



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Manlius Planning Board
FROM: Dan Kwasnowski, AICP
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)
DATE: 2/22/2022
RE: Administrative Review – Smith Preliminary and Final Subdivision
RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and –n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-11
DATE RECEIVED: 2/10/2022
30-DAY DEADLINE: 3/12/2022
REFERRING BOARD: TManPB
TYPE OF ACTION: PRELIMINARY & FINAL SUBDIVISION
APPLICANT: Ryan S. Smith
LOCATION: 5546 & 5590 North Burdick Street
WITHIN 500' OF: North Burdick Street (County Route 94), and the Erie Canal State Park
TAX ID(s): 086.-02-08.0
RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 1.0720-acre parcel into two new lots, Lot A (0.412 acres) and Lot B (0.660 acres), in a Restricted Agriculture (RA) zoning district.

Per the subdivision plan dated January 16, 2022, the current parcel has two houses and the subdivision would allow for one house per parcel. Proposed Lot A has an existing two-story house with a two car garage, a chain link fence, and a gravel drive that is 45' wide onto North Burdick Street. Proposed Lot B has an existing one-story house with an attached two-car garage and a tarvia drive onto North Burdick Street. Both lots abut the Erie Canal State Park. Per the referral notice, the site is served by individual wells and individual septic systems and no change is proposed. The subdivision plan highlights a proposed change to the existing house on proposed Lot A to decrease the depth by 7' and connect the house to the garage. Aerial imagery dated May 2021, indicates that construction has already occurred to connect the house to the garage.

Advisory Note(s):

Per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements.

OCPB Recommendation: NO POSITION