



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 15, 2025

OCPB Case # S-25-1

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 FINAL SUBDIVISION from the Village of North Syracuse Planning Board at the request of Village of North Syracuse for the property located at 106 and 110 Fergerson Avenue and 109 and 115 Chestnut Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review subdivisions and the site is located within 500 feet of Main Street (Route 11), a state highway and the municipal boundary between the Village of North Syracuse and the Town of Clay; and

WHEREAS, the applicant is proposing to combine four parcels totaling 2.448 acres into one new lot in a Planned Unit Development (PUD) zoning district; and

WHEREAS, the Board previously held No Position regarding a zone change referral (Z-24-293) on two parcels to change from Residential 9000 (R-9) to Planned Unit Development (PUD); and

WHEREAS, the site is comprised of four municipal parcels in the center of the Village of North Syracuse; east of the site are the commercial uses along Main Street; residential properties surround the site on three sides; and

WHEREAS, the applicant is proposing to combine four Village-owned lots into a 2.448-acre lot to allow construction of a 4,000 sf addition to the firehouse located in the northern portion of the site; the site contains the Village Fire Department, Village Department of Public Safety, and municipal garages in multiple large buildings; the site has road connections to Fergerson Avenue to the south and Chestnut Street to the north with expansive paved outdoor storage areas and parking lots surrounding the buildings; the site also contains a house with garage adjacent to the firehouse that will be demolished to allow construction of a 4,000 sf addition on the firehouse;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and


WHEREAS, per the referral notice, the site is served by public drinking water and sewers and no changes to the current infrastructure are proposed at this time; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the proposed addition may create an increase in use on site; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, 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;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be 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; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), North and South Main Street has public transit service and bus stops are located within 300' of the site; per aerial imagery, sidewalks are located on Chestnut Street, Ferguson Avenue, and Main Street; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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.



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:** Village of North Syracuse Planning Board

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

Re: Applicant: Village of North Syracuse
Address: at 106 and 110 Ferguson Avenue and 109 and 115 Chestnut Street
Referral Type: FINAL SUBDIVISION
OCPB Date: January 15, 2025
OCPB Action: No Position
OCPB Case #: S-25-1

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.

