

**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 March 3, 2026**

Present:

John Elleman  
Mitch Carmody  
Bénédicte Doran  
Carol Schattner  
Ronald Ryan

Stacy Marris, Town Attorney

Victoria Rogers, Secretary

Attending:

Nolan Kokkoris, Attorney for National Grid  
Justin Domago- Representative for National Grid  
Travis Martin, Applicant

Acting Chairman Mitch Carmody called the meeting to order at 7:00p.m. as John Elleman recused himself from the first case.

**National Grid-4310 Onondaga Blvd.      Area Variance/Special Permit/ Intrepretation**

The notice of appeal filed by Nigagara Mohawk Power Corp. D/b/a National Grid requesting a review and reversal of the Town of Onondaga Code Enforcement Officer's interpretation of the term "building" as referenced and applied in the definition of the front yard setback line as set forth in §285-4 of the Town of Onondaga's Zoning Law to determine the applicability of all setback requirements.

The application of Nigagara Mohawk Power Corp. D/b/a National Grid as owner and applicant for a special permit pursuant to §285-9(C)(4) to operate facilities for the delivery of natural gas services other than containerized natural gas to the local community on property located at 4310 Onondaga Boulevard, Tax Map number 004.-06-54 in the one family residential district R-1.

The application of Nigagara Mohawk Power Corp. D/b/a National Grid as owner and applicant for area variances from the setback requirements from section §285-9(D)(4) of

the Zoning Law of the Town of Onondaga for the property located at the 4310 Onondaga Boulevard, Tax Map number 004.-06-54 in the one family residential district R-1.

Nolan Kokkoris, attorney for National Grid, addressed the Board to provide updates on concerns raised at the previous meeting. One of the questions previously raised was whether vehicle barriers would be installed on-site in accordance with NFPA 54.

Board Member Ronald Ryan interjected to clarify that he had cited the incorrect standard at the last meeting. He stated that the correct standard is CFR 49. Justin Domago, a representative for National Grid, confirmed that this is the standard they reviewed as well.

Mr. Ryan then addressed the interpretation of the yard requirement. He explained that the applicant's position is that the gas apparatuses do not constitute a "building" under the definition provided in the ordinance. While he stated he would not contest that interpretation, he emphasized that the ordinance clearly defines the front yard as an open and unoccupied space. Based on that definition, he believes the restriction would apply if any apparatus is located within that area.

Board Member Mitch Carmody asked whether the building would be considered grandfathered, given that zoning laws were not in place at the time it was constructed. Mr. Ryan responded that this issue would be addressed in the resolution, along with any conditions of approval.

Stacy Marris, attorney for the Town of Onondaga, confirmed that the Board's interpretation would be the first issue decided in this matter. She also reminded the Board that there were outstanding questions regarding the location of the sewer line on the site plans submitted by Mr. Kokkoris.

Mr. Kokkoris addressed the sewer location concern, explaining that he consulted with surveyors who reviewed recorded data for sewer and catch basin locations. However, they were unable to locate any legal description identifying the precise location of the sewer line. He noted that revising the plans based solely on testimony, without supporting documentation, could create potential liability. As a result, he stated that they would remove the sewer line from the plans altogether to avoid discrepancies with the Zoning Board.

Mr. Kokkoris also assured the Board that jersey barriers would be installed and submitted a map showing their proposed locations.

Mr. Domgao further explained National Grid's need for movable barriers due to maintenance requirements at the substation. He stated that the barriers can be repositioned to allow equipment access and will comply with New York State Department of Transportation standards.

Mr. Kokkoris also referenced the proposed fence location shown on the submitted map, noting that the fence line is angled to prevent sightline issues.

Mr. Ryan suggested that National Grid consult with the County Department of Transportation to obtain approval of the fence layout, particularly regarding sightline considerations.

It was acknowledged that the Board is still awaiting comments from both the Town Planning Board and the County Planning Board. The public hearing will remain open pending receipt of those comments.

Chairman John Elleman reentered the meeting for the final case.

**Travis Martin – 4691 Fairbanks Dr.**  
**\*This is not a public hearing\***

**Area Variance**

Chairman John Elleman opened the discussion by asking Board Member Ron Ryan if he knew the frontage of the property on Beef Street. Mr. Ryan stated he believed it to be approximately 100 feet and noted that the lot was previously approved as fronting on Beef Street prior to the development of Sterling Heights. He further explained that the property was part of the Michael Fay subdivision (Lot 1) and is oriented toward Beef Street.

The property owner, Travis Martin, confirmed that there is an existing driveway extending from the barn to Beef Street. Mr. Ryan reiterated his belief that the lot fronts on Beef Street, even though it is currently accessed via Fairbanks Drive.

Mr. Ryan then inquired about the existing barn shown on the survey, and Mr. Martin confirmed that the barn remains but will be demolished. Board Member Mitch Carmody asked about another unidentified structure on the survey, which Mr. Martin identified as a chicken coop.

Mr. Ryan noted that Mr. Martin owns approximately twelve acres and that farming activities, including barns and stables, are permitted uses. He questioned whether the ordinance provisions regarding accessory structures would apply under these circumstances.

Chairman Elleman asked where access to the proposed new barn would be located, and Mr. Martin confirmed that access would be from Beef Street. It was also noted that the proposed barn will be used for storing antique cars. Mr. Martin stated that he intends to run electricity and gas to the new barn and mentioned that a yard hydrant is already present on the property, which he plans to utilize.

Chairman Elleman suggested that Mr. Martin update the survey to include setback measurements and dimensions for the proposed barn, as well as the location of the driveway.

Chairman Elleman proposed a motion to approve the meeting minutes from December 16, 2025; January 20, 2026; February 3, 2026; and February 17, 2026. The motion was seconded by Ron Ryan. All Board Members voted in favor, and the motion carried unanimously.

The meeting concluded at 7:47p.m.

Respectfully Submitted,

*Victoria Rogers*

Secretary