

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
NOVEMBER 14, 2017

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

Excused: Bénédicte Doran

Chairman, John Elleman called the meeting to order on Tuesday, November 14, 2017 at 7:00 PM.

Hearings:

1. Joseph Milano & Sandra Milano

This was an application for **Joseph Milano & Sandra Milano** as owners, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow construction of an attached 28 foot by 36 foot garage eight feet from the side line instead of the fifteen feet required by the Zoning Law of the Town of Onondaga at the property known as 4921 Skyline Drive in the Town of Onondaga in a residential district (R1).

Chairman John Elleman stated that the Posting Notice was published in the Post Standard on November 5, 2017. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. No referrals are needed on this application.

Mr. & Mrs. Milano were present and in favor of their application along with Attorney Julio Urrutia. This is a one family ranch the Milano's have owned since 1993. Mr. Urrutia told the board the garage will not be undesirable to the neighborhood or have any physical or environmental impact. Milano's have the full support of the neighbors and there were 3 signed letters in the file in support of the application. The garage will match the house with vinyl siding and it will have electric with no water. It will be a single level building with rafters, there will be an overhead door going out the back. Mr. & Mrs. Milano did consider a smaller garage, but it would be too small to get car doors open and get things in and out of their cars.

There was discussion regarding the retaining wall. It was built with anticipation of the garage being built.

Being no further comments or questions at this time, this application was left open for the ZBA to revisit the retaining wall and discuss at the next meeting.

2. Joe Palermo & Darya Rotblat

This was an application for **Joe Palermo & Darya Rotblat**, as owners, for an Area Variance under §285-8 of the Zoning Law of the Town of Onondaga to allow a 16 foot by 34 foot in ground pool 12 feet off the garage and 23 feet from the shadow of the garage, a location not permitted by the Zoning Law of the Town of Onondaga at the property known as 4263 Abbey Road in the Town of Onondaga in a residential and country district (RC).

Chairman John Elleman stated that the Posting Notice was published in the Post Standard on November 5, 2017. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. No referrals are needed on this application.

Mr. Palermo & Ms. Rotblat were present and in support of their application. They just purchased this home and wanted to put in a pool for the kids. They came in and got a pool permit from the Codes Office in the fall to put in an in-ground pool. When Syracuse Pools started to dig the pool they hit the septic tank which was not marked properly on the survey. They are 200' off of the road and will put up a privacy fence in front of the part of the pool that could possibly be seen from the road. They would like to get this in before winter.

Being no further questions or comments and no one else present to speak in favor of or against this application, the application was closed.

3. Kathleen & William Oliver

This was an application for **Kathleen & William Oliver** as owners, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow building of a 30 foot by 36 foot or 1,080 square foot detached garage which is in excess of the size allowed, which is 50% of the principal structure, at the property known as 4561 Abbey Road in the Town of Onondaga in a residential district (R1).

Chairman John Elleman stated that the Posting Notice was published in the Post Standard on November 5, 2017. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. No referrals are needed on this application.

Mr. & Mrs. Oliver were present with their neighbor Mr. Mike Cortese, all were in support of this application. The building would be in the woods, have no plumbing, no living space and would have electrical. When the foliage is out, you will be barely able to see this structure. Two other neighbors signed letters that they were in support of this application. There will be vinyl siding on the front with stone to match the house and there will be steel on the other three sides.

Being no other questions or comments and no one else present to speak in favor of or against this application, the application was closed.

Action taken on Tonight's Applications

1. Joe Palermo & Darya Rotblat

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Ronald Ryan proposed a motion, seconded by Mitchell Carmody, that the Area Variance requested be APPROVED as applied for and proposed with detailed conditions to be spelled out in the Resolution. Motion carried 4-0.

2. Kathleen & William Oliver

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Carol Schattner proposed a motion, seconded by Ronald Ryan, that the Area Variance requested be APPROVED as applied for and proposed with detailed conditions to be spelled out in the Resolution. Motion carried 4-0.

Action on Resolution From Previous Meeting:

John Elleman proposed a motion, seconded by Carol Schattner, that the following Resolution be APPROVED as presented by Counselor Priest:

David Jacobs & Christine A. Jacobs

Motion carried 4-0.

Action on Minutes of October 17, 2017 Meeting:

John Elleman proposed a motion, seconded by Carol Schattner, that the minutes of the October 17, 2017 meeting be APPROVED.

Motion carried 4-0.

Adjourn:

Meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary