

# 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

NOVEMBER 13, 2018

**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, November 13, 2018 at 7:00 PM.

### Hearings:

#### 1. Dan Gratien and Syracuse Heights (Vehicle Storage)

This was a continuance for the application for **Dan Gratien and Syracuse Heights**, for a Special Permit under §285-12 of the Zoning Law of the Town of Onondaga to allow inside storage of vehicles inside the old K-Mart building, a Special Permit use under the Zoning Law of the Town of Onondaga at the property known as 5957 South Salina Street in the Town of Onondaga in a Nedrow neighborhood shopping district (NNS).

Mr. Gratien was present. There was discussion on the recommendations from the Town of Onondaga Planning Board as well as the Onondaga County Planning Board. Mr. Gratien was asked if the sprinkler system was working and if he has received the certificate showing it has been inspected. Mr. Gratien does not have the certificate yet as they have just switched to Metlow Fire Protection and they have to do the inspection yet. There was discussion regarding the procedure if someone brings in a boat with what will be done with batteries and gas tanks. There will not be people in the building working on their vehicles, this building is for storage only and by appointment only.

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

#### 2. Jeffrey Duncan and Lynda Liberatore

This was a continuance for the application of **Jeffrey Duncan and Lynda Liberatore, as owners**, for a Special Permit under §285-8 of the Zoning Law of the Town of Onondaga to allow expansion of a non-conforming structure, by adding a 24 foot by 28 foot garage, a 10 foot by 24 foot 1 ½ story addition, and an 8 foot by 16 foot sunroom deck; said improvements are no closer to Cedarvale Road than the existing house, but the cost is in excess of the 25 percent of the assessed value, requiring a Special Permit under the

Zoning Law of the Town of Onondaga at the property known as 3709 Cedarvale Road in the Town of Onondaga, in a residential and country district (RC).

Mr. Duncan and Ms. Liberatore were both present as well as their architect, **Rich Krenzer**. There was discussion on the recommendations from the Town of Onondaga Planning Board as well as the Onondaga County Planning Board. The OCPB mentioned this site may contain the bald eagle or its associated habitat, which is an endangered species. Jeff and Lynda have never seen any eagles near their property. Due to the age of the survey, the Zoning Board recommended to get an updated survey.

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

### **3. Michael D. Goodwin**

This is an application for **Michael D. Goodwin, as owner**, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow a two story 26 foot by 20 foot addition to replace a 12 foot by 20 foot room on the rear of the house; therefore, the swimming pool will no longer be behind the house as 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 (R<sub>1</sub>).

Chairman, John Elleman, stated that the Posting Notice was published in the Post Standard on November 4, 2018. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. There are no referrals are needed.

Mr. Goodwin was present and in favor of this application. Mr. Goodwin told the board that the septic tank has already been moved. The addition will cause no side or back lot line changes, the only thing it will do is place the pool in the side yard, it will still be behind the original house. If he is approved, he would like an extension of more than the standard year as he will not be starting the work until the spring.

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

### **4. Laurie Kadah**

This is an 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 (R<sub>1</sub>).

Chairman, John Elleman, stated that the Posting Notice was published in the Post Standard on November 4, 2018. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. There are no referrals are needed.

Ms. Laurie Kadah was present and in favor of this application. Discussion took place if Ms. Kadah had any supporting documentation from the two neighbors that would be affected by the placement of this shed. Ms. Kadah said she has stopped a couple of times, but the neighbors have not been home. The placement of the shed is in the front yard as there is not back yard at this property. The shed will be the same color as the house and the roof will match the house also. The Zoning Board wondered if Ms. Kadah could obtain notes from the neighbors regarding the building of this shed.

Being no further questions or comments this evening this application was adjourned until the December 4, 2018 meeting to see if application would be able to get something in writing from the two neighbors affected by the shed.

**Action Taken on Tonight's Application**

**1. Jeffrey Duncan and Lynda Liberatore**

After careful review and discussion of §285-8 of the Town of Onondaga Zoning Code, along with all submitted documents, Ronald Ryan proposed a motion, seconded by Carol Schattner, that the Special Permit requested be APPROVED as applied for and proposed with detailed conditions to be spelled out in the Resolution.

Motion carried 5-0.

**2. Dan Gratien and Syracuse Heights – 5957 S Salina St (Vehicle Storage)**

After careful review and discussion of §285-12 of the Town of Onondaga Zoning Code, along with all submitted documents, John Elleman proposed a motion, seconded by Ronald Ryan, that the Special Permit requested be APPROVED as applied for and proposed with detailed conditions to be spelled out in the Resolution.

Motion carried 5-0.

**3. Michael Goodwin**

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 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 Resolution be APPROVED as presented by Counselor Priest:

**Viktor Masnyy**

Motion carried 5-0.

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

**Shane M. Storto**

Motion carried 5-0.

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

**Patrick & Barbara Collins**

Motion carried 3-2

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

**Dan Gratien and Syracuse Heights (Vehicle Storage)**

Motion carried 5-0.

**Action on Minutes of October 9, 2018 and October 23, 2018 Meetings:**

John Elleman proposed a motion, seconded by Mitchell Carmody, that the minutes of the October 9, 2018 meeting and the October 23, 2018 meeting be APPROVED.

Motion carried 5-0.

**Adjourn:**

Meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Cheryl E. Hammond  
Secretary