

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 17, 2017

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

Excused: Ron Ryan

Chairman, John Elleman called the meeting to order on Tuesday, October 17, 2017 at 7:00 PM.

Hearings:

1. 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.

Mr. Merola shared with the Board, a five-page letter explaining what the Jacobs plan is, as well as a list of items that Mr. & Mrs. Jacobs would like to store in this building.

Discussion took place regarding the number of cars, tools and belongings that the Jacobs would like to store in this building. Mr. Jacobs said that he has gotten rid of a lot of stuff and knows he needs to get rid of more, he just really wants to keep a lot of it. There were at least 40 vehicles and he will only be bringing 17 with him, the rest of the vehicles will be sold or junked. He really wants to enjoy his retirement at this location and work on his cars in his spare time. He may also try his hand at some farming.

Further discussion with Mr. Merola took place about adding square footage to the house and if that was done would Mr. & Mrs. Jacobs need a variance for that. Chairman Elleman asked when the Jacobs would be moving into the home and the plan is to move in my mid-November. There was no mention of possibly shrinking the outside building to a smaller size.

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

2. Michael R. Jones.

This was an application for **Michael R. Jones** as owner, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to extend a previous variance granted to Arthur Eipp which allowed a 2.24 acre lot, with 160.24 feet of frontage instead of the required 225 feet of frontage, as a legal building lot at the property known as 4166 West Seneca Turnpike 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 October 8, 2017. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. This property is located on West Seneca Tnpk so it will need to be referred to OCPB as it is on a state road and the Town Planning Board as it is in the corridor.

Mr. Jones was present and in support of his application. He would like an extension on the building lot that had originally been issued to Mr. Art Eipp so that he may build his home in the spring. He purchased this property in March 2015.

Chairman Elleman asked him if he had the plans ready to show what he would be building on the lot. Mr. Jones said that he would get this information from Icon Odyssey Modular Homes to Ben Vincent in the Codes Office tomorrow so that we may refer this to the Town Planning Board and the Onondaga County Planning Board. Mr. Jones has his driveway permit and he has everything he needs to move forward with his septic service. Mr. Jones says that the property meets all the setback requirements and he has received his preapproval from the bank for the mortgage. The reason for the delay in building from 2015 until now was due to the fact he had a change of employment.

The ZBA cannot make a decision until we have the recommendations from the Town Planning Board and the Onondaga County Planning Board. This application was adjourned until December 5, 2017.

Action taken on Tonight's Application

1. David Jacobs & Christine A. Jacobs

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 John Elleman, that the Area Variance requested be DENIED 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:

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

Jennifer Stanger and Stephen Pridmore

Motion carried 3-0.
Bénédicte Doran abstained.

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

Onondaga Senior Real Estate, LLC

Motion carried 3-0.
John Elleman abstained.

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

Gail & Rick Moulton

Motion carried 3-0.
John Elleman abstained.

Action on Minutes of October 3, 2017 Meeting:

Carol Schattner proposed a motion, seconded by Mitchell Carmody, that the minutes of the October 3, 2017 meeting be APPROVED.

Motion carried 3-0.
John Elleman abstained.

Adjourn:

Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary