

OCPB Referrable Actions Breakdown By Review Type

Action Type	GML 239 Referrable Action	Exempt from Review	Administrative Review	Onondaga County Planning Board Full Review
		No County Action Necessary	Referral to County Planning for Staff Level Review	Referral to County Planning for full OCPB Review
Area Variance	Residential front, side, or rear yard setbacks or lot depth (sole referrable action)	x		
	Building height (sole referrable action)	x		
	Residential accessory structures (sole referrable action)	x		
	Reduction in the number of parking spaces (sole referrable action)	x		
	Variances in combination with a related referral requiring Board review			x
	Any other area variance			x
Subdivision	Creation of up to 3 lots (sole referrable action)	x		
	Combination of lots (sole referrable action)	x		
	Lot line adjustments (sole referrable action)	x		
	Creation of 4-5 lots		x	
	Creation of 6 or more lots where each resulting lot is 10 acres or more		x	
	Creation of 6 or more lots where any resulting lot is less than 10 acres			x
	Subdivision actions in combination with a related referral requiring Board review			x
Special Permit or Site Plan	Co-location of telecommunication equipment and accessories on existing structures	x		
	Co-location of telecommunication equipment and accessories within prior established project boundaries		x	
	Facade or interior building modifications, not affecting square footage	x		
	Minor changes to an existing parking area not affecting square footage (restriping, installation of EV chargers, addition of up to 3 spaces)		x	
	Exterior changes limited to fencing		x	
	A change of tenant in an existing building (no other site changes)	x		
	Residential accessory structures	x		
	Commercial accessory structures (up to 1,000 sf)		x	
	On-premises signs (not requiring variance)	x		
	Off-premises signs (not requiring variance)		x	
	Residential accessory uses (including dwelling units and home occs)		x	
	All other special permits and site plans			x
	Site plans or special permit actions in combination with a related referral requiring Board review			x
Zoning Actions	Administration and fees	x		
	Interpretations of language	x		
	Moratoriums, and extensions thereto		x	
	Use variances			x
	Zone change			x
	All other zoning actions			x
Other	Plan amendment / adoption			x
	Map amendment / adoption			x
	Text or Local Law adoption			x

Please note, this table is an unofficial summary, refer to agreements/policies to make official determination.

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