

ONONDAGA COUNTY PLANNING BOARD

Wednesday, July 2, 2025 11:00 AM Carnegie Building 335 Montgomery St., 1st Floor

MEETING AGENDA

- I. Call to Order
- II. Approval of the Minutes of the June 11, 2025 meeting
- III. GML Section 239 Municipal Referrals
- IV. Adjournment

S-25-21 PRELIMINARY

See Also Case: SUBDIVISION Orchard Road Extension

Lakefront Investment Revocable Trust

Z-25-182 at North of Orchard Road Tax Map # 003.-05-06.0

Z-25-183 Village of Skaneateles

Received: 6/9/2025 30-Day Deadline: 7/9/2025

- 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 municipal boundary between the Village of Skaneateles and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- the applicant is proposing to subdivide a 7-acre parcel into 8 new residential lots in a Residential B zoning district; and
- the Board is concurrently reviewing site plan and area variance referrals (Z-25-182 and Z-25-183) for this proposed development; and
- the site is located in the northwest corner of the Village of Skaneateles where residential neighborhoods transition to large agricultural parcels; adjacent parcels to the west and north contain wooded areas and active farmland; the Orchard Road and Packwood Place residential neighborhood is adjacent to the south; per aerial imagery from May 2024, the site is a vacant wooded parcel with the eastern boundary defined by Skaneateles Creek; and
- per the Subdivision plan dated 6/3/25, the site will divide the 7-acre lot into 8 residential lots and a 9th 1.09-acre lot to comprise the eastern site boundary to contain a Creek Walk; the residential lots will be arranged around a cul-de-sac extension of Orchard Road, a village road; proposed Lots 1 through 4 along the western side of the cul-de-sac range in size from 0.30 to 0.44 acres with 10'-wide stormwater easements along the side lot boundaries; proposed Lots 5 through 8 along the eastern side of the cul-de-sac range in size from 0.77 to 1.21 acres with 12' to 20'-wide stormwater easements along the side lot boundaries; the rear of the eastern lots contain a stormwater facility easement to contain a proposed "Bioretention Filtration Facility"; the proposed eastern lots extend east to the boundary of proposed Lot 9; and
- per the Sketch Plan dated 6/3/25, each residential lot contains a house, garage, and driveway to the Orchard Road cul-de-sac; per the Sketch Plan, half of the garages will be attached and half will be detached; per the Utility Plan dated 6/3/25, drinking water and wastewater infrastructure will extend into the site from the neighborhood to the south, under the proposed Orchard Road extension; per the Grading & Erosion Control Plan dated 3/21/24, the wooded areas at the rear of the proposed lots will be retained; per the Detailed Site Plan dated 10/16/24, existing sidewalks along Orchard Road will be extended along the cul-de-sac and street trees will be installed; and
- the applicant is requesting four variances for this development; Village Zoning requires a minimum lot size of 22,000 sf (0.50 acres) for residential lots in Residential B zoning districts; proposed Lots 1 through 4 (all on the western side of the site) range in size from 13,152 to 19,276 sf (0.30 to 0.44 acres); and
- per the Environmental Assessment Form (EAF) dated 10/17/24, 3.32 acres of the site will be disturbed by the proposed project and the development will result in the creation of 1.05 acres of impervious surface; per the Grading & Erosion Control Plan dated 3/21/24, a stormwater "biorentention filtration facility" will be constructed at the rear of developable land on the eastern lots to handle stormwater for all eight lots; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under 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; and

- per the EAF, a new connection to public drinking water provided by the Village of Skaneateles Water Department is proposed to serve the development; per the EAF, the development is anticipated to utilize 3,200 gallons of drinking water per day; and
- per the EAF, a new connection to the public sewers is proposed to serve the development; the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and
- GIS mapping shows the eastern boundary of the site contains federally protected Skaneateles Creek, a Class C(T) stream (ID 896-1.1 per EAF Mapper) and its associated FEMA 100-year floodplain and floodway; the Plans show the "approximate" wetland boundary, 100-year floodplain boundary, and Skaneateles Creek, but do not provide delineation data for the wetland boundary;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

- lands to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;
 - ADVISORY NOTE: 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; and
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and



S-25-21

Z-25-182 SITE PLAN

See Also Case: Lakefront Investment Revocable Trust

Orchard Road Extension

Tax Map # 003.-05-06.0

Z-25-183 Village of Skaneateles

Received: 6/9/2025 30-Day Deadline: 7/9/2025

- 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 Village of Skaneateles and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- the applicant is proposing construction of 8 new single family homes on a 7-acre parcel in a Residential B zoning district; and
- the Board is concurrently reviewing area variance and subdivision referrals (Z-25-183 and S-25-21) for this proposed development; and
- the site is located in the northwest corner of the Village of Skaneateles where residential neighborhoods transition to large agricultural parcels; adjacent parcels to the west and north contain wooded areas and active farmland; the Orchard Road and Packwood Place residential neighborhood is adjacent to the south; per aerial imagery from May 2024, the site is a vacant wooded parcel with the eastern boundary defined by Skaneateles Creek; and
- per the Subdivision plan dated 6/3/25, the site will divide the 7-acre lot into 8 residential lots and a 9th 1.09-acre lot to comprise the eastern site boundary to contain a Creek Walk; the residential lots will be arranged around a cul-de-sac extension of Orchard Road, a village road; proposed Lots 1 through 4 along the western side of the cul-de-sac range in size from 0.30 to 0.44 acres with 10'-wide stormwater easements along the side lot boundaries; proposed Lots 5 through 8 along the eastern side of the cul-de-sac range in size from 0.77 to 1.21 acres with 12' to 20'-wide stormwater easements along the side lot boundaries; the rear of the eastern lots contain a stormwater facility easement to contain a proposed "Bioretention Filtration Facility"; the proposed eastern lots extend east to the boundary of proposed Lot 9; and
- per the Sketch Plan dated 6/3/25, each residential lot contains a house, garage, and driveway to the Orchard Road cul-de-sac; per the Sketch Plan, half of the garages will be attached and half will be detached; per the Utility Plan dated 6/3/25, drinking water and wastewater infrastructure will extend into the site from the neighborhood to the south, under the proposed Orchard Road extension; per the Grading & Erosion Control Plan dated 3/21/24, the wooded areas at the rear of the proposed lots will be retained; per the Detailed Site Plan dated 10/16/24, existing sidewalks along Orchard Road will be extended along the cul-de-sac and street trees will be installed; and
- the applicant is requesting four variances for this development; Village Zoning requires a minimum lot size of 22,000 sf (0.50 acres) for residential lots in Residential B zoning districts; proposed Lots 1 through 4 (all on the western side of the site) range in size from 13,152 to 19,276 sf (0.30 to 0.44 acres); and
- per the Environmental Assessment Form (EAF) dated 10/17/24, 3.32 acres of the site will be disturbed by the proposed project and the development will result in the creation of 1.05 acres of impervious surface; per the Grading & Erosion Control Plan dated 3/21/24, a stormwater "biorentention filtration facility" will be constructed at the rear of developable land on the eastern lots to handle stormwater for all eight lots; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under 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; and
- per the EAF, a new connection to public drinking water provided by the Village of Skaneateles Water Department is proposed to serve the development; per the EAF, the development is anticipated to utilize 3,200 gallons of drinking water per day; and
- per the EAF, a new connection to the public sewers is proposed to serve the development; the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and
- GIS mapping shows the eastern boundary of the site contains federally protected

 Skaneateles Creek, a Class C(T) stream (ID 896-1.1 per EAF Mapper) and its associated FEMA 100-year floodplain and floodway; the Plans show the "approximate" wetland boundary, 100-year floodplain boundary, and Skaneateles Creek, but do not provide delineation data for the wetland boundary;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site:

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

- lands to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;
 - ADVISORY NOTE: 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; and
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and



Z-25-182

Z-25-185 SITE PLAN

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C&L Properties, Inc. Erie Materials

at 116 Factory Avenue Tax Map # 066.-12-06.0

Town of Salina

Received: 6/9/2025 30-Day Deadline: 7/9/2025

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; and

- the applicant is proposing construction of a new office building on a 1.62-acre parcel in an Industrial (I-1) zoning district; and
- the site is located on the western end of Factory Avenue in an area characterized by a mix of industrial, commercial, and residential uses; other nearby uses include adjacent residential to the west, PGW Auto Glass adjacent to the east, Syracuse Fence, Melo Roofing, and Donofrio's Body & Paint Shop across Factory Avenue; and
- the site contains a residential building which appears to contain multiple dwelling units, backed by a small parking area with outbuildings to the rear; the remainder of the site is covered by lawn, shrubbery, and a few trees; a driveway provides access from Factory Avenue (County Route 93); and
- per the Schematic Site Plan dated 5/7/25, the applicant proposes to demolish the existing structures and construct a new office building with parking lots to the front and rear; per the Environmental Assessment Form (EAF) dated 5/7/25, the new office building will be 5,400 sf and the parking lots will have a 73-car capacity; per the Site Plan, trees, shrubbery, and landscaping will be installed; no sidewalks are depicted along the Factory Avenue frontage; per aerial imagery from May 2024, no road-side sidewalks are within the immediate area;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Factory Avenue must meet Department requirements; and per the Location Survey dated 9/26/22, a "Grant to the Syracuse Lighting Company, Inc" occurs along the rear parcel boundary; a 50'-wide easement to Niagara – Lockport & Ontario Power Company containing overhead power lines is adjacent to rear parcel boundary; a 12'-wide permanent right-of-way to the County of Onondaga occurs along the Factory Avenue frontage; per the Site Plan, the proposed driveway is located in the same location as the current driveway and crosses the County right-of-way; the rear parking lot will occur within the Niagara – Lockport & Ontario Power Company easement;

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; and

- per the EAF, 1.62 acres of the site will be disturbed by the proposed project and "runoff would eventually be discharged to established road side ditch"; per the Site Plan, a Stormwater Management Area will be installed between the front parking area and Factory Avenue, outside of the County right-of-way;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under 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; and
- per the EAF, the site is served by public drinking water and the proposed building will require a new connection;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

per the EAF, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the proposed building will require a new connection;

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ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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;

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; and

- the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and
- the project is within 2,000 feet of multiple sites (IDs: 734067, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
 - ADVISORY NOTE: The applicant and/or municipality is advised 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; and
- ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible; and



Z-25-185

Z-25-189 SITE PLAN

Imperial 300, LLC (Rick Damico)

underground Beer Laboratory - UBL

at 600 West Manlius Street

Tax Map # 004.-01-01.0

Village of East Syracuse

Received: 6/10/2025 30-Day Deadline: 7/10/2025

- 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 West Manlius Street (Route 290), a state highway; and
- the applicant is proposing to renovate an existing commercial property and establish a microbrewery on a 1.24-acre parcel in a Main Street zoning district; and
- the Board previously recommended Modification of a special permit referral (Z-25-67) for this brewery, advising the applicant to contact the NYS Department of Transportation to coordinate access and any right-of-way plans, to contact the Onondaga County Department of Water Environment Protection regarding any requirements for restaurant use of the site, and to submit a complete parking scheme for the full buildout of the site including sidewalks, stormwater mitigation, and delineated access; the Board also provided comments encouraging the Village to require reduction of pavement and impermeable surfaces on site to improve drainage, encouraging establishment of sidewalks along all road frontages, and encouraging the Village and applicant to improve site design at this unique location; and
- the site is located in the Village of East Syracuse between residential neighborhoods to the north and commercial backed by railroad tracks to the south; nearby businesses include One Source Custom Carpentry & Millwork, IC Technologies, an Auto Service Center, a diner, and Xpress Mart; and
- the site is a triangular parcel surrounded by roads on all three sides: West Manlius Street (NYS Route 290), Highland Avenue, and West Yates Street; a 19,800 sf building located in the northeast corner with an asphalt parking lot covering the rest of the parcel; per aerial imagery from May 2024, asphalt extends to the granite curbing bordering the roads with three curb cuts along West Manlius Street, minimal curbing along West Yates Street and Highland Avenue, and unrestricted access to park between Highland Avenue and a retaining wall along the western boundary of the site; concrete curbing exists on two corners, one of which contains a memorial area; the remainder of the site has no sidewalks except some areas of asphalt with painted yellow lines indicating where a sidewalk might be; and
 - the applicant is proposing renovations to an existing building and parking lot to establish a brewery space on the ground floor of the building; per the referral, exterior changes to site include installation of a concrete patio, milling and repaving the parking lot, and adding dry wells; per the Layout Plan dated 6/2/25, the site as it currently exists will largely remain unchanged; the proposed concrete patio will be located adjacent to the building, separated from the Highland Avenue frontage by an existing retaining wall; the parking lot will be restriped to have 58 parking spots, 19 of which are shown within the NYS-owned West Manlius Street right-of-way, replacing the portion of asphalt painted to indicate a pedestrian walkway; per the Layout Plan, 10 parking spaces (not included in the parking total of 58) are located partially on the property, partially in the Highland Avenue right-of-way and will result in cars backing into the Village right-of-way; per the Layout Plan, the applicant proposes keeping all three curb cuts to West Manlius Street; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on West Manlius Street must meet Department requirements;

ADVISORY NOTE: The proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

per the Environmental Assessment Form (EAF) dated 6/2/25, 0.7 acres of the site will be disturbed by the proposed project; per Village Planning Board Meeting Minutes from 6/9/25, "when it rains, the water rushed down Highland Ave and pushes against the low retaining wall and jumps over the southwest corner and empties into the private property"; two drywells will be installed in an existing low area where stormwater collects and building up the southwest end of the retaining wall will mitigate this stormwater flow and pooling; per the Meeting Minutes, "a bit of green space between the patio and the current retaining wall" is proposed to reduce impervious surface; that green space is not depicted on the Layout Plan and dimensions of the green space are unknown; additional landscape strips or pervious spaces are not depicted on the Layout Plan ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under 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;

ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed, but a brewery may result in an increase in demand; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; no changes to the existing infrastructure are proposed, but a brewery may result in an increase in use:

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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://www.ongov.net/wep/CapacityAssuranceReviews.html;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per the Layout Plan, painted lines along West Manlius Street indicating a pedestrian walkway are being replaced by parking and no sidewalks will be installed along Highland Avenue; per aerial imagery, asphalt extends to the curbs along West Yates Street, but no concrete sidewalks or improvements to this area are depicted in the Layout Plan; and

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- per the Central New York Regional Transportation Authority (CENTRO), West Manlius Street and Kinne Street have public transit service and bus stops are located two blocks from the site; and
- the project is within 2,000 feet of multiple sites (IDs: C734138, 734056, 734001, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- 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; and



Z-25-189

Z-25-193 SITE PLAN

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See Also Case: JessiCakes JessiCakes

Z-25-194 at 7246 State Fair Boulevard Tax Map # 063.-04-26.0

Town of Van Buren

Received: 6/13/2025 30-Day Deadline: 7/13/2025

- 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 State Fair Boulevard (Route 48), a state highway, and Jones Road (Route 28), a county highway; and
- the applicant is proposing to establish a food service business in a vacant commercial office space, requiring an occupancy change from Class B to Class A-2, and increase the parking area to include an adjacent parcel in a Local Business (LB) zoning district; and the Board is concurrently reviewing an area variance referral (Z-25-194) to allow an
- increase in signage size for the bakery business; and
- the site is a small commercial property located along State Fair Boulevard, south of Seneca Knolls Plaza in an area characterized by a mix of commercial and residential uses; the site abuts a residential neighborhood to the rear; and
- the site contains an approximately 2,400 sf, one-story building located along the northern parcel boundary, surrounded by an asphalt parking lot in front and on the side; per aerial imagery from May 2024, the asphalt lot has nearly unrestricted access to State Fair Boulevard, NYS Route 48; per the Site Plan dated 5/28/25, an ADA space is located in front of the building which may require reversing into the NYS right-of-way; per the Site Plan, parking along the side of the building is partially located on the adjacent parcel to the south;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; and

- the applicant is proposing to move a bakery (JessiCakes) into the existing building which requires a change of occupancy; per the Environmental Assessment Form (EAF) dated 6/12/25, the Town has requested parking currently located on the site boundary be removed to rear of the subject parcel and an updated Site Plan reflecting that change is anticipated; per the EAF, exterior changes to the site include restriping the parking lot, moving parking to the rear of the site, and adding signage; and
- the applicant is requesting an area variance to allow signage to be 96 sf when 23 sf is the maximum allowed; per the Site Plan, the sign pole will be located along the State Fair Boulevard frontage, in the NYS right-of-way; per the referral materials, the applicant is proposing a 5'x2' pole-mounted sign, two signs for the front of the building (4'x2' and 2'x3'), a 4'x8' sign for the southern side of the building, and a 4'x16' sign on the northern side of the building;
 - ADVISORY NOTE: Per the NYS Department of Transportation, signage is not permitted in the state right-of-way; and
- per the Environmental Assessment Form (EAF) dated 6/12/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposed site changes; and
- per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; the proposed use may result in an increase in demand; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the

Authority conduct hydrant flow testing to assess fire flow availability; and per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the current infrastructure are proposed; the proposed bakery may result in an increase in wastewater flow:

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ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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; ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and the site is located over, or immediately adjoining, primary and principal aquifers (per

- 11 EAF Mapper); and
- the site may contain the Indiana bat, or its associated habitat, which has been listed by the 12 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 aerial imagery it appears that there are no wooded areas on the site; and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for 13 archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-25-193

Z-25-202	SITE PLAN
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Canandaigua National Bank at 8065 Brewerton Road

Canandaigua National Bank Tax Map # 045.-01-01.3

Town of Cicero

Received: 6/20/2025 30-Day Deadline: 7/20/2025

- 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 Brewerton Road (Route 11), a state highway; and
- the applicant is proposing construction of a 3,000 sf Canandaigua Bank with three drivethru lanes on a 2.1-acre parcel in a General Commercial (GC) zoning district; and the Board previously recommended Modification of a site plan referral (Z-08-34) to
- the Board previously recommended Modification of a site plan referral (Z-08-34) to construct a 10,800 sf multi-tenant retail facility, advising the applicant coordinate with the NYS Department of Transportation (NYSDOT) and to submit a traffic study for the full build-out to the Department; and
- the site is an existing retail plaza with a Target store located at the rear of the property with a 400-space parking lot in front of the building; the parking lot is separated from Brewerton Road by smaller scale commercial parcels including a Verizon store and Aspen Dental; the whole plaza has road access from Brewerton Road via an ingress-only driveway at the northeast corner, a full-access, signalized entrance in the middle of the site's Brewerton Road frontage, and also cross-connections with adjacent commercial properties with their own access to Brewerton Road, NYS Route 11; and
 - per the Overall Site Plan dated 06/04/25, the applicant is proposing to construct a 3,000 sf commercial bank building with three drive-thru lanes located on the western side of the proposed building; the site will include 25 parking spaces including two accessible parking spaces and access to the existing Target parking lot; the site will feature grass and curbing around the proposed driveway with landscaping features including landscaping along Brewerton Road; the site plan shows an existing sidewalk along Brewerton Road and an existing sidewalk along the south boundary of the proposed bank building and parking lot; and
- per the Central New York Regional Transportation Authority (CENTRO), the site has public transit service and bus stops are located to the south of the site on Brewerton Road, located at Brewerton Road & Walmart Access Road, less than ¼ of a mile from the proposed site; and
- per the referral notice, a new connection to public drinking water is proposed to serve the bank; per the referral notice the bank is anticipated to require an increase to the existing service;
 - ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, a new connection to the public sewers is proposed to serve the bank and per the referral notice, is anticipated to require an increase to the existing service; the site is located in the Oak Orchard Treatment Plant and Davis Road Pump Station service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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://www.ongov.net/wep/CapacityAssuranceReviews.html; and

- per the overall site plan dated 06/04/25, a 30'-wide water easement runs along the eastern boundary of the site underneath a portion of the proposed parking lot and landscaped areas, additionally a 20'-wide sanitary sewer easement runs along the southern portion of the eastern boundary of the property under the proposed landscaped area; ADVISORY NOTE: Per the Onondaga County Department of Water Environment
 - 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; and
- per the Environmental Assessment Form (EAF) dated 5/23/25 the proposed project will create stormwater discharge, per the applicant, stormwater will be conveyed by pipes, sheet flow and drainage structures into existing stormwater facilities.
 - ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
 - ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- the project is within 2,000 feet of a site (ID: V00150) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
 - ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-202

Z-25-203	SITE PLAN				
	True Whey C	reamery	True Whey Creame	ry	
	at 8077 US R	•	Tax Map # 01602	- -	
	Town of Pom	nev			
	Received:	6/20/2025	30-Day Deadline:	7/20/2025	
1	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 US Route 20, a state highway, and a farm operation located in a NYS Agricultural District; and				
2	the applicant is proposing to establish a farm store and café in an existing 24' X 36' building on a 3.3-acre parcel in a Farm zoning district; and				
3	the site is part of the larger Tre-G Farms, a large regional dairy and u-pick farm, located along NYS Route 20, characterized by predominantly agricultural lands; the store would be located in an existing vacant building near the main farmstead, on a separate 3.3-acre parcel from the farm operation; and				
4	the subject parcel, as well as all adjacent parcels are enrolled in the NYS Agricultural Districts program; an agricultural data statement was not included with referral materials; and				
5	per the referral materials, the proposed year-round facility will sell dairy products, meat and other locally-sourced agricultural products, and act as a center for special events such as tours and classes (but not weddings/large parties); a café would offer coffee, panini's, salads, and appetizers; a creamery, or dairy processing plant, would be added in a later phase, to create finished dairy products on site; and				
6	Enforcement Offi	did not include a detailed site plan, cer notes the applicant has been ask er setbacks to existing barns located and	ed to create a new pa	rcel survey and	
7	requirement that to meet NYS stan ADVISORY NO	ay 30, 2025 from the NYS Departmenthe NYS Route 20 driveway must be dards; TE: The proposed driveway onto Romathe NYS Department of Transport	e paved within the rig oute 20 requires high	ht-of-way area	
8	a letter from the a near the Route 20	applicant dated March 31, 2025 note frontage, "and a water treatment sy County Health Department for water	s a 90' [artisan] well stem will be installed	l and approved	
9	Health Department phase 2 will require type of wastewated dated November 2	letter, a new septic system has been nt for phase 1 to include the café, an ire new approval of waste and septic er and waste products anticipated; a 26, 2024 indicates septic plan appro-	d the dairy processing plans, depending on letter from the Healt val for a 545 gallons	g plant of the scale and h Department per day service	

load; the system is shown at the rear of the building and northern portion of the 3-acre

GIS mapping and the EAF indicate the potential presence of federal wetlands at the

northwest corner of the site, in the vicinity of an existing pond; and

parcel; and



Z-25-203

Z-25-204 SITE PLAN

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4

Custom Truck One Source
at 6177 South Bay Road

Custom Truck One Source
Tax Map # 051.-01-41.0

Town of Cicero

Received: 6/20/2025 30-Day Deadline: 7/20/2025

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 South Bay Road (Route 208) and Thompson Road (Route 14), both county highways; and

