

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

MARCH 6, 2018

Present: John Elleman
Bénédicte Doran
Ronald Ryan
Carol Schattner

Attorney: Ellen Priest
Secretary: Cheryl E. Hammond

Excused: Mitchell Carmody

Chairman, John Elleman called the meeting to order on Tuesday, March 6, 2018 at 7:00 PM.

Hearings:

1. Daniel and Nancy Daoust

This was an application for Daniel and Nancy Daoust, as owners, for an Area Variance under §285-8 of the Zoning Law of Town of Onondaga to allow installation of an in-ground pool on the north side of the house, instead of “in the shadow” of the house as required by the Town of Onondaga at the property known as 4450 Bussey 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 February 25, 2018. 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. and Mrs. Daoust were both present to support their application. Chairman Elleman asked them if they had been able to retain any letters from their neighbors. They brought three letters signed by their neighbors and all were in support of the pool being placed where the application is showing.

Ron Ryan asked if Daoust’s knew exactly where the septic tank and Litchfield are located. The paperwork that was submitted shows in one place the pool may be going right in on top of it. Mr. Daoust stated that the house was built back further off the road than originally planned and the septic needed to go out in front of the house so this will not be a problem.

Daoust’s are using Canon pools and the pool should be about 26’ x 15’. There will be a 6’ privacy fence blocking the pool from the road and their neighbors. The pumps will be inside the fence. They are planning on having 3’ of concrete deck around the pool, plus brick pavers to extend the covered area around

the pool. There was discussion if the pool could be moved back a bit, but there is a steep slope off the back of the house.

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. Michael Goodwin

This was an application for Michael Goodwin, as owner, for an Area Variance and a Special Permit under §285-27 and §285-9 of the Zoning Law of the Town of Onondaga to allow construction of a covered porch 6 feet by 20 feet with a front yard setback of 31.65 feet, instead of the 65 feet required by the Zoning Law of the Town of Onondaga, and to allow replacement of an existing garage with a 2 story 24 foot by 24 foot garage with living space above it, resulting in an 18.75 feet side line setback instead of the 20 feet required by the Zoning Law of the Town of Onondaga, at the property known as 4706 Makyas 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 February 25, 2018. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. Due to the fact there is a Special Permit involved and this is on a county road and near the corridor, this must be referred to our Town Planning Board and the Onondaga County Planning Board for their recommendations. The next OCPB meeting is not until March 21, 2018 so we will not be able to continue on this application until our meeting of April 3, 2018.

Mr. Goodwin was present to support his application. He had with him letters from 3 of the 4 neighbors that he asked. He will try and get the 4th letter before he appears at the meeting on April 3, 2018. The house was built in 1961. He would like to have an enclosed porch for the kids to wait in for the bus and be protected from the elements. He would also like to tear down the single-story garage and add a two story garage attaching to the house to have living space added to the upstairs bedroom area. The garage will not be higher than the house, he would like to add floor square footage of 24' x 24' for a total of 596 square foot of living space. The setback for a two story needs to be 20', but the setback will only be 18.78'. Replacing the shake shingles with vinyl siding and roof. The addition would get done this year and the main house will follow as it can be afforded. Mr. Ryan advised Mr. Goodwin to contact the Onondaga County Health Department to check on any changes that need to be made on the septic system from going from 3 bedrooms to 4 bedrooms.

There was discussion about shortening up the garage size by 2', then the setback would be 20' and a variance would not be needed and Mr. Goodwin said that would be a backup plan, but he would really like the extra space in the house and to use the original garage foundation.

Nothing further was discussed at this time and the hearing ended to be continued at the April 3, 2018 meeting.

Action taken on Tonight's Applications

1. Michael R. Jones

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 4-0.

2. Daniel and Nancy Daoust

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 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:

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

Michael R. Jones

Motion carried 4-0.

Adjourn:

Meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary