



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: April 11, 2018

OCPB Case # Z-18-94

- 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 Minoa Zoning Board of Appeals at the request of Village of Minoa / Edward Regan for the property located at 207 Main Street North; 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 Main Street North (Route 55, Costello Parkway, Minoa Road), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is requesting front and side yard area variances to expand the porch on an existing building on a 0.19-acre parcel in a Commercial zoning district; and
- WHEREAS, the site is located at the intersection of Willard Street, a local road, and North Main Street, a county road, in the Village of Minoa; the site is across North Main Street from the Minoa municipal building and fire station; other surrounding land uses are primarily residential with several commercial uses; and
- WHEREAS, the submitted survey map dated January 16, 2012 shows the site contains an existing two-story frame house and a detached two-car garage; there are two existing, blacktop driveways on Willard Street, one of which serves the garage; there is also an existing, blacktop driveway onto North Main Street that runs along the side of the house and appears to partially occur on the adjacent residential lot; aerial imagery shows concrete sidewalks along both road fronts and on-street parking along North Main Street; and
- WHEREAS, the proposed front porch expansion is intended to provide outdoor space to an existing coffee shop, presumably occupying the first floor of the house, and will include stairs and an accessible ramp; per a submitted drawing, the porch will encroach 6.25 feet into the side driveway (9.24 feet wide); and
- WHEREAS, area variances are sought to reduce the front yard setback from 20 feet to 10 feet and the side yard setback from 10 feet to 3.75 feet to allow for the porch expansion; per the local application, an addition that complies with the setback requirements would be roughly 25' x 8' and would not provide enough space for its intended use and make it difficult to meet ADA guidelines, which the current porch does not; and
- WHEREAS, per the Village of Minoa zoning ordinance, restaurants must have one parking spot per four seats and all parking spaces shall be on the same lot with the principal building, except that such parking spaces may be otherwise located upon approval of the Board of Appeals; the local application indicates that relief from parking requirements is also sought and it would be impractical to provide parking on the site; and
- WHEREAS, a letter from the Onondaga County Department of Transportation dated October

30, 2017, included in the referral materials, indicates the Department “was not able to locate the residential access permit(s), whether applied for, granted, or denied, for” the site; and

WHEREAS, the Environmental Assessment Form (EAF) indicates that stormwater will be conveyed to “storm drains located near property”; and

WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are indicated in the referral materials; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

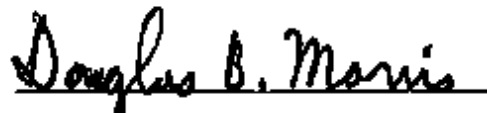
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The applicant is advised to close and remove the existing driveway onto North Main Street as it does not meet Onondaga County Department of Transportation commercial driveway standards as currently shown and will be significantly restricted by the proposed porch expansion. Any work within the County right-of-way will be subject to the permitting requirements described below.

2. The applicant is encouraged to consider landscape screening for the benefit of the adjacent residential lot and coffee shop patrons.

3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation is met for the proposed project:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 04-11-2018

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 Minoa Zoning Board of Appeals

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

Re: Applicant: Village of Minoa / Edward Regan

Address: at 207 Main Street North

Referral Type: AREA VARIANCE

OCPB Date: April 11, 2018

OCPB Action: No Position With Comment

OCPB Case #: Z-18-94

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.
