

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 21, 2025

Present:

John Elleman, Chairman	Nadine Bell, Town Attorney
Bénédicte Doran	
Mitchell Carmody	Victoria Rogers, Secretary
Carol Schattner	
Ronald Ryan	

Attending:

Jay Holbrook, Representative for applicant
Chad Amidon, Representative for applicant

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

Amidon-3353 Pleasant Valley Road

Area Variance

The secretary reads the Notice of Public hearing that was published on October 14, 2025, and the hearing is opened. The application of John and Anita Amidon, as applicants, for Area Variance relief from §285-8(6)(b) of the Zoning Law of the Town of Onondaga, which requires lot frontage of 120 feet, for property located in the Town of Onondaga at 3353 Pleasant Valley Road, Tax Map No. 025.-01-61, in the Residential and Country District, R-C. The included short form environmental assessment indicates there would be no adverse effects and it is acknowledged this is an unlisted action.

Jay Holbrook the land surveyor and representative for the Amidon family along with Chad Amidon also representing his family take to the podium to give history and background on this matter. Mr. Holbrook explains the road that crosses Pleasant Valley Road making a 90-degree curve in front of the Amidon's house used to be a T intersection. Jay provided maps from 1860, 1874, 1930 and 1938 showing the road that was ultimately abandoned for public use at an unknown time following these time periods. Jay ensures the lot being created will not require an easement because 33 feet of the lot is on the right of way. Jay provided the board with a copy of the letter from County Highway Department along with a copy of the map with the agreed upon

location of the driveway. The board also received a letter from the county regarding the right-away frontage and were provided with a map showing how the parcel would be divided. Jay provided a copy of the deed to put in the record. SEQR is completed with a unanimous vote for an unlisted action with the board listed as the lead agency on an uncoordinated basis of the negative declaration.

The matter is referred to the County Planning Board for their comment, and the public hearing is closed.

Such A Lush, LLC

Special Permit

The final resolution with updated conditions was presented to the board.

The question of the enactment of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Benedicte Doran	Board member	Voted	Yes
Carol Schattner	Board member	Voted	Yes
Mitchell Carmody	Board member	Voted	Yes
John Elleman	Board member	Voted	No
Ronald Ryan	Chairperson	Voted	No

The meeting was adjourned.

Respectfully,

Victoria Rogers