

TOWN OF ONONDAGA
5020 Ball Road - Syracuse, NY 13215
ZONING BOARD OF APPEALS

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NADINE BELL, ATTORNEY
STACY MARRIS, ATTORNEY
VICTORIA ROGERS, SECRETARY

ZONING BOARD OF APPEALS – SPECIAL MEETING

Minutes of March 31st , 2026

Present:

Mitch Carmody
Bénédicte Doran
Carol Schattner
Ronald Ryan

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Acting chairman Mitch Carmody called the meeting to order at 7:00p.m.

National Grid – 4310 Onondaga Blvd. (004.-06-54)
Continuation:

Area Variance

The Board conducted a public hearing on the application of Niagara Mohawk Power Corporation, d/b/a National Grid, for area variances from the minimum lot area and minimum lot width requirements set forth in Sections 285-9(D)(1) and 285-9(D)(2), respectively, of the Zoning Law of the Town of Onondaga. The property is located at 4300 Taunton Boulevard, Tax Map No. 004.-06-55.0, is currently owned by Taunton Fire Department, Inc., and is proposed to be acquired by National Grid. The property is located in the R-1 One-Family Residential District.

The Board discussed the history of the application and clarified that the proposed parcel, consisting of approximately 0.15 acres, is to be created from the existing Taunton Fire Department property and subsequently combined with an existing National Grid parcel. During the Planning Board review, a question arose regarding whether the proposed nonconforming parcel could be created and then combined with the adjoining National Grid property so as to result in a conforming lot. It was determined that an area variance was required before the parcel could legally be created. The applicant and Town subsequently republished the required notice and scheduled the matter for the present public hearing. The Board also noted that the application had been referred to the County Planning Agency pursuant to General Municipal Law §239-m and that the County's recommendation had been received prior to the meeting.

The Board confirmed that the required public notices had been properly posted and published. The Board also reviewed the applicable environmental review requirements and determined that the action was an Unlisted Action under SEQRA. Following review of the applicable criteria, the Board determined that a Negative Declaration was appropriate. No members of the public appeared in opposition to or in support of the application.

The Board discussed the proposed lot dimensions and noted that the approximately 0.15-acre parcel would have a lot width of approximately 86 feet, rather than the required 100 feet. A motion was made by Board member Ron Ryan to approve the requested area variances for the creation of the approximately 0.15-acre parcel, contingent upon the parcel being combined with the existing National Grid parcel and contingent upon subdivision approval being obtained. The motion was seconded by Board member Carol Schattner and, following discussion, was approved unanimously.

The Board then considered the requested area variances for the setbacks of the proposed National Grid facilities and equipment. The Board reviewed the proposed setbacks as depicted on the applicant's revised site plan and confirmed that the setback dimensions shown on the plan were acceptable. The Board agreed that the approval should specifically reference the applicant's revised drawing, identified as Sheet 39 of 39, revised 12/1/2026, which depicts the proposed facilities and their respective setbacks from the new property line.

A motion was made by Board member Ron Ryan to approve the requested setback area variances as shown on the referenced revised site plan, contingent upon subdivision approval, the filing of the required deed combining the parcels, and completion of all other applicable approvals and requirements. The motion was seconded by Board member Bénédicte Doran and approved unanimously.

The Board thanked the National Grid representatives for their patience while the Town worked through the procedural and legal requirements associated with the application. The representatives likewise thanked the Board for accommodating the additional meeting and for working with the applicant to bring the matter to resolution.

Respectfully submitted,

Victoria Rogers

Zoning Board Secretary