

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 June 16, 2026

Present:

John Elleman

Mitch Carmody

Bénédicte Doran

Carol Schattner

Ronald Ryan

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Attending:

Louis F. Brown Jr- Applicant

Brian Killmore – Applicant

Ryan Moore - Applicant

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

Michelle Boellman – 4386 W. Seneca Tnpk. (026.-01-01.2)

Area Variance

Continuation:

The board noted receipt of a letter from National Grid stating no objection to the proposed pool location within the easement area, and that letter was entered into the record. The board also stated it was still awaiting a recommendation from the Planning Board before finalizing the matter, and planned to revisit it at the July 7th meeting.

Louis F. Brown Jr. -5148 Onondaga Rd. (008.-03-15.0)

Area Variance

Public Hearing:

The application of Louis Brown, as owner and applicant, for Area Variance relief from §285-25 of the Zoning Law of the Town of Onondaga to situate an Accessory Structure in the front yard, and from §285-9(D)(4) and §285-31 requiring a front yard setback of 65 feet, on property located in the Town of Onondaga at 5148 Onondaga Road, Tax Map No. 008.-03-15.0, in the One-Family Residential District, R-1.

The application is for an area variance to allow a 140 square foot shed to remain in a side/front yard area where it did not meet zoning placement requirements. The applicant

explained the shed already existed and was used for gardening and storage, and that it could not be reasonably placed in the rear yard due to constraints including a septic system, drainage conditions, and a steep slope. Board members reviewed photos and site details, noting the structure was largely obscured from view and not easily visible from the road. After discussion, the board agreed the placement was understandable given the physical limitations of the property and that the shed was not a permanent foundation structure. The board indicated the matter would be classified as a Type II action under SEQR.

Nobody spoke in favor or against the application 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:

Mitch Carmody	Board member	Voted	Yes
Carol Schattner	Board member	Voted	Yes
Bénédicte Doran	Board member	Voted	Yes
John Elleman	Chairman	Voted	Yes
Ron Ryan	Board member	Voted	Yes

Brian Killmore – 3419 Collins Rd. (053.-02-12.0)
Public Hearing:

Area Variance

The application of Brian Killmore, as owner and applicant, for Area Variance relief from §285-4 of the Zoning Law of the Town of Onondaga to construct a 1,920 square foot “Accessory Structure” that is in excess of 50% of the size of the Principal Structure, and from §285-25 of the Zoning Law of the Town of Onondaga to situate said Accessory Structure in the front yard, on property located in the Town of Onondaga at 3419 Collins Road, Tax Map No. 053.-02-12.0, in the Residential and Country District, R-C.

The applicant Brian Killmore proposed a 1,920 square foot structure that exceeded typical size limits of 50% of the size of the principal structure and included placement in a front yard area. The board reviewed prior informational discussions, topographic maps, and updated drawings showing the proposed layout, including adjustments to orientation and future potential expansion such as an awning. The placement of a propane line directly affecting the required placement on the property along with the drop in elevation in that area were discussed. It was noted that the County Planning Board stated they were not required for this type of variance and it was also noted that this is a type 2 action.

Nobody spoke in favor or against 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:

Mitch Carmody	Board member	Voted	Yes
Ron Ryan	Board member	Voted	Yes
Bénédicte Doran	Board member	Voted	Yes
John Elleman	Chairman	Voted	Yes
Carol Schattner	Board member	Voted	Yes

**Centerpoint Properties LLC – 4368-4372 W. Seneca Tnpk (027.-05-15.0).
Area Variance Discussion:**

The applicant Ryan Moore appeared to discuss a property he owns with two existing houses on a single parcel of approximately three acres. The applicant sought to subdivide the parcel into two separate lots so each house could be independently financed. Board members explained that under current zoning, each resulting parcel would need to meet minimum lot size requirements, typically around two acres each for lots without public facilities, meaning the proposed split would create two nonconforming lots. The board discussed how the situation was self-created by the prior purchase and noted that approving the variance would conflict with zoning standards. Alternatives were discussed, including the possibility of purchasing additional land from a neighboring property owner to bring each lot into compliance or waiting until that area received public facilities. Board members ultimately advised the applicant that withdrawing the application or pursuing land acquisition would likely be more feasible than seeking a variance that would create additional nonconformity. The applicant indicated they would consider those options.

The meeting concluded around 7:42pm.

Respectfully submitted,
Victoria Rogers
Zoning Board Secretary