Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD
Meeting Date: 9/16/2026
OCPB Case # Z-26-225

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 Brett Maring for the property located at at 9086 Oswego 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 Oswego Road (Route 48), a state highway, and the NYS managed Three Rivers Wildlife Management Area.; and

WHEREAS, the applicant is proposing a zone change on a 30.86-acre parcel from Agricultural (A) to General Business (GB); 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 recommends the following MODIFICATION(S) to the proposed action prior to, or as a condition of, local board approval of the proposed action:

Given the constraints of the site, the Town must ensure the viability of any development prior to municipal zone change approval. The Board offers the following requirements and comment regarding the site as part of identifying future development requirements.

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Oswego Road access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. For any more intensive use of the site or addition of any drinking water or wastewater infrastructure to the site, the Onondaga County Health Department must accept or approve any existing or planned drinking water or sewage disposal infrastructure.

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The Board also offers the following comment(s):

The Board encourages the preservation of forestland as a buffer to the adjacent Three Rivers Wildlife Management Area.

Martin E. Voss, Chairman
Onondaga County Planning Board

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ONONDAGA COUNTY PLANNING BOARD STAFF REPORT SEPTEMBER 16, 2026 Z-26-225

Case Number: **Z-26-225**

RelatedCases:

Referring Board: Town of Lysander Town Board

Type of Action: ZONE CHANGE

Keyword:

Applicant: Brett Maring

Location: at 9086 Oswego Road

Tax Map ID: 024.-01-49.1

RECOMMENDATION: **Modification**

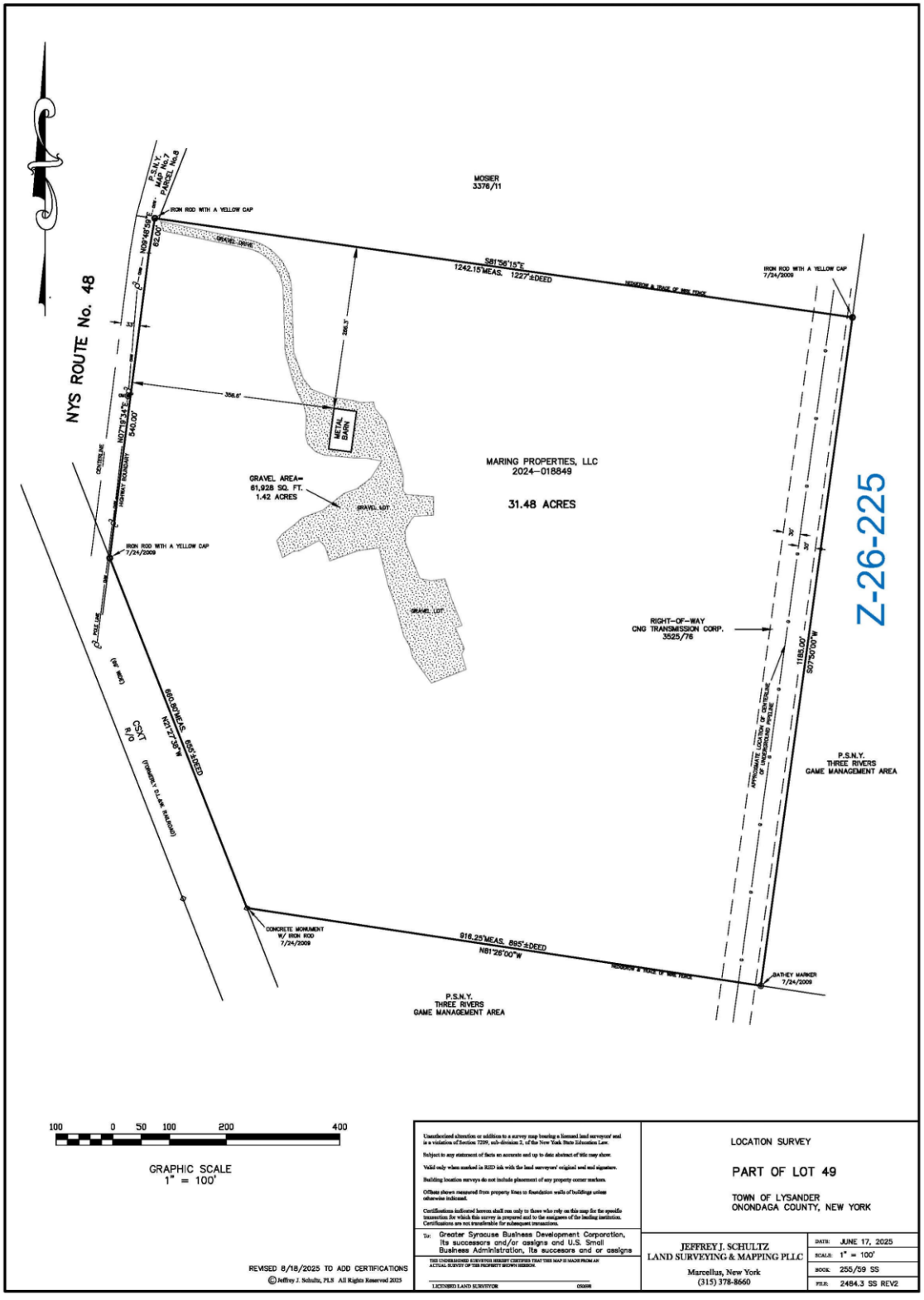
JURISDICTION:

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 Oswego Road (Route 48), a state highway, and the NYS managed Three Rivers Wildlife Management Area.

SUMMARY:

Zone change from Agricultural to General Business




NYS ROUTE No. 48
P.S.N.Y. MAP No.7 PARCEL No.8
IRON ROD WITH A YELLOW CAP
N09°48'56"E
62.00'
MOSIER
3376/11
S81°56'15"E
1242.15'MEAS. 1227'±DEED
IRON ROD WITH A YELLOW CAP 7/24/2009
GRAVEL DRIVE
356.5'
METAL BARN
MARING PROPERTIES, LLC
2024-018849
31.48 ACRES
GRAVEL AREA=
61,928 SQ. FT.
1.42 ACRES
GRAVEL LOT
N07°18'34"E
640.00'
CENTERLINE
HIGHWAY BOUNDARY
IRON ROD WITH A YELLOW CAP 7/24/2009
PSS LINE
(NF NKS)
CSXT
R/O
(FORMERLY D.L.&W. RAILROAD)
660.80'MEAS. 665'±DEED
N21°27'38"W
RIGHT-OF-WAY
CNG TRANSMISSION CORP.
3525/76
30'
30'
1185.00'
S07°50'00"W
APPROXIMATE LOCATION OF CENTERLINE OF UNDERGROUND PIPELINE
P.S.N.Y.
THREE RIVERS
GAME MANAGEMENT AREA
Z-26-225
CONCRETE MONUMENT W/ IRON ROD 7/24/2009
916.25'MEAS. 895'±DEED
N81°26'00"W
BATHEY MARKER 7/24/2009
P.S.N.Y.
THREE RIVERS
GAME MANAGEMENT AREA
100 0 50 100 200 400
GRAPHIC SCALE
1" = 100'
REVISED 8/18/2025 TO ADD CERTIFICATIONS
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Unauthorized alteration or addition to a survey map bearing a licensed land surveyors' seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.
Subject to any statement of facts an accurate and up to date abstract of title may show.
Valid only when marked in RED ink with the land surveyors' original seal and signature.
Building location surveys do not include placement of any property corner markers.
Offsets shown measured from property lines to foundation walls of buildings unless otherwise indicated.
Certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.
To: Greater Syracuse Business Development Corporation, its successors and/or assigns and U.S. Small Business Administration, its successors and or assigns
THIS UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.
LICENSED LAND SURVEYOR 050298
LOCATION SURVEY
PART OF LOT 49
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK
JEFFREY J. SCHULTZ
LAND SURVEYING & MAPPING PLLC
Marcellus, New York
(315) 378-8660
DATE: JUNE 17, 2025
SCALE: 1" = 100'
BOOK: 255/59 SS
FILE: 2484.3 SS REV2

PROPOSAL:	**the applicant is proposing a zone change on a 30.86-acre parcel from Agricultural (A) to General Business (GB)**
STAFF REVIEW:	
Location:	The site is located on the east side of Oswego Road (NYS Route 48) in an area characterized by large parcels containing woodlands or agriculture. Per aerial imagery, the site contains a “metal barn” building in the northwest portion of the site and accessed via a gravel driveway to Oswego Road at the northern end of the site’s frontage. A gravel area extending south of the building appears to be utilized for outdoor storage. A lawn area extends to the northern and western parcel boundaries with the remainder of the site covered by woodlands.
Proposed Zoning:	The applicant is proposing changing the site to General Business (GB) to allow a “business office, operations, and storage of company vehicles and equipment”. Per the Town Code, the GB district allows retail or personal service use, wholesale or warehouse establishments, offices, restaurants, and utility substations with controlled site review. Per the Town Zoning Map dated 2022, there are multiple parcels located across Oswego Road from the site with GB zoning designations.
Project Detail:	It is not clear if the requested zone change is to legalize the existing use of the property or to allow for new development. Per the local application the GB zoning designation is to allow office and storage use on the property. It is noted a new driveway access to Oswego Road is proposed to minimize impacts to neighboring properties. No changes to the property are noted except the new driveway. ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements.
Stormwater:	Per the Environmental Assessment Form (EAF) dated 8/25/26, less than an acre of the site will be disturbed by the proposed project and “stormwater from the proposed driveway will be managed on site in accordance with applicable stormwater requirements.” ADVISORY NOTE: Per the NYS Department of Conservation (NYSDEC), 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.
Drinking Water:	Per the referral notice, there is no existing drinking water service to the site and no changes are proposed. It is unclear if there is well water available or being used on site. There is no public water near this site.
Wastewater:	Per the referral notice, the site is served by an individual septic system and no changes to the existing infrastructure are proposed. The location of any well, septic system, or leach field is not indicated on the plan. The site is located outside of the Onondaga County sanitary district.
Wetlands:	GIS mapping shows the rear of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to be located entirely within the woodlands,

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outside of the existing developed area. Delineated wetlands boundaries and the associated buffers are not indicated on the plans.

The Three Rivers Wildlife Management area, a 3,607-acre area for wildlife management, wildlife habitat, and recreation abuts the site to the east.

ADVISORY NOTE: Wetland regulations require the applicant to obtain appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer.

RECOMMENDATION: **Modification**

Modification(s): Given the constraints of the site, the Town must ensure the viability of any development prior to municipal zone change approval. The Board offers the following requirements and comment regarding the site as part of identifying future development requirements.

1. The New York State Department of Transportation requires the applicant to submit plans and coordinate Oswego Road access with the Department. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. For any more intensive use of the site or addition of any drinking water or wastewater infrastructure to the site, the Onondaga County Health Department must accept or approve any existing or planned drinking water or sewage disposal infrastructure.

Comment(s): The Board also offers the following comment(s):

The Board encourages the preservation of forestland as a buffer to the adjacent Three Rivers Wildlife Management Area.

Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

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:	**Brett Maring**	**OCPB Case #:**	Z-26-225
Site Address:	**at 9086 Oswego Road**	**OCPB Date:**	9/16/2026

OCPB Recommendation: Modification

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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