

TOWN OF ONONDAGA
5020 Ball Road - Syracuse, NY 13215

ZONING BOARD OF APPEALS

JOHN ELLEMAN, CHAIRMAN
MITCHELL CARMODY
BÉNÉDICTE DORAN
RONALD RYAN
CAROL SCHATTNER
NADINE BELL, ATTORNEY
STACY MARRIS, ATTORNEY
VICTORIA ROGERS, SECRETARY

ZONING BOARD OF APPEALS

Minutes of November 10, 2025

Present:

Bénédicte Doran
Carol Schattner
Ronald Ryan

Nadine Bell, Town Attorney
Victoria Rogers, Secretary

Attending:

Jeffrey Herrick, Director of Code Enforcement
Jay Holbrook, Representative for applicant
Chad Amidon, Representative for applicant

Chairman Elleman called the meeting to order at 6:00 p.m.

Johnathan Metelus – 4128 Abbey Rd.
Not a public hearing

Special Permit

This matter is noted as an introduction only as it has not been publicized and is due to be published on the following Thursday. Jeffrey Herrick, Director of Code Enforcement for the Town of Onondaga, introduced the special permit application for a ground-mounted solar system located at 4128 Abbey Road. A building permit was issued in error prior to the submission and approval of the required special permit, which resulted in the completion of the project. Mr. Herrick performed a final inspection on the project on October 7, 2025. The project is located on a 20-acre parcel on the north side of the property. There is no encroachment to any property lines. The permit application was complete with the layout and certified by the architect engineering and the plans were stamped.

It is acknowledged by the board this will have to be referred to the Town Planning Board and possibly the County Planning Board for their comments. The SEQR is completed and the resolution is determined to be an unlisted action with the board serving as lead agency on an uncoordinated basis rendering a negative declaration.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Mitchell Carmody	Board member	Voted	Yes
Carol Schattner	Board member	Voted	Yes
Ronald Ryan	Board member	Voted	Yes
Bénédicte Doran	Board member	Voted	Yes
John Elleman	Chairperson	Excused	-

Alternative Power Solutions of NY – 3823 Sentinel Heights Rd. Special Permit
Not a public hearing

Peter Coates from Alternative Power Solutions presents the application for special permit. The size of the solar unit is a 56 module 29.68kW DC 22.8. The property is around 11 acres. It is acknowledged by the board this will have to be referred to the Town Planning Board and possibly the County Planning Board for their comments. The SEQR is completed and the resolution is determined to be an unlisted action with the board serving as lead agency on an uncoordinated basis rendering a negative declaration. The matter will be publicized for the following Thursday.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Mitchell Carmody	Board member	Voted	Yes
Carol Schattner	Board member	Voted	Yes
Ronald Ryan	Board member	Voted	Yes
Bénédicte Doran	Board member	Voted	Yes
John Elleman	Chairperson	Excused	-

Amidon-3353 Pleasant Valley Road**Area Variance**

The Board reviews the proposed resolution and Board Member Ron Ryan suggests changes to counsel. It is noted the SEQR was completed last meeting and the public hearing was closed.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Ronald Ryan	Board member	Voted	Yes
Carol Schattner	Board member	Voted	Yes
Mitch Carmody	Board member	Voted	Yes
Bénédicte Doran	Board member	Voted	Yes
John Elleman	Chairperson	Excused	-

Jon Diaz Community Center**Area Variances/Special Permit**

Nadine notifies the board that at the prior Town Board meeting they acknowledged that the SEQR and lead agency notices had been circulated however the DEC did not consent to lead agency and asked for more information however it is noted that 30 days have passed since they've received notice and their consent is no longer necessary. It is noted the referrals to County Planning were all received back with similar comments for all of the applications for subdivision along with two area variances, a site plan and a special permit.

The Town Board must still address access from Pembroke Drive including emergency accessibility and permitted use of that parcel. The Town Board must also address the matter of sidewalks from the comments from the County Planning Board to render this matter a negative declaration. Board Member Ron Ryan notes there was approval for access by the Department of Transportation in 1997 for any future developments on this land. It is noted

The minutes from August 19, 2025 are approved unanimously.

Respectfully,

Victoria Rogers