

TOWN OF ONONDAGA

ZONING BOARD OF APPEALS

JOHN ELLEMAN, CHAIRMAN
MITCHELL CARMODY
BÉNÉDICTE DORAN
RONALD RYAN
CAROL SCHATTNER
ELLEN PRIEST, ATTORNEY
PENELOPE ABRAM, SECRETARY

Minutes of February 7, 2023

Present:

John Elleman (excused)
Ronald Ryan
Mitchell Carmody
Bénédicte Doran
Carol Schattner

Attorney: Ellen Priest

Secretary: Penelope Abram

Acting Chairman, Mitchell Carmody, called the meeting to order on Tuesday, February 7th, 2023, at 7:05PM.

Hearing:

1. Mangano, Anthony & Christie

Area Variance

3189 Howlett Hill Road (001.-01-16.0)

- The application of **Anthony and Christi Mangano, as owners**, for an Area Variance under §285-9 of the Zoning Law of the Town of Onondaga to allow a 24.61 acre lot to be subdivided to allow one conforming three acre lot and a 21.15 acre lot with road frontage on Howlett Hill Road of 65.08 feet, instead of the required lot frontage, however the 21.154 acre lot will have legal access on Sheridan Road in the Town of Camillus, at the property known as 3111 Howlett Hill Road in the Town of Onondaga in a residential district (R).

Acting Chairman Carmody stated that the Posting Notice was published in the Post Standard on Sunday January 29th, 2023. The Short Form Environmental Form was completed and if this application is approved, there would be no adverse effect. There are no referrals required. Three neighbors surrounding the property, submitted letters in opposition of the project.

Attorney Rocco Mangano appeared representing the owner of the property. Anthony Mangano appeared along with his Son-in-law, Alexander Fedrizzi, who currently resides in the home with his wife and family. Anthony Mangano currently owns the two adjoining properties which in total is approximately 65 acres, where one property is in the Town of Onondaga and the other is in the Town of Camillus. This parcel was purchased to extend the land ownership of the Mangano's lot as a buffer to prevent trespassing and further land development and to refurbish the house on Howlett

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Hill road. Mr. Mangano stressed the importance of his client to keep the acres of wooded and undeveloped land for recreational use. There is no intention of the Mangano's using the "flag" extension of property located on Howlett Hill Road and allowed for continued use by the St. Thomas Malankara Orthodox Church for their auxiliary parking lot.

Acting Chairman Carmody and Ron Ryan questioned Mr. Mangano about making this plot of land "forever wild" and gifting the property back to the county. Anthony Mangano wants to keep this land under his ownership so gifting it back would be undesirable as they mentioned this is land that has been in the family for several decades and want to remain in the family as long as possible. Rocco Mangano suggested a restrictive covenant due to the concern for future development and to appease the neighbors.

Acting Chairman Carmody reiterated that Subdividing the property is in the jurisdiction of the Planning Board, which Rocco Mangano spoke in front of twice, April 25th and October 24th, 2022, which produced no formal denial. Ron Ryan indicated that a written recommendation from the Planning Board will be required under Town Law §277 subparagraph 6.

Neighbors were then asked if they wanted to speak in favor or against this variance. Robert Clary, of 3238 Sheridan Road, spoke in opposition about this application and not wanting Sheridan used at all but after hearing the covenant idea, he would be in favor of that. Chuck Polge, of 3244 Sheridan Road, also in opposition, repeated the exact same concerns and would be in favor of a covenant preserving the land. He also gave information about the pond or wetland area on the property being artificially made. Thomas Serrao, of 3229 Sheridan Road, in opposition to the application, agrees with the idea of keeping the land "forever wild" as they live very close to the Sheridan access point. He affirms that the road is just too small and, in his opinion, would not be able to handle the traffic as it is currently, and he does not approve of extending the road as it is very wooded.

Jackie Clary, who also submitted a letter of opposition to the Board, of 3238 Sheridan Road, explained that Van Zandt nearby inclines to Sheridan which people sometimes do not look ahead carefully enough which concerns her for safety reasons. Adding more traffic to Sheridan would be a danger to the children playing near their homes. She is in support of a covenant should there be one. Barbara Serrao, of 3229 Sheridan Road, spoke about buying her house in 1988 and was told back then the land that is the current Mangano's lot was intended to be "forever wild" which proves to have kept the neighborhood quiet all these years. Upon further questioning by the Board members, the Serrao's were told this by the realtor whilst buying their home and there was no official judgement or any decree confirming this information. Mrs. Serrao briefly mentioned the previous owner of the Mangano lot was very protective of the property, going as far as not allowing anyone on the grounds due to a drowning in the pond.

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Jessica and Steve Walker of 3225 Howlett Hill Road, live next to the St. Thomas Malankara Orthodox Church that is near the flag section of the Mangano lot. They already see traffic coming in on Sundays for services and festivities and would prefer to keep it this way as they experience heavy traffic on occasion and would not want more traffic towards their home.

Rocco Mangano, Anthony Mangano, and the Board members discussed further what the restrictive covenant would do for them, and the next steps involved. Rocco Mangano and Anthony expressed that they want to make sure the wording satisfies their goals here. The Board and Attorney had no further questions or comments. The application was set for a continuance following a Planning Board recommendation.

Action on Minutes of December 20, 2022:

Bénédicte Doran proposed a motion, seconded by Mitch Carmody, that the minutes of the December 20th, 2022, meeting be APPROVED.

Motion carried 4-0 (unanimous)

The meeting was adjourned at 8:00 PM.

Respectfully Submitted,

Penelope Abram
Secretary