

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 21, 2017

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

Attorney: Ellen Priest
Secretary: Cheryl E. Hammond

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

Hearings:

1. Dale & Pat Neu

This was a hearing for the application for **Dale & Pat Neu**, for an Area Variance under §285-31 of the Zoning Law of Town of Onondaga to allow construction of a maximum 26 foot by 32 foot garage attached to the main house by an 8 foot by 8 foot breezeway 75 feet from Rt. 80, instead of the 140 feet required by the Zoning Law of the Town of Onondaga at the property known as 2940 Lords Hill Rd., in the Town of Onondaga in a residential and country district (RC).

Chairman Elleman stated that the Posting Notice was published in the Post Standard on March 12, 2017. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact.

Mr. Neu was present to support his application. Discussion took place regarding the shed that is near the house and could that be moved if this application was approved. Mr. Neu said that this is a 12 x 12 shed that is not permanently installed, it could be moved. The question of what the siding would be, if there would be any electric or water in the barn and if it could be used for personal use only, no commercial Mr. Neu responded that he would be siding it to match the house, there would be electric, no water or septic and the barn would be used for personal use only. Mr. Neu does not have final plans yet, he was waiting to see if the variances were approved, he would like to build it this year, he will be building this himself on a concrete slab.

There were no other questions or comments or anyone else to speak either in favor or against this application so the hearing was closed.

Action taken on Tonight's Application

1. Dale & Pat Neu

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Bénédicte Doran proposed a motion, seconded by Mitchell Carmody, that the area and use variances requested be APPROVED, as applied for and proposed with detailed conditions to be spelled out in the Resolution. Motion carried 5-0.

Action on SEQR Resolution From Previous Meeting:

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

Motion carried 5-0.

C.S.T. SEQR

Action on Minutes of February 21, 2017 Meeting:

John Elleman proposed a motion, seconded by Bénédicte Doran, that the minutes of the February 21, 2017 meeting be APPROVED.

Motion carried 5-0

Adjourn:

Meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary