

TOWN BOARD RESOLUTION

MODIFIED SITE PLAN APPROVAL

Syracuse University; Hawkins Building Warehouse

Jamesville Avenue

November 3, 2025

WHEREAS, Syracuse University (“Applicant”) has applied to the Town of Onondaga Town Board for Modified Site Plan approval to extend an existing retaining wall along Jamesville Avenue by \pm 68 feet, install guiderail along the frontage of the property, and remove the northerly entrance to the property to accommodate the proposed on-site changes, on property located at 1600 Jamesville Avenue, Tax Map. No. 031.-01-04.1 (the “Property”), in the Light Industrial Zoning District; and

WHEREAS, the Town Board has previously granted the Applicant site plan approval for the Property in 2017 and 2021 to allow for the expansion of the Library Storage Facility and the installation of concrete pads adjacent to the Facility for HVAC units; and

WHEREAS, during the site plan review process for the expansion, the Town Board properly referred the application to the Onondaga County Planning Board for review pursuant to General Municipal Law Section 239; and

WHEREAS, no other agency in the Town of Onondaga has the authority to grant site plan approval, the Town Board has reviewed the Short Environmental Assessment Form, dated October 16, 2025, completed by the Applicant; and

WHEREAS, as proposed, the Applicant will eliminate the existing steep, one-way asphalt drive off Jamesville Avenue which leads to the loading dock area at the south side of the warehouse and restore the area to grass, incorporate a traffic guiderail along Jamesville Avenue for a distance of \pm 260 feet within the Town of Onondaga right-of-way, extend an existing retaining wall north for \pm 68 feet, and improve existing stormwater facilities on the Property; and

WHEREAS, the Town Board and its engineers have reviewed Sheet L1.01, titled “Site Plan and Details, Syracuse University,” prepared by Klepper, Hahn & Hyatt, dated April 21, 2025, the narrative of work proposed prepared by Klepper, Hahn, & Hyatt, dated April 2, 2025, with photographs depicting existing conditions and proposed improvements, and the “Location Survey, Syracuse University South Campus Library Facility,” prepared by Ianuzi & Romans Land Surveying, P.C., dated September 27, 2012, in connection therewith; and

WHEREAS, the Town Board, having reviewed these documents and being familiar with the development site, does desire to grant Modified Site Plan approval.

NOW, THEREFORE, be it

RESOLVED, that the Town Board, as lead agency, does hereby declare itself Lead Agency and does further render a negative declaration pursuant to the State Environmental Quality Review Act for this project; and it is further

RESOLVED, that Modified Site Plan approval shall be granted to the Applicant in accordance with the above-referenced plans and documents and subject to the completion of improvements in accordance with the Permit issued by the Town of Onondaga Highway Superintendent, pursuant to Highway Law § 149 and Town of Onondaga Local Law No. 4 of 1985, dated October 23, 2025; and

RESOLVED, that the Applicant must follow erosion and sediment control standards in accordance with the current edition of the New York State Standards and specifications for erosion and sediment control.

The question of the foregoing Resolution was duly put to a vote and, upon roll call, the vote was as follows:

John Wheatley	Councilor	Voted	Yes/ No
Lisa Goodwin	Councilor	Voted	Yes/ No
Kathy Fedrizzi	Councilor	Voted	Yes/ No
Mary Ryan	Councilor	Voted	Yes/ No
John Mahar	Supervisor	Voted	Yes/ No

The foregoing Resolution was thereupon declared duly adopted.

DATED: November 3, 2025