- the applicant is proposing to establish a commercial truck rental business at an existing 6.17-acre commercial facility in an Industrial zoning district; and
- the Board previously recommended Modification of a site plan referral (Z-19-126) to redevelop the property for use by a school bus service provider, advising the applicant to coordinate with the Onondaga County Department of Transportation (OCDOT) regarding access to South Bay Road and to provide traffic data and a Stormwater Pollution Prevention Plan (SWPPP) to the Department; the Board also advised the applicant to ensure documented permissions were in place from National Grid prior to approval of the site plan; the Board also provided comments expressing concerns regarding the increased traffic locally by buses and employees during peak hours, encouraging increased buffering of adjacent residential including improved landscaping and screening, and encouraging a full evaluation by the Town of any impacts of the proposed use including noise, air pollution, volume of vehicles, vehicle stacking in roadways, snow-storage, and stormwater runoff to nearby Mud Creek; and
 - the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; aerial imagery from May 2024 shows the site has frontage on South Bay Road, a county road, and contains a vacant manufacturing facility; and
- per aerial imagery and the Site Plan dated 6/9/25, the site contains an existing 31,393 sf building, that is surrounded on all sides by asphalt or gravel/dirt; there is an additional existing 6,231 sf building along the southern lot line; the Site Plan shows a 104-truck parking space area located in the rear of the site, in the center of the gravel lot and along property boundaries; the site abuts a residential neighborhood to the rear, separated by a wooded area along the rear property boundary; per aerial imagery, there are no sidewalks along South Bay Road in this area; the site has two 12'-wide driveways to South Bay Road and parking is depicted within the County right-of-way;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road must meet Department requirements; and per the referral, the applicant is proposing to utilize the site for a commercial truck rental business; per the Site Plan dated 6/9/25, minimal changes are proposed, limited to relocating a gate and fence from the front of the building to the northeast corner of the building, removing 574 sf of pavement, and removing an 884 sf landscape island; per a Letter from Dunn & Sgromo Engineers, PLLC to the Town dated 6/11/25, the proposed changes will "better accommodate truck circulation"; per the Letter, 30-60 trucks will be kept on site, with capacity for approximately 104 trucks along with 20 employees; the applicant expects 15 to 20 trucks to enter and leave the site per week; the Letter notes the truck rentals are long term (3-9 months), keeping truck traffic low; and

- per the Land Title Survey for Syracuse Casting Sales Corp. dated 1/20/12, a 150'-wide Niagara Mohawk Power Corporation easement crosses the northeast corner of the site; per the Survey, the existing buildings occur outside of the easement; per the Site Plan, the proposed gate and fence relocation and asphalt/gravel area changes appear to occur within the easement area; per the Land Survey, an additional 10'-wide Niagara Mohawk Power Corporation Easement crosses from the road frontage to a transformer area located in front of the main building; per the Site Plan, the proposed work occurs outside of this easement; and
- per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; the proposed use may result in an increase in demand;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

- per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed, but the change in use may result in an increase in wastewater flow;
- ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required 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; and
- GIS mapping shows a rear corner (northwest corner) of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include a wooded area; per GIS-mapping, Mud Mill Creek and its associated floodway, floodplain, and related federal and NYS wetlands are located to the north of the site;

 ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and
- per the Central New York Regional Transportation Authority (CENTRO), the immediate area does not have public transit service; and



Z-25-204

Z-25-206 SITE PLAN

See Also Case: 19 North Street, LLC

Z-25-207 at 19 North Street Tax Map # 005.-04-07.1

Village of Marcellus

Received: 6/23/2025 30-Day Deadline: 7/23/2025

- 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 North Street (Route 174), a state highway, and Main Street (Route 41), a county highway; and
- the applicant is proposing construction of a 4-unit apartment building on a 1.52-acre parcel in a Village Center zoning district as Phase I of a larger concept plan; and the Board is concurrently reviewing a special permit referral (Z-25-207) to allow this
- the Board is concurrently reviewing a special permit referral (Z-25-207) to allow this proposed apartment building; and
- the site is located along North Street near the center of the Village of Marcellus; mixed commercial and residential uses are adjacent to the south with residential uses abutting to the north and west (rear) along Reed and First Streets; and
- the site contains an existing approximately 9,800 sf commercial building located along the North Street frontage with a parking lot wrapping the front, side, and rear of the building; road access comes from North Street, NYS Route 174; two existing outbuildings are located along the southern parcel boundary, to the rear of the existing building; per aerial imagery from May 2024, the rear of the site is currently lawn; sidewalks exist along the North Street frontage; and
- per the Site Plan dated 6/10/25, the applicant is proposing construction of two four-dwelling unit 1,760 sf buildings to be constructed in two separate Phases to the rear of the existing building; per the Site Plan, Phase One consists of construction of an apartment building with a 10-space parking area in the northwest corner of the site; Phase Two consists of construction of the second building with a 9-space parking area in the southwest portion of the site; per an email from the Village dated 6/20/25, only Phase One is being considered by the Village at this time; per the Site Plan, the buildings will be located approximately 20' from the rear parcel boundary; and
- per the Site Plan, a 20'-wide Village-owned Drainage & Sewer Easement bisects the rear of the site; some asphalt and parking are shown within the easement, existing and proposed buildings occur outside of the easement, but the proposed development would require access crossing this easement; and
- per the Environmental Assessment Form (EAF) dated 5/21/25, 0.1 acres of the site will be disturbed by the proposed project; the EAF notes "there is currently a storm water catch basin on the property";
 - ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- per the referral notice, additional connections to public drinking water are proposed to serve the new buildings;
 - ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, additional connections to public sewers are proposed to serve the new buildings; the site is located in the Village of Marcellus Wastewater Treatment Plant service area; and

- per the Central New York Regional Transportation Authority (CENTRO), North Street has public transit service and bus stops are located adjacent to the site; and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-206

Z-25-207 SPECIAL PERMIT See Also Case: 19 North Street, LLC

Z-25-206 at 19 North Street Tax Map # 005.-04-07.1

Village of Marcellus

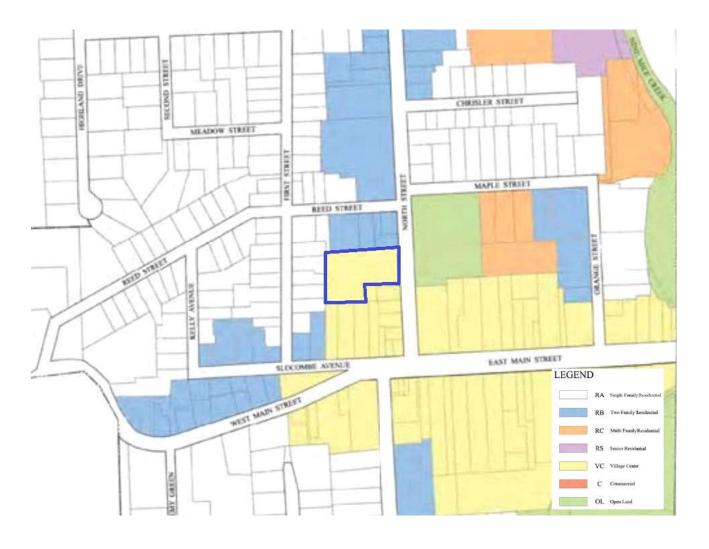
Received: 6/23/2025 30-Day Deadline: 7/23/2025

- 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 North Street (Route 174), a state highway, and Main Street (Route 41), a county highway; and
- the applicant is requesting a special permit to allow construction of a 4-unit apartment building on a 1.52-acre parcel in a Village Center zoning district as Phase I of a larger concept plan; and
- the Board is concurrently reviewing a site plan referral (Z-25-206) to construct this proposed apartment building; and
- the site is located along North Street near the center of the Village of Marcellus; mixed commercial and residential uses are adjacent to the south with residential uses abutting to the north and west (rear) along Reed and First Streets; and
- the site contains an existing approximately 9,800 sf commercial building located along the North Street frontage with a parking lot wrapping the front, side, and rear of the building; road access comes from North Street, NYS Route 174; two existing outbuildings are located along the southern parcel boundary, to the rear of the existing building; per aerial imagery from May 2024, the rear of the site is currently lawn; sidewalks exist along the North Street frontage; and
- per the Site Plan dated 6/10/25, the applicant is proposing construction of two four-dwelling unit 1,760 sf buildings to be constructed in two separate Phases to the rear of the existing building; per the Site Plan, Phase One consists of construction of an apartment building with a 10-space parking area in the northwest corner of the site; Phase Two consists of construction of the second building with a 9-space parking area in the southwest portion of the site; per an email from the Village dated 6/20/25, only Phase One is being considered by the Village at this time; per the Site Plan, the buildings will be located approximately 20' from the rear parcel boundary; and
- per the Site Plan, a 20'-wide Village-owned Drainage & Sewer Easement bisects the rear of the site; some asphalt and parking are shown within the easement, existing and proposed buildings occur outside of the easement, but the proposed development would require access crossing this easement; and
- per the Environmental Assessment Form (EAF) dated 5/21/25, 0.1 acres of the site will be disturbed by the proposed project; the EAF notes "there is currently a storm water catch basin on the property";
 - ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- per the referral notice, additional connections to public drinking water are proposed to serve the new buildings;
 - ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, additional connections to public sewers are proposed to serve the new buildings; the site is located in the Village of Marcellus Wastewater Treatment Plant

service area; and

- per the Central New York Regional Transportation Authority (CENTRO), North Street has public transit service and bus stops are located adjacent to the site; and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-207

Z-25-208 SITE PLAN

See Also Case: 173 Enterprises, LLC

Z-25-209 5865 East Seneca Turnpike Tax Map # 032.-01-03.0, 032.-01-02.1

Town of Onondaga

Received: 6/23/2025 30-Day Deadline: 7/23/2025

- 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 East Seneca Turnpike (Route 173), a state highway; and
- the applicant is proposing construction of 4 market-rate apartment buildings (94 units) on 13.94 acres in a Professional and Commercial Office (PCO) zoning district; and the Board is concurrently reviewing a special permit referral (7-25-209) to allow this
- the Board is concurrently reviewing a special permit referral (Z-25-209) to allow this proposed complex; and
- the site is located along the north side of East Seneca Turnpike, east of its connection with East Brighton Avenue; a church property abuts the site to the west; woodlands and active farmland are adjacent to the rear and east; a mix of residential and commercial uses line the south side of East Seneca Turnpike with residential neighborhoods extending south; and
- the site consists of two parcels with East Seneca Turnpike frontage; one 3.92-acre parcel contains a house with driveway to East Seneca Turnpike, the other 9-acre parcel contains a barn, and is predominately wooded with brushlands closer to the site's frontage; and per the Site Plan dated 4/26/23, the applicant is proposing to construct a 4-building complex with garages; the Site Plan shows a full-access driveway from East Seneca Turnpike, NYS Route 173, leading to two parking areas with garage buildings along the road frontage; two internal drives extend to the rear with two 9,286 sf three-story buildings located along each, connecting at a rear parking lot; additional garages are located at the rear of the parking lot; per the Site Plan, a central area contains a communal

park with multi-sport courts, seat walls, and a dog park; two smaller patio areas contain fire pits, grills, and seating; the apartment buildings will contain 23 to 24 units each, totaling 94 market-rate apartments; the Site Plan shows some of the wooded area will remain along the side and rear site boundaries; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed

driveways on East Seneca Turnpike must meet Department requirements; and per the Environmental Assessment Form (EAF) dated 2/19/24, 9.17 acres of the site will be disturbed by the proposed project, resulting in 3.09 acres of impervious surface; two stormwater facilities are depicted on the Site Plan, one along the eastern site boundary and the other adjacent to the rear parking lot and garages; an existing pond along the western site boundary will be retained;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under 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; and

per the referral notice, a new connection to public drinking water is proposed to serve the apartment complex; per the EAF, the complex is anticipated to require 14,520 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the

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Authority conduct hydrant flow testing to assess fire flow availability; and per the referral notice, a new connection to the public sewers is proposed to serve the apartment complex; the site is located in the Metropolitan Wastewater Treatment Plant service area:

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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;

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; and

GIS mapping shows a federal wetland in the same approximate area of the "existing pond" noted on the Site plan along with state wetlands possibly occurring across the middle of the site; the wetlands are not depicted in the Site Plan; per the EAF, the federal wetland area "will not be disturbed and flagged and protected, along with the existing pond, during construction"; the EAF notes "Wetland A is located north of the existing pond. It is 0.36 acres in size and was mapped by GZA on 11/6/23. 3761 sf of disturbance to be permitted (under 1/10th of an acre) remainder of wetland to remain and be protected";

ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office to obtain a negative project jurisdictional determination or to apply for a wetland permit;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

- per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located within 0.25 miles of the site; per aerial imagery, no sidewalks exist along East Seneca Turnpike in this area; and
- the site may contain the following natural communities: Maple-Basswood Rich Mesic Forest, 157.9 acres (per EAF Mapper);
 - ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and
- the site contains a house, 5865 East Seneca Turnpike, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;
 - ADVISORY NOTE: The applicant and/or municipality is advised 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; and

the site may contain the Northern Long-eared bat or the Indiana 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 the aerial imagery, it appears that some significant wooded areas on site will be removed;

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; and



Z-25-208

Z-25-209 SPECIAL PERMIT See Also Case: 173 Enterprises, LLC

Z-25-208 at 5865 East Seneca Turnpike Tax Map # 032.-01-03.0, 032.-01-02.1

Town of Onondaga

Received: 6/23/2025 30-Day Deadline: 7/23/2025

- 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 East Seneca Turnpike (Route 173), a state highway; and
- the applicant is requesting a special permit to allow construction of 4 market-rate apartment buildings (94 units) on 13.94 acres in a Professional and Commercial Office (PCO) zoning district; and
- the Board is concurrently reviewing a site plan referral (Z-25-208) for this proposed complex; and
- the site is located along the north side of East Seneca Turnpike, east of its connection with East Brighton Avenue; a church property abuts the site to the west; woodlands and active farmland are adjacent to the rear and east; a mix of residential and commercial uses line the south side of East Seneca Turnpike with residential neighborhoods extending south; and
- the site consists of two parcels with East Seneca Turnpike frontage; one 3.92-acre parcel contains a house with driveway to East Seneca Turnpike, the other 9-acre parcel contains a barn, and is predominately wooded with brushlands closer to the site's frontage; and per the Site Plan dated 4/26/23, the applicant is proposing to construct a 4-building complex with garages; the Site Plan shows a full-access driveway from East Seneca Turnpike, NYS Route 173, leading to two parking areas with garage buildings along the road frontage; two internal drives extend to the rear with two 9,286 sf three-story buildings located along each, connecting at a rear parking lot; additional garages are located at the rear of the parking lot; per the Site Plan, a central area contains a communal

remain along the side and rear site boundaries; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on East Seneca Turnpike must meet Department requirements; and

park with multi-sport courts, seat walls, and a dog park; two smaller patio areas contain fire pits, grills, and seating; the apartment buildings will contain 23 to 24 units each, totaling 94 market-rate apartments; the Site Plan shows some of the wooded area will

- per the Environmental Assessment Form (EAF) dated 2/19/24, 9.17 acres of the site will be disturbed by the proposed project, resulting in 3.09 acres of impervious surface; two stormwater facilities are depicted on the Site Plan, one along the eastern site boundary and the other adjacent to the rear parking lot and garages; an existing pond along the western site boundary will be retained;
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under 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; and
- per the referral notice, a new connection to public drinking water is proposed to serve the apartment complex; per the EAF, the complex is anticipated to require 14,520 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test

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

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per the referral notice, a new connection to the public sewers is proposed to serve the apartment complex; the site is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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:

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; and

GIS mapping shows a federal wetland in the same approximate area of the "existing pond" noted on the Site plan along with state wetlands possibly occurring across the middle of the site; the wetlands are not depicted in the Site Plan; per the EAF, the federal wetland area "will not be disturbed and flagged and protected, along with the existing pond, during construction"; the EAF notes "Wetland A is located north of the existing pond. It is 0.36 acres in size and was mapped by GZA on 11/6/23. 3761 sf of disturbance to be permitted (under 1/10th of an acre) remainder of wetland to remain and be protected";

ADVISORY NOTE: Any proposed development on a property containing NYS jurisdictional wetlands must obtain a negative project jurisdictional determination or apply for a wetland permit; the NYS Department of Environmental Conservation (DEC) must verify the boundaries of any jurisdictional wetlands within a proposed project area by either delineating the wetlands or verifying wetlands delineated by a consultant; the applicant is advised to contact the DEC Region 7 office to obtain a negative project jurisdictional determination or to apply for a wetland permit;

ADVISORY NOTE: The municipality is advised to ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers prior to municipal approval of the proposed project; and

- per the Central New York Regional Transportation Authority (CENTRO), East Seneca Turnpike has public transit service and bus stops are located within 0.25 miles of the site; per aerial imagery, no sidewalks exist along East Seneca Turnpike in this area; and
- the site may contain the following natural communities: Maple-Basswood Rich Mesic Forest, 157.9 acres (per EAF Mapper);
 - ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife; The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and
- the site contains a house, 5865 East Seneca Turnpike, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places;

 ADVISORY NOTE: The applicant and/or municipality is advised 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; and

the site may contain the Northern Long-eared bat or the Indiana 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 the aerial imagery, it appears that some significant wooded areas on site will be removed;

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; and



Z-25-209

S-23-22	SORDIVISION		
See Also C	ase: Gary Angeloro	Angeloro Subdivision	
Z-25-186	at 500-502 Old Liverpool Road	Tax Map # 08001-35.0	
	Town of Salina		
	Received: 6/10/2025	30-Day Deadline: 7/10/2025	
1	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 Old Liverpool Road Route 137), a county highway; and		
2	e applicant is proposing to subdivide a 1.96-acre parcel into two new lots, Lot 100 (1.60 cres) and Lot 101 (0.37 acres), in a Planned Commercial (C-3) zoning district; and		
3	ne Board is concurrently reviewing an area variance referral (Z-25-186) to allow this roposed subdivision; and		
4	he site is located amongst the small plazas and commercial uses along Old Liverpool Road; residential uses are located across Old Liverpool Road and to the rear of the site; and		
5	the site contains a small commercial plaza with a muther rear parcel boundary, fronted by an asphalt parkit convenience store located along the Old Liverpool R and access to Old Liverpool Road (County Route 13 Kellars Lane, both local roads; the site has three acceexpansive access to both Old Liverpool Road and Kellars Lane, both Pold Liverpool Road and Kellars Lane, both Old Liverpool Road and Manager La	ng lot with a fueling station and oad frontage; the site has frontage 7) and Beechwood Avenue and ess points to Beechwood Avenue and ellars Lane; artment of Transportation, all existing	
6	the applicant is seeking a subdivision to divide the parcel comprising the site into two new lots; proposed Lot 100 will be 1.60 acres (69,598 sf) and will contain the multitenant commercial building, most of the parking lot, one driveway to Beechwood Avenue and all of the site's frontage on Kellars Lane; proposed Lot 101 will be 0.37 acres (15,946 sf) and will contain the fueling station, convenience store, the site's access to Old Liverpool Road, and two access points to Beechwood Avenue; and		
7	the applicant is requesting three area variances to all allow proposed Lot 101 to be 15,946 sf when 40,000 by Town Code, to allow Lot 101 have a 142' lot wid the existing convenience store to be set back 57.1' w required by Town Code; no changes to the site are convenience.	sf is the minimum lot area required th when 200' is required, and allow hen a 75' front yard setback is	
8	per the referral notice, the site is served by public dricurrent infrastructure are proposed; and		
9	per the referral notice, the site is served by public ser Wastewater Treatment Plant service area, and no cha proposed; and	_	
10	the project is within 2,000 feet of a site (ID: 734030) Environmental Conservation Environmental Site Ren Mapper); and	-	
11	the site is located near the following natural commun Mapper); and	nities: Inland salt pond (per EAF	
12	the site may contain the American saltmarsh bulrush saltmarsh aster, and Indiana bat or their associated has state or federal government as threatened or endange	abitats, which have been listed by the	

S-25-22 SUBDIVISION

Mapper); no changes to the site are currently proposed; and

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



S-25-22

Z-25-183 AREA VARIANCE

See Also Case: Lakefront Investment Revocable Trust

Orchard Road Extension

Tax Map # 003.-05-06.0

Z-25-182 Village of Skaneateles

Received: 6/9/2025 30-Day Deadline: 7/9/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Village of Skaneateles and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- the applicant is requesting area variances for four proposed parcels that would not meet minumum lot size in an 8-lot residential subdivision on a 7-acre parcel in a Residential B zoning district; and
- the Board is concurrently reviewing site plan and subdivision referrals (Z-25-182 and S-25-21) for this proposed development; and
- the site is located in the northwest corner of the Village of Skaneateles where residential neighborhoods transition to large agricultural parcels; adjacent parcels to the west and north contain wooded areas and active farmland; the Orchard Road and Packwood Place residential neighborhood is adjacent to the south; per aerial imagery from May 2024, the site is a vacant wooded parcel with the eastern boundary defined by Skaneateles Creek; and
- per the Subdivision plan dated 6/3/25, the site will divide the 7-acre lot into 8 residential lots and a 9th 1.09-acre lot to comprise the eastern site boundary to contain a Creek Walk; the residential lots will be arranged around a cul-de-sac extension of Orchard Road, a village road; proposed Lots 1 through 4 along the western side of the cul-de-sac range in size from 0.30 to 0.44 acres with 10'-wide stormwater easements along the side lot boundaries; proposed Lots 5 through 8 along the eastern side of the cul-de-sac range in size from 0.77 to 1.21 acres with 12' to 20'-wide stormwater easements along the side lot boundaries; the rear of the eastern lots contain a stormwater facility easement to contain a proposed "Bioretention Filtration Facility"; the proposed eastern lots extend east to the boundary of proposed Lot 9; and
- per the Sketch Plan dated 6/3/25, each residential lot contains a house, garage, and driveway to the Orchard Road cul-de-sac; per the Sketch Plan, half of the garages will be attached and half will be detached; per the Utility Plan dated 6/3/25, drinking water and wastewater infrastructure will extend into the site from the neighborhood to the south, under the proposed Orchard Road extension; per the Grading & Erosion Control Plan dated 3/21/24, the wooded areas at the rear of the proposed lots will be retained; per the Detailed Site Plan dated 10/16/24, existing sidewalks along Orchard Road will be extended along the cul-de-sac and street trees will be installed; and
- the applicant is requesting four variances for this development; Village Zoning requires a minimum lot size of 22,000 sf (0.50 acres) for residential lots in Residential B zoning districts; proposed Lots 1 through 4 (all on the western side of the site) range in size from 13,152 to 19,276 sf (0.30 to 0.44 acres); and
- per the Environmental Assessment Form (EAF) dated 10/17/24, 3.32 acres of the site will be disturbed by the proposed project and the development will result in the creation of 1.05 acres of impervious surface; per the Grading & Erosion Control Plan dated 3/21/24, a stormwater "biorentention filtration facility" will be constructed at the rear of developable land on the eastern lots to handle stormwater for all eight lots; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

- must be covered under 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; and
- per the EAF, a new connection to public drinking water provided by the Village of Skaneateles Water Department is proposed to serve the development; per the EAF, the development is anticipated to utilize 3,200 gallons of drinking water per day; and
- per the EAF, a new connection to the public sewers is proposed to serve the development; the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and
- GIS mapping shows the eastern boundary of the site contains federally protected Skaneateles Creek, a Class C(T) stream (ID 896-1.1 per EAF Mapper) and its associated FEMA 100-year floodplain and floodway; the Plans show the "approximate" wetland boundary, 100-year floodplain boundary, and Skaneateles Creek, but do not provide delineation data for the wetland boundary;
 - ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site;
 - ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- lands to the west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement was not included with the referral materials;
 - ADVISORY NOTE: 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; and
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
 - ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-183

Z-25-186 AREA VARIANCE					
See Also C	Case: Gary Angelor)	Angeloro Subdivision		
S-25-22	at 500-502 Old Liverpool Road Tax Map # 08001-35				
	Town of Salin				
	Received:	6/10/2025	30-Day Deadline: 7/10/2025		
1	granting of use or	General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Old Liverpool Road (Route 137), a county highway; and			
2	related to a propos	ne applicant is requesting area variances for a reduced front yard setback and lot size elated to a proposed two-lot subdivision of a 1.96-acre parcel in a Planned Commercial C-3) zoning district; and			
3	the Board is concu subdivision; and				
4	the site is located amongst the small plazas and commercial uses along Old Liverpool Road; residential uses are located across Old Liverpool Road and to the rear of the site; and				
5	the site contains a small commercial plaza with a multi-tenant commercial building along the rear parcel boundary, fronted by an asphalt parking lot with a fueling station and convenience store located along the Old Liverpool Road frontage; the site has frontage and access to Old Liverpool Road (County Route 137) and Beechwood Avenue and Kellars Lane, both local roads; the site has three access points to Beechwood Avenue and expansive access to both Old Liverpool Road and Kellars Lane; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Liverpool Road must meet Department requirements; and				
6	the applicant is seeking a subdivision to divide the parcel comprising the site into two new lots; proposed Lot 100 will be 1.60 acres (69,598 sf) and will contain the multi-tenant commercial building, most of the parking lot, one driveway to Beechwood Avenue and all of the site's frontage on Kellars Lane; proposed Lot 101 will be 0.37 acres (15,946 sf) and will contain the fueling station, convenience store, the site's access to Old Liverpool Road, and two access points to Beechwood Avenue; and				
7	the applicant is requesting three area variances to allow the proposed subdivision: to allow proposed Lot 101 to be 15,946 sf when 40,000 sf is the minimum lot area required by Town Code, to allow Lot 101 have a 142' lot width when 200' is required, and allow the existing convenience store to be set back 57.1' when a 75' front yard setback is required by Town Code; no changes to the site are currently proposed; and				
8	current infrastruct	ure are proposed; and	olic drinking water and no changes to the		
9	per the referral notice, the site is served by public sewers, is located in the Metropolitan Wastewater Treatment Plant service area, and no changes to the current infrastructure are proposed; and				
10	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); and				
11	the site is located near the following natural communities: Inland salt pond (per EAF Mapper); and				
12	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 animal species (per EAF Mapper); no changes to the site are currently proposed; and

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



Z-25-186

Z-25-192 TEXT AMENDMENT

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Town of Lysander

Incentive zoning and solar regulations
Tax Map #

Town of Lysander

Received: 6/12/2025 30-Day Deadline: 7/12/2025

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 applicant is proposing various updates to the Town of Lysander Zoning Codes; and the Town of Lysander is proposing amendments to the Lysander Town Code § 320-74, which states the purpose and Intent of the Town's Incentive Zoning regulations; the Town is proposing replacing the existing language with the following purpose statement; "the Town Board has determined that it is appropriate to make the provision of the IZ Overlay in areas where residential development is most desirable in order to protect and preserve farmland, open space and viewsheds in, primarily, other areas of the Town by making adjustments to permissible density and area requirements for the specific purposes of promoting the extension of roadways, sewers and other such amenities at a minimum cost to the residents and taxpayers. It is the intent of this Article to empower the Town Board to grant incentives or bonuses to advance the Mission, Vision and policies articulated in the Town of Lysander's Comprehensive Plan to achieve the following objectives"; additionally, the text amendment maintains the existing objectives of the Town's incentive zoning regulation and adds the following objective: "The improvement of water quality of the river system through the extension of sewers to nonwithin Town Code § 320-79, which establishes the incentives that may be granted by the Town Board, the Town is proposing the addition of the following statement regarding the suitability of sites for incentives; "the suitability of the site(s) for the type of viewshed and recreational preservation, sewer, roadway or other amenities proposed, the physical characteristics of the land, and the relation of the proposed development to existing surrounding and future development"; and

the Town is proposing to amend § 320-86.2 regarding Solar Energy Systems to replace existing language with language that clearly establishes specific controls on the establishment of commercial solar farms; solar farms and solar power plants shall be permitted in Agricultural Districts, must only be located on lots of forty (40) acres or larger, and with a maximum lot coverage of 50%; to preserve the agricultural value of lands, commercial solar development shall be limited to 30% lot coverage on prime agricultural soils; and

a minimum setback of 200' is required for proposed commercial solar projects whose property lines abut residential properties or County/Town roads; the Town Board may expand this requirement at its discretion, and installation of an all-season vegetative screening between 5-7' is required; and

applicants must provide an approved Maintenance Plan for the ongoing upkeep of the solar installation, fencing and screening, and replacement of any plantings that have died or become compromised; the amended language prohibits commercial solar development on forested land and requires that any tree removal be limited to the greatest extent possible; all commercial solar utility interconnect equipment must be installed underground or in ground mounted cabinets with vegetative screening; and

the proposed amendments also establish a Solar Development Fee of \$500 per acre for the siting of commercial solar farms, intended as a recovery "Fee in Lieu of Land for Public Use" if the parcel was developed for residential use; and

- the Town of Lysander is proposing amendments to the Lysander Town Code § 270.11 regarding Major Subdivisions and Incentive Zoning § 320.80.B.4.b relating to incentive zoning, adding language requiring that life cycle analysis for any proposed new Town roads in major subdivisions be provided, using current highway tax rates, maintenance costs and practices established by the Town Engineer and Highway Superintendent; and Town Code § 270-27 regarding the Construction of streets and utilities, is to require that
- 10 Town Code § 270-27 regarding the Construction of streets and utilities, is to require that streetlights for all public streets be installed as shown on the subdivision plans approved by the Planning Board and establishes minimum requirements for streetlight installation; and
- subdivision regulations will also require that applicants either "construct all sanitary sewers, waterlines, drainage facilities and streets and turn them over to the Town at no cost or expense for operation and maintenance, or may request the Town to install the improvements and make a cash payment to the Town prior to construction in an amount to be determined by the Town Board;" and
- the Town is proposing an amendment to § A337-27 relating to residential driveways, establishing a requirement that all permits include a sketch plan clearly locating and dimensioning proposed driveways; and
- ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and

No Map Available

Z-25-192

Z-25-194 AREA VARIANCE

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See Also Case: JessiCakes JessiCakes

Z-25-193 at 7246 State Fair Boulevard Tax Map # 063.-04-26.0

Town of Van Buren

Received: 6/13/2025 30-Day Deadline: 7/13/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway, and Jones Road (Route 28), a county highway;
- the applicant is requesting an area variance to allow an increase in signage size from the maximum allowable 28 sf to 96 sf for a food service business in a Local Business (LB) zoning district; and
- the Board is concurrently reviewing a site plan referral (Z-25-193) for the change in use to allow this proposed bakery business; and
- the site is a small commercial property located along State Fair Boulevard, south of Seneca Knolls Plaza in an area characterized by a mix of commercial and residential uses; the site abuts a residential neighborhood to the rear; and
- the site contains an approximately 2,400 sf, one-story building located along the northern parcel boundary, surrounded by an asphalt parking lot in front and on the side; per aerial imagery from May 2024, the asphalt lot has nearly unrestricted access to State Fair Boulevard, NYS Route 48; per the Site Plan dated 5/28/25, an ADA space is located in front of the building which may require reversing into the NYS right-of-way; per the Site Plan, parking along the side of the building is partially located on the adjacent parcel to the south;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on State Fait Boulevard must meet Department requirements; and

- the applicant is proposing to move a bakery (JessiCakes) into the existing building which requires a change of occupancy; per the Environmental Assessment Form (EAF) dated 6/12/25, the Town has requested parking currently located on the site boundary be removed to rear of the site and an updated Site Plan reflecting that change is anticipated; per the EAF, exterior changes to the site include restriping the parking lot, moving parking to the rear of the site, and adding signage; and
- the applicant is requesting an area variance to allow signage to be 96 sf when 23 sf max; per the Site Plan, the sign pole will be located along the State Fair Boulevard frontage, in the NYS right-of-way; per the referral materials, the applicant is proposing a 5'x2' pole-mounted sign, two signs for the front of the building (4'x2' and 2'x3'), a 4'x8' sign for the southern side of the building, and a 4'x16' sign on the northern side of the building; ADVISORY NOTE: Per the NYS Department of Transportation, signage is not permitted in the state right-of-way; and
- per the Environmental Assessment Form (EAF) dated 6/12/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposed site changes; and
- per the referral notice, the site is served by public drinking water and no changes to the current infrastructure are proposed; the proposed use may result in an increase in demand; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

- per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the current infrastructure are proposed; the proposed bakery may result in an increase in wastewater flow;
 - ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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; ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements for restaurant use of the site, including scheduling a reinspection of the premises and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and the site is located over, or immediately adjoining, primary and principal aquifers (per
- the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- 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 tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and



Z-25-194

Z-25-197 ZONE CHANGE

Syracuse Regional Airport Authority Col. Eileen Collins Blvd Planned Unit

Development

at 101 Col. Eileen Collins Boulevard Tax Map # 058.-01-10.0, 058.-01-09.0,

Town of Salina

Received: 6/16/2025 30-Day Deadline: 7/16/2025

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 Interstate Route 81, a state highway, and the municipal boundaries between the Towns of Salina, DeWitt, Cicero and Clay; and

- the applicant is proposing to establish a Planned Unit Development (PUD) zoning district on 46 acres within the Syracuse Hancock Airport property, in a current Office and Light Industrial Park (O-2) zoning district; and
- the Board previously held No Position on a site plan referral (Z-16-161) to allow construction of a 42'x72' vacuum garage for an Enterprise Rent-A-Car facility located on site; in 2018, the Board offered No Position with Comment for a site plan referral (Z-18-37) to expand an existing parking lot for the Enterprise Rent-A-Car maintenance facility on the subject parcel, which was ultimately withdrawn; and
- the site consists of portions of five parcels located at the Syracuse Hancock International Airport, which is located on Col. Eileen Collins Boulevard and composed of multiple parcels across three municipalities, the Towns of Salina, Cicero, and DeWitt; aerial imagery shows the subject area is located in Salina and contains a portion of a former runway and a portion of Perimeter Road North; the subject area is located on the north side of Col. Eileen Collins Boulevard; and
- the applicant is requesting establishment of, and a zone change to, the Syracuse Regional Airport Authority Col. Eileen Collins Blvd Planned Unit Development (PUD) district; per the PUD District Plan, the intent for the PUD "is to allow development for the provision of amenities to airport travelers, regional travelers and the local community and to provide for the development of hotels, offices, businesses and other uses that may and are generally compatible with each other and the existing uses of the area"; the goal is "to efficiently utilize existing space to facilitate the placement of mixed commercial uses in the immediate vicinity of existing transportation infrastructure and public transportation systems"; and
 - notable uses to be permitted within the PUD with site plan approval include municipal, state and federal airports, restaurants, hotels, event and conference centers, retail, offices, shopping centers, theaters, day-care centers, storage and freight terminals, wholesale distribution centers, accessory structures and uses incidental to a permitted use, and car wash and automobile services; gas stations, parking, and utility service are allowed with a special use permit; and
- off-street parking requirements "shall be in general accordance with Salina Town Code"; signage, lighting, and vehicle circulation will be approved by the Syracuse Regional Airport Authority and by the Town pursuant to the site plan application; minimum lot size will be 0.5 acres, maximum height will be 4 stories, and 50% maximum lot coverage; and
- per Town Code, Planned Unit Development District Plan application requirements include a District Plan description, a PUD District plan map "identifying the location of permissible land uses, roads, sidewalks, drainage, landscaped areas, parking, utilities and total acreage of the proposed PUD District", a Phasing Plan "including a schedule

describing all phases for the completion of buildings, public and private facilities and site improvement for the full buildout of the development and shall clearly indicate all aspects of the phasing of the entire development", real property rights including "a draft of all covenants, easements and rights-of-ways relating to the site development"; per the District Plan, the PUD area is 46 acres, with the initial phase to include less than 15 acres and full buildout to occur over several phases with a planned 30-year buildout; and a Preliminary Conceptual Design Context Plan (undated) was included with the referral materials depicting the existing Constellation Way extending west to Perimeter Road North, lined with trees and buildings including restaurants, two 3-star hotels, offices, a bank, pharmacy, gas station with convenience store, plus four buildings with commercial on the first floor and offices on the second floor; details regarding drainage and utilities are not included and details regarding landscaping, parking, sidewalks, street, and transit accommodations are not discernible from the level of detail depicted; the City and Airport Authority intend to retain ownership of the fee interest in all property; and the Environmental Assessment Form (EAF) dated 3/5/25 included with the referral materials is noted as complete and a Negative Declaration signed April 2025; the EAF only covers the zone change action and does not consider impacts of specific development activity; anticipated subsequent SEQR will be necessary for individual projects of full build of Project Plan; its presumed the Project Plan will be submitted upon selection of development entities secured through RFP Process anticipated upon PUD approval; and

per the referral notice, new connections to public drinking water are proposed to serve the PUD District;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

per the referral notice, new connections to the public sewers are proposed to serve the PUD District; the site is located in the Metropolitan Wastewater Treatment Plant service area; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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; and

- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- the site may contain the Northern harrier or Upland sandpiper, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

 ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when

having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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

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Z-25-197

Z-25-199 ZONE CHANGE

Arun Goyal

at 3705 Brewerton Road Tax Map # 045.-05-09.0

Town of Salina

Received: 6/18/2025 30-Day Deadline: 7/18/2025

- 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, South Bay Road (Route 208), a county highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- the applicant is requesting a zone change on a 1.22-acre parcel from Highway

 Commercial (C-2) with a Motor Vehicle Service Facilities (OL-1) Overlay to Planned

 Commercial (C-3) to establish a hotel; and
- the Board previously recommended Modification of site plan and special permit referrals (Z-08-41, Z-08-42) to establish a full service restaurant with bar and dance floor on site, advising the applicant to work with the NYS Department of Transportation (NYSDOT) regarding commercial driveway requirements, to provide a visual buffer between the site and adjacent residential, to obtain a cross-access agreement with adjacent parcels, and ensure the Town engineer approves a lighting plan; the Board also encouraged the Town to require a sidewalk along the road frontage; and
- the site is located on Brewerton Road, US Route 11, in an area characterized by retail and restaurants along major routes, backed by residential neighborhoods; the site is located within one mile of the Syracuse Hancock Airport; and
- per aerial imagery from May 2024, the site contains an approximately 6,780 sf building located in the middle of the parcel with asphalt parking lots to the front and rear; an asphalt driveway provides access to the rear parking lot and to Brewerton Road; the site has access to adjacent commercial properties via connected parking lots; and
- per the Environmental Assessment Form (EAF) dated 6/12/25, the applicant is seeking a zone change to Planned Commercial District (C-3) to allow a 92-room hotel with 92 parking spaces; a Site Plan was not included with the zone change referral materials; and per Town Code, the intent of the 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"; uses permitted in C-3 include restaurants, hotels and motels, retail sales and service, offices, shopping center, theaters, and day-care centers; and
- per the EAF, 1.15 acres of the site will be disturbed by the proposed project and stormwater will be directed to "subsurface storm systems"; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area;
 - ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under 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; and
- per the EAF, a new connection to public drinking water is proposed to serve the hotel and has an anticipated demand of 12,090 gallons of drinking water per day;

 ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test

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

per the EAF, a new connection to public sewers is proposed to serve the new hotel; the site is located in the Metropolitan Wastewater Treatment Plant service area; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, 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;

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; and

- the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and
- per the Central New York Regional Transportation Authority (CENTRO), Brewerton Road has public transit service and bus stops are located adjacent to the site; and
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and



Z-25-199

Z-25-200	SITE PLAN			
	Hidden Level	Hidden Level		
	at 6757 Kinne Street	Tax Map # 02406-13.3		
	Town of DeWitt			
	Received: 6/18/2025	30-Day Deadline: 7/18/2025		
1	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 Kinne Street and East Molloy Road (both Route 71), a county highway and Collamer Road (Route 298), a state highway; and			
2	the applicant is proposing to raise approximately 4,200 sf of a warehouse roof from 15' to 33' on a 0.9-acre parcel in an Industrial zoning district; and			
3	the site is located at the southwest corner of the intersection of Old Collamer Road and Kinne Street in an area characterized by the commercial uses surrounding Hancock International Airport; and			
4	the site is comprised of multiple parcels under the same ownership and contains an approximately 14,133 sf warehouse, with driveway to both Kinne Street (County Route 71) and Old Collamer Road; parking is located in a lot at the front of the building and along the driveway to Old Collamer Road, totaling 40 parking spaces; ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Kinne Street must meet Department requirements; and			
5	the applicant, a drone-related business, is proposing to raise the roof on a 4,200 sf section of the existing building from 15' to 33'; per the Site Plan dated 5/22/25, the subject area is the western side of the building and façade for the new area will match the existing building; no other exterior changes are proposed; and			
6	per the Environmental Assessment Form (EAF) dated 5/21/25, zero acres of the site will be disturbed by the proposed project; and			
7	per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering			
	Department to determine the activities and structure easements/rights-of-way, water availability and serinformation, evaluate backflow prevention requires Authority conduct hydrant flow testing to assess fi	res permitted within OCWA rvice options, obtain hydrant flow test ments, and/or request that the		
8	per the referral notice, the site is served by public s Metropolitan Wastewater Treatment Plant service infrastructure are proposed;	area and no changes to the existing		
	ADVISORY NOTE: Capacity assurance approval Department of Water Environment Protection (OC anticipated increase in use; additionally, unless it capacitates and the applicant must develop a 1 gallon to 1 gallon saccoordination with the municipal engineer; the Capacitates can now be found online: http://ongov.net/	DWEP) may be required if there is an ean be demonstrated that anticipated access of one sewer unit over prior uses, anitary flow offset plan/project in acity Assurance Form and approval (wep/connections.html; and		
9	the site is located in an Onondaga County Drainag which is maintained by the Department of Water E	invironment Protection in this area; and		
10	the project is within 2,000 feet of a site (ID: 73412 Environmental Conservation Environmental Site R	· -		

Mapper); and

- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- 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 tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and



Z-25-200

Z-25-201 ZONE CHANGE

the rear; and

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Circle T Enterprises, LLC (John Torrese)

at 6709 East Taft Road

Concrete Batch Plant

Tax Map # 059.-01-25.1

Town of Cicero

Received: 6/20/2025 30-Day Deadline: 7/20/2025

Road frontage; the outbuilding appears to have a gravel outdoor storage area extending to

- 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 Interstate Route 481, a state highway, Fly Road (Route 251) and East Taft Road (Route 18 East of Fly Road and Route 19 west of Fly Road), both county highways, and the municipal boundary between the Town of Cicero and the Town of DeWitt; and the applicant is proposing a zone change on a 26.4-acre parcel from Agricultural to Industrial (Ind) to allow the use of the property for a concrete batch plant; and the site is a long, narrow parcel (approximately 2,900' by 450') extending north from East Taft Road, abutting Interstate 481 to the north; per aerial imagery from May 2024, the rear portion of the site is covered by trees with farmland and/or lawn extending south; the site appears to contain a house and outbuilding, each with a driveway to the East Taft
- the applicant is requesting a zone change from an Agricultural (AG) zoning district to Industrial (IND) to allow a concrete batch plant to be installed on site; per the Town Zoning Map from 3/2023, the parcel abutting the site to the east zoned General Commercial (GC) and the site and surrounding lands are in an AG district; and
 - per the Town Code, AG allows agricultural uses, one-family dwellings, and private garages by right; AG allows uses including tourist home, veterinary hospital, quarry, aircraft landing field, stable, and public utility structure with site plan approval;
 - per Town Code, IND is intended "to provide for those uses characterized by high volumes of truck traffic and/or which have a tendency to be noisy or otherwise a nuisance if proximate to residential uses"; site plan approval is required for all allowed uses in IND; allowed uses include manufacturing, warehousing and distribution facilities, trucking terminals, sales service and/or repair of heavy equipment or machinery, contractor's storage yard, automotive repair and/or garage facilities, public utility facilities, public storage, and "other industrial uses if the Planning Board finds that such proposed use meets the statement of intent and is of the same general character and intensity as those uses allowed"; and
- per the Sketch Plan Bethka Property dated 5/15/25, the applicant is proposing to construct a 19,000 sf concrete batch plan to be surrounded by a gravel area and gravel driveway to East Taft Road, a county highway; per the Sketch Plan, the driveway will enter East Taft Road opposite its intersection with Fly Road, in the same approximate location as the existing driveway to the outbuilding;
 - ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements; and per the Future Land Use map in the recently passed Town of Cicero Comprehensive Plan, the site and surrounding area are earmarked for industrial uses; and
- GIS mapping shows the western boundary and rear of the site may contain state wetlands; wetlands and the 100' buffer are shown on the Sketch Plan, but details regarding the wetland boundaries are not provided; GIS mapping shows a riverine federal wetland crosses the site and this wetland appears to be located outside of the proposed batch plant area;

ADVISORY NOTE: Any proposed development on a property that may contain NYS jurisdictional wetlands must obtain a negative parcel jurisdictional determination from the NYS Department of Environmental Conservation (DEC) or coordinate with regional DEC staff to determine if a wetland permit is required; and

- per the referral notice, the site is served by public drinking water and no change to the existing infrastructure is proposed; it is not clear if the new building will require a new connection for the proposed use;
 - ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- per the referral notice, there is no existing wastewater service to the site; no changes to existing infrastructure are proposed; it is not clear from the referral materials how water will be used on site and if wastewater infrastructure will be required; and
- the site may contain or be located near the following natural communities: Black Spruce-Tamarack Bog (620.0 acres) (per EAF Mapper); the site may contain the Eastern massasauga, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 1 mile from the site;
 - ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible;

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and



Z-25-201

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LaFayette Hills Estates LaFayette Hills

