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

JOHN ELLEMAN, CHAIRMAN
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RONALD RYAN
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NADINE BELL, ATTORNEY
STACY MARRIS, ATTORNEY
VICTORIA ROGERS, SECRETARY

ZONING BOARD OF APPEALS

Minutes of May 5, 2026

Present:
John Elleman
Mitch Carmody
Bénédicte Doran
Carol Schattner

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Attending:
Michelle Boellmann – Applicant
Jeffrey Herrick – Director of Code Enforcement

Chairman John Elleman called the meeting to order at 7:00p.m.

Michelle Boellmann – 4386 W. Seneca Tnpk. (026.-01-01.2) Area Variance
Discussion:

The Zoning Board of Appeals reviewed a discussion item regarding a proposed inground swimming pool that requires an area variance under Section 285-9(G) of the Town Code. The Code Enforcement Officer explained that the zoning regulations require an inground pool to be located directly behind the principal residence. Although a permit had initially been issued, it was later determined during an internal review that the proposed location did not comply with this requirement, necessitating a variance request.

The applicant explained that the unique layout of the property makes compliance with the Code impractical. The area directly behind the home is occupied by the driveway, with a chicken coop located beyond it and a septic system on the opposite side of the yard. As a result, the proposed pool location is the closest practical location to the rear of the residence while still meeting all required setback distances. The Code Enforcement Officer noted that the pool is an irregular, kidney-shaped fiberglass shell and clarified that the dimensions shown on the site plan represented a simplified outline used only for zoning purposes.

Board members discussed the property's location on the corner of West Seneca Turnpike and Young Road, noting that the proposed pool would be located in what is technically considered a side yard but would be well over 150 feet from the roadway. They also observed that the property consists of approximately ten acres and is heavily screened by existing vegetation, making the pool largely invisible from neighboring properties and the adjacent roadways. The Board agreed that the property's unusual configuration created a unique circumstance that justified consideration of an area variance.

The Board also discussed neighboring properties and encouraged the applicant to notify nearby property owners prior to the public hearing. Members noted that letters of support or statements indicating no objection are often helpful, although not required. The applicant explained that an existing shed would remain in place and would be used to house the pool equipment, which the Board viewed favorably as it would help reduce equipment noise.

The Code Enforcement Officer informed the Board that the application does not require referral to the County Planning Board because residential area variances are exempt from county review, despite the property being located on a county road. The Board indicated that, based on the information presented, the application appeared straightforward and that the circumstances supported the requested variance.

The applicant asked whether the matter could be expedited because the fiberglass pool shell was scheduled for delivery on May 8. The Board explained that a decision could not be made until the required public hearing was held, as public notice and publication deadlines established by law must first be satisfied. The Board advised that the application would be scheduled for a public hearing at the next meeting, at which time the Board would be eligible to vote on the request. While emphasizing that no decision had yet been made, Board members stated that the facts presented appeared to support the variance request, absent any new information raised during the public hearing.

Respectfully submitted,
Victoria Rogers
Zoning Board Secretary