

ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that at the regular meeting of the Zoning Board of Appeals of the Town of Onondaga, scheduled to be held on July 11, 2023 at the Town of Onondaga Town Hall located at 5020 Ball Road in said Town, a public hearing will be held commencing at 7:00 p.m. to consider the following:

- 1) The application of **Rte 173 Enterprises, LLC, as owner**, for a Special Permit under §285-15 of the Zoning Law of the Town of Onondaga to allow construction of 7 units per acre, totaling four 3 story apartment buildings, on a 13.57 acre parcel, a Special Permit use at the property known as 5865 East Seneca Turnpike in the Town of Onondaga in a Professional and Commercial Office District (PCO).
- 2) The application of **James Hagan Real Estate Company, LLC, as owner**, for an Area Variance under §285-31 of the Zoning Law of the Town of Onondaga to allow a .484 acre parcel to be approved for a 2299 square foot professional office building with a 37 foot front yard setback instead of the required 44.84 foot front yard setback at the property known as Lot 1, Lands of Raughley Subdivision, West Seneca Turnpike, in the Town of Onondaga in an Onondaga Hill Business District (OHB).
- 3) The application of **Matthew and Margaret Losty, as owners**, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow a pool located within the side yard setback to remain in its present location, a location not permitted by the Zoning Law of the Town of Onondaga at the property known as 4922 MacGregor Lane, in the Town of Onondaga in a Residential District (R₁).
- 4) The application of **Dieter V. Gerecke, as owner**, for an area variance under §285-8 of the Zoning Law of the Town of Onondaga to allow construction of a 34foot by 60 foot pole barn in the rear yard, a size in excess of 50 percent of the square footage of the house and 7.5 feet from the west side line, a location not permitted by the Zoning Law of the Town of Onondaga at the property known as 3898 US Route 20 in the Town of Onondaga in a Residential and Country District (RC).

The above applications are open for inspection at the Office of the Town Clerk of the Town of Onondaga; a more complete description of the properties will be found therein. The appearance by the applicants, or their attorneys, is required at such hearing, and all other persons wishing to appear at such hearing may do so in person or by their attorneys. Said Board of Appeals will hear all persons in support of such applications and any objections thereto. Communications in writing in relation to the applications may be filed with the Zoning Board of Appeals, 5020 Ball Road, Syracuse, New York 13215, or at such hearing. The applicants are advised that the scheduling of this proposal for public hearing does not imply approval by the Zoning Board of Appeals.

DATED: June 26, 2023

JOHN ELLEMAN, Chairman of
the Zoning Board of Appeals
Town of Onondaga