



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: 8/5/2026

OCPB Case # Z-26-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of Leo R. Duger, Jr for the property located at at 8075 Plainville Road; and
- WHEREAS, 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 Route 370 (West Genesee Road), a state highway, Plainville Road (Route 30), a county highway, and a farm operation located in a NYS Agricultural
- WHEREAS, the applicant is proposing a zone change on a 200'x278' (1.27-acre) portion of a 17.87-acre parcel from Agricultural (A) to Neighborhood Residential-Business District (NR-BD) to accommodate an existing business; and
- WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to, or as a condition of, municipal approval of the project; this is not an exhaustive list of permit requirements by the agencies, but is intended to represent some of the most common regulations; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

A handwritten signature in black ink, appearing to read "Martin E. Voss".

Martin E. Voss, Chairman
Onondaga County Planning Board

For agency contacts and additional information about advisory notes, please visit: <https://onondaga.gov/planning/ocpb/ocpbresources/>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611
Email: countyplanning@onondaga.gov · Website: onondaga.gov/planning

ONONDAGA COUNTY PLANNING BOARD STAFF REPORT AUGUST 05, 2026 Z-26-183

Case Number: Z-26-183

Keyword: The Country Butler

RelatedCases:

Applicant: Leo R. Duger, Jr

Referring Board: Town of Lysander Town Board

Location: at 8075 Plainville Road

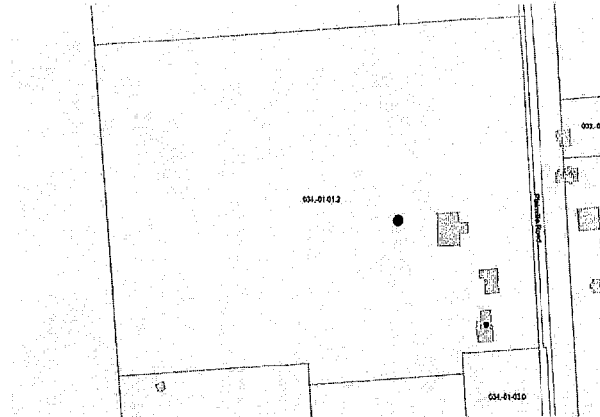
Type of Action: ZONE CHANGE

Tax Map ID: 034.-01-01.2

RECOMMENDATION: No Position

JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Route 370 (West Genesee Road), a state highway, Plainville Road (Route 30), a county highway, and a farm operation located in a NYS Agricultural District



SUMMARY:

Zone change to extend Non Residential Business District



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PROPOSAL: the applicant is proposing a zone change on a 200'x278' (1.27-acre) portion of a 17.87-acre parcel from Agricultural (A) to Neighborhood Residential-Business District (NR-BD) to accommodate an existing business

STAFF REVIEW:

Past Board Reviews: Subdivision referral (S-17-41) to redistribute lands from a 48.35-acre parcel to three neighboring lots.

Location: The site is located along Plainville Road, near the intersection with West Genesee Road (NYS Route 370) in an area characterized by low-density residential uses along roadways, surrounded by large parcels containing woodlands or agriculture.

Per aerial imagery, the subject parcel contains a 1-story house and multiple barns backed by active agriculture with a wooded area along the rear parcel boundary.

Current Zoning: This area is zoned NR-BD along the road frontages around the intersection of NYS Route 370 and Plainville Road, surrounded by all A-zoned parcels. Per the Town Zoning Map dated 2022, both the subject parcel and two adjacent parcels are split-zoned with a portion of the area along the road zoned NR-BD. Per the Proposed Zone Change map dated 6/1/26, the existing house and barn in the southeast corner of the parcel are located in NR-BD.

Proposed Zoning: The applicant is proposing to extend the NR-BD portion of the parcel north by 200x278' to include an existing barn.

The retail establishment The County Butler currently operates on site. No changes to the site are proposed at this time. There is another barn/garage structure to the rear of this building, not included in the proposed NR-BD area. It is unclear if this building is utilized for business use.

Per the Town Code, the NR-BD zoning designation is "intended to permit limited retail, personal and office uses within residential area. Within this district, business uses of a size, appearance and type which are compatible with residential uses may coexist in close proximity with dwellings."

The NR-BD district allows reduced lot sizes and setbacks compared to the Agricultural zoning district and also allows small commercial uses with "controlled site review". Allowed uses include boutiques and specialty retail shops, meat markets, fish markets, specialty food shops, and "Coffee shop, bakery shop, confectionary shop, donut shop, sub shop, pizza shop, delicatessen and the like, provided the products prepared or processed on the premises shall be sold only at retail and only at the premises."

Agriculture: Per GIS mapping, adjacent parcels to the west and east are enrolled in NYS Agricultural District 3 and appear to contain active farmland.

An Agricultural Data Statement dated 7/16/26 was included with the referral materials.

Drinking Water: Per the Environmental Assessment Form (EAF) dated 6/4/26, the site is served by an individual well and no changes to the current infrastructure are proposed at this time.

Wastewater: Per the referral notice, the site is served by an individual septic system and no

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changes to the current infrastructure are proposed at this time. The site is located outside of the Onondaga County Sanitary District.

Plants/Animals: The site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper). Per aerial imagery, there are wooded areas on the subject parcel, but not in the proposed NR-BD-zoned area. Impacts to bat species are often associated with tree clearing and no changes to the site are proposed at this time.

RECOMMENDATION: No Position

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GML 239 Final Action Report

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). The OCPB has provided this form to facilitate this reporting

Municipal Board: Town of Lysander Town Board

Type of Action: ZONE CHANGE

Applicant: Leo R. Duger, Jr

OCPB Case #: Z-26-183

Site Address: at 8075 Plainville Road

OCPB Date: 8/5/2026

OCPB Recommendation: No Position

Local Board Action: ☐ Approved ☐ Disapproved ☐ Withdrawn ☐ Other

Local Board Action Date: _____

Did the local board act?

(Check all that apply)

- ☐ in agreement with all OCPB recommendations?
- ☐ contrary to all/some of the modifications or disapproval recommendations?
- ☐ contrary to all/some of the comments?
- ☐ to Disapprove the project for reasons other than those set forth by the OCPB?

Reasons for Contrary Actions (Required):

Per GML 239, a referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter must also set forth the reasons for the contrary action in such report. Please explain contrary actions and reasons below. Additional feedback as well as meeting minutes are also encouraged.

Please return completed report to countyplanning@onondaga.gov

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