# TOWN OF ONONDAGA

ZONING BOARD OF APEALS

JOHN ELLEMAN, CHAIRMAN

MITCHELL CARMODY

BÉNÉDICTE DORAN

RONALD RYAN

CAROL SCHATTNER

NADINE BELL, ATTORNEY

ROSEMARY RILEY, SECRETARY

**Minutes of June 3, 2025**

PRESENT:

John Elleman Attorney: Paul Smyth

Ronald Ryan

Mitchell Carmody Secretary: Rosemary Riley

Bénédicte Doran

Carol Schattner

Chairman, John Elleman, called the meeting to order on Tuesday, June 3, 2025 at 7:05 p.m.

**PUBLIC HEARING:**

1. **Moreth, Janet –PlugPV, LLC - 4058 Cherry Valley Road**

**(061.-02-13.2)**

Special Permit – Ground Mount Solar

Chairman Elleman opened the hearing on this matter at 7:10 p.m. We have the application and SEQR was completed at the May 20, 2025 Board meeting. This matter has been referred to the County Planning Board for review and we are awaiting their response. We will refer the matter to the Town Planning Board and leave the matter open for further proceedings once we receive recommendations from the Planning Boards.

Ron Ryan mentioned that a correction should be made to the agenda noting that this matter is a Special Use Permit Application and not a Use Variance.

Chairman Elleman requests verification of when this matter was published and obtain proof of publication. Paul Smyth, Esq. confirms that the Public Hearing publication was on May 29, 2025.

This matter is adjourned until we receive recommendations from the Planning Boards.

**2. Fay, Francis – 4216 Fay Road** (04-.06-35.1;  04-.06-35.1; 04-.06-33; 04-.06-20.5)

Chairman Elleman opened the discussion for this matter.

 Ron Ryan advised that this application is for an area variance based on the size of the assessor’s structure that they are looking to build a building which is bigger than 50% of the principal structure. The applicant has completed the Environmental Assessment Form (“EAS”) so we can decide on the EAS. Once we review the EAS, it should be an unlisted action and once we review the environmental statements, I think we will find it is a negative declaration. I think we can then refer this to the County and go ahead and schedule it for a Public Hearing.

Ron Ryan asks the Board if he has a conflict of interest because he has been acting as a Code Officer on an interim basis and gave the applicant direction on this matter and now will be hearing about this matter as a Board member. Paul Smyth, Esq. advised that he would speak with Nadine Bell, Town Attorney, and get her advice on whether Mr. Ryan should abstain on this matter.

  A motion was made by Carol Schattner and seconded by Mitchell Carmody, for a determination with respect to the Applicant’s submission of the Short Form Environment Assessment Form. All in favor of a negative declaration?

Motion Carried 5-0 (unanimous)

**III.** **Approve Meeting Minutes**

**Action on Minutes of April 15, 2025:**

Chairman Elleman proposed a motion, seconded by Mitchell Carmody, that the minutes of the April 15, 2025 meeting be APPROVED.

Motion carried 5-0 (unanimous)

A motion was made by Chairman Elleman and seconded by Carol Schattner to adjourn the meeting.

Motion carried 5-0 (unanimous)

The Meeting was adjourned at 7:25 p.m.

Respectfully submitted by:

Rosemary Riley