

VILLAGE OF MARCELLUS

6 Slocombe Avenue, Marcellus, NY 13108

(315) 673-3112 / Fax: (315) 673-3217

ZONING APPEAL/ INTERPRETATION APPLICATION

All applicable sections of this application must be completed - incomplete applications will be returned.

Applicant Name: MICHAEL HARVARD Day Time Phone: 315 434 3210

Applicant Address: 44 WEST MAIN ST, MARCELLUS NY E-mail: M.HARVARD22@ICLOUD.COM

The undersigned hereby makes application for: [X] Area Variance () Use Variance () Interpretation

Complete this Section for an Area or Use Variance:

The undersigned hereby appeals the decision of the Code Official whereby he/she did: () Grant () Deny

Under Zoning Law: Article: Section: Subsection: Paragraph:

Owner Name: MICHAEL HARVARD Project Address/ Tax Map #: 005-00-28.0

Permit Type: Permit Number: Dated:

Description of project: CONSTRUCT 2 CAR GARAGE

Basis for requesting an Area Variance (Check all that apply):

- [X] An undesirable change will NOT be produced in the character of the neighborhood or a detriment to nearby properties will NOT be created by the granting of the area variance;
[X] The benefit sought by the applicant CANNOT be achieved by some method, feasible for the applicant to pursue, other than an area variance;
[X] The requested area variance is NOT substantial;
[X] The proposed variance will NOT have an adverse effect of impact on the physical or environmental conditions in the neighborhood or district; and
[X] The alleged difficulty was NOT self-created

Basis for requesting a Use Variance (Check all that apply):

- () The applicant cannot realize a reasonable return. Provided that lack of return is substantial as demonstrated by competent financial evidence;
[X] The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
[X] The requested use variance, if granted, will not alter the essential character of the neighborhood; and
[X] The alleged hardship has NOT been self-created.

Complete this Section for a Zoning Law Interpretation:

I hereby request an interpretation of the Zoning Law. Reason for interpretation: (provide on separate page)

Article: Section: Subsection: Paragraph:

Applicant Certification: I hereby certify that this application is true and correct to the best of my knowledge.

Consent to Enter Property: By signing this application I agree to allow representatives of the Village access to the above referenced property at reasonable times for the purpose of obtaining information relevant to the processing of this application.

SIGNATURE OF OWNER OF PREMISES: X [Signature] DATE: 4.17.2024

Table with 5 columns labeled 'Official Use Only' and rows for Application Number, Date Completed, Action of the Zoning Board, and Chairperson Signature.

Planning Board Application

Village of Marcellus

6 Slocombe Avenue
Marcellus, NY 13108
(315) 673-3112

APPLICATION TYPE - PLEASE SELECT ONE:

Site Plan Special Permit Sub-division Preliminary Sub-Division Final

PROJECT LOCATION INFORMATION:

Address of project: 44 WEST MAIN STREET Marcellus, NY 13108

Tax Map # 314801 005 - 00 - 28.0

Project Name: HARVARD GARAGE

APPLICANT INFORMATION:

Property Owner: MICHAEL HARVARD

Address of property owner: 44 WEST MAIN ST. MARCELLUS, NY 13108

Phone # 315-436-3210 Fax # MHARVARD22@ICLOUD.COM

Lease Holder: _____

Address of property owner: _____

Phone # _____

Fax # _____

Contact Person: _____

Address of property owner: _____

Phone # _____

Fax # _____

Architect/Engineer: ROBERT EGGLESTON, EGGLESTON & KREMZER ARCH

Address of property owner: 1301 E. GENESEE ST. SKANEATELES, NY 13152

Phone # 315.685.8144 Fax # ROEGGLESTON@HOTMAIL.COM

EXISTING PROPERTY INFORMATION

Current zoning classification: RESIDENTIAL DISTRICT CLASS R-B

Surrounding land use: RESIDENTIAL

North: GAMMON - DWELLING

South: SNYDER - DWELLING

East: BOSCH - DWELLING

West: BROWN - DWELLING

Total site area (sq feet or acreage): 8,168 SF

Dimensions of property: 89.92' x 150.88'

Existing number of parking spaces: TWO

Current land use (residential, commercial, undeveloped, etc.): RESIDENTIAL

Current conditions of site (buildings, brush, etc.): SINGLE FAMILY DWELLING, 2 SHEDS
DECK, POOL

PROPOSED PROJECT INFORMATION

Anticipated project development time: 4 MONTHS

Will this project be staged? NO If yes, explain: _____

Does project involve any designated wetlands? NO

Does project involve any flood plain development? NO

If yes, identify community panel: _____ Identify designation: _____

Identify State or Federal permits needed (list type and appropriate agency):

Anticipated increase in the number or residents, shoppers, employees, etc. as a result of this development:

REMAINS SINGLE FAMILY DWELLING
2 CAR GARAGE FOR DWELLING

Project description (please describe proposed use, demolitions, alterations and any proposed new construction):

REMOVE 1 SHED, RELOCATE 1 SHED, REMOVE BRICK PATIO
CONSTRUCT 24'x26' TWO CAR GARAGES. EXTEND DRIVEWAY

I hereby certify that the statements and information provided herein are true and accurate to the best of my knowledge and belief.

Applicant's signature:  Date: 4.17.2024

FOR OFFICE USE ONLY

Project # _____	Description: _____	Fee: _____
Project # _____	Description: _____	Fee: _____
Project # _____	Description: _____	Fee: _____

Date application received: _____ Received by: _____

Date application found to be complete: _____

Total Fee Due: \$ _____ Date Paid: _____ Cash Receipt # _____

VILLAGE OF MARCELLUS PLANNING BOARD

Peter Chapman, Chair
Theresa LaMarre
Gabriel Lutwin
Richelle Schettine
Patricia White
Jesse Faulkner

6 Slocombe Ave.
Marcellus, NY 13108

T 315 673-3112
codes@villageofmarcellus.com

www.villageofmarcellus.com

Mayor: Chad A. Clark
Village Clerk: Charnley Abbott
Code Official: Paul Stacey

May 15, 2024

PRESENT: Chair Pete Chapman, Gabe Lutwin, Theresa LaMarre, Richelle Schettine, Patty White, Jesse Faulkner, Code Official Paul Stacey, Michael and Jennifer Harvard (44 West Main St), Stewarts representative Marcus Andrews, Village Engineer Jim Oberst (MRB Group)

See List.

Absent: None

Pledge of Allegiance

Chairman Chapman made a motion to open the meeting, seconded by Gabe Lutwin, and the meeting was called to order at 7:00 pm.

Chairman Chapman made a motion to approve the minutes from April 17, 2024 meeting. The motion was seconded by Gabe Lutwin. All members voted aye and the motion carried.

4 East Main Street- Chairman Chapman stated that in April of 2019, William & Gretchen Christenson purchased 4 East Main Street with the intention of opening a second location for Gretchen's Confections, a chocolatier with a production kitchen. They applied to the Planning Board and at the July 2019 meeting the Planning Board waived formal review and approved the site plan with a unanimous vote of the members in attendance. When the COVID pandemic hit, all plans were put on hold. In the spring of 2021 Andy Tidd leased the building and opened Riseform Brewery. Riseform has since moved out. Gretchen's Confections is currently leasing a building in Auburn and the lease expires in July of this year. Gretchen's Confections wishes to move all operations from the Auburn location to Marcellus. Since the previous use as a brewery was classified as F-2 Low-hazard factory industrial and the proposed use, Gretchen's Confections, would be classified Business, this requires an exception to Local Law #1 of 2024, a moratorium on land use approvals in the Village Center, currently in effect. The Village Board of Trustees granted the hardship exception for 4 East Main Street at the April 22 meeting. Chairman Chapman stated that there are no objections or concerns regarding the proposed site plan from the DPW or the Board of Trustees. Chairman Chapman

made a motion, seconded by Gabe Lutwin, to approve the proposed site plan for 4 East Main St. Planning Board members Chapman, White, Lutwin, Schettine and Faulkner voted aye and the site plan was approved.

44 West Main Street- Chairman Chapman stated that Mike and Jen Harvard, owners of 44 West Main St. have submitted plans to remove one shed, relocate one shed, and remove a brick patio to construct a 24' x 26' two car garage and modify the existing driveway. Drawings and SEQR Part 1 have been submitted to the Board for review. The proposed garage requires a variance from the ZBA for setbacks and size, contingent upon PB Site plan approval. Mr. Harvard presented the site plan to the Board and answered questions. Chairman Chapman made a motion, seconded by Gabe Lutwin, to approve the site plan. Planning Board members Chapman, White, Lutwin, LaMarre, Schettine and Faulkner voted aye and the site plan was approved.

27 East Main Street- Chairman Chapman opened the floor to Marcus Andrews from Stewarts Shops to continue the sketch plan conference regarding a proposed Stewarts Shops gas station at 27 East Main St, which began on April 17, 2024. Mr. Andrews presented the proposed location of an exit on Orange Street, lighting plans and greenspace on the preferred layout that was submitted to the Board and discussed at the April meeting. Mr. Andrews also presented alternate design options to the Board as requested, and acknowledged receipt of the comments and concerns prepared and submitted by MRB Group regarding the alternate layouts. The Planning Board members, along with Mr. Andrews and Mr. Oberst, discussed the layouts and the pros and cons of each, including lighting, greenspace, landscaping, fencing, and appearance. The Planning Board members collectively agreed that the originally proposed layout was the best option for the Village. The Board determined that the sketch plan conference was complete, and that the June meeting will begin Site Plan Review, contingent upon receipt of complete plans.

Chairman Chapman stated that the June meeting of the Planning Board will be held on Tuesday, June 18, 2024 at 7:00pm, due to the Juneteenth holiday.

Chairman Chapman asked if there were any other items from the floor, there were none. Chairman Chapman made a motion to close the sketch plan conference meeting, seconded by Gabe Lutwin. All members voted aye and the meeting was closed at 7:38pm.

Respectfully Submitted by,

Charnley Abbott, Village Clerk

Short Environmental Assessment Form

Part 1 - Project Information

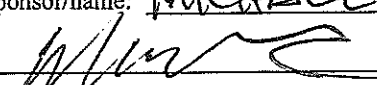
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: HARVARD GARAGE			
Project Location (describe, and attach a location map): SOUTH OF REED ST. 44 WEST MAIN ST. - EAST SIDE OF STREET			
Brief Description of Proposed Action: REMOVE SHED, RELOCATE SHED - REMOVE BRICK PATIO, CONSTRUCT 24'X20' GARAGE MODIFY DRIVEWAY			
Name of Applicant or Sponsor: MICHAEL HARVARD		Telephone: 315-	
		E-Mail: MHARVARD22@ICLOUD.COM	
Address: 44 WEST MAIN ST.			
City/PO: MARCELLUS		State: NY	Zip Code: 13108
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT, V of MARCELLUS			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.2 acres < 0.1 acres 0.2 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ NA	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>STREET DRAINS</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>MICHAEL HARVARD</u> Date: _____ Signature: <u></u> Title: <u>OWNER</u>		



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-24-165

- 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 Marcellus Planning Board 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 approval of site plans 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 proposing 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 an area variance referral (Z-24-166) to allow construction of a 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.



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.



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.



Michael W. LaFlair, Vice Chairman
Onondaga County Planning Board

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This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board From: Village of Marcellus Planning Board

Fax: 435-2439 Phone: 435-2611

Re: Applicant: Mike Harvard
Address: at 44 West Main Street
Referral Type: SITE PLAN
OCPB Date: June 18, 2024
OCPB Action: No Position
OCPB Case #: Z-24-165

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.



MIKE HARVARD - 44 WEST MAIN STREET



S I T E P L A N

1" = 20'-0"

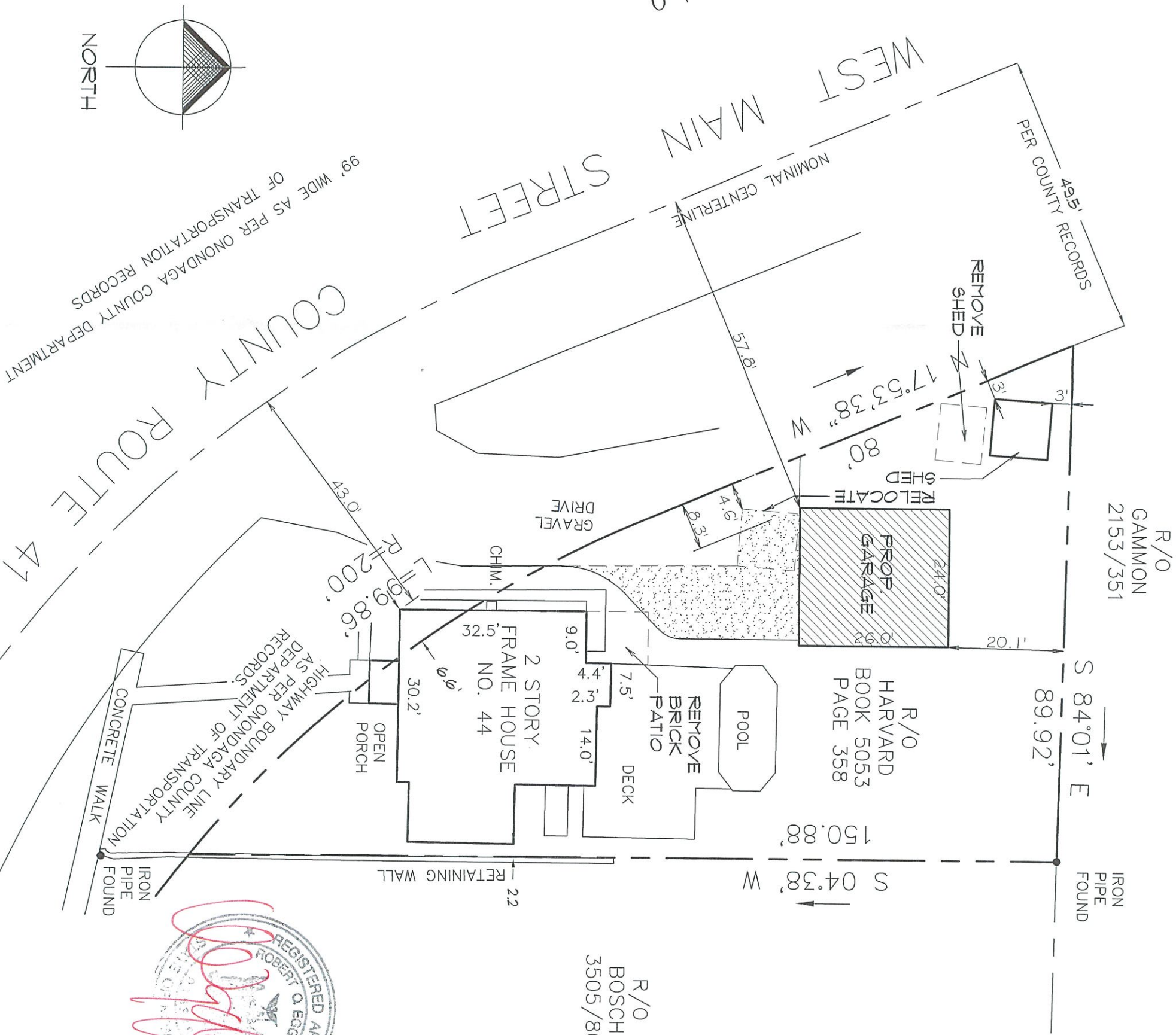
SITE INFORMATION IS OBTAINED FROM SURVEY DONE BY PAUL J. OLSZEWSKI, P.E., L.L.S. DATED 4/22/2021 ADDITIONAL INFORMATION BY EGGLESTON & KRENZER, ARCHITECTS

LOT AREA	
8,168 SF	

LOT COVERAGE	
EXIST.	PROPOSED
HOUSE w/ PORCH	1261 SF
SHED	180 SF
GARAGE	624 SF
DECK	619 SF
POOL	201 SF
TOTAL	2,805 SF
% COVERAGE	21.1 %
	34.3 %