455 LaFayette Road Tax Map # 063.-02-01.1

City of Syracuse

Received: 6/20/2025 30-Day Deadline: 7/20/2025

- 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 LaFayette Road (Route 52), a county highway in the Town of Onondaga, a SUNY College of Environmental Science and Technology Field Experiment Station, a public institution, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- the applicant is proposing Master Site Plan review for Phase 1 of a mixed-residential development project totaling up to 263 total housing units (LaFayette Hills Estates) on an 84.24-acre parcel in a Single-Unit Residential (R-1) zoning district; and
- the site, a portion of the former 160-acre LaFayette Hills Country Club and Golf Course, is located along LaFayette Road, a City street in the City of Syracuse, adjacent to the border with the Town of Onondaga; surrounding land uses are roadside residential, the Nob Hill apartment complex, and vacant land; and
- the subject parcel contains 1,072 feet of frontage on LaFayette Road, with sloping topography, of approximately 100 feet from front to back; the parcel contains the former golf course lands; the former clubhouse and accessory buildings are largely contained on an adjacent 80+ acre Town of Onondaga parcel to the south; and
- per the referral materials, the project is described to include resubdivision of an 84-acre parcel into approximately 263 residential lots to be constructed in two phases (113 detached single-family homes in Phase 1 and 150 attached units in Phase 2), a clubhouse, and sports fields for residents; and
 - the LaFayette Hills Housing Master Plan dated 4/10/2024 shows 263 housing units in two phases covering the site; the smallest lots start at 3,000 sf; Phase 1 would generally cover the southern half of the parcel and Phase 2 covers the north; earlier referral materials note Phase 1 as 103 detached single-family units, and Phase 2 to contain 160 attached single-family units, while the master plan depicts a mix of unit types in both Phase 1 and 2; the Master Plan shows a clubhouse, sport courts, a pool, and playground to occur within the Phase 1 area; and
 - per the Master Plan, seven new public streets, designed in a rectilinear layout, will serve the project; two streets will connect with LaFayette Road, a city-owned road in this location; the southernmost street would presumably also service future buildout of adjacent Town of Onondaga lands; no connection to the east, adjacent to an existing subdivision are shown, or to the north (Nob Hill Apartments); tree lawns, sidewalks and shared use paths will be incorporated along public streets and trails will be incorporated throughout the site; a Traffic Impact Study was performed in 2023, to examine a full build scenario of 279 single-family homes in the City of Syracuse and 36 single-family homes in the Town of Onondaga, and included in the EAF materials; and
- the EAF notes that approximately 35 acres of the 80+ acre site will become impervious surfaces from the project; onsite stormwater facilities, including four wet ponds will be added; 40% of the site contains slopes between 10-15%; depth to bedrock is noted to average three feet;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under 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; and

per an Existing Conditions Site Plan dated January 11, 2024, the LaFayette Road right-ofway and the southern parcel boundary each contain a 8-10" diameter City of Syracuse water main, an 8" natural gas main, and overhead powerlines; a City of Syracuse Water System Monitoring Station is shown at the rear corner of the site; along the rear (eastern) parcel boundary, a 24" OCWA transmission line and easement is shown, as well as overhead power lines and related easement "Byrne to Niagara Mohawk Power Corp."; a 30' right of way is also shown leading from LaFayette Rd approximately 1000 feet toward the rear of the property; sanitary sewer infrastructure is shown to service the Nob Hill complex to the north, but does not currently extend within the project site; and per the EAF, the project is anticipated to generate approximately 99,220 gallons per day of water usage, to be provided by the City of Syracuse (master plan cites OCWA connection); the site is located within the Metropolitan Syracuse Wastewater Treatment Plant service area, in an area designated as flow constrained and impacted by excessive wet weather flow and/or in an area tributary to active combined sewer overflows; per the EAF, an extension of sanitary sewer infrastructure is necessary to serve the project; per a letter dated 3/12/24 from the Onondaga County Department of Water Environment Protection, the applicant has received capacity assurance for up to 21,450 gpd (Phase 1 equivalent); any additional buildout will require new approvals from the Department; WEP also notes in its letter "It is WEP's understanding that this project only includes Phase 1 of development and will only occur on the portion of the site located within the City of Syracuse. The portion of the site within the Town of Onondaga is currently located outside of the Consolidated Sewer District (CSD) boundary. Be advised, public sewer service cannot be provided to the portion of the site located outside of the CSD without extension of the CSD boundary. As such, this approval is granted only for Phase 1, located in the City of Syracuse."; in order to reach the County trunk sewer infrastructure, the applicant will also require permission from the Town of Onondaga to utilize Town force main sewers along East Seneca Turnpike to convey sewerage to the County system; the current status of these permissions, for either Phase 1 or full buildout, is unclear; and

ADVISORY NOTE: Any extension of public sewerage is subject to review and approval by the Onondaga County Department of Water Environment Protection and Department of Health; and

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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; and

the EAF and Environmental Resource Mapper indicate the potential presence of the Indiana bat and Northern Long-eared bat, which are endangered or threatened species, and the project will involve clearing of trees;

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; and

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- per the EAF, the site is located near the SUNY ESF LaFayette Road Experimentation Station, noted as eligible for inclusion on, the State or National Register of Historic Places; a memo from NYS OPRHP dated 11/16/2023 indicates the project is in an archeologically sensitive area, and a Phase 1A assessment is advised; and ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office
- per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located approximately 1/3 and 6/10 miles from the site; ADVISORY NOTE: Per CENTRO, Should the City or developer want to discuss a closer transit stop location, the developer should reach out to Centro early in the process to discuss feasibility; and

for review as part of the State Environmental Quality Review (SEQR) process; and

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and



Z-25-205

Z - 25 - 178SITE PLAN See Also Case: Laurie Kadah of 44 W Genskan, LLC Tax Map # 006.-07-17.0 at 44 West Genesee Street Z - 25 - 179Village of Skaneateles Z-25-180 Received: 6/9/2025 30-Day Deadline: 7/9/2025 General Municipal Law Section 239-m allows the County Planning Board to review 1 approval of site plans and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and the applicant is proposing construction of a new three-car garage with luxury apartment 2 above and decking on both levels, as well as renovations, additions and improvements on the main residence on a 0.84-acre parcel in a Residential zoning district; and the Board is concurrently reviewing special permit and area variance referrals (Z-25-179, 3 Z-25-180) to allow this proposed development; and the site is a single family residence on the west side of the Village of Skaneateles; 4 surrounding uses include residential, a church, a restaurant, a park, and an inn; and the site contains a single-family, two-story home, located in the middle of the site's 115' 5 of frontage on West Genesee Street (NYS Route 20); a driveway exists along the eastern parcel boundary leading to a detached garage; per aerial imagery from May 2024, the western side of the house and the rear half of the property contain lawn and a few trees; and per the Project Narrative dated 5/13/25, the applicant is proposing improvements to the 6 existing residence, expansion of the driveway, and construction of an additional structure containing a garage topped by a supplemental dwelling unit; per the Narrative, the existing residence will have the roof raised to bring the second floor ceiling to code, add two bedrooms, improve the facade, and raise the roof on the front porch; the existing garage will have the roof renovated and replaced; a 770 sf three car garage structure with dwelling unit and second floor porch will be constructed off the rear corner of the house, and 889sf of new driveway will be installed to connect the new structure to the existing driveway; and the proposed changes require two area variances for existing nonconformities: one to 7 allow the existing residence to have a 17.5' front yard setback when 30' is required and one to allow the existing garage to have 2.7' side yard setback when 15' is required by Village Code: and per the Environmental Assessment Form (EAF) dated 5/5/25, 0.14 acres of the site will 8 be disturbed by the proposed project; per the Village Zoning Board of Appeals application, changes to the site will result in 88.3% open space when 85% is required by Village Code; per the Narrative, changes will result in 85.9% open space; and per the EAF, a new connection to public drinking water is proposed; and 9 per the EAF, a new connection to public sewers is proposed and the site is located in the 10 Village of Skaneateles Wastewater Treatment Plant service area; and per the Land Survey for 1326 New Seneca Tpke dated 11/24/24, a 30'-wide right-of-way 11 to 48 West Genesee Street (adjacent property to the west) occurs along the western parcel boundary; per the Site Plan (drawing Z-1.1) dated 4/30/25, all proposed changes occur outside of the right-of-way; and

and

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the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);

the site is located near the Weber Residence and Shepard Family Houses which is listed

on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-178

Z-25-179 SPECIAL PERMIT See Also Case: Laurie Kadah of 44 W Genskan, LLC Tax Map # 006.-07-17.0 at 44 West Genesee Street Z - 25 - 178Village of Skaneateles Z-25-180 Received: 6/9/2025 30-Day Deadline: 7/9/2025 General Municipal Law Section 239-m allows the County Planning Board to review 1 issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and the applicant is requesting a special permit to allow a suplemental dwelling unit with the 2 construction of a new three-car garage with luxury apartment above and decking on both levels on a 0.84-acre parcel in a Residential zoning district; and the Board is concurrently reviewing site plan and area variance referrals (Z-25-178, Z-25-3 180) for this proposed development; and the site is a single family residence on the west side of the Village of Skaneateles; 4 surrounding uses include residential, a church, a restaurant, a park, and an inn; and the site contains a single-family, two-story home, located in the middle of the site's 115' 5 of frontage on West Genesee Street (NYS Route 20); a driveway exists along the eastern parcel boundary leading to a detached garage; per aerial imagery from May 2024, the western side of the house and the rear half of the property contain lawn and a few trees; and per the Project Narrative dated 5/13/25, the applicant is proposing improvements to the 6 existing residence, expansion of the driveway, and construction of an additional structure containing a garage topped by a supplemental dwelling unit; per the Narrative, the existing residence will have the roof raised to bring the second floor ceiling to code, add two bedrooms, improve the facade, and raise the roof on the front porch; the existing garage will have the roof renovated and replaced; a 770 sf three car garage structure with dwelling unit and second floor porch will be constructed off the rear corner of the house, and 889sf of new driveway will be installed to connect the new structure to the existing driveway; and the proposed changes require two area variances for existing nonconformities: one to 7 allow the existing residence to have a 17.5' front yard setback when 30' is required and one to allow the existing garage to have 2.7' side yard setback when 15' is required by Village Code: and per the Environmental Assessment Form (EAF) dated 5/5/25, 0.14 acres of the site will 8 be disturbed by the proposed project; per the Village Zoning Board of Appeals application, changes to the site will result in 88.3% open space when 85% is required by Village Code; per the Narrative, changes will result in 85.9% open space; and per the EAF, a new connection to public drinking water is proposed; and 9 per the EAF, a new connection to public sewers is proposed and the site is located in the 10 Village of Skaneateles Wastewater Treatment Plant service area; and per the Land Survey for 1326 New Seneca Tpke dated 11/24/24, a 30'-wide right-of-way 11 to 48 West Genesee Street (adjacent property to the west) occurs along the western parcel

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boundary; per the Site Plan (drawing Z-1.1) dated 4/30/25, all proposed changes occur

the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper);

outside of the right-of-way; and

on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-179

Z-25-180 AREA VARIANCE

See Also Case: Laurie Kadah of 44 W Genskan, LLC

Z-25-178 at 44 West Genesee Street Tax Map # 006.-07-17.0

Z-25-179 Town of Skaneateles

Received: 6/9/2025 30-Day Deadline: 7/9/2025

- General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- the applicant is requesting area variances related to the proposed construction of a new three-car garage with luxury apartment above and decking on both levels, as well as renovations, additions and improvements on the main residence on a 0.84-acre parcel in a Residential zoning district; and
- the Board is concurrently reviewing site plan and special permit referrals (Z-25-178, Z-25-179) for these proposed changes to the site; and
- the site is a single family residence on the west side of the Village of Skaneateles; surrounding uses include residential, a church, a restaurant, a park, and an inn; and
- the site contains a single-family, two-story home, located in the middle of the site's 115' of frontage on West Genesee Street (NYS Route 20); a driveway exists along the eastern parcel boundary leading to a detached garage; per aerial imagery from May 2024, the western side of the house and the rear half of the property contain lawn and a few trees; and
- per the Project Narrative dated 5/13/25, the applicant is proposing improvements to the existing residence, expansion of the driveway, and construction of an additional structure containing a garage topped by a supplemental dwelling unit; per the Narrative, the existing residence will have the roof raised to bring the second floor ceiling to code, add two bedrooms, improve the façade, and raise the roof on the front porch; the existing garage will have the roof renovated and replaced; a 770 sf three car garage structure with dwelling unit and second floor porch will be constructed off the rear corner of the house, and 889sf of new driveway will be installed to connect the new structure to the existing driveway; and
- the proposed changes require two area variances for existing nonconformities: one to allow the existing residence to have a 17.5' front yard setback when 30' is required and one to allow the existing garage to have 2.7' side yard setback when 15' is required by Village Code; and
- per the Environmental Assessment Form (EAF) dated 5/5/25, 0.14 acres of the site will be disturbed by the proposed project; per the Village Zoning Board of Appeals application, changes to the site will result in 88.3% open space when 85% is required by Village Code; per the Narrative, changes will result in 85.9% open space; and
- per the EAF, a new connection to public drinking water is proposed; and
- per the EAF, a new connection to public sewers is proposed and the site is located in the Village of Skaneateles Wastewater Treatment Plant service area; and
- per the Land Survey for 1326 New Seneca Tpke dated 11/24/24, a 30'-wide right-of-way to 48 West Genesee Street (adjacent property to the west) occurs along the western parcel boundary; per the Site Plan (drawing Z-1.1) dated 4/30/25, all proposed changes occur outside of the right-of-way; and
- the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

- the site is located near the Weber Residence and Shepard Family Houses which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised 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; and



Z-25-180

Z-25-188 ZONE CHANGE

City of Syracuse Zoning Administator 200, 204 (aka 202) and 208 (aka 204) Salisbury Road Westcott Reservoir
Tax Map # 098.1-01-04.0, 098.1-01-03.

City of Syracuse

Received: 6/10/2025 30-Day Deadline: 7/10/2025

- 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 the municipal boundary between the City of Syracuse and the Town of Geddes: and
- the applicant is proposing a zone change on three parcels from Open Space (OS) to Single-Unit Residential (R1) zoning district; and
- the site contains three small vacant parcels located in the City of Syracuse, but surrounded by land with the Village of Solvay to the north and west and the Town Geddes to the east and south; the parcels are associated with the City-owned land containing the Westcott Reservoir; the subject parcels are approximately 0.06 acres along the north side of Salisbury Road, containing front yard areas for adjacent single-family homes; and
- per the referral, the three parcels totaling 0.06 acres are currently in an Open Space zoning district and the City wishes to change the zoning to the R1 Single-Unit Residential District; per the referral materials, the zone change request was the result of "a review and recommendation by the City Planning Department and Zoning Administration"; justification for the zone change includes the parcels are owned by the property owners of adjacent residential, an R1 zoning designation would be consistent with neighboring parcels within the Town of Geddes, and R1 "would accommodate future residential use, including potential additions or driveways"; and
- ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and



Z-25-188

Z-25-190 SITE PLAN See Also Case: Joseph Sindoni

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Z-25-191 at 1850 Lemoyne Avenue Tax Map # 073.-07-36.0

Town of Salina

Received: 6/10/2025 30-Day Deadline: 7/10/2025

- 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 Lemoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and
- the applicant is proposing to convert an existing warehouse into an indoor sports facility on a 2-acre parcel in an Industrial (I-1) zoning district; and
- the Board is concurrently reviewing a special permit referral (Z-25-191) to allow this proposed indoor sports facility; and
- the site is located in an area characterized by a mix of commercial and industrial uses
 adjacent to residential uses; the site abuts CSX railroad tracks to the north, adjacent
 commercial include a law office, a dumpster rental business, a family support agency, an
 electrical and HVAC business, and a steel drum manufacturer; Assumption Cemetery
 abuts the site to the rear; and
- per the Site Plan 1850 Lemoyne Avenue dated 9/5/24, the site contains a 12,675 sf 1-story warehouse along the southern site boundary and a 3,496 sf 1-story warehouse along the Lemoyne Avenue frontage; the remainder of the site is covered by asphalt, broken asphalt, and gravel; the site and adjacent properties to the south have access to Lemoyne Avenue via the Lemoyne Service Road, but no direct access to Lemoyne Avenue; and
 - per the referral materials, the applicant proposes to convert the existing warehouse into an indoor sports facility; per the Site Plan, proposed parking will be located along the front of the warehouse, along the northern site boundary and in the middle of the broken asphalt area; it is not clear from the referral materials if any other changes to the site are proposed; per the Site Plan, a 1-story metal open storage structure occurs in the northeast corner of the site and it is unclear if this structure will remain; and
 - per the Environmental Assessment Form (EAF) dated 4/29/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposed site conversion; and
- per the referral materials, the site is served by public drinking water and wastewater service and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;

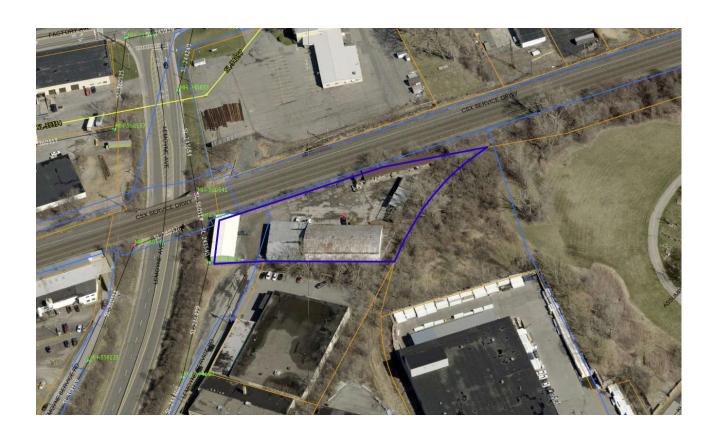
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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;

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; and

- the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and the project is within 2,000 feet of multiple sites (IDs: 734067, 734063, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- per the Central New York Regional Transportation Authority (CENTRO), Factory
 Avenue has public transit service and bus stops are located within 0.25 miles of the site;
 ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible; and



Z-25-191 SPECIAL PERMIT See Also Case: Joseph Sindoni

6

7

Z-25-190 at 1850 Lemoyne Avenue Tax Map # 073.-07-36.0

Town of Salina

Received: 6/10/2025 30-Day Deadline: 7/10/2025

- 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 Lemoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways; and
- the applicant is requesting a special permit to convert an existing warehouse into an indoor sports facility on a 2-acre parcel in an Industrial (I-1) zoning district; and
- the Board is concurrently reviewing a site plan referral (Z-25-190) to convert the site to this proposed indoor sports facility; and
- the site is located in an area characterized by a mix of commercial and industrial uses adjacent to residential uses; the site abuts CSX railroad tracks to the north, adjacent commercial include a law office, a dumpster rental business, a family support agency, an electrical and HVAC business, and a steel drum manufacturer; Assumption Cemetery abuts the site to the rear; and
- per the Site Plan 1850 Lemoyne Avenue dated 9/5/24, the site contains a 12,675 sf 1-story warehouse along the southern site boundary and a 3,496 sf 1-story warehouse along the Lemoyne Avenue frontage; the remainder of the site is covered by asphalt, broken asphalt, and gravel; the site and adjacent properties to the south have access to Lemoyne Avenue via the Lemoyne Service Road, but no direct access to Lemoyne Avenue; and
 - per the referral materials, the applicant proposes to convert the existing warehouse into an indoor sports facility; per the Site Plan, proposed parking will be located along the front of the warehouse, along the northern site boundary and in the middle of the broken asphalt area; it is not clear from the referral materials if any other changes to the site are proposed; per the Site Plan, a 1-story metal open storage structure occurs in the northeast corner of the site and it is unclear if this structure will remain; and
 - per the Environmental Assessment Form (EAF) dated 4/29/25, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposed site conversion; and
- per the referral materials, the site is served by public drinking water and wastewater service and no changes to the existing infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;

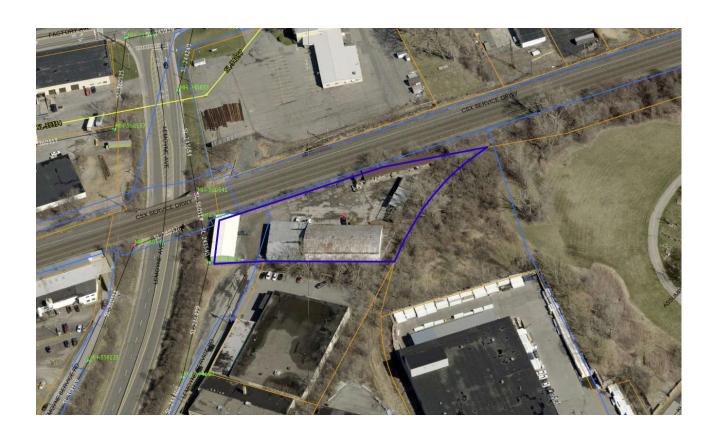
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; ADVISORY NOTE: Capacity assurance approval from the Onondaga County

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required 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;

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; and

- the site is located in an Onondaga County Drainage District for Bear Trap & Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and the project is within 2,000 feet of multiple sites (IDs: 734067, 734063, 734036, 734074, V00264, 734123) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- per the Central New York Regional Transportation Authority (CENTRO), Factory
 Avenue has public transit service and bus stops are located within 0.25 miles of the site;
 ADVISORY NOTE: Per CENTRO, if the Town or developer is concerned about public transit use for the users of this development, the developer should reach out to CENTRO to discuss feasibility as early as possible; and



Z-25-195 OTHER

See Also Case: AUTHORIZATION East Glen Avenue street abandonment

City of Syracuse, Commissioner of Assessment

Z-25-196 Right of Way between 600 and 700 East Brighton Tax Map #

Avenue (East Glen Avenue)

City of Syracuse

Received: 6/16/2025 30-Day Deadline: 7/16/2025

- 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 Route 81, a state highway; and
- the applicant proposes to abandon the segment of East Glen Avenue located east of Interstate Route 81 and west of East Brighton Avenue to be consolidated into a new tax parcel; and
- the Board is concurrently reviewing a zone change referral (Z-25-196) to apply a Light Industry (LI) zoning designation to this segment of East Glen Avenue; and
- the site is a section of East Glen Avenue, a local road, currently connecting East Brighton Avenue with the Valley neighborhood of the City of Syracuse; to the south are the on/off ramps connecting Interstates 81 and 481; a multi-building complex to the north and vacant parcel to the south are both owned by Jaquith Industries; this street segment is bordered by Interstate 81 to the west and East Brighton Avenue to the east; and
- per the referral notice, the City proposes to abandon this segment of East Glen Avenue and sell the land to Jaquith Industries Inc; numerous changes to roadways are occurring in this area as part of the Interstate 81 project, diverting through traffic on to Interstate 481 (to be new Interstate 81); no physical changes to this site are proposed; and
- the City proposes to apply a Light Industry (LI) zoning designation to the newly created parcel prior to selling the land; per the City Zoning Map dated 3/27/23, adjacent parcels to the north and south of the site are already zoned LI in addition to parcels across East Brighton Avenue, between Ainsley Drive and Interstate 481; per the City Zoning Code, the purpose of LI is to allow "a wide range of employment opportunities without potential conflicts from residential uses" with an emphasis on uses including "industrial, commercial, office, retail, and entertainment uses"; and
- per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are currently proposed; and
- the site may contain the Northern long-eared bat and Indiana 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; and



Z-25-195

Z-25-196 ZONE CHANGE

See Also Case: City of Syracuse, Commissioner of Assessment

East Glen Avenue street abandonment

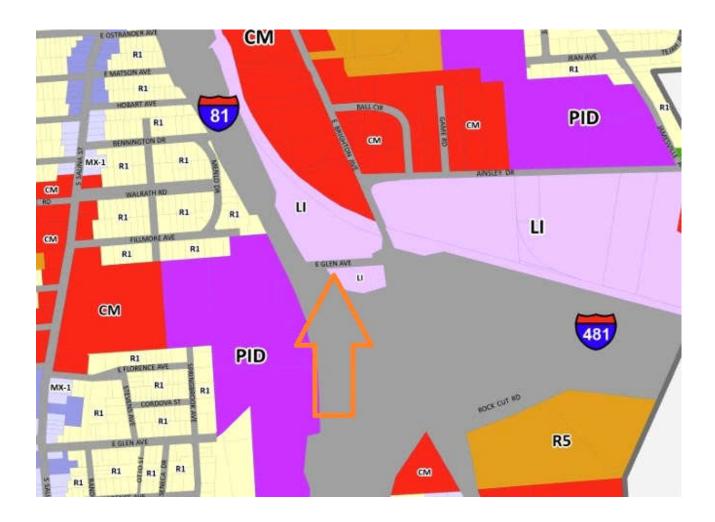
Z-25-195 Right of Way between 600 and 700 East Brighton Tax Map #

Avenue (East Glen Avenue)

City of Syracuse

Received: 6/16/2025 30-Day Deadline: 7/16/2025

- 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 Interstate Route 81, a state highway; and
- the applicant proposes to abandon the segment of East Glen Avenue located east of Interstate Route 81 and west of East Brighton Avenue to be consolidated into a new tax parcel and assigned to be zoned as Light Industry (LI); and
- the Board is concurrently reviewing an Other Authorization referral (Z-25-195) to abandon the section of East Glen Avenue; and
- the site is a section of East Glen Avenue, a local road, currently connecting East Brighton Avenue with the Valley neighborhood of the City of Syracuse; to the south are the on/off ramps connecting Interstates 81 and 481; a multi-building complex to the north and vacant parcel to the south are both owned by Jaquith Industries; this street segment is bordered by Interstate 81 to the west and East Brighton Avenue to the east; and
- per the referral notice, the City proposes to abandon this segment of East Glen Avenue and sell the land to Jaquith Industries Inc; numerous changes to roadways are occurring in this area as part of the Interstate 81 project, diverting through traffic on to Interstate 481 (to be new Interstate 81); no physical changes to this site are proposed; and
- the City proposes to apply a Light Industry (LI) zoning designation to the newly created parcel prior to selling the land; per the City Zoning Map dated 3/27/23, adjacent parcels to the north and south of the site are already zoned LI in addition to parcels across East Brighton Avenue, between Ainsley Drive and Interstate 481; per the City Zoning Code, the purpose of LI is to allow "a wide range of employment opportunities without potential conflicts from residential uses" with an emphasis on uses including "industrial, commercial, office, retail, and entertainment uses"; and
- per the referral notice, there is no existing drinking water or wastewater service to the site and no changes are currently proposed; and
- the site may contain the Northern long-eared bat and Indiana 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; and



Z-25-196

Z-25-198 LOCAL LAW

Town of Manlius Planned Unit Development PUD

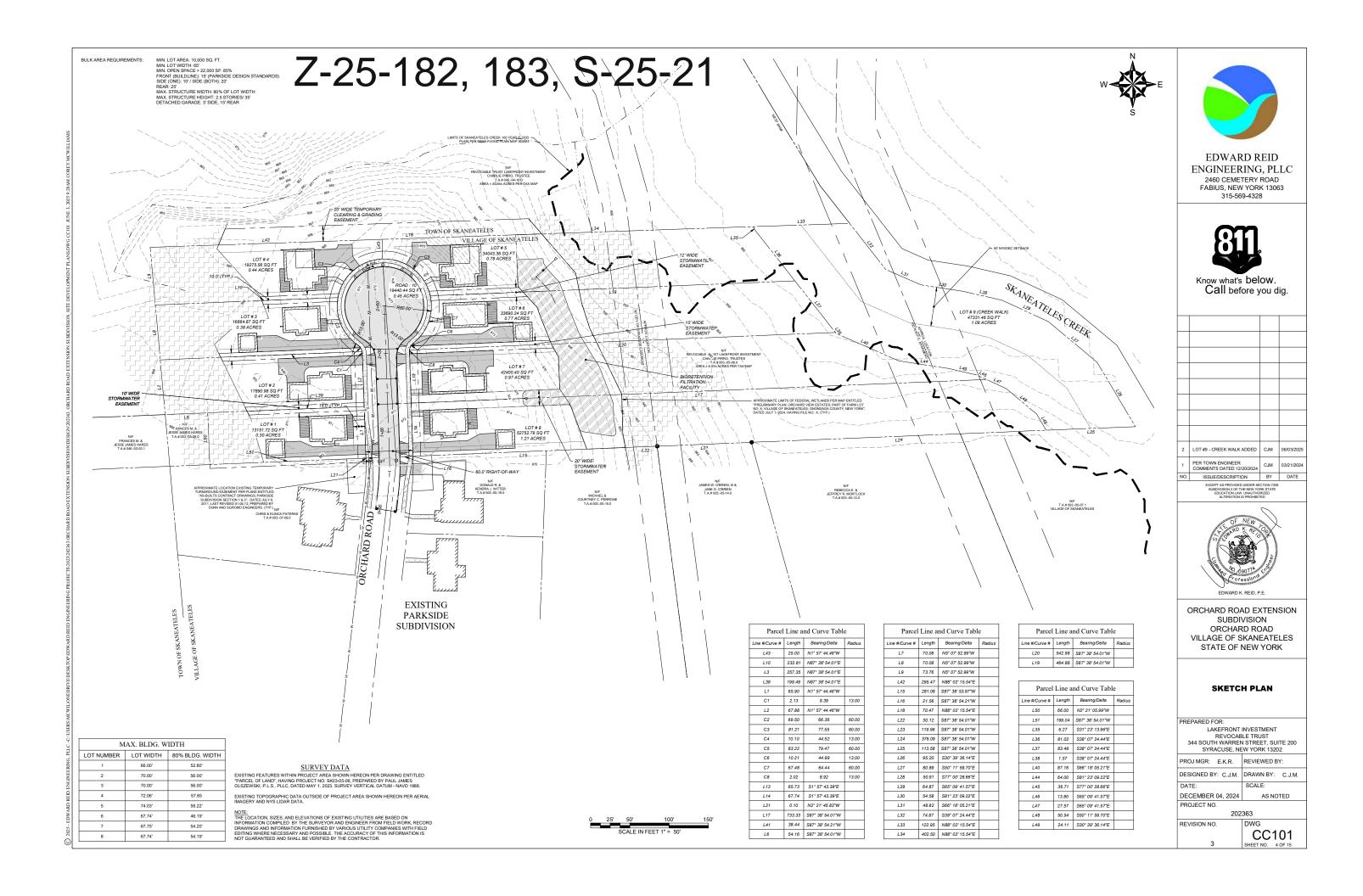
regulations
Tax Map #

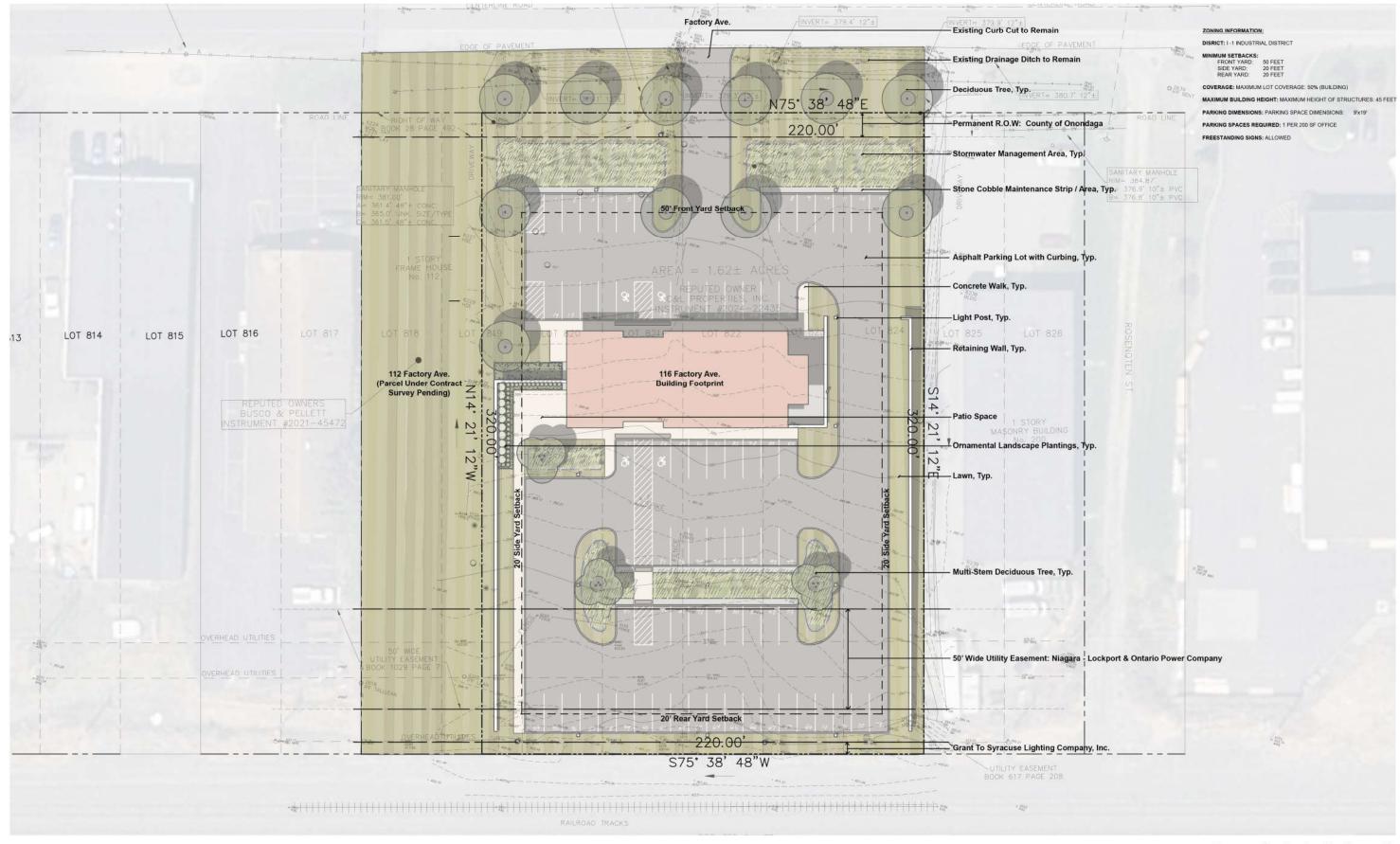
Town of Manlius

Received: 6/18/2025 30-Day Deadline: 7/18/2025

- 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 applicant is proposing a local law to amend Chapter 155, Section 20.2 of the Town of Manlius Town Code to permit Planned Unit Development (PUD) zoning in Restricted Agricultural (R-A) zoning districts; and
- the Board previously offered No Position with Comment on a local law referral (Z-23-88) to authorize Planned Unit Development (PUD) zoning districts within the Town of Manlius, encouraging the Town to remove minimum lot size requirements to increase flexibility and enable efficient site planning; and
- per Town Code, PUD districts are allowed in R-5 (Residential), CA (Commercial District A), CB (Commercial District B), RM (Residential Multiple-Use), and Industrial zoning districts at the Town Board's discretion; and
- the Town is proposing to add the R-A (Restricted Agricultural) zoning district to the list of zoning districts where PUD districts are permitted; and
- ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, 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 any such hearing; and

No Map Available

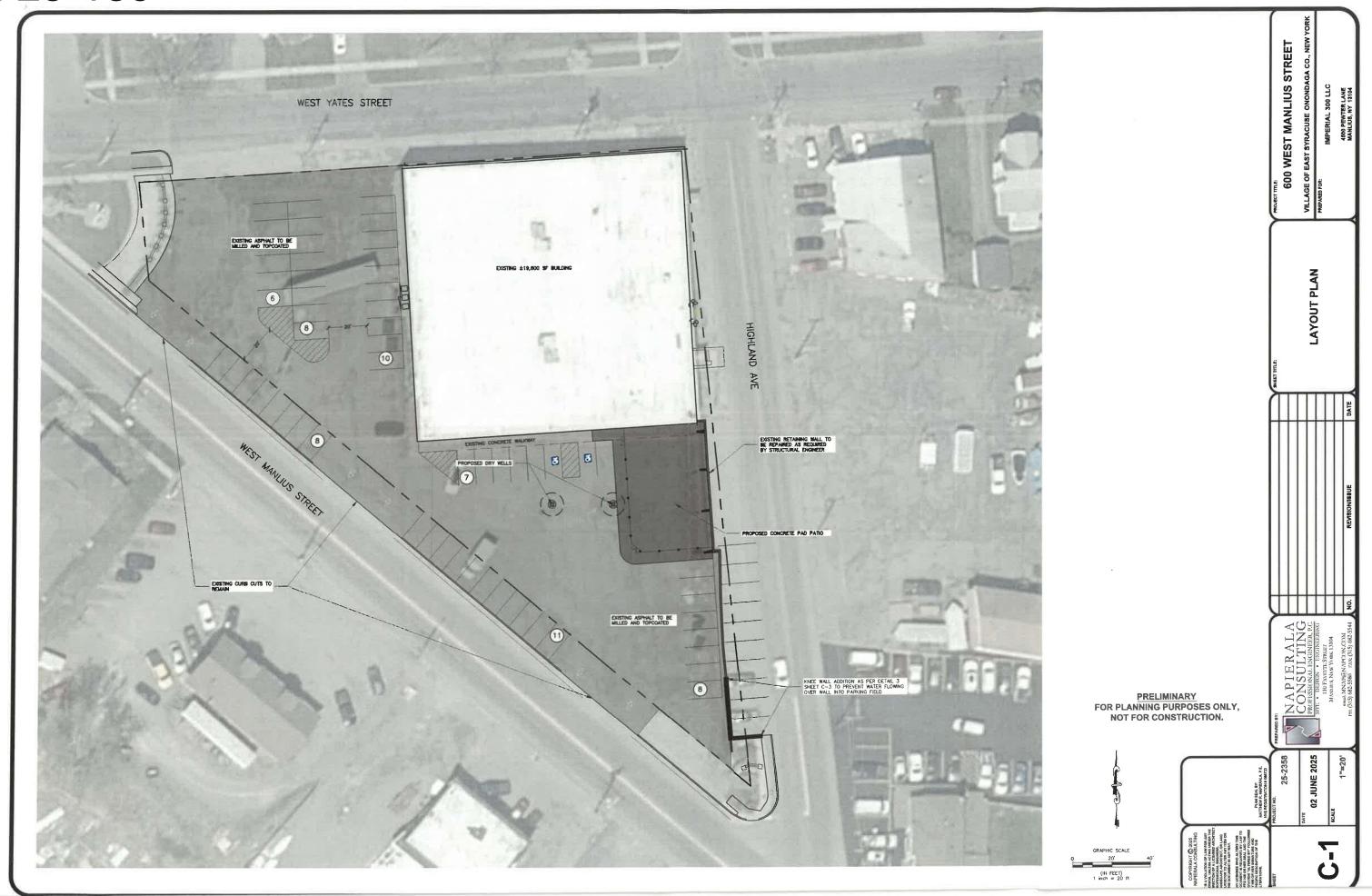




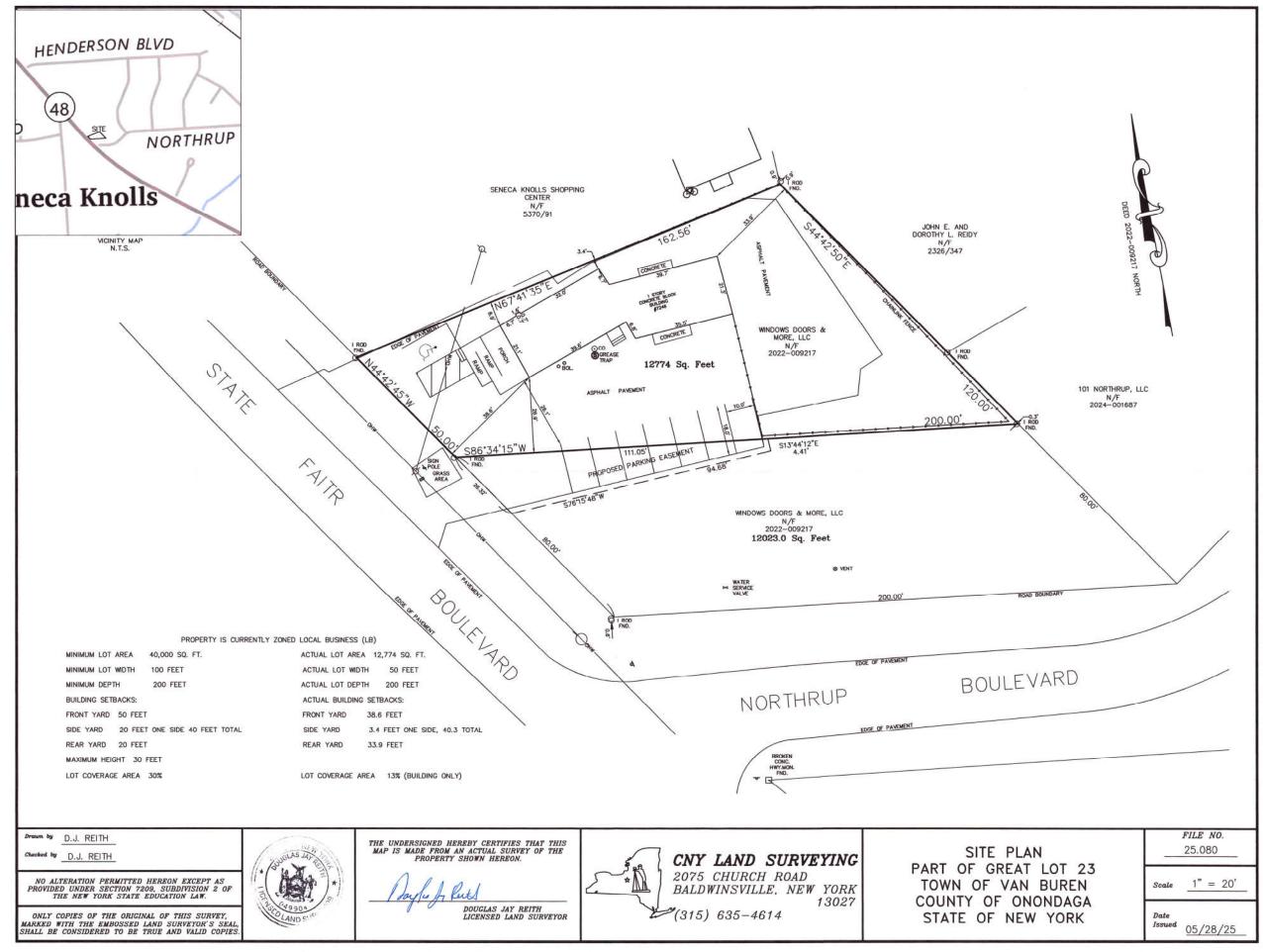


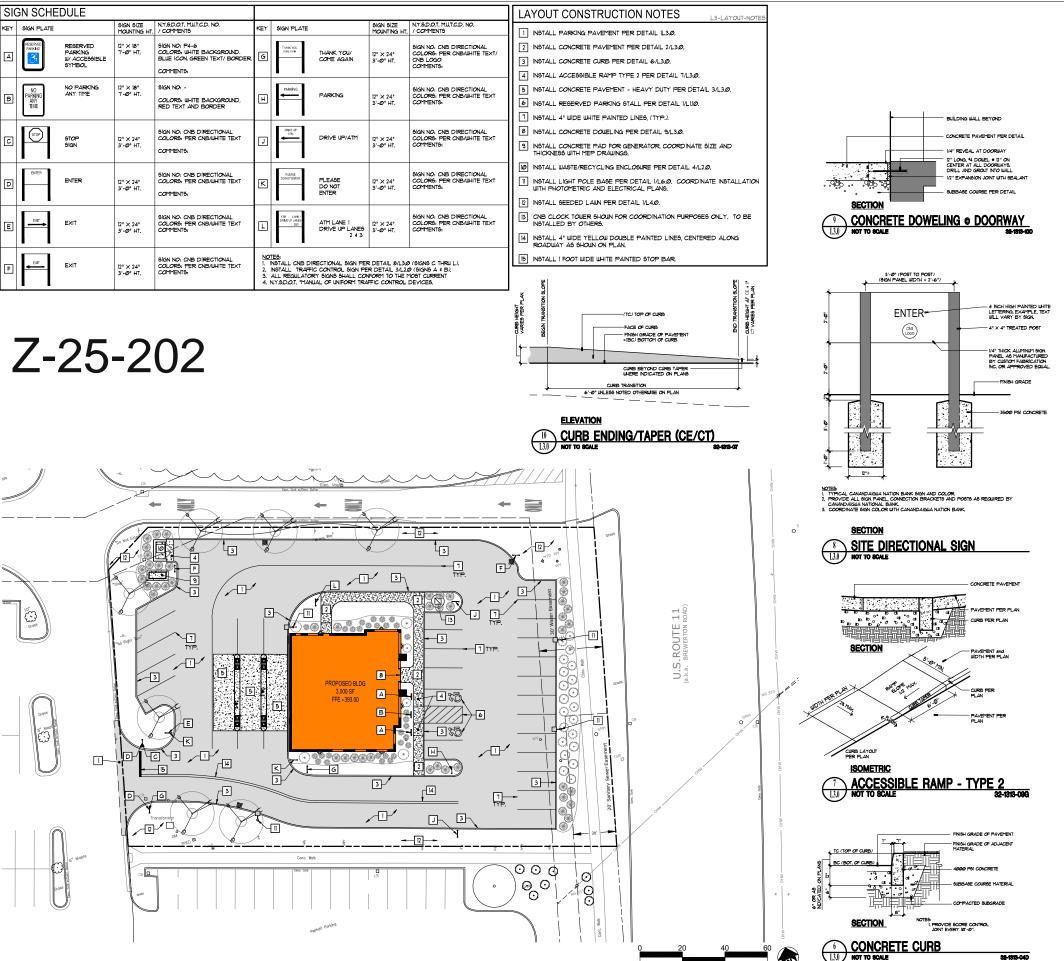


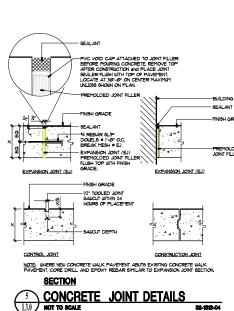


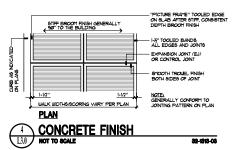


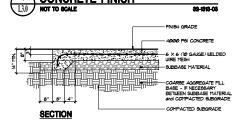
Z-25-193, 194





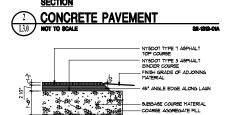












ASPHALT PAVEMENT - PARKING

STABILIZATION FABRIC



PB SUBMISSION 06/04/2025

NOT FOR CONSTRUCTION

Project Status

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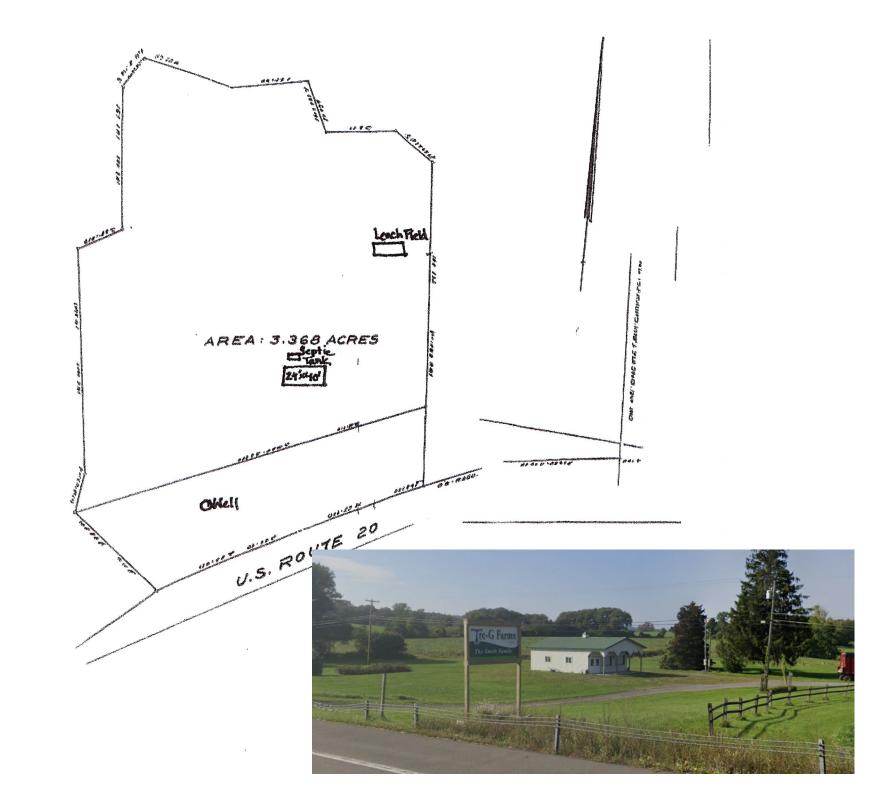
CT IN WRITING OF ANY DISCREPANCIES.				
	JOB NO:	44132		
	DATE:	06/04/2025		
	DRAWN BY:	LMW		
	CHECKED BY:	EGK		
RTH	SCALE:	AS SHOWN		

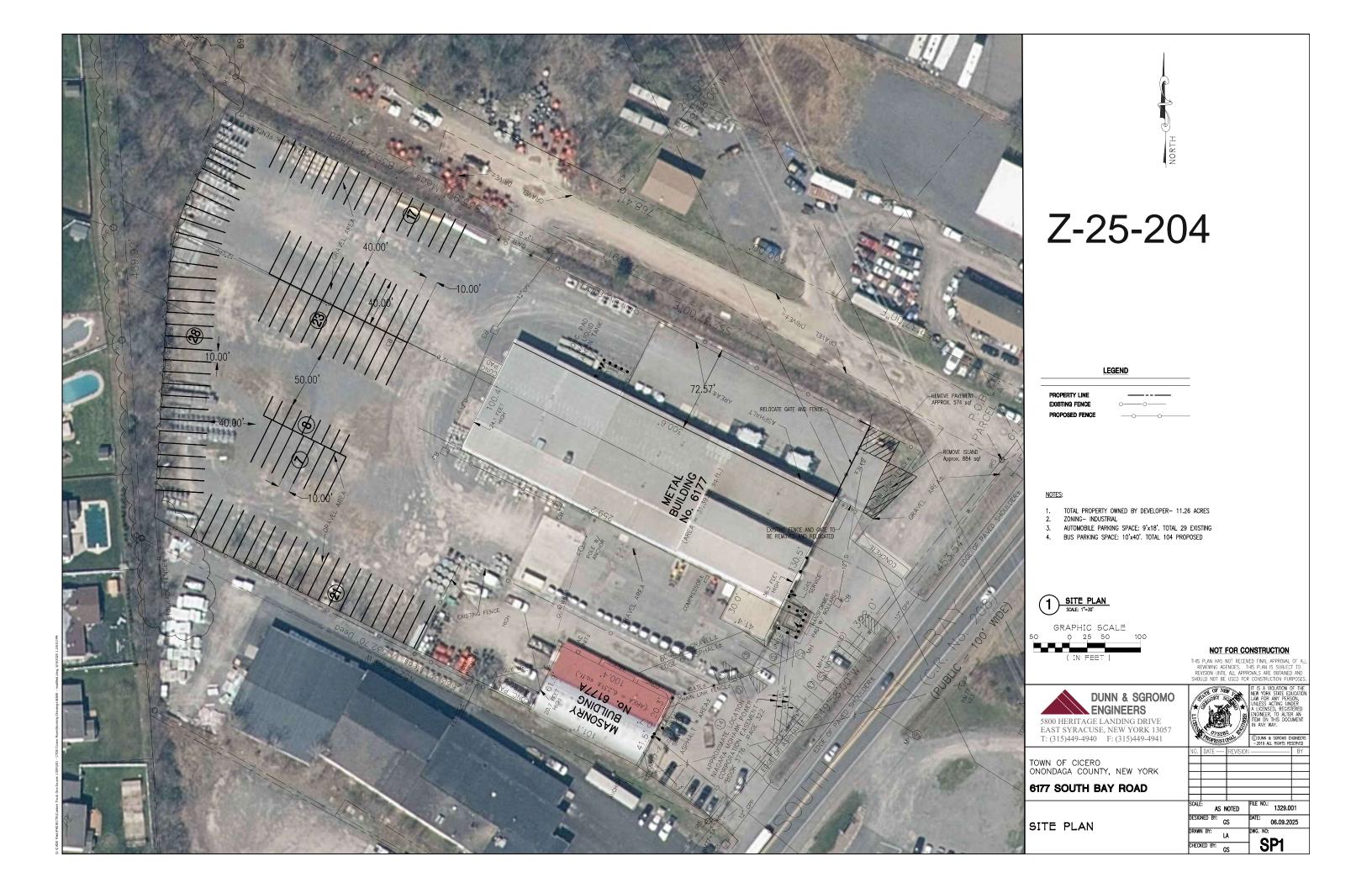
PROJECT NOF

VG • KALLQUIST
Architects, LLP
REET, SYRACUSE, NY 13208
FAX: (315) 476-5420

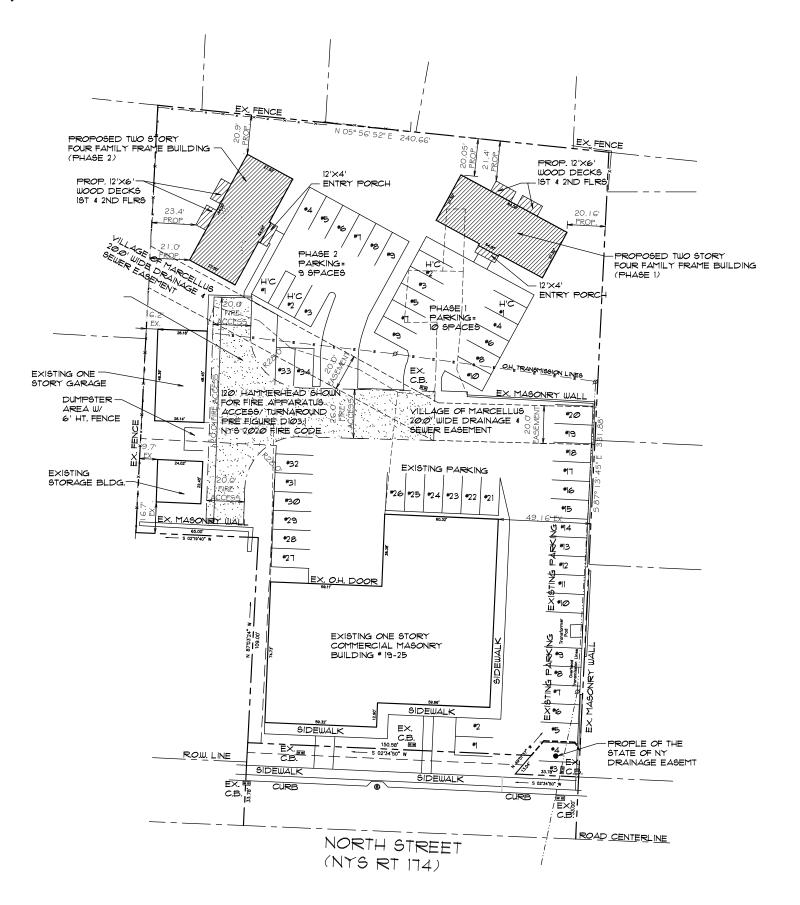
Canandaigua National Bank HOLMES • KING & Associates, Ard

SITE LAYOUT PLAN





Z-25-206, 207



SITE PLAN: NU-19 NORTH STREET LLC 19-25 NORTH STREET

archite ct EGCLESTON & KRENZER ARCHITECTS P.C. 1391 EAST GENESEE STREET SKANEATELES, NY 13152 (315) 685-8144

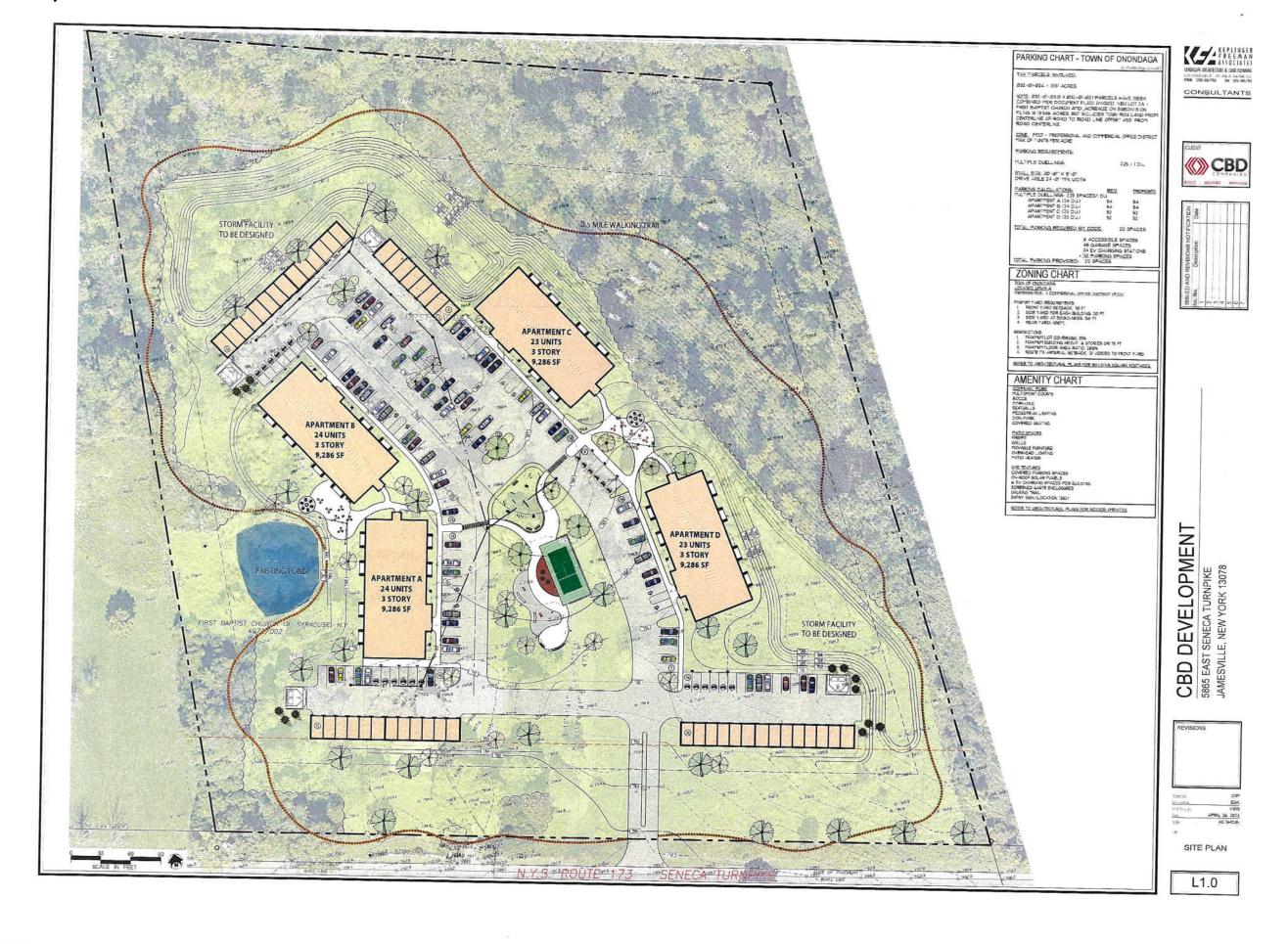
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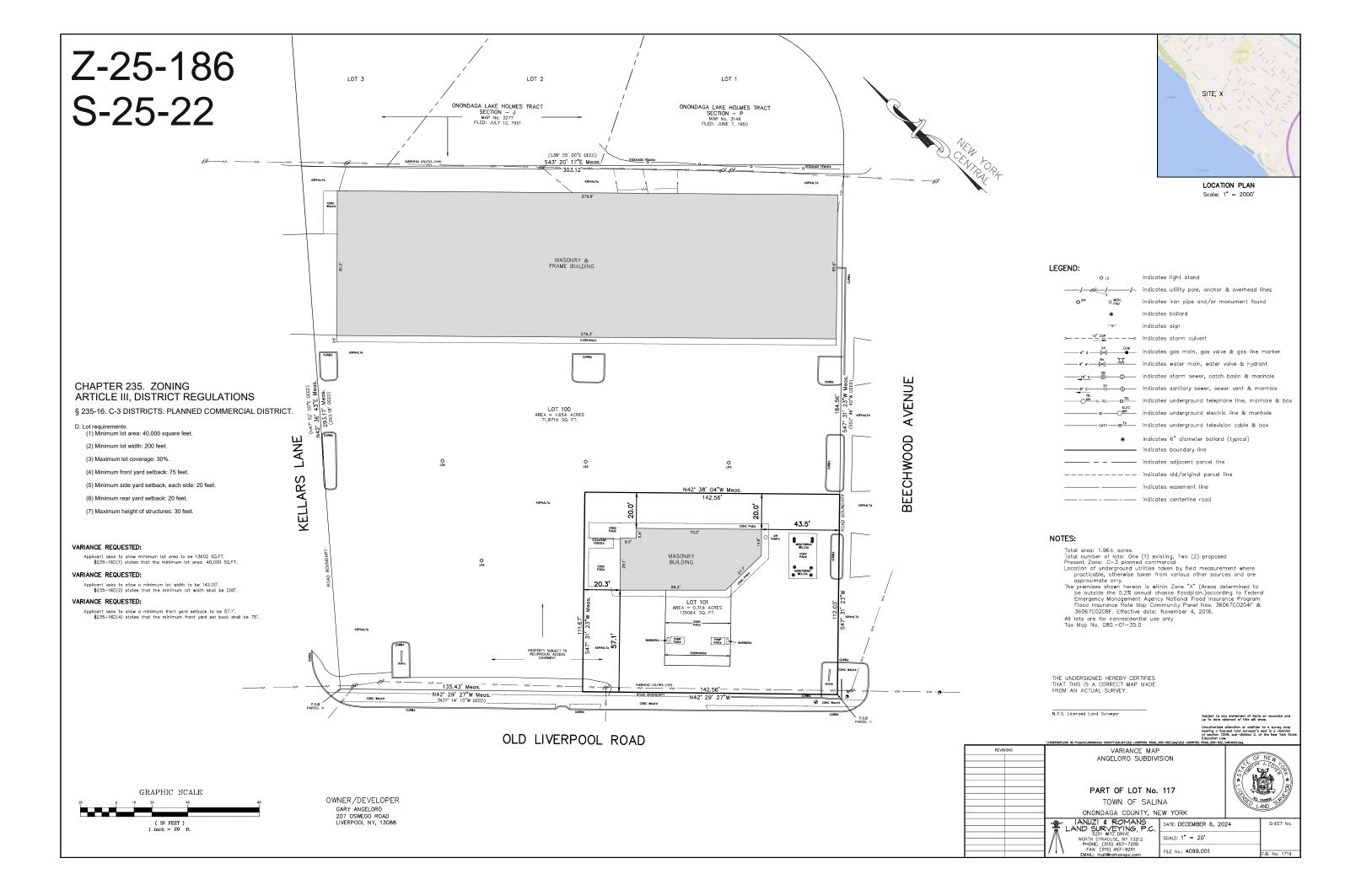
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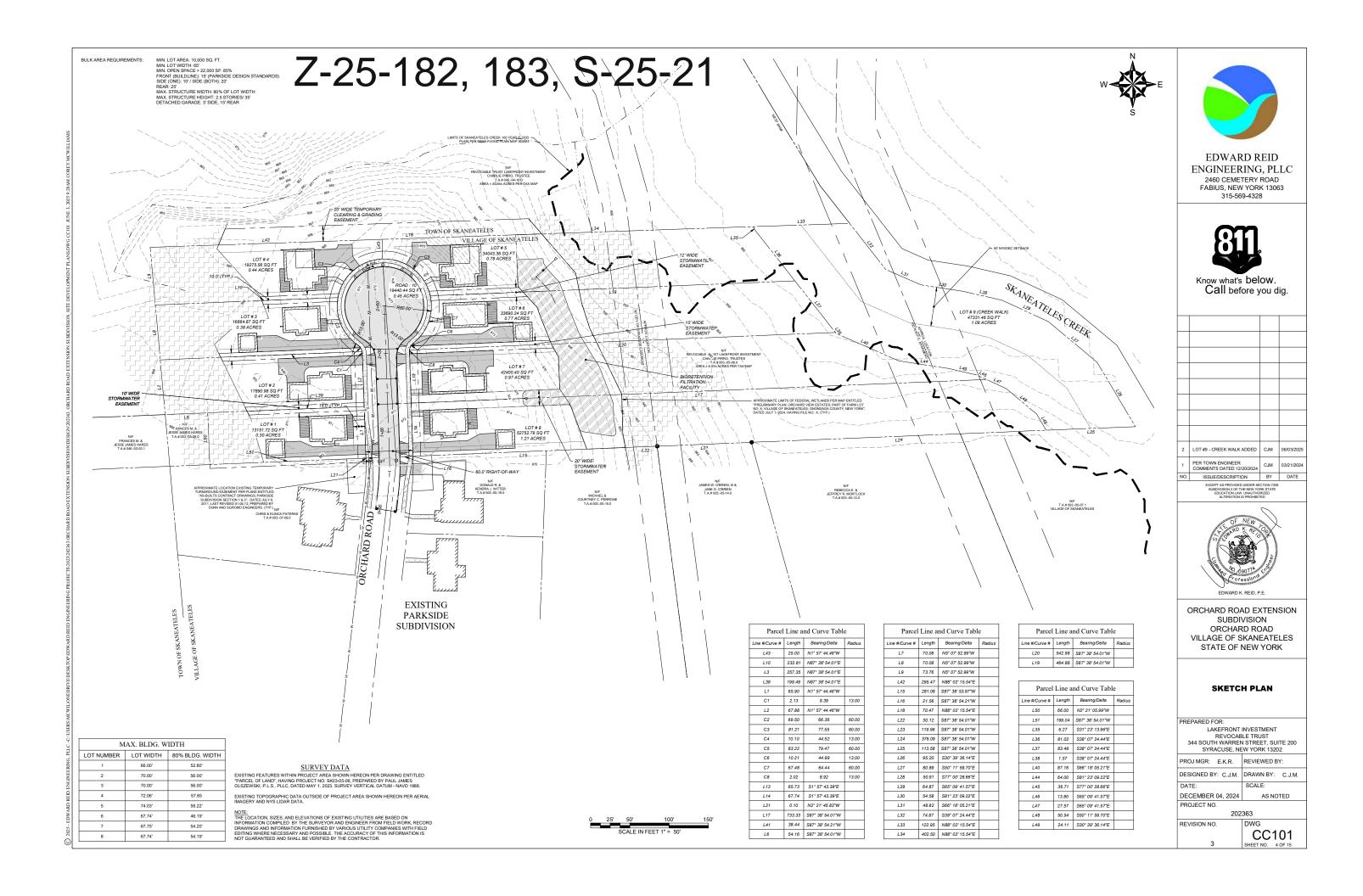
O JUNE 2025

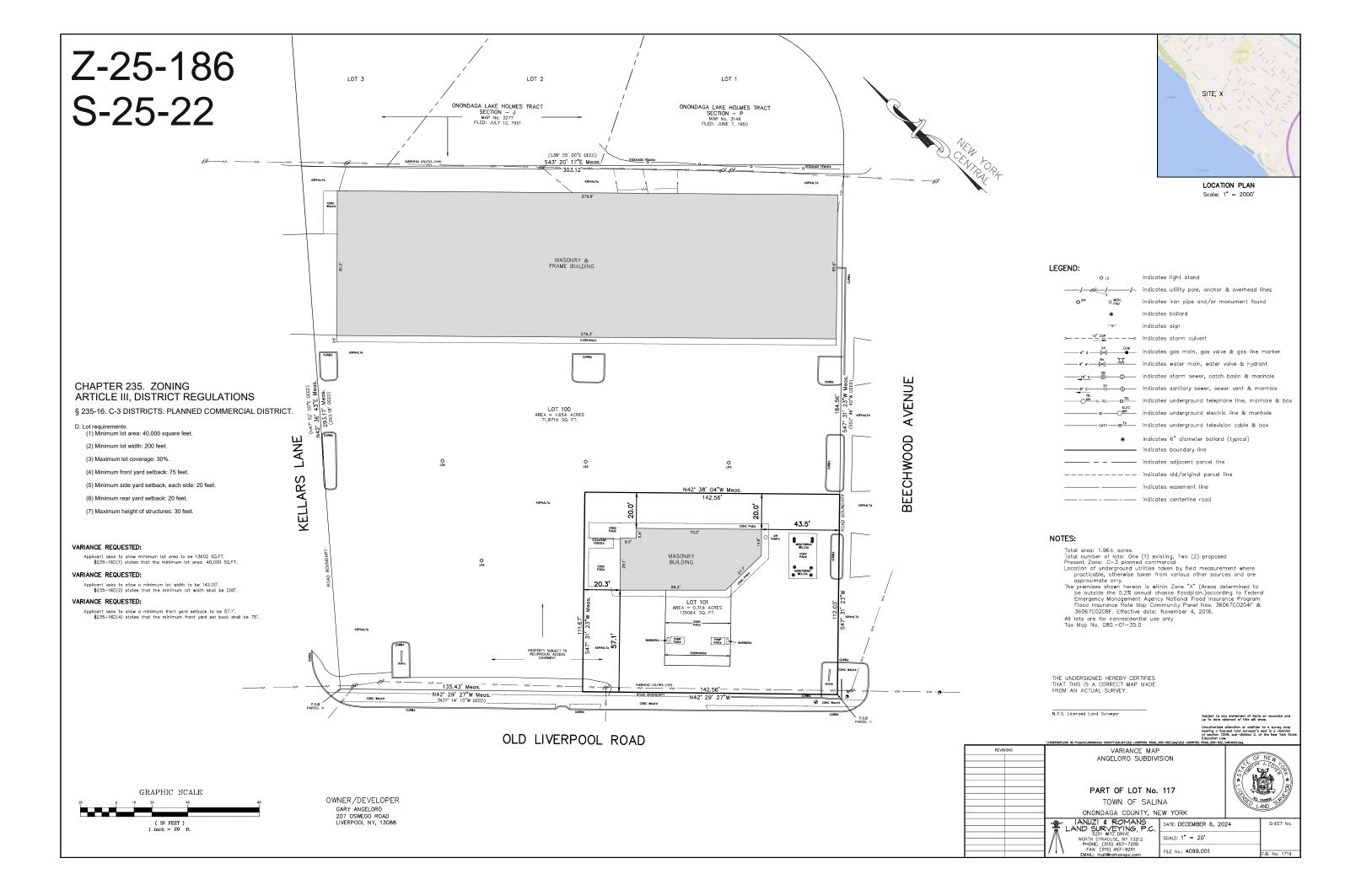
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Z-25-208, 209

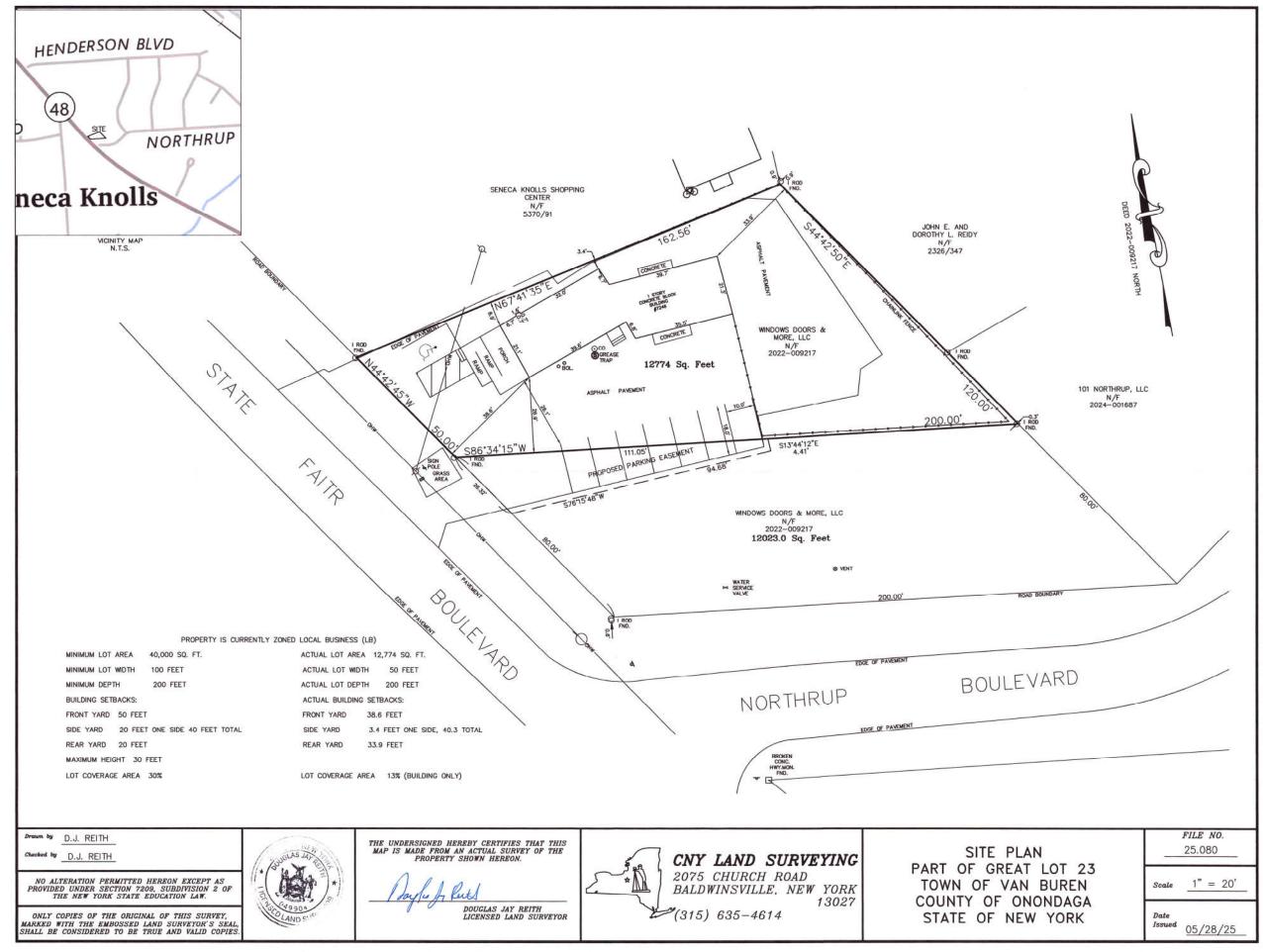






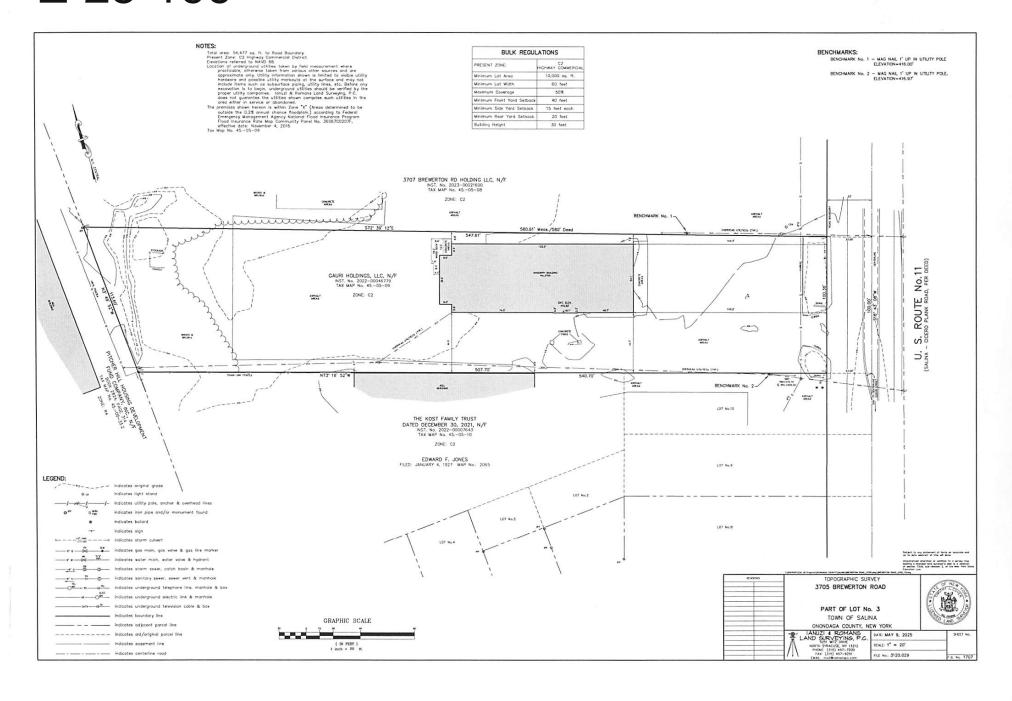


Z-25-193, 194

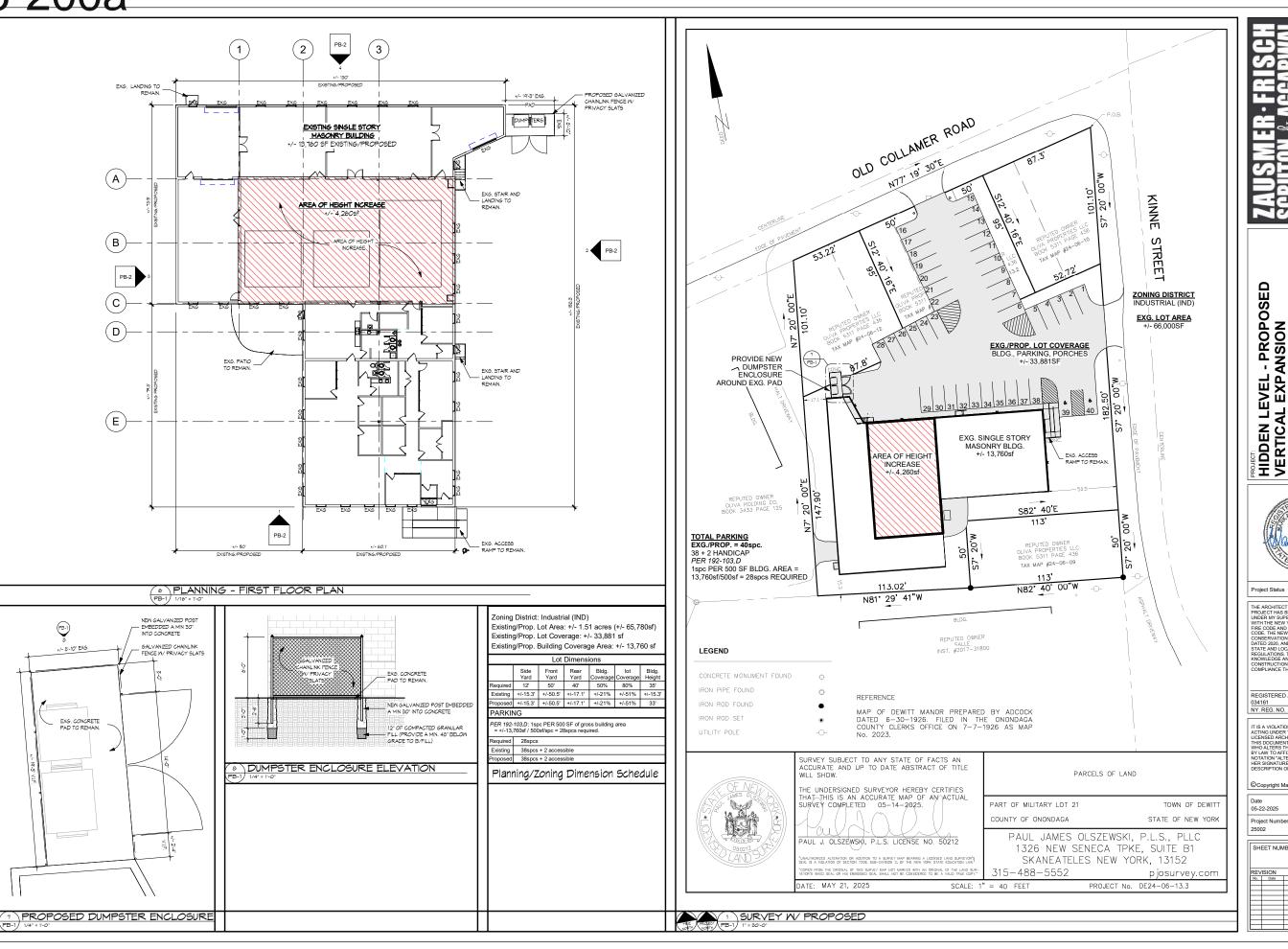


Z-25-197a





Z-25-200a



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PROPOSED PLANS, ELEVATION, & SITE Ä. ≻.

6757 KINNE ST, EAST SYRACUSE,



REGISTERED ARCHITECT 034161 NY. REG. NO.

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05-22-2025	As indicated
Project Number	Drawn by
25002	Author



HIDDEN LEVEL PROPOSED VERTICAL EXPANSION

6757 KINNE ST,EAST SYRACUSE, N.Y. 13057

05/22/2025

ARCHITECT

Mark A. Caruso, Architect, PLLC.

219 Burnet Ave. Syracuse, N.Y. 13203 p) (315) - 475-8404 e) markc@zausmerfrisch.com

BUILDING OWNER

Oliva Properties, LLC

6724 Thompson Road, Syracuse, N.Y. 13211 p) (315) - 463-8684 e) steve@olivaco.com

CONTRACTOR

Oliva Construction Company

6724 Thompson Road, Syracuse, N.Y. 13211 p) (315) - 463-8684 e) steve@olivaco.com

<u>Tenant</u>

Hidden Level

Antoinette Dufort 1014 N. Geddes Street, Syracuse, N.Y. 13204 p) (315) 491-3357 eOantoinett.dufort@hiddenlevel.com

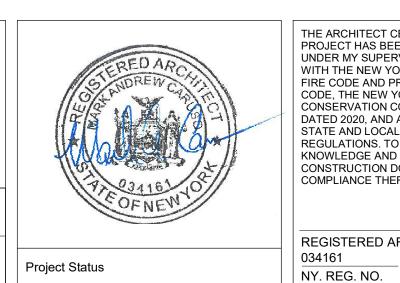






SHEET NUMBER: PB-0 05-22-2025 12" = 1'-0"

Drawn by



THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH. LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE
NOTATION "ALTERED BY" FOLLOWD BY HIS OR
HER SIGNATURE AND A SPECIFIC
DESCRIPTION OF THE ALTERATIONS

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REGISTERED ARCHITECT

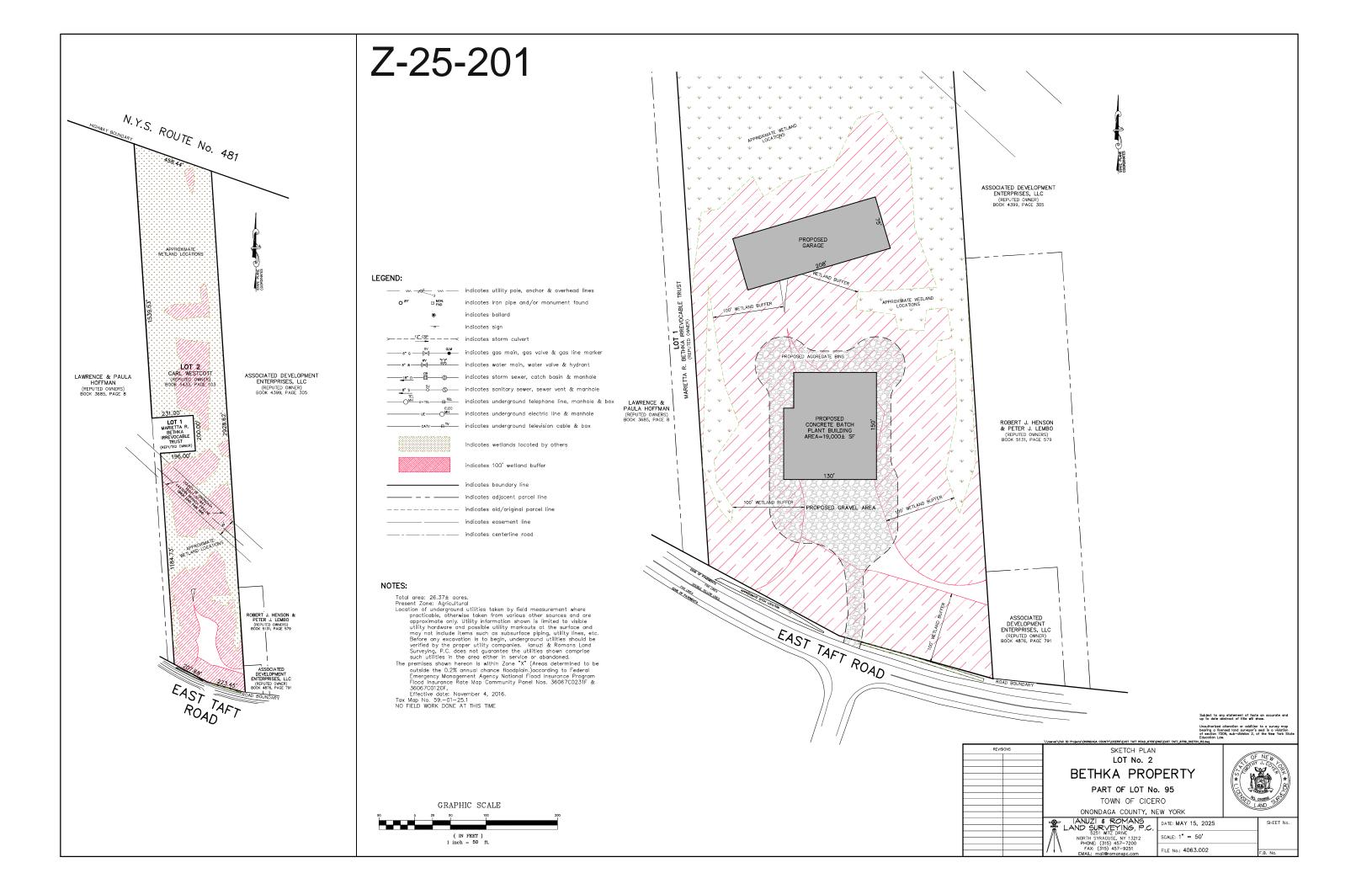
REVISIONS

Revision Description

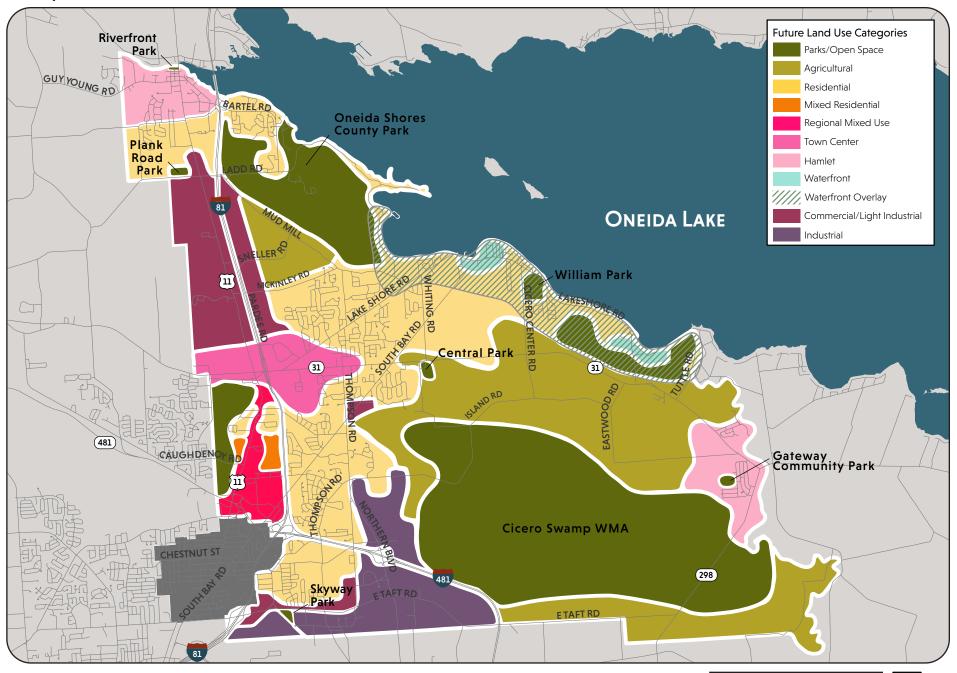
DESIGNERS / BUILDERS

219 BURNET AVENUE / SYRACUSE / NEW YORK / 13203 TEL: (315) 475-8404 / FAX: (315) 475-8470 / E-MAIL: zfsa@zausmerfrisch.com

Z-25-200b



Map 8: Future Land Use





SINGLE FAMILY ATTACHED - 4 PLEX UNIT

DENSITY CALCULATIONS

PER R-I RESIDENTIAL DISTRICT ALLOWABLE USES AND LOT DIMENSIONAL REGUIREMENTS:

IF THE SITE WAS 100% SINGLE FAMILY ATTACHED DWELLINGS, 3,669,930/3,000 SF WOULD <u>YIELD 1223 UNITS</u>

IF THE SITE WAS 100% OCCUPIED WITH SNIGLE FAMILY DETACHED DUELLINGS, 3669,930/4000 SF AND WOULD YIELD 9/1 UNITS

A WATER SYSTEM - COORDINATE WATER CONNECTION WITH OCUA AND FIRE HYDRANT WITH CITY OF SYRACUSE FIRE DEPARTMENT. STORMUATER SYSTEM - PRELIMINARY DESIGN PER REPORT SINGLE FAMILY ATTACHED DUELLINGS ARE ALLOWED IN THE DISTRICT AND REQUIRE A MINIMUM LOT AREA OF 3,000 SF.

MASTER PLAN SUMMARY

- SANITARY SYSTEM REFER TO SANITARY OPTIONS PLAN WHICH ARE CURRENTLY IN REVIEW.

S GLOBAL CONSULTING

RZ Engineering, PLLC

6320 PLY ROAD SLETE 189 EAST SYRACUSE, NY 13057 PH: 315.432.1389 FAX: 315.445.7081

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MASTER PLAN

L-100



337.91 TREE PROP SETBACK OF PAVEMENT SETBACK ± 175 SF PORCH ± 95 ft 792 SF NEW SUPPLEMENTAL PROP ± 261' V.I.F DWELLING UNIT GENESSE! ±889 SF NEW DRIVEWAY ± 28' MOOD FENCE HOUSE STREET 5 2° 51 56" E 167.55 ±627 SF GARAGE ±292 DRIVEWAY TO DEMO 50° 17' 33" N ±2,299 DRIVEWAY TO REMAIN 173.04 ±1,428 SF PORCHES & SIDEMALKS 20' 80' SCALE: 1" = 40'-0"

DENSITY CONTROL SCHEDULE

A2- DISTRICT - VILLAGE OF SKANEATELES

	/ 2 5	1511101 1111101)		
	REQ'D./ ALLOMED	EXISTING	PROPOSED	DIFFERENCE (EXG. V. PROP.)	REQ'D. VARIANCE
MINIMUM LOT AREA	30,000 SF	± 36,442 SF	± 36,442 SF	-	-
MINIMUM LOT WIDTH - FIRST D.U. - W/ SUPPLEMENTAL DWELLING UNIT	100' 110'	±115.2'	±115.2'	-	-
MINIMUM OPEN SPACE %	85% (±30,975SF)	±90.1%	±88.3%	±1.8%	
MINIMUM FRONT YARD SETBACK - FOR SUPPLEMENTAL DWELLING UNIT	30' 30'	±17.5' * (P.E.N.C.)	±17.5' * (P.E.N.C.) ±95'	- ±95'	±12.5' * (P.E.N.C.) -
MINIMUM SIDE YARD SETBACK (RIGHT) - FOR GARAGE - FOR SUPPLEMENTAL DWELLING UNIT	15' 15' 15'	±26.9' ±2.7' * (P.E.N.C.) -	±26.9' ±2.7' * (P.E.N.C.) ±61.3'	- - ±61.3'	±12.3' * (P.E.N.C.) -
MINIMUM SIDE YARD SETBACK (LEFT) - FOR GARAGE - FOR SUPPLEMENTAL DWELLING UNIT	20' 15' 20'	±55' ±89' -	±55' ±89' ±30'	- - ±30'	-
MINIMUM SIDE YARD SETBACK, BOTH - FOR SUPPLEMENTAL DWELLING UNIT	35' 35'	±72.5' -	±72.5' ±91.3'	- ±91.3'	-
MINIMUM REAR YARD SETBACK - FOR GARAGE - FOR SUPPLEMENTAL DWELLING UNIT	35' 15' 3 <i>0</i> '	±261' ±28' -	±261' ±28' ±209'	- - ±209'	-
MAXIMUN WIDTH OF STRUCTURE (%LOT	HIDTH) 65%	±28.4%	±28.4%	-	-
MAXIMUM BUILDING HEIGHT-PITCHED RC	OOF 40	±22.64'	±26.86'	±4.22'	
MAXIMUM BUILDING STORIES	2.5	2	2	- 1	
MINIMUM LIVABLE FLOOR AREA	1,200 SF	± 1,529 SF	± 2,329 SF	-	_
MAX. SUPPLEMENTAL D.U. FLOOR AREA	800 SF	-	± 792 SF	-	_

* (P.E.N.C.) - PRE-EXISTING NON-CONFORMING.

* (D.U.) - DWELLING UNIT

Z-25-178, 179, 180

SITE INFORMATION TAKEN FROM A SURVEY BY PAUL J. OLSZESWSKI, P.L.S., PLLC (LICENSE # 050212) DATED NOV 24, 2024, PART OF LOT 36, LOCATED IN THE VILLAGE/ TOWN OF SKANEATELES, COUNTY OF ONONDAGA, STATE OF NEW YORK. PROPOSED DMELLING UNIT BY ANDREW J. RAMSGARD, R.A. (LICENSE #0239992).

