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 October 6, 2026

Present:
John Elleman
Mitch Carmody
Bénédicte Doran
Carol Schattner
Ronald Ryan

Paul Smyth, Town Attorney

Victoria Rogers, Secretary

Attending:
Corey Dwyer- Applicant
Samir Malovic - Applicant

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

Corey Dwyer- 3120 Amber Rd. (059.-03-21.2) **Area Variance**
Discussion:

The Board held an informal discussion with Corey Dwyer regarding his proposal to demolish and replace an existing barn on Amber Road. The applicant explained that the new structure would be located in the same location and have the same footprint as the existing barn, although the overall height would be substantially reduced. The existing structure is a deteriorating dairy barn, and the replacement would be used for storage. Electricity may be provided, but no plumbing or water service is proposed.

The Board reviewed the application materials and determined that the information submitted was sufficient to proceed to a public hearing. The matter was scheduled for the Board's next meeting on October 20th. The Board indicated that the application appeared straightforward because the proposed replacement would maintain the existing footprint.

Samuel Scozzafava- 4962 Beef St. (011.-05-01.2) **Area Variance**
Continuation:

The Board reviewed Sam's application and discussed the remaining steps needed to finalize the matter. The Board noted that the application qualified as a Type II action under the State Environmental Quality Review (SEQR) Act and that no further environmental review was required. As the public hearing had already been closed, the Board proceeded to review the proposed structure's dimensions and placement before voting on the application.

The Board discussed the applicant's representation that the structure would be located 110 feet from the road centerline, consistent with a building line depicted on a subdivision map. Although the Board acknowledged that maintaining this distance might not be legally required, members considered it preferable to remain consistent with the mapped building line.

The proposed structure was discussed as approximately 28 feet by 24 feet, with a side setback of approximately 35 feet and a location approximately 77 feet from the rear property line of the house, measured along a perpendicular line. The Board reviewed the submitted plans and survey and confirmed the dimensions and placement to be incorporated into its decision.

A motion was made by Board member Mitch Carmody and Board member Carol Schattner seconded to approve the application. The motion carried unanimously among the members voting.

Samir Malovic- 4396 Whedon Rd. (003.-02-09.0) **Area Variance**
Continuation:

The Board revisited a residential application that had previously been discussed at a meeting where the public hearing was opened and continued. The applicant explained that the proposed structure had been repositioned to bring it into compliance with the required setbacks. The Board confirmed that the remaining variance request concerned the structure's square footage rather than its location.

The Board determined that the matter is a type 2 action and did not require further environmental review under SEQR. A motion by Board member Mitch Carmody was made and seconded by Board member Ron Ryan to deny the requested setback variance and approve the requested square-footage variance. The motion carried, with Chairman John Elleman abstaining.

The approved structure must comply with the specified setbacks of 9.5 feet from the rear property line and 7.5 feet from the side property line. The applicant was advised that the structure could be positioned farther from the property lines, provided the minimum required setbacks were maintained.

Following the Board's decision, the applicant was advised to contact the Code Enforcement Office regarding a building permit. Required materials would include the building plans, a survey, and applicable liability and workers' compensation insurance documentation for the contractor, if one is used. The applicant was encouraged to confirm the proposed placement before beginning construction.

Minutes:

The Board reviewed minutes from the August 18, September 1, and September 15 meetings.

August 18 meeting: A motion was made by Carol Schattner and seconded by Bénédicte Doran to approve the minutes as presented. The motion carried, with two members, John Elleman and Ron Ryan abstaining.

September 1 meeting: A motion was made by John Elleman and seconded by Bénédicte Doran to approve the minutes as written. The motion carried, with two members, Ron Ryan and Mitch Carmody abstaining.

September 15 meeting: Ron Ryan identified a clerical error. The Board discussed correcting the case references and associated information. Further review was needed, and a vote on the revised September 15 minutes was deferred to the next meeting.

Respectfully submitted,
Victoria Rogers
Zoning Board Secretary