LOT AREA	
8,168 SF	

LOT COVERAGE	
EXIST.	PROPOSED
PAVING	312 SF
% COVERAGE	4.6 %
	10.4 %

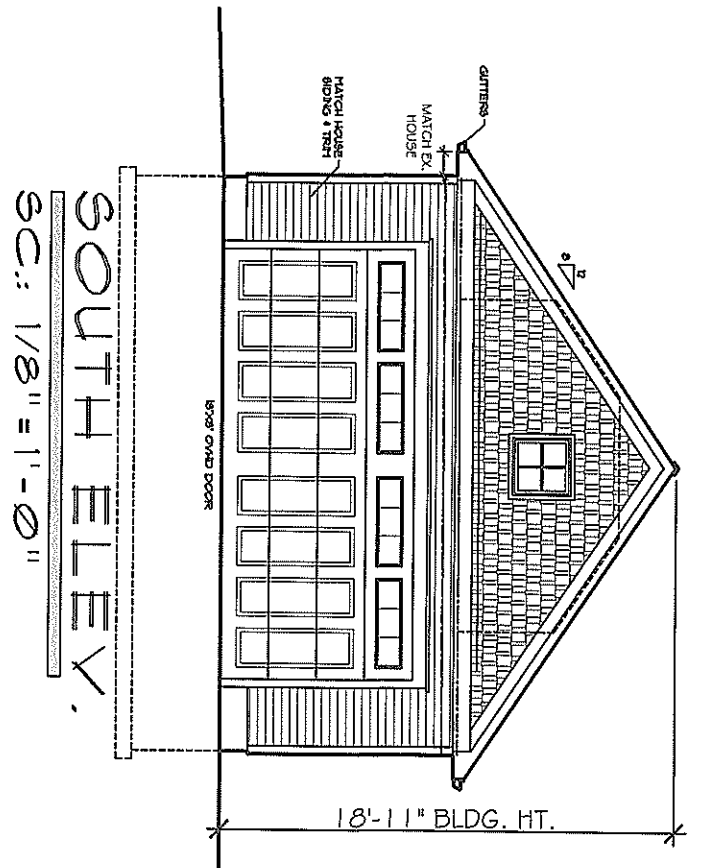


SITE PLAN:
 MIKE HARVARD
 44 WEST MAIN STREET
 MARCELLUS, NEW YORK

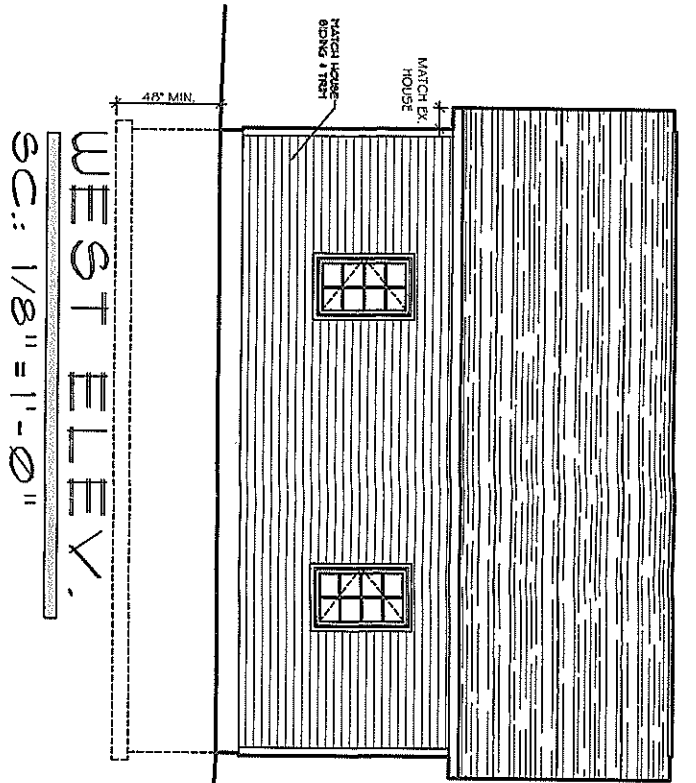
architect
 EGGLESTON & KRENZER, ARCHITECTS PC
 1391 EAST GENESEE STREET
 SKANEATELES, NY 13152
 (315) 685-8144

