



J.Ryan McMahon II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 10, 2020

OCPB Case # Z-20-167

- 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 Town of Manlius Planning Board at the request of 5538 N. Burdick St., LLC for the property located at 5538 North Burdick 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 North Burdick Street (Route 94), a county highway, and the Old Erie Canal State Park; and
- WHEREAS, the applicant is proposing construction of a 10,000 sf dental office with associated infrastructure on a 4.1-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-20-135) to change the zoning of the subject parcel from Restricted Agriculture (RA) to Residential Multiple Use (RM) in order to facilitate construction of the proposed dental office; in 2016, the Board recommended modification of concurrent referrals (Z-16-42, Z-16-44) for Excavation, Grading, and Filling permits for the subject parcel and a parcel to the south; the Board cited permit requirements for proposed temporary construction access and drainage requirements; and
- WHEREAS, the site is located along North Burdick Street, a county road, northeast of the Northeast Medical Center and Towne Center Retirement Community in the Town of Manlius; the site abuts the Old Erie Canal State Park and canal trail to the north, with other surrounding residential and commercial land uses; and
- WHEREAS, aerial imagery and the submitted survey map dated March 2020 show the site contains an existing house and a detached garage, all to be demolished; there is an existing gravel driveway onto North Burdick Street; the remainder of the site appears to be undeveloped with treed areas;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements; any work in the county right-of-way, including removal of the existing driveway, will be subject to a work permit from the Department; and
- WHEREAS, per the Town Zoning Code, the proposed RM zoning district is intended to “retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas”; dental offices are a permitted use in the RM district subject to site plan review; and

WHEREAS, the submitted Concept Site Plan dated February 5, 2020 shows the proposed building (10,000 sf) with a large front yard parking lot (100 spaces) and a proposed full access driveway onto North Burdick Street; the plan shows available sight distance to extend 600' from the proposed driveway to the northwest and 550' to the south; from the plans, it appears that some trees/vegetation on the site will have to be cleared for the proposed project; a vegetative buffer is shown to remain along the side and rear lot lines; 12 new trees are shown to occur in landscape islands in the parking lot, along the North Burdick Street frontage, and at the perimeter of the driveway and parking lot;

ADVISORY NOTE: the proposed driveway onto North Burdick Street requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated March 30, 2020, proposed hours of operation for the dental office will be Monday through Friday 7am to 4pm; proposed lighting will include building-mounted dark sky compliant lighting directed towards the parking lot; lights will be mounted 10' above ground; and

WHEREAS, the EAF notes that 4.0 acres of the site will be disturbed by the proposed project; stormwater will be directed to a proposed on-site stormwater facility, shown in the Concept Site Plan to occur along the western lot line;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and 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; and

WHEREAS, the existing house is served by public drinking water and an individual septic system; the site also has access to public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public drinking water and sewer infrastructure are proposed as part of the project; per the EAF, anticipated drinking water usage and liquid waste generation are each estimated at 4,000 gallons per day; an existing sanitary sewer line is located approximately 1,000' south of the project site and will be extended to serve the proposed project;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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 Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTE: per the Onondaga County Department of Water Environment

Protection, the applicant must develop a 2 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the site contains some significant wooded areas;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

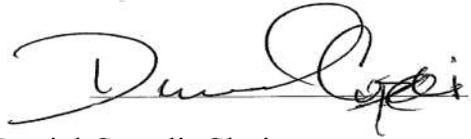
WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) dated March 14, 2020 indicates that the project has been reviewed by the OPRHP and the office concludes that there will be no impact to NYS parklands or properties, including archaeological and/or historic resources, listed on or eligible for the State or National Registers of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant is required to coordinate North Burdick Street access plans with the Onondaga County Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and a lighting plan to the Department for review. 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. Any extension of public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.

The Board also offers the following comment:

The Board encourages the applicant to minimize potential stormwater and aesthetic impacts of parking by considering reductions to the number of parking spaces, hold some parking in reserve, installing planting islands within parking areas, using pervious pavement, and locating parking to the side and rear of the buildings rather than in the front yard.

A handwritten signature in black ink, appearing to read "Daniel Cupoli". The signature is fluid and cursive, with a horizontal line drawn through the middle of the letters.

Daniel Cupoli, Chairman
Onondaga County Planning Board
Transmittal Date: 06-10-2020

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:** Town of Manlius Planning Board

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

Re: Applicant: 5538 N. Burdick St., LLC
Address: at 5538 North Burdick Street
Referral Type: SITE PLAN
OCPB Date: June 10, 2020
OCPB Action: Modification
OCPB Case #: Z-20-167

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.
