Town of Camillus
Zoning Board of Appeals
January 7, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Counselor
5 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

David and Judith NuHavun **TM#: 032.-04-07.0**
141 Winding Way
Camillus, New York 13031

Special Use Permit-Home Occupation

David and Judith NuHavun, the property owners, appeared before the Board to address their application. They describe the property as a single-family, split-level home, two car attached garage with a triple width driveway. The property is fenced with a deck on the back as well as an above ground pool. The applicants wish to operate their business as real estate brokers out of their home.

The NuHavuns stated they have been licensed real estate brokers for 16 years and have owned Central New York Real Estate Group for the past 6 ½ years. The business does not have any employees. Only two to three people per year go to the NuHavuns' house in connection with their real estate business. They remodeled their family room into an office, using less than 25% of their house. They have adequate parking in the driveway if needed. The NuHavuns would like to plan to use a sign for the business. The sign would comply with the Code.

David Callahan, 6th Ward Councilor commented that the property owner's property is well kept and maintained and he does not have any issues with the Special Use Permit.

Chairman Feyl advised that the Planning Board has no issues with the application.

Mr. Pirro moved to close the public hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

Martin Bryant **TM#: 029.-01-09.0**
113 Windcrest Drive
Camillus, New York 13031

Area Variances: Garage Addition 5' from property line

Mr. Bryant, the property owner, appeared before the Board to address his application. He is seeking to build a 15' x 22' garage addition five feet from the north property line. The height of the garage would be 12' feet at the center peak. He describes his property as a single story two-bedroom ranch. The existing side yards are 20' and 21'. He is seeking two variances, a side yard variance on the north side of the property of 10', and a 14' variance from the total side yardage requirement.

The purpose of the proposed garage would be to house mechanical tools. He has owned the property for two years in which he has downsized and is in need of additional storage. Mr. Bryant stated the neighbor on the north side where the garage is going to placed also has a garage. The neighbor's garage is 6' from his property line. He states that the neighbor has no objection to the proposed garage addition. The two garages would not be next to each other.

Mr. Pirro questioned if the garage addition would match the aesthetics of the home and Mr. Bryant said it would.

Mr. Pirro moved to close the public hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

Superior Waste Removal, Inc.
2399 Tacoma Road
Warners, New York 13164

Area Variance: Unpaved Parking Lot

Mr. de la Rosa moved to set the public hearing for January 7, 2020. Mr. Pirro seconded the motion and it was unanimously approved.

Steven Calocerinos of Calocerinos Engineering appeared before the Board to address the application on behalf of Superior Waste Removal, Inc. and Joseph Buffa. Mr. Calocerinos stated that the applicant has already been to the Planning Board and was referred to the Zoning Board. Superior Waste's existing site area is gravel and has never been paved due to the nature of the business. Mr. Buffa stated, at one time, the DEC stated that it did not want him to pave because of the water run-offs and bats but Mr. Buffa was never given anything in writing. In the proposed plans, there will not be any clearing of trees. A pole barn for equipment and the storage of vehicles is proposed. They will also move his office trailer within the overhang of the pole barn. The trucks used for the business weigh approximately 15-ton empty and up to 30 tons when they are full, and they move in and out of the site. He is the only business on the road.

Chairman Feyl suggested millings be laid in the lot, which can be striped and would be less expensive than asphalt. Mr. de la Rosa agreed.

The applicant agreed to the millings and to the striping.

Mr. de la Rosa moved to the close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. Walsh moved to approve the minutes of December 5, 2019 meeting. Ms. Lansley seconded the motion.

Ayes: Mr. de la Rosa, Ms. Lansley, and Mr. Walsh
Nos: None
Abstain: Chairman Feyl and Mr. Pirro

VOUCHERS:
Mr. Pirro moved to approve the payment of the following vouchers. Mr. de la Rosa seconded the motion and it was unanimously approved.

Melvin & Melvin-Legal Services $885.00
Advanced Media-Legal advertising totaling $42.72

CORRESPONDENCE:
None

COMMENTS OF THE BOARD
None

Organization Meeting:
The Zoning Board of Appeals will make the following recommendations to the Town Board:

Mr. Pirro moved to appoint Susan Otto of Melvin & Melvin, PLLC as Zoning Board of Appeals Attorney at the prevailing Town rates. Mr. de la Rosa seconded the motion and it was unanimously approved.

Mr. Pirro moved to appoint Theresa Garvey as Clerk to the Zoning Board of Appeals. Mr. de la Rosa seconded the motion and it was unanimously approved.

Mr. Pirro moved to appoint Mr. de la Rosa as Vice Chair of the the Zoning Board of Appeals. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. Pirro moved to appoint Mr. Feyl as Chairman of the Zoning Board of Appeals. Mr. de la Rosa seconded the motion and it was unanimously approved.

DECISIONS:

David & Judith NuHavun **TM#: 032.-04-07.0**
141 Winding Way
Camillus, New York 13031

Special Use Permit-Home Occupation

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

Mr. de la Rosa moved to grant the applicants a Special Use Permit for a home occupation to operate their real estate business. Mr.Walsh seconded the motion and it was unanimously approved.

Martin Bryant **TM#: 029.-01-09.0**
113 Windcrest Drive
Camillus, New York 13031

Area Variances: Garage Addition 5' from property line

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

Mr. Pirro moved to grant a 10' side yard variance on the north side of the house to accommodate a 15' by 22' garage addition. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Pirro moved to grant a 14' total side yardage variance. Mr. Walsh seconded the motion and it was unanimously approved.

Superior Waste Removal, Inc. **TM#: 05.-03-07.2**
2399 Tacoma Road
Warners, New York 13164

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

Mr. Pirro moved to grant a variance for millings in place of asphalt at 2399 Tacoma Road. Mr. de la Rosa seconded and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:40 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
March 3, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
2 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

First Baptist Church of Memphis **TM #: 023.-02-01.0**
1960 West Genesee Turnpike
Elbridge, New York 13060

Area Variance: Sign

Mr. Pirro moved to set the public hearing for March 3, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

Pastor Benjamin Johnson of First Baptist Church of Memphis appeared before the Board to present the application. The church is seeking to install a 32 square foot monument sign 5' from the front property line abutting NYS state 5. The sign would be a double-sided LED sign provided by Metropolitan Signs of Liverpool. The proposed sign will be approximately 37" by 6'3" wide and 10" deep. The top sign will be 24" in height, 6' x 3" across, also double sided. The supporting poles of the sign will be wrapped in stone and have the same aesthetic as the foundation. The sign will be located approximately 32'6" from center of the ingress into the parking lot and approximately 11' of the center of the egress out of the parking lot. The lower LED sign will feature church events, time, and temperature and website information. The stone monument will stand 11' in height. The entire structure would be approximately 10' 5" wide.

