

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

MAY 1, 2018

Present: John Elleman
Bénédicte Doran
Mitchell Carmody
Ronald Ryan
Carol Schattner

Attorney: Ellen Priest
Secretary: Cheryl E. Hammond

Chairman, John Elleman called the meeting to order on Tuesday, May 1, 2018 at 7:00 PM.

Hearings:

1. Robert and Lisa Whitwell

The application of Robert and Lisa Whitwell, as owners, for an Area Variance under §285-9 of the Zoning Law of Town of Onondaga to allow construction of a 24 foot by 30 foot suburban garage/storage building on the side of the residence, a location not permitted by the Town of Onondaga, at the property known as 4638 Nichols 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 April 8, 2018. The Short Form Environmental Assessment Form was reviewed and if approved would have no negative environmental impact. There are no referrals needed.

Mr. and Mrs. Whitwell were present and brought letters from the two neighbors that have homes there. They have been shared with the board members. Neither of their neighbors have any problem with this application or the placement of the garage/storage building.

Discussion took place regarding the current barn and if it would be torn down. The Whitwell's are not tearing the current barn (which was put up in 2015/2016) down, they would like to add a new barn as they have multiple vehicles as well as snow and mowing equipment to maintain the property. They looked into tearing down their other barn and replacing it with a larger barn, but it would be more expensive than to just add a new barn. The new barn would be a Morton Building, built to match their other barn. The reason the barn cannot be built behind the house is that it would be too close to the back property line. There will be electric run to the barn, no water or commercial use. There will be lighting on the front of the barn over the man door, no windows, steel building.

Mr. & Mrs. Whitwell have been talking and would like to increase the size of the barn to 24' x 36'. The Board did not feel that this was a problem, but no larger than 24' x 36'.

Being no further questions or comments at this time and there being no one else present to speak in favor of or against this application, this application was closed.

2. Nancy A. Miller

This was an application for Nancy A. Miller, as owner, for a Special Permit under §285-27 of the Zoning Law of Town of Onondaga to allow construction of a 28 by 30 foot one-story addition consisting of a bedroom and bath on the existing house, which is non-conforming because it has a front yard setback of fifty feet, instead of the sixty-five feet required by the Town of Onondaga at the property known as 3907 Cherry Valley Turnpike, 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 April 22, 2018. The Short Form Environmental Assessment Form was reviewed and if approved would have no negative environmental impact. This must be referred to our Town Planning Board and the Onondaga County Planning Board for their recommendations due to the Special Permit. The next OCPB meeting is May 2, 2018, and this should be heard at the Town Planning Board meeting on May 14, 2018.

Nancy A. Miller was present, along with her brother Chris Berg in support of the application.

Chairman Elleman explained we could hear this application tonight, but the Board cannot make any decisions until after the recommendations come back from OCPB and the Town Planning Board.

Ron Ryan has done some investigating on this property and found there is a Use Variance on this property from 1988 allowing an in-law apartment at this location. Ms. Miller is adding the addition for her parents, the only reason she is in front of the Zoning Board is because the addition is more than 25% of the value of the house. Discussion took place that Ms. Miller's current plans show entry to the additional space is through the front door to the main house and they will all be sharing one kitchen. With the Use Variance that was approved in 1988, the additional space could have its own kitchen as well as a separate door to the outside.

Being no further questions or comments at this time and there being no one else present to speak in favor of or against this application, the application was adjourned until the May 15, 2018 meeting when the board should have the OCPB recommendations back and have heard from the Town Planning Board.

Action taken on Tonight's Applications

1. Robert and Lisa Whitwell

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Ron 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 Resolution From Previous Meeting:

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

Michael Goodwin

Motion carried 5-0.

Action on Minutes of April 3, 2018 Meeting:

John Elleman proposed a motion, seconded by Mitchell Carmody, that the minutes of the April 3, 2018 meeting be APPROVED.

Motion carried 5-0.

Adjourn:

Meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary