

# TOWN OF ONONDAGA

## ZONING BOARD OF APPEALS

JOHN ELLEMAN, CHAIRMAN  
MITCHELL CARMODY  
BÉNÉDICTE DORAN  
RONALD RYAN  
CAROL SCHATTNER  
NADINE BELL, ATTORNEY  
ROSEMARY RILEY, SECRETARY

## Minutes of May 20, 2025

### Present:

Mitchell Carmody  
Ronald Ryan  
Bénédicte Doran  
Carol Schattner

Attorney: Stacy Marris  
Secretary: Rosemary Riley

Deputy Chairman Mitchell Carmody called the meeting to order on Tuesday, May 20, 2025, at 7:10 PM.

### 1. PlugPV, LLC – 4058 Cherry Valley Road

### Special Permit Application

- The Board classified the application as an **Unlisted Action** with a **Negative Declaration** under SEQR (State Environmental Quality Review), designating themselves as the **Lead Agency**.
- Concerns were raised about the condition of the backyard, which needs attention. The Board indicated that any accessory use approval may require improvements from the applicant.

A motion was made by Ronald Ryan and seconded by Mitchell Carmody that we declare this property as an unlisted action, declare a negative declaration and we are the lead agency.

**Motion carried unanimously (4-0).**

- **A Public Hearing on this matter will be scheduled for June 3, 2025.**

### 2. West Seneca Development – Rte. 173 Enterprises, LLC 5865 East Seneca Turnpike (032.-01-03.0)

### SEQR Determination

A SEQR evaluation was conducted:

- Small impact noted on land use intensity.
- Minimal impact on public water and sewer utilities.

- All other environmental and community impacts assessed as **No**.

Ronald Ryan made a motion and Carol Schattner seconded the motion that this is an unlisted action with negative declaration, and we maintain that we are the lead action.

**Motion carried unanimously (4-0).**

**3. Gratién, Daniel - “Syracuse Heights” 6003 S. Salina Street (041.-01-19.1)**

**Resolution**

- Carol Schattner made a motion and Bénédicte Doran seconded the motion regarding a Resolution interpreting the Zoning Law of the Town of Onondaga.

Motion was unanimously **APPROVED** (4-0).

**Adjournment:**

- The meeting was adjourned at **7:25 PM**.