



Planning Board Agenda August 12, 2025 – 7:00 pm

The Planning Board's agenda is subject to change, and certain items may be postponed. During a Public Hearing, each speaker must state their name and address before addressing the Board and will be granted the floor for up to three minutes. The Board will conclude its deliberation of the project under review at midnight. Any remaining items will be placed at the top of the next agenda.

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I. Minutes Approval - 6/24/25, 07/08/2025

II. Public Hearing - none

III. Old Business

#2022-043 287 Ushers Rd Business Park Site Plan

SBL: 259.-2-37.1

Applicant is proposing to construct 42,000 sf of commercial buildings on 7.63 acres, 287 Ushers Rd

Zoned: L2 - Light Industrial 2, Status: Revised Preliminary

Applicant: Murnane Builders, Consultant: EDP – G. Vuillaume

Last Seen On: 04/08/2025

http://www.citizenserve.com/Documents/398/482062486_Ushers%20Rd%20Business%20Park%20SITE%20PLANS.pdf

#2025-006 670/674 Plank Road Two Family Dwelling SUP

SBL: 271.8-5-26, 271.8-5-25

Applicant proposes to construct a duplex on each lot, 670/674 Plank Rd, Zoned: R1 – Residential

Status: Revised Preliminary

Applicant: Trinity Place & Ten Broeck, Consultant: GVG Land Surveyor, PLLC – K. Weed

Last Seen On: 06/10/2025 Public Hearing closed & SEQR completed

http://www.citizenserve.com/Documents/398/478591207_bwiklow%40gvglandsurveyors.com_20250707113528.pdf

#2025-012 117 Wood Road Office and Warehouse Storage Site Plan

SBL: 250.-2-42

Applicant proposes building a new 60X175 office and warehouse storage space, 117 Wood Rd

Zoned: L2 - Light Industrial 2, Status: Revised Preliminary

Applicant: Remodel Now Consultant: Empire Engineering, PLLC – C. Longo

Last Seen On: 04/22/2025

http://www.citizenserve.com/Documents/398/478829479_25008%20RemodelNow%20Wood%20Rd%20Plan%20Set%207-3-25.pdf

#2025-024 811 Rt 146 2 Lot Commercial Subdivision, Site Plan & SUP (Taco Bell & 7Brew)

SBL: 272.-1-27.11

Applicant proposes subdivision and redevelopment of site with a new quick serve restaurant with drive thru and a new coffee kiosk with drive thru, 811 Rt 146 , Zoned: TC6 - Boulevard Zone

Status: Revised Concept

Applicant: Hospitality Syracuse Inc Consultant: Bohler Engineering – S. Burden

Last Seen On: 06/10/2025 (TAC meeting held on 07/9/25)

http://www.citizenserve.com/Documents/398/482208876_Site%20Plan.pdf

IV. New Business

#2025-037 Wood Dale Drive 8-Lot Duplex Subdivision (Boni)

SBL: 259.-2-71

Applicant proposes an 8-Lot Duplex Residential Subdivision, Wood Dale Dr Rear

Zoned: B1 - Business Non Retail 1, Status: Concept

Applicant: KLB Enterprises, LLC - Larry Boni , Consultant: ABD Engineers - John Hitchcock, Jr

http://www.citizenserve.com/Documents/398/482224511_3407a%20-%20Wooddale%20-%208Lot%20Subdivision.pdf

V. Discussion - none

Next PB Meeting: September 9th