



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023
OCPB Case # Z-23-276

- 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 a local law to amend Chapter 155 of the Town Code to allow for short term agricultural retail (including cannabis sales) in the Residential Transitional (RT) zoning district and requiring an operating permit for same; and
- WHEREAS, the proposed law alters the definition of Retail Sales to include “cannabis dispensaries (not including onsite consumption) and similar agricultural and consumer goods”; and
- WHEREAS, per the Town Code, the Residential Transitional (RT) zoning designation is “designed to encourage continuance of the existing residential character of structure and dwellings in a nearby established neighborhood”; per the proposed resolution, “the Residential Transitional District (“RT”) is the most appropriate zoning district to consider these types of short-term retail in existing buildings”; and
- WHEREAS, per Town Code, the Residential Transitional zoning designation allows, with combined site plan and accessory use permits, uses including offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, and real estate agents, funeral homes, art studio, photographers, and bed-and-breakfast accommodations; and
- WHEREAS, the proposed change to the Town Code adds the following use to the Residential Transitional District to be allowed with approval of a combined site plan and accessory use permit: “Sale of Farm Products, including cannabis which the Code Enforcement Officer is authorized to approve with a Operating Permit” with the caveats of no permanent alterations to the exterior of existing building(s) and such retail sales will be for less than 30 consecutive days;
- WHEREAS, per the Town zoning map, the Residential Transitional District is applied to only four parcels on the north side of West Seneca Street (County Route 173) near its intersection with Troop K Road; 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:

The Board encourages the municipality to include a definition of "Farm Products"

in the proposed law.

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: November 01, 2023
OCPB Action: No Position With Comment
OCPB Case #: Z-23-276

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.
