

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

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NADINE BELL, ATTORNEY
VICTORIA ROGERS, SECRETARY

ZONING BOARD OF APPEALS

Minutes of September 15th, 2026

Present:

Mitch Carmody

Bénédicte Doran

Carol Schattner

Ronald Ryan

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

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

Samir Malovic – 4396 Whedon Rd. (003.-02-09.0)

Area Variance

Continuation:

The applicant appeared before the Board regarding a continued application for area variances to construct a 1,500-square-foot accessory garage/pole barn, requiring relief from the applicable area and setback requirements. The applicant explained that relocating the proposed structure farther from the side property line would make driveway access difficult and discussed the placement of other accessory structures in the surrounding neighborhood. The applicant also addressed concerns previously raised by a neighbor regarding the clearing of brush and trees on the property.

The Board discussed the Town's requirements governing the maximum permitted size of an accessory structure, which is calculated based on a percentage of the principal structure's first-floor living area. Based on the figures discussed, the permitted size would be substantially less than the proposed 1,500-square-foot structure. Board members expressed concern regarding the magnitude of the requested area variance but discussed whether the application could be revised to address the setback concerns separately from the proposed structure's size.

The Board further reviewed the applicable side-yard and rear-yard setback requirements, including the provision allowing certain one-story accessory structures meeting the applicable height requirements to be located closer to the side property

line. During the discussion, the applicant appeared willing to revise the proposal to meet the required side-yard setback of approximately 7.5 feet and withdraw the request for a rear-yard setback variance, while retaining the request for an area variance for the structure's size.

The Board advised that the applicant could submit a letter confirming the revised proposal and that a new public notice would not be necessary if the changes remained within the scope of the existing application. The application was left pending receipt of the applicant's written confirmation. No formal decision or vote was made.

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

Area Variance

Public Hearing:

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.

Respectfully submitted,

Victoria Rogers

Zoning Board Secretary