

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 21, 2026

Present:

John Elleman

Mitch Carmody

Bénédicte Doran

Carol Schattner

Ronald Ryan

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Attending:

Stephen Reed -Representative for Halcyon

Suzanne Baldwin- Applicant

Paul Fitzgerald – Applicant

Ivan Shevchuk - Applicant

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

Halcyon Inc. – 3942 Bailer Rd. (062.-02-05.6)

Area Variance + Special Permit

Discussion:

The applicant is seeking to erect a ground mounted solar array in the front yard of 3942 Bailer Road. They presented site plans and aerial photographs identifying the proposed location of the solar panels. During the discussion, the Board noted a discrepancy between the submitted survey and the aerial site plan regarding the property's dimensions and setback measurements. The applicant agreed to submit a corrected survey with accurate property boundaries, updated scalable site plans showing definitive setback measurements, and letters of support from neighboring property owners. The Board also explained that the application would require Planning Board review before a public hearing could be scheduled. The applicant indicated the requested revisions would be submitted promptly in an effort to keep the project moving through the approval process.

Ivan Shevchuk – 4871 Iroquois Ave (021.-01-04.0)

Area Variance

Discussion:

The Board reviewed a proposal to construct an open-sided carport adjacent to an existing residence. During the discussion, the applicant explained that the structure would provide additional covered storage for equipment and materials associated with a construction business. Board members expressed concerns that the requested setback relief appeared excessive and explained that accessory structures on residential property cannot be approved for commercial business storage. The applicant was also advised that an as-built survey of the property was needed, as one should have been completed when the residence was originally constructed. Based on the intended commercial use and the amount of relief requested, the Board indicated that the proposal, as presented, was unlikely to receive approval. The applicant chose to withdraw their application instead of moving forward.

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

Area Variance

Public Hearing:

The Board opened the public hearing for an application requesting an area variance to construct an approximately 800-square-foot accessory building, exceeding the maximum permitted size by approximately 160 to 165 square feet. The applicant stated that the structure would be used exclusively for personal vehicle storage and would not contain plumbing, although electrical service could be installed through the normal permitting process. The proposed building would match the existing residence in color and exterior appearance. No members of the public spoke in opposition, and the Board found the request to be consistent with the intent of the zoning ordinance. The public hearing was closed. Board member Ron Ryan made a motion to approve the project and Board member Mitch Carmody supported his motion. The Board unanimously approved the requested area variance. The applicant was advised to coordinate with the Code Office to obtain the required building permit.

Timothy Schad – 5907 E. Seneca Tnpk

Area Variance

Discussion:

The applicant did not appear for this item; however, the Board reviewed the application and file in the applicant's absence. The applicant is requesting area variances for the side and rear lot line setbacks to construct a detached garage in the side yard. After reviewing the submitted information, the Board determined that no additional information was required in order for the public hearing to proceed. The Board agreed to publish the application for the next scheduled public hearing on August 4.

Following the applications, the Board reviewed and approved the minutes from the May 19, June 16, June 24, and July 7 meetings. Board Member Carol Schattner made a motion to approve the minutes, which was seconded by Board Member Ron Ryan. The

motion was approved by all members present, with Chairman John Elleman abstaining from the June 24 minutes due to his absence from that meeting.

The Board also reviewed the resolution regarding the approval for Doris and George Ryan. Chairman John Elleman made a motion to approve the resolution, which was seconded by Board Member Ron Ryan. The resolution was unanimously approved by the Board.

The meeting concluded at 7:53pm.

Respectfully submitted,

Victoria Rogers

Zoning Board Secretary