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

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ZONING BOARD OF APPEALS

Minutes of August 18, 2026

Present:
Mitch Carmody
Bénédicte Doran
Carol Schattner

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Attending:
Jeffrey Herrick – Director of Code Enforcement
Roxanne & Bob Tangredi- Applicant
Stephen Reed – Representative for Halcyon
Suzanne Baldwin & Paul Fitzgerald - Applicant
Austin Lord - Applicant

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

Roxanne & Bob Tangredi – 4421 Howlett Hill Rd. (007.-01-28.0) Area Variance
Discussion:

The Board held an informal discussion regarding Roxanne and Bob Tangretti's property on Howlett Hill Road and the placement of a foundation that had shifted during construction due to significant rock conditions encountered on the property. The Code Enforcement Officer, Jeffrey Herrick, explained that the project had originated several months earlier and that an additional setback requirement for a collector road had not been properly accounted for when the foundation location was initially determined. A survey subsequently indicated that the distance from the centerline of the road was different than originally anticipated. The Board discussed the applicable road right-of-way and clarified that the right-of-way is 66 feet, or four rods, rather than the 60 feet that had previously been assumed. Because the required front setback must be measured from the edge of the actual right-of-way, the Board indicated that the amount of variance required could change from the amount originally discussed. The Board emphasized that the official survey must clearly identify the edge of the right-of-way and that the pencil lines shown on the preliminary materials could not be used as the official setback measurement. The applicant would need to provide a corrected/as-built survey identifying the right-of-way

and actual foundation location before the application can be finalized and published for a public hearing.

Samir Malovic – 4396 Whedon Rd. (003.-02-09.0) Area Variance
Public Hearing:

The Board opened a public hearing regarding the application for an approximately 1,500-square-foot accessory structure. The application requires area variances for the size of the accessory structure as well as the side and rear yard setbacks. The Board reviewed the proposed location and discussed whether the requested variances could be reduced by modifying the placement or dimensions of the structure. In particular, the Board previously suggested moving the structure approximately five feet and discussed whether reducing the proposed 32-foot width to approximately 24 feet could lessen the amount of relief requested. The applicant explained that moving the structure would create difficulties with the existing driveway configuration and would reduce usable yard space. The applicant also discussed the location of neighboring structures, including a nearby garage, and the removal of an existing shed. The Board explained that, under the area-variance standards, the requested relief should be the minimum necessary and considered whether the applicant could achieve the intended use through a feasible alternative. A neighboring letter concerning the size, appearance, and future maintenance of the property was also discussed. The applicant agreed to stake out the proposed location so the Board could better evaluate the actual placement in relation to the property lines and surrounding structures. The hearing was continued to allow the applicant to provide the additional information and consider possible modifications.

Austin Lord – 4228 Dave Tilden Rd. (037.-02-04.0) Area Variance
Public Hearing:

The Board held a public hearing on Austin J. Moore Jr.'s application for an approximately 32-by-40-foot, or 1,280-square-foot, accessory structure. The applicant explained that the structure would primarily be used for storage and that he also intended to use it in connection with his hobby of beekeeping. The Board reviewed the size of the proposed structure in relation to the footprint of the existing principal residence and discussed the resulting area variance. The structure had been relocated on the property to provide approximately a 20-foot setback from the applicable property line, and the Board determined that the revised setbacks were satisfactory. The applicant stated that the building would not contain plumbing, with electricity potentially being added in the future. Several neighboring property owners provided letters supporting the application, and no opposition was presented during the public hearing. After discussion, the Board took a vote with Board member Bénédicte Doran making a motion to approve the application for the 32-by-40-foot structure, subject to conditions including submission of an as-built property survey and compliance with any applicable wetland permitting requirements. Board member Carol Schattner supported this motion and the board unanimously approved the project noting the structure will be no closer the 10 feet to the rear property line and no closer than 20 feet to the side property line.

Halcyon Inc.– 3942 Bailer Rd. (062.-02-05.6) **Special Permit Continuation:**

The Board continued its review of a special permit application involving a proposed ground mounted solar system that had been revised since the Board's last meetings. The applicant had moved the proposed location farther back on the property so that it would no longer be located within the front-yard area. The Board reviewed the revised site plan and discussed the Planning Board's review and comments. Based on the revised location, the Board determined that the proposal could meet the applicable special permit criteria. The Board then completed its SEQRA review using the Short Environmental Assessment Form. The Board reviewed the environmental questions and determined that the proposed action was not expected to result in significant adverse environmental impacts. A negative declaration was therefore issued under SEQRA. Following the environmental review and discussion of the applicable special permit requirements, the Board approved the special permit unanimously with Board member Carol Schattner making a motion to approve the project and Board member Bénédicte Doran supporting the motion to approve subject to the standard conditions requiring an as-built property survey and compliance with any applicable wetland permitting requirements.

Susan Rioux – 4010 Split Rock Rd. (009.-01-89.0) **Area Variance Discussion:**

The applicant was unavailable to appear in person for the scheduled informal discussion regarding the proposed accessory structure. However, after reviewing the application materials, the Board determined that the materials were sufficient for the application to proceed to publication for a public hearing at the next meeting scheduled for September 1st.

Following the case discussions, a motion to approve the previous meeting minutes was made by Board Member Carol Schattner and seconded by Board Member Bénédicte Doran. The motion carried unanimously, and the previous meeting minutes were approved.

Respectfully submitted,

Victoria Rogers

Zoning Board Secretary