



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 09, 2022

OCPB Case # Z-22-313

- 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 ZONE CHANGE from the Town of Manlius Town Board at the request of Grazi Zazzara, Jr. / Icon Companies for the property located at 4600 Enders Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Cazenovia Road (Route 92), a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 2.83-acre parcel from Restricted Agricultural (RA) to Residential Multi-Use (RM) convert a vacant church facility for use as apartments and office spaces; and
- WHEREAS, the site is located near the corner of Enders Road and NYS Route 92 in a suburban area of the Town of Manlius; surrounding land uses are commercial office, retail and childcare and residential (Mallard's Landing); and
- WHEREAS, the existing site plan dated July 18, 2022 shows the former single-story Eastern Hills Bible Church building (5,144 sf) and 178 parking spaces, with two driveways onto Enders Road, a local road; and
- WHEREAS, per a letter from the applicant dated October 27, 2022, the applicant proposes to change the zoning on the parcel from Restricted Agriculture (RA) to Residential Multi-Use (RM) to "use the property as a mixed-use property consisting of very light office use, and, the balance to be market rate apartments"; the OCPB referral form and Environmental Assessment Form both indicate the proposed use to be an "events venue"; municipal staff has since clarified the most current proposed uses is apartments and office as indicated in the applicant letter; and
- WHEREAS, per the letter, use of the building for apartments and limited office space "would be a much lighter parking use and traffic generator than it had previously as a church, and, lighter than would be under some uses permitted under current RA zoning."; and
- WHEREAS, the purpose and intent of the RM zoning district is to retain the residential character of established neighborhoods while permitting unobtrusive uses of a commercial, non-retail, nature, which are to be regulated to preserve residential transitional character; apartments and office space are among allowable uses; it is unclear whether an "events venue" would be an allowable use per the proposed zoning; and
- WHEREAS, no site plans or floor plans were submitted with the zone change materials, and the EAF did not indicate any land disturbance or potential impacts to the site; 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, 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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The submitted referral references differing plans for the site, with differing zoning implications and impacts. The Town is encouraged to clarify proposed uses, documentation (including SEQR) and potential impacts prior to rezoning.
2. The Board encourages the applicant and Town to consider a reduction in paved surfaces as part of the conversion project, to improve screening and aesthetics, and improve stormwater management.



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 Town Board

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

Re: Applicant: Grazi Zazzara, Jr. / Icon Companies

Address: at 4600 Enders Road

Referral Type: ZONE CHANGE

OCPB Date: November 09, 2022

OCPB Action: No Position With Comment

OCPB Case #: Z-22-313

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.