Pastor Johnson stated the reason for the proposed placement of the sign is visibility. He explains that the present sign is blocked by a cherry tree line for those traveling west and, for those traveling east, there is a little knoll in the road. The Planning Board, at the time of the construction of the church, recommended the tree line. The proposed sign will replace the existing sign.

The Board and Pastor Johnson had an extensive discussion regarding the variance and the existing sign not placed correctly according to the site plan. Chairman Feyl states that it is possible that West Genesee Turnpike, being a state highway could eventually expand or widen

to a four-lane highway. He does not want the church to come back to the Town claiming financial hardship in the future with the variance that they are requesting.

Pastor Johnson presented to the Board drawings of the proposed sign with the current sign. He stated the location of the sign would be 515' from the rear property line, approximately 235' from the west property line, and approximately 540' from the east property line. The church has 801' property frontage.

Mr. Walsh moved to close the public hearing. Ms. Lansley seconded them motion and it was unanimously approved.

Christopher Rhoades **TM #: 015.-03-09.0**
313 Horan Road
Syracuse, New York 13209

Area Variance: Pole Barn 65 in front of rear line of house

Mr. de la Rosa moved to set the public hearing for March 3, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

Christopher Rhoades, the property owner, appeared before the Board to address his application. He will become the title owner on March 16, 2020 and will reside in the home. He is seeking to install a 40' x 80' pole barn 65' forward of the rear line of the house. The pole barn will have steel walls, 12' sidewalls, and an 18' peak. The reason for the placement of the barn forward of the rear line of the house would be to keep out of the flood plain hazard zone. The purpose for the proposed pole barn is to house children's toys thus freeing up their garage for cars. The barn will protrude in front of the rear line of the house because of the angle of Horan Road. The property is flat and tapers down to the brook. The barn will be placed 565' from Horan Road.

Mr. Pirro question lighting for the barn. Mr. Rhoades stated eventually but not immediately for financial reasons.

Michael LaFlair, 2nd Ward Counselor and a neighbor at 221 Horan Road, stated that giving the aesthetic of the road and having the house owner occupied, he is in favor of granting the variance. Mr. LaFlair also reached out to six of the surrounding neighbors stating they have no concerns with the proposed pole barn.

Mr. de la Rosa moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

NEW BUSINESS:
David Francisco **TM#: 045.-12-04.1**
221 Gillespie Avenue
Syracuse, New York 13219

Area Variance: Building Permit

Mr. Pirro moved to set the public hearing for April 7, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes of January 7, 2020 meeting. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. Pirro moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal services totaling $1680.00

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD
None

DECISIONS:

First Baptist Church of Memphis TM #: 023.-02-01.0
1960 West Genesee Turnpike
Elbridge, New York 13060

Area Variance: Sign

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

Mr. de la Rosa moved to grant a variance of 10' to install a 32 square foot monument sign five feet from the front property line. Mr. Pirro seconded the motion. The motion was denied.

The Board was polled:

Chairman Feyl-No
Richard de la Rosa-No
Steven Pirro-No
Chris Lansley-No
Alex Walsh-No

Motion Denied.

Mr. de la Rosa moved to grant at 5' variance to install a 32 square foot monument sign ten feet from the front property line. Mr. Pirro seconded the motion and it was unanimously approved.

Christopher Rhoades **TM #: 015.-03-09.0**
313 Horan Road
Syracuse, New York 13209

Area Variance: Pole Barn 65 feet in front of rear line of house

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

Mr. Pirro moved to grant a variance to allow a 40' x 80' pole barn 67' forward of the rear line of the house. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:47 p.m. Mr. Walsh seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
June 2, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
8 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

David and Ranee Francisco **TM#: 045.-12-04.1**
221 Gillespie Avenue
Syracuse, New York 13219

Area Variance: Reduction of Front Yard Setback to Accommodate House to be Constructed on Lot

Mr. de la Rosa moved to set the public hearing for June 2, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

James Gamble of Coldwell Banker appeared before the Board to address the application on behalf of David and Ranee Francisco. Mr. Gamble is the listing real estate broker and was unsure if the Francisco's would be in town at the time of this meeting. He describes the property as a vacant lot, which is a .15 acre, with 60' of frontage and 108' deep. The back of the property is elevated. The potential buyers would like to build a house that would be 44' x 35' or 1540 square feet. Mr. Gamble presented to the Board an outline of the answers to the questions in the hearing guide.

Mr. Gamble compared the front yard setbacks of homes next to the lot. At 219 Gillespie, the front yard setback is approximately 25', and at 225 Gillespie, the set back is at 17.5' to the road, and the porch is 8.1' from the street line. The Francisco's are requesting the potential home have the same setback

The home would be 18.5' in height and on a slab. Mr. Gamble stated the reason for the proposed setback is that the topography of the property in the back is elevated and it would be costly to remove soil and grade the property. The home will line up with the other houses on the street.

Chairman Feyl questioned the drainage of the property. Mr. Francisco explained that there are no issues with the drainage at this time. The lot is diagonally terraced towards the road.

Mr. Pirro moved to close the public hearing. Mr. Welsh seconded the motion and it was unanimously approved.

Chancellor H. & Cynthia Whiting **TM#: 021.-12-02.0**
104 Snowflake Circle
Camillus, New York 13031

Area Variance: Detached garage Five Feet from Rear Property Line

Mr. de la Rosa moved to set the public hearing for June 2, 2020. Mr. Walsh seconded the motion and it was unanimously approved**.**

Chancellor and Cynthia Whiting, the property owners, appeared before the Board to address their application. They describe the property as being .85 acres. They are seeking to build a 42' x 42' detached garage five feet the rear property line. The height of the garage would be 15' feet at the center peak. They are requesting a 5' variance from the rear property line requirements of the Code.

The Whiting presented pictures to the Board of the proposed garage and where it will be placed. They stated directly behind the house is a deck and patio, which is not on the survey. Behind the rear property line is a vacant farm field with a hedgerow of trees. The closest house from their rear property line is several hundred feet away.

The purpose of the proposed garage would be used to house cars, outdoor maintenance equipment and children's toys and would match the aesthetics of the home. Mr. Whiting stated they have an attached two garage now but not enough room for storage.

Mr. Pirro questioned lighting for the garage. Mr. Whiting stated it would have standard carriage lights on the outside. The Whiting's hope to eventually extend the asphalt driveway.

Mr. de la Rosa moved to close the public hearing. Mr. Pirro seconded the motion and it was unanimously approved.

George & Michele Evertz **TM#: 061.-04-16.0**
6 Elaine Terrace
Camillus, New York 13031

Area Variance: Existing Addition in Rear Yard

Mr. Pirro moved to set the public hearing for June 2, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

George and Michele Evertz, the property owners, appeared before the Board to address their application. They are requesting a 4.4 variance on an existing addition. Mr. Evertz states they have owned the house since 2000. He describes the property as less than a one-acre lot, 80' wide and 125' deep. The rear yard setback is 60' excluding the addition and approximately 36' including the addition, which was built in 1971.

The current use of the addition is a family and bedroom. The back of the property is landscaped with bushes and a fence.

Mr. de la Rosa moved to the close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

NEW BUSINESS:

Michael Curry was present to discuss his application but was informed that discussion of details would take place at the public hearing on July 7, 2020.

Michael and Katherine Curry TM#: 020.-03-22.1
25 Rolling Hills Road
Camillus, New York 13031

Area Variance: Horse Barn

Mr. Pirro moved to set the public hearing for July 7, 2020. Ms. Lansley seconded the motion and it was unanimously approved**.**

Michael and Katherine Curry TM#: 020.-03-22.1
25 Rolling Hills Road
Camillus, New York 13031

Area Variance: Construction of 3'x 40' apiary (Beehives)

Chairman Feyl moved to set the public hearing for July 7, 2020. Mr. Pirro seconded the motion and it was unanimously approved.

Selena Anchini TM#: 040.-10-22.0
5100 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement Business

Chairman Feyl moved to set the public hearing for July 7, 2020. Mr. Walsh seconded the motion and it was unanimously approved**.**

Camillus Sportsman's Club TM#: 021.-04-12.0
5801 Devoe Road
Camillus, New York 13031

Special Use Permit: Pole Barn

Ms. Lansley moved to set the public hearing for July 7, 2020. Mr. de la Rosa seconded the motion and it was unanimously approved.

Don Christo **TM#: 065.-04-08.0**
5413 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement

Chairman Feyl moved to set the public hearing for July 7, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
March 3, 2020 minutes were not readily accessible to all Board members due to the pandemic.

VOUCHERS:
None

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD
None

DECISIONS:

David & Ranee Francisco **TM#: 045.-12-04.1**
221 Gillespie Avenue
Syracuse, New York 13219

Area Variance: Reduction of Front Yard Setback to Accommodate house to be Constructed on Lot

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

Chairman Feyl moved to grant an 8' variance from the east property line to allow the installation of a 44' x 35' house, set back approximately 17.5' from the front lot line. Mr. Walsh seconded the motion and it was unanimously approved.

Chancellor & Cynthia Whiting **TM#: 021.-12-02.0**
104 Snowflake Circle
Camillus, New York 13031

Area Variances: Detached Garage Five Feet from Rear Property Line

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

Mr. Pirro moved to grant 5’ variance to accommodate a 42’ x 42’ detached garage set back five feet from the rear property line. Mr. de la Rosa seconded the motion and it was unanimously approved.

George & Michele Evertz **TM#: 061.-04-16.0**
6 Elaine Terrace
Camillus, New York 13031

Area Variance: Existing Addition in Rear Yard

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

Mr. Pirro moved to grant a 4.4’ variance to allow rear yard setback of 36 feet. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:49 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,

Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
July 7, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Mary Luber, 1st Ward Councilor
Tom Price, Code Enforcement Officer
7 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Michael Curry TM #: 020.-03-22.1
25 Rolling Hills Road
Camillus, New York 13031

Area Variance: Area Variances-Horse Barn and an Apiary

Mr. Curry, the property owner, appeared before the Board to address his application.
He states he is co-owner of the property along with his daughter Katherine Curry. Mr. Curry presented a hand out to the Board outlining the questions in the hearing guide with his answers.

The applicant describes the property as a 3-acre triangular shaped lot. The property line to the south is 445' in length, east 519' in length and the northwest, which runs along the Route 5 bypass, is 777'. Mr. Curry states the topography is sloping from west to east. The property has a two-story farmhouse that he is renovating and eventually will have a new barn, with pastureland and a riding arena.

The proposed horse barn would be 24' x 36' in size, one-story and would include two stalls. It would set back 150' from the east and south property lines, and approximately 88' from Route 5 property line. Mr. Curry plans to compost manure in three separate bins immediately behind the barn. The nearest property line would be 223' north of the Joel Avenue property line. The nearest property line from Kastor Avenue would be 150' from the proposed barn.

The proposed apiary would have 20" x 15" x 30" Langstroth hives and would be located 223' north of the southerly property line of Kastor Avenue and 249' west of the easterly property line of Joel Lane. There are currently three hives. The applicant anticipates about 20 over the next several years. The honey bees are a hobby for his grandson.

Mr. Curry states the average honey bee forages in a 2 to 3 mile radius of its hive. A tree line would cause them to fly upward as opposed to through. There are trees lines between Joel Lane and the hive and a heavily wooded area between Kastor Avenue and the hives. The nearest property line would be 223' from the apiary.

Chairman Feyl referred to a letter from Paul Harvey (Lot 6) who is the property owner at 111 Joel Lane. Mr. Curry stated the pasture area has a 10'-15' swale, with a fence on his side of the swale, for the water run-off. The swale is near the northwest corner of Mr. Harvey's lot. The soil will drain to the southeast corner of Mr. Curry's property.

Mr. de la Rosa questioned the drainage of the property after rainfall. Mr. Curry stated they have had no issues with water and the drainage since he has owned the property. He does not expect any run offs with the swale in that area.

Mr. Pirro asked if Mr. Curry contacted any neighbors about the potential barn and apiary. He stated he was in contact with two neighbors, who did not have any concerns. They did express relief that Mr. Curry was not building apartments. Mr. Walsh questioned if they would be selling any honey. The applicant stated there would not be any selling of honey or bees, strictly a hobby.

Tom Price, Code Enforcement Officer for the Town of Camillus stated he wanted to clear up any issues regarding this application. He states the apiary or the horse is not the principal use of the property. The principal use of this property is residential use. Anything else is an accessory use for a hobby. The accessory use would include horses and bees that do not cause a nuisance to the neighbors. Mr. Price stated that although Mr. Curry has 3 acres, the property does not meet the 150' setbacks on the property for the apiary and barn.

