

Town of Manlius

Planning Board Agenda

April 11, 2022

6:30PM

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS APRIL 11, 2022.PDF](#)

2. Pledge Of Allegiance

3. Approval Of Minutes March 28, 2022

4. Ryan Smith - 5460 Lake Road, Tully, NY 13159 Public Hearing - 2-Lot Subdivision - 5546-5590 North Burdick Street, East Syracuse, NY 13057 Tax Map # 086.-02-08.0

Documents:

[5546 AND 5590 NORTH BURDICK STREET - APPLICATION.PDF](#)

[5546 AND 5590 NORTH BURDICK STREET - NEW SITE PLAN.PDF](#)

[5546 AND 5590 NORTH BURDICK STREET - SUBDIVISION MAP.PDF](#)

[5546 AND 5590 NORTH BURDICK STREET - ZBA DECISION.PDF](#)

[OCPB REFERAL - 5546 AND 5590 NORTH BURDICK - 2-LOT SUBDIVISION.PDF](#)

[OCPB RESOLUTION - 2-LOT SUBDIVISION - NORTH BURDICK STREET - SMITH.PDF](#)

5. Other Business

6. Adjournment



April 11, 2022

Virtual Planning Board Meeting

Instructions to attend the April 11, 2022 virtual Planning Board meeting:

The easiest way to join is to go to our website www.TownOfManlius.org and click on the link that is located on the homepage. You can also watch on our Facebook page by searching for "Town of Manlius"

Enter the meeting url web address as listed below:

<https://us02web.zoom.us/j/87071265380?>

Password to join when prompted:

Password: 631306

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1-(929) -436-2866

When prompted to enter the Webinar ID, use the number below followed by #

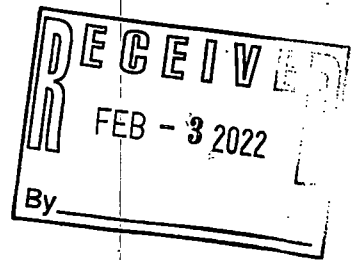
Webinar ID: 870 7126 5380

Press # again to skip the personal id and enter the password below followed by #

Password: 631306

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION



DATE: 2-2-2022

Name of Project: 5546 and 5590 N. Burdick

Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: 5546, 5590 Burdick St. North

Type of Project:

☐ Division of Land ☒ Subdivision ☐ Accessory Use ☐ Zone Change ☐ Site Review ☐ Other

Developer: Ryan S. Smith

Phone: 315 729 8109

Address: 5460 Lake Rd. Tully NY

Zip: 13159

Tax Map Number(#)/s: 086.-02-08.0

Present Zoning: RA

Desired Zoning: Same

Total Acreage: 1.072

Total Number of Lots: 1

Property Owner/s: Ryan S. Smith

Phone: 315 729 8109

Address: 2383 Route 11 Lafayette NY

Zip: 13084

Tax Map#(s): _____

Owner's Signature: [Signature]

Printed Name: Ryan Smith

Property Owner/s: _____

Phone: _____

Address: _____

Zip: _____

Tax Map#(s): _____

Owner's Signature: _____

Printed Name: _____

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

Fee: _____

Paid: _____

Per: ☐ Credit/Debit Card

☐ Check

☐ Cash

Planning Board - Initial

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: Subdivision 5546 5590 N. Burdick St. Town of Manlius																		
Project Location (describe, and attach a location map): 5546 / 5590 N. Burdick St. Fayetteville 13066																		
Brief Description of Proposed Action: Subdivision to divide 2 houses on 1 parcel																		
Name of Applicant or Sponsor: Ryan Smith		Telephone: 315 729 8109																
		E-Mail: ryan.smith.construction@gmail.com																
Address: 5460 Lake Rd. 1																		
City/PO: Tully		State: NY	Zip Code: 13159															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td>☒</td><td>☐</td></tr></table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"><tr><td>NO</td><td>YES</td></tr><tr><td>☒</td><td>☐</td></tr></table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
3.a. Total acreage of the site of the proposed action? <u>1.07</u> acres																		
b. Total acreage to be physically disturbed? _____ acres																		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table style="width: 100%;"><tr><td>☐ Urban</td><td>☐ Rural (non-agriculture)</td><td>☐ Industrial</td><td>☒ Commercial</td><td>☒ Residential (suburban)</td></tr><tr><td>☐ Forest</td><td>☐ Agriculture</td><td>☐ Aquatic</td><td colspan="2">☐ Other (specify): _____</td></tr><tr><td colspan="5">☐ Parkland</td></tr></table>				☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☒ Commercial	☒ Residential (suburban)	☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other (specify): _____		☐ Parkland				
☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☒ Commercial	☒ Residential (suburban)														
☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other (specify): _____															
☐ Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>County approved septic</u>	NO	YES	
	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	☒	☐	
	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	☐	☒	
	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	☒	☐	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES	
	☒	☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I. Ryan Smith, being duly sworn, deposes and says that (s) he is:

applicant and property owner
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 2/2, 20 22

Date: _____, 20____

Ryan Smith
(Print Name)

(Print Name)

[Signature]
(Signature)

(Signature)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

2383 Route 11 Lafayette 13084
(Mailing Address of Applicant)

(Mailing Address of Applicant)

315 729-8109
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

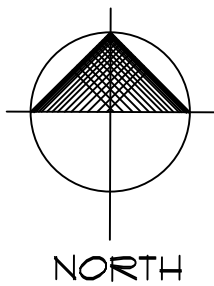
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 3rd day of February in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Ryan Smith, and _____

_____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

[Signature]
Notary Public

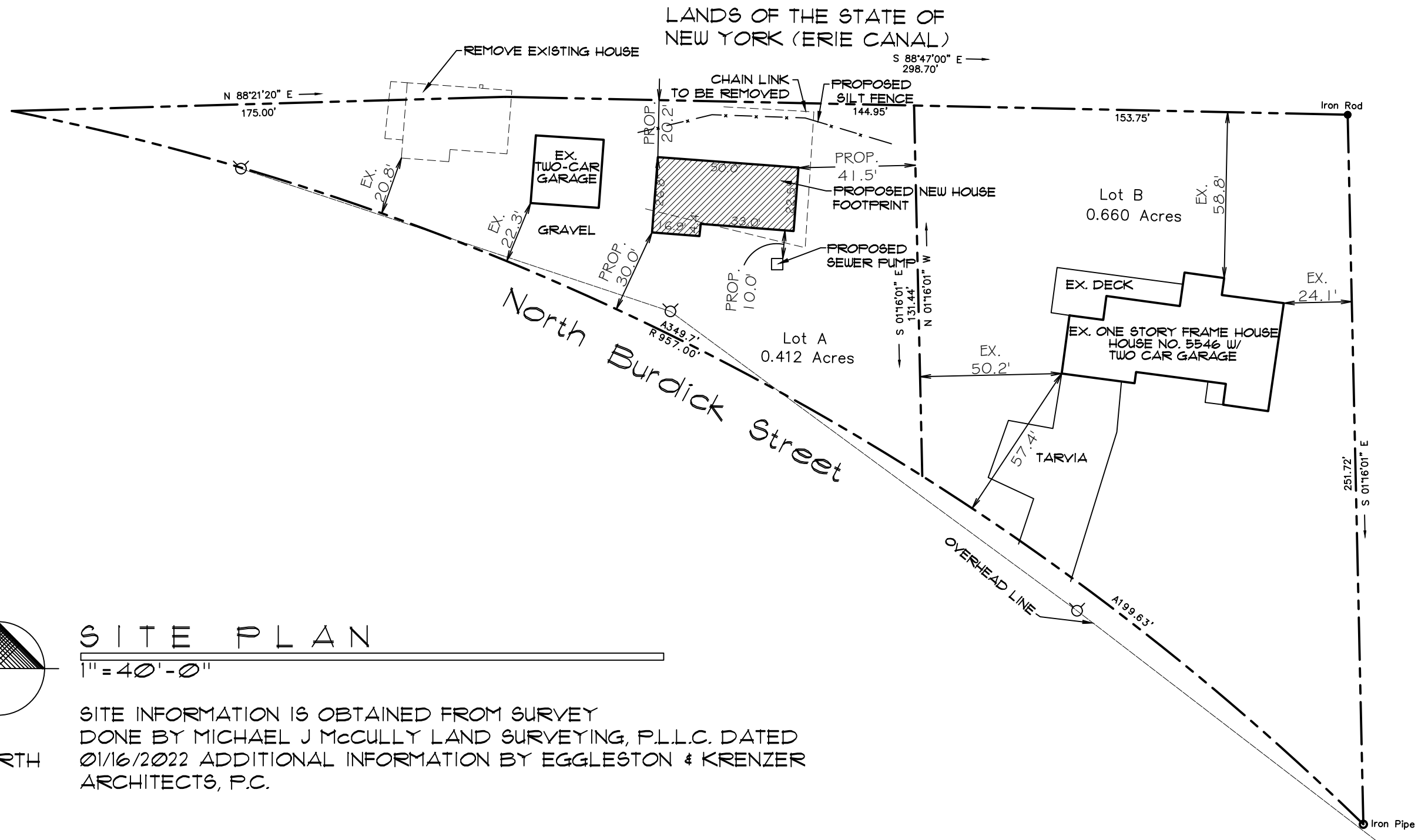
LAUREEN E. DOODY
Notary Public, State of New York
Qualified in Onon. Co. No. 01D06279299
My Commission Expires April 8, 2025



SITE PLAN

1"=40'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY MICHAEL J McCULLY LAND SURVEYING, P.L.L.C. DATED
01/16/2022 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS, P.C.

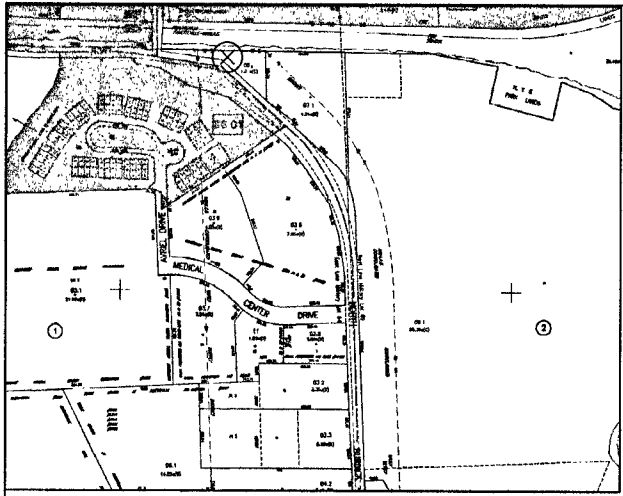


SITE PLAN
RYAN SMITH
5590 N. BURDICK ST.
TN. OF MANLIUS, NY

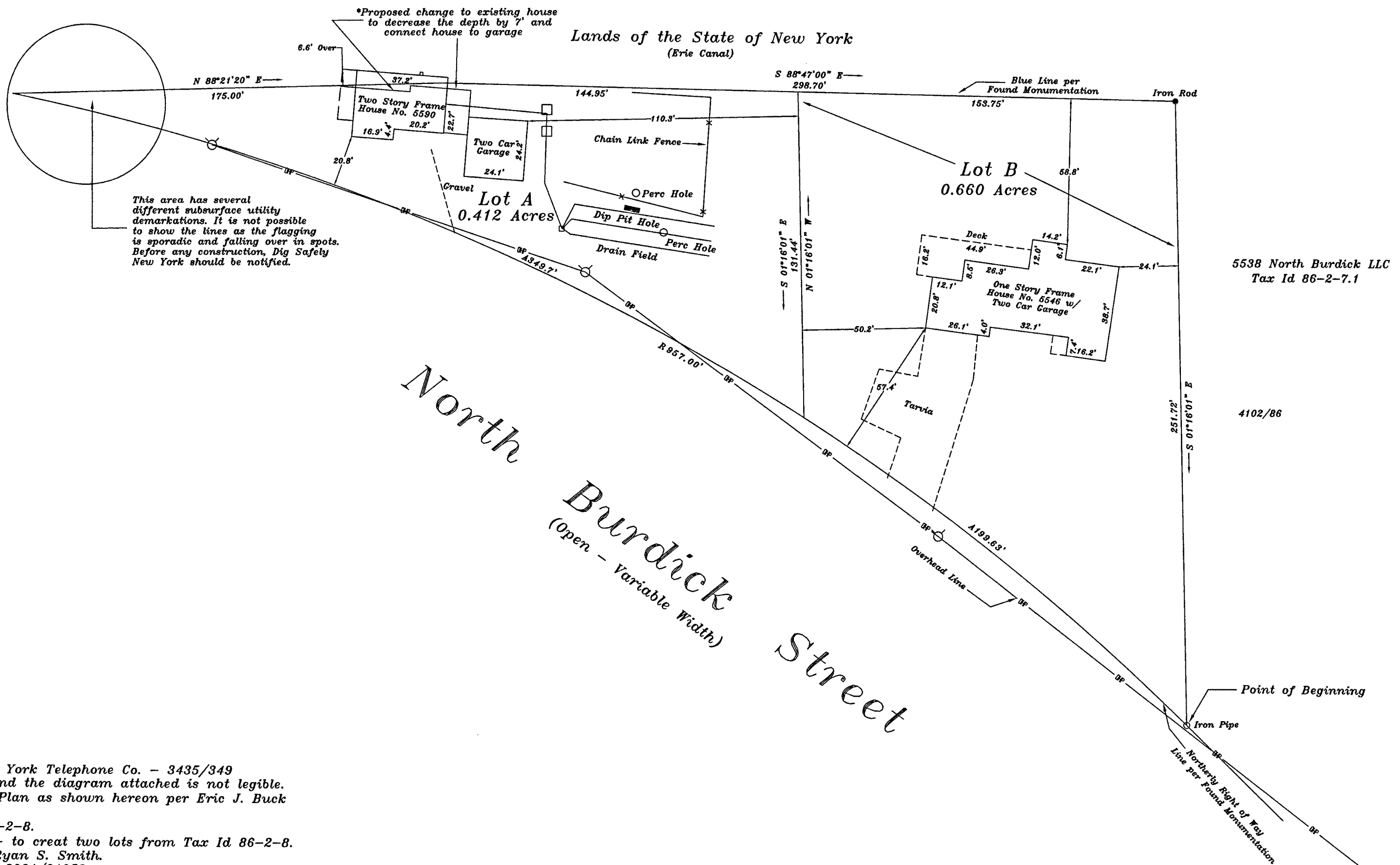
a r c h i t e c t
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 22046

DATE:
16 MAR 2022



Site Vicinity Locator
(not to scale)



Notes/References:
*Easement to New York Telephone Co. - 3435/349 is not described and the diagram attached is not legible.
*Sewage Disposal Plan as shown hereon per Eric J. Buck dated 12/16/2021.
*Parcel Tax Id 86-2-8.
*Purpose of Map - to create two lots from Tax Id 86-2-8.
*Parcel Owner - Ryan S. Smith.
*Deed Reference - 2021/31052.

RECEIVED
FEB - 3 2022
By _____

Approvals

Abstract: Bradt-Luciani Real Property Services, #211859, 12/15/2020.

Proposed Only

Owner(s)	Town of Manlius	County of Onondaga	Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034 I hereby certify that this map was made from an actual survey and same is correct. M.J. McCully NYSLS 50696	Minor Subdivision on Part of Military Lot 64 - Manlius. Known as No. 5546-5590 North Burdick Street, Town of Manlius, County of Onondaga, State of New York. Drawn by: MJM Scale: 1"= 40' Date(s): 01-16-22
----------	-----------------	--------------------	--	--

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2022, Michael J. McCully Land Surveying, all rights reserved.

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
CASE DECISION DOCUMENT**

Name of Applicant: Ryan Smith

Address of Variance: 5546 & 5590 N. Burdick St., Fayetteville NY

Tax Map #: 086.-02-08.0

Date of Variance Hearing: March 17, 2022

Variance Requested:

Lot A - Area Variance: 1. Required – 100,000 Square Feet, 2. Has - 17,946 Square Feet, 3. Needs a Variance of – 82,054 Square Feet.

Front Yard: 1. Required – 40 Feet, 2. Has – 20.8 Feet, 3. Needs a Variance of – 19.2 Feet.

Rear Yard: 1. Required – 40 Feet, 2. Has – 0 Feet, 3. Need a Variance of – 40 Feet.

Lot B - Area Variance: 1. Required – 100,000 Square Feet, 2. Has – 28,749 Square Feet, 3. Needs a Variance of – 71,251 Square Feet.

Road Frontage: 1. Required – 200 Feet, 2. Has – 199.63 Feet, 3. Needs a Variance of - .37 Feet.

Approved: _____ Approved with conditions: X Not Approved _____

Conditions Imposed:

Lot A - approved with plan B which is to build a new house to the east of existing garage.

The variances will be - 1. Area Variance of – 82,054 Square Feet

2. Front Yard: Variance of - 17.7 fee

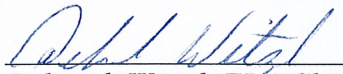
3. Rear Yard: Variance of - 27 Feet.

Lot B – approved as requested:

The variances will be: 1. Area Variance of – 71,251 Square Feet

2. Road Frontage of - .37 feet

Applicant directed to return to the Planning Board with these decisions.



Deborah Witzel, ZBA Clerk

3.17.22 Copy of decision given to Planning & Development.
Date



Onondaga County Planning Board

GML 239 Referral Notice

Referring Municipality/Board: _____

Referral Contact: _____

Contact Email/Phone: _____

Type of Referral: ☐ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

1. Project Applicant: _____ 2. Site Address: _____

3. Tax ID Number(s): _____ 4. Total Acres: _____

5. Current Zoning: _____ 6. Current Land Use: _____

7. Project Description: _____

Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.

Water Service

8a. Existing: ☐ Municipal
☐ Individual Well
☐ None

Provider: _____

8b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Well
☐ No Change

Wastewater Service

9a. Existing: ☐ Municipal Sanitary Sewer
☐ Individual Septic System
☐ None

Provider: _____

9b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Septic System
☐ No Change

Notes: _____

10. ☐ OCPB Jurisdiction (check ALL that apply and specify)

- ☐ Text Adoption/Amendment -or- ☐ Site is located within 500 feet of:
- ☐ a municipal boundary: _____
 - ☐ a state or county thruway/highway/roadway: _____
 - ☐ an existing or proposed state or county park/recreation area: _____
 - ☐ an existing or proposed county-owned stream or drainage channel: _____
 - ☐ a parcel containing a state or county-owned building/institution: _____
 - ☐ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

11. ☐ Text Adoption -or- ☐ Text Amendment Referring Board: _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).

Summary of the proposed additions/changes: _____

12. ☐ Zone Change (Includes map amendments)

Referring Board: _____

Proposed Zoning District: _____ Number of Acres Affected: _____

Purpose and Proposed Use: _____

13. ☐ Site Plan -or- ☐ Project Site Review

Referring Board:

Proposed Use/Improvements: _____

14. ☐ Special Permit

Referring Board:

Section of local zoning code that requires a special permit for this use: _____
Purpose: _____

15. ☐ Preliminary Subdivision -or- ☐ Final Subdivision Referring Board:

Name of Subdivision: _____
Number of Proposed Lots and Use Type (residential and/or commercial): _____
Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

16. ☐ Use Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____
Describe how the proposed project varies from the above code section: _____

17. ☐ Area Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____
Describe how the proposed project varies from the above code section: _____

18. ☐ Other Authorization

Referring Board:

Indicate the referable action and provide any other applicable details: _____

SEQR Information

Action (check one):

- ☐ Type I
☐ Type II
☐ Unlisted Action

Determination of Significance (if known):

- ☐ Positive Declaration – Draft EIS Required
☐ Conditional Negative Declaration (for Unlisted Actions only)
☐ Negative Declaration
☐ No Finding (Type II Actions only)

Lead Agency (if known): _____ Date Lead Agency Assigned: _____

In order for a referral to be considered complete, the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

Attachments

☐ Survey ☐ Subdivision Plat ☐ EAF/Related Materials ☐ Laws/Texts
☐ Site Plan ☐ Local Application Form ☐ Ag Data Statement ☐ Other _____

This referral, as required by NYS GML §239 l, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

Name/Title of Person Completing This Form

Phone/Email

Transmittal Date



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