PROJ: 24093

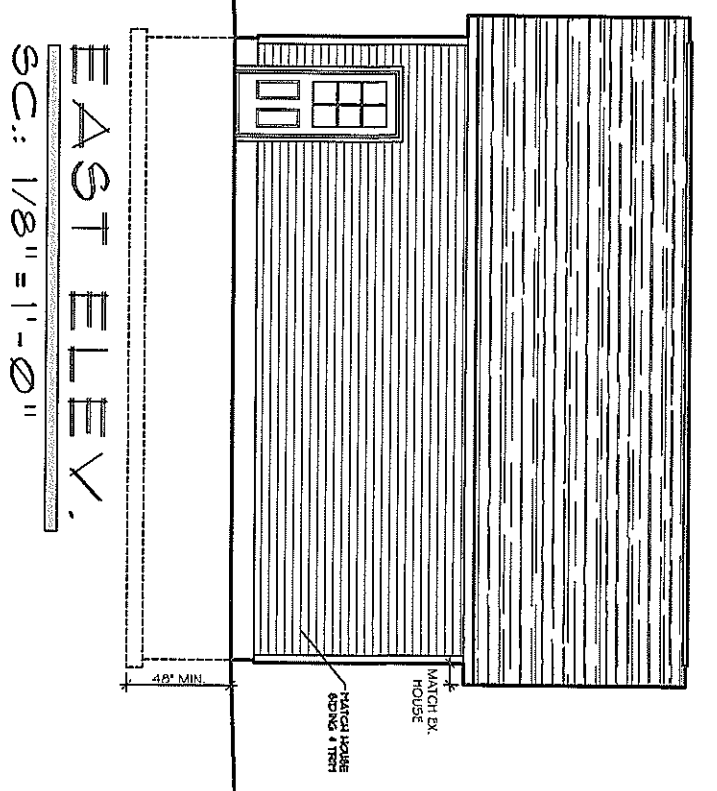
DATE:
 25 MAR 2024



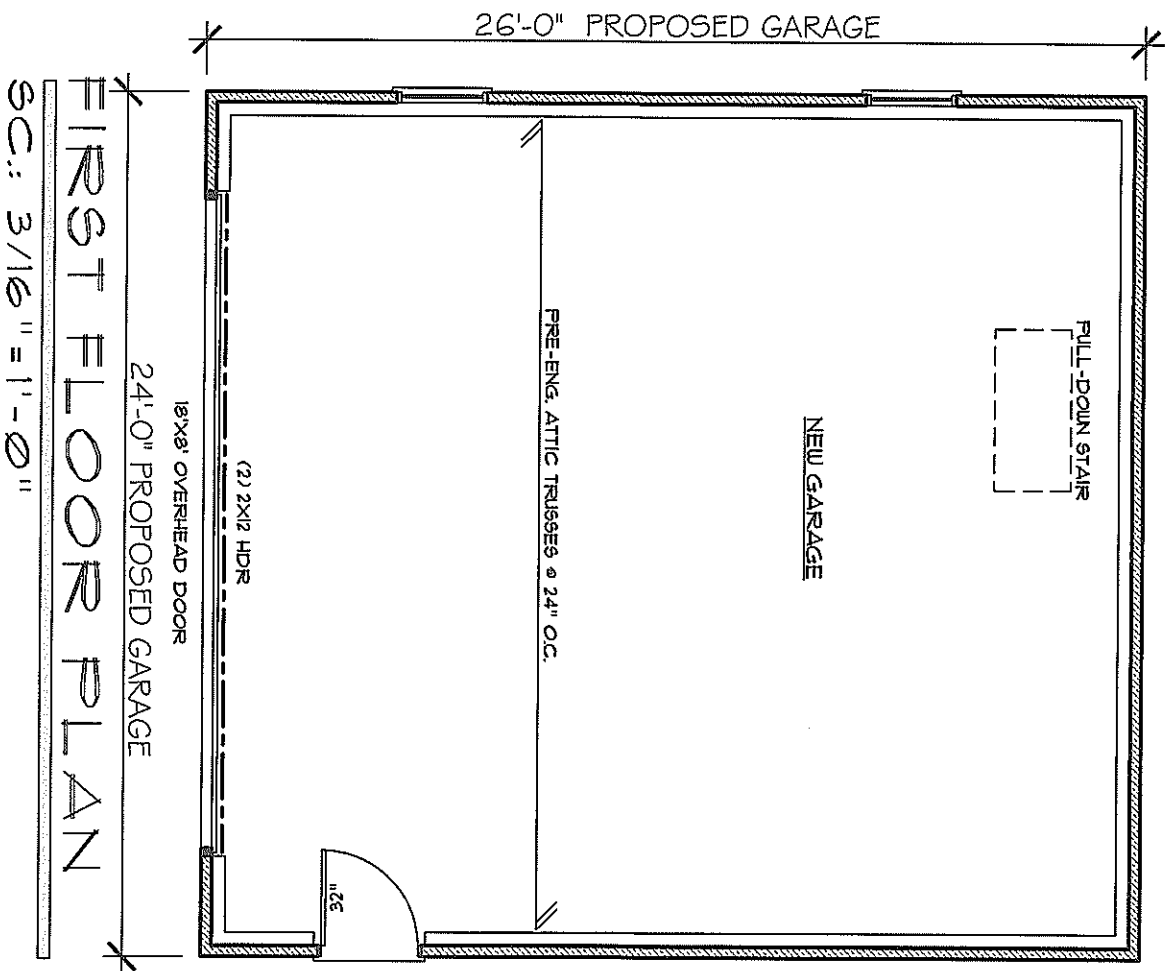
SOUTH ELEV.
SC.: 1/8" = 1'-0"



