

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 September 1st , 2026

Present:

John Elleman
Bénédicte Doran
Carol Schattner

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Attending:

Roxanne & Bob Tangredi- Applicant
Samuel Scozzafava – Applicant
Susan Rioux - Applicant

Chairman John Elleman 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 reviewed the updated survey submitted by the applicant, which provided the measurements necessary to determine the requested variance. The Board discussed whether the 33-foot measurement from the centerline of the road represented the road right-of-way boundary or the edge of the pavement. The applicant explained that the surveyor identified the road boundary at 33 feet from the centerline and that the measurement extends beyond the paved roadway. The Board will confirm the road-boundary designation with the surveyor. The Board also discussed the proposed sewer connection, and the applicant advised that the sewer work is currently in progress and that additional estimates are being obtained. The Board determined that the public hearing should not be scheduled until the sewer connection issue has been resolved. The applicant was advised to contact the Town once the sewer information is finalized, at which time the matter can be scheduled for a public hearing.

Samuel Scozzafava – 4962 Beef St. (011.-05-01.2)

Area Variance

Discussion:

The applicant appeared before the Board regarding a proposed 24-foot by 28-foot detached garage. The applicant explained that the existing attached garage is

approximately 20 feet deep and is not large enough to accommodate a full-size pickup truck. The applicant stated that an addition to the existing garage was considered but that construction estimates exceeded \$100,000 due to the existing roofline and the significant slope of the property. The proposed detached garage would be positioned at an angle to the existing garage to accommodate the property's topography, utilize the existing driveway, and minimize grading and fill. The Board discussed the applicable front-yard setback and confirmed that the attached garage is considered part of the principal structure for purposes of determining the front setback. The Board requested that the applicant have the proposed garage location plotted to scale on the existing survey; a complete new survey was not required. The Board also discussed the distance from neighboring properties and potential visual impacts, with the applicant estimating the nearest neighboring residence to be approximately 300 feet away and stating that existing vegetation substantially limits visibility. The Board noted that the visual impact, appearance from the roadway, and relationship between the proposed garage and the existing residence would be considered. The applicant was advised to submit the scaled drawing from the surveyor to the Town before the matter could be scheduled for a public hearing.

Susan Rioux – 4010 Split Rock Rd. (009.-01-89.0)

Area Variance

Public Hearing:

The Board opened the public hearing for Susan E. Rioux, regarding an area variance to construct a 3,120-square-foot accessory structure at 4010 Split Rock Road. The Board noted that the property is located in the R-1 One-Family Residential District and that the matter was published in the *Post-Standard* on August 27th. The Board determined that the application was a Type II action for environmental review. The Board confirmed that the variance was for the size of the proposed accessory structure and that the required setbacks were 39 feet from the side property line and 65.6 feet from the rear property line. The applicant stated that the structure would be used for personal storage. With no further questions and no opposition from the public the hearing was closed. A motion was made by Board member Carol Schattner and seconded by Bénédicte Doran to approve the variance, and the Board unanimously approved the request as presented.

Respectfully submitted,

Victoria Rogers

Zoning Board Secretary