



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 22, 2023

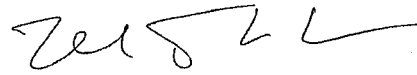
OCPB Case # Z-23-52

- 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 SITE PLAN from the Village of North Syracuse Planning Board at the request of Immuno Tek Bio Center for the property located at 445-447 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing to convert a portion of a former bowling alley (Bowling Green) into a blood plasma donor facility on a 1.17-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, at the February 1, 2023 OCPB meeting, the Board recommended No Position With Comment on a Site Plan referral (Z-23-16) for the project; since that meeting, it was determined that the a detail in the case summary was incorrect, for which the Village has requested a revised resolution; more recent project modifications are also included in the current referral; and
- WHEREAS, the recently subdivided 1.176-acre parcel contains a 12,630 square foot building which housed a bowling alley and a pizza shop, a large parking area, and multiple driveways on both road frontages; and
- WHEREAS, per the prior local application materials, an engineer's letter, and the EAF, ImmunoTex Bio Centers, a blood plasma donation facility, would occupy a significant portion of the existing building; hours of operation would be daily 7a-7p; a total of 30 full- and part-time employees, and a maximum of 32 donors per hour are expected; and
- WHEREAS, work is noted to include interior demolition, minor façade changes, minor site work, exterior paint, and roof replacement; interior work includes new exam rooms, reception, staff and donor areas, and restrooms; the letter notes "As the building is slightly larger than what ImmunoTek requires, a portion of the former restaurant area of the building will remain vacant, and will be improved as a component of the ImmunoTek façade"; and
- WHEREAS, per the revised Site Plan dated 2/12/23, four existing driveways, two on each frontage, are shown to remain without modifications or repaving; an existing loading dock at the rear of the building will remain, with 3-4 trips/month anticipated to handle medical waste to be transported off site by a special handler;
- ADVISORY NOTE: Any work within the New York State or County rights-of-way requires highway access and work permits from the respective Departments of Transportation; and

- WHEREAS, the site plan shows sidewalks to occur along the building frontage, with a crosswalk across the parking lot and sidewalk connecting to existing sidewalks along South Main Street, and no existing or proposed sidewalks are shown connecting to, or along South Bay Road; and
- WHEREAS, a prior Engineer's letter noted 35 current parking spaces in the paved lot; the revised site plan shows 51 spaces on the subject parcel and 27 spaces (and one of the four driveways) on an adjacent parcel which houses Plank Road Ice Cream; the site plan notes "Z-Access Easement to be provided between parcels A & B"; per a February 14, 2023 letter from the applicant's engineer to the Village Planning Commission, "an access agreement has been agreed to and will be provided immediately upon closing, which will take place upon Site Plan approval."; and
- WHEREAS, grass areas will be added in front of the parking area along Main Street, at the northwest and southwest corners of the building and along South Bay Road; signage at the roofline will be removed and replaced with signage attached to the front building façade; the existing pylon sign on Main Street will be replaced with new paneling; and
- WHEREAS, per the engineers letter, the parking lot drains into the existing storm system and will not be altered; approximately 890 sf of pavement will be converted to lawn and plantings; and
- WHEREAS, the site will continue to be served by public water and sewer, and the site is located in the Oak Orchard Wastewater Treatment Plant service area; the applicant notes existing infrastructure and utilities are capable of handling proposed loads, water and sanitary load will be far below prior usage, and no medical waste will go into the public sewer system; and
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>; 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:

Given the site's location in a walkable village environment, the applicant is encouraged to consider addition of transit accommodations (signage, bench, landing pad, shelter, etc) at the front of the site, in coordination with the Village and CENTRO. The Board also encourages additional landscaping and screening of larger parking areas.



Martin E. Voss, Chairman
Onondaga County Planning Board