



J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 15, 2025  
OCPB Case # Z-25-315

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of Kyle Proia for the property located at 5 Mechanic Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (NYS Route 31), a state highway; and
- WHEREAS, the applicant is proposing construction of a new 2-story building with site improvements on a 0.21-acre parcel in a Business (B-2) zoning district; and
- WHEREAS, the Board previously offered No Position with Comment on a zone change referral (Z-06-145) to place multiple parcels, including the subject parcel, in a Business (B-1) zoning district; the Board provided recommendations for a then-proposed commercial office building, encouraging adequate drainage, screening the site from adjacent residential, and the combination of the parcels comprising the site; and
- WHEREAS, the site is located in the central business district of the Village of Baldwinsville, between the commercial along East Genesee Street and residential neighborhoods to the north; a commercial plaza containing a bowling alley, a dry cleaners, and convenience store abuts the site to the south and residential abuts the site to the north; and
- WHEREAS, the site appears to be a former residential parcel and contains a two-story building to contain a tattoo shop; the site has sidewalks along the road frontage; and
- WHEREAS, per the Tymeless Tattoo New Building Site Plan & Notes dated 5/16/23, the applicant proposes construction of a 3,280 sf building with driveway from Mechanic Street; the driveway leads along the north side of the house to a 7-space parking lot; a 6'-high privacy fence will screen the parking lot from adjacent residential; per Google StreetView, the building has been constructed; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 10/2/25, a 50x180' area (0.2 acres) of the site will be disturbed by the proposed project and stormwater will be mitigated by a "dry well at the back of parking lot"; and
- WHEREAS, per the EAF, a new connection to public drinking water is proposed to serve the building;
- ADVISORY NOTE: OCWA's Engineering Department requires the applicant to contact them to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the EAF, a new connection to public sewers is proposed for the building; the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant and Baldwinsville North Pump Station service area;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:  
<http://ongov.net/wep/connections.html>; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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', with a stylized flourish at the end.

Martin E. Voss, Chairman  
Onondaga County Planning Board

# GML 239 Report of Final Action

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). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

**To:** Onondaga County Planning Board      **From:** Village of Baldwinsville Planning Board

**Fax:** 435-2439      **Phone:** 435-2611

**Re:    Applicant:**      Kyle Proia  
**Address:**              at 5 Mechanic Street  
**Referral Type:**      SITE PLAN  
**OCPB Date:**          October 15, 2025  
**OCPB Action:**        No Position  
**OCPB Case #:**        Z-25-315

*The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):*

- ☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- ☐ Approved the proposed action as modified by the OCPB.
- ☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.\*
- ☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.\*
- ☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.\*
  
- ☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- ☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- ☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- ☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)
  
- ☐ Other \_\_\_\_\_

Local Board Date: \_\_\_\_\_

\*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

---

---

---

---