

# 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

DECEMBER 5, 2017

**Present:** Mitchell Carmody  
Bénédicte Doran  
John Elleman  
Ronald Ryan  
Carol Schattner

Attorney: Ellen Priest  
Secretary: Cheryl E. Hammond

Chairman, John Elleman called the meeting to order on Tuesday, December 5, 2017 at 7:00 PM.

### Hearings:

#### 1. **Brenda A. Gardner & Gregory J. Sim**

This was an application for **Brenda A. Gardner & Gregory J. Sim** as owners, for an Area Variance under §285-8 of the Zoning Law of the Town of Onondaga to allow a 30 foot by 40 foot storage building, or 1,200 square feet instead of the allowed 840 square feet or ½ the square footage of the principal structure at the property known as 3752 Amber 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 26, 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.

Ms. Gardner and Mr. Sim were both present, along with Mike Ryan from Morton Buildings who were all in support of this application. Discussion took place regarding what the building is being used for which is winter storage of a vehicle and storage of equipment to take care of the property. The applicants would like to use the attached garage for their regular vehicles. The building will have electric and water for a hose bin, no bathroom or commercial use. This building would be red with a black roof to look like a barn and they would like to build it this year if possible.

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

## **2. Joseph Milano & Sandra Milano**

This was a continuation on the 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).

Discussion took place among the board members that had been back to the property to see the retaining wall and exactly where the garage would be built. There being no further questions or comments, or any one else present to speak in favor of or against this application, the application was closed.

### **Action taken on Tonight's Applications**

#### **1. Brenda A. Gardner & Gregory J. Sim**

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 John Elleman, that the Area Variance requested be APPROVED as applied for and proposed with detailed conditions to be spelled out in the Resolution. Motion carried 5-0.

#### **2. Joseph Milano & Sandra Milano**

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Mitchell Carmody proposed a motion, seconded by Carol Schattner, that the Area Variance requested be APPROVED as applied for and proposed with detailed conditions to be spelled out in the Resolution. Motion carried 5-0.

### **Action on Resolutions From Previous Meeting:**

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

**Joe Palelmo & Darya Rotblat  
Kathleen & William Oliver**

Motion carried 5-0.

### **Action on Minutes of November 14, 2017 Meeting:**

John Elleman proposed a motion, seconded by Carol Schattner, that the minutes of the November 14, 2017 meeting be APPROVED.

Motion carried 5-0.

### **Adjourn:**

Meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Cheryl E. Hammond  
Secretary