

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 24, 2026

Present:

Mitch Carmody

Bénédicté Doran

Attorney Carol Schattner

Ronald Ryan

Stacy Marris, Town

Victoria Rogers, Secretary

Attending:

Michelle Boellmann – applicant

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

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

Area

Variance Continuation:

The board acknowledged receipt of a letter from the Planning Board, along with comments submitted regarding the project. After discussion, members noted that the concerns raised in the letter—such as whether the pool drawing was to scale and references to other structures on the property—had either already been addressed in prior discussions or were not relevant to the variance being considered. The board reviewed and considered the correspondence and closed the public hearing.

A motion was made by board member Ron Ryan and seconded by board member Carol Schattner to approve the application with specific conditions tied to the approved site plan. The approval requires that the pool be located no closer than 100 feet from the water's edge along the western property line. It also requires a minimum 20-foot setback from the outermost electrical line or easement as shown on the plans. In addition, the board confirmed the pool must remain behind the existing structure and approximately 120 feet from the front property line.

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

Ron 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	Absent	Absent

Doris & George Ryan – 3242 Fox Rd. (058.-05-01.1) **Area**

Variance Discussion:

The applicants are looking to locate an above ground swimming pool on a large 92-acre property. The board noted the remote location of the proposed project, including that the nearest residence was approximately a quarter mile away. Members reviewed the plan showing the pool placement behind existing structures and confirmed the proposal would be treated as an area variance. It was determined that the application did not require referral to the County Planning Board and qualified as a Type II action under SEQR, meaning no further environmental review was necessary.

The board agreed to move the second application forward for further consideration and scheduled it for the July 7th meeting.

The meetings ended at 7:10pm and the board entered into an advice of counsel meeting.

Respectfully submitted,
Victoria Rogers
Zoning Board Secretary