

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

OCTOBER 3, 2017

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

Excused: John Elleman

Acting Chairman, Mitchell Carmody called the meeting to order on Tuesday, October 3, 2017 at 7:00 PM.

Hearings:

1. Jennifer Stanger and Stephen Pridmore

This was a continuance on an application for **Jennifer Stanger and Stephen Pridmore**, as owners, who applied for an Area Variance under §285-8 of the Zoning Law of the Town of Onondaga to allow a 20 foot by 32 foot shed in front of the existing house 75 +/- feet from Amber Road, a location not permitted by the Zoning Law of the Town of Onondaga at the property known as 3467 Amber Road, in the Town of Onondaga in a residential and county district (RC).

The application was closed and adjourned until the Board could get the exact measurement from Lehr on the setback.

2. David Jacobs & Christine A. Jacobs

This was a continuance on an application for **David Jacobs & Christine A. Jacobs**, as owners, for an Area Variance under §285-9 to allow construction of a garage 40 foot by 60 foot, or 2,400 square feet for storage, a size in excess of the square footage of one half the 1,482 square foot of the house, or 741 square feet required by the Zoning Law of the Town of Onondaga, at the property known as 4859 Cedarvale Road, in the Town of Onondaga in a residential district (R1).

David and Christine Jacobs were present along with Marty Merola, in support of this application.

Discussion took place as to why the need for such a large garage. This garage will be almost three times larger than the Zoning Law allows. Mr. Jacobs has owned an auto repair shop for many years and is ready to retire. He has acquired 30 to 40 vehicles and he would like to store some of them so that he can fix them up. He thinks he would like to bring 10 to 15 of these cars to this property. It was brought up that Jacob's are not residing in the house at this location and the home seems to need a bit of work until it will be livable. Mr. Jacobs stated that is another reason he would like the large garage, to move stuff out of the house into the garage so that he can fix up the house and move back in. Asked when he will be moving back to the house, he is not sure at this time, as he also needs to sell his house in East Syracuse and will have more furniture and stuff to store so he can sell that house and right now there is no-where for the stuff to be stored. Mr. Jacobs said he could put up a fence if that would help. The Board said that the issue is that the garage he wants to build is just too large for the size of the house based on the Zoning Law.

This application was adjourned so that Mr. & Mrs. Jacobs can put together a solid plan to bring back to the next Zoning Board meeting.

3. Onondaga Senior Real Estate, LLC

This was a continuation on the application for **Onondaga Senior Real Estate, LLC**, as owner, for an Area Variance under §285-34(d)(1)(b) of the Zoning Law of the Town of Onondaga to allow installation of a 24 square foot double sided sign with exterior down lighting, the sign in excess of the 2 square feet allowed by the Zoning Law of the Town of Onondaga at the property known as Peregrine's Landing, 4701 Peregrine Way, in the Town of Onondaga, in a Planned Residential Community District (P-RC).

Mr. Mark Belanger, Senior Vice President of Acquisitions and Development of Peregrine Senior Living was present and in support of the above application.

Acting Chairman, Mitchell Carmody advised that the Board has received the Town Planning Board recommendations and have reviewed them and asked Mr. Belanger if he had received the recommendations. Mr. Belanger had received and reviewed them. He brought with him a new light plan with the modifications as recommended by the Town Board.

The sign face will not exceed 12 square feet nor be more than 7 feet tall. It will have the interior Halo illumination by LED lights, the complete address was removed from the sign, just using the property number for the location.

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

Action on Resolutions From Previous Meeting:

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

Matthew Rankin

Motion carried 4-0.

Mitchell Carmody proposed a motion, seconded by Ronald Ryan, that the following Resolution be APPROVED as presented by Counselor Priest:

Mary Ryan Taylor

Motion carried 4-0.

Mitchell Carmody proposed a motion, seconded by Ronald Ryan, that the following Resolution be APPROVED as presented by Counselor Priest:

MNC Farms, LLC

Motion carried 4-0.

Action taken on Tonight's Application

1. Onondaga Senior Real Estate, LLC

After careful review and discussion of §285-34(d)(1)(b) of the Town of Onondaga Zoning Code, along with all submitted documents, Carol Schattner proposed a motion, seconded by Ron 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.

2. Gail & Rick Moulton

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 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 Minutes of September 19, 2017 Meeting:

Carol Schattner proposed a motion, seconded by Mitchell Carmody, that the minutes of the September 19, 2017 meeting be APPROVED.

Motion carried 3-0.

Bénédicte Doran abstained.

Adjourn:

Meeting was adjourned at 10:15 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary