

**Town of Camillus  
Zoning Board of Appeals  
January 4, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairperson  
Jerry Casey  
Richard de la Rosa, Vice Chairperson  
Ron Belle  
Steve Pirro  
Michael LaFlair  
Joy Flood

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Philipppone, 1<sup>st</sup> Ward Councilor  
One other

**ABSENT:**

None

Chairman Feyl called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. Chairman Feyl welcomed and thanked Susan Otto as council to the Zoning Board of Appeals and thanked Ms. Flood for all her hard work and dedication over the past three years as Chairperson.

**PUBLIC HEARINGS:**

None

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

Mr. Philipppone thanked the Board for assisting him in his first year in office and stated he looks forward to another year.

**OLD BUSINESS**

None

**NEW BUSINESS**

1. **Bonnie Wierbinski  
2393 Sands Road  
Camillus, NY 13031**

**TM#: 005.-04-15.4**

**Area Variance: Proposed horse barn must be set back 150' from any side line.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for January 18, 2011. Ms. Flood seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the December 7, 2010 meeting. Mr. Belle seconded the motion and it was unanimously approved.

### **VOUCHERS**

A voucher was received for The Post Standard for legal advertising totaling \$45.14.

Mr. Pirro moved to approve payment of the voucher. Mr. LaFlair seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

None

### **COMMENTS OF THE BOARD**

None

### **DECISIONS**

None

### **ADJOURNMENT**

Ms. Flood moved to adjourn the meeting at 7:05 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,

Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
January 18, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Jerry Casey  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Steve Pirro  
Michael LaFlair

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Philippone, 1<sup>st</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
Seven others

**ABSENT:**

Ron Belle

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 Public Hearing notices. Mr. LaFlair seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Bonnie Wierbinski  
2393 Sands Road  
Camillus, NY 13031**

**TM#: 005.-04-15.4**

**Area Variance: Proposed horse barn must be set back 150' from any sideline.**

Ms. Wierbinski appeared before the Board to discuss her application. Stating that her intention is to house three horses on her property that will be grain fed. While she does not have any formal training or experience raising horses, she has been volunteering with Sunshine Horses for over a year now and has a daughter who takes lessons at Daniluk Stables.

Chairman Feyl inquired if the horses will be grazing on the property. Ms. Wierbinski confirmed that the horses would be hay raised and grain fed. The Board members expressed concern and questioned the use and location of an outdoor corral, the location of proposed fencing, access to and from the barn, water and power supply as well as storage of hay/grain and removal of waste.

Ms. Wierbiniski explained the location of the proposed fence and provided a quote from Arrow Fence Company. She confirmed power would be installed and stated at this time she does not have plans to install water but will do so if required.

Ms. Kathleen Powell residing at 2403 Sands Road appeared before the Board expressing her concerns regarding the application with regard to the proposed size of the barn for the area,

Ms. Wierbinski's lack of experience raising horses, the disposal of waste, an increase in parasite risks, odor, and access to and from the barn.

Ms. Wierbinski stated she does have plans for a compost and scheduled removal of the waste will be put in place if approved.

Ms. Flood recommended continuing the Public Hearing as the Board has several concerns have not been defined nor properly addressed.

After a detailed discussion, Ms. Flood motioned to continue the Public Hearing to February 15, 2011. Mr. Pirro seconded the motioned and it was unanimously approved.

**2. Joseph Mastroianni  
Robert Tarson (Project Owner)  
3360 Milton Ave.  
Syracuse, NY 13219**

**TM#: 046.-01-05.0  
TM#: 046.-01-06  
TM#: 046.-01-07.0**

**Area Variance:**

- **Lot coverage allowed is 90% and the proposed is a 10% increase, virtually 100%.**
- **Use requires 122 parking spaces total, providing 53 spaces, therefore, needing a variance for 70 cars.**

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

Mr. Michael Hrab, attorney for Mr. Dombroski appeared before the Board to discuss the application. Mr. Hrab stated that the purpose of the application is for a parking variance based on necessary requirements in the municipal code.

Mr. Hrab stated the intended use for the building is to house a novelty business, and to host banquet parties on a reservation only basis. The banquet parties would be with customers using the different amenities offered by the applicant. The building would also house a business office and warehouse for storage of novelty items.

It is the applicant's desire to have the amount of parking spaces required reduces based on the amount of footage being used for actual party space not the entire building. The applicant's desire is to put in place a self-imposed 150 person maximum occupancy. With this consideration, the 150 person maximum occupancy shows 38 parking spaces would be required. Stating the property currently has 32 parking spaces and with the proposed 20 additional parking spaces brings the total parking spaces to 52 spaces. Doing so would increase the lot coverage from 91% to 96% lot coverage.

Chairman Feyl questioned if the surrounding properties have been approached regarding obtaining additional parking.

Mr. Hrab stated that the applicant did try alternative solutions such as approaching surrounding properties with purchase offers on additional parking and came up with roadblocks along the way. The applicant unfortunately is stuck with the building and parking as is and is willing to do what can be done to make it work for his proposed business.

Mr. Hrab approached the Board providing revised drawings of the site plan showing proposed parking and layout of the business. Chairman Feyl stated that there are several concerns with this proposal.

In reviewing the site plan Chairman Feyl suggested taking the eastern end of the warehouse to the west firewall into consideration of indoor parking. Mr. Dombroski expressed his concern for storage of items for future growth.

Mr. Mastroianni, engineer representing Mr. Dombroski stated if considering converting the warehouse east of the firewall for additional parking this property would potentially gain 12-16 additional parking spaces if utilized as a parking garage.

Mr. Dombroski appeared before the Board providing explanation of what his business entails. Stating the majority of his business is accommodating college kids and that the average size of a party or event is 30-40 people. He would like to fulfill the needs of people not only by rentals of equipment but also by providing a facility to host the events/parties. Has plans to employ 3-4 fulltime employees with additional staffing to cover booked parties on an as needed basis.

The Board members expressed concern and questions regarding public safety, traffic control, parking, trash removal, storage, deliveries, company vehicles, and hours of operation, lighting, and occupancy.

Mr. Piorro questioned if the proposed location will serve alcohol and hours of operation. Mr. Dombroski stated that he does not have plans on serving alcohol and does not currently obtain a liquor license but cannot speak for the future of the business. Stating that hours of operation for party bookings would most likely be held on Friday evenings, Saturdays, and Sundays by appointment only.

After a detailed discussion among the Zoning Board Attorney and Board, Mr. Casey moved to close the public hearing. Ms. Flood seconded the motion and it was unanimously approved.

### **COMMENTS OF THE PUBLIC**

None

### **COMMENTS OF TOWN OFFICIALS**

Mr. Davern, 3<sup>rd</sup> Ward Councilor stated that it is not unusual for the Town Board to support extremely tight regulations on a business with specific restrictions. In speaking with surrounding neighbors, Mr. Dombroski is highly respected in his community and his neighbors fully support the application and see this as an opportunity. Explaining that the comment the police chief made was prior to the meeting held on Jan. 11, 2011 and felt he may have been misinformed as parties/events are by appointment only.

Mr. Davern stated he fully supports this applicant and believes the proposed use of this specific location is for the benefit of the community. Mr. Davern feels the Town has an opportunity to occupy this vacant building and hopes the Board takes serious consideration to this application.

### **OLD BUSINESS**

None

## **NEW BUSINESS**

1. **Mark Bresadola**  
**6478 Winchell Road**  
**Warners, NY 13164**

**TM#: 010.1-03-29.3**

### **Area Variance: 8 x8 enclosed bus stop.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for February 1, 2011. Mr. Casey seconded the motion and it was unanimously approved.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the January 4, 2011 meeting. Mr. LaFlair seconded the motion and it was unanimously approved.

## **VOUCHERS**

A voucher was received for The Post Standard for legal advertising totaling \$71.15.

The board reviewed a detailed voucher from Melvin & Melvin for legal services totaling \$562.50.

Mr. Pirro moved to approve payment of the voucher. Mr. LaFlair seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

None

## **COMMENTS OF THE BOARD**

None

## **DECISIONS**

2. **Joseph Mastroianni**  
**Robert Tarson (Project Owner)**  
**3360 Milton Ave.**  
**Syracuse, NY 13219**

**TM#: 046.-01-05.0**

**TM#: 046.-01-06**

**TM#: 046.-01-07.0**

### **Area Variance:**

- **Lot coverage allowed is 90% and the proposed is a 10% increase, virtually 100%.**
- **Use requires 122 parking spaces total, providing 53 spaces, therefore, needing a variance for 70 cars.**

Ms. Flood moved to reduce the number of parking spaces required by seventy (70) parking spaces, conditioned to the extent as follows: the applicant is permitted to maintain fifty-two (52) parking spaces instead of the required one hundred twenty-two (122), as shown on the proposed site layout or site plan of the subject property prepared by Joseph Mastroianni, P.E., dated November 21, 2010 and delivered to the Zoning Board of Appeals on January 18, 2011 (hereinafter referred to as the "site plan"), except that, to keep the lot coverage at ninety per cent (90%), the applicant shall move or relocate the twenty (20) parking spaces that are

depicted on the site plan on the westerly end of the subject property, abutting the Penn-Central Railroad, to the most easterly warehouse space such that the east end of the warehouse, to the east side of the firewall of the warehouse, is to be used for at least sixteen parking spaces; and this variance is further subject to the applicant's business not being open to the public and any parties at the subject premises being made by private booking only, with the maximum occupancy of the subject property or building at all times being limited to one hundred fifty people, including without limitation all employees, guests or other occupants, and in the event that any private parties are booked at seventy-five people or more, the applicant shall provide appropriate traffic control; and this variance is further subject to final site plan approval by the Planning Board of the Town of Camillus; and this variance shall end or terminate, without the necessity of any further hearing or notice, upon the applicant's sale or transfer of the business or subject property and/or in the event of any change of use of the subject property.

Ms. Flood moved to DENY as moot the application for a variance from the requirements of Section 606(E) of the Code of the Town of Camillus by increasing the lot coverage ten percent (10%) to one hundred percent (100%).

Mr. de la Rosa seconded the motion.

The motion was put to a vote:

Ayes: Ms. Flood, Mr. La Flair, Mr. Casey, Mr. Pirro, Mr. de la Rosa,  
Nos: Chairman Feyl  
Absent: Mr. Belle

Motion Carried.

### **ADJOURNMENT**

Ms. Flood moved to adjourn the meeting at 9:32 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,

Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
February 1, 2011 – 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Jerry Casey  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Two others

**ABSENT:**

Ron Belle

Chairman Feyl called the meeting to order at 7:02 p.m., followed by the Pledge of Allegiance. Mr. de la Rosa moved to waive the reading of the Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Mark Bresadola  
6478 Winchell Road  
Warners, NY 13164**

**TM#: 010.1-03-29.3**

**Area Variance: 4' x 8' enclosed bus stop.**

Mr. Bresadola appeared before the Board to discuss his application. While providing pictures of the 4' x 8' enclosed bus stop, explained his intention is to provide a safe shelter for his children while waiting for the bus. Stating his driveway is about 400' long and has a concern for their safety.

Chairman Feyl questioned the length of time one would anticipate the need of the enclosed bus stop. Mr. Bresadola stated that he has a younger child who would also be utilizing the enclosed bus stop and anticipates the need not to exceed 10 years.

After a brief discussion among the Board and Zoning Board Attorney, Mr. Casey moved to close the public hearing. Ms. Flood seconded the motion and it was unanimously approved.

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the January 18, 2011 meeting. Mr. Casey seconded the motion and it was unanimously approved.

**VOUCHERS**

None

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISIONS**

1. **Mark Bresadola**  
**6478 Winchell Road**  
**Warners, NY 13164**

**TM#: 010.1-03-29.3**

**Area Variance: 4' x 8' enclosed bus stop.**

Mr. de la Rosa moved to approve the area variance to allow an existing 4' x 8' enclosed bus stop structure at its present location in the front yard be granted, subject to the limitation that the variance shall automatically, and without the necessity of notice, terminate on February 1, 2021. Mr. Casey seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Ms. Flood moved to adjourn the meeting at 7:17 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
February 15, 2011 – 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Jerry Casey  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair  
Ron Belle

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Philippon, 1<sup>st</sup> Ward Councilor  
Mark Kolinski, 2<sup>nd</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
Five others

**ABSENT:**

None

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 Public Hearing notices. Mr. LaFlair seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Bonnie Wierbinski  
2393 Sands Road  
Camillus, NY 13031**

**TM#: 005.-04-15.4**

**Area Variance: Proposed horse barn must be set back 150' from any sideline.**

Chairman Feyl stated that he would like to extend his apology on behalf of the Zoning Board of Appeals as the questions that were asked of Ms. Wierbinski at the last meeting were inappropriate and the only issues before the Board this evening are: (1) to consider the height of the barn and (2) the side yard set back.

Chairman Feyl questioned the height of the proposed barn. Mr. Pastore explained that the barn would not exceed 15 feet in height.

After a brief discussion among the Board, Ms. Wierbinski and Mr. Pastore, Mr. Casey moved to close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

- 2. Anthony Nappa / Saving Face Barber  
4300 West Genesee Street  
Syracuse, NY 13219**

**TM#: 042.-04-11.0**

**Area Variance: Request for an 8' x 3' sign on the west side of the building.**

Mr. Nappa appeared before the Board to discuss his application. Stating that he is in front of the Board this evening for a Area Variance for the additional signage as he was unaware a variance was required and explained his intention for the additional signage was to provide better exposure of his business on the west side of the building. Mr. Nappa stated that he currently has a 3' x 6' white box sign and barber pole, both of which face the West Genesee street side of the building.

After a brief discussion among the Board, Mr. Nappa and the Zoning Board Attorney regarding lease terms, existing signage and placement, Ms. Flood moved to close the public hearing. Mr. Belle seconded the motion and it was unanimously approved.

### **COMMENTS OF THE PUBLIC**

None

### **COMMENTS OF TOWN OFFICIALS**

Councilman Davern stated that he fully supports Anthony Nappa and complimented Mr. Nappa for the great job on the updates that have been completed.

Councilman Philippone extended an invitation to Chairman Feyl to attend a personnel meeting to discuss issues relating to the Zoning Board of Appeals.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

1. **Anthony Rotella**  
**450 Horan Road**  
**Syracuse, NY 13219**

**TM#: 015.-04-06.1**

**Area Variance: 32 sq. ft. sign – freestanding sign set back 9 ft. from ROW.**

Mr. LaFlair moved to declare the application a SEQR Type II and set the Public Hearing for March 1, 2011. Mr. Casey seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the February 1, 2011 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

### **VOUCHERS**

A voucher was received for The Post Standard for legal advertising totaling \$44.37.

A voucher was received from Hummel's Office Plus for supplies totaling \$203.65.

Mr. Pirro moved to approve payment of the voucher. Mr. LaFlair seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

Chairman Feyl reminded the Board members of the NYS Planning Federation continuing education seminar scheduled for August 18, 2011.

## **COMMENTS OF THE BOARD**

None

## **DECISIONS**

- 1. Bonnie Wierbinski  
2393 Sands Road  
Camillus, NY 13031**

**TM#: 005.-04-15.4**

**Area Variance: Proposed horse barn must be set back 150' from any sideline.**

Mr. Casey moved to approve an variance of 113' on the west and 55' on the east to permit the construction of a 40' x 25' horse barn on her property, conditioned upon the detached accessory structure, i.e., horse barn, be constructed no closer to the westerly side line than 37' and no closer to the easterly side line than 95'. Mr. de la Rosa seconded the motion.

As the motion was not unanimously approved the motion was put to a vote:

Ayes: Mr. Belle, Mr. Casey, Mr. de la Rosa, Chairman Feyl, Mr. Pirro  
Nos: Ms. Flood, Mr. La Flair

Motion carried.

- 2. Anthony Nappa / Saving Face Barber  
4300 West Genesee Street  
Syracuse, NY 13219**

**TM#: 042.-04-11.0**

**Area Variance: Request for an 8' x 3' sign on the west side of the building.**

Ms. Flood moved to approve an Area Variance to allow an existing 8' x 3' sign at its present location. Mr. Belle seconded the motion and it was unanimously approved.

## **ADJOURNMENT**

Ms. Flood moved to adjourn the meeting at 7:24 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
March 1, 2011 – 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair  
Ron Belle  
Steve Pirro

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Two others

**ABSENT:**

Jerry Casey

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

1. **Todd Oudemool**  
111 Viewpoint Lane  
Camillus, NY 13031

**TM#: 006.1-03-27.0**

**Area Variance: Accessory building forward of principal structure.**

Chairman Feyl stated that the application has been withdrawn and read into record an email received from Todd Oudemool.

Ms. Flood moved to withdraw the application without prejudice. Mr. Belle seconded the motion and it was unanimously approved.

2. **Anthony Rotella**  
450 Horan Road  
Syracuse, NY 13219

**TM#: 015.-04-06.1**

**Area Variance: 32 sq. ft. sign – freestanding sign set back 9 ft. from ROW.**

Mr. Rotella appeared before the Board to discuss his application for an Area Variance. Explaining he obtained a permit for the installation of the sign, hired a sign company to install, however, upon installing the sign found the foundation to be too close to the road, therefore, is here this evening to obtain a 9ft. variance.

Ms. Flood questioned if the existing foundation could be removed. Mr. Rotella stated the foundation could be removed, however, would be at an additional unexpected cost.

After a brief discussion among the Board and Mr. Rotella, Mr. de la Rosa moved to close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Emerald Mgt. Group LLC  
104 Bennett Road  
Camillus, NY 13031

TM#: 017.-05-01.0

**Area Variance: To reduce the required number of parking spaces.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for March 15, 2011. Ms. Flood seconded the motion and it was unanimously approved.

**MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the February 15, 2011 meeting. Mr. LaFlair seconded the motion and it was unanimously approved.

**VOUCHERS**

A voucher was received for The Post Standard for legal advertising totaling \$42.84.

The board reviewed a detailed voucher from Melvin & Melvin for legal services totaling \$1,337.50.

Mr. LaFlair moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISIONS**

**1. Anthony Rotella  
450 Horan Road  
Syracuse, NY 13219**

**TM#: 015.-04-06.1**

**Area Variance: 32 sq. ft. sign – freestanding sign set back 9 ft. from ROW.**

Mr. LaFlair moved to approve a 9ft. variance to allow a 32 sq. ft. freestanding sign at stated location. Mr. Belle seconded the motion.

As the motion was not unanimously approved the motion was put to a vote:

Ayes: Ms. Flood, Mr. Belle, Chairman Feyl, Mr. de la Rosa, Mr. Pirro  
Nos: Mr. La Flair

Motion carried.

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 7:26 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
March 15, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair  
Ron Belle  
Steve Pirro

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Six others

**ABSENT:**

Jerry Casey

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Emerald Mgt. Group LLC  
104 Bennett Road  
Camillus, NY 13031**

**TM#: 017.-05-01.0**

**Area Variance: To reduce the required number of parking spaces.**

Chairman Feyl stated that errors were found on the submitted application, therefore, the public hearing notice must be re-advertised and the public hearing reset.

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for April 5, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

## **MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the March 1, 2011 meeting. Ms. Flood seconded the motion and it was unanimously approved.

## **VOUCHERS**

A voucher was received for The Post Standard for legal advertising totaling \$44.37.

A voucher was received from Hummel's Office Plus for supplies totaling \$19.99 as well as a credit if \$23.99.

Mr. Pirro moved to approve payment of the voucher. Mr. LaFlair seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

1. **Joseph Mastroianni**  
**Robert Tarson (Project Owner)**  
**3360 Milton Ave.**  
**Syracuse, NY 13219**

**TM#: 046.-01-05.0**  
**TM#: 046.-01-06**  
**TM#: 046.-01-07.0**

### **Area Variance request for consideration of modifications.**

Chairman Feyl stated that the Zoning Board of Appeals approved a previously submitted application from Mr. Mastroianni/ Mr. Dombroski meeting specific conditions. Since then correspondence dated March 14, 2011 has been received from Michael Hrab, the attorney representing Mr. Dombroski requesting the previously submitted application be reconsidered for modifications to the conditions.

Mr. Feyl explained that in speaking with Mr. Price of the Camillus Code Enforcement office, Mr. Price stated he misspoke to the applicant and that this application for modifications must go before the Camillus Planning Board for site plan approval. Mr. Feyl stated that Mr. Price will inform the applicant accordingly.

Mr. Feyl explained that when the site plan was originally submitted to the Camillus Planning Board, a letter was received from the Planning Board stating they were against the application. The applicant then appeared in front of the Zoning Board of appeals with an amended site plan based upon what the applicant had been told by the Planning Board.

Mr. Feyl stated that with the specific conditions set on the previous approval it would be in the best interest of the applicant to provide a revised site plan for consideration indicating the exact number of additional parking spaces inside the building, point of entry and exit from the building, curbing, signage, etc. Mr. Feyl stated that possible road cuts may be necessary and a referral not only to the Camillus Planning Board for site plan approval is required but SOPCA approval may be required as well.

After a brief conversation among the Board and Ms. Otto, Ms. Flood moved to rehear the area variance request for modifications subject to referral to the Town of Camillus Planning Board for Site Plan approval. Mr. de la Rosa seconded the motion and it was unanimously approved.

**COMMENTS OF THE BOARD**

None

**DECISIONS**

None

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 7:46 p.m. Ms. Flood seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
April 5, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair  
Ron Belle  
Steve Pirro  
Jerry Casey

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Paul Czerwinski, P.E.  
One other

**ABSENT:**

None

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 Public Hearing notices. Mr. Casey seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Emerald Mgt. Group LLC  
104 Bennett Road  
Camillus, NY 13031**

**TM#: 017.-05-01.0**

**Area Variance: To reduce the required number of parking spaces.**

Mr. Joe Durand of TDK Engineering presented an application for an Area Variance on behalf of Store America. Stating the 2004 approved plan called for a 4500 square foot building, which was never built, however, is now proposing an 8550 square foot single story building which will require an Area Variance to reduce the required number of parking spaces.

After a brief discussion among the Board, Mr. Duran and Ms. Otto, Mr. de la Rosa moved to continue the Public Hearing for April 19, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

- 2. Joseph Mastroianni / Virgil Dombroski  
Robert Tarson (Project Owner)  
3360 Milton Ave.  
Syracuse, NY 13219**

**TM#: 046.-01-05.0**

**TM#: 046.-01-06**

**TM#: 046.-01-07.0**

**Area Variance**

Chairman Feyl read a letter from Michael J. Hrab, informing the Board they would like to withdraw their request for re-hearing at this time.

Ms. Flood moved to accept Mr. Hrab's withdrawal request for a re-hearing. Mr. Casey seconded the motion and it was unanimously approved.

**3. Eric Bevard  
3549 Kirk Road  
Warners, NY 13164**

**TM#: 009.-09-08.0**

**Area Variance: 40' x 40' freestanding garage, 23' high and 5' from side property line. Looking for an 8' reduction to the side yard setback due to its height exceeding 15'.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for April 19, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

**4. John Szczech  
View Point Development Corp.  
(Barn Swallow Lane Lot #37 & #38)  
PO Box 249  
Camillus, NY 13031**

**TM#: 06.1-01-05.1**

**Area Variance: Required front yard set back in R-1 is 50' – owner is requesting a 35' setback on lots #37 & #38.**

Mr. Casey moved to declare the application a SEQR Type II and set the Public Hearing for April 19, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

**5. Richard Vogt III  
112 Owls Nest Way / Lot #80  
Warners, NY 13164**

**TM#: 007.1-07-01.0**

**Area Variance: Proposed shed is located in side yard but is required to be in rear yard on a corner lot.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for April 19, 2011. Ms. Flood seconded the motion and it was unanimously approved.

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

## **NEW BUSINESS**

None

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Feyl moved to approve the minutes of the March 15, 2011 meeting. Mr. de la Rosa seconded the motion and it was unanimously approved.

## **VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$95.63 and \$53.55.

Mr. LaFlair moved to approve payment of the voucher. Mr. Casey seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

None

## **COMMENTS OF THE BOARD**

None

## **DECISIONS**

None

## **ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 7:31 p.m. Ms. Flood seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
April 19, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair  
Ron Belle  
Steve Pirro  
Jerry Casey

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Six others

**ABSENT:**

None

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Emerald Mgt. Group LLC  
104 Bennett Road  
Camillus, NY 13031**

**TM#: 017.-05-01.0**

**Area Variance: To reduce the required number of parking spaces.**

Mr. Joe Durand of TDK Engineering presented an application for an Area Variance on behalf of Store America, presenting a revised the site plan per the Board's request.

Referring to the revised sit plan Mr. Durand explained the drainage layout concerning the location of the building and the request to reduce the number of parking spaces to allow rental vehicles. As well the location of four permanent and one temporary rental vehicle parking space and snow storage areas at the southwest, northwest and northeastern corners of the facility.

As a result, from the rental parking adjustments the total number of parking spaces has been reduced to 71 spaces, however, believe they have more than adequate parking spaces for this type of facility.

Per Mr. Durand effective April 13, 2011, Store America has requested the immediate removal of the propane sales rack located near the front entrance gate and has cancelled the contract and all outside storage will be eliminated by April 30, 2011.

Chairman Feyl noted that the Board is to consider modifying the original variance as well as consider the request to reduce the number of parking spaces.

After a brief discussion among the Board, Mr. Duran and Ms. Otto, Mr. de la Rosa moved to close the Public Hearing. Mr. Casey seconded the motion and it was unanimously approved.

**2. Eric Bevard**  
**3549 Kirk Road**  
**Warners, NY 13164**

**TM#: 009.-09-08.0**

**Area Variance: 40' x 40' freestanding garage, 23' high and 5' from side property line. Looking for an 8' reduction to the side yard setback due to its height exceeding 15'.**

Mr. Bevard appeared before the Board to discuss his application for a 40' x 40' freestanding garage, explaining the old garage collapsed this past winter due to the amount of snowfall.

The Board questioned the height of the garage, if neighbors have been informed, layout of the drive way and proposed use.

Mr. Bevard explained the garage would be for personal use to store his cars, motorcycle, snowmobiles, tractor and tools. A standard outdoor solar light would be used to provide lighting.

Mr. Bevard stated neighbors have been informed and to his knowledge, there are no objections. Does not see this request as a concern or detriment to his neighbors as his neighbor having about 30 or so pine trees between the properties and has a hedge running all the way around his two-acre property.

Mr. Bevard approached the Board, provided drawings and explained if the garage roofline was attached to his house it would be running the wrong way, possibly having issues with snow once again, therefore, proposing to detach the garage allows the roofline to run the correct way.

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

**3. John Szczech**  
**View Point Development Corp.**  
**(Barn Swallow Lane Lot #37 & #38)**  
**PO Box 249**  
**Camillus, NY 13031**

**TM#: 06.1-01-05.1**

**Area Variance: Required front yard set back in R-1 is 50' – owner is requesting a 35' setback on lots #37 & #38.**

Mr. Szczech appeared before the Board to discuss his request for an Area Variance due to the topography of the land, reducing the set back will allow the homeowner to have a much nicer layout.

After a brief discussion among the Board, Ms. Flood moved to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

**4. Richard Vogt III  
112 Owls Nest Way / Lot #80  
Warners, NY 13164**

**TM#: 007.1-07-01.0**

**Area Variance: Proposed shed is located in side yard but is required to be in rear yard on a corner lot.**

Mr. Vogt appeared before the Board to discuss his application for an Area Variance to build a 10' x 12' shed.

Mr. Vogt explained to the Board for convenience and practicality thought this was the optimum placement as the shed will be for personal use to store a snow blower, snowmobile and future motorcycle. With plans of putting in a deck and pool would like to keep as much lawn space as possible for his son to be able to play.

Chairman Feyl questioned if the surrounding neighbors have been informed. Mr. Vogt stated that he did speak to his neighbor to the left and there were no objections to this request.

Mr. Vogt stated other homes within the development have 30' trailers, boats and other large items placed directly next to their homes and does not see this request as a deterrent to the neighborhood.

After a brief discussion among the Board and Mr. Vogt, Chairman Feyl stated that the Board is asking to consider placing the shed 10' back from the front corner of the house and at least 5' from the house.

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

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Bergmann Associates (SUNOCO)  
Yelann Momot  
3612 West Genesee Street  
Syracuse, NY 13219**

**TM#: 047.-04-18.0**

**Area Variance: Proposed canopy sign requires four 11' 6" variances.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for May 3, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

**2. St. Luke's Ukrainian Orthodox Church  
Peter Tymohenko  
3290 Warners Road  
Warners, NY 13164**

**TM#: 007.-05-15.0**

**Special Use Permit: Church is building an addition to connect two buildings – Parish Hall and Church building via-corridor as well as add handy cap ramp.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for May 3, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Feyl moved to approve the minutes of the April 5, 2011 meeting. Mr. de la Rosa seconded the motion and it was unanimously approved.

### **VOUCHERS**

None

### **CORRESPONDENCE**

None

### **COMMENTS OF THE BOARD**

None

### **DECISIONS**

**1. Emerald Mgt. Group LLC  
104 Bennett Road  
Camillus, NY 13031**

**TM#: 017.-05-01.0**

**Area Variance: To reduce the required number of parking spaces.**

Mr. Belle moved to modify the original decision of July 19, 2004 to reduce the number of parking spaces to 75, 4/rental and 71/parking, conditioned to prohibit any ancillary business and all outside storage be eliminated by April 30, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

**2. Eric Bevard  
3549 Kirk Road  
Warners, NY 13164**

**TM#: 009.-09-08.0**

**Area Variance: 40' x 40' freestanding garage, 23' high and 5' from side property line. Looking for an 8' reduction to the side yard setback due to its height exceeding 15'.**

Mr. de la Rosa moved to approve the construction of a 40' x 40' freestanding garage on the side yard with an 8' reduction in height. Mr. Casey seconded the motion and it was unanimously approved.

**3. John Szczech  
View Point Development Corp.  
(Barn Swallow Lane Lot #37 & #38)  
PO Box 249  
Camillus, NY 13031**

**TM#: 06.1-01-05.1**

**Area Variance: Required front yard set back in R-1 is 50' – owner is requesting a 35' setback on lots #37 & #38.**

Mr. Belle moved to grant a 15' front yard set back variance on lot #37 and #38. Ms. Flood seconded the motion and it was unanimously approved.

**4. Richard Vogt III  
112 Owls Nest Way / Lot #80  
Warners, NY 13164**

**TM#: 007.1-07-01.0**

**Area Variance: Proposed shed is located in side yard but is required to be in rear yard on a corner lot.**

Mr. de la Rosa moved to grant a variance to allow the construction of a 10' x 12' shed forward of the rear corner of the house, with a set back minimum of 10' from the front corner of the house and 5' from the side of the house. Ms. Flood seconded the motion and it was unanimously approved.

### **ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 7:50 p.m. Ms. Flood seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
May 3, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Joy Flood  
Michael LaFlair  
Ron Belle  
Jerry Casey

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC**

Mark Kolinski, 2<sup>nd</sup> Ward Councilor  
Two others

**ABSENT:**

Steve Pirro

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Bergmann Associates (SUNOCO)**  
Yelann Momot  
3612 West Genesee Street  
Syracuse, NY 13219

**TM#: 047.-04-18.0**

**Area Variance: Proposed canopy sign requires four 11' 6" variances.**

Mr. Brian Burri of Bergman Associates presented the application on behalf of Sunoco. Mr. Burri approached the Board providing additional documentation for review, stating the purpose of the application is to remove existing signage and replace with new Sunoco signage to reflect new ownership. Mr. Burri also stated the existing structures on the property are at this time to remain with no changes.

Referring to the documentation provided Chairman Feyl stated that the only variances the Board would consider would be for sign #7, #8 and #10. Chairman Feyl further explained Town law does simply not allow sign #6 and #9. Stating that in his opinion sign #11 serves no purpose as it located in the rear of the canopy facing the building.

Mr. Belle stated that even though the Town code/law does not allow sign #6 and #9 in his opinion he does not see a problem granting a variance.

Both Mr. de la Rosa and Ms. Flood stated they did not see a need or value with sign #7.

After a detailed conversation among the Board and Mr. Burri, Ms. Flood moved to close the Public Hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

**2. St. Luke's Ukrainian Orthodox Church**  
**Peter Tymohenko**  
**3290 Warners Road**  
**Warners, NY 13164**

**TM#: 007.-05-15.0**

**Special Use Permit: Church is building an addition to connect two buildings – Parish Hall and Church building via-corridor as well as add handicap ramp.**

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

Mr. Peter Tymchenko presented the application on behalf of St. Luke's church. The purpose of the application is to connect the church building and parish hall via a breezeway. In addition, a handicapped ramp will be installed inside to help serve the elderly parishioners and for shelter from the weather.

Mr. Tymchenko approached the Board providing drawings of the proposed breezeway stating the existing structures, drainage and topography would remain and not be change.

Ms. Flood stated that she has attended several church functions and understands the necessity of the breezeway and believes it would be beneficial to the church and its parishioners.

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

**COMMENTS OF THE PUBLIC**

None

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Andrew Pechney**  
**117 Goldenrod Lane**  
**Warners, NY 13164**

**TM#: 010.1-05-01.0**

**Area Variance: Proposed 10' x 12' x 8' storage shed in front yard.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for May 17, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the April 19, 2011 meeting. Ms. Flood seconded the motion and it was unanimously approved.

## **VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$74.21 and \$68.09.

The board reviewed a detailed voucher from Melvin & Melvin for legal services totaling \$2,125.00.

Mr. Belle moved to approve payment of the voucher. Mr. de la Rosa seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

None

## **COMMENTS OF THE BOARD**

None

## **DECISIONS**

- 1. Bergmann Associates (SUNOCO)  
Yelann Momot  
3612 West Genesee Street  
Syracuse, NY 13219**

**TM#: 047.-04-18.0**

**Area Variance: Proposed canopy sign requires four 11' 6" variances.**

Ms. Flood moved to grant an Area Variance to allow signage # 7, # 8 and # 10, each at an 11.6 ft. variance, for a 34.8 sq. ft. total variance. Mr. Casey seconded the motion and it was unanimously approved.

- 2. St. Luke's Ukrainian Orthodox Church  
Peter Tymohenko  
3290 Warners Road  
Warners, NY 13164**

**TM#: 007.-05-15.0**

**Special Use Permit: Church is building an addition to connect two buildings – Parish Hall and Church building via-corridor as well as add a handicap ramp.**

Mr. de la Rosa moved to allow the modification of the Special Use Permit to allow the construction of the proposed breezeway. Mr. LaFlair seconded the motion and it was unanimously approved.

**ADJOURNMENT**

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

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
May 17, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Michael LaFlair  
Ron Belle  
Steve Pirro

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC**

One other

**ABSENT:**

Joy Flood  
Jerry Casey

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 Public Hearing notices. Mr. Pirro seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Andrew Pechney  
117 Goldenrod Lane  
Warners, NY 13164**

**TM#: 010.1-05-01.0**

**Area Variance: Proposed 10' x 12' x 8' storage shed in front yard.**

Chairman Feyl asked the Board refer to the Hearing Guided when asking questions.

Mr. Pechney appeared before the Board to discuss his application for an Area Variance.

Mr. Belle questioned what interest the applicant has in the property. Mr. Pechney stated that he is the property owner.

Mr. Pirro questioned the exact location of the proposed shed. Mr. Pechney approached the Board providing drawings detailing the sheds location. Stating a custom shed would be constructed to match the siding of his house.

Chairman Feyl questioned why the shed could not be moved further back to comply with code.

Mr. Pechney stated the proposed placement of the shed is for convenience and esthetically does not feel it will look good if moving the shed further back to comply with code. Chairman Feyl explained there must be an extenuating circumstance for a variance to be considered and/or granted, as convenience does not warrant a variance.

Mr. de la Rosa proposed placing the shed on the opposite side of the yard and within code. Mr. Pirro also proposed placing the shed on the far west side of the yard.

After a detailed conversation among the Board and Mr. Pechney, Chairman Feyl moved to close the Public Hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

### **COMMENTS OF THE PUBLIC**

None

### **COMMENTS OF TOWN OFFICIALS**

None

### **OLD BUSINESS**

None

### **NEW BUSINESS**

1. **Zizza's Barber & Beauty / Bogdan Pototski**  
3532 West Genesee Street  
Syracuse, NY 13219

**TM#: 047.-04-13.0**

**Area Variance: Would like to increase the size of the sign on the side of the building from a prior variance dated 01/10/2003. (6.64 sf is allowed/ proposing 12.0 sf)**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for June 7, 2011. Mr. Belle seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes as amended of the May 3, 2011 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

### **VOUCHERS**

A voucher was received from Hummel's Office Plus for supplies totaling \$25.73.

Mr. de la Rosa moved to approve payment of the voucher. Mr. LaFlair seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

None

### **COMMENTS OF THE BOARD**

None

**DECISIONS**

**1. Andrew Pechney  
117 Goldenrod Lane  
Warners, NY 13164**

**TM#: 010.1-05-01.0**

**Area Variance: Proposed 10' x 12' x 8' storage shed in front yard.**

Mr. de la Rosa moved to approve an area variance to place a 10' x 12' x 8' storage shed in the front yard, 4' off the fence on the southwest corner with a minimum of 10'. Mr. La Flair seconded the motion.

The motion was put to a vote:

Ayes: None  
Nos: Mr. de la Rosa, Mr. Pirro, Chairman Feyl, Mr. La Flair, Mr. Belle  
Absent: Mr. Casey, Ms. Flood

Motion Denied.

**ADJOURNMENT**

Mr. LaFlair moved to adjourn the meeting at 7:28 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
June 7, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Michael LaFlair  
Ron Belle  
Steve Pirro  
Joy Flood  
Jerry Casey

**ABSENT:**

None

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC**

One other

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- Zizza's Barber & Beauty / Bogdan Pototski  
3532 West Genesee Street  
Syracuse, NY 13219**

**TM#: 047.-04-13.0**

**Area Variance: Would like to increase the size of the sign on the side of the building from a prior variance dated 01/10/2003. (6.64 sf is allowed/ proposing 12.0 sf)**

Chairman Feyl asked the Board refer to the Hearing Guided when asking questions. Mr. Pototski owner of Zizza's Barber & Beauty appeared before the Board to discuss his application for an Area Variance. Mr. Pototsky stated he is here this evening to obtain an Area Variance that will increase the allowed signage from 6.64 sf to 12.0 sf to place a 2' x 6' sign on the west side of the building.

Mr. Pototski stated since purchasing the building has eliminated several different size signs and is looking to start fresh. Stating he currently has a 2' x 6' window sign as well as a 3' x 2' sign on the roofline of the building. Mr. Pototsky further explained for safety reasons he will be eliminating the 3' x 2' sign and believes two signs, one on the front of the building and one on the west side of the building would be appropriate signage.

Chairman Feyl read the 2003 Notice of Action, stating the action granted a sign on the west side of the building conditioned upon all the other signs on the building conforming to code. Chairman Feyl further explained the previous owner Mr. Zizza never conformed with code, therefore, never placed a sign on the west side of the building. If granting this request it would be a requirement of the Board to place the exact same conditions upon the approval.

Chairman Feyl questioned if the building owner was in support of this application. Mr. Pototsky stated the owner would go along with whatever decision is approved by the Board and fully supports of the applicant.

Mr. Casey questioned if the sign would be lit. Mr. Pototsky stated that if allowed he would like to have a lit sign as they work long nights in the winter and it gets dark early. Mr. LaFlair stated he will be glad to see the roofline sign removed.

Ms. Flood questioned when the business was purchased. Mr. Pototsky confirmed that he purchased the business January of 1997. Ms. Flood questioned the sandwich board signs and suggested limiting there use.

After a detailed conversation among the Board and Mr. Pototski, Mr. de la Rosa moved to close the Public Hearing. Mr. LaFlair seconded the motion and it was unanimously approved.

### **COMMENTS OF THE PUBLIC**

None

### **COMMENTS OF TOWN OFFICIALS**

None

### **OLD BUSINESS**

None

### **NEW BUSINESS**

- 1. James A. Pirro  
124 Windcrest Drive  
Camillus, NY 13031**

**TM#: 028.-04-13.0**

**Area Variance: Proposed reduction of total required side yard from 40ft to 32.8 +/- ft and reduction of minimum required side yard from 15ft to 6.6+/- ft.**

Mr. Casey moved to declare the application a SEQR Type II and set the Public Hearing for June 21, 2011. Ms. Flood seconded the motion and it was unanimously approved.

- 2. Frederick Lundy III  
2546 Canal Road  
Camillus, NY 13031**

**TM#: 006.-01-16.1**

**Area Variance: No Accessory building may be situated in front of the rear of the principal building.**

Mr. Pirro moved to declare the application a SEQR Type II and set the Public Hearing for June 21, 2011. Mr. Casey seconded the motion and it was unanimously approved.

- 3. First Baptist Church of Memphis  
Peter Jordan  
1960 NYS RTE 5**

**TM#: 023.-02-1.3**

Special Use Permit: Proposed Church in a residential district.

Mr. de la Rosa moved to declare the application an Unlisted Action under SEQR and set the Public Hearing for June 21, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the May 17, 2011 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

### **VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$52.79 and \$40.55.

Ms. Flood moved to approve payment of the voucher. Mr. Casey seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

None

### **COMMENTS OF THE BOARD**

None

### **DECISIONS**

- 1. Zizza's Barber & Beauty / Bogdan Pototski  
3532 West Genesee Street  
Syracuse, NY 13219**

**TM#: 047.-04-13.0**

**Area Variance: Would like to increase the size of the sign on the side of the building from a prior variance dated 01/10/2003. (6.64 sf is allowed/ proposing 12.0 sf)**

Ms. Flood moved to grant an Area Variance for proposed 12 sf of signage on the west side of the building conditioned upon the removal of the 3' x 2' sign on the roofline of the building and the Notice of Action dated 2003 be included in the resolution and subject to the previous Notice of Action upon obtaining a permit. Mr. de la Rosa seconded the motion and it was unanimously approved.

### **ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 7:38 p.m. Mr. LaFlair seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
June 21, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Michael LaFlair  
Ron Belle  
Steve Pirro  
Joy Flood  
Jerry Casey

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC**

Dave Philippono, 1<sup>st</sup> Ward Councilor  
8 Others

**ABSENT:**

None

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. James A. Pirro  
124 Windcrest Drive  
Camillus, NY 13031**

**TM#: 028.-04-13.0**

**Area Variance: Proposed reduction of total required side yard from 40ft to 32.8 +/- ft and reduction of minimum required side yard from 15ft to 6.6+/- ft.**

Chairman Feyl asked the Board refer to the Hearing Guided when asking questions.

James Pirro appeared before the Board to discuss his application for an Area Variance. Mr. Pirro explained the purpose of this 12' x 32.5' addition is to add a bedroom and handicap bathroom on the south side of the house. Mr. Pirro stated that the addition would conform to the existing roofline, looking as if it has always been there. Mr. Pirro approached the Board providing a copy of his survey-explaining placement of his home and the proposed addition.

Mr. Pirro stated he spoke to his neighbor Mr. Mosely on the south side of his home and stated Mr. Mosely was in favor of this request and would submit a letter if necessary.

Ms. Flood questioned if the existing pine trees would remain as she felt they are a good buffer between neighbors. Mr. Pirro stated that he has no plans to remove the pine trees.

Mr. de la Rosa questioned the distance between homes to ensure there is enough space for emergency vehicles to access. Mr. Pirro confirmed that there is plenty of room for an emergency vehicle to drive between the homes if needing to get to the backyard.

Chairman Feyl questioned how the size of the addition was taken into consideration. Mr. Pirro stated that he took the size/dimensions of material needed into consideration and could make it smaller but wants it to look like it has always been there.

Ms. Flood motioned to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

**2. Frederick Lundy III  
2546 Canal Road  
Camillus, NY 13031**

**TM#: 006.-01-16.1**

**Area Variance: No Accessory building may be situated in front of the rear of the principal building.**

Mr. Frederick Lundy III appeared before the Board to discuss his application for an Area Variance. Mr. Lundy approached the Board providing drawings of the proposed 2,000 sf garage that will be located between his home and Canal Road.

Mr. Lundy stated due to the septic system and layout of the property felt the proposed location as explained would be the best location for the garage. Mr. Lundy explained the property is about 9 acres with a minimum set back of 47' on the west side of the property with everything else hundreds of feet back. Stating the proposed garage would be about 550' off the road and would not be visible from the road.

Mr. Lundy stated the garage will be used to store cars, household items, gardening items, along with personal property and will not be for commercial use.

Chairman Feyl questioned the additional driveway. Mr. Lundy explained that the second driveway is for a subdivided lot.

Mr. Casey questioned if Mr. Lundy planned to sell the subdivided lot. Mr. Lundy confirmed he does have plans to sell the second lot.

Ms. Flood questioned the height of the garage and if it would exceed the height of the house. Mr. Lundy confirmed that the height of the garage would not exceed the height of the house.

Mr. Belle questioned the dimensions of the garage. Mr. Lundy stated that the proposed garage will be 30' x 40', with approximately a 10' ceiling.

Chairman Feyl pointed out that within an R-1 district Mr. Lundy must carefully locate the detached garage, as it must be no closer than 20' minimum to the side yard.

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

**3. First Baptist Church of Memphis  
Peter Jordan  
1960 NYS RTE 5**

**TM#: 023.-02-1.3**

**Special Use Permit: Proposed Church in a residential district.**

Pastor George and Peter Jordan of First Baptist Church of Memphis, NY as well as Paul Sheneman of PLS Engineering appeared before the Board to discuss their application for a Special Use Permit. Pastor George provided an updated site plan explaining their previous church roof collapsed and there option was to rebuild at the current location or relocate and build new.

Pastor George explained he became aware of this 9.6-acre property and felt it was a good fit to build new, as it resolves the parking issue, provides a strategic location for outreach to the community, excellent visibility, and provides an opportunity to further their ministry.

Mr. Sheneman approached the Board and explained in detail the revised site plan with relation to the proposed church location and the topography of the land.

Ms. Flood questioned the physical location of the proposed church.

Mr. de la Rosa questioned if the name of the church would change. Pastor George stated that they do not have plans on changing the name, as they want to keep the historical identity of the church.

Mr. Pirro questioned the design structure of the church. Pastor George explained the church has a design committee, which has chosen white vinyl siding with a 4' stone accent.

Pastor George stated he spoke to the surrounding neighbors and no one stated they had any issues or concerns with this project. Pastor George stated this project would not cause any issues or disturbances to surrounding neighbors with noise or lighting.

During their busiest hours of operation they are running 110 petitioners at the regular 9 am Sunday morning service. Bible study is conducted on Tuesday nights with a children's ministry on Wednesday nights. However, Pastor George stated they would like to hold special events, functions, picnics and activities.

Pastor George also stated they would like to offer their church as an emergency shelter to the Camillus community, as they have plans to install backup generators.

After a detailed discussion, Mr. de la Rosa motioned to refer the applicant to the Camillus Planning Board and continue the Public Hearing to August 16, 2011. Mr. Pirro seconded the motioned and it was unanimously approved.

**4. St. Luke's Ukrainian Orthodox Church**  
**Peter Tymohenko**  
**3290 Warners Road**  
**Warners, NY 13164**

**TM#: 007.-05-15.0**

**Special Use Permit: Church is proposing to build a new pavilion.**

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

Mr. Peter Tymohenko appeared before the Board to discuss his application for a Special Use Permit. Mr. Tymohenko stated the purpose of this request is to build a pavilion for partitioners use.

Dimensions will be 30' x 60', have a concrete slab and material used will be hemlock. Mr. Tymohenko stated there will be no impact to the surrounding neighbors as the pavilion will not be seen for it will be located behind the church.

Mr. Bele questioned the parking area.

After a detailed conversation among the Board and Mr. Tymohenko, Ms. Flood moved to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

### **COMMENTS OF THE PUBLIC**

None

### **COMMENTS OF TOWN OFFICIALS**

Mr. Philipponne, 1<sup>st</sup> Ward Councilor stated that he also notified the surrounding neighbors and did not receive any negative feedback or concerns regarding this request.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

#### **1. Paul Webb**

**612 Mallard Drive  
Camillus, NY 13031**

**TM#: 062.-06-12.0**

#### **Area Variance: Proposing to build an 8' x 10' shed in front yard of corner lot.**

Mr. Belle moved to declare the application a SEQR Type II and set the Public Hearing for July 5, 2011. Mr. Casey seconded the motion and it was unanimously approved.

#### **2. Lyubon Dyachuk**

**806 Granger Road  
Syracuse, NY 13219**

**TM#: 049.-07-10.0**

#### **Special Use Permit: Home occupation.**

Chairman Feyl noted that Mr. Bill Davern 3<sup>rd</sup> Ward Councilor asked that the Board set the Public Hearing for July 19 to allow him time to contact the surrounding neighbors.

Mr. Flood moved to declare the application an unlisted action, refer the applicant to the Camillus Planning Board and set the Public Hearing for July 19, 2011. Mr. de la Rosa seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the June 7, 2011 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

**VOUCHERS**

None

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISIONS**

Chairman Feyl asked that Board member Steve Pirro step out of the boardroom for this decision.

- 1. **James A. Pirro**  
**124 Windcrest Drive**  
**Camillus, NY 13031**

**TM#: 028.-04-13.0**

**Area Variance: Proposed reduction of total required side yard from 40ft to 32.8 +/- ft and reduction of minimum required side yard from 15ft to 6.6+/- ft.**

Mr. Casey moved to approve the construction of a 12' x 32.5' addition on the south side of the house located at 124 Windcrest Drive, Camillus, New York 13031, which real property is further identified by tax map number 028.-04-13.0, has been GRANTED, subject to the following conditions: the applicant is granted a variance of 7.2' from the 40' total side yardage required by the Code such that his total side yardage shall be no less than 32.8', and the applicant is further granted an 8.4' variance on the south side yard to allow that side yard to be no less than 6.6', as opposed to the minimum 15' side yard required by the Code.

Mr. La Flair seconded the motion.

The foregoing resolution was duly put to vote, which resulted as follows:

Josephine Flood	Voting	YES
Ronald Belle	Voting	YES
Robert Feyl	Voting	YES
Richard de la Rosa	Voting	YES
Steve Pirro	Voting	ABSTAINED
Michael LaFlair	Voting	YES
Jerry Casey	Voting	YES

Motion carried.

Board member Steve Pirro returned to the boardroom for the remaining decisions.

**2. Frederick Lundy III  
2546 Canal Road  
Camillus, NY 13031**

**TM#: 006.-01-16.1**

**Area Variance: No Accessory building may be situated in front of the rear of the principal building.**

Mr. de la Rosa moved to approve the construction of a detached garage in front of the rear of the house at the real property located at 2546 Canal Road, Camillus, New York 13031, which real property is further identified by tax map number 006.-01-16.1, has been GRANTED, subject to the following conditions: (i) the applicant may construct the proposed 2,000 square foot garage in front of the rear of the house but no less than approximately 522 feet from Canal Road and no less than approximately 47 feet from the west boundary line; and (ii) the applicant shall satisfy all other Code requirements with respect to the proposed garage. Mr. LaFlair seconded the motion and it was unanimously approved.

**4. St. Luke's Ukrainian Orthodox Church  
Peter Tymohenko  
3290 Warners Road  
Warners, NY 13164**

**TM#: 007.-05-15.0**

**Special Use Permit: Church is proposing to build a new pavilion.**

Mr. de la Rosa moved to approve a modification of the special use permit previously granted to St. Luke's Ukrainian Orthodox Church to allow for the construction of a pavilion at the above real property located at 3290 Warners Road, Warners, New York 13164. Mr. Pirro seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 8:01 p.m. Mr. LaFlair seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk

**Town of Camillus  
Zoning Board of Appeals  
July 5, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Michael LaFlair  
Ron Belle  
Steve Pirro  
Joy Flood  
Jerry Casey

**ABSENT:**

None

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC**

1 Other

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

1. **Paul Webb**  
612 Mallard Drive  
Camillus, NY 13031

**TM#: 062.-06-12.0**

**Area Variance: Proposing to build an 8' x 10' shed in front yard of corner lot.**

Chairman Feyl asked the Board and applicant to refer to page two of the Hearing Guided.

Mr. Webb appeared before the Board to discuss his application for an area variance. Explaining the area variance would allow him to build an 8' x 10' shed in the front corner of a 1/4-acre lot of which he is the property owner.

Mr. Webb approached the Board referring to the survey while explaining the layout of the shed. Mr. Webb stated the proposed location of the shed seems to be most logical, as there are sinkholes within the back yard, an existing deck, as well as a utility right-of-way.

Mr. Webb explained the property and its surroundings, stating it has a vacant lot directly behind his lot, a house 20' away on the right side with plans for a future road on the left side.

Ms. Flood questioned if the applicant spoke to his neighbor on the right side of his lot, as the shed would be diagonal to their driveway.

Mr. Belle questioned the bin that is currently located on the property. Mr. Webb stated that he believes the existing bin is a utility box that is owned by the utility companies.

Chairman Feyl questioned the sheds use. Mr. Webb stated he would use the shed for storage of outdoor yard tools, lawnmower, power washer, a snow blower and power tools.

Mr. Casey questioned the exact placement of the shed.

After a detailed conversation among the Board and Mr. Webb, Ms. Flood moved to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

### **COMMENTS OF THE PUBLIC**

None

### **COMMENTS OF TOWN OFFICIALS**

None

### **OLD BUSINESS**

None

### **NEW BUSINESS**

1. **Ruslan Kozak**  
**3329 Cessna Drive**  
**Warners, NY 13164**

**TM#: 008.-06-03.0**

**Area Variance: Property owner would like to subdivide a parcel and give half to neighbor. Therefore expanding their non-conforming uses to larger land/lots.**

After a detailed discussion among the Board and Ms. Otto, Chairman Feyl did not move to set the Public Hearing for lack of information, as the application is incomplete. Mr. de la Rosa seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the June 21, 2011 meeting. Ms. Flood seconded the motion and it was unanimously approved.