813: 698: 05021 Lamsdard.com



EXISTING PICTURE



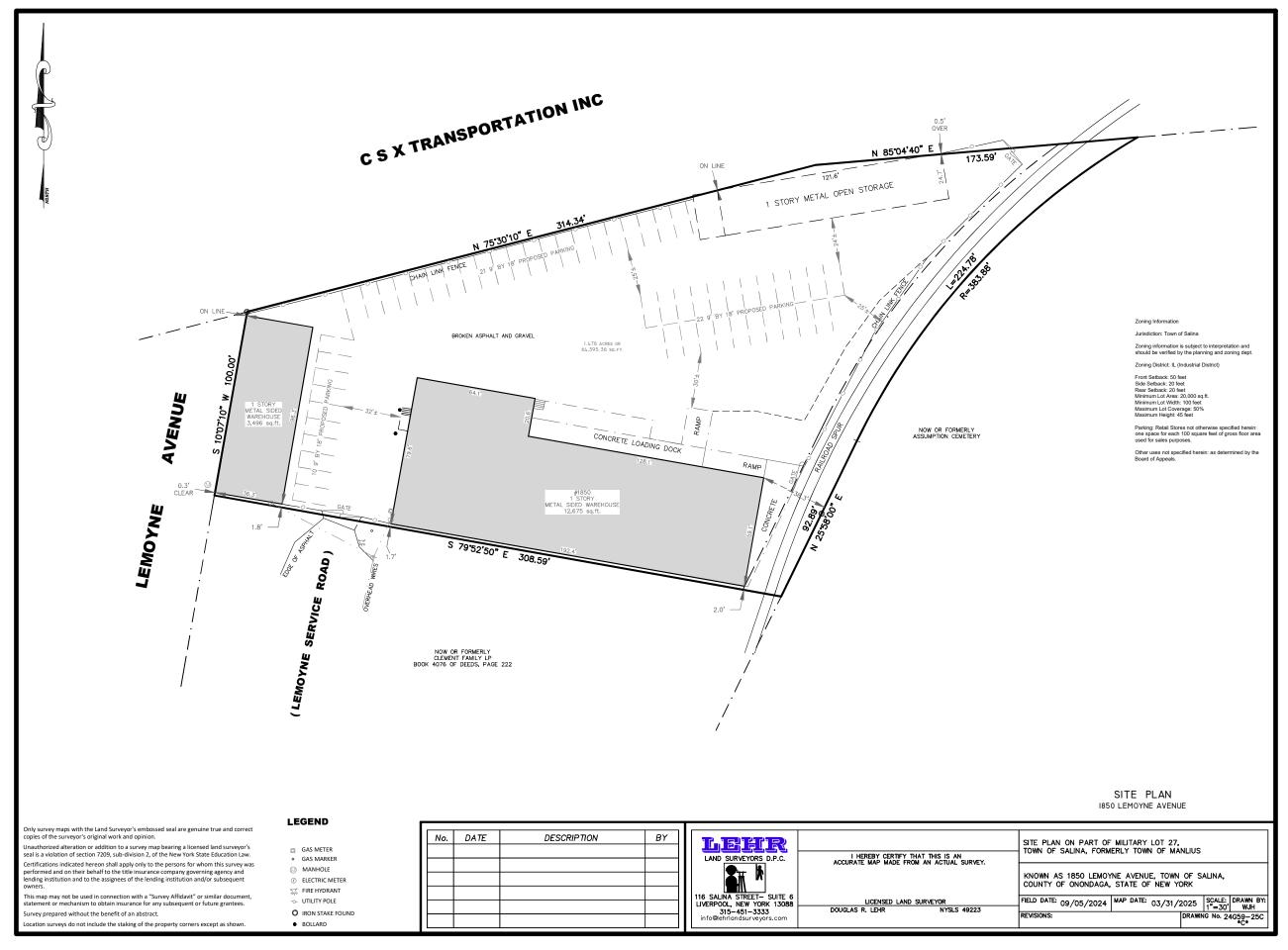
EXISTING PICTURE

KADAH LAURIE RESIDENCE

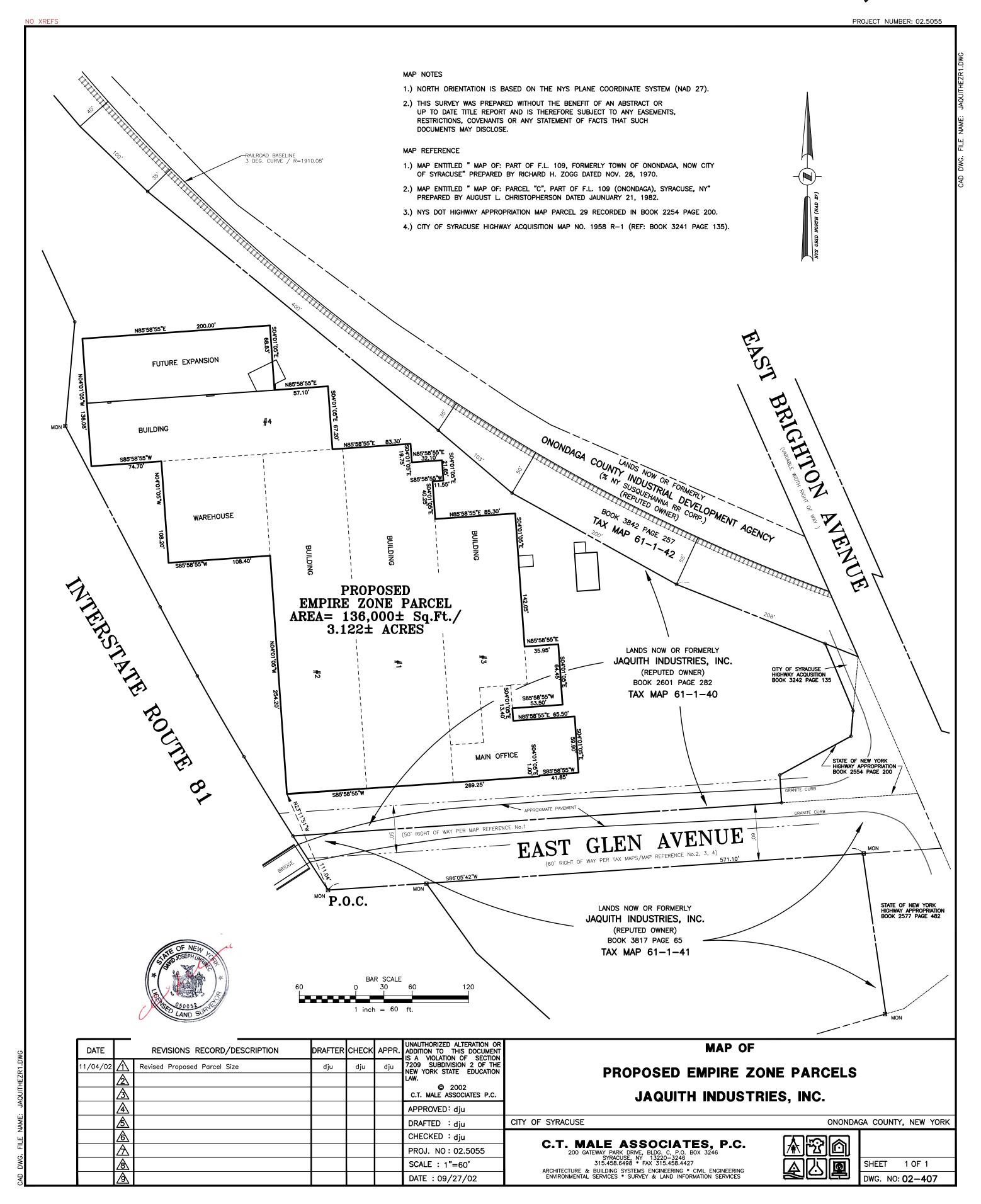
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Z-25-190, 191



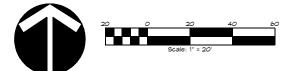
Z-25-195, 196





PROGRESS PRINT NOT FOR CONSTRUCTION or PERMITS - 05.01.2025

NOTES: ALL TRASH and ANIMAL WASTE to be KEPT INSIDE BUILDING in CONTAINERS



LEGEND EXISTING PROPOSED PROPERTY LINE SETBACK LINE RIGHT OF WAY LINE (R.O.W. CONTRACT LIMIT LINE POINT OF BEGINNING P.O.B. FINISH FLOOR ELEVATION BENCH MARK CONTOUR LINE SPOT GRADE HIGH POINT/LOW POIN HP/LP **6** SI STORM INLET STORM MANHOLI ● ● STM CATCH BASIN **⊕** ¢8 DRYMELL **II** CI CURB INLET TRENCH DRAIN TD UNDERDRAINS UD TOP of PIPE TP FE5 FLARED END SECTION HEADWALL SOD SMALE 55 RIP-RAP SILTATION FENCE TEMP. FABRIC INLET PROTECTION JUTE MESH TURF REINFORGEMENT MA TRM 5CE CHECK DAM CD PIPE INLET PROTECTION PIP CLEANOUT • 00 DOWN SPOUT/ROOF DRAIN D5/RD FOOTING DRAIN SANITARY LINE - SAN -SANITARY MANHOLE ● SMH Մ•∨ RUNNING TRAP/VENT WATER LINE/WATER VALV FIRE HYDRANT ₩ HYD THRUST BLOCKS TB OVERHEAD UTILITIES/UTILITY POLE --OU---**#**--UTILITY POLE with GUY WIRE UNDERGROUND ELECTRIC POLE LIGHT BOLLARD LIGHT/RECESSED LIGHT BL● ● RL UNDERGROUND/OVERHEAD CABLE TV UNDERGROUND TELE/OVERHEAD TELE -UT----C MDA HEAVY DUTY ASPHALT GRANITE CURB CONCRETE CURB INTEGRAL CONCRETE CURE TC/BC TOP of CURB/BOTTOM of CURE TW/BM TOP of STEPS/BOTTOM of STEPS TS/BS TR/BR CONCRETE PAVEMENT HEAVY DUTY CONCRETE PAVEMENT EXPANSION JOINT EJ HANDRAIL FENCE/GATE METAL BOLLARD • MB FLAG POLE • FP ▼ 5-1 HANDICAP PARKING SIGN 0 TREE/SHRUB GROUNDCOVER NNUALS/PERENNIALS PLANT DESIGNATION DETAIL NO. DETAIL DESIGNATION 0 CONSTRUCTION NOTE TRAFFIC PATTERN TRP ----NOT IN CONTRACT N.I.C. IT#1/TP#1 ⊕ NEILTRATION TEST/TEST P

LOCATION MAP



CITY OF SYRACUSE ZONING COMPARATIVE

ONING CLASSIFICATION: COMMERCIAL (CM)

MINIMUM LOT SIZE: NO

BUILDING HEIGHT: NONE

- FRONT YARD MINIMUM: NONE - SIDE YARD MINIMUM: NONE - REAR YARD MINIMUM: NONE

LOT & AREA REGULATIONS

PARKING REQUIREMENTS:

- SPACE SIZES: 8.5 ft. X 18 ft. Min., 9 ft. X 20 ft. PROVIDED - DRIVE AISLES: 24 ft. Min., 24 ft. PROVIDED

PHASE 1

MAN BUILDING - LOWER LEVEL (4190 sF Total)
Grooming: 1/500 sF
- 460 sF = 1 space required
Kernel (Boarding): 1/1000 sF
- 3,610 sF = 3.6 spaces required
REAB BUILDING (3,200sF)
Kennel/Boarding: 1/1000 sF = 3.2 spaces required

PHASE 2 - FUTURE

MAIN BUILDING - UPPER LEVEL (1820 of Total)
Retail: <1000 of - None = 0
1000 of - 1000 of
- 1,026 of = 36 spaces required
Grooming: 17500 of
- 536 of = 1 space required

PHASE 1 - TOTAL REQUIRED PARKING = 7.8 spaces or 8 REQUIRED 30% ALLOMABLE REDUCTION for PROXIMITY to a BUS STOP = 3 space:

OTAL REQUIRED/PROVIDED = 5 SPACE

SURVEY NOTES

 SURVEY INFORMATION TAKEN From 8 PLAN ENTITLED "TOPOGRAPHIC SURVEY MAP, LANDS OF 3310 BURNET AVENUE, LLC - LOT 2A - PROPERTY 639 PARTNERSHIP SUBDIVISION, CITY OF SYRACUSE - ONONDAGA COUNTY, NEW YORK; PREPARED BY: SEGUN LAND SURVEYING, P.L.L.C., 6181 DYKE RAD, CHITTANASO, DN. 13021 PH/91515/62-1642) DRIFTO: 04.02 0303.

REFER to the ACTUAL SURVEY FOR COMPLETE SURVEY INFORMATIO

3. ELEVATIONS ARE BASED UPON CITY OF SYRACUSE DATUM.

. V. MEISS + ASSOCIATES ASSUMES NO RESPONSIBILITY For the SURVEY INFORMATION.

CONSTRUCTION NOTES

REMOVE and TERMINATE EVERYTHING NECESSARY to CONSTRUCT WHAT IS INDICATED on the DRAWINGS. ALL REMOVALS ARE THE PROPERTY of THE CONTRACTOR, INLESS OTHERWISE DUBLICATED and SHALL BE REMOVED from SITE. AND SITE EVERYTHING NECESSARY but not limited to JEONES, VAILTS, STRUCTURES, GRATES, COVERS, MCNIMENTS, etc. ONEET PROPOSED DESION AGREED, PROTECT ALL ENSTING UTILITIES, STRUCTURES, etc. WHICH WILL NOT BY DEPOCLISHED.

ABATED, ALL REMOVED MATERIALS SHOULD be BROUGHT to a REOYCLING CENTER WHEN POSSIBLE. BACKFILL VOIDS WITH 95% COMPACTED GRANULAR BACKFILL MATERIAL.

REMOVE EXISTING SIGN INCLUDING POSTS and FOOTINGS, TERMINATE ELECTRIC REVICE

4. EXISTING GRAVEL to REMAIN

5. EXISTING ASPHALT to REMAI

EXISTING WALL PACK LIGHTS to REMAIN.

I. REMOVE EXISTING TREES, SHRUBS., etc. INCLUDING ROOTS THAT MAY INTERFERE WITH HE FENCE INSTALLATION.

REPAIR EXISTING FENCE ØS REQUIRED, INSTALL ANTI-DIG BARRIER & PRIVACY SLA JOR: BLACK

REMOVE EXISTING FENCE INCLUDING FOOTINGS.

O. INSTALL ADDITIONAL FENCE TO LIMITS INDICATED. MATERIALS, HEIGHT, etc. SHALL be SAME IN KIND. INSTALL PRIVACY SLATS. COLOR: BLACK

 FURNISH and INSTALL SIGNS on FACE of BUILDING. MOUNT to HEIGHT INDICATED on DETAILS.

12. ALL REMOVALS are the PROPERTY OF the CONTRACTOR UNLESS OTHERWISE NDICATED, REMOVE ALL DEBRIS OFF SITE to a LEGAL DISPOSAL FACILITY. FILL ALL VOIDS MY COMPACTED GRANULAR BACKFILL MATERS. BARKYARD
3318 BURNET AVE.
SYRACUSE, NY 13206

MVWEISS+ASSOCIATES
Landscape Architecture + Land Demning

1913 Spare Roads 31 Care New York 1933 STORE P. 2115 688 2487 F. 2115 688 24858

REVISIONS:

DRAWN BY: MVW CHECKED BY: MVW SCALE: AS NOTED

DATE: MAY 2025

PROJECT NO .:

SITE PLAN

L.

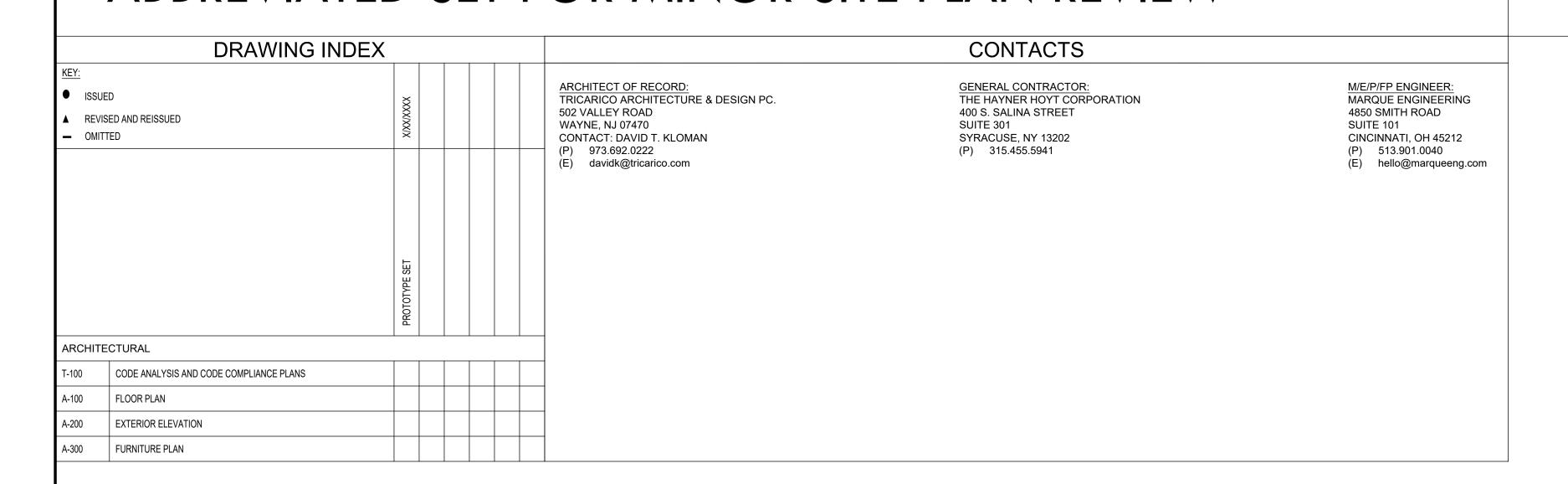




FIVE IRON GOLF

FIVE IRON GOLF 400 SOUTH SALINA ST., SYRACUSE, NY 13202

ABBREVIATED SET FOR MINOR SITE PLAN REVIEW



FIRST LEVEL KEY PAN (N.T.S.)

EXISTING CONDITIONS AS SHOWN



ARCHITECT OF RECORD:

TRICARICO ARCHITECTURE AND DESIGN PC

T: 973-692-0222 F: 973-692-0223

NICHOLAS J. TRICARICO FLORIDA LICENSE # AR0007605

TRICARICO.COM

C 2025 NICHOLAS J. TRICARICO

THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING

PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY THE INDICATED SIZE.

(5i) FIVE IRON GOLF

LOCATION:

400 SOUTH SALINA STREET, SYRACUSE, NY 13202

TAD NO.

250233

SCALE:

AS NOTED

DTK

DATE:

THESE DRAWINGS
WERE COMPLETED
UNDER THE DIRECT
SUPERVISION OF:

NICHOLAS J. TRICARICO ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

CODE ANALYSIS AND CODE COMPLIANCE PLANS

DRAWING NO.

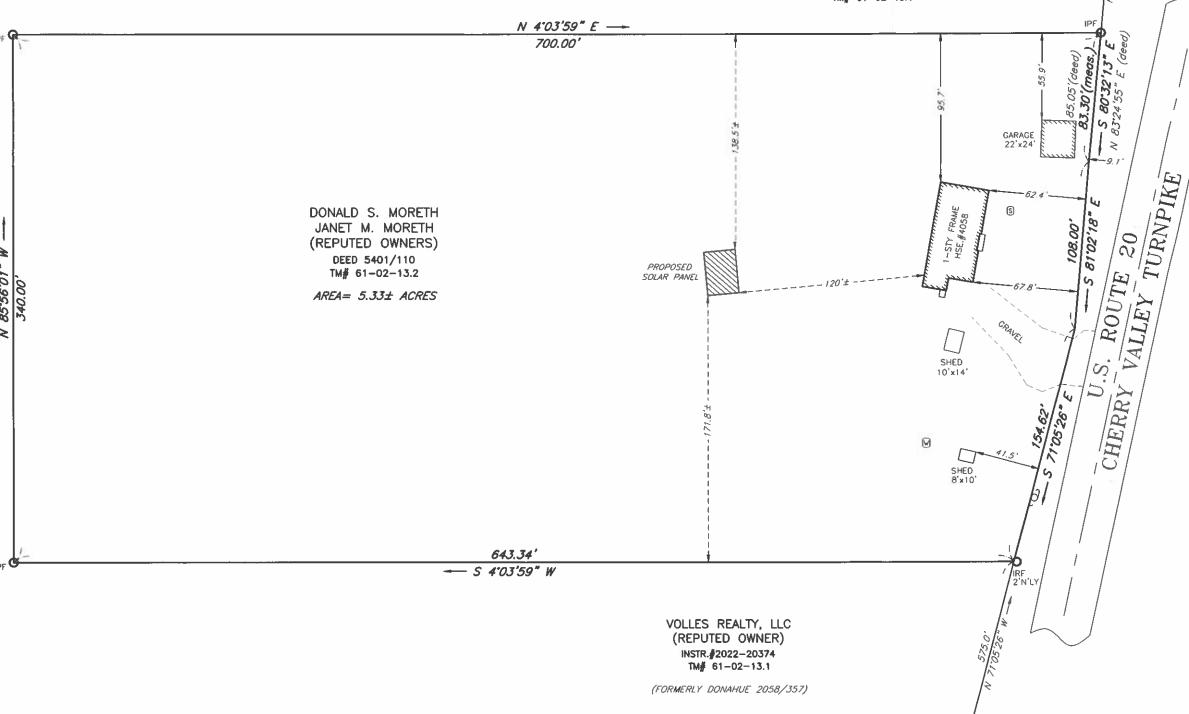
T-100

FIRM REGISTRATION NO.: #AA26000822



Z-25-181 VOLLES REALTY, LLC (REPUTED OWNER) INSTR.#2022-20374 SITE TM# 61-02-13.1 N 4'03'59" E ---700.00' SOUTH ONONDAGA QUADRANGLE - 1"= 2500" DEED DONALD S. MORETH JANET M. MORETH LEGEND (REPUTED OWNERS) DEED 5401/110 MON ⊡ MONUMENT FOUND PROPOSED TM# 61-02-13.2 SOLAR PANEL IRON REBAR FOUND AREA = 5.33± ACRES IRON PIPE FOUND IPF O Ф UTILITY POLE \mathbb{V} WELL

3 SEPTIC VENT





2519 HITCHINGS ROAD

SOLAR PANEL SITE PLAN 4058 U.S. ROUTE 20 LANDS OF MORETH - TM# 61-02-13.2

PART OF LOT 209 - TOWN OF ONONDAGA ONONDAGA COUNTY - STATE OF NEW YORK

DATE: APRIL 1, 2025 | SHEET: 1 of 1 | SCALE: 1"-60" | PROJECT #: 0N61_4111SEW PHONE (315) 506-0726 spauldinglandsurvey @gmail.com

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 6-21-2023 SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP-TO-DATE ABSTRACT OF TITLE WILL SHOW:

SINCE N/A DATED_

SIGNED: __