



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 01, 2023
OCPB Case # Z-23-22

- 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 LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; 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
- WHEREAS, the applicant is proposing to amend Chapter 155 of the Town Code, Section 155-20, Residential Multiple Use Development (RM) District to allow for minor changes and clarifications to the language of the mixed-use development district; and
- WHEREAS, in September 2022, the Board offered No Position on a referral (Z-22-272) to amend the same chapter to allow for expanded mixed-use development within the RM district and to eliminate the Residential Transitional (RT) district; the Board also offered No Position on a concurrent referral (Z-22-274) for a zone change on four parcels from RT to RM; and; and
- WHEREAS, per the language in the resolution for proposed local law, the RM zoning district as amended in September 2022 increased opportunities for mixed-use in the RM zone, and allowed retail use under the same restrictions that had been in place prior to the law, namely that existing structures continue to maintain a residential character; and
- WHEREAS, the resolution notes the Planning Board has raised concerns and made recommendations on limiting retail use in the RM zone to ensure that all existing structures and any new structures maintain a residential feel and look so that the RM zone would continue to be a transition zone from residential to commercial; the Town Board also desires to limit retail uses in the RM zone to small scale, personal service type of business that can maintain the residential character of a neighborhood; and
- WHEREAS, mark-up changes to the RM zone include added language referring to the repurposing of existing structures, clarifying Planning Board determination of appropriate uses, and clarifying retail to mean small scale retail limited to 50% of the square footage of any building and adaptive reuse; and
- WHEREAS, the purpose and intent of the Residential Multiple-Use Districts (RM) is to retain the existing residential character of established neighborhoods while allowing for regulated commercial development, to provide a transition between residential areas and nonresidential areas, and to encourage the preservation of historical structures; the proposed local law adds to the purpose statement, to encourage “mixed-use opportunities in the RM zone that will promote walkability, re-use and re-purposing of existing structures in the RM zone”; and
- WHEREAS, per a 2022 zoning map, areas zoned for RM include just over 9 acres along East Genesee Street west of the Fayetteville Towne Center, and over 13 acres along

Washington Street/Cazenovia Road southeast of the Village of Manlius; four additional parcels have since been added along Seneca Turnpike; 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 'M. E. Voss', with a long horizontal stroke extending to the right.

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: Town of Manlius

Address:

Referral Type: LOCAL LAW

OCPB Date: February 01, 2023

OCPB Action: No Position

OCPB Case #: Z-23-22

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.