### **VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$42.08 and \$88.74.

Mr. Casey moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

1. Paul Webb  
612 Mallard Drive  
Camillus, NY 13031

TM#: 062.-06-12.0

**Area Variance: Proposing to build an 8' x 10' shed in front yard of corner lot.**

Mr. Belle moved to approve an area variance to build an 8' x 10' shed at the said location as stated within the application. Mr. LaFlair seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 8:00 p.m. Mr. LaFlair seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk

**Town of Camillus  
Zoning Board of Appeals  
July 19, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Michael LaFlair  
Ron Belle  
Steve Pirro  
Joy Flood  
Jerry Casey

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC**

Bill Davern, 3<sup>rd</sup> Ward Councilor  
Tom Price, Code Enforcement Officer  
Five others

**ABSENT:**

None

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Lyubon Dyachuk  
806 Granger Road  
Syracuse, NY 13219**

**TM#: 049.-07-10.0**

**Special Use Permit: Home occupation.**

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

Chairman Feyl asked the Board and applicant to refer to page two of the Hearing Guided.

Vitaliy Dyachuk appeared before the Board to discuss his application for a Special Use Permit for a home occupation. Mr. Dyachuk stated he is a wholesale dealer who buys and sells cars between auctions and dealers. Mr. Dyachuk also stated would like to keep 1 to 3 cars in his driveway with and without transporter plates for up to a period of two months.

Mr. Dyachuk clarified that his mother is the owner of the property, however, he does reside in the home with his mother.

Chairman Feyl questioned the number of transporter plates registered to Mr. Dyachuk and or his business. Mr. Dyachuk confirmed he has two transporter plates.

Chairman Feyl and Mr. Pirro questioned the size of the home as well as the width and layout of the driveway. Mr. Casey questioned the character of the neighborhood and if any businesses

were within the immediate area. Mr. Dyachuk stated it is a four-bedroom single car garage home with a driveway that is approximately 24' wide and can hold up to six vehicles. Mr. Dyachuk also stated while it is a residential neighborhood, there is a lawn mowing business located on Granger Road.

Mr. LaFlair questioned if safety precautions were in place for any situations that may occur relating to fire, gas or oil leaks. Mr. Dyachuk stated that he does not have any safety systems in place at this time. Mr. LaFlair also questioned the length of time a vehicle with transporter plates would be parked in the driveway. Mr. Dyachuk stated a couple of weeks however in some cases could be up to two months.

Mr. Belle questioned if the applicant conducted retail sales, had a registered DBA and if the business was incorporated. Mr. Dyachuk stated that he is a wholesale dealer, therefore, does not sell retail as he is not licensed to do so, does have a registered DBA license and operates as a sole proprietorship. Mr. Belle stated that he attended the Planning Board meeting of July 11 where Mr. Dyachuk stated to the Planning Board that he sometimes sells retail.

Ms. Flood questioned the hours of operation and if potential customers visited the residency day or night to look at the cars.

Ms. Flood also questioned how much of his time was spent on his wholesale business. Mr. Dyachuk stated he works full time driving tractor trailers and while this is a part time job he spend roughly three 8 hour days per week with no regular hours of operation as he works when an order comes in. Mr. Dyachuk did confirm potential customers do not come to the residence.

Mr. Pirro questioned what time of the day cars were brought to and from the residency. Mr. Dyachuk stated that typically vehicles are transported during the day; however, dependant upon the auction the latest hour of transporting could be 2am.

Mr. Casey questioned why a car dealership would hire him to purchase a car for them when they can purchase at wholesale themselves. Mr. Dyachuk stated he has one customer who sells cars only and hires him to go to auction.

Mr. de la Rosa questioned if dealers hire Mr. Dyachuk to sell cars at auctions. Mr. Dyachuk confirmed he buys and sell vehicles at auction.

Mr. Pirro questioned the number of employees working for Mr. Dyachuk. Mr. Dyachuk stated he has no employees, as he is a sole proprietorship.

Mr. Pirro and Mr. Casey questioned if the garage was ever used to store, fix, clean and or detail transporter vehicles. Mr. Dyachuk stated he only uses the garage to clean and detail his own personal vehicles.

Ms. Flood questioned if business was conducted within the home. Mr. Dyachuk stated that he has an office his bedroom of the home that he utilizes for his transporter business.

Ms. Flood questioned if the driveway needed to be included within the home occupation. Chairman Feyl stated that when talking about home occupation the town code refers to a home occupation as within the four walls of the home, never referring to the driveway as such and would not be included.

Ms. Flood questioned what the use of the garage. Mr. Dyachuk confirmed it is used for household storage.

Mr. Belle questioned which auctions Mr. Dyachuk utilized. Mr. Dyachuk stated he uses CNY Auto Auction in Lafayette and Tri State Auto Auction in Cicero.

Chairman Feyl questioned why vehicles purchased at auction need to be transported to the Granger Road home. Mr. Dyachuk explained that vehicles are sometimes purchased after hours and the dealer is not open. Chairman Feyl stated with that knowledge the most any one vehicle parked in the driveway at 806 Granger Road should not exceed 12 hours.

Chairman Feyl explained the Town Law and Camillus Code do not allow it referring to Section 403 and Section 59 of the Town Law and Municipal Code.

Mr. Belle questioned if the applicant bought vehicles on speculation without an order in hand. Mr. Dyachuk confirmed vehicles are purchased without an order in hand.

Mr. de la Rosa questioned the greatest number of deliveries on a daily and weekly basis as well as the greatest number of cars not occupant owned within the driveway at any given time.

Mr. Belle questioned for what period is Mr. Dyachuk gone traveling due to his full time job. Mr. Dyachuk stated sometimes he is gone up to ten days and a vehicle may sit in his driveway while he was away for work.

Mr. Pirro questioned if there was any additional waste created from the transporter business.

Chairman Feyl questioned if any detailing on the transporter vehicles was done at the house. Mr. Dyachuk stated that he does not conduct any detailing to the transporter vehicles at the residency other than washing the outside of the vehicles.

Mr. Pirro and Mr. LaFlair questioned if anything was in place to protect the environment should there be a leak or spill. Mr. Dyachuk stated that he purchased vehicles from the auction with a green light only which indicates there are no issues to the vehicles.

Chairman Feyl questioned if a PIG kit was ever used. Mr. Dyachuk stated he did not know what a PIG kit was and confirmed he used cardboard should there be any spills or leaks. Chairman Feyl questioned disposal of the cardboard that is used. Mr. Dyachuk confirmed he disposes of the cardboard by placing them in trash bags that are put out with the weekly garbage.

Mr. Belle questioned who is on the title of the vehicles purchased from the auction. Mr. Dyachuk stated they are titled to V&P Auto, which is the name of his business.

Mr. Dyachuk stated that NYS registration, inspection and insurance fall within the transporter plates. DMV then allows him to place the transporter plates on any vehicle he purchases.

Mr. LaFlair questioned what types of buffers were in place at this residence. Mr. Dyachuk stated that the property has a fence on the back and left side of the home with evergreen trees to the right.

Mr. Belle questioned the distance from the fence to the neighbors home. Mr. Dyachuk stated the neighbor's home is about 20' away.

Mr. Dyachuk stated he spoke to the property owners and residence of 802 and 804 Granger Road and received signatures from both property owners stating they had no opposition with this application or request.

Ms. Flood questioned location of rented space to conduct repairs of vehicles purchased as stated by Mr. Dyachuk at the Planning Board meeting. Mr. Dyachuk stated he did not understand the question that was asked at the Planning Board meeting and does not rent any space for repairs of vehicles purchased. Mr. Dyachuk stated he contracts all repairs of vehicles purchased to Bob's Auto sales located in downtown Syracuse.

Ms. Flood questioned if signage is used to identify his business. Mr. Dyachuk stated that he has a sticker posted on the mailbox for the mail carrier to deliver packages to his business.

Mr. de la Rosa questioned any impact it would have on the residential character of the neighborhood or surrounding neighbors. Mr. Dyachuk stated his business is quiet and no noise would be made that would affect the surrounding neighbors.

Mr. LaFlair questioned why the applicant did not purchase a small lot to conduct his business in a commercially zoned area. Mr. Dyachuk stated he conducts the transporter business part time, therefore, does not conduct enough business to justify.

### **COMMENTS OF THE PUBLIC**

Mr. Henry Smith of 107 Juniper Lane spoke against the application stating he has seen several vehicles parked along 806 Granger Road and to have vehicles parked along the road makes for a dangerous traffic situation for residence.

Ms. Elizabeth Utis of 807 Granger Road also spoke against the application as she feels it makes for a dangerous situation as there are many young children riding bikes and walking. Ms. Utis believes granting this request will decrease her property value.

Mr. Steve McMann of 809 Granger Road spoke against the application as he worries about traffic safety and wants to keep the neighborhood residential.

### **COMMENTS OF TOWN OFFICIALS**

Bill Davern, 3<sup>rd</sup> Ward Councilor stated that he has had several concerns since 2006 pertaining to 806 Granger Road and has had numerous complaints. Mr. Davern stated until October of 2010 the applicant did in fact jack up cars, detail vehicles and change oil. As documented in 2007 evidence shows tickets issued by the Camillus Police department to the applicant. Mr. Davern expressed his concern, as he does not want to see a repeat of unlawful activity.

Mr. Davern also expressed safety concerns and the effect this request would have on the environment and surrounding neighborhood.

