

## Pearl Fuller

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**From:** Neil Germain <neil@germainlaw.com>  
**Sent:** Friday, May 31, 2024 12:37 PM  
**To:** Rachel Woods; Pearl Fuller; Nicholas Rohm; Robert Germain  
**Subject:** [External] RE: sushi and hibachi referral

**ATTENTION:** This email message was received from someone outside the Village of North Syracuse. Please **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Yes please consider this as exempt

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**From:** Rachel Woods <RachelWoods@ongov.net>  
**Sent:** Friday, May 31, 2024 12:36 PM  
**To:** pfuller@northsyracuse.ny.org; nrohmn@northsyracuse.ny.org; Neil Germain <neil@germainlaw.com>; Robert Germain <robert@germainlaw.com>  
**Subject:** sushi and hibachi referral

Hey Pearl,

I just reviewed the Site Plan and Special Permit referral for the sushi restaurant. It looks like this is all internal renovations and façade-work which would mean these referrals are exempt from OCPB review. The changes from the previous referrals in December 2023 appear very minor and that set of referrals were also exempt from requiring OCPB review. OCPB only reviewed the project because the Village insisted and held No Position. Does the Village want to consider this set of referrals exempt?

I saw your previous email to Robin said you'd be on vacation so I included other Village staff on this email to ensure someone saw it.

thank you,

**Rachel Woods** | Planner

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[rachelwoods@ongov.net](mailto:rachelwoods@ongov.net)

Main: (315) 435-2611 | Direct: (315) 435-8570

[www.ongov.net/planning](http://www.ongov.net/planning)

Carnegie Building, 1<sup>st</sup> Floor

335 Montgomery St. Syracuse, NY 13202

**ONONDAGA COUNTY**  
**DEPARTMENT OF PLANNING**

# GML 239 Referral Notice

**To:** Onondaga County Planning Board  
1100 Civic Center  
421 Montgomery Street  
Syracuse, New York 13202  
Phone: 435-2611

**From:** Municipal Board: Planning Commission  
Referring Officer: Greg Lancette, Chairman  
Mail original resolution to: Codes Department  
Address: 600 S. Bay Road  
City, Zip Code: North Syracuse, NY 13212

**Re:** General Municipal Law §239 Referral  Informal Review  3-Mile Limit Review

1. **Applicant:** 709 Bear Rd Partner, LLC. 2. **Site Address:** 709 N. Main St.  
3. **Tax Map Number(s):** 013.-01-03.1 4. **Acres:** 4.25+/-  
5. **Is the site within the county sanitary district?**  Yes  No  
6. **Is the site currently serviced by public water?**  Yes  No  
7. **On-site waste water treatment is currently provided by:**  Public Sewer or  Septic System  
8. **Current Zoning:** C-2A 9. **Current Land Use:** Plaza, vacant spot  
10. **Project Description:** Amended Plans: Site and for Interior Demo of previous Keybank for Sushi and Hibachi Restaurant;  
not using previous drive in

## 11. OCPB Jurisdiction:

- |   |  |                          |
|---|--|--------------------------|
| <input type="checkbox"/> Text Adoption or Amendment | <input checked="" type="checkbox"/> Site is located within 500' of: <u>Rt.11</u>   | <i>(Specify by Name)</i> |
| Check All That Apply                                | <input type="checkbox"/> a municipal boundary  |                          |
|   | <input checked="" type="checkbox"/> a state or county thruway/highway/roadway  |                          |
|   | <input type="checkbox"/> an existing or proposed state or county park/recreation area  |                          |
|   | <input type="checkbox"/> an existing or proposed county-owned stream or drainage channel                                       |                          |
|   | <input type="checkbox"/> a state or county-owned parcel on which a public building or institution is situated                  |                          |
|   | <input type="checkbox"/> a farm operation located in an agricultural district (Incl Ag Data Statement pursuant to AML § 305-a) |                          |

## Referred Action(s)

If referring multiple actions related to the same Tax Map #, please identify the referring municipal board if different from above.

12.  Text Adoption or  Amendment **Referring Board:**

Comprehensive Plan  Local Law  Zoning Ordinance  Other \_\_\_\_\_

13.  Zone Change **Referring Board:**

Proposed Zone District: \_\_\_\_\_ Number of Acres: \_\_\_\_\_

Purpose of the Zone Change: \_\_\_\_\_

14.  Site Plan  Project Site Review **Referring Board: Planning Commission**

Proposed Improvements: Interior Demo, Renovate existing vacant bank

Proposed Use: Sushi and Hibachi Restaurant

Will the proposed project require a variance?  Yes  No Type:  Area  Use

Specify: \_\_\_\_\_

Is a state or county DOT work permit needed? If Yes:  State or  County  No

Specify: \_\_\_\_\_

15.  **Special Permit**

**Referring Board:**

Section of local zoning code that requires a special permit for this use: \_\_\_\_\_

Will the proposed project require a variance?  Yes  No Type:  Area  Use

16.  **Subdivision**

**Referring Board:**

Name of Subdivision: \_\_\_\_\_  Preliminary  Final

Number of Lots: \_\_\_\_\_ Type:  Commercial / Industrial  Residential → Single / Multi / Both  
(Circle One) (Circle One)

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law?  Yes  No

Will the proposed subdivision require a variance?  Yes  No Type:  Area  Use

Is a state or county DOT work permit needed? If Yes:  State or  County  No

Specify: \_\_\_\_\_

17.  **Variance**

**Referring Board:**

Area  Use

Section(s) of local zoning code to which the variance is being sought: \_\_\_\_\_

Describe how the proposed project varies from the above code section:  
\_\_\_\_\_  
\_\_\_\_\_

**SEQR Determination**

**Action:**

**Finding:**

- Check One {
- Type I
  - Type II
  - Unlisted Action
  - Exempt

- Positive Declaration – Draft EIS
- Conditional Negative Declaration
- Negative Declaration
- No Finding (Type II Only)

**SEQR determination made by (Lead Agency):** Planning Commission Date: T.B.D.

**Attachments**

- Survey
- Subdivision Plat (map)
- Environmental Assessment Form
- Proposed Text
- Site Plan
- Local Application Form
- Ag Data Statement
- Other SUPPORTING DOCUMENTS

This referral, as required by GML §239 l, m & n, includes complete information, and supporting materials to assist the Onondaga County Planning Board (OCPB) in its review. If no formal action is taken by the OCPB within 30 days, the referring board may proceed without the OCPB's recommendation, unless an extension of time is agreed upon, or unless the OCPB's recommendation is received 2 days prior to municipal review.

Pearl Fuller, Sec.

Name, Title & Phone Number of Person Completing this Form

05/20/24

Transmittal Date

## GML 239 Referral Notice

**To:** Onondaga County Planning Board    **From:** Municipal Board: Planning Commission  
 1100 Civic Center  
 421 Montgomery Street  
 Syracuse, New York 13202  
 Phone: 435-2611

Referring Officer: Greg Lancette, Chairman  
 Mail original resolution to: Codes Department  
 Address: 600 S. Bay Road  
 City, Zip Code: North Syracuse, NY 13212

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**11. OCPB Jurisdiction:**

Check All That Apply	{	<input type="checkbox"/> Text Adoption or Amendment <input checked="" type="checkbox"/> Site is located within 500' of: <u>Rt.11</u>	(Specify by Name)
		<input type="checkbox"/> a municipal boundary	
		<input checked="" type="checkbox"/> a state or county thruway/highway/roadway	
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Purpose of the Zone Change: \_\_\_\_\_

**14.**  Site Plan     Project Site Review    **Referring Board:**

Proposed Improvements: \_\_\_\_\_

Proposed Use:

Will the proposed project require a variance?     Yes     No    Type:  Area     Use

Specify: \_\_\_\_\_

Is a state or county DOT work permit needed?    If Yes:     State or  County     No

Specify: \_\_\_\_\_

15.  **Special Permit**

**Referring Board: Planning Commission**

Section of local zoning code that requires a special permit for this use: §240-12 B. (4) Restaurant/bar

Will the proposed project require a variance?  Yes  No Type:  Area  Use

16.  **Subdivision**

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