

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 July 7, 2026

Present:

John Elleman

Mitch Carmody

Bénédicte Doran

Carol Schattner

Ronald Ryan

Nadine Bell, Town Attorney

Victoria Rogers, Secretary

Attending:

George & Doris Ryan- Applicant

Donald Ruckyj- Applicant

William DiBello – Applicant

James Haines- Applicant

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

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

Area Variance

Public Hearing:

The application of **Doris Ryan, as applicant and George Ryan, as owner and applicant**, for Area Variance relief from §285-8(B)(3) of the Zoning Law of the Town of Onondaga which requires that private swimming pools be located no closer to the rear lot line than a distance equal to 10% of the required or actual lot width (whichever is greater) and no closer to the side lot line than the main building side yard width, on property located in the Town of Onondaga at 3242 Fox Road, Tax Map No. 058.-05-01.1, in the Residential and Country District, R-C.

The public hearing is opened. It is noted that the matter was published in the Post Standard on June 30 and the affidavit signed by the Town Clerk was in the file. It is also noted that the application contains a Short Form Environmental and the action is noted to be a Type 2 action under SEQR. The file contains a letter from the Ryans' neighbor Michael Stack acknowledging that he's aware of the proposed pool location and that he was in favor of this project.

Chairman Elleman confirmed the proposed location of the pool in relation to the property lines and discussed alternatives. The applicants explained they were unable to put the pool directly behind the house because they had a well directly behind the house. The only other alternative would be to move the pool further from the home in the shadow of the home where they have a large tree.

Nobody spoke in favor or against the project and the case was closed.

Board member Ron Ryan asked counsel to add a condition to the resolution. He stated the pool shall be no closer than 147 feet to the easterly right of way to Fox Road and no closer than 240 feet to the south property lines.

Given the condition Ron Ryan made a motion to approve the project and Mitch Carmody supported the motion. The project was approved by a unanimous vote.

Donald Ruckyj- 5018 Onondaga Rd. (007.-02-15.1)

Area Variance

Discussion:

Donald Ruckyj appeared before the Board seeking relief to construct a new home on a vacant lot on Onondaga Road. During the discussion, the Board reviewed the property's history and determined that the lot had likely been legally created in the 1960s, prior to the adoption of the Town's zoning regulations. After reviewing the applicable zoning provisions, the Board concluded that the property may qualify as a legal nonconforming lot, meaning an area variance might not be necessary if the proposed home complies with the proportional setback requirements of the zoning ordinance.

Rather than proceed with a variance application, the Board recommended that the applicant work with a builder or architect to prepare house plans that comply with the applicable setback provisions. The applicant was also advised to withdraw the variance application and request a refund of the application fee through the Town Board.

William DiBello- 4562 Broad Rd. (049.-03-16.0)

Area Variance

Discussion:

William DiBello appeared before the Board regarding a proposal to construct an approximately 1,600-square-foot attached garage or pole barn. The applicant submitted a survey, site plan, architectural drawings, floor plans, and building elevations for the Board's review. Members indicated that the application materials were complete and provided sufficient information to evaluate the proposal. Finding no significant concerns during the discussion, the Board agreed to schedule the application for a formal public hearing at the next meeting on July 21, 2026.

James Haines- 3351 Hayden Rd. (060.-01-09.0)

Area Variance

Discussion:

James Haines appeared before the board to request a front yard area variance for a proposed garage addition on Hayden Road. Board members reviewed the proposed layout and suggested that the addition could potentially be redesigned by shifting its location approximately 17 feet, allowing the applicant to achieve the desired square footage without requiring a front yard variance. The applicant agreed to consult with the architect regarding the suggested redesign before proceeding further.

Because an alternative design may eliminate the need for zoning relief, the Board recommended that the applicant delay the variance application while revised plans are prepared. If the redesigned proposal complies with the zoning requirements, the applicant was advised to withdraw the variance application and request a refund of the application fee.

Respectfully submitted,

Victoria Rogers

Zoning Board Secretary