Brenda Mahar, a neighbor on Joel Lane, and a beekeeper stated to the board that she has no issues with the apiary. She stated that honey bees are not a high sting risk.

Mary Luber, 1st Ward Councilor, noted in Mr. Harvey's letter that he questioned whether there was going to be a buffer between the properties. Mr. Curry stated a buffer would be placed along the property line and the proposed barn will be 150' from the property line. There will be accessibility for the Fire Department in the event of a barn fire from Mr. Curry's property.

Mr. Pirro moved to close the public hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

Selena Anchini **TM #: 040.-10-22.0**
5100 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement Services

Selena Anchini, the applicant appeared before the Board to present her application. She describes the property area is 1200 square feet. She is a tenant with a 3-year lease. The applicant is requesting a special use permit for appearance enhancement services. The salon will be offering aesthetician services, which include facials, lash tints, extensions, eyelash and brow tinting, waxing, makeup and spray tanning. The salon will have independent contractors who would rent a booth, up to three additional stations.

The salon would be open 7 days a week from 9:00 am to 9:00 pm. There is adequate parking for her clients and her independent contractors, as they all will be working different hours. The neighborhood on Dunning Drive is quiet, busier on West Genesee Street and she sees no negative impact on the neighborhood from the salon being there.

Mr. Pirro asked if they would be doing nail salon services and where she would dispose of waste. Ms. Anchini stated no nails with be done and there is a dumpster in the back.

The property owner offered to add a sign on the outside for the applicant but she has not decided yet.

Chairman Feyl referred to the Planning Board referral, which states no site-specific issues, but the parking area will need to be striped. Ms. Anchini stated the property owner has agreed and the striping will be completed this week.

Mr. de la Rosa moved to close the public hearing. Mr. Pirro seconded the motion and it was unanimously approved.

NEW BUSINESS:

Roman Bosak **TM#: 018.-08-04.0**
122 Trotters Ridge Run
Camillus, New York 13031

Area Variance: Addition

Mr. Pirro moved to set the public hearing for August 4, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

Virginia Bendo **TM#: 031.-07-38.0**
101 Winding Way
Camillus, New York 13031

Area Variance: Shed

Ms. Lansley moved to set the public hearing for August 4, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

Laurie Whiting **TM#: 035.-05-34.0**
9 Channing Lane
Camillus, New York 13031

Area Variance: Shed
Special Use Permit: Home Occupation and Shed

Mr. Pirro moved to set the public hearing for August 4, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
Ms. Lansley moved to approve the minutes of March 3, 2020 meeting. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Walsh moved to approve the minutes of June 2, 2020 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. Walsh moved to approve the payment of the following vouchers. Ms. Lansley seconded the motion and it was unanimously approved.

- Advanced Media-Legal advertising total $67.17

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD
The Camillus Sportsmen Club Application for the indoor archery cannot be considered by the Zoning Board of Appeals.

DECISIONS:

Michael Curry TM #: 020.-03-22.1
25 Rolling Hills Road
Camillus, New York 13031

Area Variance: Horse Barn

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

Mr. de la Rosa moved to grant a side line variance of 64' from the Route 5 bypass to allow the installation of a 2-stall 24' x 36' horse barn. Mr. Pirro seconded the motion and it was unanimously approved.

Michael Curry TM#: 020.-03-22.1
25 Rolling Hills Road
Camillus, New York 13031

Area Variance: Apiary

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

Mr. Pirro moved to grant a 145' side line variance from the northwest property line to allow the installation of an apiary. Mr. de la Rosa seconded the motion and it was unanimously approved.

Selena Anchini
5100 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement Services

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

Mr. Pirro moved to grant a special use permit to allow the specified appearance enhancement services subject to the Planning Board's condition on the stripping of the parking lot with the hours 9:00 am to 9:00 pm, Sunday-Saturday. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 8:05 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
July 9, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Dave Callahan, 6th Ward Councilor
Steve James, 4th Ward Councilor
Tom Price, Code Enforcement Officer
2 others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Holy Family Church **TM #: 056.-04-01.0**
127 Chapel Drive
Syracuse, New York 13219

Area Variance: Shed in front of Rear Line of Principal Building and Set Back 25' from Chapel Drive

Dave Callahan, Parish Business Manager of Holy Family Church appeared before the Board to address this application. He states the property consists of a church, school, and a gymnasium on the north side of Chapel Drive. On the south of Chapel Drive, there is a parish business office, an old rectory, a new rectory, and small out building used for salt. They are seeking to install a 28' x 40' shed on Chapel Drive in front of the rear line of the new rectory and set back 25' from Chapel Drive. The proposed shed would have two 5' barn doors, a pedestrian door, four windows, Duratemp siding, a metal roof, and the same aesthetic colors as the new rectory.

The distance from the proposed shed and the new rectory on Chapel Drive is 553'. The reason for the placement of the shed forward of rear line of the new rectory is that the lot is on a hill and drops off sharply. The small shed will stay and the old rectory will be demolished within a couple of weeks. The proposed shed will be used to house outdoor maintenance equipment, tools, a truck, a workshop along with repair vehicles.

Mr. Callahan states there is really no impact on the surrounding properties, which includes a pool supply store across the street. The back of the salt shed is 31' west of the proposed shed and from the middle of road to the front of the proposed shed is 60 ½'.

Steve James, 4th Ward Counselor stated that he is in favor of this application.

Mr. Pirro moved to close the public hearing. Mr. Walsh seconded them motion and it was unanimously approved.

AA Nick Co. Inc., by Adonis Christo **TM #: 065.-04-08.2**
5413 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement Services

Adonis Christo, the property owner, appeared before the Board to address his application. He states the property is zoned as LBO and is seeking a special use permit for Appearance Enhancement Services. The tenant will have a one-year lease and would be doing only hair dressing services. There will be no employees but can have up to three chairs for independent contractors. The business with be open Tuesday-Saturday with the hours of 9:00am to 7:00pm.

Mr. Christo describes the area as 1000 square feet and fronts West Genesee Street. There is adequate parking and per the Planning Board referral the parking lot will need to be striped. The applicant states that the proposed business will not have an impact on the surrounding neighborhood, as there is a hair salon at 5412 West Genesee Street and a spa at 5415c West Genesee Street. There is an existing sign on the property and the new business can be added to that sign.

Mr. Walsh moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
None

VOUCHERS:
Ms. Lansley moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal services totaling $3030.00

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

Holy Family Church **TM #: 056.-04-010.0**
127 Chapel Drive
Syracuse, New York 13219

Area Variance: Shed in front of rear line of Principal Building and Set Back 25' from Chapel Drive

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

Mr. Pirro moved to permit a 28' x 40' storage shed, north of the rear of the new rectory. Ms. Lansley seconded the motion and it was unanimously approved.

Ms. Lansley moved to grant a 10' variance to allow a 25' front yard setback. Mr. Walsh seconded the motion and it was unanimously approved.

AA Nick Co.Inc.,by Adonis Christo **TM #: 065.-04-08.2**
5413 West Genesee Street
Camillus, New York 13031

Special Use Permit: Appearance Enhancement Services

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

Mr. Pirro moved to grant a Special Use Permit for hairdressing, contingent on the parking lot being striped and with the hours of 9:00 am to 7:00 pm, Tuesday-Saturday. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:

Mr. Walsh moved to adjourn the meeting at 7:28 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
August 4, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Alex Walsh
ABSENT: Steve Pirro

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Mike LaFlair, 2nd Ward Councilor
2 others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Virginia Bendo **TM #: 031.-07-38.0**
101 Winding Way
Camillus, New York 13031

Area Variance: Shed in front yard setback

Ms. Bendo, the property owner, appeared before the Board to address her application. She is seeking to build a 12' x 20' storage shed in the south front yard. Ms. Bendo describes the property as less than an acre with a single-family home and a one car attached garage. There is a shed behind the garage that would be removed and a patio. The property is a corner, nonconforming lot. The proposed shed would be used to house outdoor materials and equipment thus freeing up the garage for a car.

Chairman Feyl questioned the distance of the shed from the garage and West Genesee Street. Ms. Bendo was unsure and said that she left paperwork at home. Chairman Feyl suggested to Ms. Bendo that she consider moving the shed to a different location, possibility 5' off the house. Ms. Bendo stated the reason for the placement of the proposed shed where she wants it is for privacy and traffic noise. The shed could go anywhere in the rear yard.

After further discussion, the Board determined to continue the application to allow Ms. Bendo to contact Mr. Price and have some definitive measurements with two options that were discussed with the Board.

Ms. Lansley moved to continue the application for the public hearing. Mr. Walsh seconded them motion and it was unanimously approved.

Roman Bosak **TM #: 018.-08-04.0**
122 Trotters Ridge Run
Camillus, New York 13031

Area Variance: Side yard and total side yardage to Accommodate Addition

Mr. Bozak, the property owner, appeared before the Board to address his application. He describes the property as approximately 0.6 acre, with a single-family house. The proposed addition would be 28' on the west side with an extension to the kitchen and a master bedroom for his growing family of six. The addition would also extend the garage from a one-car garage to a two-car garage for storage.

Mr. Bozak presented to the Board signatures from surrounding neighbors in agreement with the addition.

Mike LaFlair, 2nd Ward Counselor, stated he sees no issues for the variances and is in favor of this application.

Mr. de la Rosa moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

NEW BUSINESS:
OYA Camillus A, LLC Solar Project/OYA Camillus B, LLC Solar Project
6327 Van Alstine Road
Camillus, New York 13031

Special Use Permit: Solar Farms

Chairman Feyl moved to set the public hearing for September 1, 2020. Ms. Lansley seconded the motion and it was unanimously approved**.**

Karen & Chris Clarke
1214 Sidney Street
Syracuse, New York 13219

Area Variance: Reduce front yard set back to Accommodate Addition

Chairman Feyl moved to set the public hearing for September 3, 2020. Mr. de la Rosa seconded the motion and it was unanimously approved**.**

William & Carol Balestra
5937 Breed Road
Camillus, New York 13031

Area Variances: Total Side Yardage Variance

Chairman Feyl moved to set the public hearing for September 3, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

MINUTES:
None

VOUCHERS:
Ms. Walsh moved to approve the payment of the following vouchers. Ms. Lansley seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal services totaling $2370.00
- Advanced Media-Legal advertising totaling $125.98

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

Roman Bosak **TM #: 018.-08-04.0**
122 Trotters Ridge Run
Camillus, New York 13031

Area Variance-Addition

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

Ms. Lanlsey moved to grant a variance of .6' to allow a 6.4' side yard on the west side of the house. Mr. Walsh seconded the motion and it was unanimously approved.

Ms. Lanlsey moved to grant a 5.3' variance to allow a total side yard of 19.7' to accommodate construction of a bedroom and garage addition. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:47 p.m. Ms. Lansley seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
August 6, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley

ABSENT:
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
2 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Laurie Whiting **TM #: 035.-05-34.0**
9 Channing Lane
Camillus, New York 13031

Special Use Permit: Home Occupation
Area Variance: Shed

Mr. de la Rosa moved to set the public hearing for August 6, 2020. Ms. Lansley seconded motion and it was unanimously approved.

Laurie Whiting, the applicant, appeared before the Board to address her application. She is the owner of the subject property. She described the property as a single family home with an attached garage, ¾ acre, and a swimming pool on a nonconforming lot. Ms. Whiting is seeking a special use permit for a home occupation to do hairdressing in her garage and an area variance for a shed.

The property is on a cul-de-sac, nonconforming lot that sits at an angle. She states her back yard is an alpine steep wooded embankment and her side yard is an alleyway with an electrical box and a sewer structure.

Ms. Whiting states she has a current hairdresser license. She will have no employees. The garage is 11' by 17' in size. She will be using less than 25% of the house with adequate parking in the driveway. Ms. Whiting will be doing hairdressing services only and using organic, non-odor products and will sell some products to her clients. The plumbing and electrical is already set up in the garage. There will be no signage associated with the business at this time.

The proposed shed would be 12' x 16' in the front yard. It would be used to store a snow-blower, tires, bikes and holiday decorations.

Chairman Feyl referred to the Planning Board referral stating its members did not identify any site-specific issues or concerns regarding this application.

David Callahan 6th Ward Counselor, sent an email stating he has no problem with the applicant converting the garage into a hair salon and running a business out of her home. As for the shed, she has a unique situation in that, there is no place else to put the shed and have it be useful. However, Mr. Callahan asks that the approval state as long as the shed is located in the front yard there be a tall hedge that hides the shed from the neighbors.

Mr. de la Rosa asked if Ms. Whiting contacted her neighbor. She advised that she did and the neighbor is aware of the shed and has no issues.

Mr. de la Rosa moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

Waterbridge Development Corporation **TM #: 006.1-01-67.0**
PO Box 249 **006.1-01-68.0**
Camillus, New York 13031 **006.1-01-69.0**

Area Variances: Front yard setbacks

Mr. John Szczech, president of Waterbridge Development Corporation, appeared before the Board to address this application. Mr. Szczech states that there are three lots, each are over an acre and are 150' x 320' in size. He states the topography in the back drops off after 60'-70' to a detention basin. He is requesting 35' front yard setbacks as the new homes will have walk out basements and this will gain space in the backyards. Chairman Feyl noted that these lots are on a dead end street and the road will not be widened.

Ms. Lansley moved to close the public hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

NEW BUSINESS:

WellNow Urgent Care/Kassis Superior Signs
3800 West Genesee Street
Syracuse, New York 13219

Area Variance: Signs

Chairman Feyl moved to set the public hearing for September 1, 2020. Mr. de la Rosa seconded the motion and it was unanimously approved.

MINUTES:
Ms. Lansley moved to approve the minutes of July 7, 2020 meeting. Mr. de la Rosa seconded the motion and it was unanimously approved.

Ms. Lansley moved to approve the minutes of July 9, 2020 meeting. Mr. de la Rosa seconded the motion and it was unanimously approved.

VOUCHERS:
None

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
OYA Camillus A & B, LLC Solar application will be delayed pending Planning Board review.

DECISIONS:

Laurie Whiting **TM #: 035.-05-34.0**
9 Channing Lane
Camillus, New York 13031

Special Use Permit: Home Occupation; Area Variance: Shed in the Front Yard

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

Mr. de la Rosa moved to grant a home occupation special use permit to allow a hair salon. Ms. Lansley seconded the motion and it was unanimously approved.

Ms. Lansley moved to grant a variance to allow a shed in the front yard with the condition that there remains always the tall hedge or an adequate buffer between the shed and the neighbor. Mr. de la Rosa seconded the motion and it was unanimously approved.

Waterbridge Development Corporation **TM #: 006.1-01-67.0**
P.O. Box 249
Camillus, New York 13031

Area Variance: Front yard setback

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

Mr. de la Rosa moved to grant a 15' variance from the required 50' front yard setback to accommodate the construction of a new house at 108 Aqueduct Hill Drive. Ms. Lansley seconded the motion and it was unanimously approved.

Waterbridge Development Corporation **TM #: 006.1-01-68.0**
P.O. Box 249
Camillus, New York 13031

Area Variance: Front yard setback

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

Ms. Lansley moved to grant a 15' variance from the required 50' front yard setback to accommodate the construction of a new house at 110 Aqueduct Hill Drive. Mr. de la Rosa seconded the motion and it was unanimously approved.

Waterbridge Development Corporation **TM#: 006.1-01-69.0**
P.O. Box 249
Camillus, New York 13031

Area Variance: Front yard setback

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

Mr. de la Rosa moved to grant a 15' variance from the required 50' front yard setback to accommodate the construction of a new house at 112 Aqueduct Hill Drive. Ms. Lansley seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:25 p.m. Ms. Lansley seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
September 1, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
Joy Food, 3rd Ward Councilor
4 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Karen Clarke **TM #: 041.-01-32.0**
1214 Sidney Street
Syracuse, New York 13219

Area Variances: Front Yard Setback of 17.5' for an addition

Karen Clarke appeared before the Board to address this application. She is seeking to construct an 8' x 18.8' deep, 8' 4" wide addition located over the existing footprint of an front yard deck, which would be removed and replaced with a 6' x 8' deck to the right of the addition. She is seeking a front yard setback of 17.5'. The proposed addition is would be used for additional space for extended family during the holidays and otherwise.

The property is on a dead end street and the proposed addition does not line up with the neighbor's front yard. The neighbors have been notified and have no issues with the addition.

Public Comment
Joy Flood, 3rd Ward Counselor stated with the neighborhood being non-conforming, she is in favor of the variance as it will in no way change the aesthetics of the area or affect it in any adverse way.

Mr. Pirro moved to close the public hearing. Mr. de la Rosa seconded them motion and it was unanimously approved.

William Balestra **TM #: 021.-01-28.0**
5937 Breed Road
Camillus, New York 13031

Area Variance: To Reduce Side Yard Setback to 46'-8" for a Garage Bay

Mr. Balestra, the property owner, as well as the Timothy Bivens, the Architect, appeared before the Board to address this application. Mr. Balestra and his wife are the property owners. They purchased the property in 2012. It is approximately 1.9 acres of vacant land. He is seeking to construct a single family, prairie style executive ranch that would be 103' wide and 66' deep which will include a three-garage bay.

The applicant is requesting to reduce the minimum allowed total side yard from 60' to 46'-8". He states the placement of the proposed house would not change the aesthetics of the side neighbors. The third garage bay on the south side of the property would have extra depth storage for his boat that he stores year round.

Mr. Pirro moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

NEW BUSINESS:

Jed Rotella **TM#: 023.-02-33.3**
2504 West Genesee Turnpike/180 Par Place
Camillus, New York 13031

Special Use Permit: Accessory Building

Mr. Pirro moved to set the public hearing for October 6, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

MINUTES:
Mr. Walsh moved to approve the minutes for August 4, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. de la Rosa moved to approve the payment of the following voucher. Ms. Lansley seconded the motion and it was unanimously approved.

- Advanced Media-Legal Advertising totaling $133.40

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

Karen Clarke **TM #: 041.-01-32.0**
1214 Sidney Street
Syracuse, New York 13219

Area Variances: Front yard setback of 17.5' for an addition

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

Mr. Pirro moved to allow the increase in size of the non-conforming house to accommodate the addition. Mr. Walsh seconded the motion and it was unanimously approved.

Mr. Pirro moved to reduce the front yard setback from 35' to 17.5'. Mr. Walsh seconded the motion and it was unanimously approved.

Ms. Lansley moved to allow a 7.5' front yard variance. Mr. Pirro seconded the motion and it was unanimously approved.

William Balestra **TM #: 021.-01-28.0**
5937 Breed Road
Camillus, New York 13031

Area Variance: To reduce the Side Yard setback to 46'-8" for a garage bay

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

Ms. Lansley moved to grant a 13' 4" variance to allow total side yardage of approximately 46'8". Mr. Pirro seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:43 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
September 3, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Chris Lansley
Steve Pirro
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
3 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Mr. Pirro seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

WellNow Urgent Care/ Kassis Superior Signs TM #: 042.-09-10.0
3800 West Genesee Street
Syracuse, New York 13219

Area Variance: Sign

Cristina Caceres of Kassis Superior Signs appeared before the Board to address this application on behalf of WellNow Urgent Care, Anchor Signs and Rocklyn. Rocklyn is the owner of the building, Anchor Signs the manufacturer, and Kassis Superior Signs will install and maintain the signs. They are seeking to install a 68.27 square foot sign on the south elevation of the building facing West Genesee Street. The sign will have individual channel letters with internally illuminated LED. The building is 70' x 50' and the proposed sign would match the size and aesthetics of the sign on the east elevation facing Hunt Avenue. The property is on a corner lot and she is requesting an 18.3 square foot variance on the building.

Public Comment
Joy Flood, 3rd Ward Counselor submitted a correspondence indicating that she trusts the ZBA to make the appropriate decision in regards to this matter.

Mr. de la Rosa moved to close the public hearing. Mr. Walsh seconded them motion and it was unanimously approved.

Virginia Bendo (Continuation) **TM #: 031.-07-38.0**
101 Winding Way
Camillus, New York 13031

Area Variance: Storage Shed in front yard setback

Mr. Pirro moved to continue the public hearing from September 1, 2020 to September 3. 2020. Mr. Walsh seconded the motion and it was unanimously approved.

Ms. Bendo and her sister, Joan Carroll, are the property owners. The both appeared before the Board to address this application. The applicant is seeking to install a 10' x 20' shed in the south front yard. This is a continued application from the August 4, 2020 meeting. Ms. Bendo has revised her application for a third time, which shows a 17'.8" setback from West Genesee Street. The new drawing has not had a referral from the Codes Enforcement Office or any new correspondences presented to the Board.

After discussion, the Board decided to continue the application to allow Ms. Bendo to contact Mr. Price with the new drawing for some definitive measurements.

Mr. de la Rosa moved to continue the application to the next meeting for the public hearing. Mr. Pirro seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Ms. Lansley moved to approve the minutes for August 6, 2020. Mr. de la Rosa seconded the motion and it was unanimously approved.

VOUCHERS:
None

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
None

DECISIONS:

WellNow Urgent Care/Kassis Superior Signs TM #: 042.-09-10.1
3800 West Genesee Street
Syracuse, New York 13219

Area Variance: Sign

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

Chairman Feyl moved to grant an 18.27 square foot variance to allow a 68.27 square foot sign on the south elevation of the building. Ms. Lansley seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:40 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
October 6, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
6 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Virginia Bendo (Continuation) **TM #: 031.-07-38.0**
101 Winding Way
Camillus, New York 13031

Area Variance: Storage Shed in front yard setback

Ms. Bendo and her sister, Joan Carroll, appeared before the Board to address the continuation of this application. They are seeking to build a 10' x 20' storage shed in the south front yard. Ms. Bendo is requesting a variance to allow an assessory structure in the front yard not to encroach more than 18' facing West Genesee Street.

David Callahan, 6th Ward Councilor thanked the Board for the continuations of this application. He is in favor of the variance, as it will not affect any surrounding properties, change the aesthetics of the area, or affect it in any adverse way.

Mr. Pirro moved to close the public hearing. Mr. de la Rosa seconded them motion and it was unanimously approved.

Jed Rotella **TM #: 023.-02-33.3**
2504 West Genesee Turnpike
Camillus, New York 13031

Area Variance: Special Use Permit: 80' x 32' Addition

Mr. Rotella, the property owner, appeared before the Board to address his application. He and his wife own the property. Mr. Rotella describes the property as approximately 50 acres, 18 hole golf course, with a club house, maintenance building, and a 30' x 24' storage vehicle

building. The proposed addition would be 80’ x 32’ and used to house outdoor maintenance equipment and golf carts. It will be cold storage with interior lighting and would match the aesthetics of the maintenance building.

The proposed addition would have no impact on existing neighbors as it is in a wooded area with the nearest house not owned by the applicant being approximately 800’ away.

Chairman Feyl advised that the Planning Board has no issues with the application.

Mr. Pirro moved to close the public hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

Colleen & Anthony Colapaolo **TM#: 006.-03-11.0**
2811 Warners Road
Warners, New York 13164

Area Variance: Detached Garage 18’ in Front of rear line of house

Colleen & Anthony Colapaolo, the property owners, appeared before the Board to address this application. They are seeking to build a 40’ x 30’ detached garage in front of the rear line of the house. Mrs. Colapaolo describes the property as a single-family house with a garage, swimming pool on a rectangular shaped lot. A creek and marsh areas are in the rear yard.

The proposed garage will be a metal pole barn 52’ from Warners Road and 18’ in front of the rear line of the house. It would be used to house outdoor materials, pool supplies and equipment.

Ms. Lansley moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

NEW BUSINESS:

OYA Camillus A, LLC Solar Project **TM#: 006.-04-12.1**
6327 Van Alstine Road
Camillus, New York 13031

Special Use Permit: Solar Farms

Mr. de la Rosa moved to declare The Zoning Board of Appeals the Lead Agency. Ms. Lansley seconded the motion and it was unanimously approved**.**

OYA Camillus B. LLC Solar Project **TM#: 006.-04-12.1**
6327 Van Alstine Road
Camillus, New York 13031

Special Use Permit: Solar Farms

Mr. de la Rosa moved to declare The Zoning Board of Appeals the Lead Agency. Ms. Lansley seconded the motion and it was unanimously approved.

MINUTES:

Mr. de la Rosa moved to approve the minutes for September 1, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

Mr. de la Rosa moved to approve the minutes for September 3, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. de la Rosa moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal services totaling $4170.00
- Advanced Media-Legal advertising totaling $133.40
- Melvin & Melvin-Legal services for OYA totaling $765.00

CORRESPONDENCE:
Town Topics correspondences were issued.

COMMENTS OF THE BOARD:
None

DECISIONS:

Virginia Bendo **TM #: 031.-07-38.0**
101 Winding Way
Camillus, New York 13031

Area Variance-Shed in Front Yard setback

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

Mr. de la Rosa moved to allow an assessory structure in the front yard facing West Genesee Street not to encroach more than 18'. Ms. Lansley seconded the motion and it was unanimously approved.

Jed Rotella **TM#: 023.-02-33.3**
2504 West Genesee Turnpike
Camillus, New York 13031

Special Use Permit: 80' x 32' Addition

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

Mr. Pirro moved to grant a Special Use Permit to allow the construction of an 80’ x 32’ addition onto the existing maintenance building. Ms. Lansley seconded the motion and it was unanimously approved

Colleen and Anthony Colapaolo **TM#: 006.-03-11.0**
2811 Warners Road
Warners, New York 13164

Area Variance: Detached Garage 18’ in front of rear line of house

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

Mr. Pirro moved to grant a variance to allow a 40’ x 30’ detached garage 18’ in front of the rear line of the house. Mr. Walsh seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. Walsh moved to adjourn the meeting at 7:27 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

Town of Camillus
Zoning Board of Appeals
December 1, 2020 - 7:00 p.m.

PRESENT:
Bob Feyl, Chairman
Richard de la Rosa
Steve Pirro
Chris Lansley
Alex Walsh

STAFF PRESENT:
Susan Otto, Attorney

GUESTS & MEMBERS OF THE PUBLIC
David Callahan, 6th Ward Councilor
Steve James, 4th Ward Councilor
2 Others

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

Mr. de la Rosa moved to waive the reading of the legal advertisement. Ms. Lansley seconded the motion and it was unanimously approved.

PUBLIC HEARINGS:

Diane Scaravillo-Rodeghero **TM #: 033.-04-09.0**
55 Richlee Drive
Camillus, New York 13031

Area Variance: Generator

Mr. Pirro moved to set the public hearing for December 1, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

David Callahan, 6th Ward Councilor, appeared before the Board on behalf of the applicant to address this application. He describes the property as a single family home on a corner lot. The applicant is seeking to install a 34.1" (length) x 36" (width) x 27.3" (height) generator in the south front yard of the lot. Mr. Callahan explains that the meter and electrical connections are on the south side of the house where the applicant would like to place the generator. In addition, the homeowners have dogs that could get on top of the generator and jump over their fence if it was located in the backyard.

Mr. Callahan states the generator would be 18" from the house and it is approximately 24' from the south side of the house to Braeside Lane. He circulated letters to the surrounding neighbors. One neighbor had concerns on the noise levels of the generator and asked if it could exercise during the week, preferably in the afternoon. The closet neighbor to the proposed generator is at least 200' away.

Mr. Walsh moved to close the public hearing. Ms. Lansley seconded the motion and it was unanimously approved.

*A second representative for the applicant arrived late to the meeting.

Mr. Pirro moved to reopen the public hearing for December 1, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

Thomas Gerstner from Anderson Water & Power appeared before the board on behalf of the applicant. Anderson Water & Power is the seller and installer of the generator. The generator will exercise once every two weeks for 12 minutes. The customer can pick the time and day of the week when to have this exercise. The noise level is 65 decibels at full load and the decibels drop off the further away one is from the generator. He advised that the Cummins generator is the quietest one on the market. Cummins is the manufacturer.

Ms. Lansley moved to close the public hearing. Mr. Walsh seconded the motion and it was unanimously approved.

Aaron & Melanie Moreland **TM #: 049.-03-12.1**
608 Onondaga Road
Syracuse, New York 13219

Area Variance: Shed in front yard

Mr. Pirro moved to set the public hearing for December 1, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

The applicant did not appear tonight. Steven James, 4th Ward Councilor, asked that the application be continued.

Mr. de la Rosa moved to continue the public hearing for January 5, 2020. Mr. Walsh seconded the motion and it was unanimously approved.

NEW BUSINESS:
None

MINUTES:
Mr. de la Rosa moved to approve the minutes for October 6, 2020. Ms. Lansley seconded the motion and it was unanimously approved.

VOUCHERS:
Mr. Pirro moved to approve the payment of the following vouchers. Mr. Walsh seconded the motion and it was unanimously approved.

- Melvin & Melvin-Legal services totaling $1965.00
- Melvin & Melvin-Legal services recoverable for OYA totaling $2565.00

CORRESPONDENCE:
None

COMMENTS OF THE BOARD:
Camillus Sportsman Club is awaiting an updated survey; will plan on the January 5, 2021 meeting. Camillus OYA- A & B is still pending corrections, decommissioning plans, wetlands updates, visuals and other open issues. The Board had a discussion on the possibility of ZOOM meetings due to the COVID-19 pandemic.

DECISIONS:

Diane Scaravillo-Rodeghero **TM #: 033.-04-09.0**
55 Richlee Drive
Camillus, New York 13031

Area Variance-Generator

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

Mr. Pirro moved to allow a generator in the south front yard to protrude no more than 54" from the house on the condition that the applicant set the generator such that it exercises Monday-Friday between noon and 3:00 pm. Mr. de la Rosa seconded the motion and it was unanimously approved.

ADJOURNMENT:
Mr. de la Rosa moved to adjourn the meeting at 7:40 p.m. Ms. Lansley seconded the motion and it was unanimously approved.

Respectfully submitted,
Theresa Garvey
ZBA Clerk

A

Anchini Selena
Special Use Permit, 11, 15, 18

B

Balestra, William
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Bendo, Virginia, 35
Area Variance-Storage Shed, 22, 32, 35, 37
Bosak Roman
Area Variance-Addition, 16, 23, 24
Breed Road 5937
Area Variance-Garage Bay, 29, 31
Bryant, Martin
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C

Camillus Sportsman's Club
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Channing Lane 9
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Christo Don
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Christo, Adonis AA Nick Co
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Colapaolo, Colleen & Anthony
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Curry Michael & Katherine
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D

Devoe Road #5801
Special Use Permit Amendment-Pole Barn, 11

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Area Variance-Existing Addition, 10, 13
Evertz, George & Michele
Area Variance-Existing Addition, 10, 13

F

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Francisco, David & Ranee
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G

Gillespie Avenue 221
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H

Holy Family Church
Area Variance-Shed, 19, 21
Horan Road 313
Area Variance-Pole Barn, 6, 8

M

Moreland, Aaron & Melanie
Area Variance-Shed, 40

N

NuHavun, David & Judith
Special Use Permit, 1, 4

O

Onondaga Road 608
Area Variance-Shed, 40
OYA Camillus
Special Use Permit-Solar Farms, 23, 36

P

PO BOX 249
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R

Rhoades, Christopher
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Area Variance-Horse Barn, 11, 17
Area Variances-Horse Barn & Apiary, 14
Rotella, Jed
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S

Scaravillo-Rodeghero, Diane
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T

Tacoma Road 2399
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V

Van Alstine Road 6327
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W

Warners Road 2811
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Area Variance-Sign, 32, 33
West Genesee Street 5100
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Whiting, Chancellor & Cynthia
Area Variance-Detached Garage, 10, 13
Whiting, Laura
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Winding Way 101
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Winding Way 141
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