



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 10, 2024

OCPB Case # Z-24-193

- 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 North Syracuse Zoning Board of Appeals at the request of North Area Meals on Wheels for the property located at 413 Church 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting several area variances to allow construction of a 2,400 sf addition to existing commercial building on two parcels totaling 4.203 acres in a Residential (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-24-192) to construct a 2,400 sf addition to the existing commercial building and parking lot expansion; and
- WHEREAS, the Board previously held No Position on site plan and area variance referrals (Z-19-175 and Z-19-176) to legalize and replace an existing sign; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses are primarily residential and Sleeth Park, a Town park; and
- WHEREAS, the site consists of two parcels and contains an approximately 5,860 sf building (GIS mapping), parking lots along the front (southern) and eastern sides of the building, and two driveways to Church Street, a local road; the rear portion of the site is vacant; note, the two parcels comprising the site are shown as two lots in the Onondaga County Property Tax database and tax maps, but the Meals on Wheels subdivision map dated 9/12/22 combining the two parcels in New Lot 1 included with the referral materials was filed with the Onondaga County Clerk's Office on 10/14/22, file #13376; and
- WHEREAS, per the Proposed Site Plan dated 6/14/24, the applicant is proposing construction of a 2,400 sf addition to the rear of the proposed building along with a parking lot expansion consisting of an asphalt driveway along the northwest side of the building, leading to 6 parking spaces, a turnaround area, and dumpster enclosure; per a letter from North area Meals on Wheels Inc. to the Village of North Syracuse dated 6/14/24, the addition will contain space for bottle and can collection recycling, office space, cold/dry-goods storage space, and two restroom facilities; and
- WHEREAS, per the referral materials, the proposal requires three area variances; the first is to allow a 27.7' side yard setback (at the northwest corner of the building) where 30' is required by code; the second variance is for lot width: per the Letter

included with the referral materials, an area variance was previously granted when the building was constructed to allow an 80' lot-width minimum where 200' is required; the recent subdivision has expanded the lot width 154.5' which is closer to the required 200', but still requires a variance; the third variance is to allow 52 parking spaces when 74 are required; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 6/14/2024, less than 0.4 acres of the site will be disturbed by the proposed project; per the EAF "existing stormwater runoff in the area of the proposed construction is currently conveyed via sheet flow over turfing area or thru small culverts to a water course located in a wooded area to the east on the adjacent private property; per the Proposed Grading-Utility Plan dated 6/14/24, a 1'-wide swale is proposed for around the proposed rear parking area and along the western side of the complex and an existing swale occurs along the eastern side of the proposed lot; and

WHEREAS, per the referral notice, the site is served by public drinking water and the applicant is proposing construction of two additional restrooms which may result in an increase in use;

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, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; the applicant is proposing construction of two additional restrooms which may result in an increase in use; the Meals on Wheels Subdivision Map shows a Onondaga County Sanitary Sewer easement along the southeastern parcel boundary, but on the adjacent parcel and a 20'-wide sanitary sewer easement leading from the southeastern site boundary to the building;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) may be required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; GIS mapping shows state wetlands may exist at the rear, northeastern corner of the site and the site may contain the 100-foot state wetland buffer; the Site Plans do not show wetland or 100' buffer boundaries, but the referral materials include an image dated 5/22/24 showing the NYS wetland boundary and indicating a "check zone" but does not explicitly show the 100' buffer or indicate when the wetland and buffer boundaries were mapped/delineated; per the EAF, "a walkover of the NAMOW

property, conducted by a C&S Engineers, Inc. Environmental Specialist, determined there are no wetlands within or adjacent to the proposed construction site or within the NAMOW property boundary”;

ADVISORY NOTE: The NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years and delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

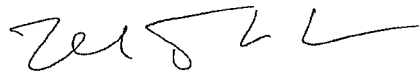
WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located adjacent to a priority zone; per aerial imagery, sidewalks exist along Church Street west of the site and terminate at the site’s western driveway to Church Street; and

WHEREAS, the site may contain the Least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed area variances, but offers the following requirements and comments regarding the project as a whole:

1. The municipality is advised to require the applicant conduct a formal wetland delineation and both the wetland and associated 100’ buffer be shown on the site plans.
2. Given the location of this site adjacent to a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Village and applicant to consider the installation of sidewalks along the Church Street frontage.
3. The applicant is encouraged to add additional landscaping and plantings along the road frontage and around parking lots.



Martin E. Voss, Chairman
Onondaga County Planning Board