

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 4, 2018

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

Excused: Bénédicte Doran

Chairman, John Elleman, called the meeting to order on Tuesday, December 4, 2018 at 7:00 PM.

Hearings:

1. Laurie Kadah

This was a continuance for the application for **Laurie Kadah, as owner**, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga, to allow a 12 foot by 16 foot shed in front of the house, a location not permitted by the Zoning Law of the Town of Onondaga at the property known as 4478 Broad Road in the Town of Onondaga in a residential district (R₁).

The ZBA received a letter dated November 26, 2018 from Ms. Kadah stating that she spoke with both of her neighbors and presented them each with a letter regarding the shed, which we also received a copy of. Per her letter, Dr. Worth indicated he would not be responding as he was okay with the shed location. Ms. Naughton expressed a concern for her desire to keep the space wide open for her viewing pleasure as she thought the shed was going to be placed where there was a gravel pile currently. Ms. Kadah explained that the shed was going to be placed at the most southern area of that space and Ms. Naughton seemed more comfortable with that location.

Discussion took place by the board regarding visibility of the shed by the neighbors. Nothing was received in writing from either neighbor and neither of them appeared at either meeting where this was discussed. The board feels that if there is a complaint from either of the neighbors, there may need to be some screening added around the shed if approved.

Being no further questions or comments this evening, this application was closed.

Action Taken on Tonight's Application

1. Laurie Kadah

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, John Elleman 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.

Action on Resolutions From Previous Meeting:

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

**Michael D. Goodwin
Dan Gratien and Syracuse Heights – 5957 S Salina St (Vehicle Storage)
Jeffrey Duncan and Lynda Liberatore**

Motion carried 4-0.

Action on Minutes of November 13, 2018 Meeting:

John Elleman proposed a motion, seconded by Mitchell Carmody, that the minutes of the November 13, 2018 meeting be APPROVED.

Motion carried 4-0.

Adjourn:

Meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary