



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 18, 2024

OCPB Case # Z-24-166

- 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 AREA VARIANCE from the Village of Marcellus Zoning Board of Appeals at the request of Mike Harvard for the property located at 44 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Main Street (Route 41 / New Seneca Turnpike) and Old Seneca Turnpike (Route 133), both county highways, and the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a new two-car garage on a 0.188-acre parcel in a Residential Class B (RB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-165) to construct a new two-car garage; and
- WHEREAS, the site is located along the western boundary of the Village of Marcellus, adjacent to the Town of Marcellus; Village residential neighborhoods extend north, east, and south of the site; larger, vacant lots containing woodlands and agriculture interspersed with residential extend to the west; and
- WHEREAS, the site is a triangular lot containing a house, shed, pool, and driveway to West Main Street, a county route; the road curves around the site, creating a long frontage onto West Main Street; per the Site Plan dated 3/25/24, the house and front porch encroach on the parcel boundary between the site and West Main Street; and
- WHEREAS, per the Site Plan, the applicant is proposing construction of a 26'x24' two-car garage near the end of the driveway, currently the location of a shed, and extending the driveway to it; the applicant also proposes removing a shed at the rear of the site and relocating the shed from the proposed garage location to the rear parcel boundary at the northwest corner of the parcel; per the Site Plan, no construction will occur within the County right-of-way;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Main Street must meet Department requirements; and
- WHEREAS, the applicant requests an area variance for lot coverage and front yard setback: to allow 34.3% when 30% coverage is the maximum allowed by the Village Code and to allow the relocated shed to have a 3' front yard setback and the proposed garage to have an 8.3' front yard setback where 26.92' is required; and
- WHEREAS, per the Environmental Assessment Form (EAF) (undated), <0.1 acres of the site will be disturbed by the proposed project and stormwater will be directed to "street

drains”; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water; the Site Plan does not depict any drinking water infrastructure connecting to or within the proposed garage; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public sewers and is located in the Village of Marcellus Wastewater Treatment Plant service area; the Site Plan does not depict any sewer infrastructure connecting to or within the proposed garage; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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.

A handwritten signature in black ink, appearing to read 'M. LaFlair', written in a cursive style.

Michael W. LaFlair, Vice 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 Marcellus Zoning Board of Appeals

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

Re: Applicant: Mike Harvard
Address: at 44 West Main Street
Referral Type: AREA VARIANCE
OCPB Date: June 18, 2024
OCPB Action: No Position
OCPB Case #: Z-24-166

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.
