

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 23, 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, October 23, 2018 at 7:00 PM.

Hearings:

1. Viktor Masnyy

This was an application for **Viktor Masnyy, as owner**, for an Area Variance under §285-9 of the Zoning Law of Town of Onondaga to build a garage 16 feet by 22 feet attached to the existing garage, resulting in a 10.5 foot side yard setback, instead of the 15 feet required by the Town of Onondaga at the property known as 4963 Manor Hill Drive, 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 24, 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. Masnyy was present and in favor of this application. There were three neighbor letters all in favor of the additional garage. Mr. Masnyy would like to build a typical one car garage and add it to his existing garage. He will build this to match the current garage and house. The additional garage will stop before the fireplace, and he will widen the driveway in front of the garage, unsure if he will widen the whole driveway up to that point. He hopes to start this project in the spring.

Mr. Graser, the neighbor to the north where the setback is only 10.5', is okay with this project and he said that Viktor has been a great neighbor.

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

2. Shane M. Storto

The application of **Shane M. Storto, as owner**, for an Area Variance under §285-11 of the Zoning Law of the Town of Onondaga to allow construction of a 7.26 foot by 5.27 foot entry and a deck 7.9 feet by 7.1 feet in front of residence, resulting in a 20 foot front yard setback, instead of the 30 feet required by the Town of Onondaga at the property known as 180 Stonefield Road, in the Town of Onondaga, in a residential district (R₃).

Chairman, John Elleman, stated that the Posting Notice was published in the Post Standard on October 24, 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. and Mrs. Storto along with their daughter and son-in-law all appeared and are in favor of this application. The Storto's brought with them letters and petitions from 7 people encompassing 5 homes around them all in favor of their application. The Storto's purchased the home 14 years ago, the house already had the entry way and concrete steps. Discussion took place regarding the fact that building permits were not obtained for those changes/additions with the prior owners and Storto's unfortunately inherited that situation when they purchased the house.

Mr. Storto then put a deck on his house in 2016 not realizing he needed a building permit. The Storto's daughter and son-in-law are in the process of buying this home and the mortgagee noticed the additional structure changes without building permits. The son-in-law said he would change anything that needs to be changed even though it could be expensive and could get rid of a very well used entry way.

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

3. Patrick & Barbara Collins

This was a continuance for the application for **Patrick and Barbara Collins, as owners**, for a Special Permit under §285-27 of the Zoning Law of Town of Onondaga to allow construction of a porch and handicap ramp along the front of the house, 38 feet from the road, an addition to a non-conforming structure at the property known as 5087 South Onondaga Road, in the Town of Onondaga, in a commercial district (CD).

The applicants were not present. Discussion took place between the Board members regarding the recommendations that came back from the Town Planning Board who believes that the ramp could be built on the side of the house.

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

3. Syracuse Heights Associates, LLC. - Planet Fitness

This was a continuance of the application for **Syracuse Heights Associates, LLC, as owners**, for a Special Permit under §285-12 of the Zoning Law of the Town of Onondaga to allow a Planet Fitness, an athletic club, as a tenant, a Special Permit use in the plaza known as 6003 South Salina Street in the Town of Onondaga in a Nedrow neighborhood shopping district (NS-N).

Discussion took place regarding the email from Mr. Seeley stating that there is no plan to open with a security guard on site.

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

Action Taken on Tonight's Application

1. Syracuse Heights Associates, LLC – 6003 S Salina St

After careful review and discussion of §285-12 of the Town of Onondaga Zoning Code, along with all submitted documents, Mitchell Carmody proposed a motion, seconded by Bénédicte Doran, 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. Viktor Masnyy

After careful review and discussion of §285-9 of the Town of Onondaga Zoning Code, along with all submitted documents, Carol Schattner proposed a motion, seconded by Bénédicte Doran, 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.

3. Shane M. Storto

After careful review and discussion of §285-11 of the Town of Onondaga Zoning Code, along with all submitted documents, Mitchell Carmody proposed a motion, seconded by Ronald Ryan, 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.

4. Patrick & Barbara Collins

After careful review and discussion of §285-27 of the Town of Onondaga Zoning Code, along with all submitted documents, John Elleman 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.

Adjourn:

Meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Cheryl E. Hammond
Secretary