TOWN OF ONONDAGA  
ZONING BOARD OF APPEALS

JOHN ELLEMAN, CHAIRMAN
MITCHELL CARMODY
BÉNÉDICTE DORAN
RONALD RYAN
CAROL SCHATTNER
ELLEN PRIEST, ATTORNEY
CHERYL E. HAMMOND, SECRETARY

MEETING MINUTES

JULY 7, 2020

Present: Mitchell Carmody  Attorney: Ellen Priest
Bénédicte Doran  Secretary: Cheryl E. Hammond
John Elleman
Ronald Ryan
Carol Schattner

Chairman, John Elleman, called the meeting to order on Tuesday, July 7, 2020 at 7:00 PM.

Hearings:

1. YiWei Qi, Sean Zhai, Rebecca Yu, Jianghong Yu (AccuGPS)

The application for YiWei Qi, Sean Zhai, Rebecca Yu, and Jianghong Yu, as owners, for a Special Permit under §285-27 of the Zoning Law of the Town of Onondaga to allow a change of use in a non-conforming structure from a two-family house to a professional office, a Special Permit Use allowed by the Zoning Law of the Town of Onondaga at the property known as 5727 East Seneca Turnpike in the Town of Onondaga in a professional and commercial office district (PCO).

Chairman Elleman stated that the Posting Notice was published in the Post Standard on June 28, 2020. The Short Form Environmental Form was completed and if this application is approved there would be no adverse effect. Referrals to the Town Planning Board and Onondaga County Planning Board will be required as this is a Special Permit.

Ronald Ryan proposed a motion, seconded by John Elleman, that a Type II negative dec was delivered on the above application and SEQR was APPROVED:

Motion carried 5-0.

Mr. Steve Calocerinos, Calocerinos Engineering, PLLC was present as well as Mr. Jianghong Yu one of the applicants in support of this application.
Mr. Calocerinos advised the Board that the applicants would like to move their business into this home which is a permitted use under PCO. The codes office noticed that a new driveway was being started and then a discussion took place that there would be a change from a residential multi family dwelling to an office, leading to the appearance in front of the Zoning Board.

There will be no exterior changes, interior changes only on the first floor at this point. Parking spaces have been figured out for both floors. The applicants sell GPS trackers and software for fleet tracking through online and phone sales. Clients do not come to their office. The west side gravel driveway will be gone and the new driveway on the east side has DOT approval. The porch on the rear of the building will be redone as it is deteriorating.

Discussion took place to see if any of the trees would be removed and at this time, no trees are coming down. Not changing the outside; just the inside is being renovated into offices. If they change the outside or upstairs, they would get an architect for plans. The use would not change and the intent is to do this as soon as possible. There will be no sign at this time. The building is 3104 total square feet, 1552 square feet on each floor. This project would be completed within two years.

Being no further questions, the Board will wait for the referrals to vote on this application.

2. David Baden

The application for David Baden, as owner, for an Area Variance under §285-9 and §285-25of the Zoning Law of the Town of Onondaga to allow construction of a 32 foot by 32 foot cold storage building 5 feet from the rear and side lines instead of the 15 foot side line setback and 10 foot rear yard setback required by the Zoning Law of the Town of Onondaga at the property known as 5267 Abbe Drive in the Town of Onondaga in a residential district (R1).

Chairman Elleman stated that the Posting Notice was published in the Post Standard on June 28, 2020. The Short Form Environmental Form was completed and if this application is approved there would be no adverse effect. No referrals are needed on this application.

Mitchell Carmody proposed a motion, seconded by Carol Schattner, that a negative dec was delivered on the above application and SEQR was APPROVED:

Motion carried 5-0.

Mr. and Mrs. Baden were present and in support of this application. There were two neighbor letters in support of this application and there are woods on one side of the house where the fire department is and they had talked with Mr. Tom Sauer from the fire department and he also had no objection to this project.

Discussion took place the Baden’s have been in this home just over a year and a new septic system was put in and they had the drawing for that. They would like to build this storage building for cold storage, all personal use, no plumbing, no heat right now, building to match the house, there will be no road or driveway back to this building, no living in this building and no power at this time, maybe in the future, but not right now. He currently has stuff stored in Solvay and Phoenix buildings and would like to consolidate everything at his home property and with it all under cover. This building will be a pole barn with a white metal roof and white trim.
Being no further questions or comments from the Board or audience this application was closed.

3. David Gravante

The application of David Gravante, as owner, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to replace an existing enclosed back porch with a 14 foot by 16 foot addition to the house, leaving a 23 foot rear yard setback instead of the 35 feet required by the Zoning Law of the Town of Onondaga at the property known as 208 Lindbergh Road in the Town of Onondaga in a residential district (R3).

Chairman Elleman stated that the Posting Notice was published in the Post Standard on June 28, 2020. The Short Form Environmental Form was completed and if this application is approved there would be no adverse effect. No referrals are needed on this application.

Ronald Ryan proposed a motion, seconded by John Elleman, that a negative dec was delivered on the above application and SEQR was APPROVED:

Motion carried 5-0.

Mr. and Mrs. Gravante were present along with their neighbor, David Walowsky who lives behind them. All were in support of this application. The Gravante's also had letters signed by five neighbors all in support of this project. There was an Architect drawing showing this addition would be built to match the house, roof the same material and the roof pitch would be just a little higher than the current roof. Their yard is totally fenced in by a seven foot fence. There will be no kitchen or bathroom in this addition.

Being no further questions or comments from the Board or audience this application was closed.

4. Michael Deordio

The application of Michael Deordio, as owner, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow an addition to the front entrance, a landing and stairs totaling 14 feet resulting in a 35 foot front yard setback instead of the 50 feet required by the Town of Onondaga at the property known as 3367 Fairview Drive in the Town of Onondaga in a residential district (R1).

Chairman Elleman stated that the Posting Notice was published in the Post Standard on June 28, 2020. The Short Form Environmental Form was completed and if this application is approved there would be no adverse effect. No referrals are needed on this application.

Carol Schattner proposed a motion, seconded by John Elleman, that a negative dec was delivered on the above application and SEQR was APPROVED:

Motion carried 5-0.

Mr. and Mrs. Deordio were present and in support of this application. They would like to remove the concrete steps and replace with a roof overhead and five foot of foyer. They would match the house as much as possible, only pushing out six feet from where it is now.
Being no further questions or comments from the Board or audience this application was closed.

**Action Taken on Tonight's Applications**

1. **David Baden**

After careful review and discussion of §285-9 and of §285-25 of the Town of Onondaga Zoning Code, along with all submitted documents, Mitchell Carmody moved to approve this application, and was seconded by John Elleman.

Motion carried 5-0.

2. **David Gravante**

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Ronald Ryan moved to approve this application, and was seconded by John Elleman.

Motion carried 5-0.

3. **Michael Deordio**

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Ronald Ryan moved to approve this application, and was seconded by John Elleman.

Motion carried 5-0.

**Action on Minutes of May 19, 2020:**

Mitchell Carmody proposed a motion, seconded by Bénédicte Doran, that the minutes of the May 19, 2020 meeting be APPROVED.

Motion carried 5-0.

**Adjourn:**

Meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary