

TOWN OF ONONDAGA

ZONING BOARD OF APPEALS

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RONALD RYAN
CAROL SCHATTNER
NADINE BELL, ATTORNEY
ROSEMARY RILEY, SECRETARY

MINUTES OF TUESDAY, JULY 29th, 2025

Present:

Ronald Ryan, Acting Chairman
Bénédicte Doran
Carol Schattner

Attorney: Stacy Marris
Secretary: Rosemary Riley

PUBLIC HEARING

I. 4783 ELLEN CIRCLE

AREA VARIANCE

Acting Chairman, Ronald Ryan, began the meeting at 7:10 p.m.

We are going to open the Public Hearing on 4783 Ellen Circle. Acting Chairman Ryan called upon Rosemary Riley to read the public notice.

The application of Viktor Timoshchuk as owner for two area variances from Section 285-9(D)(4)(b) of the Zoning Law of the Town of Onondaga requiring a 20' side yard set back and from Section 285-9(D)(4)(6) of the Zoning Law of the Town of Onondaga requiring a 50' rear yard set back from the property located in the Town of Onondaga at 4783 Ellen Circle, Tax Map No. 021.-07-03.0 in the one-family residential district R-1.

Acting Chairman Ryan starts by saying let the record show that the Board is in possession of a short environmental assessment form that's not identifying any environmental concerns. Attorney Marris continues by saying that the Board can note the area variances on a residential lot are Type II which will conclude the SEQR process. Mr. Ryan adds that the Board has received letters from the neighbors that they have no concerns with the construction of either the shed or the three-season sunroom and the letters are from neighbors living at 4825 City View, 4824 City View and we show two on either side of the applicant's property and there wasn't any response from the 911 Center which is to the rear of the property. The Board is also in receipt of an electrician's statement that he actually did the electrical installation for the three-season sunroom and is certifying that it was completed in accordance with all applicable standards, local building code requirements at the time of installation and the Board understands that the Code Enforcement Officer, Jeff Herrick, has inspected the three-season sunroom. Jeff Herrick adds that he has inspected both the three-season sunroom and it was in compliance with the code. Mr. Herrick adds that it was originally a deck that was enclosed to make a three-season room. A Certificate of Compliance has been issued for both the shed and the 3-season sunroom. Mr. Ryan asks whether Mr.

Herrick indicated that the applicant added a fire resistance rating in the shed. Mr. Herrick confirmed that there is now a less than 1-hour fire resistance inside the shed and Mr. Herrick inspected the shed and provided the applicant with a Certificate of Compliance for it. At that point it could be zero feet from the property line. Acting Chairman Ryan wants the record to reflect that to the best of our knowledge that both structures have been in their present configuration for approximately 40 years. Mr. Herrick adds that they have been there for a long time. Mr. Herrick thinks the applicant bought the home in 1988 or 1989.

Acting Chairman Ryan asks whether there is anyone in attendance that would like to speak in favor of the project and there was no one present. He continued by asking if there was anyone in attendance that would like to speak against the project and there was no one present. With that Acting Chairman Ryan closes the Public Hearing.

The Public Hearing concluded at 7:20 p.m.

Acting Chairman Ryan now asks the Board for consideration on a Resolution regarding the application allowing the 2 structures to remain in their present configurations. Acting Chairman Ryan adds that as Ms. Marris mentioned earlier that the application is a Type II with a negative declaration.

Bénédicte Doran makes a motion to approve the Resolution and Carol Schattner seconds the motion.

All in favor? The motion is carried unanimously 3-0.