



Joanne M. Mahoney  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-311

- 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 A&E and SNY Surgery Center for the property located at Medical Center Drive; 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
- WHEREAS, the applicant is seeking site plan review of a revised plan to construct an approximately 40,000 square foot medical office/personal services center (A&E SNY Center) on a 4.03-acre parcel in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, earlier in 2022, the Board recommended No Position with Comment on a zone change referral (Z-22-70) and Modification of a site plan referral (Z-22-156) for the A&E SNY Surgery Center project, citing traffic and screening recommendations; and
- WHEREAS, the subject parcel is located along Medical Center Drive in the Town of Manlius, which contains Medical Center East, the Towne Center Retirement Community, Starview Homes townhouse development, and a proposed memory care facility, and other commercial uses; the site is also adjacent to the Fayetteville Towne Center retail development; and
- WHEREAS, per aerial imagery dated May 2021, the site is vacant land that is mostly cleared; a paved walking path along Medical Center Drive appears to connect the Towne Center Retirement Community to the housing development to the north (to remain); it appears as though there is some utility equipment on the southwest corner of the lot; and
- WHEREAS, a revised Layout Plan dated August 25, 2022 shows one proposed building with a total of 39,995 sf of space at full buildout (previously 30,000 sf), to include a two-story medical office (32,685 sf), attached personal services (salon, at 3,995 sf) and a future medical office expansion (3,315 sf); the building configuration has changed, but generally remains in the same location on the parcel, with the rear of the building along Medical Center Drive and main entries at the interior of the site adjacent to the parking lot; elevation renderings indicate varied rooflines, fenestration, and materials including siding, stone and stucco; and
- WHEREAS, a parking lot with landscaped islands is proposed behind the building including 140 spaces (previously 108 proposed); driveway access is shown onto Avriel Drive, a local road with access to North Burdick Street via Medical Center Drive; sidewalks are shown only in front of the building; and
- WHEREAS, the Landscaping Plan shows an existing screening hedge row at the northern parcel boundary; and trees are shown in various locations surrounding the remainder of the site, particularly near the eastern, sloped border with the Towne Center retirement community; three hardscape patio areas occur at the rear of

the building; and

WHEREAS, it appears multiple small portions of the building, patio areas, several parking spaces and a loading zone area are all proposed within the required 50' front and rear yard setbacks; and

WHEREAS, the site is to be served by municipal drinking water (OCWA);  
ADVISORY NOTE: 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, the site is to be served by municipal wastewater service; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as  
flow constrained and impacted by excessive wet weather flow;  
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:  
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the submitted EAF and preliminary SWPPP (prepared prior to site plan changes), approximately 3 acres of the site will be disturbed by the proposed project; per the revised plans dated August 25, 2022, it appears stormwater facilities have changed to include an underground storage facility in addition to a detention pond;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;  
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; 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 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 the plans it appears that no trees will be removed as part of the proposed project; 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:

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. Additionally, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies 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.



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:** Town of Manlius Planning Board

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

**Re: Applicant:**      A&E and SNY Surgery Center

**Address:**      at Medical Center Drive

**Referral Type:**      SITE PLAN

**OCPB Date:**      November 09, 2022

**OCPB Action:**      Modification

**OCPB Case #:**      Z-22-311

*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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_