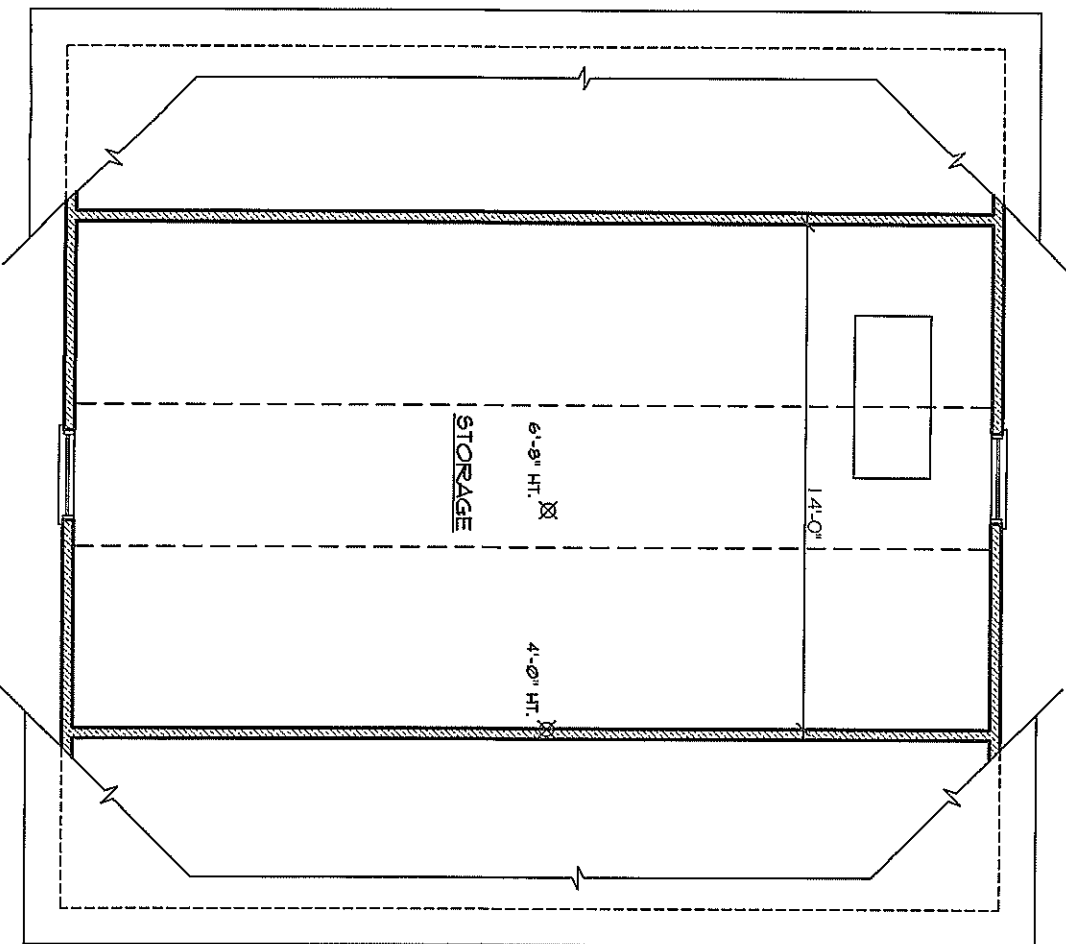
WEST ELEV.
SC.: 1/8" = 1'-0"



EAST ELEV.
SC.: 1/8" = 1'-0"



FIRST FLOOR PLAN
SC.: 3/16" = 1'-0"



SECOND FLOOR PLAN
SC.: 3/16" = 1'-0"

architect

EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

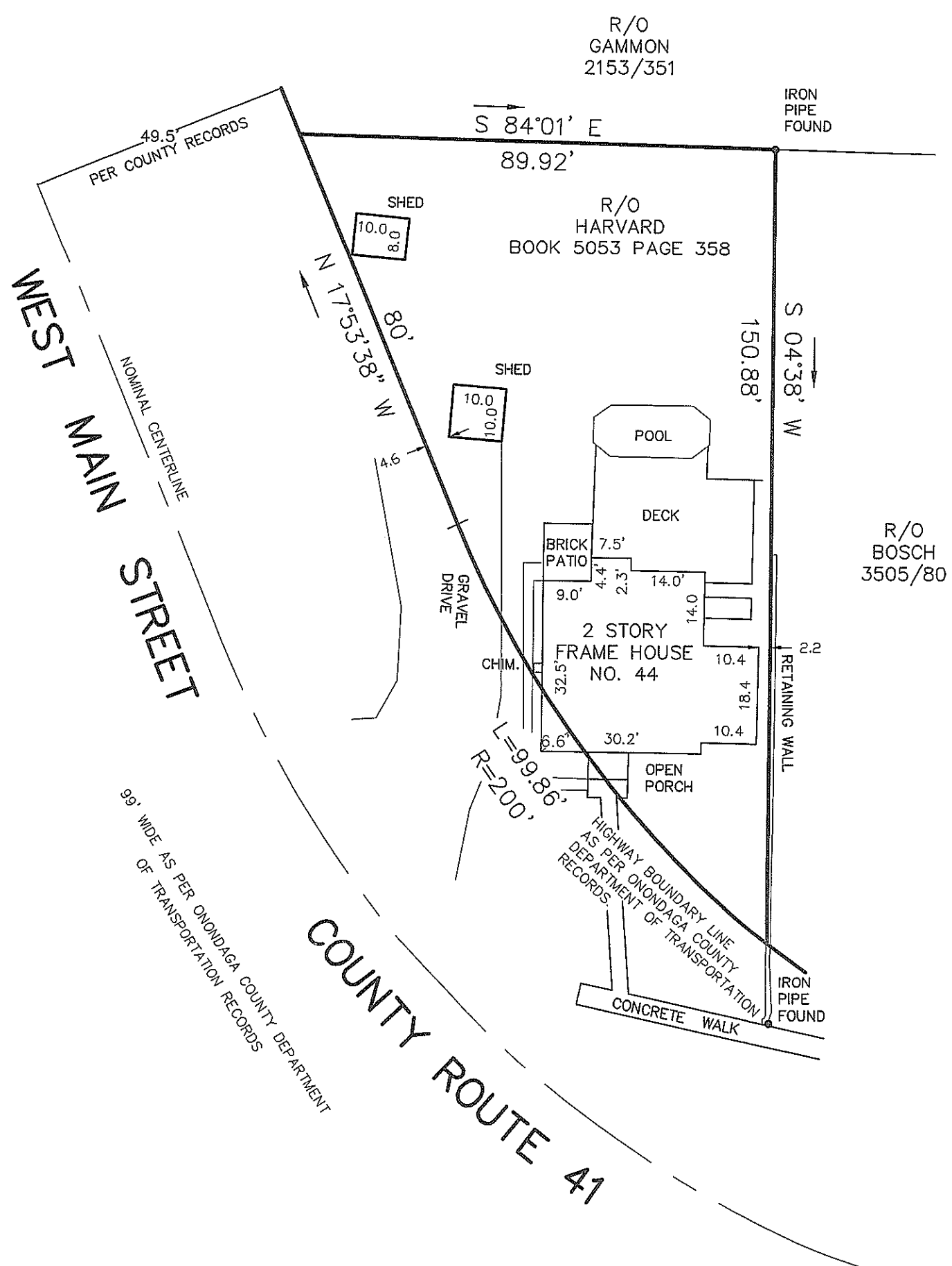
SITE PLAN:

MIKE HARVARD
44 WEST MAIN STREET
MARCELLUS, NEW YORK

PROJ: 24093

DATE:

25 MAR 2024



LEGEND

CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
IRON ROD FOUND	●
IRON ROD SET	⊙
UTILITY POLE	⊖

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 04-20-2021.

Paul J. Olszewski

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

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PARCEL OF LAND

PART OF MILITARY LOT 24 VILLAGE OF MARCELLUS
 COUNTY OF ONONDAGA STATE OF NEW YORK

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