Town of Camillus
Zoning Board of Appeals
April 7, 2026 - 7:00 p.m.

PRESENT:
Steve Pirro, Chairman
Gary Gonza, Vice Chairman
Douglas Shannon
Zachary Theurer
Matthew Beadnell

STAFF PRESENT:
Richard Andino, Attorney
Paul Curtin, Attorney
James Gascon, Town Attorney
John Fatcheric, Town Supervisor
Gregg Humphrey, Code Enforcement Officer
Martha Dickson-McMahon, Town Clerk

GUESTS & MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Laura Teufel, 4th Ward Councilor
John O'Hara, 6th Ward Councilor
Approximately 18 Others

Chairman Pirro called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Mr. Gonza moved to waive the reading of the legal notice. Mr. Shannon seconded the motion, and it was unanimously approved.

PUBLIC HEARINGS:
Theresa Steves TM#: 054.-01-16.0
110 Simmons Terrace
Syracuse, New York 13219

Area Variance-Side Yard Set Back-Deck

Keith Jones from TJMG Properties, Contractor, appeared before the Board to present the property owner's application seeking a five-foot side yard setback to replace an existing, deteriorated, non-conforming deck. He described the property as a single-family home with a pool and a deck. The proposed deck would be 36' x 20' x 8', use the same footprint as the existing deck, and will be made of Trex composite decking. Ms. Steves contacted the surrounding neighbors, and none expressed any concerns about the proposed deck.

Camillus Code Enforcement has stated there are no records of a permit having been obtained for the existing deck, pool, and fence.

The existing deck is and the proposed deck would be located within the City of Syracuse 60' right-of-way that crosses the property for the purposes of a water main. On 02/12/26 Ms. Steves obtained permission from the City of Syracuse for an easement allowing for deck in their right-of-way.

After discussing options, the applicant agreed to the Board's suggestion that the proposed deck dimensions be altered such that it only protrudes one foot into the side yard setback.

Mr. Shannon moved to close the public hearing. Mr. Gonza seconded the motion, and it was unanimously approved.

NEW BUSINESS:
Camillus Sportsmen's Club **TM#: 021.-04-12.1**
5801 Devoe Road
Camillus, New York 13031

Appeal of Cease-and-Desist Order

Mr. Curtin, Special Counsel assigned to this matter, noted that he had received correspondence from the Camillus Sportsman's Club attorney of record noting he was no longer representing them. Hal DeBoer, President of the Camillus Sportsman's Club, confirmed that fact and stated they would not be seeking outside counsel as he would now be representing the Club himself.

Mr. Curtin confirmed with Mr. Gascon, Attorney for the Town of Camillus, and Mr. DeBoer they were both prepared to proceed with a hearing on the matter and both confirmed that they were.

Mr. Shannon moved to set the public hearing on the matter for May 28, 2026 at 7:00 p.m. at the Camillus Municipal Building. Mr. Theurer seconded the motion, and it was unanimously approved.

MINUTES:
Mr. Theurer moved to approve the minutes of the February 3, 2026 meeting. Mr. Gonza seconded the motion, and it was unanimously approved.

VOUCHERS:
Mr. Shannon moved to approve the payment of the following vouchers. Mr. Gonza seconded the motion, and it was unanimously approved.

- Curtin Law Firm-legal services totaling $1540.00 & $770.00
- Costello, Cooney & Fearson, PLLC- legal services totaling $995.00

CORRESPONDENCE:
Chairman Pirro stated a Community Open House to present the proposed Town of Camillus Comprehensive Plan will take place on April 9, 2026 from 5:00 p.m. to 6:30 p.m. at the Camillus Municipal Building.
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COMMENTS OF THE BOARD:
Chairman Pirro commented on the Onondaga County Planning Symposium training in March 2026 was informative.

DECISIONS:
Theresa Steves TM#: 054.01-16.0
110 Simmons Terrace
Syracuse, New York 13219

Area Variance-Side Yark Set Back-Deck

Chairman Pirro and the Board conducted the environmental impact assessment, determining that the proposed action will not result in any significant adverse environmental impacts.

Mr. Gonza moved to declare this application a SEQR Type II action. Mr. Shannon seconded the motion, and it was unanimously approved.

Mr. Shannon moved to grant a 1' area variance to the side yard setback to allow construction of a new composite deck 4' from the property line rather than the 5' required by the Town of Camillus Zoning Code. Mr. Beadnell seconded the motion, and it was unanimously approved.

ADJOURNMENT:
Mr. Shannon moved to adjourn the meeting at 7:55 p.m. Mr. Theurer seconded the motion, and it was unanimously approved.

Respectfully submitted

Theresa Garvey, ZBA Clerk