



J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-206

- 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 19 North Street, LLC for the property located at 19 North 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 North Street (Route 174), a state highway, and Main Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4-unit apartment building on a 1.52-acre parcel in a Village Center zoning district as Phase I of a larger concept plan; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-25-207) to allow this proposed apartment building; and
- WHEREAS, the site is located along North Street near the center of the Village of Marcellus; mixed commercial and residential uses are adjacent to the south with residential uses abutting to the north and west (rear) along Reed and First Streets; and
- WHEREAS, the site contains an existing approximately 9,800 sf commercial building located along the North Street frontage with a parking lot wrapping the front, side, and rear of the building; road access comes from North Street, NYS Route 174; two existing outbuildings are located along the southern parcel boundary, to the rear of the existing building; per aerial imagery from May 2024, the rear of the site is currently lawn; sidewalks exist along the North Street frontage; and
- WHEREAS, per the Site Plan dated 6/10/25, the applicant is proposing construction of two four-dwelling unit 1,760 sf buildings to be constructed in two separate Phases to the rear of the existing building; per the Site Plan, Phase One consists of construction of an apartment building with a 10-space parking area in the northwest corner of the site; Phase Two consists of construction of the second building with a 9-space parking area in the southwest portion of the site; per an email from the Village dated 6/20/25, only Phase One is being considered by the Village at this time; per the Site Plan, the buildings will be located approximately 20' from the rear parcel boundary; and
- WHEREAS, per the Site Plan, a 20'-wide Village-owned Drainage & Sewer Easement bisects the rear of the site; some asphalt and parking are shown within the easement, existing and proposed buildings occur outside of the easement, but the proposed development would require access crossing this easement; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 5/21/25, 0.1 acres of the site will be disturbed by the proposed project; the EAF notes "there is currently a storm water catch basin on the property";  
ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, per the referral notice, additional connections to public drinking water are proposed to serve the new buildings;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, additional connections to public sewers are proposed to serve the new buildings; the site is located in the Village of Marcellus Wastewater Treatment Plant service area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), North Street has public transit service and bus stops are located adjacent to the site; 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)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Village must ensure access agreements are in place for parking and driveway over easements and permanent access to the rear of the site.

The Board offers the following comment:

The Village is encouraged to require screening and landscaping to buffer the site from adjacent residential properties.



Martin E. Voss, 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 Planning Board

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

**Re:**    **Applicant:**        19 North Street, LLC  
         **Address:**            at 19 North Street  
         **Referral Type:**     SITE PLAN  
         **OCPB Date:**        July 02, 2025  
         **OCPB Action:**      Modification  
         **OCPB Case #:**      Z-25-206

*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.

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