

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

AUGUST 1, 2017

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

Attorney: Ellen Priest
Secretary: Cheryl E. Hammond

Excused: John Elleman was excused and left the meeting room from 7:40 PM until 7:45 PM.

Chairman, John Elleman called the meeting to order on Tuesday, August 1, 2017 at 7:07 PM.

Hearings:

1. Howlett Hill Fire Department

This was a hearing on the application for Howlett Hill Fire Department, as owner, for a Use Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow construction of a pole barn, an addition to a non-conforming use located at the property known as 3384 Howlett Hill Rd., 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 July 23, 2017. The Short Form Environment Assessment Form was reviewed and if approved would have no negative environmental impact. A referral is needed to OCPB as this is within 500 feet of two county roads.

Mr. Scott Bealer and Mr. Marty Plunkett were present in support of this application.

Mr. Ryan was wondering if the Fire Department actually needed a variance, but due to the nonconforming usage thinks we should continue forward with the variance and OCPB's recommendations.

Chairman Elleman asked for a little history on the departments property. Mr. Bealer advised that this charter was started around 1948. The original parcel was purchased from the Brinkerhoff's around that time. There have been 5 additional parcels purchased to make up the approximate 3.1 acre parcel. The last parcel being purchased around 1995.

There was discussion regarding adding on to the existing building instead of building a detached pole barn. The cost was going to be 6 to 7 times more to add on to the existing building versus the new pole barn.

The barn will be used for cold storage. The department has a UTV and a trailer for the UTV which will be stored in this location, keeping it out of the weather elements will maximize the life of these items. Also storing tables and chairs in this barn will make them more accessible, instead of upstairs in the fire house.

The pole barn will mirror the existing building. It will be a steel building, charcoal gray with a red band. Overhead doors will be the same as the current building. This pole barn will be placed on the grassy piece of land behind the existing building. The height of the pole barn will be 18' where the existing building is 30' tall. There will be minimal electric in this barn and no heat.

With no further questions at this time, Chairman Elleman opened it up to the audience for questions or comments. Rosalind Wiltse spoke in favor of this pole barn. Being no other questions or comments either for or against, the hearing was adjourned. This application will come back in front of the ZBA on September 5, 2017 after OCPB has had their hearing and given us their recommendations.

Action taken on Tonight's Application

Nedrow Express, LLC

After careful review and discussion of the Short Environmental Assessment Form, along with all submitted documents, Ronald Ryan proposed a motion, seconded by Carol Schattner, that the SEQR for the above applicant be determined to be an Unlisted Action with a Negative Declaration with detailed conditions to be spelled out in the Resolution.

Motion carried 5-0.

Chairman Elleman recused himself due to a conflict with his firms' affiliation to the next applicant. He handed the meeting over to Mitchell Carmody to chair the meeting and left the Board Meeting at 7:40 PM.

Action on Resolutions From Previous Meeting:

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

Sonbyrne Sales, Inc.

Motion carried 4-0.

Mr. Elleman returned at 7:45 PM to Chair the rest of the meeting.

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

William Orecki, II & Susan L. Orecki

Motion carried 5-0.

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

James & Carol Kincaid
Erin & Ronald Job
Dan Meile & Jacqueline Ayers
Jeremy Delahunt

Motion carried 5-0.

Action on Minutes of July 18, 2017 Meeting:

John Elleman proposed a motion, seconded by Carol Schattner, that the minutes of the July 18, 2017 meeting be APPROVED.

Motion carried 5-0.

Adjourn:

Meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary