



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

MEETING AGENDA

Tuesday, November 25, 2025

11:00 AM

Carnegie Building, 1st Floor
335 Montgomery Street, Syracuse, New York

- I. Call To Order
- II. Approval of minutes from previous meeting date of: 11/05/2025
- III. Other Business
 - Annual Organizational Meeting
 - Election of Officers
 - Review of Rules of Procedure & Referral Policy
 - Confirmation of Delegation to SMTTC Policy Committee
 - Approval of Revised 2026 OCPB Calendar
 - Review Board Member Training Requirement & Reporting
- IV. Actions on GML Section 239 Referrals to the County Planning Board
- V. Administrative & Informal Reviews
- VI. Adjourn

INDEX

PAGE	CASE #	Applicant	Type of Action	Municipality
1	Z-25-334	Cheryl D. White / Clay Equestrian Center	SITE PLAN	Town of Clay
6	Z-25-338	Mike Alamo	ZONE CHANGE	Town of Salina
10	Z-25-339	Fulton Savings Bank	SITE PLAN	Town of Cicero
15	Z-25-346	Northside Church Building Expansion	SITE PLAN	Town of Clay
19	Z-25-347	Elijah Pacini	SITE PLAN	Town of Salina
23	Z-25-348	Elijah Pacini	SPECIAL PERMIT	Town of Salina
27	Z-25-349	Specialty Properties, LLC	SITE PLAN	City of Syracuse
31	Z-25-353	700 Out Parcel, LLC	SITE PLAN	City of Syracuse
36	S-25-41	Specialty Properties, LLC	PRELIMINARY SUB	City of Syracuse
40	S-25-43	700 Out Parcel, LLC	PRELIMINARY SUB	City of Syracuse
45	Z-25-340	Michael Fogel	ZONE CHANGE	Town of DeWitt
49	Z-25-351	OYA Dutch Hill Road Solar, LLC	SITE PLAN	Town of Otisco
54	Z-25-352	OYA Dutch Hill Road Solar, LLC	SPECIAL PERMIT	Town of Otisco
59	S-25-42	Micron NY Semiconductor Mfg., LLC	PRELIMINARY SUB	Town of Clay
63	Z-25-335	Stephen Case	SITE PLAN	Town of Salina
68	Z-25-336	Stephen Case	SPECIAL PERMIT	Town of Salina
73	Z-25-337	Stephen Case	ZONE CHANGE	Town of Salina
78	Z-25-342	Syracuse Seven Properties, LLC	SITE PLAN	City of Syracuse
82	Z-25-343	Syracuse Seven Properties, LLC	SPECIAL PERMIT	City of Syracuse
86	Z-25-350	Kevin Gilligan / St. Joseph's Hospital	OTHER AUTHORIZ	City of Syracuse

Staff Reports for GML Section 239 Referrals

Z-25-334

Case Number: Z-25-334

Related Cases:

Referring Board: Town of Clay
Planning Board

Applicant: Cheryl D. White / Clay
Equestrian Center

Type of Action: SITE PLAN

Location: at 9605 Black Creek Road

30-Day Deadline: 11/29/2025

Tax ID: 036.-02-04.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Black Creek Road (Route 239), a county highway

SUMMARY:

The applicant is proposing construction of a 30,000 sf equestrian center on an 87.89-acre parcel in a Residential Agricultural (RA-100) zoning district





STAFF REVIEW:

Description: The applicant is proposing construction of a 30,000 sf equestrian center on 87.89-acre parcel in a Residential Agricultural (RA-100) zoning district

Past Board Reviews: The Board previously recommended Modification of a special permit referral (156) for this proposed equestrian center. The Board advised the applicant to coordinate with the Onondaga County Health Department regarding septic approvals, to coordinate Black Creek Road access plans with the Onondaga County Department of Transportation (OCDOT), and advising the applicant to have federal and NYS jurisdictional wetlands delineated, the delineations confirmed by the U.S. Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYS DEC), and the delineated wetlands shown on the project site map.

Location: The site is located in a rural area of the Town characterized by low density residential and large parcels containing agriculture and wooded areas.

Existing Site Layout: The site is vacant and contains fields in the northeast portion of the parcel, surrounded by woodlands. Adjacent parcels to the east are under the same ownership.

Proposed Site Layout: Per the referral notice, the applicant is proposing construction of a 30,000 sf Equestrian Center for "equestrian boarding and training, including 18 to 20 stalls, two attached dwelling units for full-time staff use, and associated site improvements". Per the Site Plan Clay Equestrian Center dated 10/06/23, the proposed center will be constructed in the northeast corner of the site with the Equestrian Center to be constructed along the eastern site boundary with parking for trailers and guests to be located between the Equestrian Center and Black Creek Road. Six pasture areas will be located adjacent to the Equestrian Center covering a 276'x225' area.

The Site Plan shows fences will encompass a significant portion of the northeast corner of the parcel, including the proposed Equestrian Center and pasture areas. Per the Site Plan, portions of the fence occur on the adjacent parcel to the west. Per aerial imagery, these portions appear to be existing.

Pathways are shown connecting the Equestrian Center, pasture, and buildings located on the adjacent parcel. Per the Site & Utility Plan, some of the pathways will be constructed of stone dust and some from crushed stone pavement.

Access: A new driveway to Black Creek Road, a county road, is proposed to serve the complex.

ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Black Creek Road must meet Department of Transportation requirements.

Parking:	The Site Plan indicates spaces for six cars, but per the Statement of Development and Use, "parking facilities for up to 46 vehicles are provided". The Site & Utility Plan dated 10/13/25, shows a 40-space parking area in front of the building. The parking space area is located adjacent to the rear of the Equestrian Center.
Stormwater:	<p>Per the Environmental Assessment Form (EAF) dated 10/13/25, 5.2 acres of the site will be disturbed by the proposed project and the applicant will direct stormwater to an "existing farm ditch". Per the Site & Utility Plan, a proposed swale will be located at the rear of the Equestrian Center and along the east parcel boundary.</p> <p>ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.</p>
Drinking Water:	<p>Per the Site & Utility Plan, a well is proposed and will be located between the Equestrian Center and the pastures along with proposing connecting the Equestrian Center with public drinking water.</p> <p>ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrogeologic test information, evaluate backflow prevention requirements, and/or request the Fire Department Authority conduct hydrant flow testing to assess fire flow availability.</p>
Wastewater:	Per the Site & Utility Plan, a proposed septic system is shown to the rear of the building.
Wetlands:	<p>GIS mapping shows a federally regulated Class C stream (ID 899-13 per EAF Mapper) crosses the site from the northwest to southeast. Per GIS mapping, wetlands occur in the wooded portion of the site in the approximate location of the Class C stream. The wetlands do not appear to be located in the general area of the proposed development, but the wetlands and their boundaries are not shown in the plans.</p> <p>ADVISORY NOTE: Wetland regulations require the applicant to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot wetland buffer on the site. All confirmed wetlands should be shown on the plans of the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.</p>
Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with clearing and from aerial imagery, it appears that some trees will be removed as part of the proposed project.

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-338

Related Cases:

Referring Board: Town of Salina
Town Board

Applicant: Mike Alamo

Type of Action: ZONE CHANGE

Location: at 2229 Brewerton Road

30-Day Deadline: 12/4/2025

Tax ID: 055.-06-10.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Molloy Road (Route 69), a county highway

SUMMARY:

The applicant is requesting a zone change from Highway Commercial (C-2) and Motor Vehicle Service Facilities Overlay (OL-1) to Neighborhood Commercial (C-1) to allow for residential use on the second floor of a commercial building



Z-25-338



STAFF REVIEW:

Description:	The applicant is requesting a zone change from Highway Commercial (C-2 Motor Vehicle Service Facilities Overlay (OL-1) to Neighborhood Commercial to allow for residential use on the second floor of a commercial building
Location:	The site is located in an area characterized by a mix of commercial and residential uses along US Route 11, with residential to the rear.
Project Detail:	The applicant is seeking a zone change to Neighborhood Commercial (C-1) to allow the second floor of the house to be utilized as an apartment while keeping commercial uses on the first floor. No changes are proposed to the exterior of the site.
Current Zoning:	Per the Town Zoning Map dated 1/11/21, the site is located in a C-2 area located along Route 11, near C-1 zoned areas to the northeast and C-3 to the south. The site is not directly adjacent to C-1. The OL-1 overlay is applied to C-2 zones in this area and in C-2 areas farther north.
Proposed Zoning:	Per the Town Code, the C-1 District is intended to "provide areas, in or adjacent to residential neighborhoods, for commercial uses which provide essential convenience goods and services to the residents thereof" with permitted uses including one- and two-family dwellings, "retail sales or service in a building with a gross floor area not exceeding 5,000 square feet", and "offices in a building with a gross floor area not exceeding 5,000 square feet".
Existing Site Layout:	Per aerial imagery, the site contains a house formerly utilized as a hair salon, surrounded on all sides by asphalt with parking spaces located in the front and rear.
Access:	The site has unrestricted access to Brewerton Road at the front of the parcel and Cammel Place to the rear.
Parking:	Per aerial imagery, slot parking is located at the front and rear of the site and appears to require those parking to reverse into the Cammel Place right-of-way onto adjacent properties. Parking is not depicted on the Location Survey dated 3/7/25.
Stormwater:	Stormwater mitigation is not addressed in the referral materials. Per aerial imagery, there is little to no permeable surface on site.
Drinking Water:	The site is served by public drinking water. No changes to the existing infrastructure are proposed, but the proposed residential use may result in an increase in consumption. ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant

test information, evaluate backflow prevention requirements, and/or request the Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. No changes to the existing infrastructure are proposed, but the proposed residential use may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated flows will not exceed previous flows in excess of one sewer unit over prior use, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For coordination with the municipal engineer. The Capacity Assurance Form and the approval process can now be found online: <http://ongov.net/wep/connection>

Bike/Ped/Transit: Sidewalks are generally located along the US Route 11 frontage, including the nearby parcel to the north and across Route 11 from the site. Parking is located at the approximate location where roadside sidewalks would be located and is within the NYS right-of-way. The Syracuse Metropolitan Transportation Council (SMTTC) created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial. The site is located within a priority zone.

Per the US 11 Mattydale Mobility Study for the Town of Salina, produced by SMTTC on 8/12/22, the site is located in an area in “proximity to schools, parks, and grocery stores” and has “population density, employment density and demographic characteristics, to identify places that are “walkable.”

Watersheds: The site is located in an Onondaga County Drainage District for Bear Trap Creek, which is maintained by the Department of Water Environment Protection. This area is within the Bear Trap Creek watershed.

Watersheds: The site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper).

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-339

Related Cases:

Referring Board: Town of Cicero
Planning Board

Applicant: Fulton Savings Bank

Type of Action: SITE PLAN

Location: at 5480 & 5500 Bartel Road

30-Day Deadline: 12/7/2025

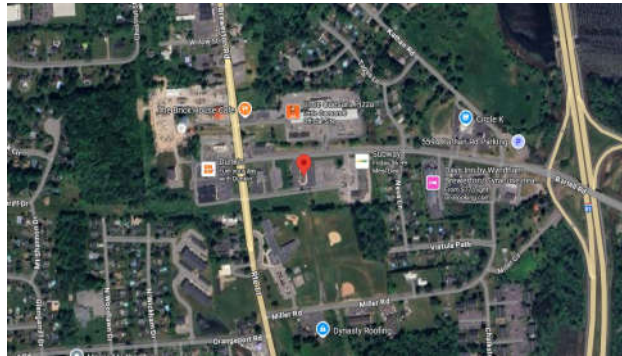
Tax ID: 109.-02-01.2

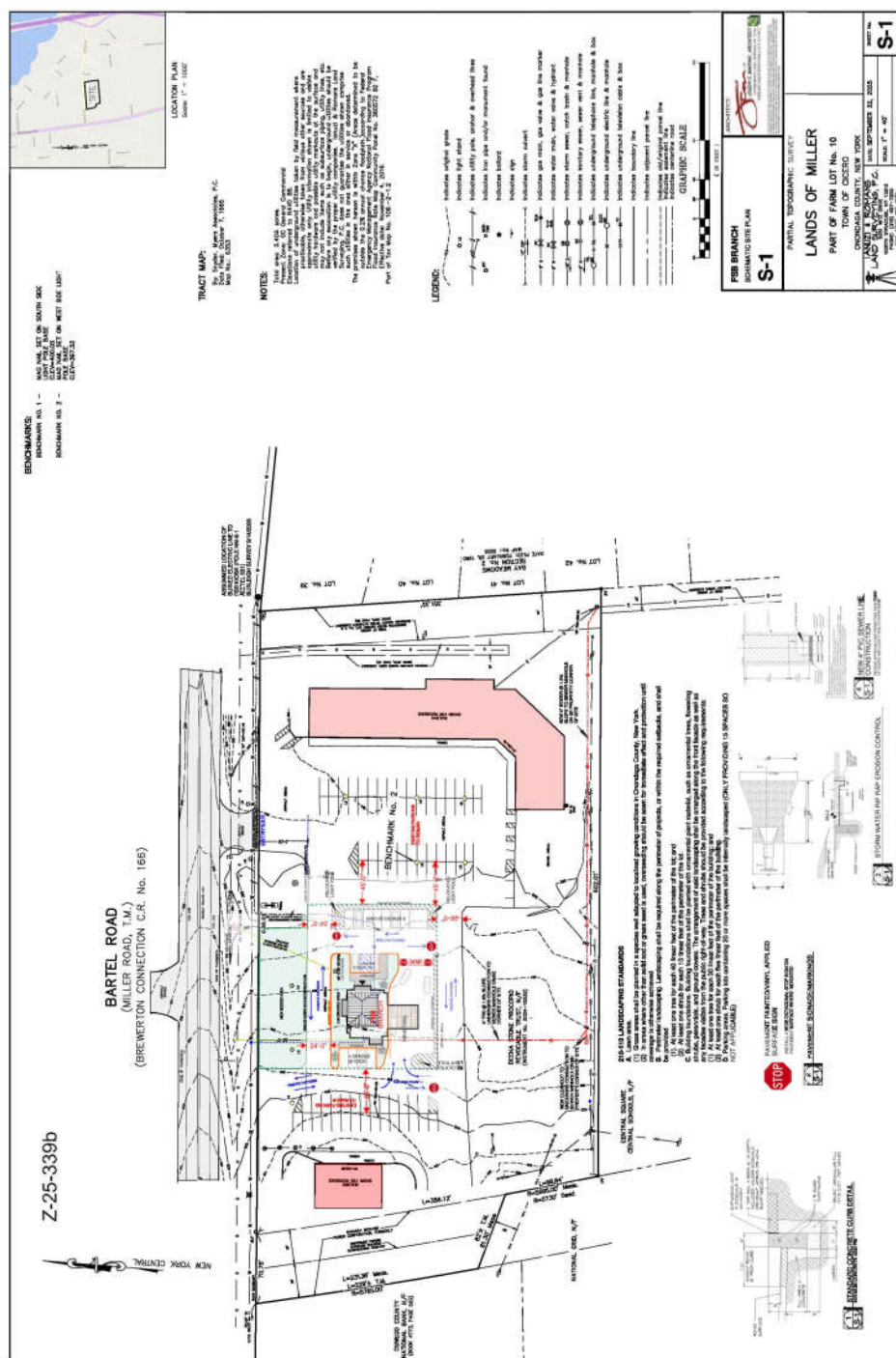
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway

SUMMARY:

Full service banking office with a 3-lane drive-thru with a drive-up ATM on a portion of a 5.4-acre parcel in a General Commercial (GC) zoning district





STAFF REVIEW:

Description:	Full service banking office with a 3-lane drive-thru with a drive-up ATM on a portion of a 5.4-acre parcel in a General Commercial (GC) zoning district
Past Board Reviews:	<p>The Board previously recommended Modification of a site plan referral (Z-16-391) to open a restaurant in an existing restaurant building at the western side of the plaza. The Board advised the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) and encouraged the addition of landscaping to assist with reducing stormwater runoff and improving stormwater quality.</p> <p>Site plan referral (Z-16-391) to utilize the plaza for RV sales resulted in similar recommendations.</p>
Location:	The site is located along Bartel Road, a county road, just east of NYS Route 12 and south across Bartel Road from Brewerton Centre shopping plaza, in close proximity to a number of other commercial land uses. The site abuts lands to the south containing athletic fields for the nearby Brewerton Elementary School.
Existing Site Layout:	The site contains a multi-tenant shopping plaza along the eastern side of the plaza, a standalone restaurant on the western side of the plaza, and an expansive asphalt parking lot between the two. Per the Survey and Leased Parcel dated 9/22/25, the applicant has leased a 169'x184' area at the center of the site, currently covering a portion of the asphalt parking lot.
Proposed Site Layout:	Per the Environmental Assessment Form (EAF) dated 10/29/25, the applicant is proposing construction of a Fulton Savings Bank with three drive-thru lanes and removal of the existing Fulton Savings Bank ATM kiosk. Per the FSB Branch Schematic Site Plan dated 9/22/25, the building will be located at the center of the site with drive-thru lanes at the rear. The parking lot will be striped to section the subject area and stop signs and striping will be utilized to direct traffic flow through the property.
Access:	<p>The site has two existing driveways on Bartel Road, a county road, one occurring at each end of the site. No changes to the driveways are proposed.</p> <p>ADVISORY NOTE: per the Onondaga County Department of Transportation, existing or proposed driveways on Bartel Road must meet Department requirements.</p>
Parking:	6 parking spaces will be installed along the sides of the proposed building and 9 spaces to be installed along the eastern side of the leased area (15 total).
Landscaping:	Per the Schematic Site Plan, landscaped areas will be installed around the perimeter of the proposed building along with expanding the width of the existing landscaping strip along Bartel Road an additional 50' in the subject area.

Stormwater:	Per the EAF, 0.70 acres of the site will be disturbed by the proposed project. Stormwater will be handled via the “current road culvert located along the south side of Bartel Road”.
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Drinking Water:	<p>The applicant is proposing a new connection to public drinking water.</p> <p>ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrograph test information, evaluate backflow prevention requirements, and/or request the Fire Department Authority conduct hydrant flow testing to assess fire flow availability.</p>
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Wastewater:	<p>The applicant is proposing a new connection to the public sewers and is located within the Brewerton Wastewater Treatment Plant service area. The Survey and Map of Parcel Plan depicts a 10'-wide right-of-way extending to the rear of the site along the rear of the plaza to provide a “sewer connection to access existing manhole” located at the southwest corner of the site.</p> <p>ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: http://ongov.net/wep/connections.html</p>
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Historic Resources:	<p>The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).</p> <p>ADVISORY NOTE: The applicant and/or municipality is advised to contact the Onondaga County Historic Preservation Office to determine if the project should be submitted to the State Environmental Quality Review (SEQR) Office for review as part of the State Environmental Quality Review (SEQR) process.</p>
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Plants/Animals:	The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with clearing and from aerial imagery it appears that no trees will be removed as part of the project.
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Other:	The project is within 2,000 feet of multiple sites (IDs: V00036, 734112) in the Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper). Site V00036, the Alaskan Oil gasoline station, is located to the east at the intersection of Bartel Road and Kathman Road and classified as “No Further Action at this Time” in the Voluntary Cleanup Program. The site 734112, Brewerton Jack’s Cleaners is a class 2 site in the State Site Remediation Program, occurring over 1,300 feet to the north of the subject parcel.
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Staff Reports for GML Section 239 Referrals

Z-25-339

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-346

Related Cases:

Referring Board: Town of Clay
Planning Board

Applicant: Northside Church Building
Expansion

Type of Action: SITE PLAN

Location: at 7965 Oswego Road

30-Day Deadline: 12/13/2025

Tax ID: 080.-01-02.1

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway

SUMMARY:

The applicant is proposing construction of an expansion to an existing church facility on a 5.80-acre parcel in a Residential Agricultural (RA-100) zoning district.





STAFF REVIEW:

Description:	The applicant is proposing construction of an expansion to an existing church facility on a 5.80-acre parcel in a Residential Agricultural (RA-100) zoning category.
Past Board Reviews:	A previous referral regarding this proposed church addition was for an area variance (Z-25-295) to allow a reduced rear yard setback. The review offered a Conditional Use Position with Comment, encouraging the addition of plantings and landscaping to the site.
Location:	The site contains the Northside Church building and grounds, located along Gettman Road, a local road, and Oswego Road, a county road. Surrounding land uses include the Seneca Mall retail plaza, forested vacant land, and residential neighborhood lands across Oswego Road.
Project Detail:	<p>Per the referral materials, the applicant is proposing the construction of an 8,000-sf addition to the southwest side of the building. The project will include installation of a courtyard, utility upgrades, upgraded outdoor gathering spaces, youth field improvements, improved site circulation, site lighting, and landscaping.</p> <p>Per the Layout Plan dated November 4, 2025, a service drive and sidewalk will be installed to service the new addition.</p>
Access:	Per the Northside Church Site Improvements Plan dated 9/4/25, the site connects to the existing Northside Church building and the site has direct driveway access to Gettman Road and access to Oswego Road via the mall parking lot.
Parking:	The church utilizes a small parking lot dedicated to church-use and a portion of the Seneca Mall parking lot, totaling 155 spaces for use by the church.
Easements:	<p>Per the Site Preparation Plan, dated November 4, 2025, a 25'-wide water area easement is located to the north of the existing church building and a 100'-wide drainage easement is located along the southern portion of the parcel. A 100'-wide county-owned sewer easement occurs along the eastern side of site.</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Water Environment & Protection (WEP), no permanent structures are permitted within the County easement. Any other work within the County easement must be coordinated with WEP.</p>
Stormwater:	<p>Per the Environmental Assessment Form (EAF) dated 10/22/25, 1.3 acres of the site will be disturbed by the proposed project. The Erosion and Sediment Control Plan, dated November 4, 2025, indicates a "storm facility" will be located near the southwest corner of the site, on or near the existing drainage easement area.</p> <p>ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by a stormwater management plan.</p>

the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: The site is served by public drinking water and the proposed addition may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options, obtain hydrograph test information, evaluate backflow prevention requirements, and/or request the Water Authority conduct hydrant flow testing to assess fire flow availability.

Wastewater: The site has existing public sewers and is located in the Wetzel Road Wastewater Treatment Plant service areas. The proposed addition may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environmental Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Plants/Animals: The site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project.

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-25-347

Case Number: Z-25-347

Related Cases:

Referring Board: Town of Salina
Zoning Board of
Appeals

Applicant: Elijah Pacini

Type of Action: SITE PLAN

Location: at 203 Factory Avenue

30-Day Deadline: 12/14/2025

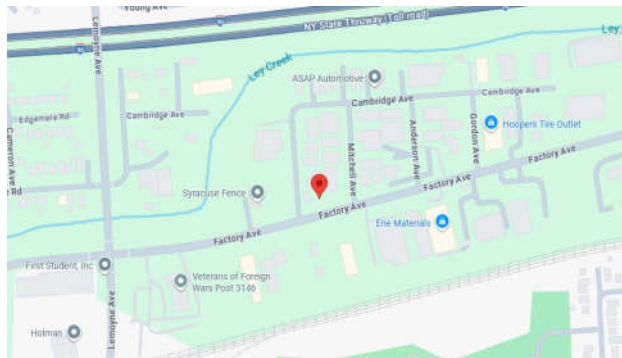
Tax ID: 066.-08-05.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Factory Avenue (Route 93), a county highway

SUMMARY:

The applicant is proposing to establish transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district



No Map Available

STAFF REVIEW:

Description:	The applicant is proposing to establish transitional front yard parking on a parcel in an Industrial (I-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing special permit referral (Z-25-248) to all parking lot as the primary use of the parcel.
Location:	The site is located south of the NYS Thruway, east of NYS Route 11, and near CSX railroad tracks. Residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east.
Existing Site Layout:	The site was a vacant parcel, covered by lawn. Aerial imagery and images from Google StreetView show the site is currently covered by a gravel parking area. It appears cars may be parked within the county right-of-way
Project Detail:	The applicant is seeking approval for completed changes to the site and all use of the site as a transitional parking lot for their roofing business located on an adjacent parcel to the east. Per a conversation with Town staff dated 11/17/2025, the site has already been converted for this use and there is no physical site plan depicting the changes. Changes to site appear to include installation of a driveway to Factory Avenue and gravel parking area. Per the referral materials, the lot contains six parking spaces and has cross-access to the adjacent parking lot.
Access:	Per aerial imagery, the site has access via a driveway to Factory Avenue and cross access to the adjacent parking lot. ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Factory Avenue must meet Department requirements.
Drinking Water:	There is no existing drinking water service to the site and none is currently proposed.
Wastewater:	There is no existing wastewater service to the site and none is currently proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap Creek, which is maintained by the Department of Water Environment Protection in this area.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should be considered a historic resource.

submitted to the Office for review as part of the State Environmental Quality (SEQR) process.

Other: The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper)

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-25-348

Case Number: Z-25-348

Related Cases:

Referring Board: Town of Salina
Zoning Board of
Appeals

Applicant: Elijah Pacini

Type of Action: SPECIAL PERMIT

Location: at 203 Factory Avenue

30-Day Deadline: 12/14/2025

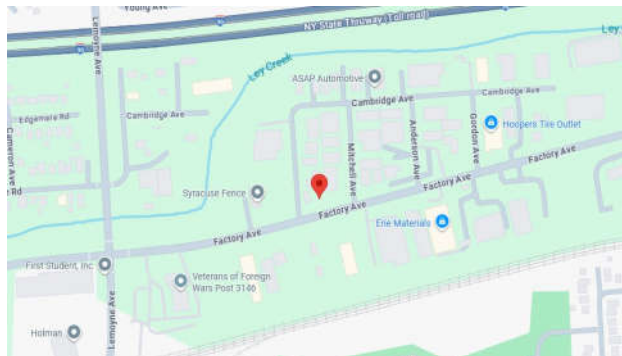
Tax ID: 066.-08-05.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Factory Avenue (Route 93), a county highway

SUMMARY:

The applicant is requesting a special permit to allow transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district



No Map Available

STAFF REVIEW:

Description:	The applicant is requesting a special permit to allow transitional front yard parking on a .08-acre parcel in an Industrial (I-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing site plan referral (Z-25-247) for this proposed parking lot.
Location:	The site is located south of the NYS Thruway, east of NYS Route 11, and near CSX railroad tracks. Residential uses exist to the west, commercial and industrial uses along Factory Avenue extend to the south and east.
Existing Site Layout:	The site was a vacant parcel, covered by lawn. Aerial imagery and images from Google StreetView show the site is currently covered by a gravel parking area. It appears cars may be parked within the county right-of-way
Project Detail:	The applicant is seeking approval for completed changes to the site and all use of the site as a transitional parking lot for their roofing business located on an adjacent parcel to the east. Per a conversation with Town staff dated 11/17/2025, the site has already been converted for this use and there is no physical site plan depicting the changes. Changes to site include installation of a driveway to Factory Avenue and gravel parking area. Per the referral materials, the lot contains 10 parking spaces and has cross-access to the adjacent parking lot.
Access:	Per aerial imagery, the site has access via a driveway to Factory Avenue and has cross access to the adjacent parking lot. ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Factory Avenue must meet Department requirements.
Drinking Water:	There is no existing drinking water service to the site and none is currently proposed.
Wastewater:	There is no existing wastewater service to the site and none is currently proposed. The site is located in the Metropolitan Wastewater Treatment Plant service area.
Watersheds:	The site is located in an Onondaga County Drainage District for Bear Trap Creek, which is maintained by the Department of Water Environment Protection in this area.
Historic Resources:	The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper). ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should be considered a historic resource.

submitted to the Office for review as part of the State Environmental Quality (SEQR) process.

Other: The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper)

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-25-349

Case Number: Z-25-349

Related Cases:

Referring Board: City of Syracuse
Planning
Commission

Applicant: Specialty Properties, LLC

Type of Action: SITE PLAN

Location: at 1201-1203, 1207 & 1215
West Genesee Street

30-Day Deadline: 12/14/2025

Tax ID: 108.2-06-04.0, 108.2-06-05.0, 108.2-06-06.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel

SUMMARY:

The applicant is proposing to demolish two existing vacant buildings and construct a two-story commercial building on 0.93 acres in a Mixed-Use Transition (MX-3) zoning district





STAFF REVIEW:

Description:	The applicant is proposing to demolish two existing vacant buildings and construct a two-story commercial building on 0.93 acres in a Mixed-Use Transition (MX) zoning district.
Concurrent Reviews:	The Board is concurrently reviewing a subdivision referral (S-25-41) to combine the site into one new lot.
Location:	The site is located in the commercial corridor of West Genesee Street, west of downtown Syracuse. Nearby uses include multiple auto dealerships and auto service centers, a funeral home, grocery store, and retail.
Existing Site Layout:	The site is comprised of three parcels along West Genesee Street. The eastern parcel contains a building that covers most of the lot, the middle parcel contains a single-story building and parking lot, and per aerial imagery, the western parcel is entirely covered by asphalt.
Proposed Site Layout:	Per the Resubdivision Map of Lot Nos. 4 through 7, Specialty Properties Project, the applicant is proposing combination of the three parcels comprising the site into New Lot 4A (0.93 acres).
Project Detail:	<p>The applicant is proposing demolition of the existing buildings, removal of existing asphalt, and construction of a two-story commercial building. Per the Site Layout Plan dated 10/30/25, the proposed 6,800 sf retail building will be constructed along West Genesee Street in the northeast corner of the site and a 55-space parking lot will be constructed along the side and rear of the building. The referral materials show the building will be utilized by three tenants, but does not specify the types of businesses to be located there.</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Water Environment & Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.</p>
Access:	The applicant proposes construction of a new driveway to West Genesee Street from city street.
Landscaping:	Per the Landscape Plan dated 10/03/25, green space and plantings will be provided along the West Genesee Street frontage, around the perimeter of the site, and two planting islands within the parking lot. Specifically, plantings will be installed along the western boundary between the site and the adjacent commercial property. The Landscape Plan depicts a chain-link fence between the rear of the site and residential where a landscape strip will be installed, but no shrubbery or other screening is depicted in that location.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/31/25, 0.9 acres of

site will be disturbed by the proposed project and “stormwater will be managed on site per City of Syracuse stormwater requirements and discharged to stormwater. Per the referral materials, it appears the proposal may result in an increase in impervious permeable surfaces on site.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: A new connection to City public drinking water is proposed to serve the new

Wastewater: A new connection to the public sewers is proposed. The site is located in the Metropolitan Wastewater Plant service area. Per GIS Mapping, county-owned sewer infrastructure crosses the western parcel. The sewer line and related easement are not depicted in the referral materials.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Watersheds: The site is located in an Onondaga County Drainage District for Harbor Brook which is maintained by the Department of Water Environment Protection in

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a potential archaeological site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

Other: The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-353

Related Cases:

Referring Board: City of Syracuse
Planning
Commission

Applicant: 700 Out Parcel, LLC

Type of Action: SITE PLAN

Location: at 201 South Crouse Avenue
and 1010 East Washington
Street

30-Day Deadline: 12/17/2025

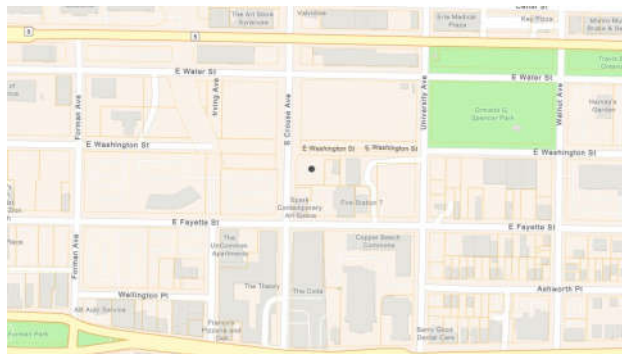
Tax ID: 030.-23-01.3, 030.-23-02.0

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility

SUMMARY:

The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building for amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district





STAFF REVIEW:

Description:	The applicant is proposing construction of a 5-story apartment building containing 88 studio units and amenities for residents, and will renovate an existing building into an amenity space on a proposed 0.580-acre parcel in an Urban Core (MX-4) zoning district.
Concurrent Reviews:	The Board is concurrently reviewing a subdivision referral (S-25-43) to combine two parcels comprising the site into one new lot.
Nearby Uses/Setting:	The site is located in a transitional area on the east side of downtown Syracuse between downtown, Syracuse University and Erie Boulevard East. Nearby uses include apartment buildings, university buildings, parking lots, and commercial buildings.
Existing Site Layout:	The site contains a building at the rear (northeast corner) of the site. The remainder of the site is covered by lawn and trees.
Project Detail:	The applicant is proposing construction of a new 5-story apartment building containing 88 studio apartments along with preservation and renovation of the existing building. Per the Site Layout Plan dated 10/24/25, the proposed apartment building will be located along the southern site boundary. The existing building will be renovated into an amenity space containing meeting rooms, gathering spaces, and management office.
Project Detail:	Per Final Plan New Lot 33B, the applicant is proposing to combine the two lots into New Lot 33B (0.58 acres).
Access:	The site has frontage along South Crouse Avenue and a section of East Washington Street closed to automobiles. The proposed development will have driveway access from South Crouse Avenue.
(cont'd):	Per the NYS Department of Transportation (NYSDOT), the project is within the Viaduct Project Contract boundaries. The project plans note right-of-way, curbs, and sidewalks along South Crouse Avenue will be coordinated with NYSDOT.
Historic Resources:	The site contains a Local Protected Site (Ignatius Fiesinger House) and the proposed development will be reviewed by the Syracuse Landmark Preservation Board.
Landscaping:	Per the Landscaping Plan dated 10/24/25, shrubs and plantings will be installed around the buildings and parking lots along with the installation of four trees.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/12/25, 0.52 acres of the site will be disturbed by the proposed project. Per the Grading & Drainage Plan dated 10/24/25, stormwater infrastructure will be installed beneath the proposed parking lot.

Drinking Water: A new connection to City public drinking water is proposed to serve the new building. The apartment building will result in an increase in demand.

Wastewater: A new connection to the public sewers is proposed to serve the apartment building. The site is located in the Metropolitan Wastewater Treatment Plant Service Area.

ADVISORY NOTE: The Onondaga County Department of Water Environmental Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Other: The project is within 2,000 feet of multiple sites (IDs: B00003, C734111, VC C734167) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

S-25-41

Case Number: S-25-41

Related Cases:

Referring Board: City of Syracuse
Planning
Commission

Applicant: Specialty Properties, LLC

Type of Action: PRELIMINARY
SUBDIVISION

Location: at 1201-1203, 1207 & 1215
West Genesee Street

30-Day Deadline: 12/14/2025

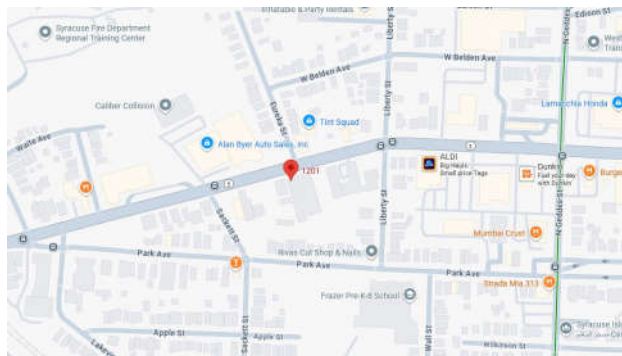
Tax ID: 108.2-06-04.0, 108.2-06-
05.0, 108.2-06-06.0

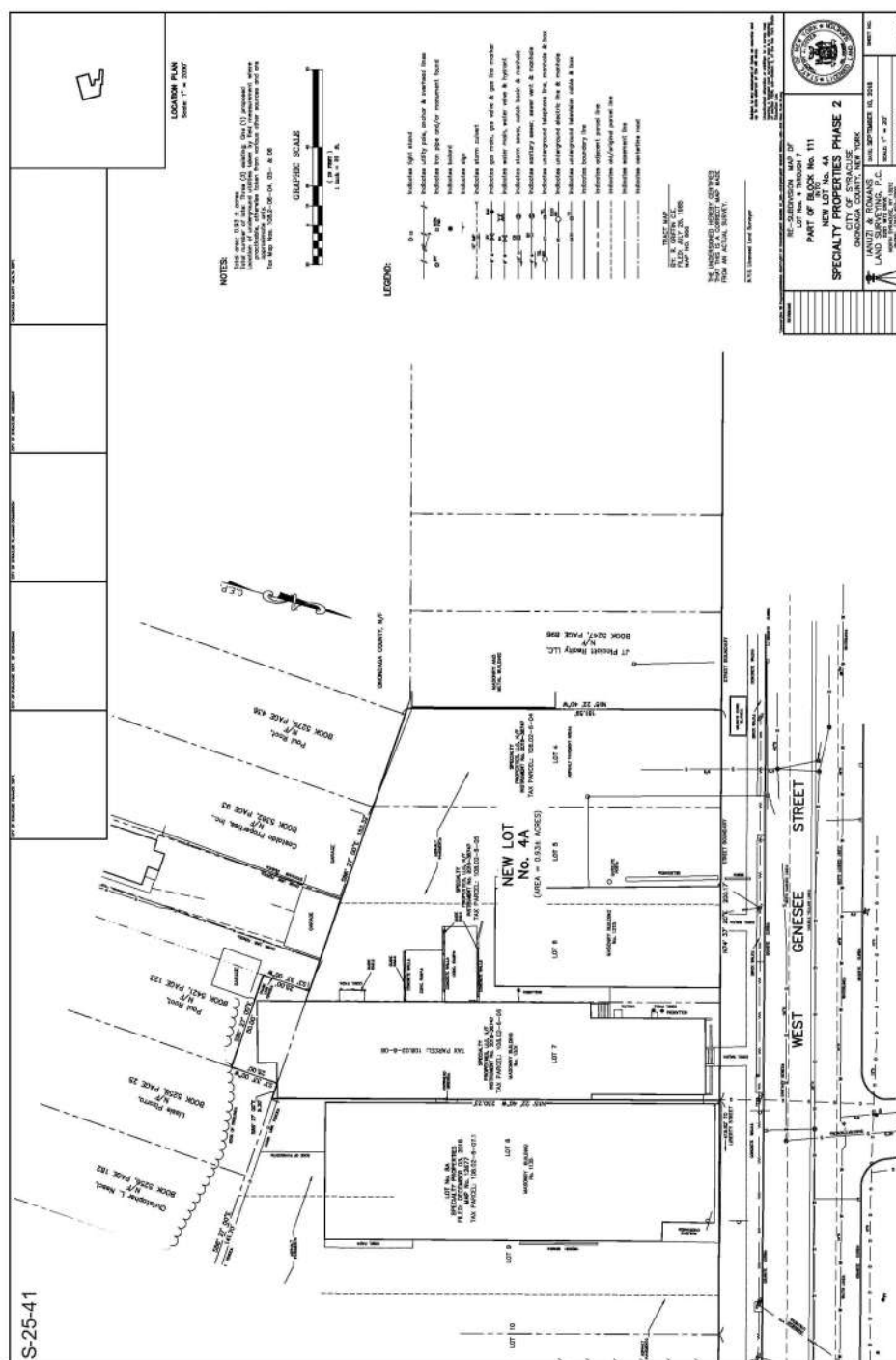
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel

SUMMARY:

The applicant is proposing to combine three parcels into one new lot, New Lot 4A (0.93 acres), in a Mixed-Use Transition (MX-3) zoning district





STAFF REVIEW:

Description:	The applicant is proposing to combine three parcels into one new lot, New Lot 4A (0.93 acres), in a Mixed-Use Transition (MX-3) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-349) for this project development.
Nearby Uses/Setting:	The site is located in the commercial corridor of West Genesee Street, west of downtown Syracuse. Nearby uses include multiple auto dealerships and auto service centers, a funeral home, grocery store, and retail
Existing Site Layout:	The site is comprised of three parcels along West Genesee Street. The eastern parcel contains a building that covers most of the lot, the middle parcel contains a single-story building and parking lot, and per aerial imagery, the western parcel is entirely covered by asphalt.
Proposed Site Layout:	Per the Resubdivision Map of Lot Nos. 4 through 7, Specialty Properties Project, the applicant is proposing combination of the three parcels comprising the site into New Lot 4A (0.93 acres).
Project Detail:	<p>The applicant is proposing demolition of the existing buildings, removal of existing asphalt, and construction of a two-story commercial building. Per the Site Layout Plan dated 10/30/25, the proposed 6,800 sf retail building will be constructed along West Genesee Street in the northeast corner of the site and a 55-space parking lot will be constructed along the side and rear of the building. The referral materials show the building will be utilized by three tenants, but does not specify the types of businesses to be located there.</p> <p>ADVISORY NOTE: Per the Onondaga County Department of Water Environment & Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.</p>
Access:	The applicant proposes construction of a new driveway to West Genesee Street from city street.
Landscaping:	Per the Landscape Plan dated 10/03/25, green space and plantings will be installed along the West Genesee Street frontage, around the perimeter of the site, and two planting islands within the parking lot. Specifically, plantings will be installed along the western boundary between the site and the adjacent commercial property. The Landscape Plan depicts a chain-link fence between the rear of the site and the residential property where a landscape strip will be installed, but no shrubbery or other screening is depicted in that location.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/31/25, 0.9 acres of the site will be disturbed by the proposed project and "stormwater will be managed

site per City of Syracuse stormwater requirements and discharged to storm. Per the referral materials, it appears the proposal may result in an increase permeable surfaces on site.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered the NYS SPDES Permit. The municipality is advised to ensure that the app has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Drinking Water: A new connection to City public drinking water is proposed to serve the new

Wastewater: A new connection to the public sewers is proposed. The site is located in the Metropolitan Wastewater Plant service area. Per GIS Mapping, county-owned sewer infrastructure crosses the western parcel. The sewer line and related easement are not depicted in the referral materials.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flow will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Watersheds: The site is located in an Onondaga County Drainage District for Harbor Brook which is maintained by the Department of Water Environment Protection in

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

ADVISORY NOTE: NYS regulations require the applicant and/or municipality contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review Act (SEQR) process.

Other: The project is within 2,000 feet of multiple sites (IDs: 734067, 734074) in the Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

S-25-43

Case Number: S-25-43

Related Cases:

Referring Board: City of Syracuse
Planning
Commission

Applicant: 700 Out Parcel, LLC

Type of Action: PRELIMINARY
SUBDIVISION

Location: at 201 South Crouse Avenue
and 1010 East Washington
Street

30-Day Deadline: 12/17/2025

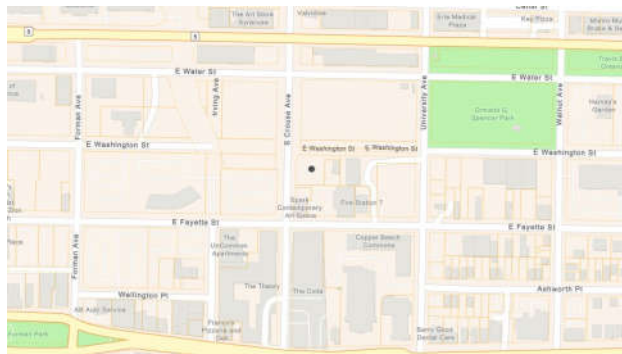
Tax ID: 030.-23-01.3, 030.-23-02.0

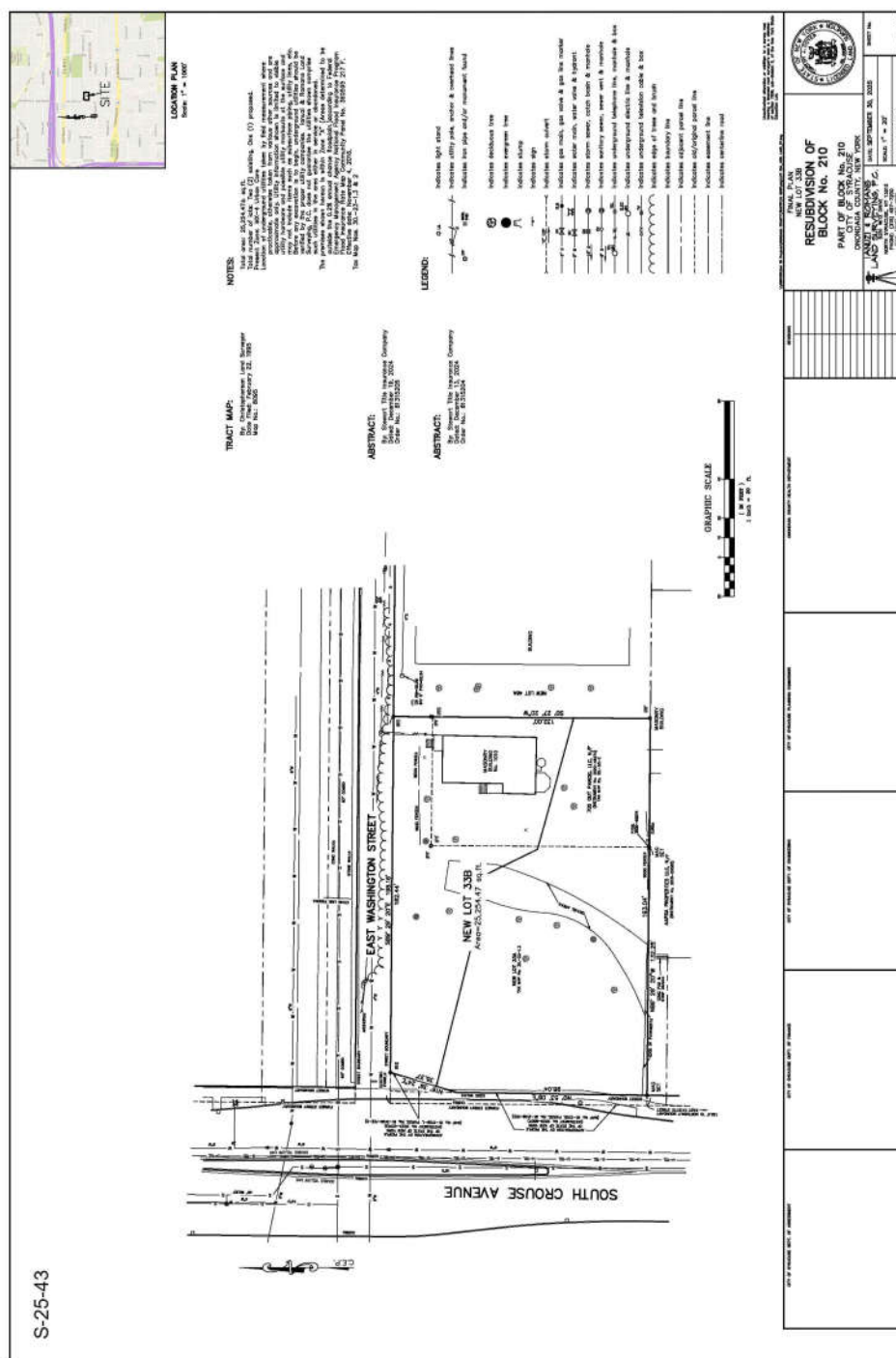
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Upstate Biotech Accelerator, a state-owned facility

SUMMARY:

The applicant is proposing to combine two parcels to create new Lot 33B (25,254 sf) in an Urban Core (MX-4) zoning district





STAFF REVIEW:

Description:	The applicant is proposing to combine two parcels to create new Lot 33B (2.58 acres, 350,000 sq ft) in an Urban Core (MX-4) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-353) to develop the site.
Nearby Uses/Setting:	The site is located in a transitional area on the east side of downtown Syracuse between downtown, Syracuse University and Erie Boulevard East. Nearby uses include apartment buildings, university buildings, parking lots, and commercial buildings.
Existing Site Layout:	The site contains a building at the rear (northeast corner) of the site. The remainder of the site is covered by lawn and trees.
Project Detail:	The applicant is proposing construction of a new 5-story apartment building containing 88 studio apartments along with preservation and renovation of the existing building. Per the Site Layout Plan dated 10/24/25, the proposed apartment building will be located along the southern site boundary. The existing building will be renovated into an amenity space containing meeting rooms, gathering space, and management office.
Project Detail:	Per Final Plan New Lot 33B, the applicant is proposing to combine the two parcels into New Lot 33B (0.58 acres).
(cont'd):	Per the NYS Department of Transportation (NYSDOT), the project is within the Viaduct Project Contract boundaries. The project plans note right-of-way, curbs, and sidewalks along South Crouse Avenue will be coordinated with NYSDOT.
Historic Resources:	The site contains a Local Protected Site (Ignatius Fiesinger House) and the proposed development will be reviewed by the Syracuse Landmark Preservation Board.
Access:	The site has frontage along South Crouse Avenue and a section of East Washington Street closed to automobiles. The proposed development will have driveway access from South Crouse Avenue.
Landscaping:	Per the Landscaping Plan dated 10/24/25, shrubs and plantings will be installed around the buildings and parking lots along with the installation of four trees.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 11/12/25, 0.52 acres of the site will be disturbed by the proposed project. Per the Grading & Drainage Plan dated 10/24/25, stormwater infrastructure will be installed beneath the proposed parking lot.
Drinking Water:	A new connection to City public drinking water is proposed to serve the new development.

building. The apartment building will result in an increase in demand.

Wastewater: A new connection to the public sewers is proposed to serve the apartment building. The site is located in the Metropolitan Wastewater Treatment Plant Service Area.

ADVISORY NOTE: The Onondaga County Department of Water Environmental Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Other: The project is within 2,000 feet of multiple sites (IDs: B00003, C734111, VC C734167) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-25-340

Case Number: Z-25-340

Related Cases:

Referring Board: Town of DeWitt
Town Board

Applicant: Michael Fogel

Type of Action: ZONE CHANGE

Location: at 6864 East Genesee Street

30-Day Deadline: 12/12/2025

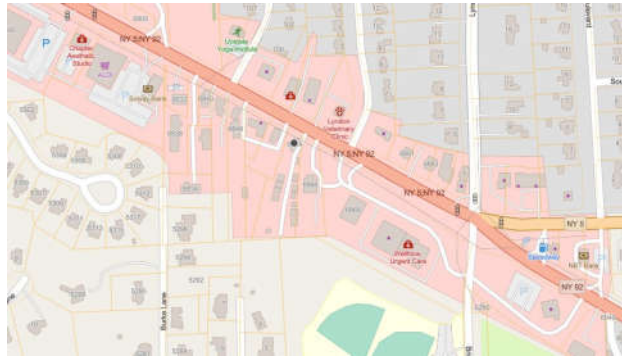
Tax ID: 065.-03-13.2

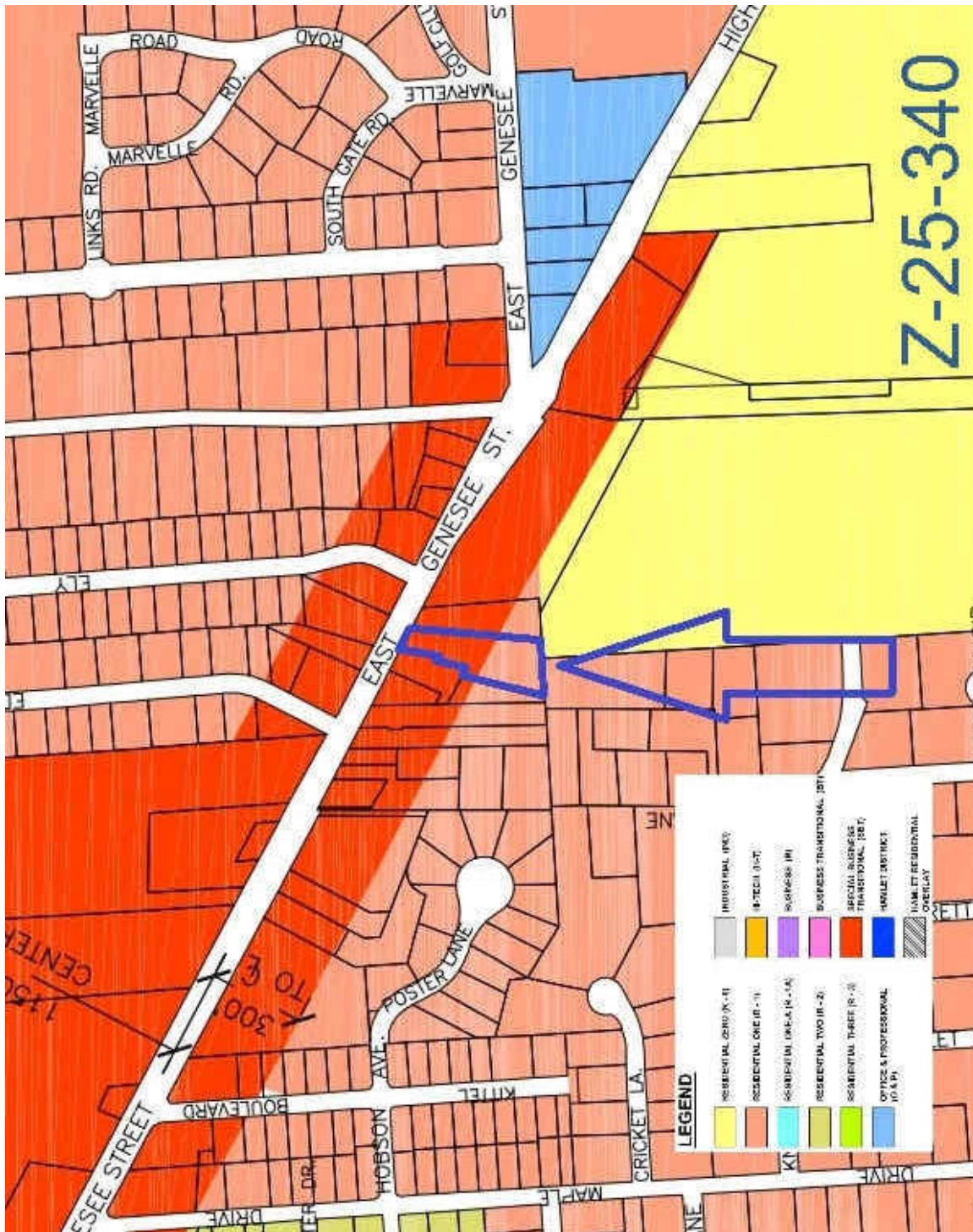
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (Route 5), a state highway

SUMMARY:

The applicant is requesting a zone change on a 1.29-acre parcel which is currently split-zoned Special Business Transitional and Residential 1 to Special Business Transitional





STAFF REVIEW:

Project Detail: The applicant is seeking redevelopment of the 1.29-acre parcel for a commercial use and is requesting to apply the Special Business Transitional (SBT) zoning designation to the whole of the property. Per the local application, the current zoning of the parcel renders the lot “undevelopable” and zoning the entirety of the property SBT is the first step towards future redevelopment.

The applicant states there is not a “definitive development plan for the property at this time” and no changes to the site are currently proposed.

Description: The applicant is requesting a zone change on a 1.29-acre parcel which is currently split-zoned Special Business Transitional and Residential 1 to Special Business Transitional.

Location: The site is located in the commercial corridor of NYS Route 5 and 92, between Interstate 481 and Lyndon Corners.

Existing Site Layout: The site is the location of a former motel and a vacant commercial structure along the East Genesee Street frontage with multiple attached and detached smaller structures stretching to the rear of the site, along a central asphalt driveway and parking area.

Current Zoning: Per the Town Zoning Map dated 2008, the SBT zoning district occurs on either side of Routes 5/92 between Interstate 481 and Lyndon Corners. The rear of the property is in a Residential (R-1) zoning district.

Proposed Zoning: Per the Town Zoning Code, the SBT zoning district allows uses including but not limited to: breakfast, educational facilities, government facilities, religious use, business, day-care centers, banks, nursing homes, retail stores, and parking lots.

Easements: Per the Land Survey No. 6864 East Genesee Street dated 4/19/17, a varial sewer easement crosses the middle of the site and along a portion of the western parcel boundary.

ADVISORY NOTE: No permanent structures are permitted within the sewer easement. Any other work within the sewer easement must be coordinated with the Town.

Drinking Water: The site has existing public Town of DeWitt drinking water service. No development is currently proposed.

Wastewater: The site has existing public sewers and is located in the Meadowbrook Limited Wastewater Treatment Plant and in the Hobson/East Genesee Street and Lyndon Corners Pump Stations service areas.

ADVISORY NOTE: The Onondaga County Department of Water Environment

Protection (OCDWEP) may require capacity assurance for any future development. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site for archaeological sites on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

Plants/Animals: The site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper).

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-351

Related Cases:

Referring Board: Town of Otisco
Town Board

Applicant: OYA Dutch Hill Road Solar,
LLC

Type of Action: SITE PLAN

Location: at 1919 Dutch Hill Road

30-Day Deadline: 12/14/2025

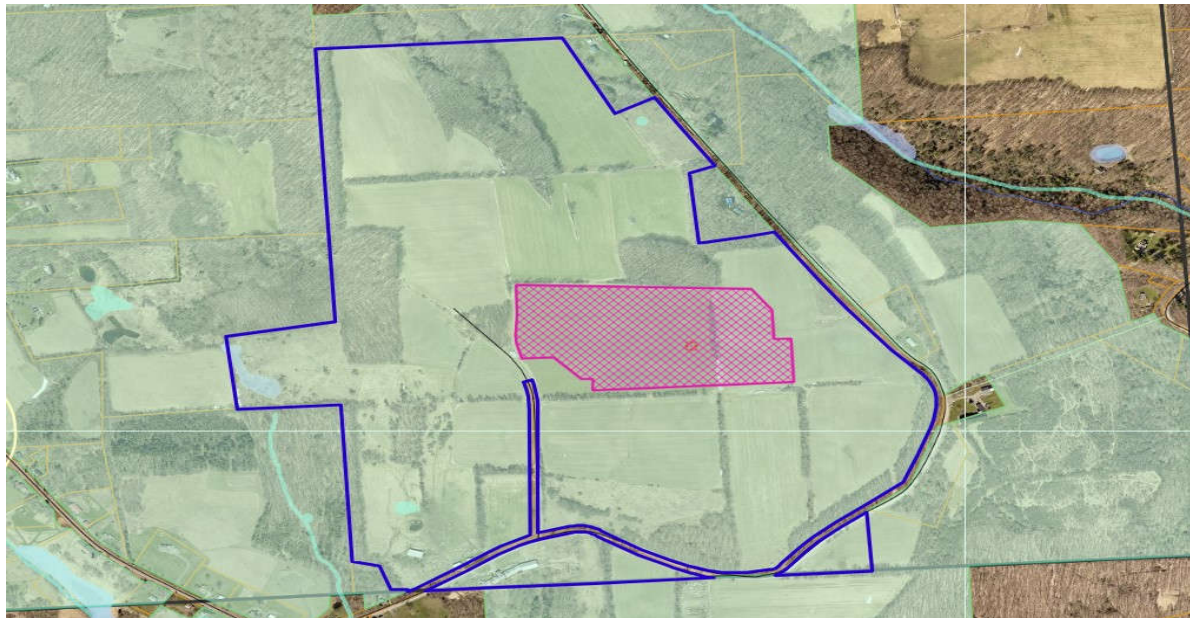
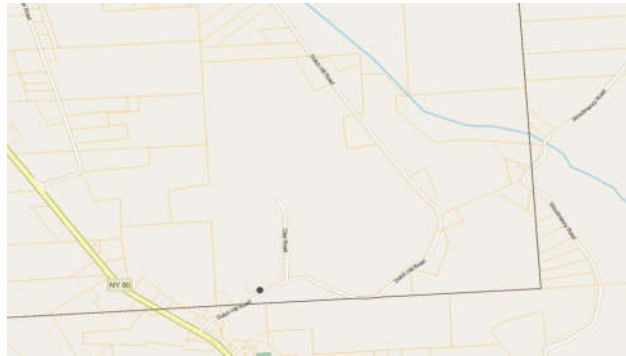
Tax ID: 023.-03-11.1

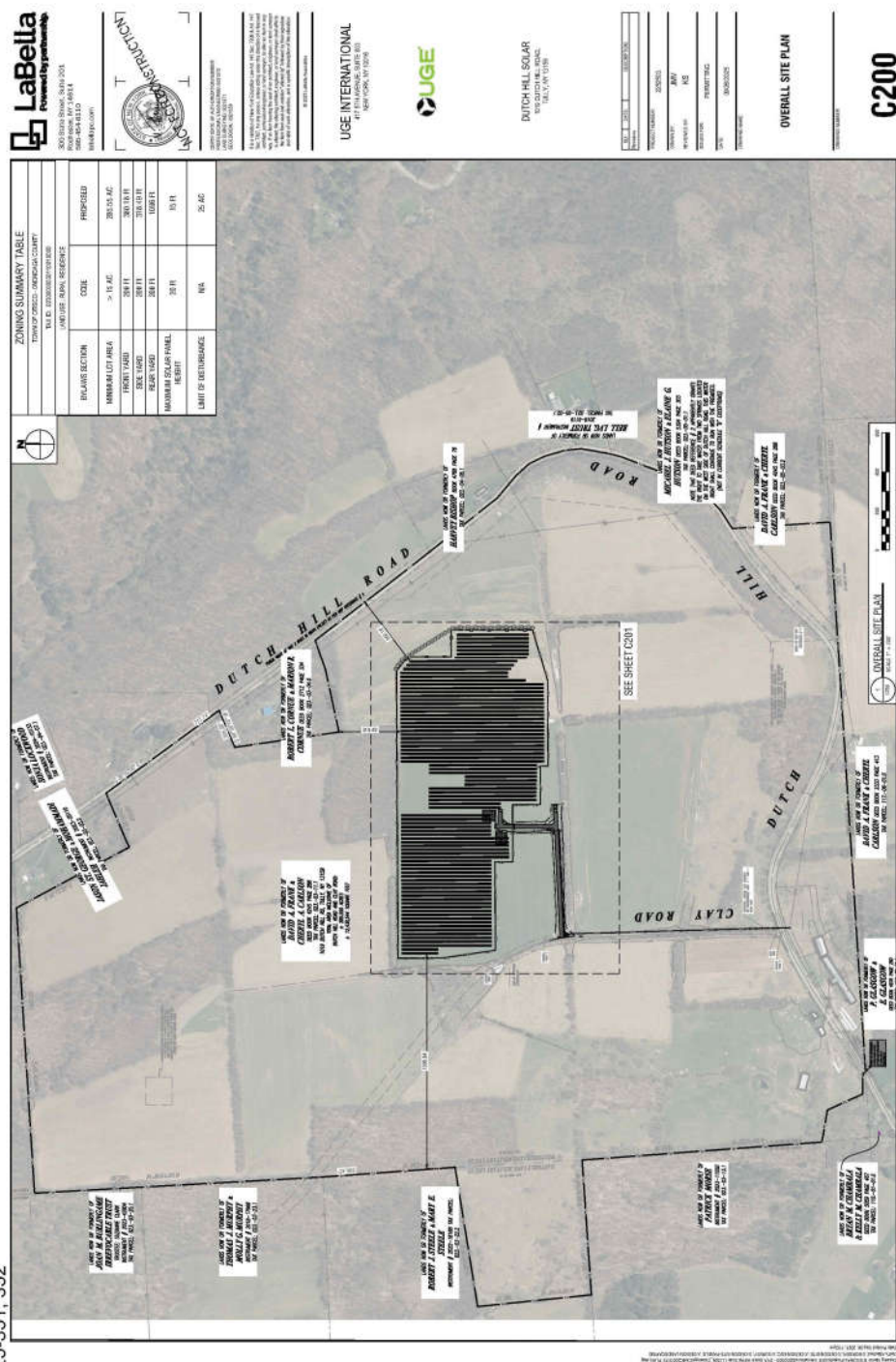
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Otisco and the Town of Tully, and a farm operation located in a NYS Agricultural District

SUMMARY:

The applicant is proposing to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel





STAFF REVIEW:

Description:	The applicant is proposing to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel
Concurrent Reviews:	The Board is concurrently reviewing a special permit referral (Z-25-352) to the proposed solar array.
Location:	The site is located in the southeast corner of the Town, adjacent to the Town boundary with the Town of Tully. The area is characterized by large parcels containing agriculture and/or woodlands and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains areas of active agriculture and woodlands. The site has extensive frontage on Dutch Hill Road, a Town road, along with a road area containing a portion of Clay Road, a local road, that splits some of the site. Three buildings are located along the Dutch Hill Road frontage in the south corner of the site.
Project Detail:	<p>The applicant is proposing a 4.9 MWac, 6.68 MWdc solar PV collector ground-mounted system on a 25-acre portion of a 285.55-acre property. Per the Concept Site Plan dated 9/25/25, the array will be located at the center of the parcel. A wide "limited use pervious access road" will connect Clay Road to two equipment pads containing transformers and other electrical equipment along with a 20-foot vehicle pull-off located along the southern side of the array. The array will be enclosed with a gate located at the end of the access road. Per the local application, the solar array will cover 8.75% of the subject parcel.</p> <p>Per the Grading and Erosion Control Plan dated 9/26/25, electrical lines from the solar array will connect to overhead electrical lines at the bend of the access road. The overhead electrical lines then continue down Clay Road.</p>
Project Detail:	<p>A Glint-Glare Analysis Report completed by LaBella Associates dated 8/20/25 was included with the referral materials. Per the Report, "All observation points identified within this study identify the closest in proximity residential homes to the proposed solar panel layout. Based on the completed analysis, only receptor route of Dutch Hill Road is exposed to potential effects of green glare, but not of yellow or red glare. None of the other analyzed observation points will experience green and yellow glare from this proposed solar facility at any time of the year."</p> <p>Photo Simulations by Saratoga Associates dated 9/12/25 were included with the referral materials and show the array may be visible from Dutch Hill Road immediately after installation, but after five years of growth, a line of conifer trees will screen the array from the road. Note, the subject area is located at a higher elevation than Dutch Hill Road. The report also shows that electrical poles will not be visible along Clay Road from the intersection of Clay Road and Dutch Hill Road.</p>

Landscaping:	Per the Site Plan & Landscaping Plan dated 9/26/25, a line of conifers will be installed along the eastern side of the array to screen its visibility from Dutch Hill Road.
Stormwater:	<p>Per the Environmental Assessment Form (EAF) dated 9/30/25, 26 acres of land will be disturbed by the proposed project. A Stormwater Pollution Prevention Plan (SWPPP) completed by LaBella Associates dated 9/2025 was included with the referral materials.</p> <p>ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.</p>
Drinking Water:	The site is served by an individual well, but the subject area is not. No changes to the current infrastructure are proposed.
Wastewater:	The site is served by an individual septic system, but the subject area is not. No changes to the current infrastructure are proposed.
Agriculture:	<p>Per the Environmental Assessment Form (EAF) dated 9/30/25, the 25-acre subject area currently contains 24.28 acres of agricultural land and the proposed array will result in a reduction of 19.48 acres of agricultural land within the subject area.</p> <p>The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.</p> <p>ADVISORY NOTE: Per NYS, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement.</p>
Wetlands:	GIS mapping shows small discrete wetlands are present onsite. A possible wetland is located along the western site boundary. Two small federal wetlands are shown near the road frontage. Per the plans, the wetlands appear outside of the subject area. Per an Absence of Wetlands Memo – OYA Dutch Hill Rd Solar Array written by LaBella Associates dated 6/24/25, a wetland and stream delineation was performed within the study area on 5/7/25 and 5/28/25 with the conclusion that there were no jurisdictional wetlands or streams within the study area. Per the Absence of Wetlands Memo, the Study area includes the location of the proposed array and the access route to the array. A Letter of No Jurisdiction from the NYS Department of Environmental Conservation dated 8/12/25 was included with the referral materials stating “there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel”.

Staff Reports for GML Section 239 Referrals

Z-25-351

Historic Resources: Per a letter from NYS Office of Parks, Recreation, and Historic Preservation dated 7/11/25, "it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the NYS and National Register of Historic Places will be impacted by this project."

Plants/Animals: Per a Letter from US Fish and Wildlife Service dated 5/14/25, the site may contain the Northern Long-eared bat and Monarch Butterfly, or its associated habitats. Both have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that few to no trees will be removed as part of the proposed project.

Other: A Decommissioning Plan completed by LaBella Associates was included with the referral materials.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

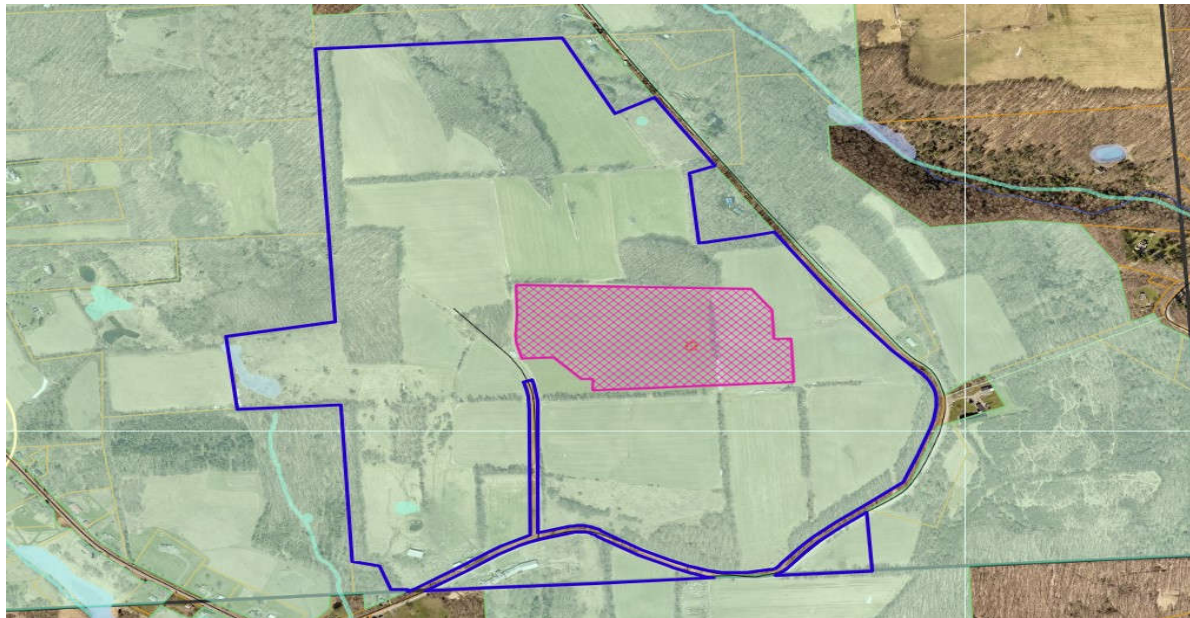
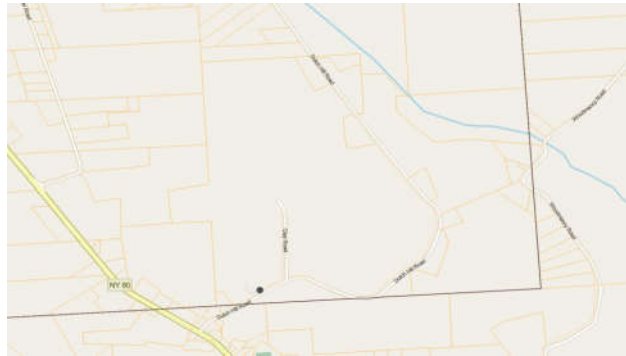
Case Number:	Z-25-352	Related Cases:
Referring Board:	Town of Otisco Town Board	Applicant: OYA Dutch Hill Road Solar, LLC
Type of Action:	SPECIAL PERMIT	Location: at 1019 Dutch Hill Road
30-Day Deadline:	12/14/2025	Tax ID: 023.-03-11.1

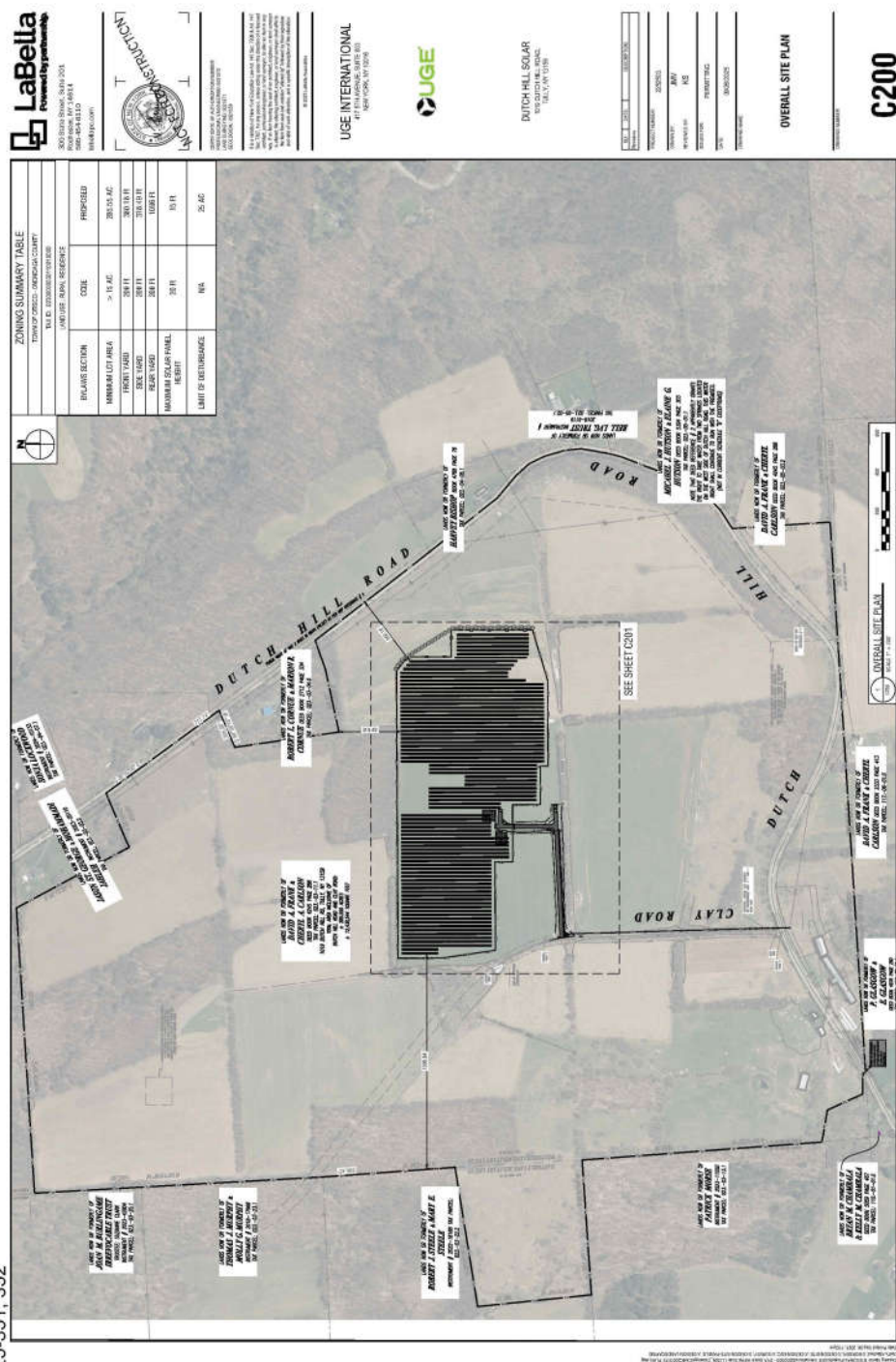
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the Town of Otisco and the Town of Tully, and a farm operation located in a NYS Agricultural District

SUMMARY:

The applicant is requesting a special permit to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel





STAFF REVIEW:

Description:	The applicant is requesting a special permit to construct a 5-MW solar project on a 25-acre portion of a 285.55-acre agricultural parcel
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-351) for this project solar array.
Location:	The site is located in the southeast corner of the Town, adjacent to the Town boundary with the Town of Tully. The area is characterized by large parcels containing agriculture and/or woodlands and low-density residential.
Existing Site Layout:	Per aerial imagery, the site contains areas of active agriculture and woodlands. The site has extensive frontage on Dutch Hill Road, a Town road, along with a road area containing a portion of Clay Road, a local road, that splits some of the site. Three buildings are located along the Dutch Hill Road frontage in the south corner of the site.
Project Detail:	<p>The applicant is proposing a 4.9 MWac, 6.68 MWdc solar PV collector ground-mounted system on a 25-acre portion of a 285.55-acre property. Per the Site Plan dated 9/25/25, the array will be located at the center of the parcel. A wide "limited use pervious access road" will connect Clay Road to two equipment pads containing transformers and other electrical equipment along with a 20-foot vehicle pull-off located along the southern side of the array. The array will be enclosed with a gate located at the end of the access road. Per the local application, the solar array will cover 8.75% of the subject parcel.</p> <p>Per the Grading and Erosion Control Plan dated 9/26/25, electrical lines from the solar array will connect to overhead electrical lines at the bend of the access road. The overhead electrical lines then continue down Clay Road.</p>
Project Detail:	<p>A Glint-Glare Analysis Report completed LaBella Associates dated 8/2025 was included with the referral materials. Per the Report, "All observation points identified within this study identify the closest in proximity residential homes to the proposed solar panel layout. Based on the completed analysis, only receptor route of Dutch Hill Road is exposed to potential effects of green glare, but not of yellow or red glare. None of the other analyzed observation points will experience green and yellow glare from this proposed solar facility at any time of the year."</p> <p>Photo Simulations by Saratoga Associates dated 9/12/25 were included with the referral materials and show the array may be visible from Dutch Hill Road immediately after installation, but after five years of growth, a line of conifer trees will screen the array from the road. Note, the subject area is located at a higher elevation than Dutch Hill Road. The report also shows that electrical poles will not be visible along Clay Road from the intersection of Clay Road and Dutch Hill Road.</p>

Landscaping:	Per the Site Plan & Landscaping Plan dated 9/26/25, a line of conifers will be installed along the eastern side of the array to screen its visibility from Dutch Hill Road.
Stormwater:	<p>Per the Environmental Assessment Form (EAF) dated 9/30/25, 26 acres of land will be disturbed by the proposed project. A Stormwater Pollution Prevention Plan (SWPPP) completed by LaBella Associates dated 9/2025 was included with the referral materials.</p> <p>ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by the NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.</p>
Drinking Water:	The site is served by an individual well, but the subject area is not. No changes to the current infrastructure are proposed.
Wastewater:	The site is served by an individual septic system, but the subject area is not. No changes to the current infrastructure are proposed.
Agriculture:	<p>Per the Environmental Assessment Form (EAF) dated 9/30/25, the 25-acre subject area currently contains 24.28 acres of agricultural land and the proposed array will result in a reduction of 19.48 acres of agricultural land within the subject area.</p> <p>The site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland. An Agricultural Data Statement was not included with the referral materials.</p> <p>ADVISORY NOTE: Any application for a special use permit, site plan approval, variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement.</p>
Wetlands:	GIS mapping shows small discrete wetlands are present onsite. A possible wetland is located along the western site boundary. Two small federal wetlands are shown near the road frontage. Per the plans, the wetlands appear outside of the subject area. Per an Absence of Wetlands Memo – OYA Dutch Hill Rd Solar Array written by LaBella Associates dated 6/24/25, a wetland and stream delineation was performed within the study area on 5/7/25 and 5/28/25 with the conclusion that there were no jurisdictional wetlands or streams within the study area. Per the Absence of Wetlands Memo, the Study area includes the location of the proposed array and the access route to the array. A Letter of No Jurisdiction from the NYS Department of Environmental Conservation dated 8/12/25 was included with the referral materials stating “there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel”.

Historic Resources: Per a letter from NYS Office of Parks, Recreation, and Historic Preservation 7/11/25, "it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the NYS and National Register of Historic Places will be impacted by this project."

Plants/Animals: Per a Letter from US Fish and Wildlife Service dated 5/14/25, the site may have the Northern Long-eared bat and Monarch Butterfly, or its associated habitats, have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from the plans it appears that few to no trees will be removed as part of the proposed project.

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authority having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to such hearing.

Other: A Decommissioning Plan completed by LaBella Associates was included with referral materials.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

S-25-42

Case Number: S-25-42

Related Cases:

Referring Board: Town of Clay
Planning Board

Applicant: Micron NY Semiconductor
Mfg., LLC

Type of Action: PRELIMINARY
SUBDIVISION

Location: at 5171 State Route 31

30-Day Deadline: 12/17/2025

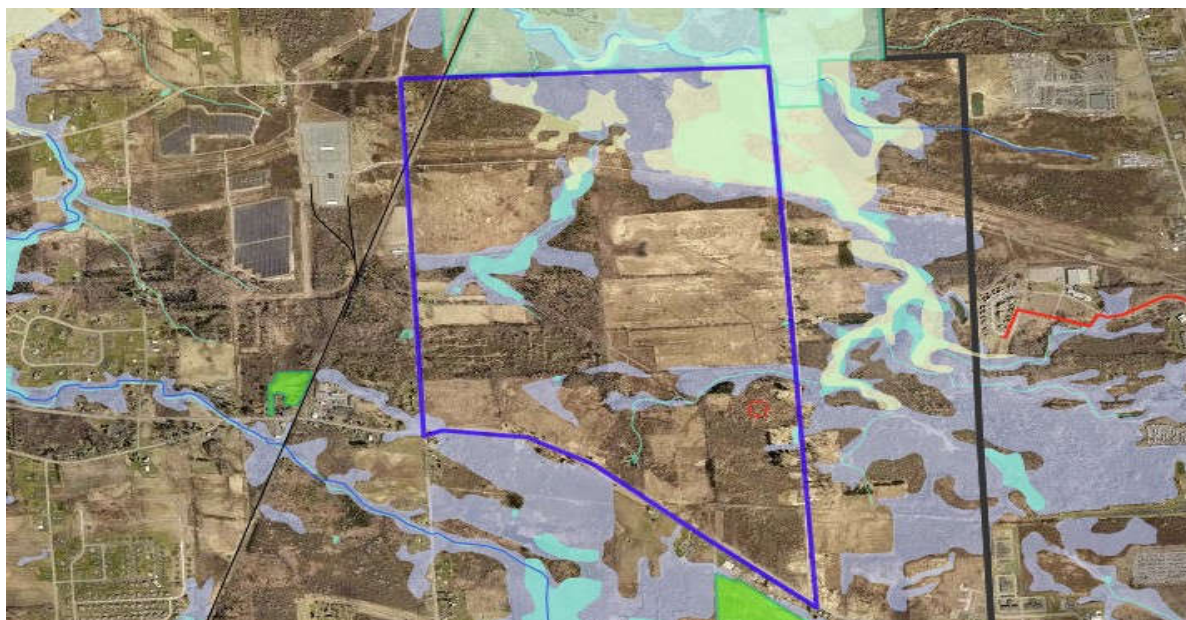
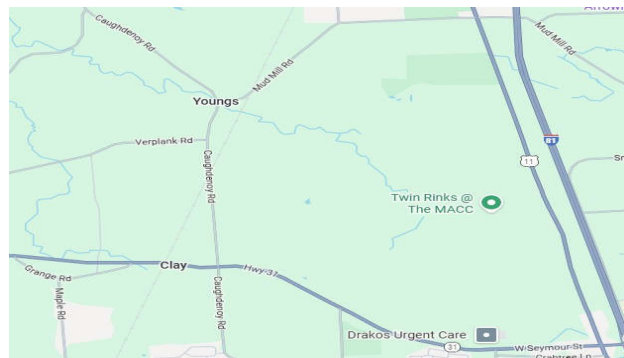
Tax ID: multiple

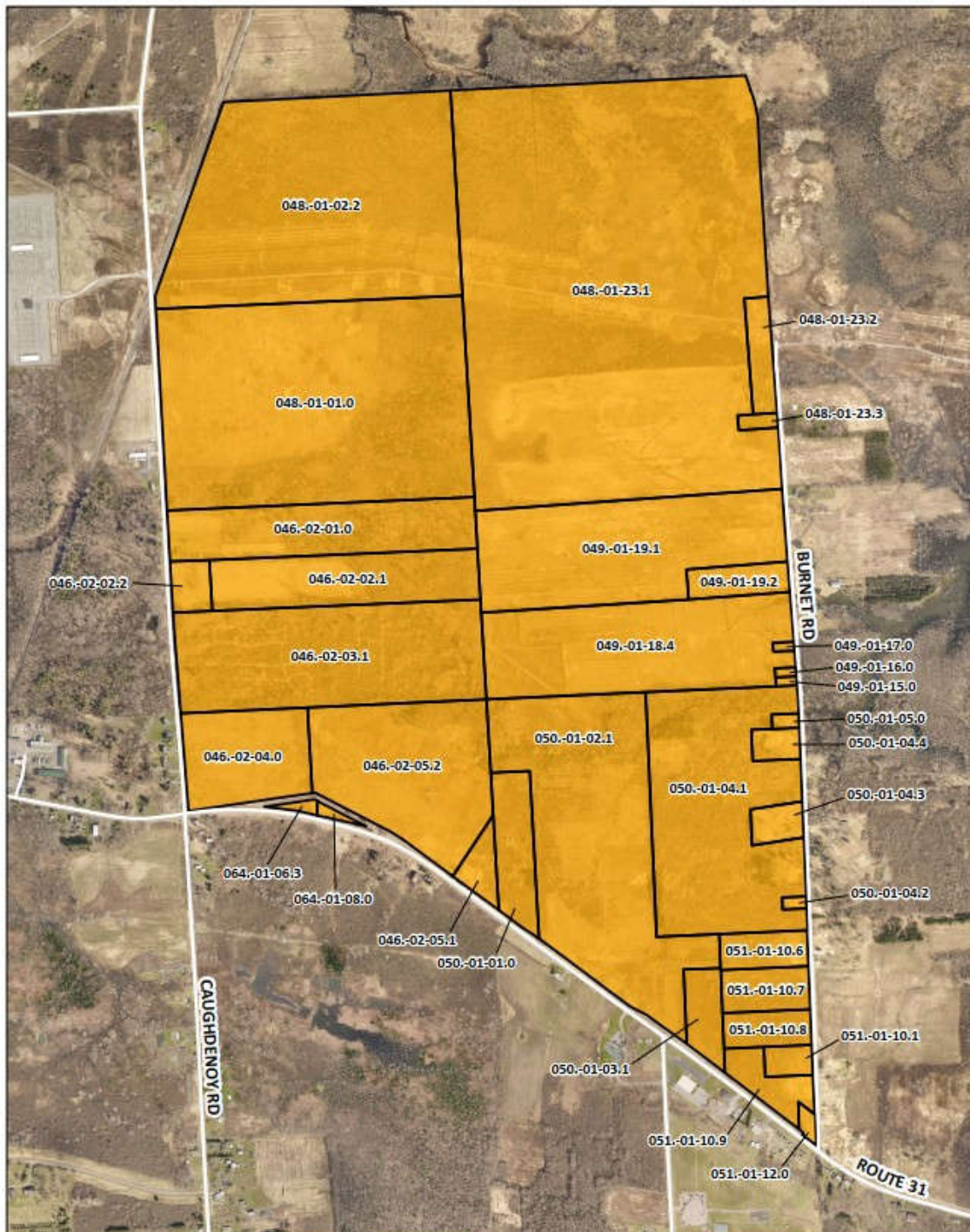
JURISDICTION:

General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 31, a state highway, Caughdenoy Road (Route 49), a county highway, the municipal boundary between the Town of Clay and the Town of Cicero, and a farm operation located in a NYS Agricultural District

SUMMARY:

The applicant is proposing to combine 34 parcels to create a new parcel containing approximately 819 acres, in Industrial 2 (I-2) and Residential Agricultural (R-A) zoning districts





STAFF REVIEW:

Description: Micron Semiconductor Manufacturing LLC is seeking to combine 34 parcels approximately 819 acres into a single parcel, to facilitate construction of the proposed 4.8 million square foot semiconductor manufacturing facility.

Past Board Reviews: The Board recently reviewed four cases related to the Micron project - a Site Plan (Z-25-290) and Variance (Z-25-291) referral for the manufacturing facility, a Site Plan (Z-25-292) and Variances (Z-25-293) for an associated rail spur p across Caughdenoy Road from the Micron site. The Board has also reviewed local laws and a zone change referral related to the White Pine Commerce 24-258, Z-25-50, Z-23-158).

Location: 34 largely vacant parcels are to be combined. Parcels are located within a contiguous area bound by NYS Route 31, Caughdenoy Road, Burnet Road extending just north of a National Grid corridor running through the property.

Current Zoning: The referral form indicates the zoning of the parcels is a mix of Industrial 2 Residential Agricultural (R-A) zoning districts. The Town is currently considering a rezoning application so that all parcels shall be zoned I-2.

Project Detail: The Board reviewed and recommended Approval for plans for buildout of the Micron facility within its September review of Site Plan and Variance referral project. The prior review included information from the Draft Environmental Statement, which has since been finalized and accepted by the Onondaga Industrial Development Agency.

The Board advised in its recommendation that the applicant continue to coordinate with permitting agencies, utilities and the Town of Clay regarding outstanding permitting, infrastructure coordination, and environmental review processes.

Easements: The Subdivision Plan (9/30/2025) shows multiple easements on the site. A Onondaga County Water Authority easement crosses the southern portion of the site, to remain. A former location of NYS Route 31, rerouted in 1942, is shown on notes on potential deed rights related thereto. A 300'-wide major National electric transmission corridor/easement crosses the northern portion of the site.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-335

Related Cases:

Referring Board: Town of Salina
Town Board

Applicant: Stephen Case

Type of Action: SITE PLAN

Location: at 425-427 Beechwood
Avenue

30-Day Deadline: 11/30/2025

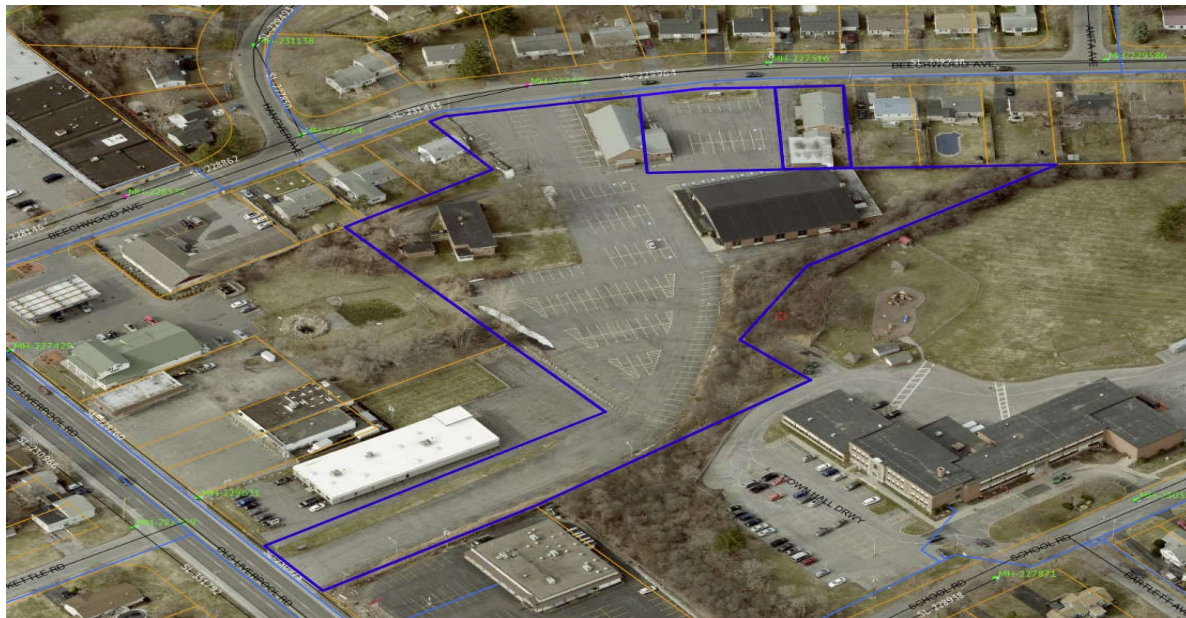
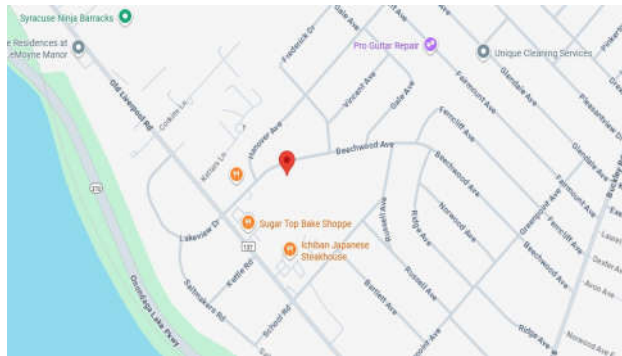
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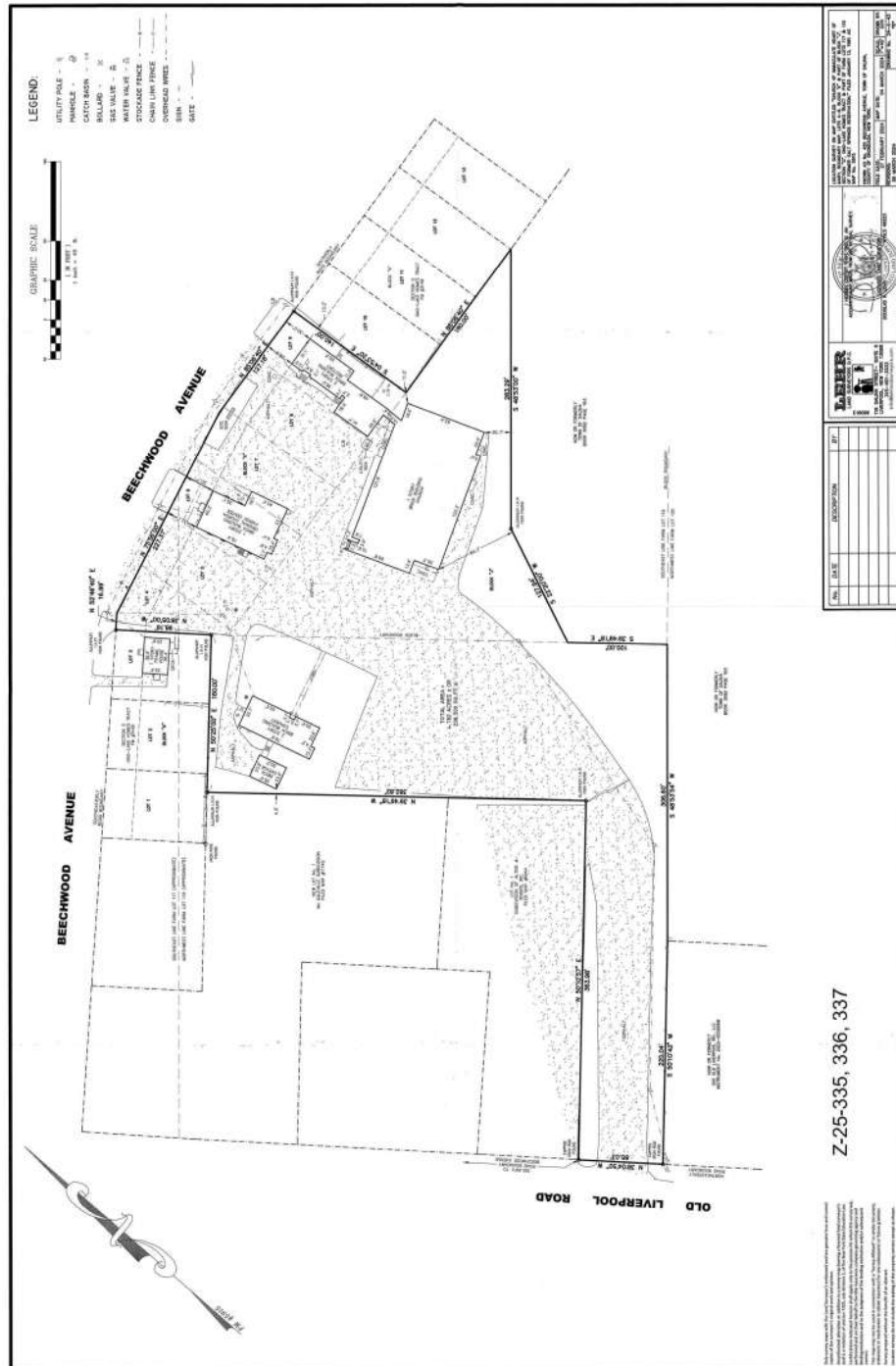
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway

SUMMARY:

Indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RROD)





STAFF REVIEW:

Description:	Indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Overlay (RROD)
Past Board Reviews:	The Board held No Position on site plan and special permit referrals (Z-06-206-290) for changes to the existing church complex.
Concurrent Reviews:	The Board is concurrently reviewing special permit and zone change referrals (Z-25-336, Z-25-337) for this proposed use of the site.
Location:	The site is located east of the Village of Liverpool, at the transition between commercial land uses along Old Liverpool Road and residential neighborhoods. The Town of Salina offices abut the site to the east.
Proposed Zoning:	<p>The applicant is proposing to change the site from One-Family Residential where churches are a permitted use to C-3, a Planned Commercial District which will apply the Repurposing and Reuse Overlay (RROD). Town Code described the intent of C-3 is "to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other."</p> <p>The Town is also seeking to apply the RROD which has listed objectives including "encourage the reuse and repurposing of older commercial buildings", "achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit" and "discourage singular use buildings developed as isolated islands within expansive parking lot."</p>
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782-acre site on three parcels. Aerial imagery shows the site contains multiple buildings including a church building along the eastern parcel boundary, a parish center and a school along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by parking lots and driveways.
Project Detail:	Per the local application, the applicant proposes to use the complex as "an indoor recreational/athletic facility for basketball, wrestling, and similar activities" and the use will be kept indoors. No site plan was provided, given that no exterior changes are proposed.
Access:	The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has an access driveway to Old Liverpool Road (County Route 137).

ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Old Liverpool Road must meet Department requirements.

Drinking Water: The site has existing access to public drinking water. The proposed use may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated flows will not exceed previous flows in excess of one sewer unit over prior use, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For coordination with the municipal engineer. The Capacity Assurance Form and the approval process can now be found online: <http://ongov.net/wep/connection>

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

Plants/Animals: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

Plants/Animals: The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered species (per EAF Mapper). Impacts to bat species are often associated with clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by a NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Staff Reports for GML Section 239 Referrals

Z-25-335

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-25-336

Case Number: Z-25-336

Related Cases:

Referring Board: Town of Salina
Town Board

Applicant: Stephen Case

Type of Action: SPECIAL PERMIT

Location: at 425-427 Beechwood
Avenue

30-Day Deadline: 11/30/2025

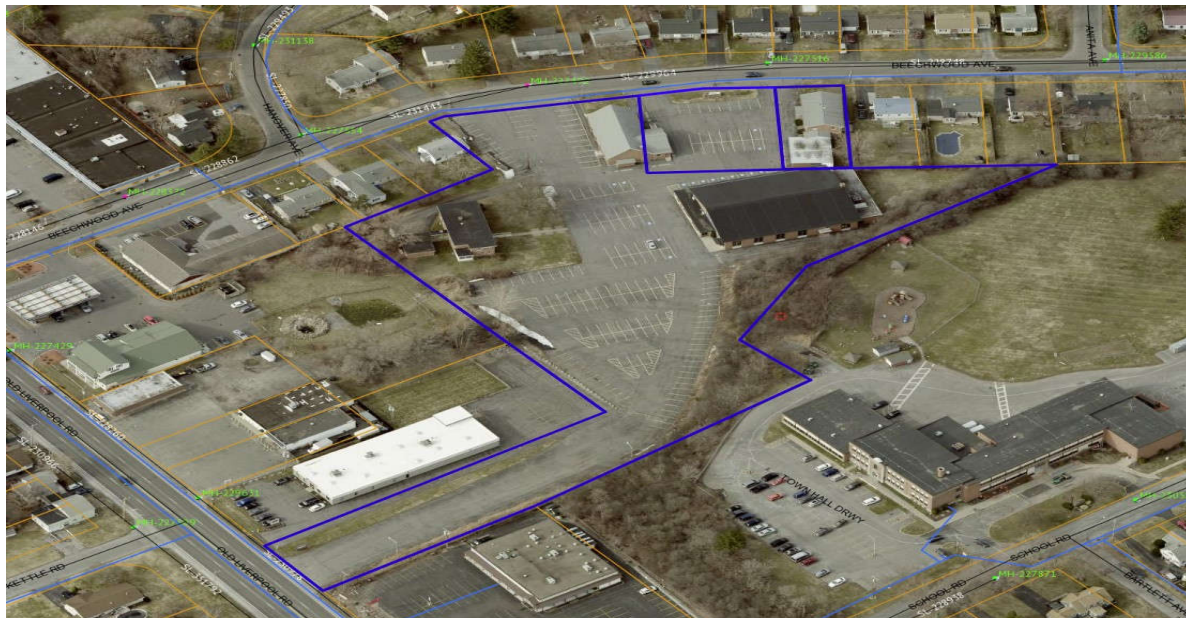
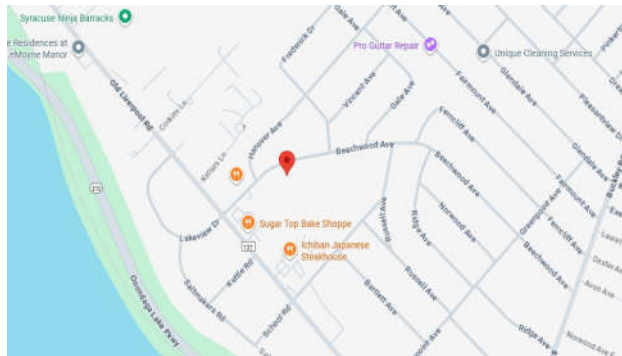
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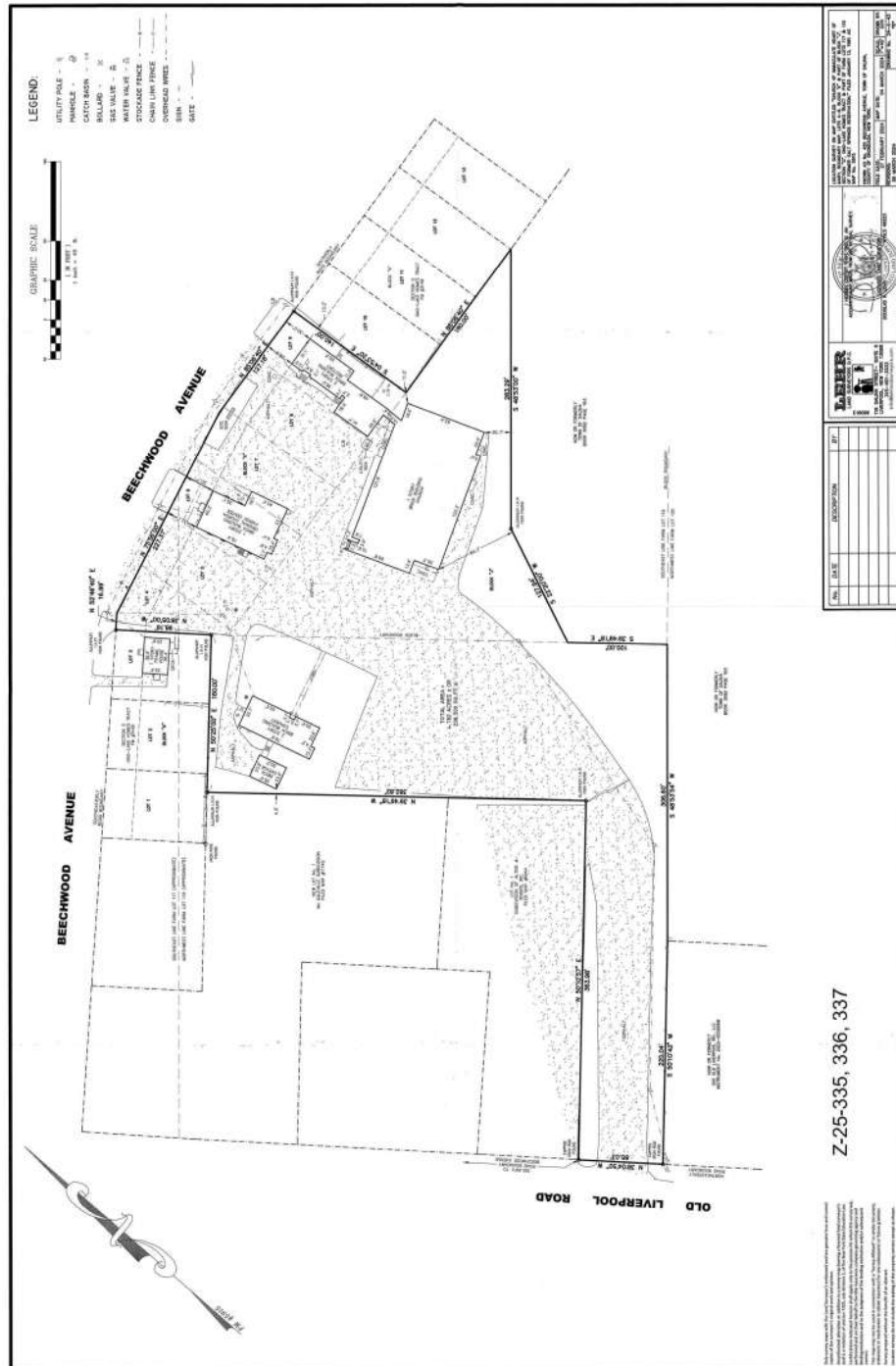
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway

SUMMARY:

The applicant is requesting a special permit to establish an indoor recreational facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RROD)





STAFF REVIEW:

Description:	The applicant is requesting a special permit to establish an indoor recreation facility in a vacant church on a 4.782-acre site in a proposed Planned Commercial (C-3) zoning district with the Repurposing and Reuse Floating Overlay (RRFLO).
Past Board Reviews:	The Board held No Position on site plan and special permit referrals (Z-06-206-290) for changes to the existing church complex.
Concurrent Reviews:	The Board is concurrently reviewing site plan and zone change referrals (Z-25-337) for this proposed use of the site.
Location:	The site is located east of the Village of Liverpool, at the transition between commercial land uses along Old Liverpool Road and residential neighborhood. The Town of Salina offices abut the site to the east.
Proposed Zoning:	<p>The applicant is proposing to change the site from One-Family Residential where churches are a permitted use to C-3, a Planned Commercial District which will apply the Repurposing and Reuse Overlay (RROD). Town Code described intent of C-3 is “to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other.”</p> <p>The Town is also seeking to apply the RROD which has listed objectives in “encourage the reuse and repurposing of older commercial buildings”, “achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit” and “discourage singular use buildings developed as isolated islands within expansive parking lot.”</p>
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782-acre on three parcels. Aerial imagery shows the site contains multiple buildings including a church building along the eastern parcel boundary, a parish center and a convent along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by parking lots and driveways.
Project Detail:	Per the local application, the applicant proposes to use the complex as “an indoor recreational/athletic facility for basketball, wrestling, and similar activities” and the use will be kept indoors. No site plan was provided, given that no exterior changes are proposed.
Access:	The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has an access driveway to Old Liverpool Road (County Route 137).

ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Old Liverpool Road must meet Department requirements.

Drinking Water: The site has existing access to public drinking water. The proposed use may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated flows will not exceed previous flows in excess of one sewer unit over prior use, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For coordination with the municipal engineer. The Capacity Assurance Form and the approval process can now be found online: <http://ongov.net/wep/connection>

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

Plants/Animals: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

Plants/Animals: The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered species (per EAF Mapper). Impacts to bat species are often associated with clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by a NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Staff Reports for GML Section 239 Referrals

Z-25-336

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-337

Related Cases:

Referring Board: Town of Salina
Town Board

Applicant: Stephen Case

Type of Action: ZONE CHANGE

Location: at 425-427 Beechwood
Avenue

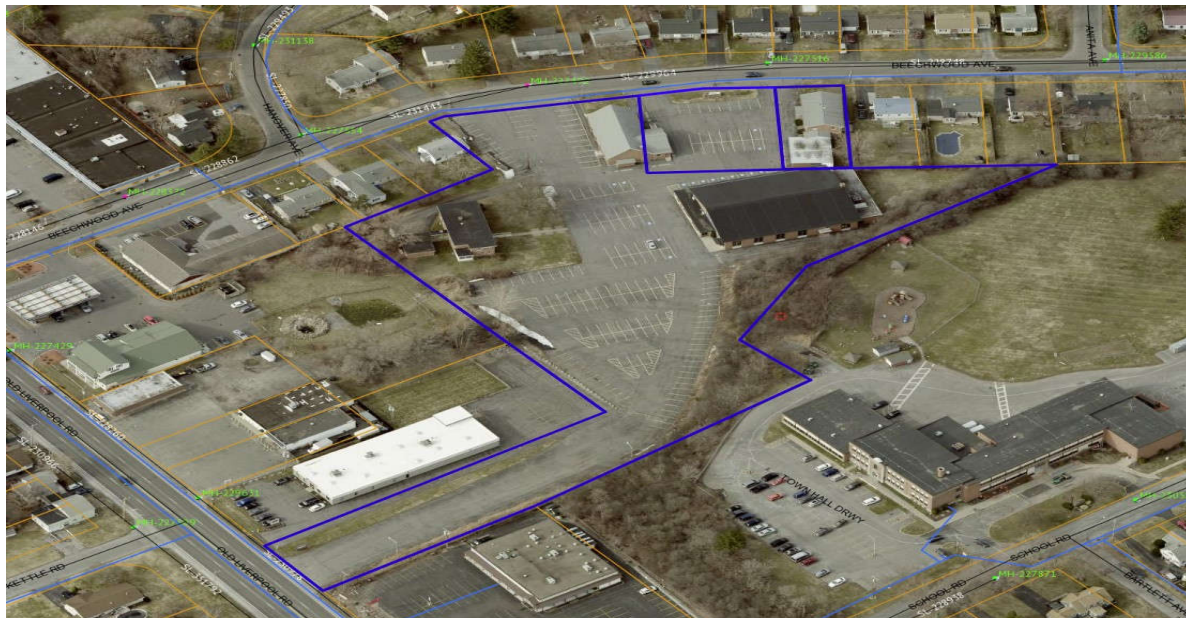
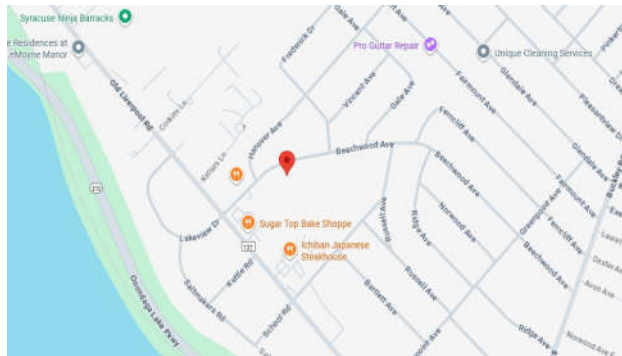
30-Day Deadline: 11/30/2025

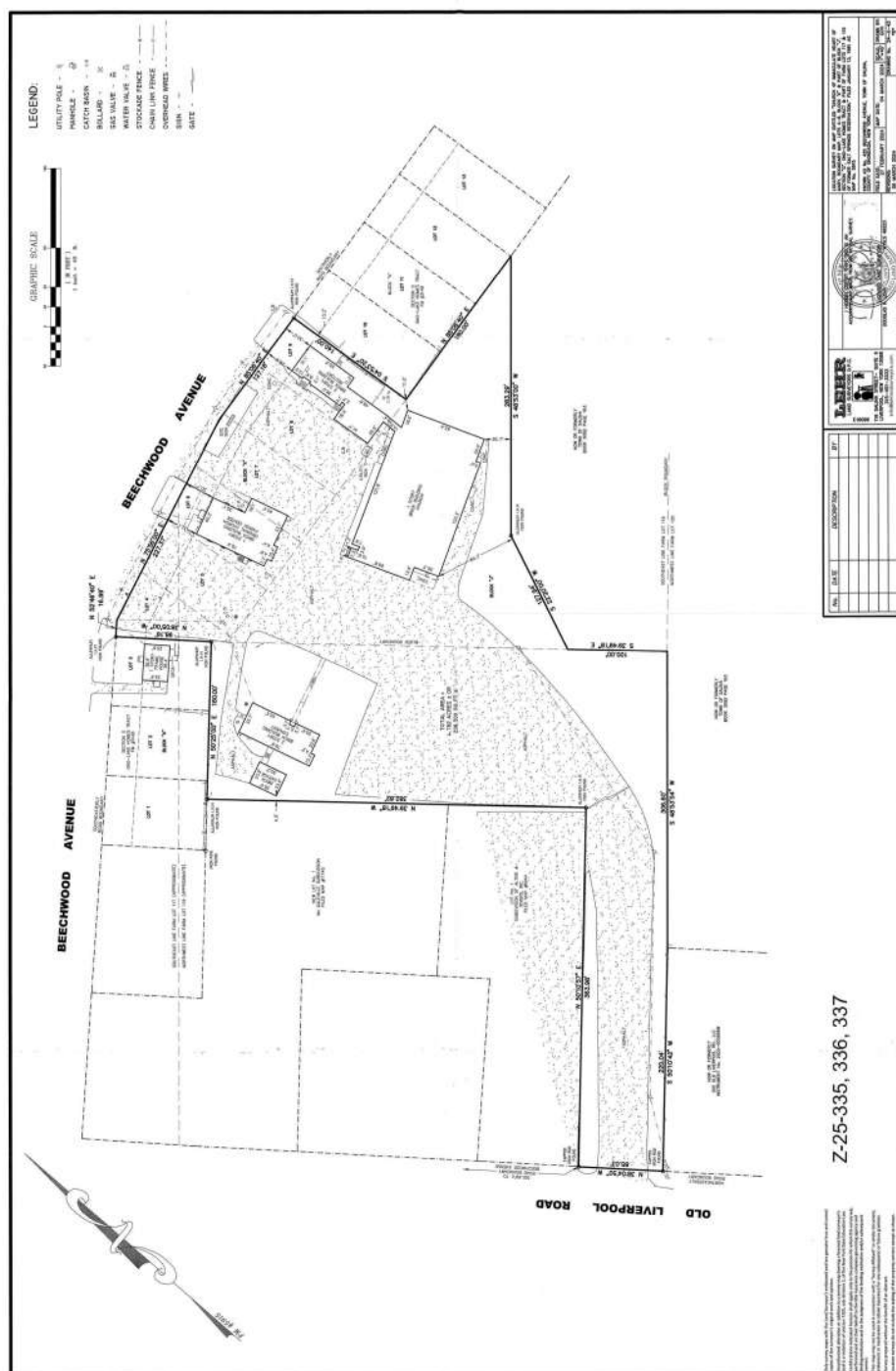
Tax ID: 081.-01-28.0, 081.-01-05.0,
081.-01-06.0**JURISDICTION:**

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway

SUMMARY:

The applicant is proposing a zone change from One-Family Residential (R-1) to Planned Commercial (C-3) with Repurposing and Reuse Floating Overlay (RROD) to establish a recreational facility in a vacant church on a 4.782-acre site





STAFF REVIEW:

Description:	The applicant is proposing a zone change from One-Family Residential (R-1) to Planned Commercial (C-3) with Repurposing and Reuse Floating Overlay (RROF) to establish a recreational facility in a vacant church on a 4.782-acre site
Past Board Reviews:	The Board held No Position on site plan and special permit referrals (Z-06-206-290) for changes to the existing church complex.
Concurrent Reviews:	The Board is concurrently reviewing site plan and special permit referrals (Z-25-336) for this proposed use of the site.
Location:	The site is located east of the Village of Liverpool, at the transition between commercial land uses along Old Liverpool Road and residential neighborhood. The Town of Salina offices abut the site to the east.
Proposed Zoning:	<p>The applicant is proposing to change the site from One-Family Residential (R-1) where churches are a permitted use to C-3, a Planned Commercial District. The intent of C-3 is "to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other."</p> <p>The Town is also seeking to apply the RROD which has listed objectives in "encourage the reuse and repurposing of older commercial buildings", "achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit" and "discourage singular use buildings developed as isolated islands within expansive parking lot."</p>
Existing Site Layout:	The site is a former church complex located on an irregularly-shaped 4.782-acre on three parcels. Aerial imagery shows the site contains multiple buildings including a church building along the eastern parcel boundary, a parish center and a garage along the Beechwood Avenue frontage, and a convent building and garage along the western site boundary. The remainder of the site is primarily covered by parking lots and driveways.
Project Detail:	Per the local application, the applicant proposes to use the complex as "an recreational/athletic facility for basketball, wrestling, and similar activities" and the use will be kept indoors. No site plan was provided, given that no exterior changes are proposed.
Access:	The site has multiple access points to Beechwood Avenue, a local road, including an approximately 100'-wide curb cut to Beechwood Avenue. The site also has an access driveway to Old Liverpool Road (County Route 137).

ADVISORY NOTE: Per the Onondaga County Department of Transportation, existing or proposed driveways on Old Liverpool Road must meet Department requirements.

Drinking Water: The site has existing access to public drinking water. The proposed use may result in an increase in demand.

ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine water availability and service options.

Wastewater: The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed use may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated flows will not exceed previous flows in excess of one sewer unit over prior use, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For coordination with the municipal engineer. The Capacity Assurance Form and the approval process can now be found online: <http://ongov.net/wep/connection>

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as a historic site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

Plants/Animals: The site is located near the following natural communities: Inland Salt Pond (per EAF Mapper).

Plants/Animals: The site may contain the American saltmarsh bulrush, Straight-leaved pondweed, Annual saltmarsh aster, and Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered species (per EAF Mapper). Impacts to bat species are often associated with clearing and from the referral materials, it appears that no trees will be removed as part of the proposed project.

Other: The project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper).

Stormwater: Per the Environmental Assessment Form (EAF) dated 10/27/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal.

ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), a project that cumulatively disturbs one acre or more of land must be covered by a NYS SPDES Permit. The municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval.

Staff Reports for GML Section 239 Referrals

Z-25-337

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Case Number: Z-25-342

Related Cases:

Referring Board: City of Syracuse
Planning
Commission

Applicant: Syracuse Seven Properties,
LLC

Type of Action: SITE PLAN

Location: at 652 West Onondaga Street

30-Day Deadline: 12/12/2025

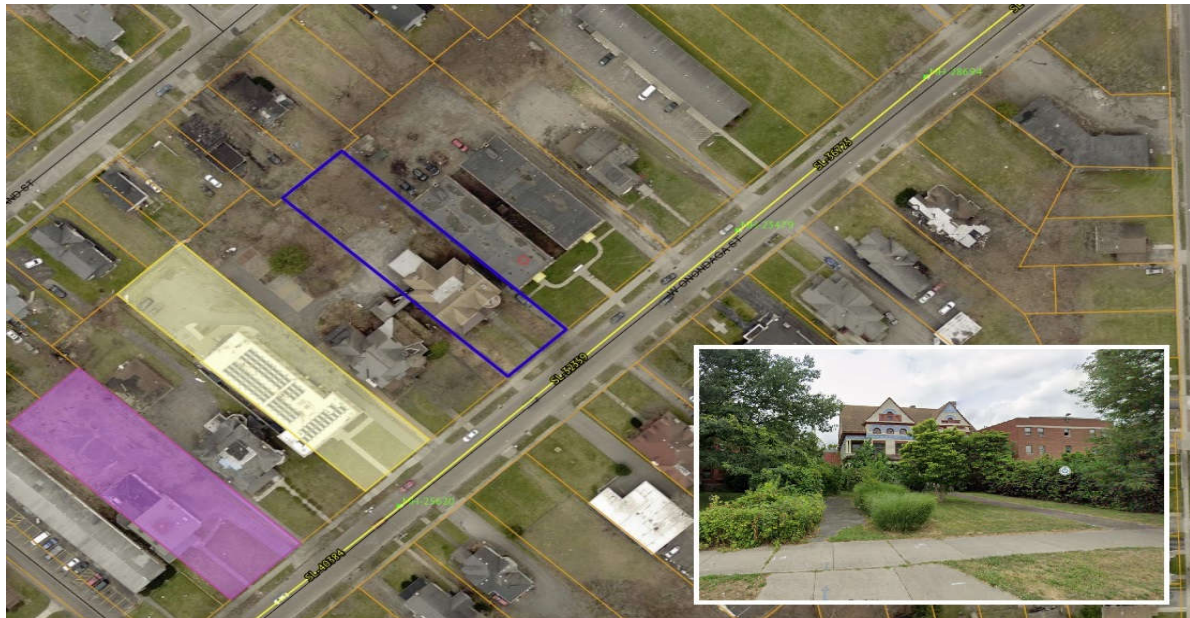
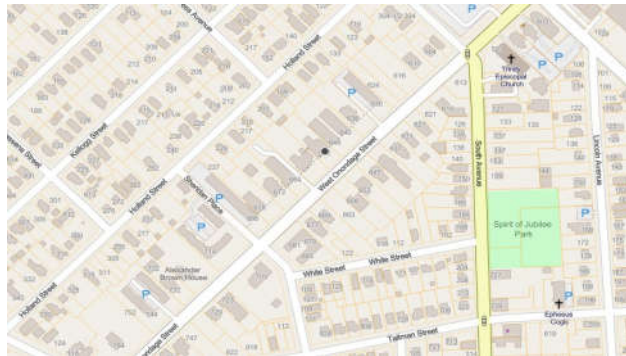
Tax ID: 093.-02-35.1

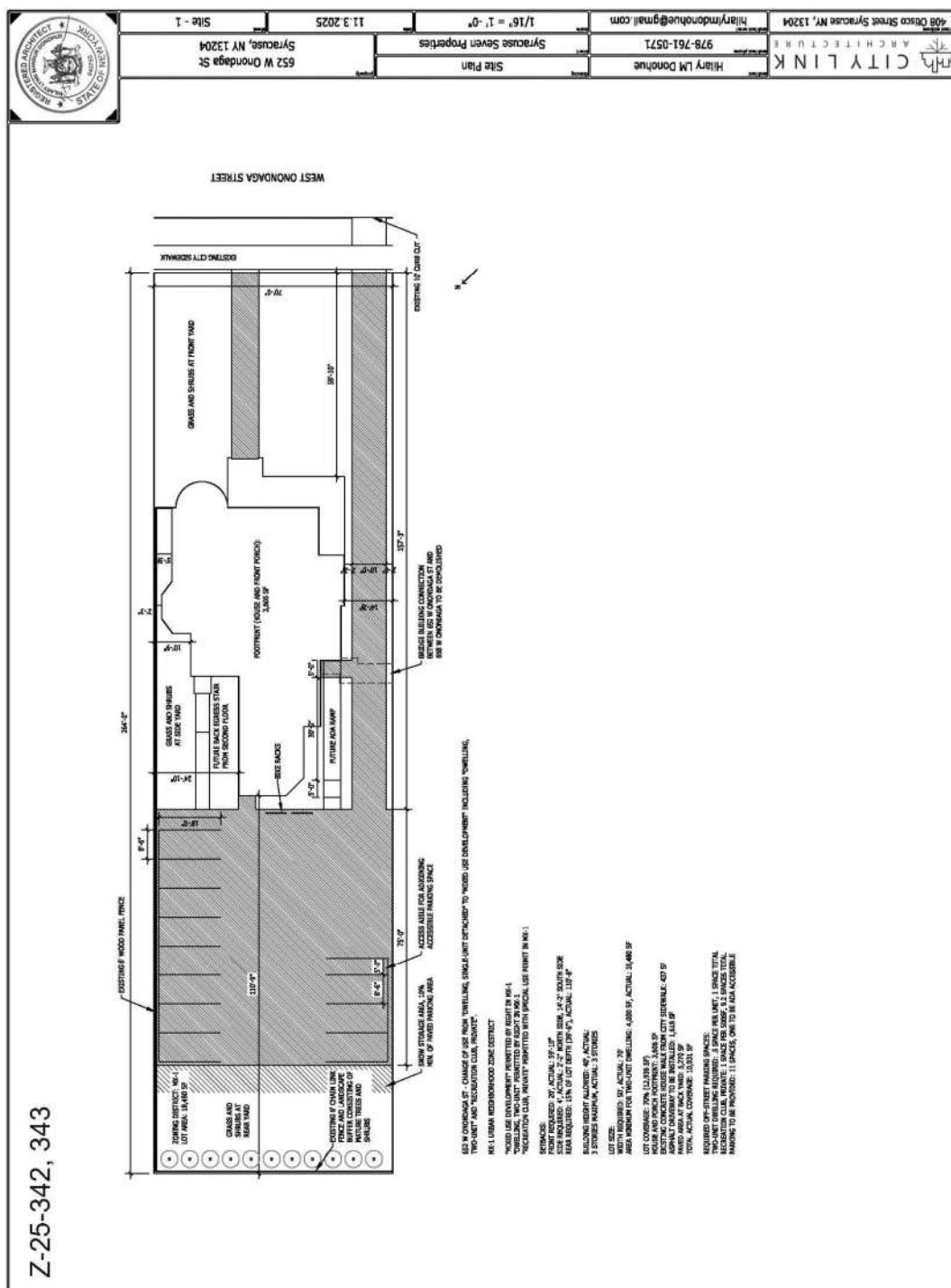
JURISDICTION:

The site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of

SUMMARY:

The applicant is proposing to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district





STAFF REVIEW:

Description:	The applicant is proposing to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in the West Onondaga Neighborhood (MX-1) zoning district.
Concurrent Reviews:	The Board is concurrently reviewing a special permit referral (Z-25-343) for the proposed development.
Location:	The site is located along a mixed use corridor southwest of downtown Syracuse, characterized by re-purposed historic homes, apartment buildings, and small commercial.
Existing Site Layout:	The site contains a single-family home with a covered connection to the adjacent house on a separate parcel. Per aerial imagery, the rear of the property contains a gravel parking area which is connected to the rear of the adjacent parcel.
Proposed Site Layout:	Per the Site Plan dated 11/3/25, the existing covered walkway connection to the adjacent house at 658 West Onondaga Street will be demolished. A 10'-wide driveway from West Onondaga Street will be reestablished and will provide access to an 11-space parking lot to be installed at the rear. Existing 6' fences at the rear of the property will remain. Existing mature trees and shrubs along the rear of the property will also remain.
Project Detail:	The applicant is proposing to change the use of the existing house "from a family dwelling to a mixed use building with two dwelling units in the back portion of the mansion and a private recreation club in the front portion of the mansion. The recreation club requires a special use permit. Per the local application, the club will host "small performing arts events for members" for approximately 50 people.
Access:	Current access comes from a driveway on the adjacent parcel. The proposal includes reestablishing the site's former driveway to West Onondaga Street, thereby eliminating the existing cross access.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/22/25, 0.03 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated.
Drinking Water:	The site is served by city public drinking water. The proposed change in use will not result in an increase in demand.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed change in use may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated flows will not exceed previous flows in excess of one sewer unit over prior use, applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Historic Resources: Per the local application, the “mansion was built as a single-family home for Smith, an executive in the Smith typewriter business in 1893 and was designed by Charles Colton who also designed City Hall. Over the course of history, the site has been a funeral home, a nursing home and a private club for a business. The site is eligible to be a locally protected site and eligible for inclusion on the State National Register of Historic Places.

Plants/Animals: The site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as an archaeological site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review Act (SEQRA) process.

*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

Staff Reports for GML Section 239 Referrals

Z-25-343

Case Number: Z-25-343

Related Cases:

Referring Board: City of Syracuse
Planning
Commission

Applicant: Syracuse Seven Properties,
LLC

Type of Action: SPECIAL PERMIT

Location: at 652 West Onondaga Street

30-Day Deadline: 12/12/2025

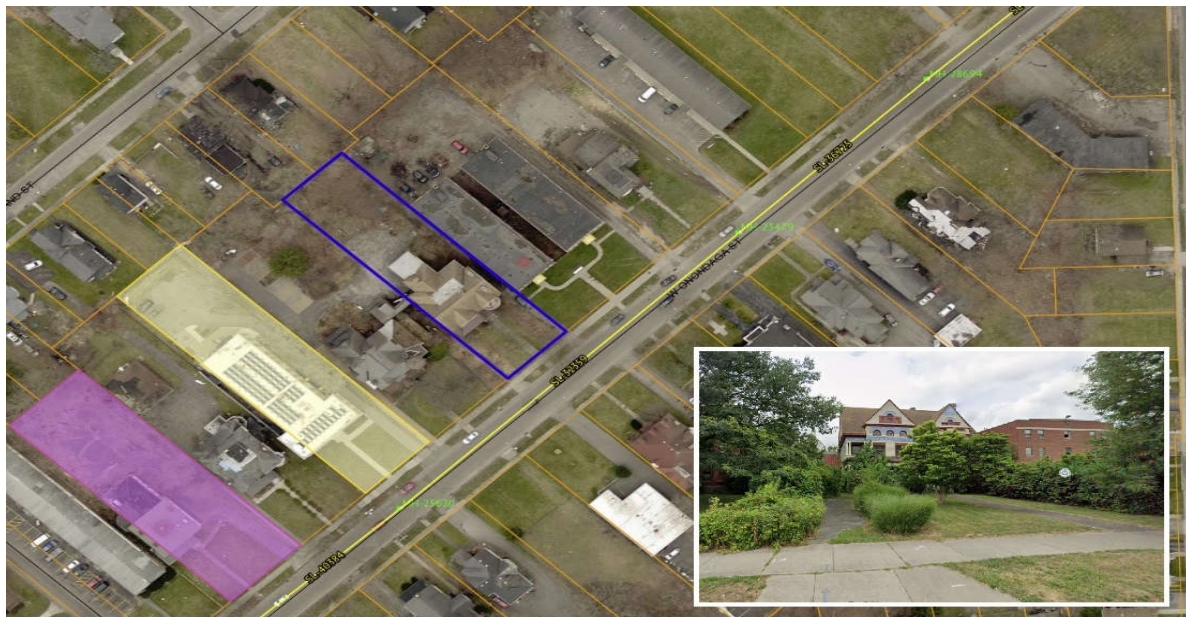
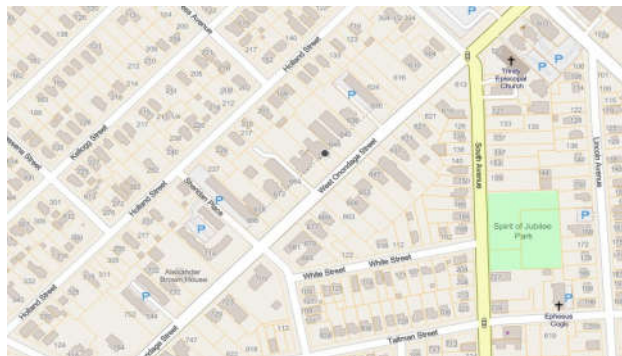
Tax ID: 093.-02-35.1

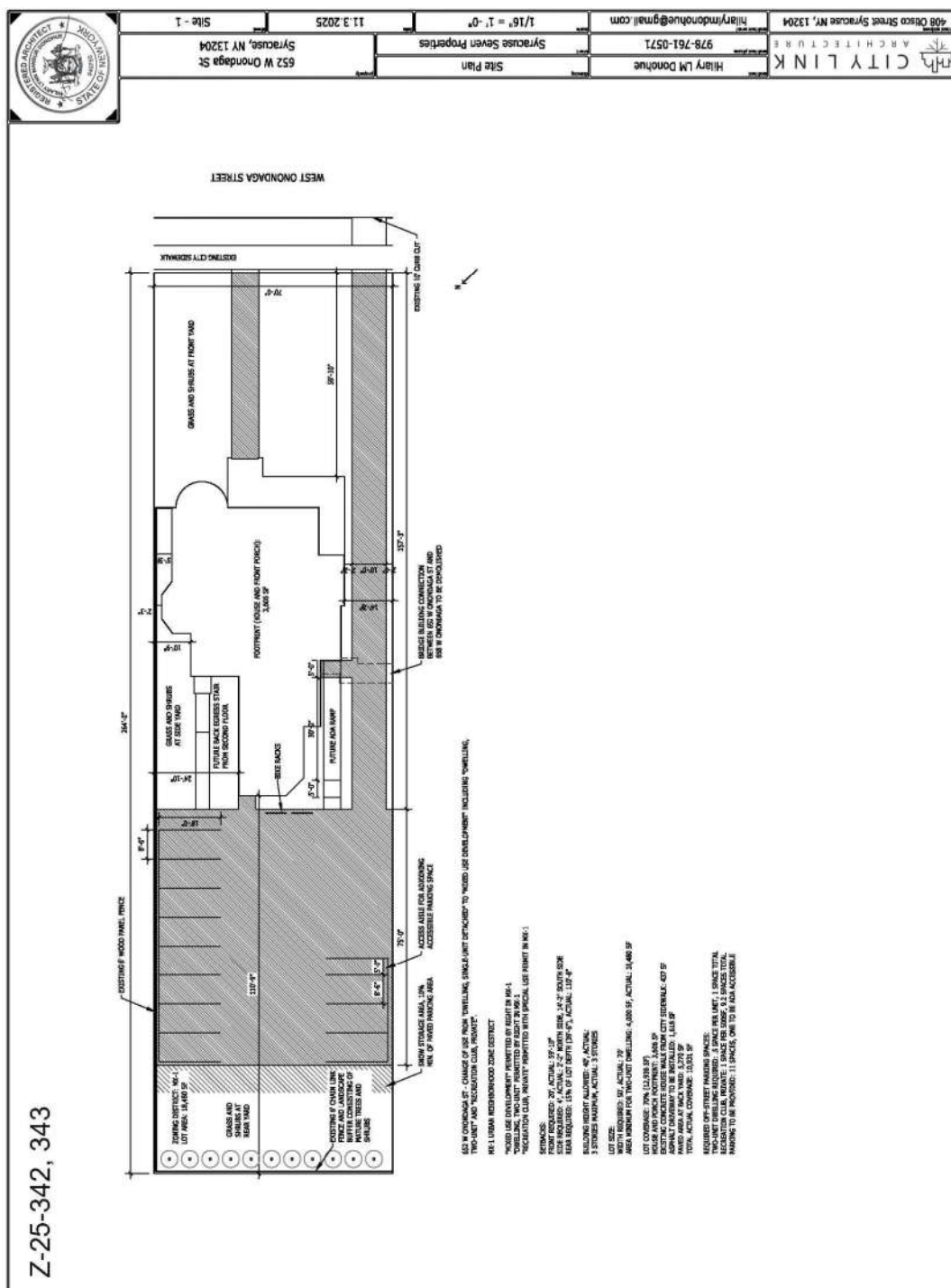
JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of a state-owned health facility

SUMMARY:

The applicant is requesting a special permit to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.42-acre parcel in an Urban Neighborhood (MX-1) zoning district





STAFF REVIEW:

Description:	The applicant is requesting a special permit to establish a mixed-use development with two dwelling units and a private club in a historic vacant house on a 0.4-acre parcel in an Urban Neighborhood (MX-1) zoning district
Concurrent Reviews:	The Board is concurrently reviewing a site plan referral (Z-25-342) for this project development.
Location:	The site is located along a mixed use corridor southwest of downtown Syracuse, characterized by re-purposed historic homes, apartment buildings, and small-scale commercial.
Existing Site Layout:	The site contains a single-family home with a covered connection to the adjacent house on a separate parcel. Per aerial imagery, the rear of the property contains a gravel parking area which is connected to the rear of the adjacent parcel.
Project Detail:	The applicant is proposing to change the use of the existing house “from a family dwelling to a mixed use building with two dwelling units in the back portion of the mansion and a private recreation club in the front portion of the mansion. The recreation club requires a special use permit. Per the local application, the club will host “small performing arts events for members” for approximately 50 people.
Proposed Site Layout:	Per the Site Plan dated 11/3/25, the existing covered walkway connection to the adjacent house at 658 West Onondaga Street will be demolished. A 10'-wide driveway from West Onondaga Street will be reestablished and will provide access to an 11-space parking lot to be installed at the rear. Existing 6' fences at the rear of the property will remain. Existing mature trees and shrubs along the rear of the property will also remain.
Access:	Current access comes from a driveway on the adjacent parcel. The proposal includes reestablishing the site's former driveway to West Onondaga Street, thereby eliminating the existing cross access.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 10/22/25, 0.03 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated.
Drinking Water:	The site is served by city public drinking water. The proposed change in use will not result in an increase in demand.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. The proposed change in use may result in an increase in wastewater flow.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to an anticipated increase in use. Additionally, unless it can be demonstrated that anticipated flows will not exceed previous flows in excess of one sewer unit over prior use, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project. For more information, contact the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connection>

Historic Resources: Per the local application, the "mansion was built as a single-family home for Smith, an executive in the Smith typewriter business in 1893 and was designed by Charles Colton who also designed City Hall. Over the course of history, the site has been a funeral home, a nursing home and a private club for a business. The site is eligible to be a locally protected site and eligible for inclusion on the National Register of Historic Places.

Plants/Animals: The site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper). Impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site.

Historic Resources: The site or a portion of it is located in or adjacent to an area designated as an archaeological site on the NYS Historic Preservation Office archaeological inventory (per EAF Mapper).

ADVISORY NOTE: NYS regulations require the applicant and/or municipality to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review Act (SEQRA) process.

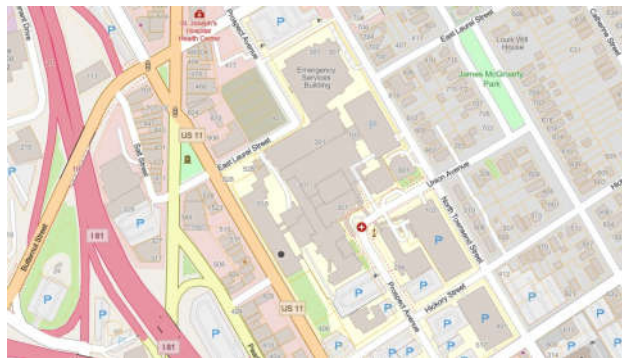
*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*

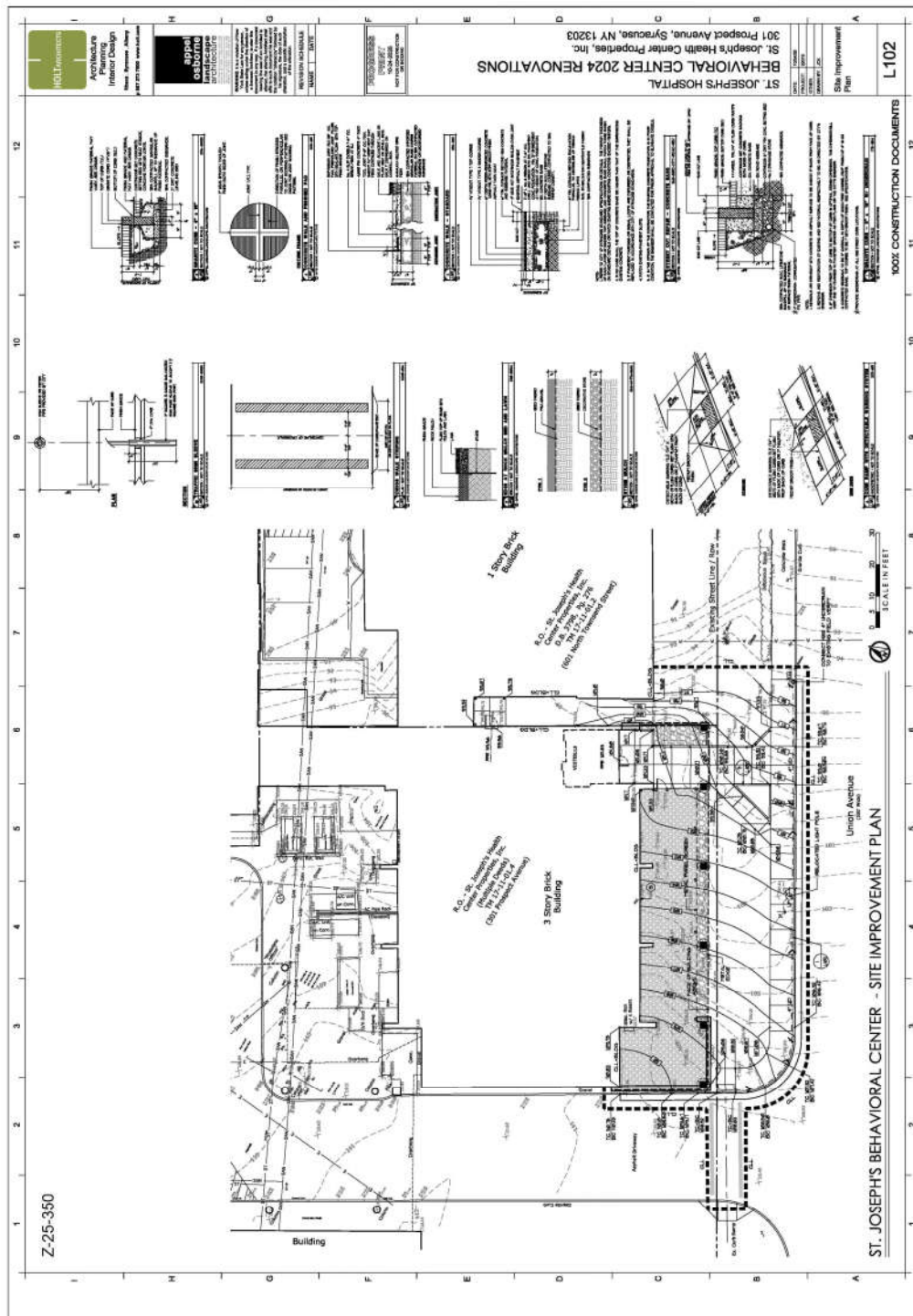
Case Number: Z-25-350**Related Cases:****Referring Board:** City of Syracuse
Planning
Commission**Applicant:** Kevin Gilligan / St. Joseph's
Hospital**Type of Action:** OTHER
AUTHORIZATION**Location:** at 301 Prospect Avenue**30-Day Deadline:** 12/14/2025**Tax ID:** 017.-11-06.4/1**JURISDICTION:**

General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Routes 81 and 690, both state highways

SUMMARY:

The applicant is proposing to construct a two-story addition onto the existing hospital complex and eliminate an existing traffic loop on a 10.73-acre parcel in a Planned Institutional (PID) zoning district





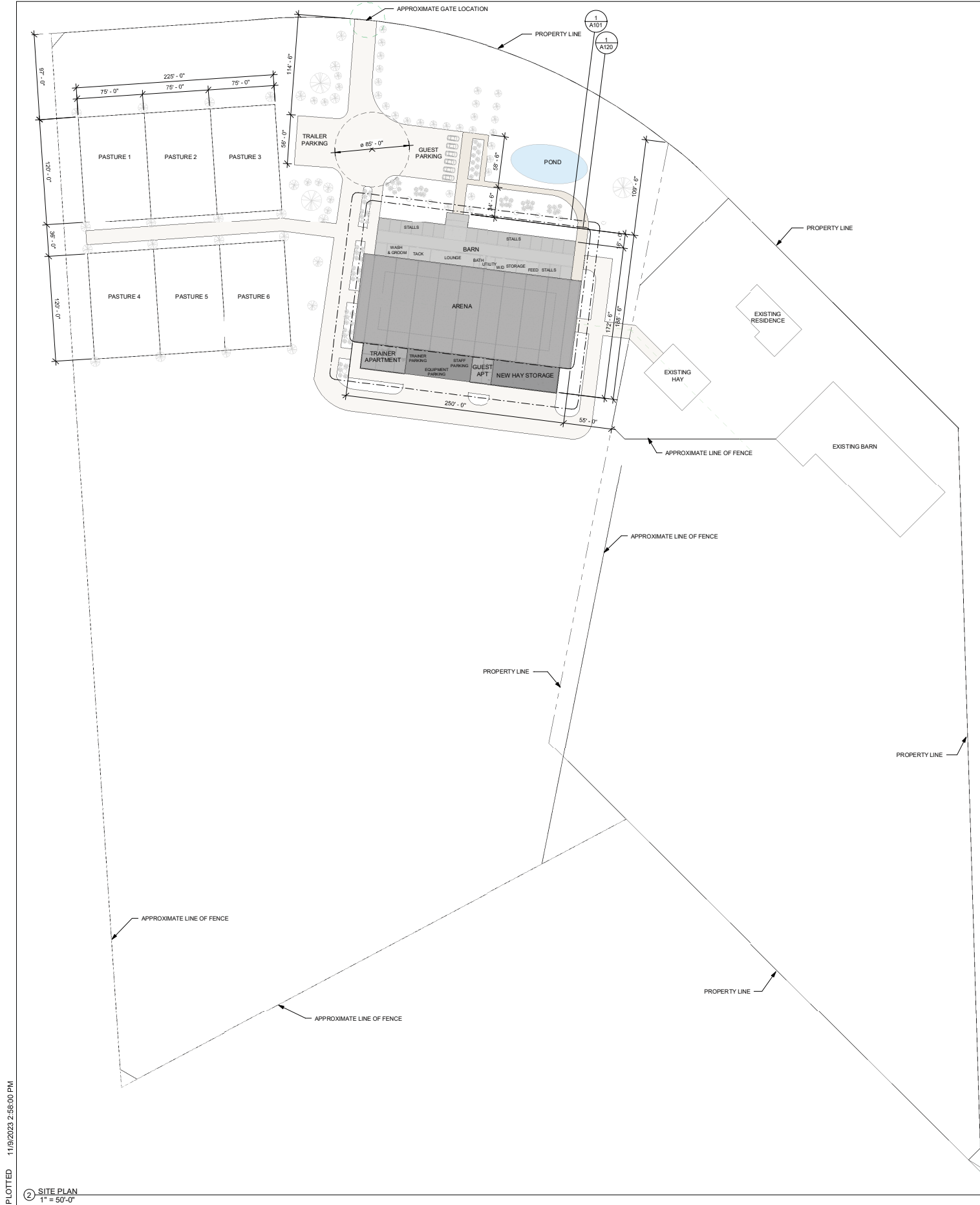
STAFF REVIEW:

Description:	The applicant is proposing to construct a two-story addition onto the existing hospital complex and eliminate an existing traffic loop on a 10.73-acre parcel in the Planned Institutional (PID) zoning district
Past Board Reviews:	No Position was offered on an administrative review of the most recent referral regarding St Joseph's Hospital, a lot combination of two parcels within the hospital complex (S-22-42). The Board provided comments on previous referrals regarding this complex, encouraging the applicant to contact the Onondaga County Department of Water Environment Protection (OCDWEP) regarding any sewer capacity needs. Previous referrals include S-21-67, Z-21-287, Z-21-288, Z-21-397, and S-08-101.
Location:	The 10-acre site contains St Joseph's Hospital, located on the City of Syracuse north side. The hospital complex is bound by Prospect Avenue, Union Avenue, Hickory Street, and North Townsend Street, all City streets, and North State Street, US Route 11, but maintained by the City in this area. The subject area is a portion of the hospital complex, Building 8, the Clare Loeber Smith Center. The Center is located on Union Avenue, near its intersection with Prospect Avenue at the entrance to the hospital.
Project Detail:	Per the Environmental Assessment Form (EAF) dated 10/24/25, the applicant is proposing a renovation of Building 8 which contains the Inpatient Behavioral Health Unit program. Exterior changes include a two-story addition (2,270 sf per floor, 4,540 sf total) on the Union Avenue side of the building. To allow the expansion without encroaching on the right-of-way, the proposal includes removal of the existing driveway loop. Interior changes to the building include providing a new level entrance to the Unit on Union Avenue, "elevator upgrades, window replacements, and improvements to the plumbing, HVAC and electrical systems and façade updates.
Landscaping:	Per the Planting Plan dated 10/24/25, the sidewalk will be reinstalled in front of the building addition along with a 20'-wide lawn area. Plantings will be installed around the new entrance and adjacent to the building.
Stormwater:	Per the EAF, 0.14 acres of the site will be disturbed by the proposed project. "drainage flow will be collected, conveyed and discharged to the municipal sewer at the street."
Drinking Water:	The site is served by city public drinking water and an increase in demand is anticipated.
Wastewater:	The site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area. An increase in wastewater flow is anticipated.

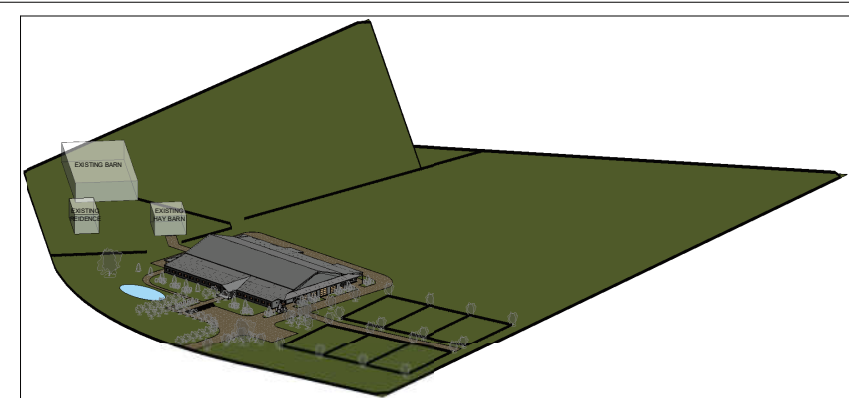
ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>

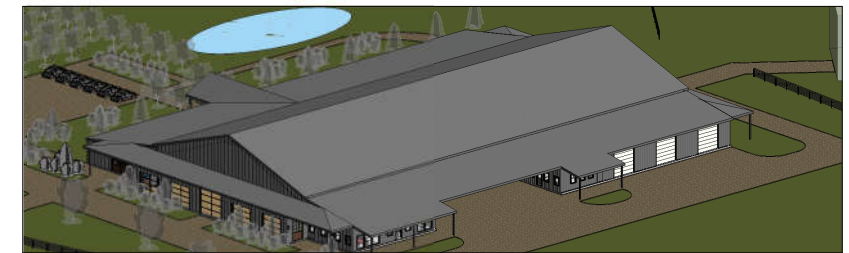
*For agency contacts and additional information about advisory notes, please visit:
<http://ongov.net/planning/ocpb.html>*



PLOTTED 11/09/2023 2:58:00 PM
② SITE PLAN
1" = 50'-0"



⑤ 3D AERIAL VIEW SOUTH EAST



④ 3D BARN VIEW NORTH EAST



③ 3D BARN VIEW SOUTH WEST



① MASTER SITE PLAN
1" = 200'-0"



10/06/2023

PROJECT INFORMATION
9591 Black Creek Rd
Brewerton, NY 13029

APN:
ZONING: 04

DESCRIPTION:
FI 4 1178161

CLIENT: Shelley White

PROJECT TEAM
ARCHITECT:
RYAN MOORE, AIA, NCARB
CONQUEST ARCHITECTURE, LLC.
14901 QUORUM DR. #300
DALLAS, TX 75254

REDUCED SIZE
(ORIGINAL SHEET SIZE
42"x30")

No.	Description	Date

SCHEMATIC DESIGN
**CLAY EQUESTRIAN
CENTER**
SITE PLAN

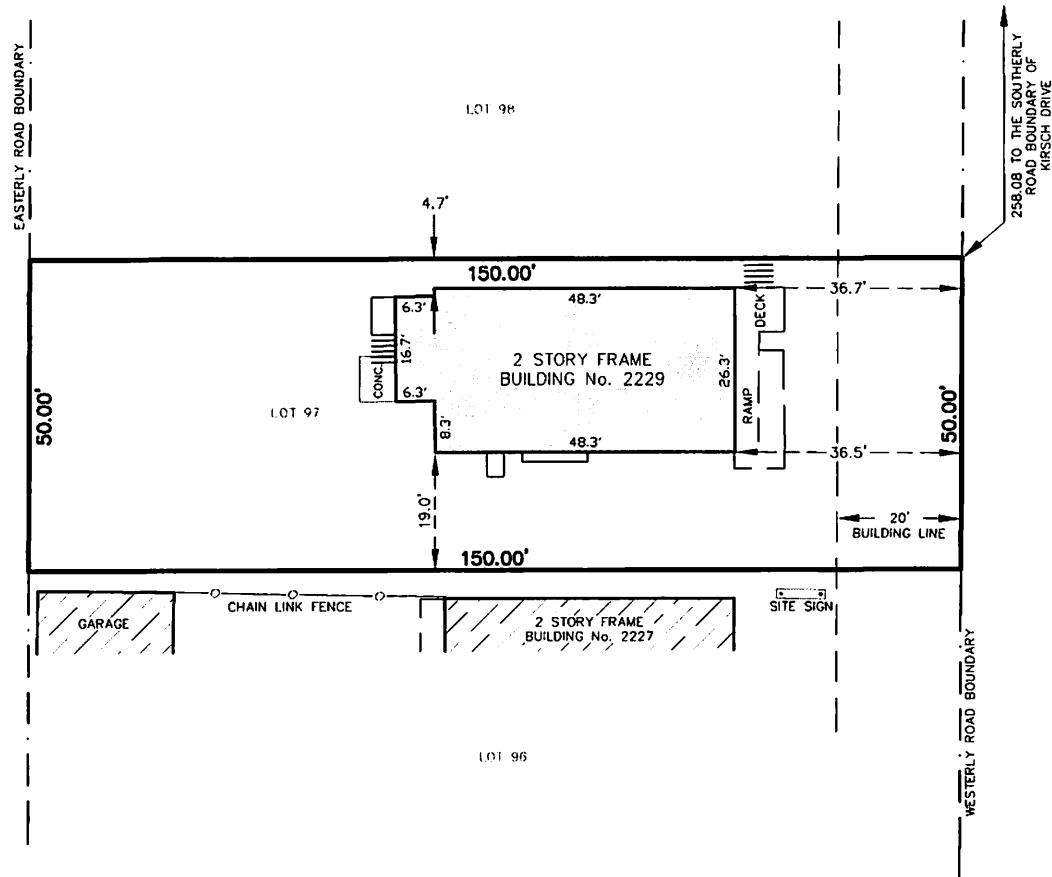
PROJECT NUMBER 23.1926

A100

Z-25-338



CAM - NEL PLACE



BREWERTON ROAD

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

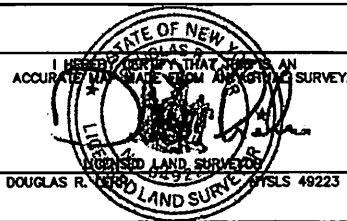
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

Due to severe weather and snow conditions, some physical features or appurtenances may have been concealed and therefore not shown.

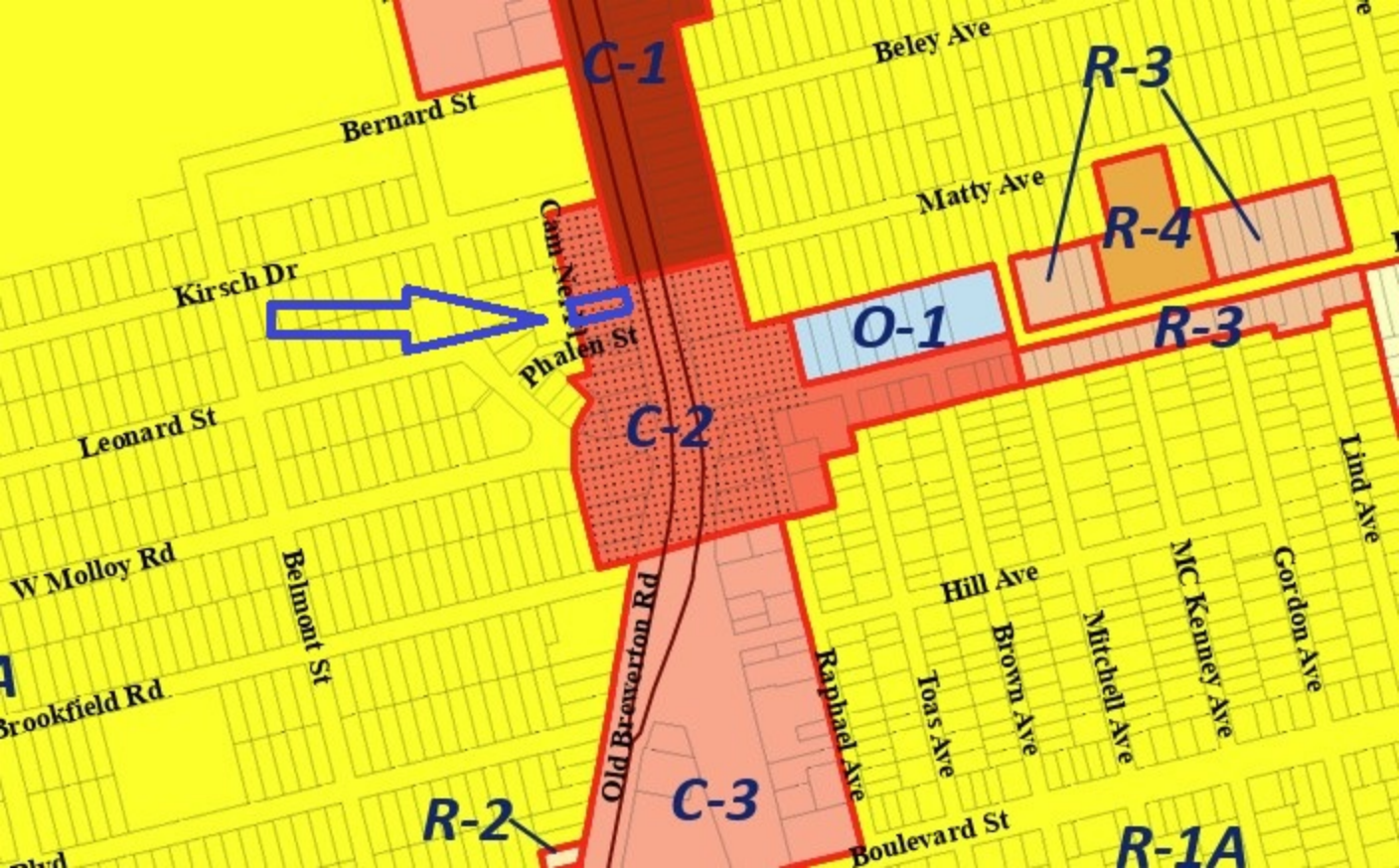
LEHR
LAND SURVEYORS D.P.C.
941166
118 SALINA STREET—SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com



LOCATION SURVEY ON LOT 97, KIRSCH TRACT
FILED APRIL 14, 1927 AS MAP No 2077

KNOWN AS 2229 BREWERTON ROAD, TOWN OF SALINA,
COUNTY OF ONONDAGA, STATE OF NEW YORK

FIELD DATE: 02/28/2025	MAP DATE: 03/07/2025	SCALE: 1"=20'	DRAWN BY: BAC
REVISIONS:		DRAWING No. 25-A-48 eg	





AERIAL VIEW BREWERTON PLAZA

PROJECT:

PROJECT NORTH

ARCHITECT:

PROJECT NORTH

JOSEPH C. MARYAK, ARCHITECT
2 EVERGREEN LANE, OSWEGO, NY 13126
JOEMARYAK@ICMEMO.COM P(315) 415-4672

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A
LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE
PERSON SHALL BE CONSIDERED A VIOLATOR OF THE LAW. THIS STATEMENT IS PLACED HEREIN AS REQUIRED BY LAW.

Revision

No	Date

DATE	SCALE
DRAWN BY	JOB No.

DRAWING DESCRIPTION

AERIAL
VIEW

SHEET NUMBER

PHOTO-1

PROJECT:

FSB
Addition Alterations
BREWERTON

Z-25-339b

NEW YORK CENTRAL

BARTEL ROAD
(MILLER ROAD, T.M.)
(BREWERTON CONNECTION C.R. No. 166)

BENCHMARKS:

- BENCHMARK NO. 1 – MAG NAIL SET ON SOUTH SIDE
LIGHT POLE BASE
ELEV=400.05
BENCHMARK NO. 2 – MAG NAIL SET ON WEST SIDE LIGHT
POLE BASE
ELEV=397.52



LOCATION PLAN
Scale: 1" = 1000'

TRACT MAP:

By: Snyder, Myers Associates, P.C.
Date Filed: October 7, 1985
Map No.: 6353

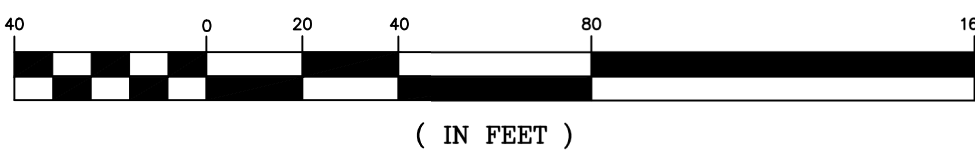
NOTES:

Total area: 5.40± acres.
Present Zone: GC General Commercial
Elevations referred to NAVD 88.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain, according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360572 82 F, Effective date: November 4, 2016.
Part of Tax Map No. 109.-2-1.2

LEGEND:

- 412 — indicates original grade
- ⊙ LS indicates light stand
- / — indicates utility pole, anchor & overhead lines
- ⊙ IFF indicates iron pipe and/or monument found
- ⊙ indicates bollard
- indicates sign
- 12" CSP — indicates storm culvert
- 6" G — GLM indicates gas main, gas valve & gas line marker
- 8" W — WV indicates water main, water valve & hydrant
- 18" S — CB indicates storm sewer, catch basin & manhole
- 8" S — SV indicates sanitary sewer, sewer vent & manhole
- TEL — TEL indicates underground telephone line, manhole & box
- UE — MH indicates underground electric line & manhole
- CATV — TV indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

GRAPHIC SCALE



210-110 LANDSCAPING STANDARDS

A. Lawn area.

- (1) Grass areas shall be planted in a species well adapted to localized growing conditions in Onondaga County, New York.
- (2) In areas where other than solid sod or grass seed is used, overseeding should be sown for immediate effect and protection until coverage is otherwise achieved

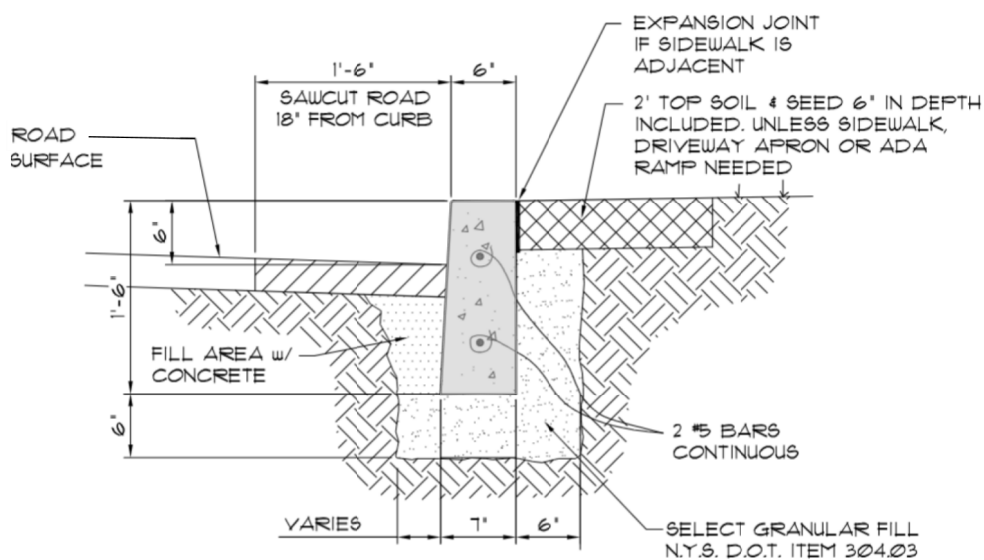
B. Perimeter landscaping. Landscaping shall be required along the perimeter of projects, or within the required setbacks, and shall be provided

- (1). At least one tree for each 40 linear feet of the perimeter of the lot; and
- (2) At least one shrub for each 10 linear feet of the perimeter of the lot.

C. Building foundations. Building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs, perennials, and ground covers. The arrangement of said landscaping shall be arranged along the front facade as well as any facades visible from the public right-of-way. Trees and shrubs should be provided according to the following requirements:

- (1) At least one tree for each 30 linear feet of the perimeter of the building; and
- (2) At least one shrub for each five linear feet of the perimeter of the building.

D. Parking areas. Parking lots containing 20 or more spaces shall be internally landscaped (ONLY PROVIDING 15 SPACES SO NOT APPLICABLE)

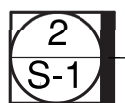


1 STANDARD CONCRETE CURB DETAIL
MINIMUM CONCRETE 4000 PSI

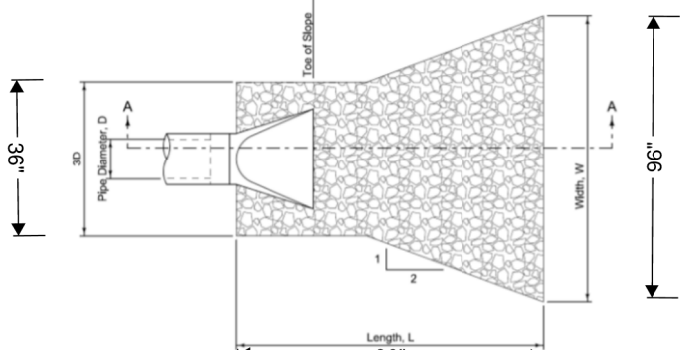


PAVEMENT PAINTED/VINYL APPLIED SURFACE SIGN

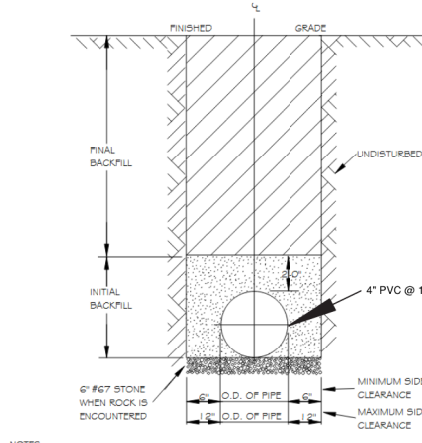
INSTALL 4" WIDE OCTAGONAL STOP SIGN ON PAVEMENT SURFACE WHERE INDICATED



PAVEMENT SIGNAGE/MARKINGS



3 STORM WATER RIP RAP EROSION CONTROL



4 NEW 4" PVC SEWER LINE CONSTRUCTION

RECEIVE APPROVALS AND PERMITTING FROM TOWN OF CICERO AND COUNTY HEALTH DEPARTMENT

FSB BRANCH

SCHEMATIC SITE PLAN

S-1

ARCHITECT:

JOSEPH C. MARYAK, ARCHITECT
3 EVERGREEN LANE, OSWEGO, NY 13126
JOEMARYAK@ICM3RI.COM P: (315) 415-4672

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PARTIAL TOPOGRAPHIC SURVEY

LANDS OF MILLER

PART OF FARM LOT No. 10

TOWN OF CICERO

ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS LAND SURVEYING, P.C.
2521 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanspc.com

DATE: SEPTEMBER 22, 2025

SCALE: 1" = 40'

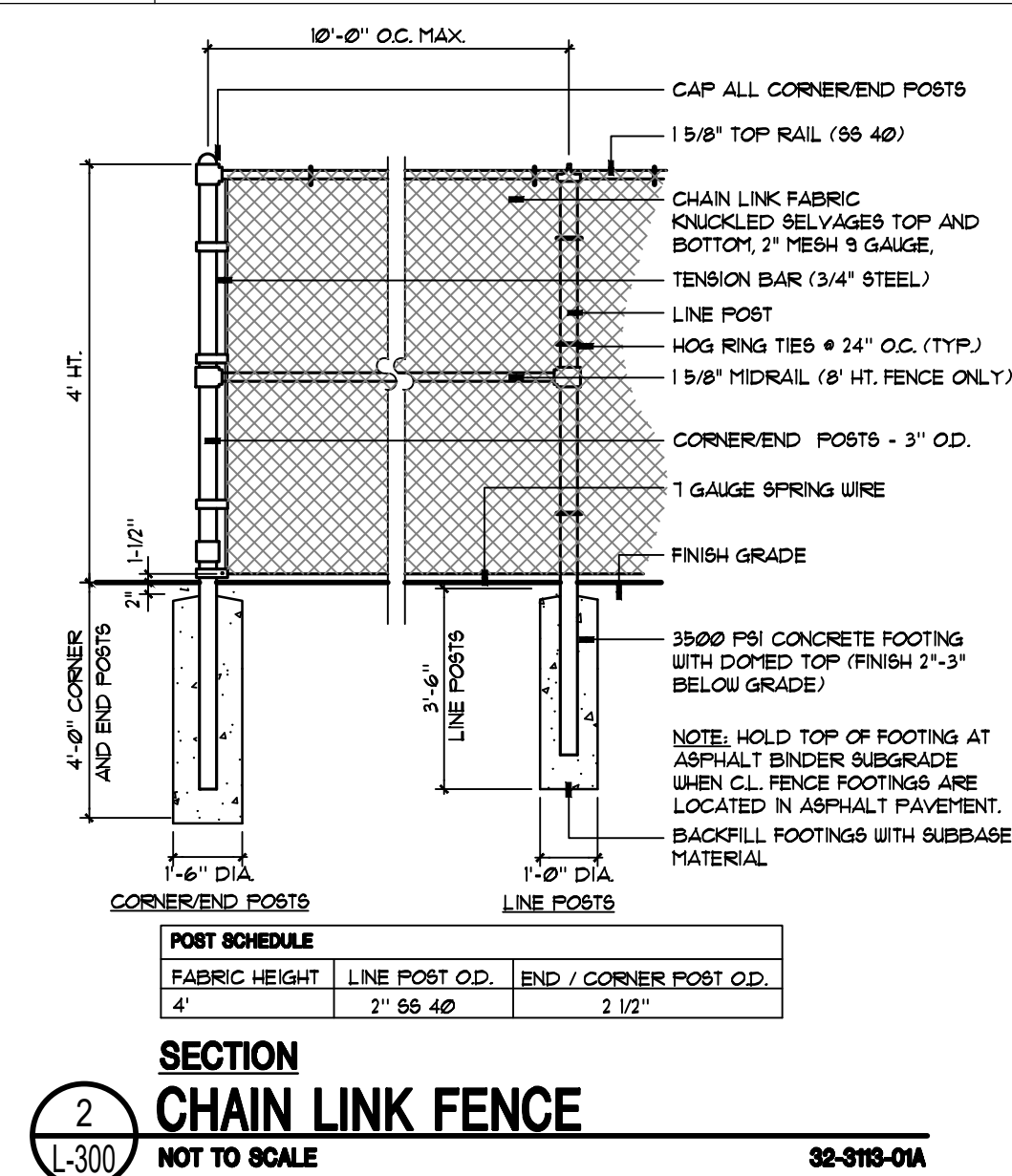
FILE No.: 4125.001

SHEET No.

S-1

F.B. No. 1760

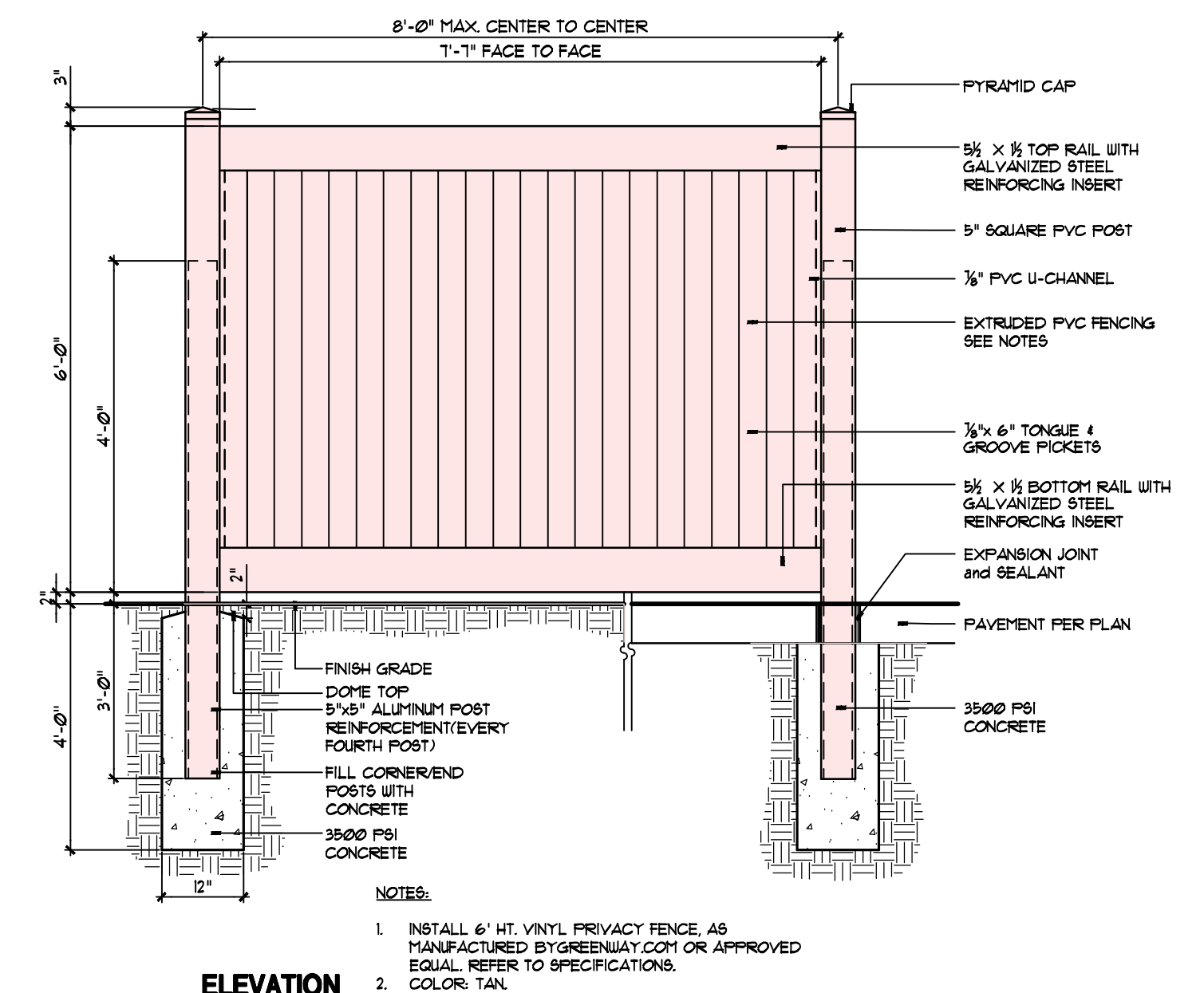
Z-25-346



ZONING DATA			
MUNICIPALITY: TOWN OF CLAY			
ZONING: RESIDENTIAL AGRICULTURAL DISTRICT (RA-100)			
	REQUIRED TOWN CODE	EXISTING BUILDING	PROPOSED BUILDING
<u>MIN. LOT AREA:</u>	5 AC	500 AC	500 AC
<u>MIN. LOT WIDTH:</u>	125 FT	> 125 FT	> 125 FT
<u>LOT COVERAGE BLDG:</u>	N/A		10%
<u>BUILDING HEIGHT:</u>	50 FT	< 50 FT	< 50 FT
<u>FRONT YARD SETBACK:</u>	35 FT	35 FT	35 FT
<u>SIDE YARD SETBACK:</u>	50 FT	150 / 195 FT	131 / 195 FT
<u>REAR YARD SETBACK:</u>	50 FT	60 FT	25 FT
<u>PARKING:</u>	419 SPACES	140 SPACES 4300 SPACES IN EASEMENT	131 SPACES 4300 SPACES IN EASEMENT
<u>PARKING DATA</u>			
PARKING STALL DIMENSIONS 9.5'X20'			
<u>ASSEMBLY, FLEXIBLE SEATING:</u> (10) SPACES PER 1,000 SF			
47,887 SF TOTAL BLDG			
$\frac{(47,887 + 478)}{10} \times 10 = 479 \text{ SPACES}$			
<u>COMPARED TO - ASSEMBLY, FIXED SEATING:</u> 1/3 OF ALL SEATING			
1364 SEATS			
1364* 455 SPACES			

LAYOUT CONSTRUCTION NOTES

1. INSTALL CONCRETE PAVEMENT PER DETAIL 5/L-500.
2. INSTALL HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 7/L-500.
3. INSTALL ASPHALT PAVEMENT PER DETAIL 11/L-500.
4. INSTALL CONCRETE CURB PER DETAIL 6/L-500.
5. INSTALL CURB TAPER PER DETAIL 10/L-500.
6. INSTALL CONCRETE DOWELING AT DOORWAY PER DETAIL 8/L-500.
7. INSTALL STEEL BOLLARD PER DETAIL 3/L-202.
8. NOTE OMITTED.
9. INSTALL 4'-0" HT. CHAINLINK FENCING PER DETAIL 2/L-300.
10. MONUMENT SIGN TO BE PERMITTED AT A LATER DATE, BY OWNERS.
11. REQUESTED 25'-0" REAR YARD SETBACK RELIEF. SITE PLANS SUBMITTED TO TOWN OF CLAY TBA FOR REVIEW OCTOBER 2023. APPEARANCE SET FOR NOVEMBER 10TH, 2023.
12. REFER TO PARKING AGREEMENT FOR SHARED PARKING TERMS BETWEEN NORTHSIDE BAPTIST CHURCH AND THE SENECA MALL PLAZA.



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

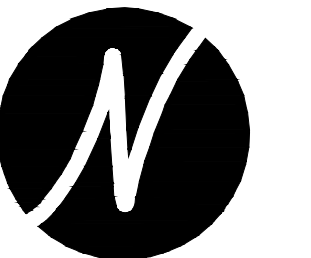


PROJECT TEAM

ARCHITECT RISEPOINT 200 N HARRISON ST. UNIT 101 ALGONQUIN, IL 60102 P: 224.504.0696 WWW.RISEPOINTE.COM	LANDSCAPE ARCHITECT KEPUNGER FREEMAN ASSOCIATES 6320 FLY RD #109 EAST SYRACUSE, NY 13057 WWW.KEPUNGERFREEMAN.COM
GENERAL CONTRACTOR PARSONS-McKENNA 117 METROPOLITAN PARK DRIVE LIVERPOOL, NY 13088 WWW.PARSONSMCKENNA.COM	CIVIL ENGINEER EDWARD REID ENGINEERING PLLC 2460 CEMETERY ROAD FABIUS, NY 13063 WWW.EDWARDREIDENG.COM

PROJECT

PROPOSED SITE IMPROVEMENTS FOR:



NORTHSIDE CHURCH SITE IMPROVEMENTS

7965 OSWEGO ROAD,
LIVERPOOL NY 13090

REVISIONS

[illegible]

PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION

THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND
MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL
DETAIL. THESE ARE NOT FINAL CONSTRUCTION
DOCUMENTS AND SHALL NOT BE USED FOR FINAL
BIDDING OR CONSTRUCTION RELATED PURPOSES.

INFORMATION

CURRENT ISSUE NOVEMBER 4, 2021

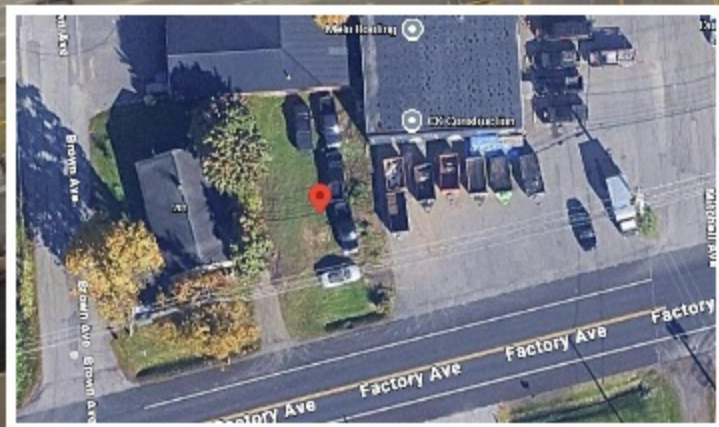
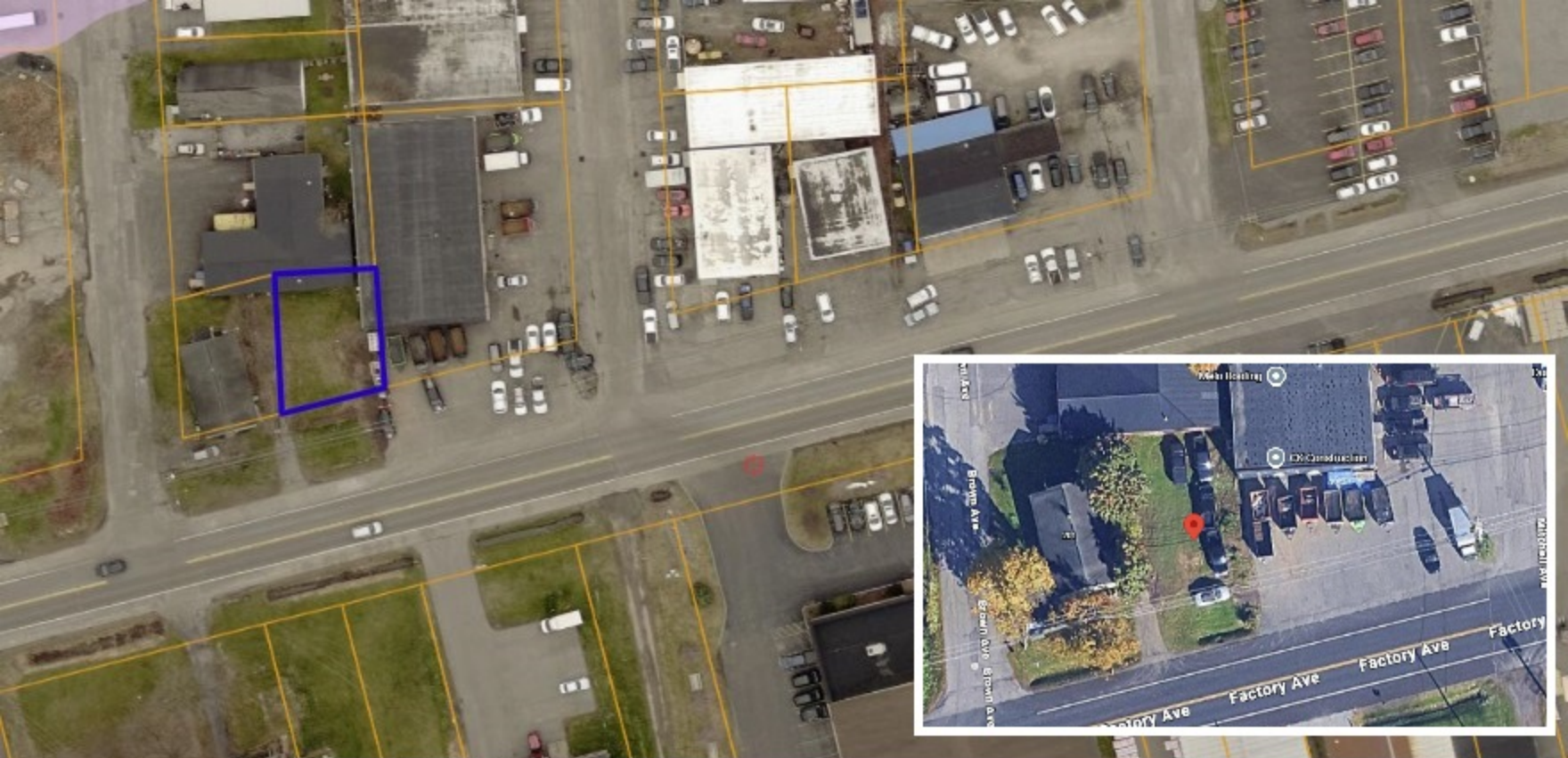
PROJECT NUMBER	4508
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SCALE	AS NOTED
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SHEET

LAYOUT PLAN

L-300

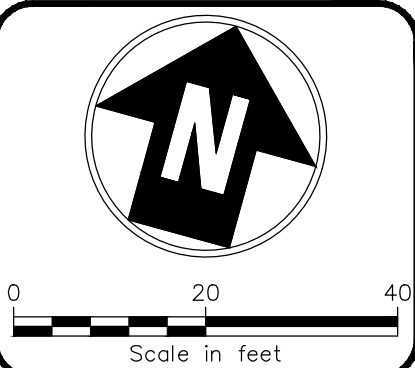


Z-25-349

ZONING REGULATIONS
FOR DEVELOPMENT

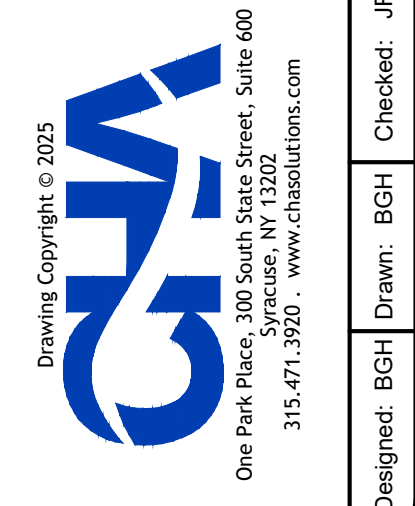
ZONING:		MIXED USE TRANSITION (MX-3)	
EXISTING LOT INFORMATION:			
1201-1203 W. GENESEE ST	TAX MAP # 108.2-06-06.0	±0.24 AC	
1207 W. GENESEE ST	TAX MAP # 108.2-06-05.0	±0.44 AC	
1215 W. GENESEE ST	TAX MAP # 108.2-06-04.0	±0.18 AC	
	<u>CODE</u>	<u>PROPOSED</u>	
FRONT SETBACK	0'	±0'	
SIDE SETBACK	0'	±0'	
REAR SETBACK	4'	28'	
BUILDING HEIGHT	NO MAX	±15'	
NUMBER OF STORIES	2 MIN	2	
LOT WIDTH	40'	199'	
LOT AREA	NONE	±0.92 AC	
IMPERVIOUS COVERAGE (MAX):	95%	±95%	
PARKING			
PARKING SPACE SIZE:	8.5' X 18'	9' X 18'	
OFFICE (1SP/500SF X 6,800SF)	13.6	20	
RETAIL (1SP/300 SF x 6,800 SF)	22.6	35	
(4SP / REPAIR BAY x 10 BAYS)			
TOTAL	36	55	

Submitted / Revision	By	Date
APPROVED FOR SUBMITTAL	By	10/30/25
CITY OF SYRACUSE PROJECT SITE REVIEW SUBMISSION	JFT	
No.		



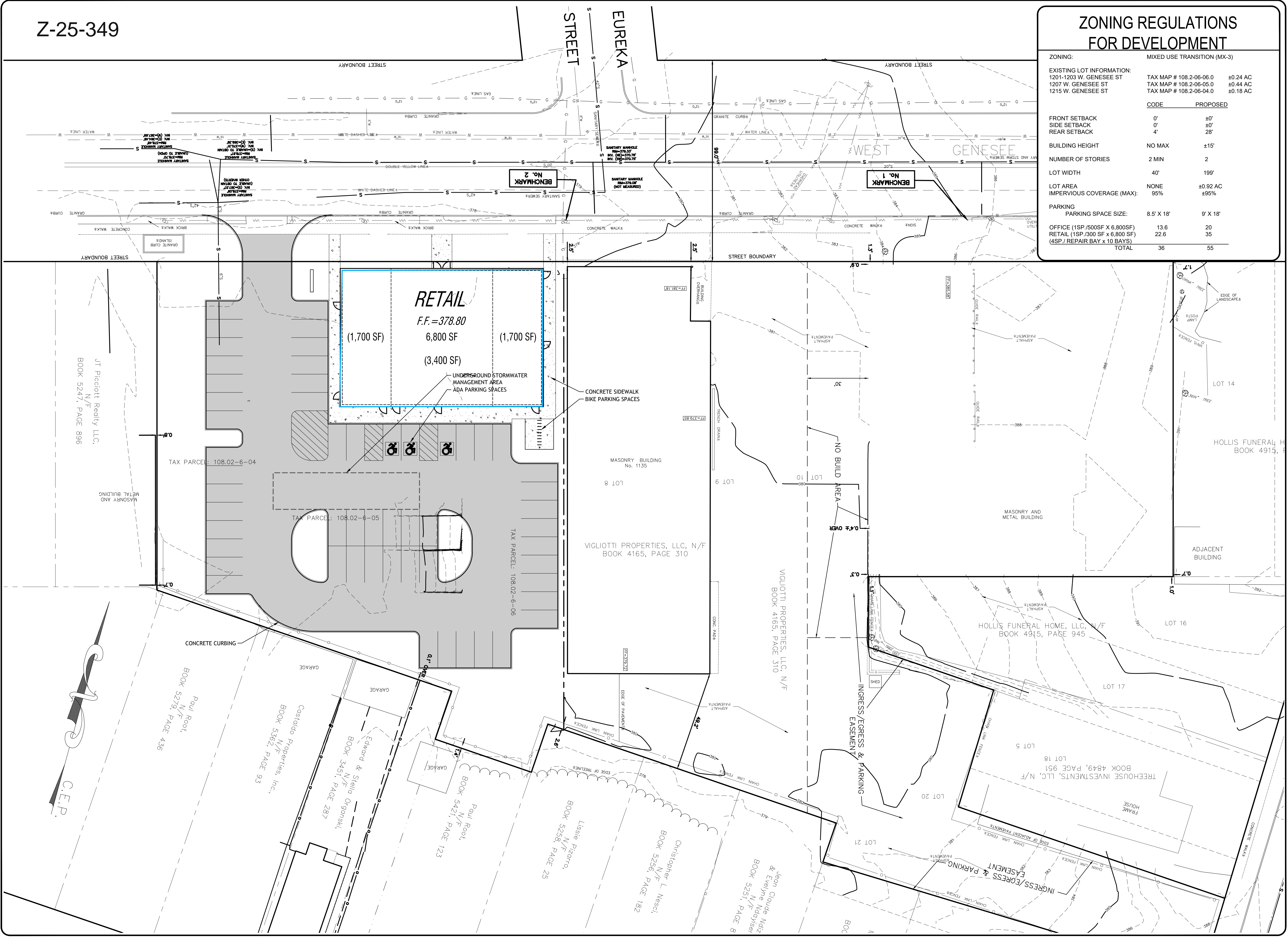
SPECIALTY PROPERTIES, LLC
1200 STATE FAIR BLVD.
SYRACUSE, NY 13209

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR PROFESSIONAL SURVEYOR, TO PREPARE OR ALTER A PLAN BEARING THE STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR PROFESSIONAL SURVEYOR WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL PERSON WHOSE NAME IS ON THE STAMP. ANY VIOLATION OF THIS SECTION SHALL BE CAUSALY FOLLOWED BY THE PROFESSIONAL PERSON WHOSE NAME IS ON THE STAMP, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



PROPOSED COMMERCIAL DEVELOPMENT
1201-1207 W. GENESEE STREET
CITY OF SYRACUSE, NEW YORK
ONONDAGA COUNTY
SITE LAYOUT PLAN
Issue Date: 10/30/25 Project No.: 23278 Scale: AS SHOWN

C-101



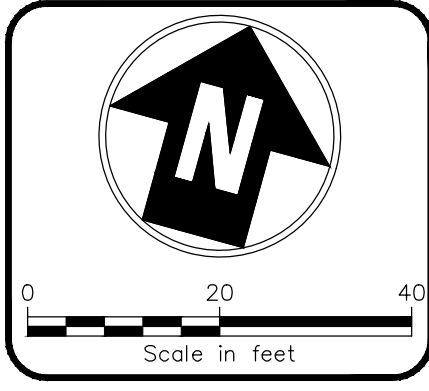
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Z-25-349

PLANTING SCHEDULE

SYMBOL	QTY	GENUS & SPECIES	COMMON NAME	PLANTING SIZE (AS NOTED)	ROOT	MATURE SIZE (HEIGHT x WIDTH)	NOTES
TREES							
GT	1	Gleditsia Triacanthos	Honey Locust	2-2.3" CAL.	B&B	60' x 60'	Greenish-yellow flowers in late spring
TC	2	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5-3" CAL.	B&B	50' x 30'	Yellow in Fall
SHRUBS							
BB	9	Buddleja 'Blue Chip Jr.'	Lo & Behold® Blue Chip Jr. Butterfly Bush	1 GAL.	CONT.	2' x 2'	Purple Flowers in Summer
IV	8	Ilex verticillata 'Red Sprite' (female)-10 / 'Jim Dandy' (male)-3	Winterberry	3 GAL.	CONT.	4' x 4'	Red Berries through Winter
BS	10	Buxus Sempervirens 'Common Boxwood'	Common Boxwood	3 GAL.	CONT.	4' x 4'	Broadleaf Evergreen
CK	12	Calamagrostis X Acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	2 GAL.	CONT.	24-36" Spread 3-5' HT	Reed Grass

No.	Submitted / Revision	By	Date
1	CITY OF SYRACUSE PROJECT SITE REVIEW SUBMISSION	JFT	10/30/25



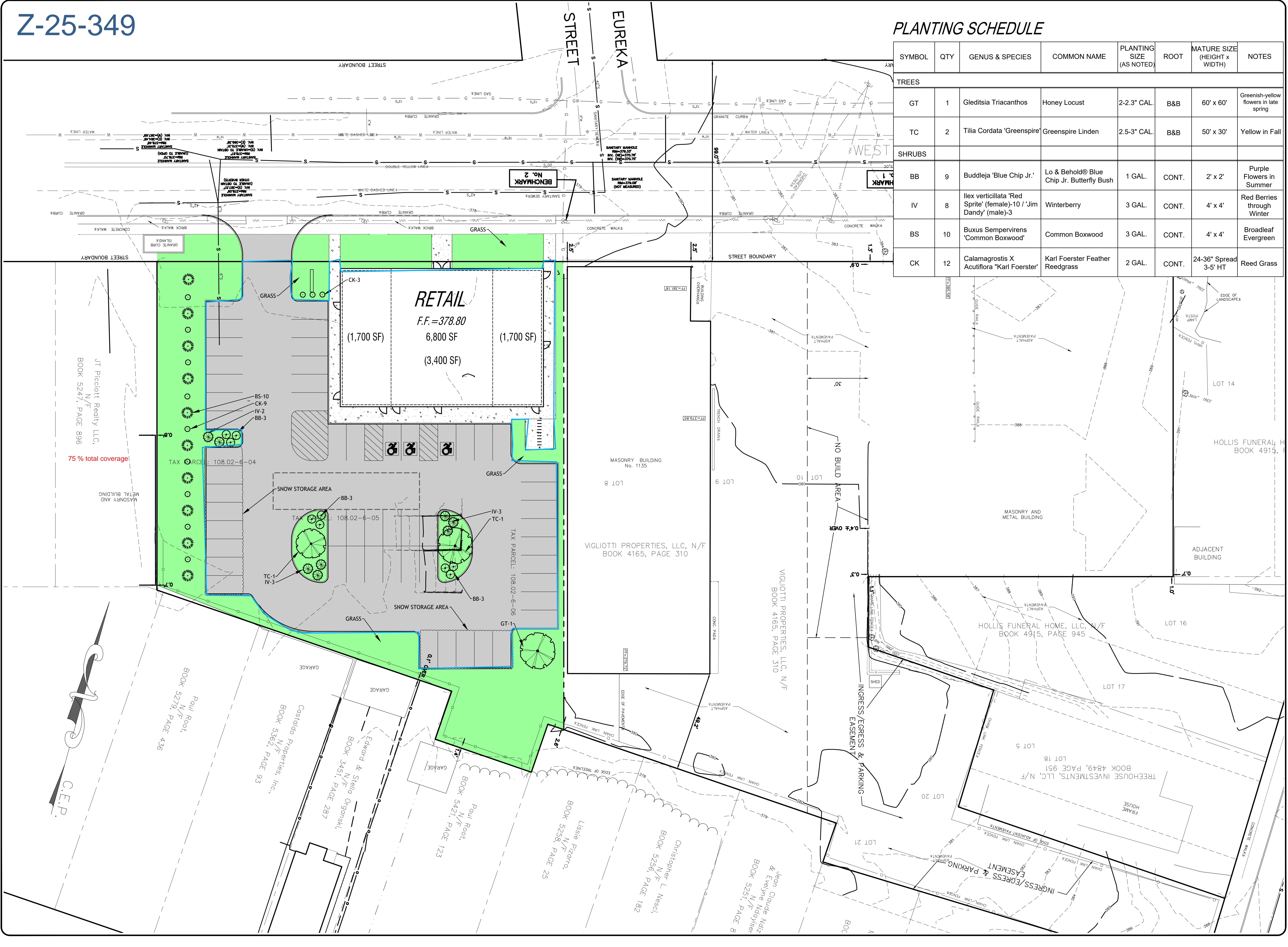
SPECIALTY PROPERTIES, LLC
1200 STATE FAIR BLVD.
SYRACUSE, NY 13209

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR, TO PREPARE, REPRODUCE, OR ALTER THE ALTERNATIVE CHARTER BY FOLLOWING BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



PROPOSED COMMERCIAL DEVELOPMENT
1201-1207 W. GENESEE STREET
CITY OF SYRACUSE, NEW YORK
ONONDAGA COUNTY
LANDSCAPE PLAN
Issue Date: 10/30/25 Project No.: 23278 Scale: AS SHOWN

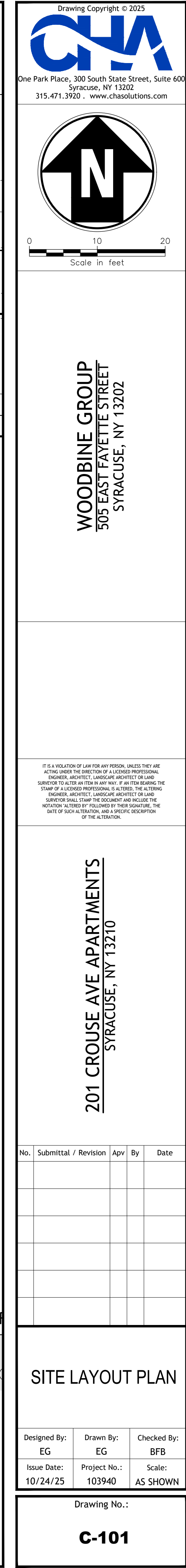
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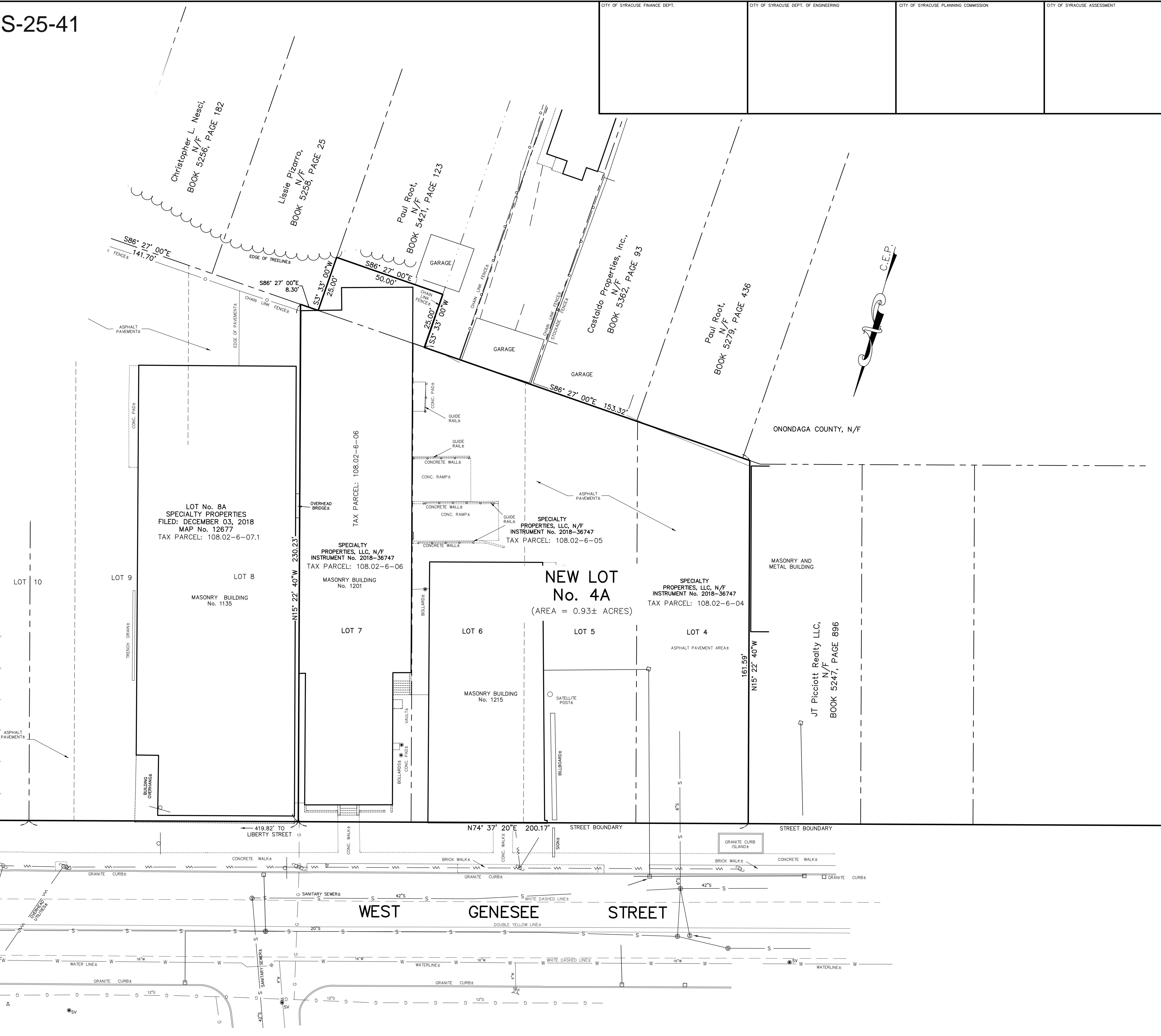


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<u>ZONING REGULATIONS FOR DEVELOPMENT</u>					
<u>ZONING:</u> URBAN CORE (MX-4)					
<u>EXISTING LOT INFORMATION:</u>	<u>TAX MAP</u>	<u>PARCEL SIZE</u>	<u>ZONING</u>		
201 SOUTH CROUSE AVE.	030-23-01.3	0.41 ± ACRES	MX-4		
1010 EAST WASHINGTON ST.	030-23-02.0	0.17 ± ACRES	MX-4		
TOTAL LOT AREA =		(0.58 ACRES)	(25,265 SF)		
		<u>MX-4</u>	<u>PROPOSED</u>		
<u>LOT COVERAGE</u>					
MAXIMUM IMPERVIOUS COVERAGE:	SOLELY BY RESIDENTIAL 80% MIXED USE 95%		±78%		
<u>HEIGHT AND NUMBER OF STORIES:</u>					
BUILDING HEIGHT:			62'		
NUMBER OF STORIES:	3 MIN. / 8 MAX.		5 STORIES		
<u>SETBACKS MINIMUM:</u>					
FRONT	N/A	6'			
SIDE	N/A	5'			
REAR	N/A	36.2'			
<u>PARKING</u>					
PARKING SPACE SIZE:	8.5' X 18'		8.5' X 18'		
REQUIRED PARKING: 0.5 SPACES PER DWELLING UNIT					
88 UNITS = 44 PARKING SPACES (*****) = 16 SPACES REQUIRED					
<u>PARKING PROVIDED</u>			17 SP.		
TOTAL :		16 SP.	17 SP.		
*	50% REDUCTION FOR MX-4 MIXED USE (44x0.5=22)				
**	15% REDUCTION FOR PROXIMITY TO TRANSIT (44x0.15=6) (22x0.15=3.3 TOTALS 19)				
***	15% REDUCTION FOR PROVIDING 50% MORE BIKE PARKING THAN REQUIRED (44x0.15=6) (19x0.15=2.85 TOTALS 16)				
DRIVE AISLE WIDTH	24'				
BI-CYCLE PARKING - (1 SPACE PER 6 VEHICLE SPACES)	2-3 SP.		3-5 SP.		

Z-25-353

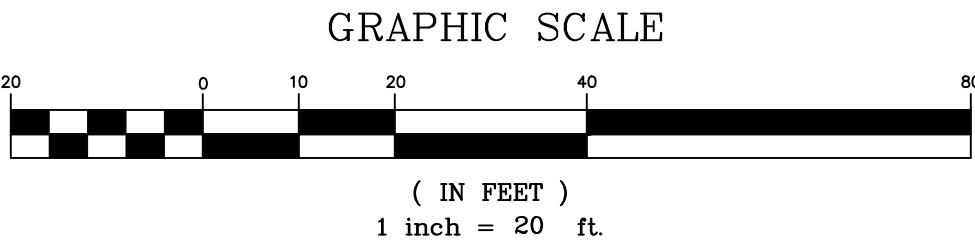




CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.	
--------------------------------	---------------------------------------	--------------------------------------	-----------------------------	------------------------------	--

LOCATION PLAN
Scale: 1" = 2000'

NOTES:
Total area: 0.93 ± acres
Total number of lots: Three (3) existing; One (1) proposed
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map Nos. 108.2-06-04, 05- & 06



- LEGEND:
- ☆ LS indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IPF indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - 12" CMP— indicates storm culvert
 - 6" G— indicates gas main, gas valve & gas line marker
 - 8" W— indicates water main, water valve & hydrant
 - 18" D— indicates storm sewer, catch basin & manhole
 - 8" S— indicates sanitary sewer, sewer vent & manhole
 - TEL— indicates underground telephone line, manhole & box
 - UE— indicates underground electric line & manhole
 - CATV— indicates underground television cable & box
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

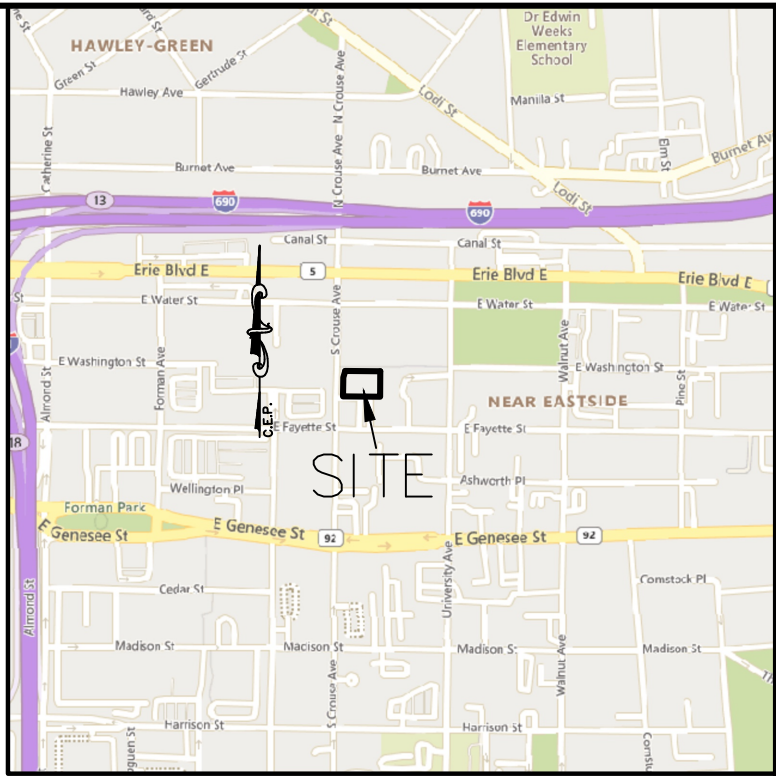
TRACT MAP
BY: R. GRIFFIN C.E.
FILED: JULY 26, 1985
MAP NO. 866

THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS IS A CORRECT MAP MADE
FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

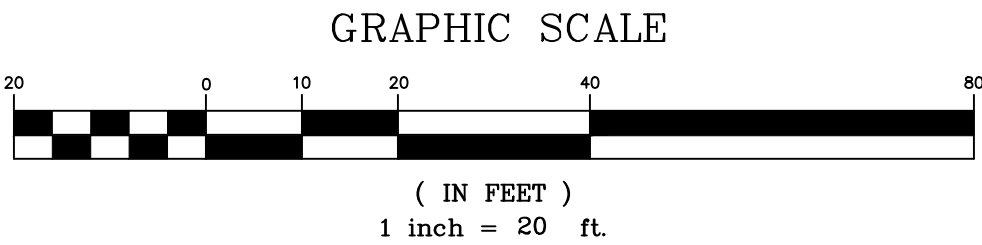
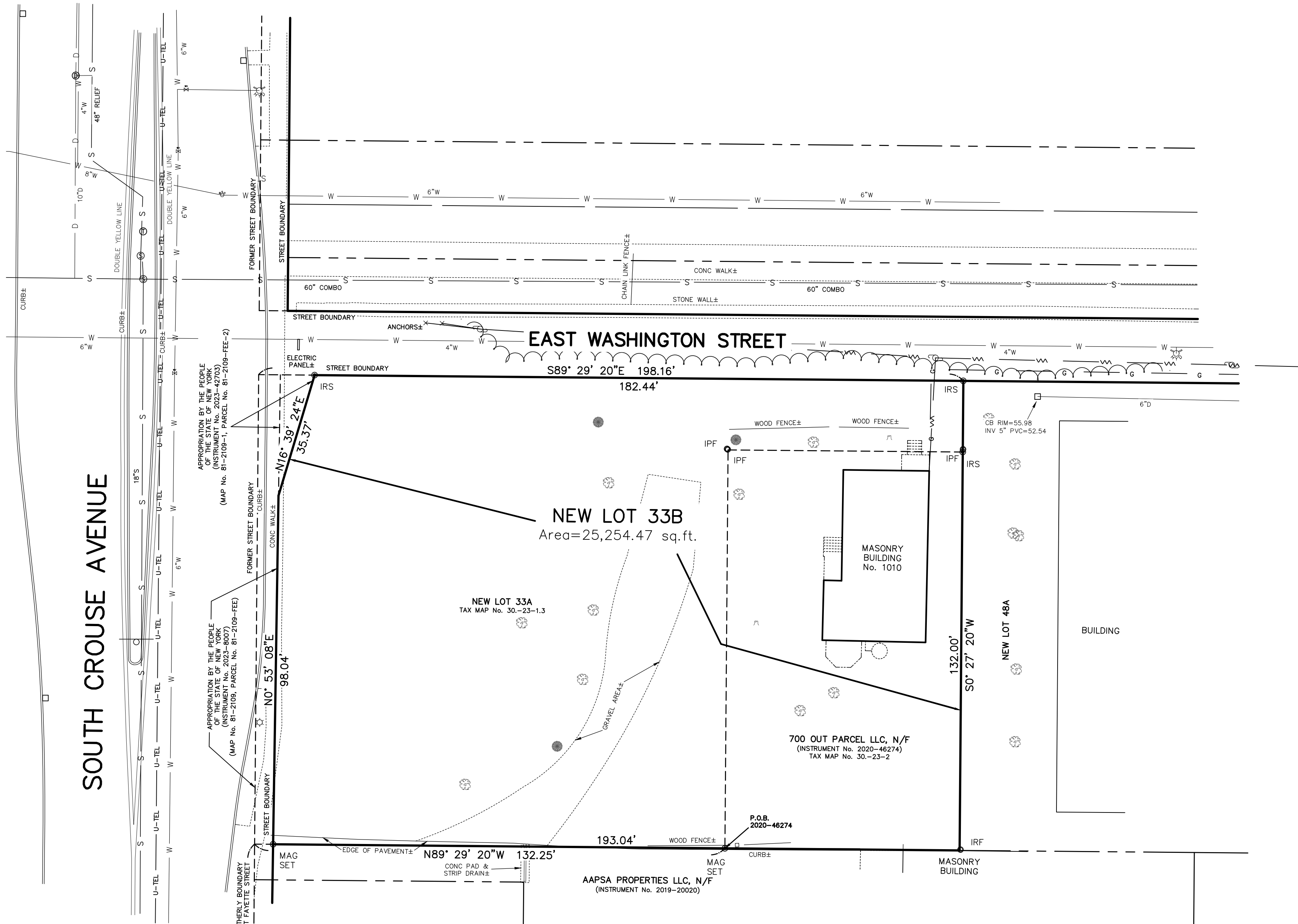
Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7208, sub-division 2, of the New York State Education Law.

REVISIONS	RE-SUBDIVISION MAP OF LOT Nos. 4 THROUGH 7 PART OF BLOCK No. 111 INTO NEW LOT No. 4A SPECIALTY PROPERTIES PHASE 2 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251	
	DATE: SEPTEMBER 10, 2018 SCALE: 1" = 20' FILE NO.: 2544.016	SHEET NO. F.B. NO. 1600



LOCATION PLAN
Scale: 1" = 1000'

C.E.P.



TRACT MAP:

By: Christopherson Land Surveyor
Date Filed: February 22, 1995
Map No.: 8095

NOTES:

Total area: 25,254.47± sq.ft.
Total number of lots: Two (2) existing, One (1) proposed.
Present Zone: MX-4 Urban Core
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F, Effective date: November 4, 2016.
Tax Map Nos. 30.-23-1.3 & 2

ABSTRACT:

By: Stewart Title Insurance Company
Dated: December 19, 2024
Order No.: 81315205

ABSTRACT:

By: Stewart Title Insurance Company
Dated: December 13, 2024
Order No.: 81315204

LEGEND:

- LS indicates light stand
- IPF indicates iron pipe and/or monument found
- MON. FND indicates iron pipe and/or monument found
- deciduous tree indicates deciduous tree
- evergreen tree indicates evergreen tree
- stump indicates stump
- sign indicates sign
- storm culvert indicates storm culvert
- gas main, gas valve & gas line marker indicates gas main, gas valve & gas line marker
- water main, water valve & hydrant indicates water main, water valve & hydrant
- storm sewer, catch basin & manhole indicates storm sewer, catch basin & manhole
- sanitary sewer, sewer vent & manhole indicates sanitary sewer, sewer vent & manhole
- underground telephone line, manhole & box indicates underground telephone line, manhole & box
- underground electric line & manhole indicates underground electric line & manhole
- underground television cable & box indicates underground television cable & box
- edge of trees and brush indicates edge of trees and brush
- boundary line indicates boundary line
- adjacent parcel line indicates adjacent parcel line
- old/original parcel line indicates old/original parcel line
- easement line indicates easement line
- centerline road indicates centerline road

CITY OF SYRACUSE DEPT. OF ASSESSMENT	CITY OF SYRACUSE DEPT. OF FINANCE	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPARTMENT	REVISIONS	FINAL PLAN NEW LOT 33B RESUBDIVISION OF BLOCK No. 210 PART OF BLOCK No. 210 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: SEPTEMBER 30, 2025 SCALE: 1" = 20' FILE No.: 3403.008	SHEET No. F.B. No. 1748
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NOTE:
N.Y.S.D.O.T. CLAIMS A RIGHT-OF-WAY HALF-WIDTH FOR GENESEE STREET OF 66 FEET BASED ON A ROAD DESCRIPTION IN THE TOWN OF MANLIUS ROAD BOOK 1, PAGE 21, DATED FEB. 21, 1799. SAID ROAD, CALLED "SALT SPRINGS ROAD," FOLLOWED THE SOUTH LINE OF LOT 63 AND WAS RESCINDED BY THE TOWN OF MANLIUS IN ROAD BOOK 1, PAGE 42 ON AUG. 31, 1902. THE STREET LINE SHOWN HERE IS BASED ON A HALF-WIDTH OF 49.5 FEET AND IS SUBJECT TO FUTURE N.Y.S.D.O.T. MONUMENTATION AND/OR BOUNDARY DETERMINATION.

FOR CONVEYANCE AND/OR MORTGAGE PURPOSES OCCURRING WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 5-14-1974. VOID WITHOUT EMBOSSED SEAL

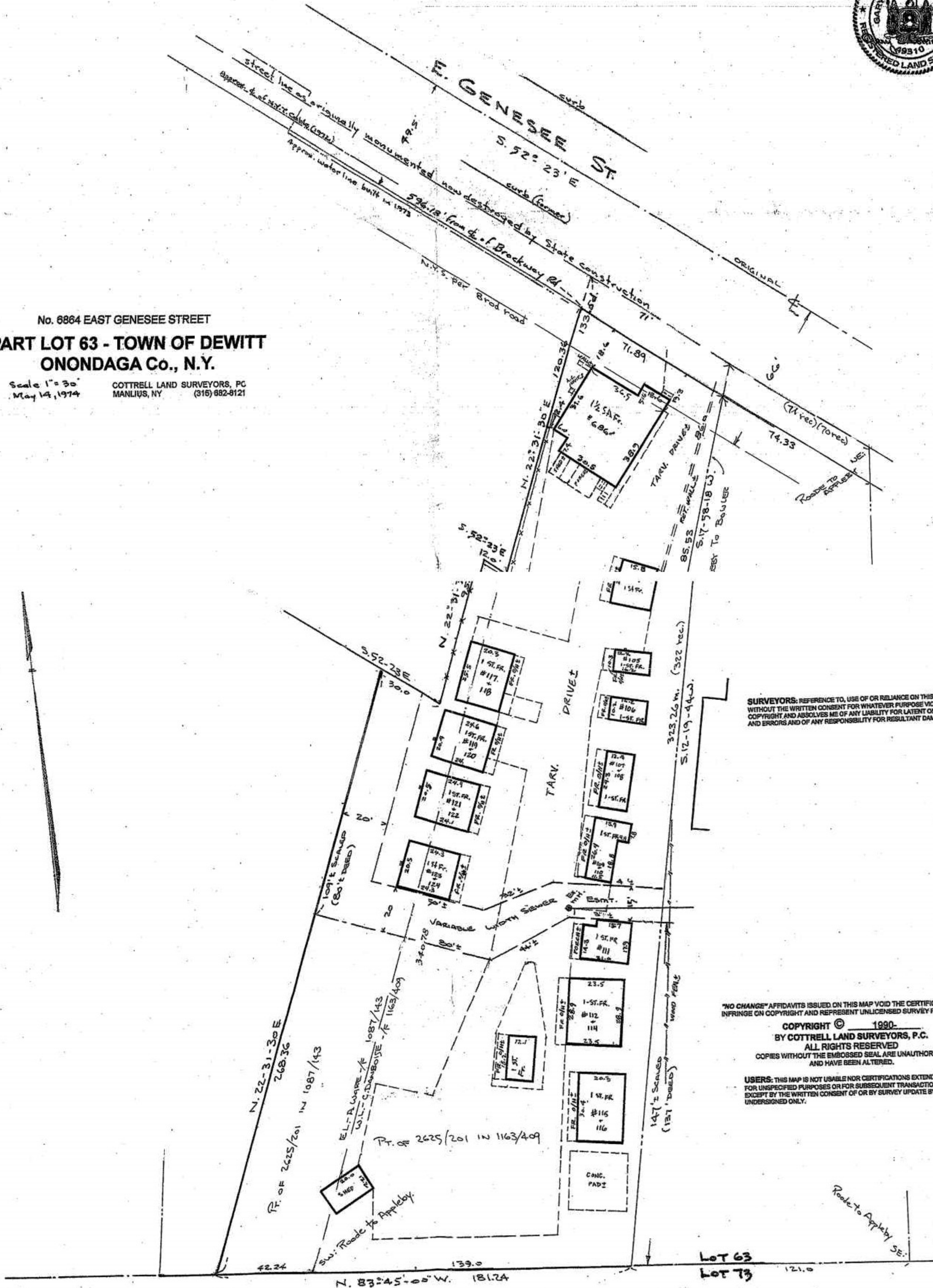
RECERTIFIED ON: APR. 19, 2017



No. 6864 EAST GENESEE STREET
PART LOT 63 - TOWN OF DEWITT
ONONDAGA Co., N.Y.

Scale 1" = 30'
May 14, 1974

COTTRELL LAND SURVEYORS, P.C.
MANLIUS, NY (315) 682-8121



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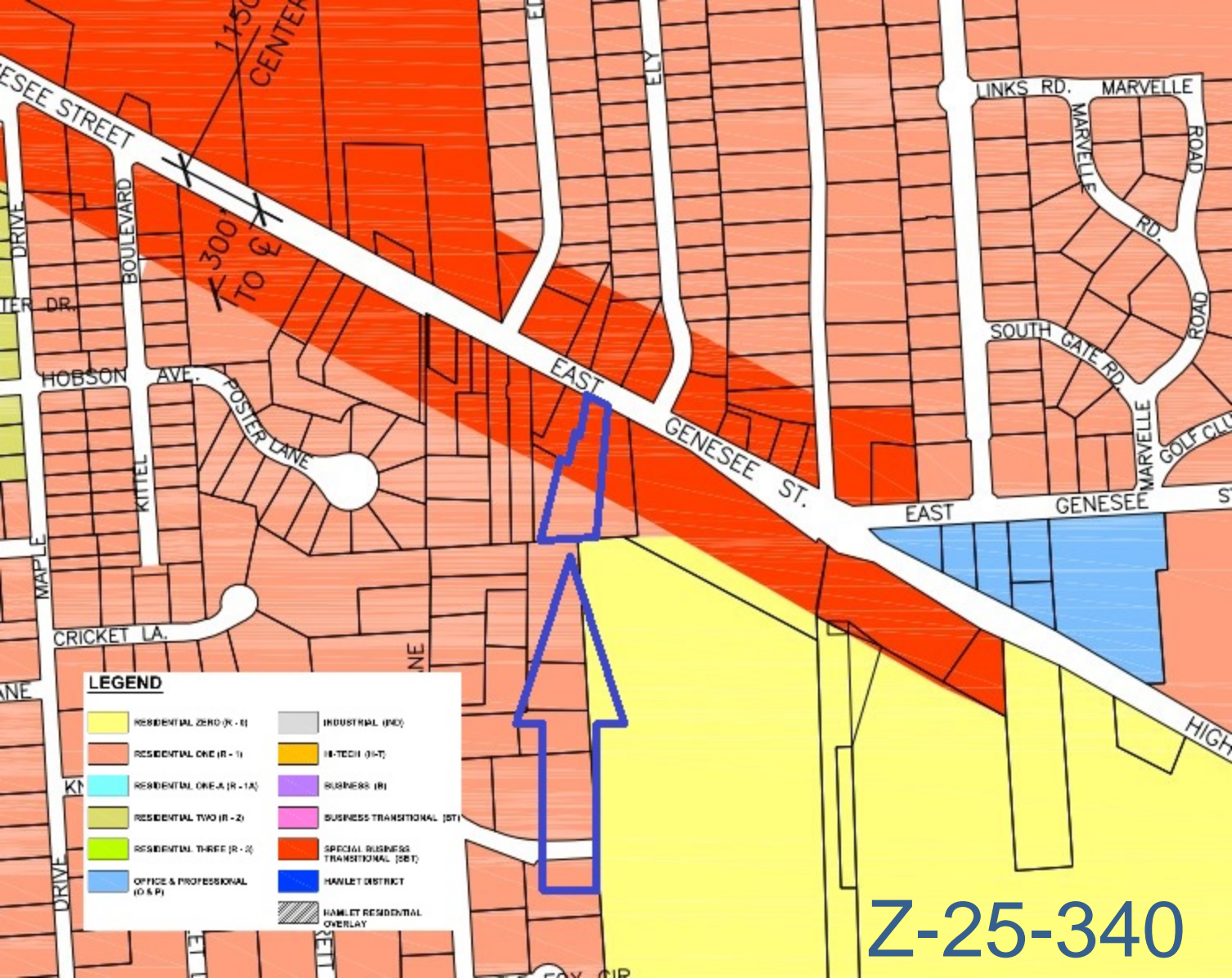
BY COTTRELL LAND SURVEYORS, P.C.

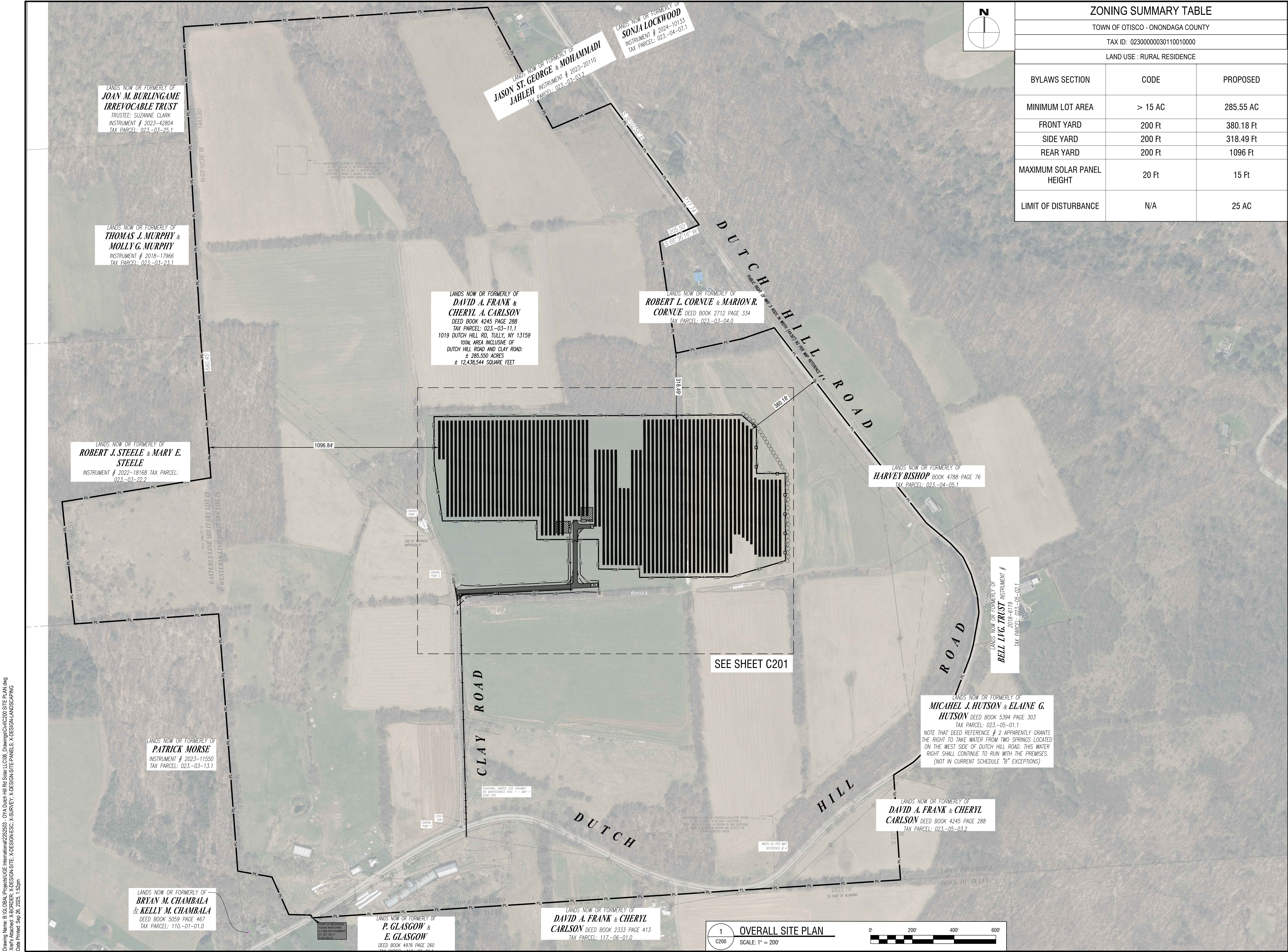
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Z-25-340

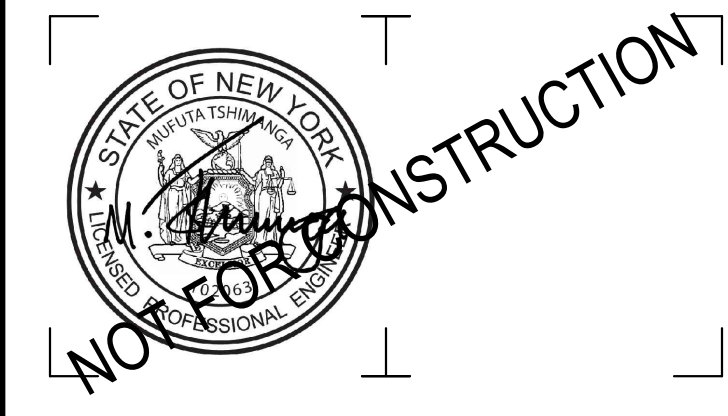




ZONING SUMMARY TABLE		
TOWN OF OTISCO - ONONDAGA COUNTY		
TAX ID: 0230000030110010000		
LAND USE : RURAL RESIDENCE		
BYLAWS SECTION	CODE	PROPOSED
MINIMUM LOT AREA	> 15 AC	285.55 AC
FRONT YARD	200 Ft	380.18 Ft
SIDE YARD	200 Ft	318.49 Ft
REAR YARD	200 Ft	1096 Ft
MAXIMUM SOLAR PANEL HEIGHT	20 Ft	15 Ft
LIMIT OF DISTURBANCE	N/A	25 AC



300 State Street, Suite 201
Rochester, NY 14614
585-454-6110
labellapc.com



NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 0021272
LAND SURVEYING: 0021271
GEOLOGICAL: 0021659

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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UGE INTERNATIONAL
417 5TH AVENUE, SUITE 803
NEW YORK, NY 10016



DUTCH HILL SOLAR
1019 DUTCH HILL ROAD,
TULLY, NY 13159

NO.	DATE:	DESCRIPTION:
Revisions		
PROJECT NUMBER: 2252503		
DRAWN BY: JMV		
REVIEWED BY: KS		
ISSUED FOR: PERMITTING		
DATE: 09/26/2025		
DRAWING NAME:		

OVERALL SITE PLAN

DRAWING NUMBER:



Photo 2- Intersection of Dutch Hill Road and Clay Road
SIMULATED CONDITION

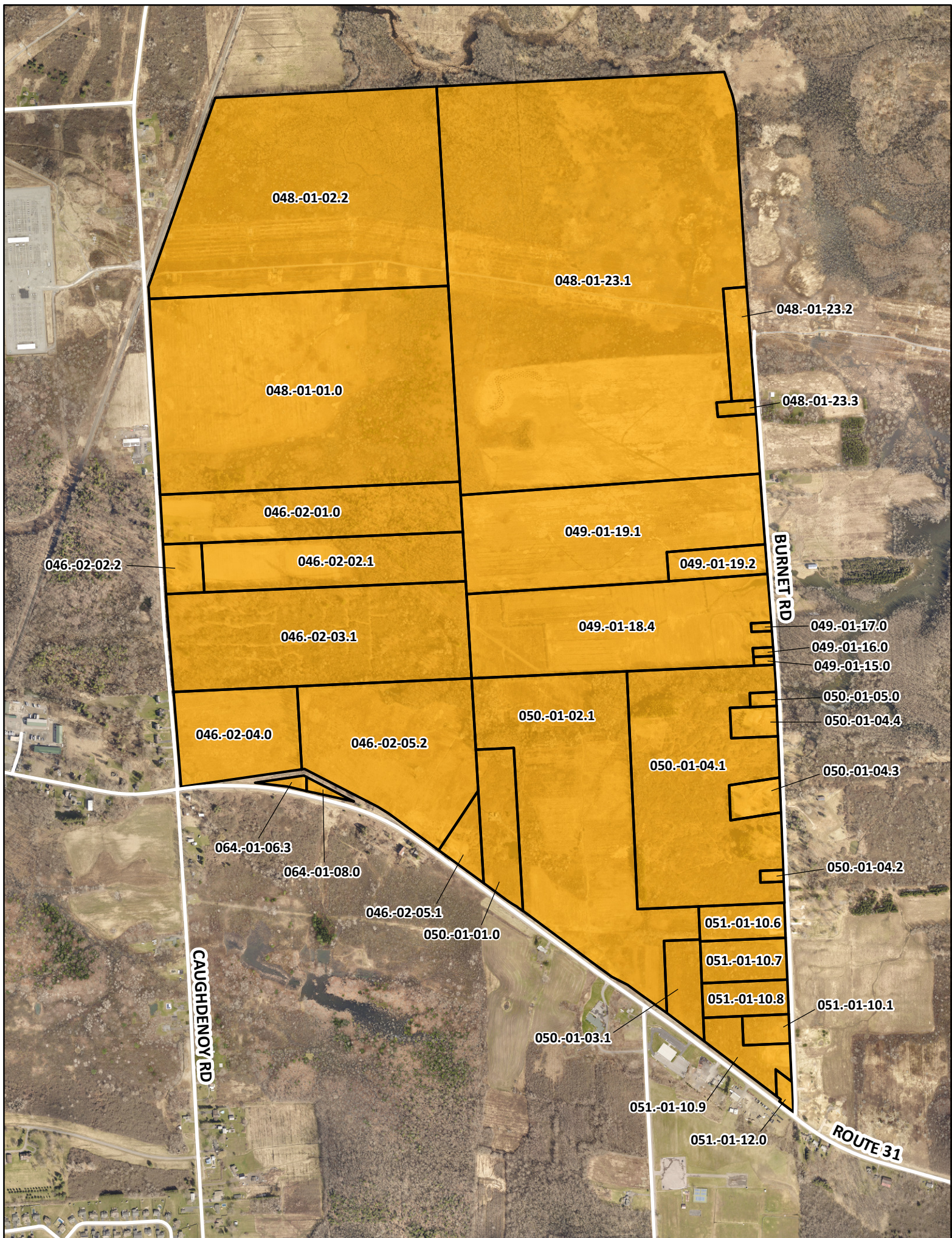
SARATOGA
ASSOCIATES

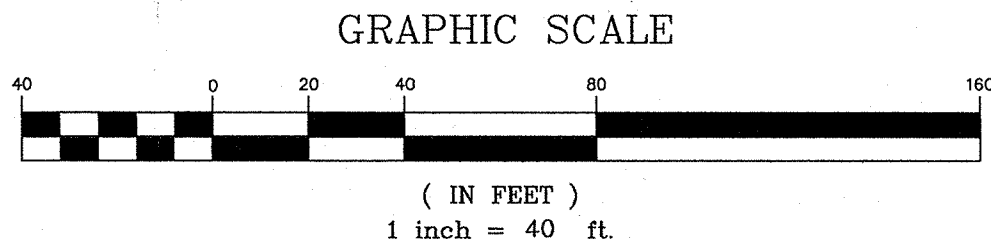
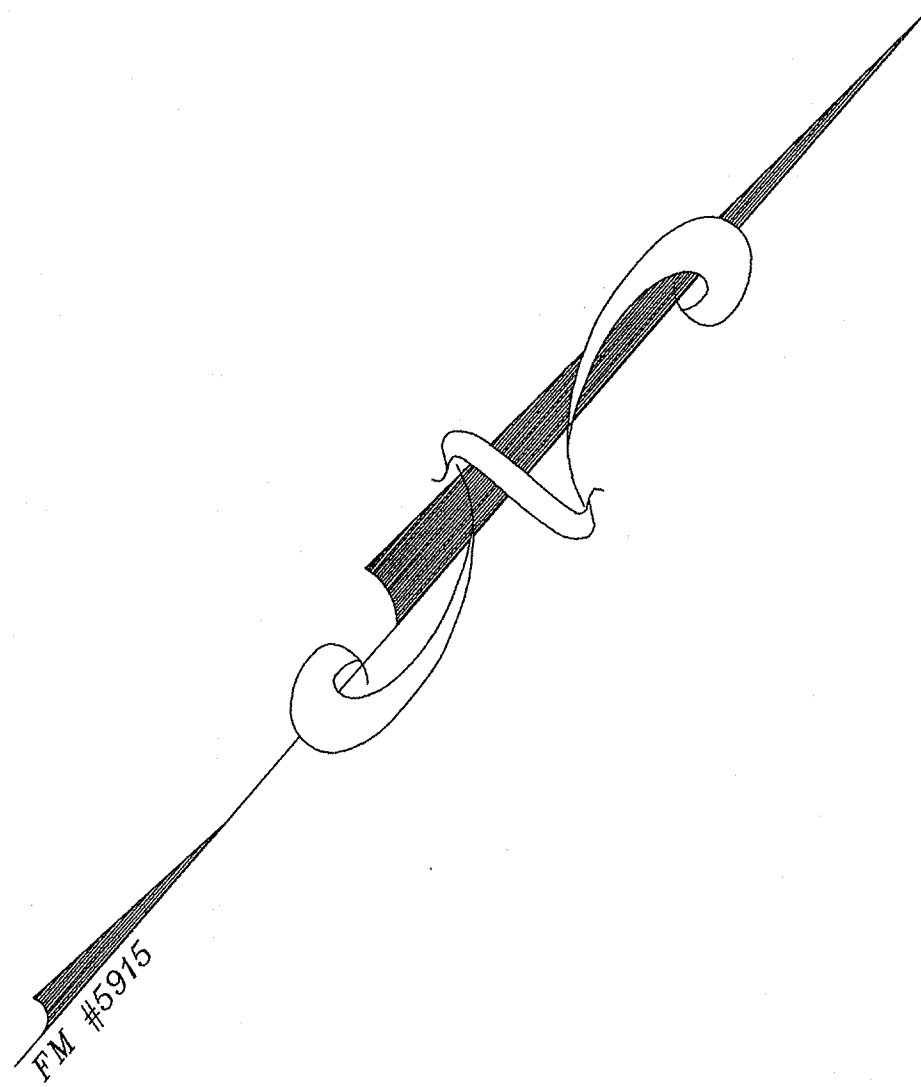
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Date: September 12, 2025
Time: 1:57 pm
Focal Length: 24mm
Photo Location: 42° 49' 16.5483" N, 76° 10' 40.6114" W
Distance to fence: 1,490 Feet

Figure A4
PHOTO SIMULATIONS
Dutch Hill Road Solar Project
Tully, NY



Photo 4- Dutch Hill Road near #1118
 SIMULATED CONDITION WITH LANDSCAPE MIGITGATION (YEAR 1 GROWTH)



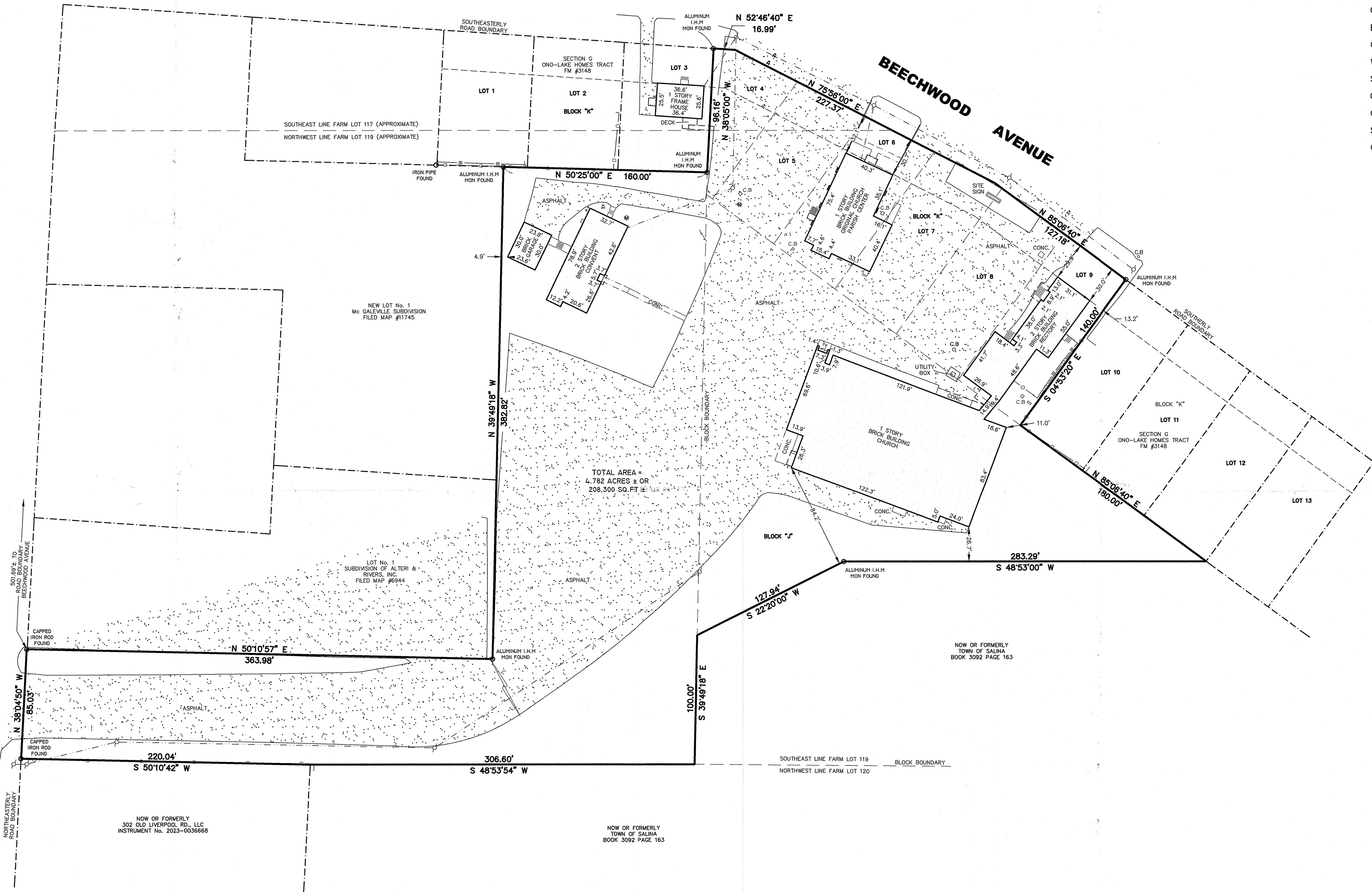


- LEGEND:
- UTILITY POLE -
 - MANHOLE -
 - CATCH BASIN -
 - BOLLARD -
 - GAS VALVE -
 - WATER VALVE -
 - STOCKADE FENCE -
 - CHAIN LINK FENCE -
 - OVERHEAD WIRES -
 - SIGN -
 - GATE -

OLD LIVERPOOL ROAD

BEECHWOOD AVENUE

BEECHWOOD AVENUE



Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.
Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.

Z-25-335, 336, 337

No.	DATE	DESCRIPTION	BY

LEHR
LAND SURVEYORS D.P.C.

116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE AND TRUE COPY FROM AN ORIGINAL SURVEY.

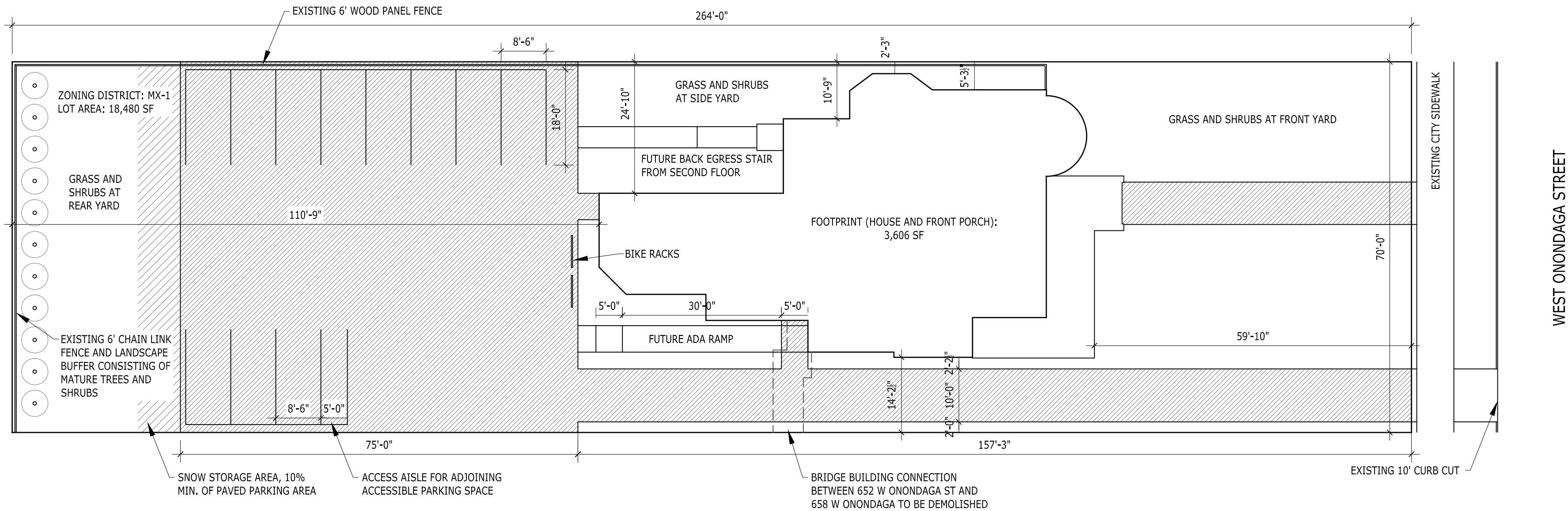
DOUGLAS A. LEHR
LICENSED LAND SURVEYOR
NO. 0492
JULY 1982

LOCATION SURVEY ON MAP ENTITLED "CHURCH OF IMMACULATE HEART OF MARY, BOUNDARY MAP, LOTS 4-9, BLOCK "K" & PART OF BLOCK "J", SECTION "G", ONO-LAKE HOMES TRACT & PART OF FARM LOTS 117 & 119 OF FORMER SALT SPRINGS RESERVATION," FILED JANUARY 13, 1981 AS MAP No. 5915

KNOWN AS No. 425 BEECHWOOD AVENUE, TOWN OF SALINA, COUNTY OF ONONDAGA, NEW YORK.

FIELD DATE: 27 FEBRUARY 2024 MAP DATE: 04 MARCH 2024 SCALE: 1"=40' DRAWN BY: GCH

REVISIONS: 06 MARCH 2024 DRAWING No. 24-A-43 *D*



652 W ONONDAGA ST - CHANGE OF USE FROM "DWELLING, SINGLE-UNIT DETACHED" TO "MIXED USE DEVELOPMENT" INCLUDING "DWELLING, TWO-UNIT" AND "RECREATION CLUB, PRIVATE".

MX-1 URBAN NEIGHBORHOOD ZONE DISTRICT

"MIXED USE DEVELOPMENT" PERMITTED BY RIGHT IN MX-1
"DWELLING, TWO-UNIT" PERMITTED BY RIGHT IN MX-1
"RECREATION CLUB, PRIVATE" PERMITTED WITH SPECIAL USE PERMIT IN MX-1

SETBACKS:
FRONT REQUIRED: 20', ACTUAL: 59'-10"
SIDE REQUIRED: 4', ACTUAL: 2'-2" NORTH SIDE, 14'-2" SOUTH SIDE
REAR REQUIRED: 15% OF LOT DEPTH (39'-6"), ACTUAL: 110'-8"

BUILDING HEIGHT ALLOWED: 40', ACTUAL:
3 STORIES MAXIMUM, ACTUAL: 3 STORIES

LOT SIZE:
WIDTH REQUIRED: 50', ACTUAL: 70'
AREA MINIMUM FOR TWO-UNIT DWELLING: 4,000 SF, ACTUAL: 18,480 SF

LOT COVERAGE: 70% (12,936 SF)
HOUSE AND PORCH FOOTPRINT: 3,606 SF
EXISTING CONCRETE HOUSE WALK FROM CITY SIDEWALK: 437 SF
ASPHALT DRIVEWAY TO BE INSTALLED: 1,618 SF
PAVED AREA AT BACK YARD: 5,270 SF
TOTAL ACTUAL COVERAGE: 10,931 SF

REQUIRED OFF-STREET PARKING SPACES:
TWO-UNIT DWELLING REQUIRED: .5 SPACE PER UNIT, 1 SPACE TOTAL
RECREATION CLUB, PRIVATE: 1 SPACE PER 500SF, 9.2 SPACES TOTAL
PARKING TO BE PROVIDED: 11 SPACES, ONE TO BE ADA ACCESSIBLE

Site Plan

Syracuse Seven Properties

1/16" = 1' - 0"

11.3.2025

Site - 1

652 W Onondaga St
Syracuse, NY 13204

Property

Client

Scale

CITY LINK
ARCHITECTURE

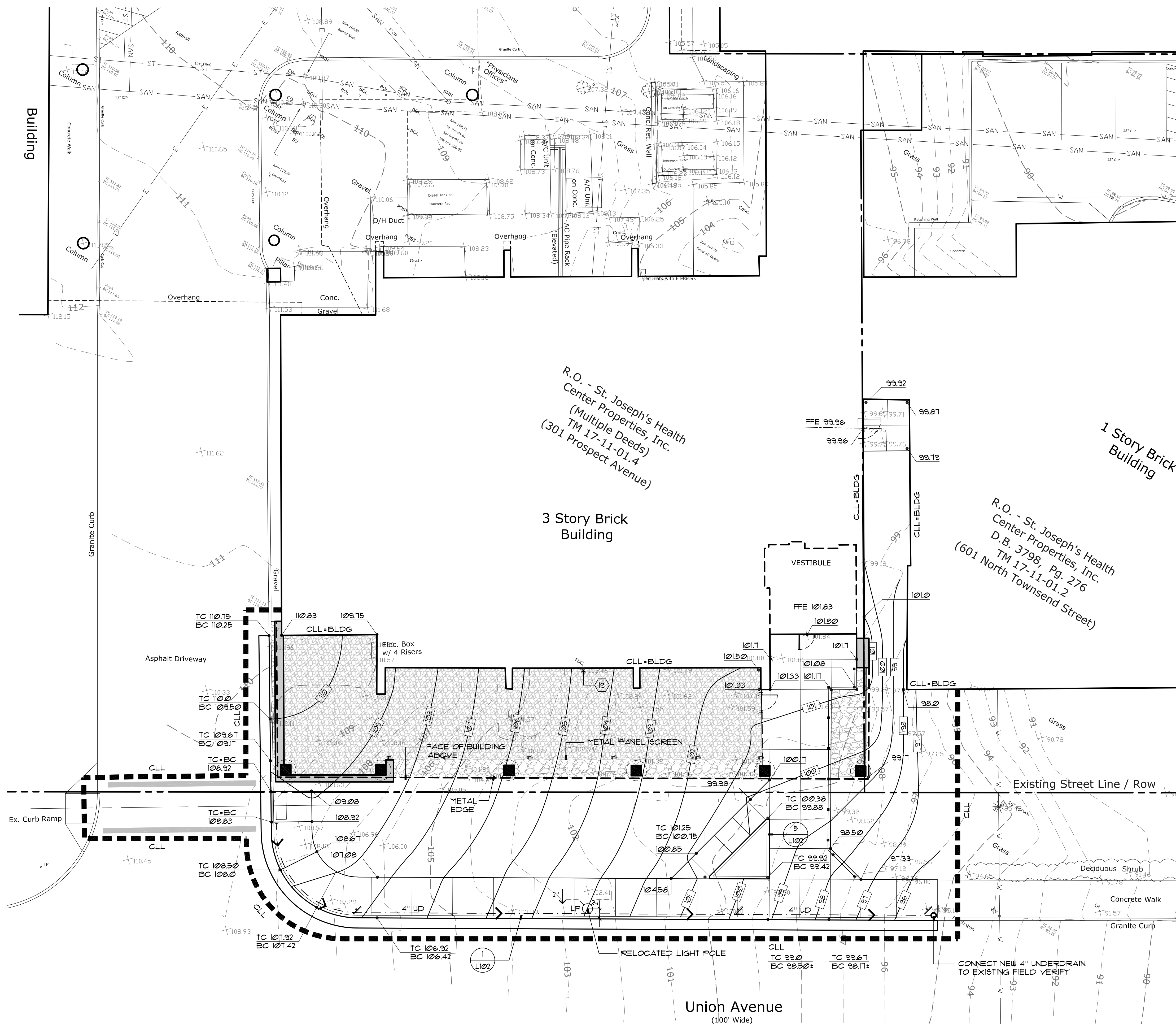
408 Otisco Street Syracuse NY, 13204

Hilary LM Donohue

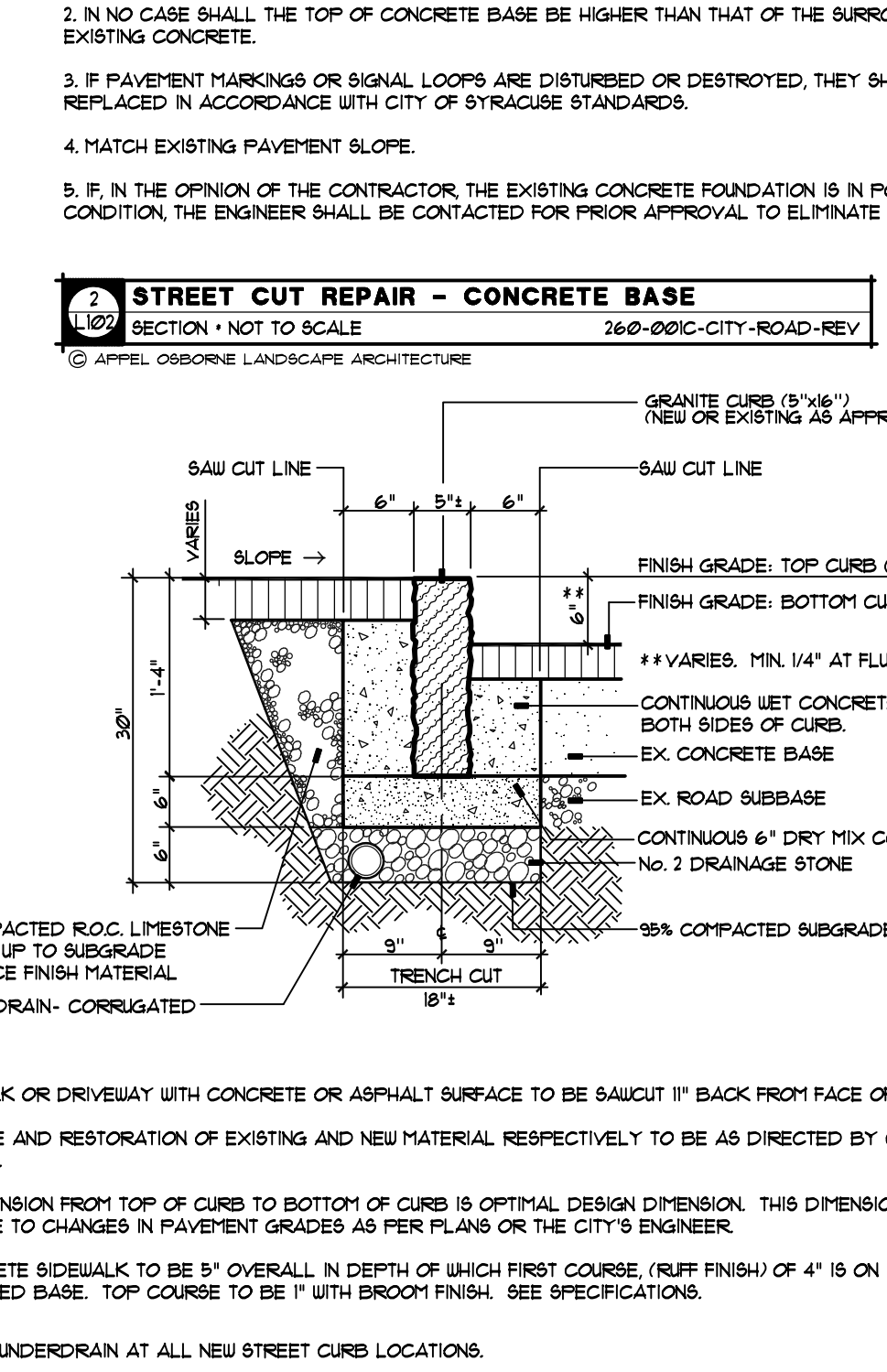
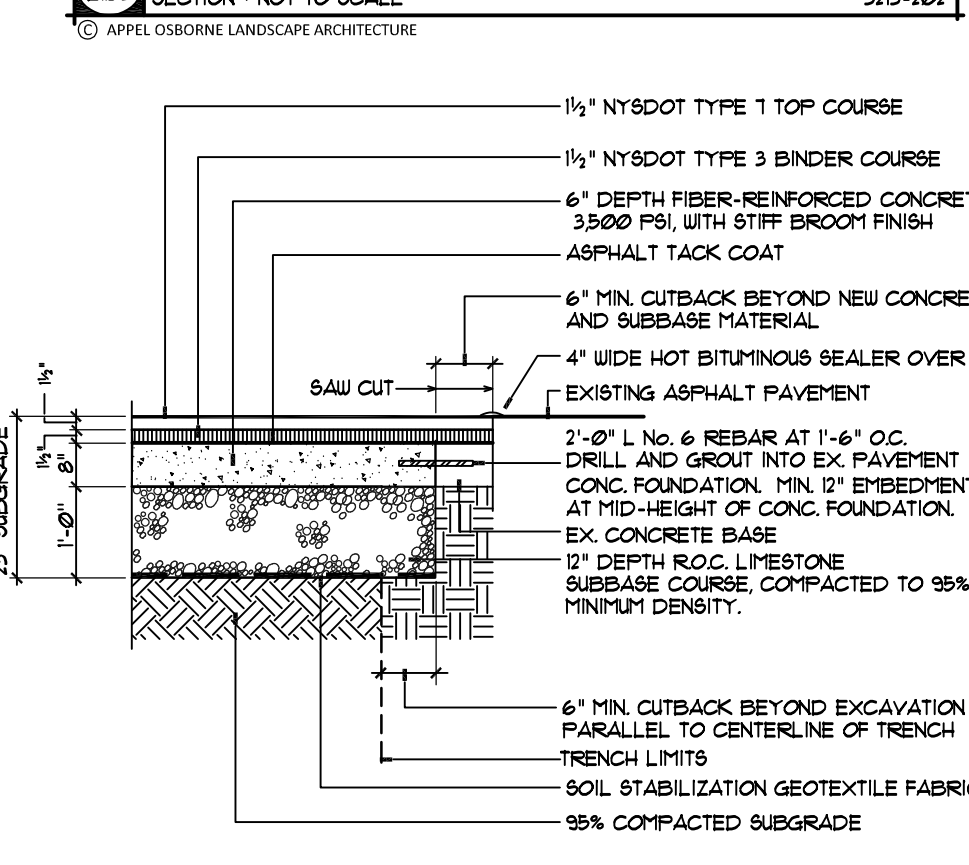
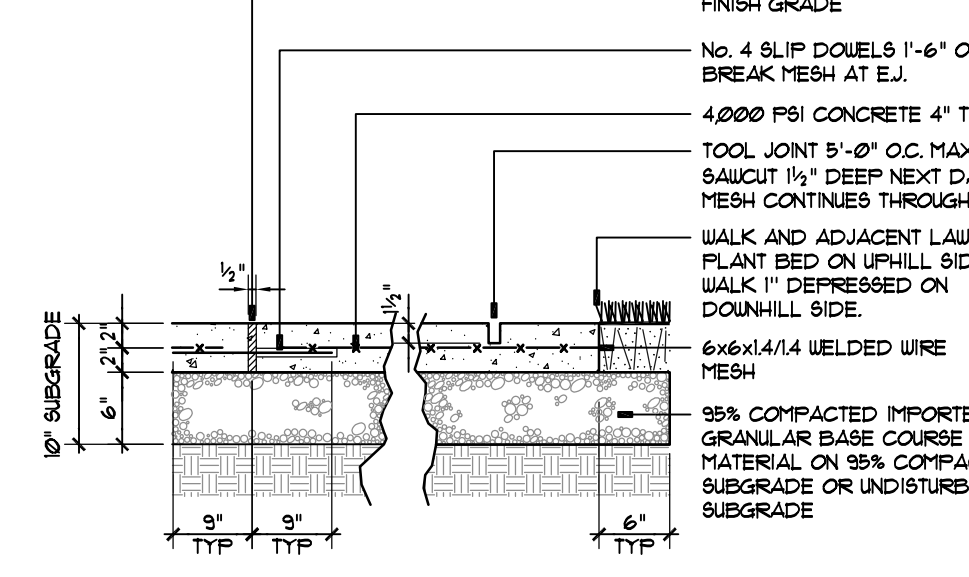
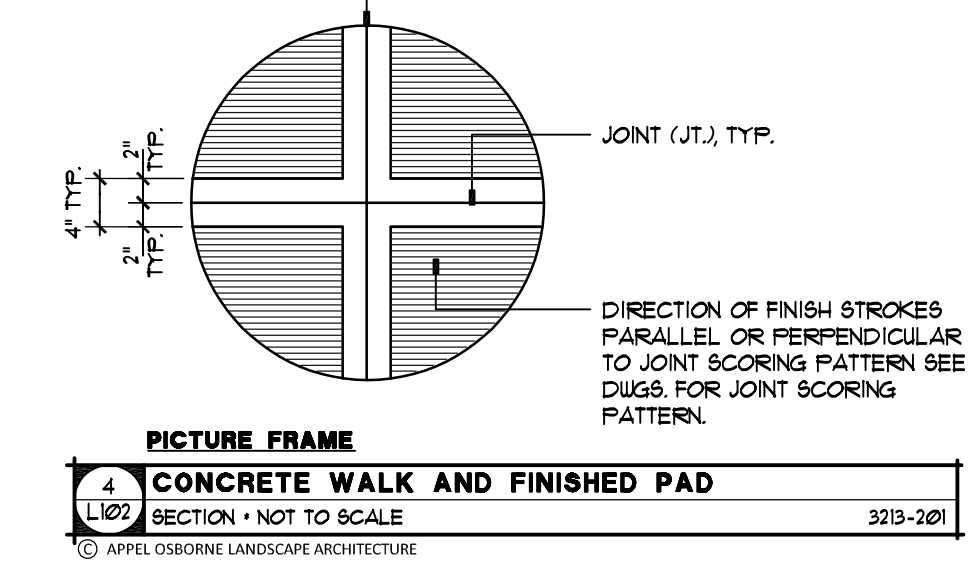
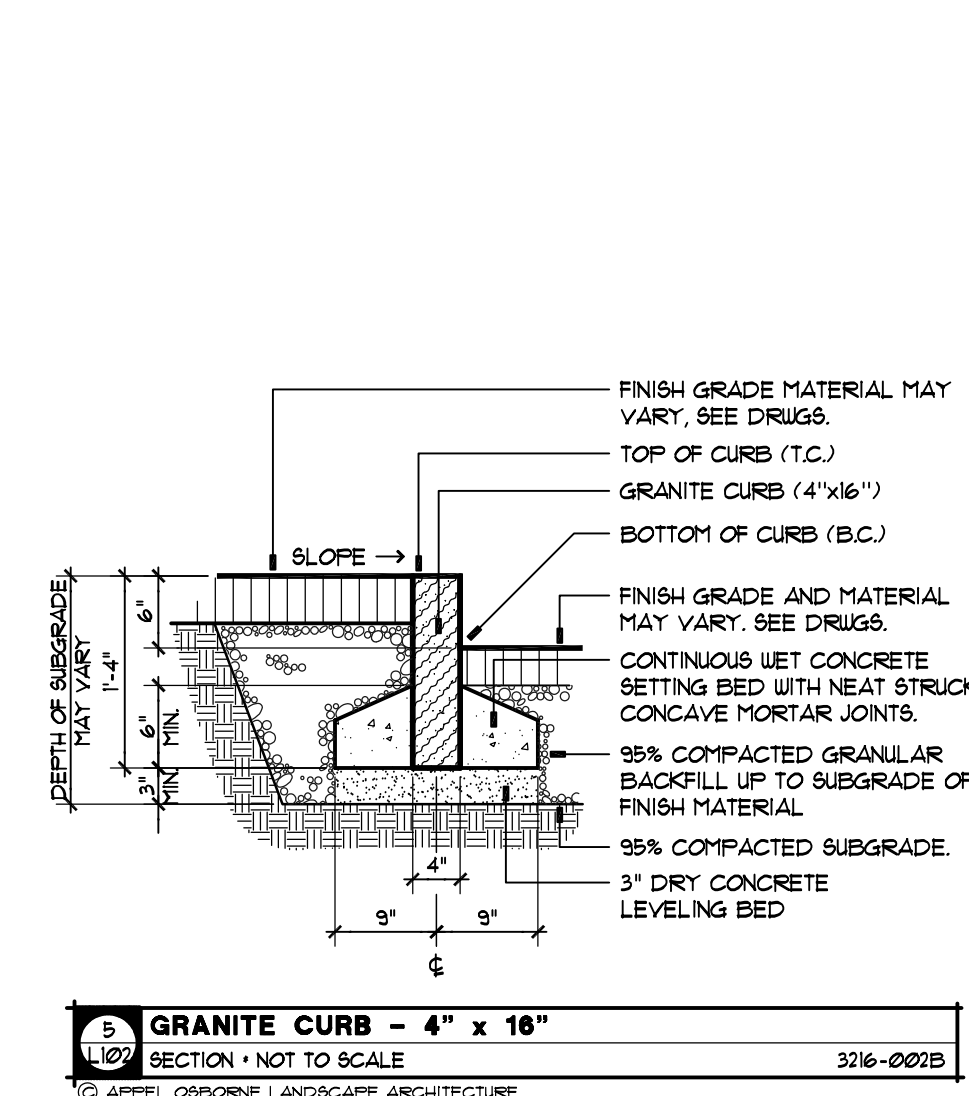
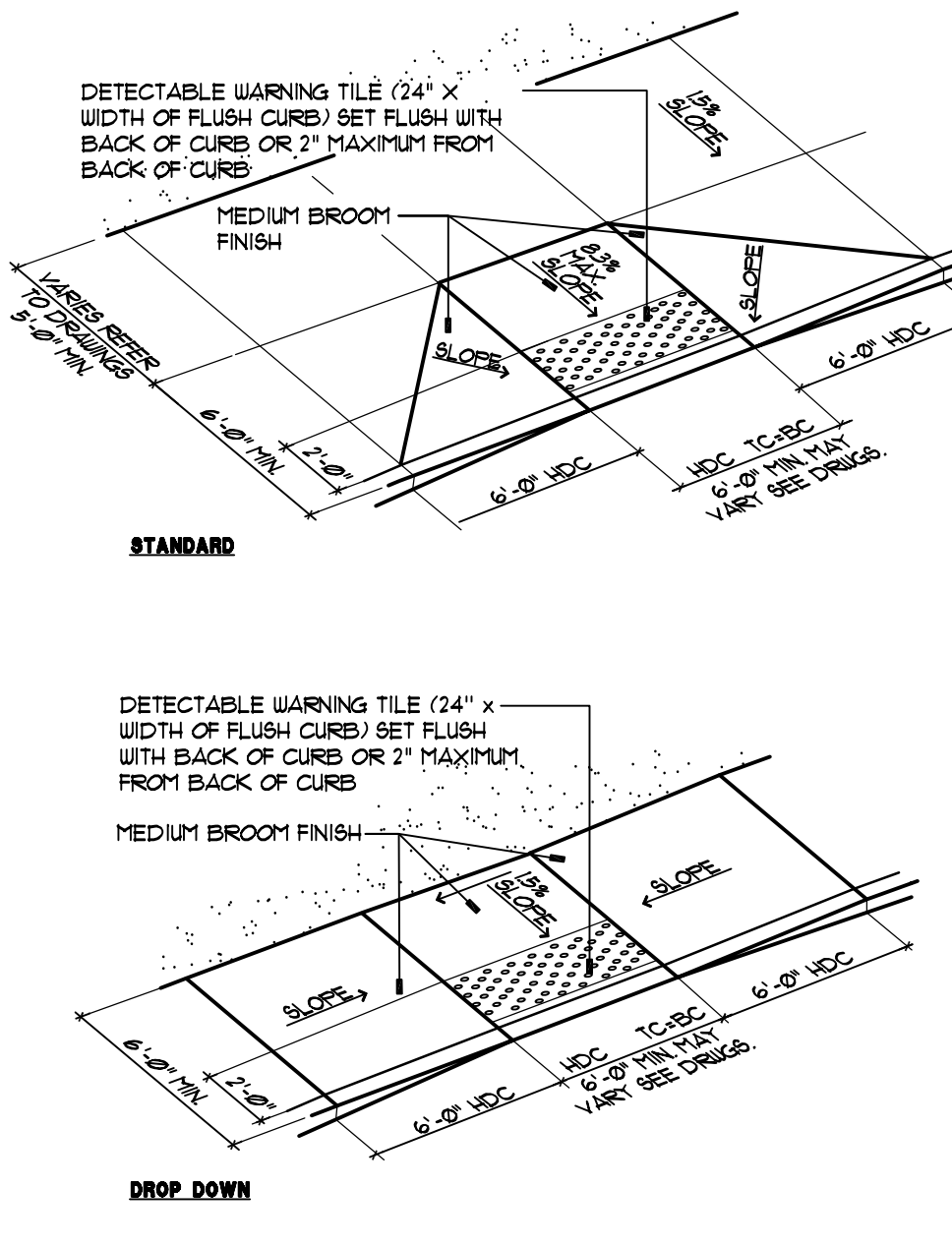
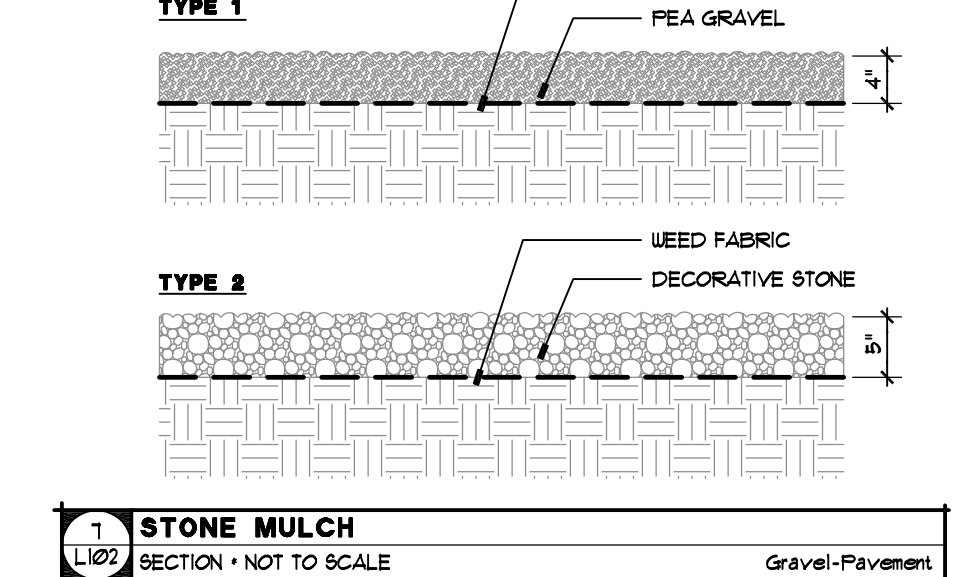
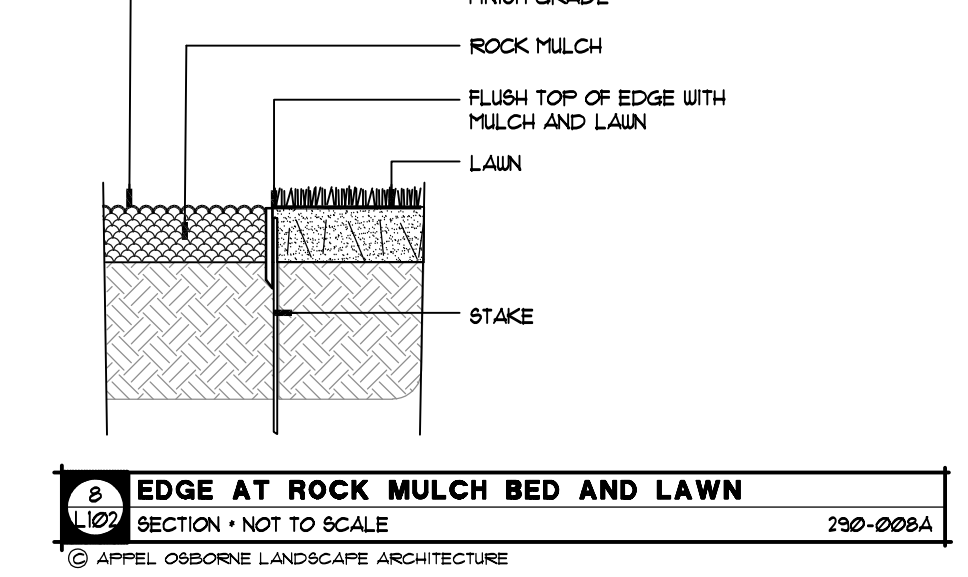
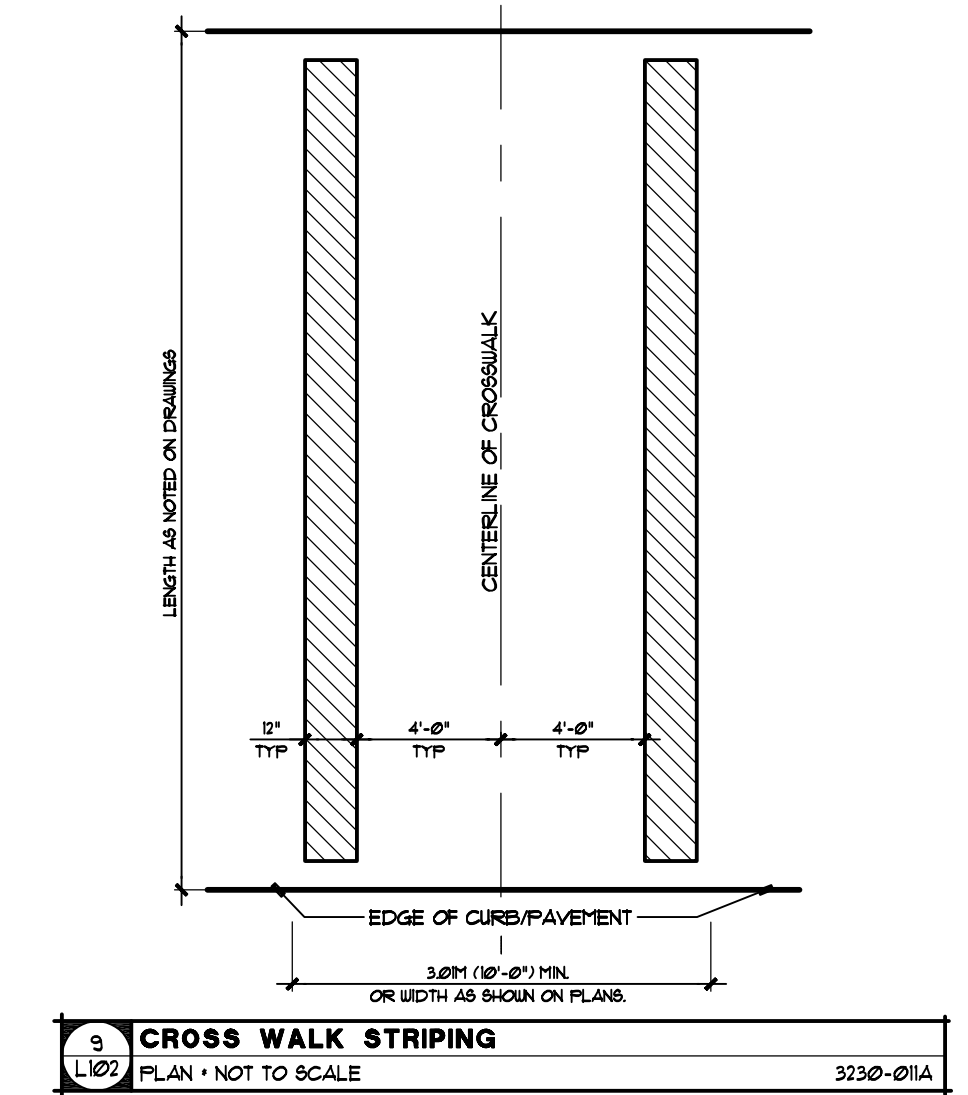
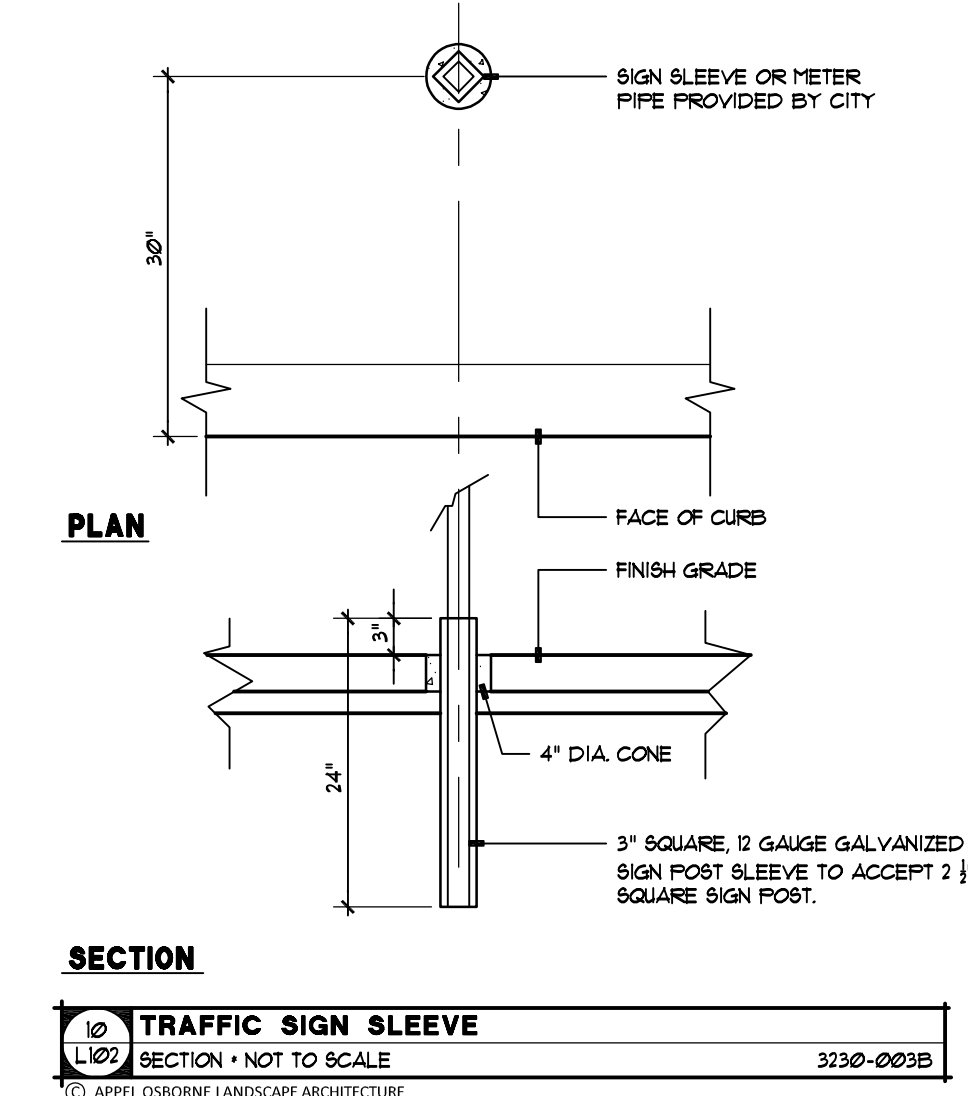
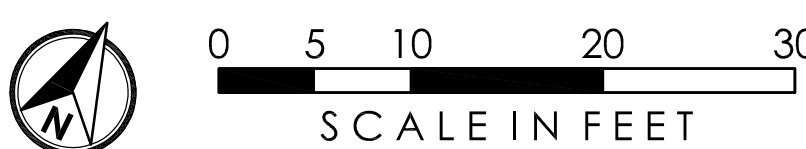
978-761-0571

hilarylmdonohue@gmail.com

Z-25-350



ST. JOSEPH'S BEHAVIORAL CENTER - SITE IMPROVEMENT PLAN



Architecture
Planning
Interior Design

Ithaca, Syracuse, Albany
p 607 273 7600 www.holt.com



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REVISION SCHEDULE	
NAME	DATE

PROGRESS
PRINT
10-24-2025
NOT FOR CONSTRUCTION
OR BIDDING

ST. JOSEPH'S HOSPITAL
BEHAVIORAL CENTER 2024 RENOVATIONS
St. Joseph's Health Center Properties, Inc.
301 Prospect Avenue, Syracuse, NY 13203

DATE: 10/24/25
PROJECT: 22019
OTHER:
DRAWN BY: JCK

Site Improvement
Plan

L102