



Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 21, 2022

OCPB Case # Z-22-345

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- 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 SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of New Plan North, LLC for the property located at 5357 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 48), a county highway, South 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 requesting a special permit to allow construction of a 2,400 sf restaurant with drive thru on a 0.81-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, in 2017, the Board recommended Modification of multiple referrals (Z-17- 112, 113, 114) for an expansion to the adjacent Maine's shopping plaza, including demolition of structures and the addition of parking to the current subject parcel; and
- WHEREAS, the site is at the edge of the Village of North Syracuse, along Taft Road near NYS Route 11, and is adjacent to the entrance to the North Syracuse Junior High School; the Sweetheart Corners area is characterized as a commercial retail corridor, with a mix of strip shopping centers, single-use retail and restaurants, and scattered remaining residential structures; and
- WHEREAS, the 0.81-acre parcel contains a two-story house and rear garage, as well as a portion of a large parking lot which accesses a service drive to adjacent retail/commercial uses; the house and garage will be demolished and parking lot removed to accommodate an new Starbucks coffee/shop with drive-thru; and
- WHEREAS, per the submitted Layout Plan, a 2,400 sf restaurant with drive-thru would be built near the center of the parcel, with an adjacent 28-space parking lot and drive-thru circling the building and exiting at the front of the site; the plan shows stacking of 11 vehicles within the drive-thru lane; and
- WHEREAS, the plan shows the coffee shop with a right-in, right-out driveway from West Taft Road, and at the rear of the site, through an adjacent parcel leading to an access road for the retail plaza to the north; the applicant owns the adjacent parcel and retail plaza; cars utilizing the rear access road would ultimately connect to NYS Route 11 through the plaza driveways, and to the Junior High School entry road to the west, which has a signalized intersection with West Taft Rd, a county road; ADVISORY NOTE: The proposed driveway onto West Taft Road and any work within the County right-of-way requires highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, existing sidewalks are shown along West Taft Road, and new sidewalk connecting to the building and front patio area; rear pedestrian access is not indicated; landscaping with trees/shrubs/grasses are proposed around the perimeter of the site and building; a dumpster enclosure is shown at the rear of the site, within the side yard setback and requiring the removal of existing trees; and

WHEREAS, per a project narrative, the exterior of the building will consist mainly of brick façade and storefront window glass, and the applicant will likely apply for an area variance to exceed allowed signage; and

WHEREAS, the narrative and EAF note that stormwater will flow to existing storm drains on the site and discharge to the north similar to existing conditions; the boundary survey and plans show an existing and new storm sewer and catch basins within the parking lot connecting to the shopping plaza to the north of the site; and

WHEREAS, the site will be served by public drinking water;
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; and

WHEREAS, the site will be served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas;
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>

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer.

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, 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;

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The applicant will be required to submit a Traffic Impact Study (TIS), lighting plan, and a drainage report to Onondaga County Departments of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

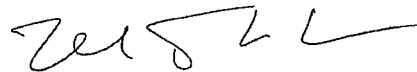
The Board also offers the following comments:

1. Given the busy nearby intersections, high traffic volumes, roadway widths in the area and the transitional nature of land uses in this specific location, the Town is encouraged to work with the applicant and adjacent property owners to plan for coordinated shared access. As adjacent residential structures are redeveloped, multiple right-in, right-out driveways will not be permitted. Coordinated planning of a shared access point serving this parcel and adjacent parcels, and possible formalization of the rear access road to provide easily navigable cross access is strongly suggested.

1. It is noted that West Taft Road is not accurately shown on submitted plans, showing a former roadway/intersection layout. Plans should be modified to reflect current conditions.

2. The applicant is encouraged to explore additional opportunities to provide safe and appealing accommodations for pedestrian cross-traffic from adjacent uses such as the school and retail plaza. Bicycle racks are also encouraged.

3. Additional screening of the drive-thru and parking area is encouraged.



Martin E. Voss, Chairman
Onondaga County Planning Board