



# Onondaga County Planning Board

J. Ryan McMahon, II  
COUNTY EXECUTIVE

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

**Meeting Date: 6/24/2026**

**OCPB Case # Z-26-153**

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 Planning Board at the request of CNY Crops Plainville LLC for the property located at Lamson Road and Oswego Road; and

WHEREAS, 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 Oswego Road (Route 48), a state highway, and Lamson Road (Route 29), a county highway.; and

WHEREAS, the applicant is proposing a zone change on a 22.98-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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The site contains regionally important agricultural lands, is segmented from the urbanized area by a large wildlife management area and is a significant distance from public drinking water and sewer infrastructure and other services. The submitted environmental review also does not assess the impacts of buildout of a parcel for GC purposes, as is expected with a zone change application.

Unrestrained development in this area may cumulatively lead to significant new service demands and government spending in this area, and directing development into targeted areas will allow the Town to better serve the expanding needs of the area while preserving the Town's open space and valuable agricultural assets. As such, the Board encourages the Town to establish a plan to articulate development goals, expectations and constraints along this corridor, prior to or in concert with the proposed zone change to potentially intensive commercial use.

Additionally, this proposal appears to be in conflict with the Town's goals for this corridor as

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expressed in the Comprehensive Land Use Plan. The Town may wish to consider creation of a more rural development zoning district to better balance community objectives allow for lower impact uses compatible with agriculture and open space protection.

The Board advises the applicant of the following coordinating agency requirements regarding any future development of the site:

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. The Onondaga County Department of Transportation requires the applicant to submit plans and coordinate Lamson 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.
3. The Onondaga County Health Department requires the applicant to provide an adequate wastewater disposal plan and the appropriate septic approvals must be obtained from the Onondaga County Health Department, respectively.



Martin E. Voss, Chairman  
Onondaga County Planning Board

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# ONONDAGA COUNTY PLANNING BOARD STAFF REPORT

JUNE 24, 2026

Z-26-153

Case Number: **Z-26-153**

Keyword:

RelatedCases:

Applicant: CNY Crops Plainville LLC

Referring Board: Town of Lysander  
Planning Board

Location: at Lamson Road and Oswego Road

Type of Action: ZONE CHANGE

Tax Map ID: 017.-03-30.1

**RECOMMENDATION: No Position With Comment**

## JURISDICTION:

General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Oswego Road (Route 48), a state highway, and Lamson Road (Route 29), a county highway.



## SUMMARY:

Zone change on a parcel from Agricultural to General Business



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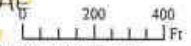
Tract Boundary  
 Noncropland

**Wetland Determination Identifiers**  
● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions

All producer shares 100% unless otherwise indicated  
 All fields are non-irrigated unless otherwise note

NOTE: CNY CROPS  
 ALSO FARMS THE  
 O'NARA LAND

Tract 668 2026 Program Year  
 Tract Cropland Total: 23.05 acres Phy. County: Onondaga, NY  
 2024 imagery



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). USDA is an equal opportunity provider, employer, and lender. Map Created 05/19/2026

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**PROPOSAL:** the applicant is proposing a zone change on a 22.98-acre parcel from Agricultural (A) to General Business (GB)

**STAFF REVIEW:**

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**Past Board Reviews:** Subdivision referral (Z-16-88) to divide a 28.705-acre parcel into two lots in a Neighborhood Residential Business (NR-BD) district to allow construction of a new Bryne Dairy store and fueling station. The Board offered No Position with Comment, advising the applicant to coordinate with NYS and Onondaga County Departments of Transportation (NYSDOT, OCDOT) regarding access to proposed Lot 2, advising that both NYSDOT and OCDOT would require a Stormwater Pollution Prevention Plan (SWPPP) or drainage report to be submitted and a traffic study would need to be completed for the proposed development.

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**Location:** The site is located in the northern area of the Town of Lysander. The site is not the corner parcel, but has frontage on both NYS Route 48 and Lamson Road (County Route 29). Per aerial imagery, the site and surrounding areas contains active agriculture.

Nearby parcels contain agriculture and wooded areas with roadside uses including two fueling station/convenience stores on opposite corners of the intersection of Lamson Road and Oswego Road, a church, and low-density residential. The site is separated from the urbanized area by the large Three Rivers Wildlife Management Area.

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements.

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

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**Project Detail:** The referral materials do not describe the proposed use or development of the site necessitating the zone change to GB. It is indicated the proposed zone change was initially for General Commercial (GC) prior to the current proposal for GB. Per the referral materials, the applicant is seeking a zone change to “allow for potential business development.”

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**Current Zoning:** Per the Town Zoning Map dated 2022, the area is in a predominately zoned Agricultural (A) district with a Neighborhood Residential Business (NR-BD) district at the intersection of Oswego and Lamson Roads.

Multiple parcels are zoned GB along Oswego and Lamson Roads near the site, but these GB parcels do not constitute a cohesive area. The Zoning Map indicated multiple parcels in the area were changed from A zoning to GC in 2018.

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**Proposed Zoning:** Per Town Code, the GB District allows uses including retail or personal service, wholesale or warehouse establishments, offices, and utility substations by right and drive-in services, automobile sales, equipment sales, motor vehicle service station, public garage, motel/hotel, and veterinary treatment facilities with special permit. Residential uses are prohibited.

The GC district allows similar uses with the addition of allowing hospitals, motor vehicle service stations, and golf driving ranges and other outdoor commercial amusements with a special permit. GC also prohibits residential uses.

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**Drinking Water:** There is no existing drinking water service to the site. The closest OCWA lines are more than 2.5 miles from the site.

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**Wastewater:** There is no existing wastewater service to the site and the site is located outside of the Onondaga County Sanitary District.

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.

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**Agriculture:** An Agricultural Data Statement was included with the referral.

Per the Onondaga County Interactive Ag Mapper, the site has a Total Soils Score of 5 out of a possible 6, indicating the site has a high density of prime farmland and farmland of statewide importance.

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

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**Local Plans:** Per the Town's Comprehensive Land Use Plan dated 11/16/23, the Town desires to guide development to specific areas to balance the site's needs with available resources in that area. Specifically, heavy commercial and industrial uses should be concentrated in areas "capable of being served by public water and sewers" and "scattered strip retail stores must be discouraged as a general policy."

With regard to commercial development along Oswego Road (NYS Route 48), the Town notes this is a major route between Onondaga and Oswego counties and it "carries significant truck and car traffic (counts as high as 8400 AADT). Town planning for commercial uses along Route 48 must encourage site designs that limit access points, combine access points where feasible, and ensure that access points are properly located. Multiple strip commercial uses with vaguely defined curb cuts must be avoided. Any further speculative re-zoning to commercial districts is also to be avoided; sufficient land is now zoned to handle any significant commercial uses that might wish to locate along Route 48."

**RECOMMENDATION: No Position With Comment**

**Comment(s):** The site contains regionally important agricultural lands, is segmented from the urbanized area by a large wildlife management area and is a significant distance from public drinking water and sewer infrastructure and other services. The submitted environmental review also does not assess the impacts of buildout of a parcel for GC purposes, as is expected with a zone change application.

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# 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 requirement.

Municipal Board: **Town of Lysander Planning Board**      Type of Action: **ZONE CHANGE**  
Applicant: **CNY Crops Plainville LLC**      OCPB Case #: **Z-26-153**  
Site Address: **at Lamson Road and Oswego Road**      OCPB Date: **6/24/2026**

OCPB Recommendation:      No Position With Comment

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.

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**Please return completed report to [countyplanning@onondaga.gov](mailto:countyplanning@onondaga.gov)**

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