Mr. Price, Camillus Code Enforcement Officer stated he has submitted a statement to the Board that he is not in favor of granting this application. Mr. Price stated there is a legal conflict with Section 59 of the Town Law.

Mr. Belle asked that the letter Mr. Price submitted to the Board be part of the record. A copy of the letter is on file in the Town Clerk's office.

After a detailed conversation among the Board and Mr. Dyachuk, Mr. Casey moved to close the Public Hearing. Mr. LaFlair seconded the motion and it was unanimously approved.

### **OLD BUSINESS**

- 1. Ruslan Kozak  
3329 Cessna Drive  
Warners, NY 13164**

**TM#: 008.-06-03.0**

**Area Variance: Property owner would like to subdivide a parcel and give half to neighbor. Therefore expanding their non-conforming uses to larger land/lots.**

Chairman Feyl stated that the Board is holding this application and has not set a Public Hearing as it is still incomplete and missing information. Chairman Feyl stated Ms. Otto has spoken to the applicant and has informed him that a Public Hearing will not be set until receiving all information as requested.

### **NEW BUSINESS**

- 1. Donald Bocian  
315 Crestwood Drive  
Camillus, NY 13031**

**TM#: 059.-04-70.0**

**Area Variance: Accessory building may be situated no closer than 5' to side property line.**

Mr. Belle moved to declare the application a SEQR Type II and set the Public Hearing for August 2, 2011. Mr. Casey seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Ms. Flood moved to approve the minutes of the July 5, 2011 meeting. Mr. Casey seconded the motion and it was unanimously approved.

### **VOUCHERS**

A voucher was received from the Onondaga County Planning Federation for training/schooling totaling \$455.00.

Mr. de la Rosa moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

**1. Lyubon Dyachuk  
806 Granger Road  
Syracuse, NY 13219**

**TM#: 049.-07-10.0**

**Special Use Permit: Home occupation.**

Ms. Flood moved to approve the application for a special use permit to allow for a home occupation pursuant to which cars, with and without transporter plates, would be stored or kept in the driveway at the said location. Mr. LaFlair seconded the motion.

The foregoing resolution was duly put to vote, which resulted as follows:

Josephine Flood	Voting	NO
Ronald Belle	Voting	NO
Robert Feyl	Voting	NO
Richard de la Rosa	Voting	NO
Steve Pirro	Voting	NO
Michael LaFlair	Voting	NO
Jerry Casey	Voting	NO

Motion denied.

It is the determination of the Zoning Board of Appeals, based upon the foregoing, that the proposed home occupation is not be in harmony with the character of the neighborhood, is inconsistent with the general purpose of an R-3 Residential District, is in conflict with Town Law Section 59, and would be unsightly, potentially dangerous, detract from the aesthetic qualities of a residential neighborhood, and would depreciate neighboring properties and/or the neighborhood. The applicant presented no evidence that he would undertake to mitigate, to any extent that would be reasonably practicable, the potential adverse impacts of the proposed home occupation upon the character of the neighborhood or upon the environment. It is the determination of the Zoning Board of Appeals that the proposed home occupation would change the general character of the neighborhood and is potentially detrimental to the health, safety and welfare of the inhabitants.

Therefore, it was resolved, by the Zoning Board of Appeals of the Town of Camillus, upon the facts and determinations set forth above, that the application for a special use permit to allow for a home occupation pursuant to which cars, with and without transporter plates, would be stored or kept in the driveway at 806 Granger Road, Syracuse, New York 13219, which property is further identified by tax map number 049.-07-10.0, is DENIED.

The foregoing resolution was unanimously approved.

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 8:44 p.m. Mr. LaFlair seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk

**Town of Camillus  
Zoning Board of Appeals  
August 2, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Joy Flood  
Michael LaFlair  
Steve Pirro

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

2 others

**ABSENT:**

Jerry Casey

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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARING #1:**

**Donald Bocian  
315 Crestwood Drive  
Camillus, NY 13031**

**TM#: 059.-04-70.0**

**Area Variance: Side yard setback reduction to allow shed**

Mr. Bocian submitted a letter from the owner of the neighboring property at 317 Crestwood Drive, stating he had no objections to Mr. Bocian erecting the shed as proposed.

Ms. Flood confirmed that Mr. Bocian is the property owner and inquired if a shed had existed in the location previously. Mr. Bocian confirmed there had been a previous shed.

Mr. Belle inquired what the setback of the previous shed was, what became of it, and what the proposed variance for the new shed was. Mr. Bocian explained that the previous shed was 30 years old, was torn down, and only the asphalt pad it sat on remains. He noted that the previous shed was 1.5' from the property line and he is currently seeking a 2.5' variance for the new shed.

Mr. LaFlair asked for a description of the proposed new shed. Mr. Bocian described it as a 10' x 16' x 9'3" A-frame style white vinyl shed with blue shutters, two windows, and a double door.

Mr. Feyl inquired why the applicant could not place the shed 5' from the property line, as required by the Municipal Code, since it does not appear there are any obstructions or extenuating circumstances and, according to the drawing submitted, less than 50% of the existing pad would be reused. He also inquired how the previous shed was maintained with

so little space behind it. Mr. Bocian stated the pad is 10' x 10', not 8' x 8' as shown in the drawing, so moving the proposed shed 5' off the fence line would result in very little of the pad being reused. He stated he was able to maintain the prior shed from the 1.5' space behind it but it was difficult, so that is why he is seeking the additional 1' of space. He also added his belief that minimizing the space behind the shed causes prevents the area from becoming cluttered.

Mr. Pirro inquired whether the applicant had considered constructing a smaller shed that would not require a variance, what the proposed base materials for the new shed were, and whether the materials could be used for the whole base, eliminating the need for the asphalt pad. Mr. Bocian explained that the larger sized shed was necessary, as their only other source of storage is a small one-car garage. He stated that crushed stone would be the base for the new shed, using a thicker layer where there was no asphalt and a small layer over the existing asphalt to level the combined surfaces, and relocation of the shed with alternate base materials would necessitate the expense of removing the asphalt pad.

Mr. de la Rosa confirmed the dimensions of the asphalt pad and the proposed shed, noting that the percentage of shed that would be on the pad is greater than that which would be off.

Ms. Flood stated she noticed the terracing in the backyard landscaping and inquired what landscaping existed between the deck and the proposed shed, as well as what the distance between the two iron pipes in the back of the property were. Mr. Bocian explained that there are four large trees in the area between the deck and shed and the distance between the pipes is approximately 60'.

Mr. Belle inquired if the entirety of the applicant's property was the original purchase. Mr. Bocian stated he purchased the back part of the property subsequent to the original purchase.

## **PUBLIC HEARING #2:**

**Treelanders Tree Service  
6429 Van Buren Road  
Syracuse, NY 13209**

**TM#: 007.-03-05.2**

### **Special Use Permit Amendment: Additional shed, parking lot, and coverall building**

Mr. de la Rosa moved to declare this a Type II action under SEQR and set the Public Hearing for August 2, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

Chairman Feyl noted that the Camillus Planning Board has reviewed this application and provided correspondence indicating they have no concerns or recommendations regarding it.

Ms. Flood asked Fritz Albiker, the applicant, why he did not seek an amendment to his Special Use Permit prior to building the 10' x 10' electrical shed and the driveway, whether the shed's placement was conducive to the property's use, why the shed was needed. She also confirmed the permit is related to a commercial business operating 12 months a year, and that the additional 40' x 80' coverall building was necessary due to the growth of the business.

Mr. Albiker stated he didn't realize an amendment to the Special Use Permit was necessary until the Code Enforcement Officer contacted him and explained that the concrete floor installed classifies the structure as an immobile building. He also noted that the driveway has been there for 30 years and he filed all the appropriate paperwork with Onondaga County for its utilization. He stated that he needed the separate electrical service so that he obtain the type of power needed on an on-demand basis, which is half the cost of incorporating it into his existing supply-based service. He also noted that the proposed coverall building would match the two that already exist.

Mr. Belle inquired what the proposed setbacks were for the structures and parking lot. Mr. Albiker stated that the parking lot is approximately 15' to 20' from the adjacent farm property, the electrical shed is approximately 280' from the roadway and approximately 80' from the back property line, and the coverall building would be approximately 380' from the road.

Chairman Feyl inquired whether any addition building construction is anticipated. Mr. Albiker stated there was not at this time.

Mr. LaFlair inquired if the gravel parking lot was for employee use. Mr. Albiker stated that it was and added that it was necessary because the previously used lot could no longer accommodate their increased staff.

Mr. Pirro inquired whether a permanent path from the parking lot to the building would be installed. Mr. Albiker stated they would not be constructing a path and noted that the staff will walk across the yard or follow a path made by a snow blower during the winter months.

Mr. de la Rosa noted that the parking lot would need to be paved. Ms. Otto reviewed the code and confirmed it does note asphalt is required and the parking spots must be striped.

Chairman Feyl noted to Mr. Albiker that the Board has some flexibility to dictate the type of paving materials allowed. He and the Board also confirmed the setbacks were appropriate for the zoning classification of the land.

#### **COMMENTS OF TOWN OFFICIALS**

None

#### **OLD BUSINESS**

**Ruslan Kozak  
3329 Cessna Drive  
Warners, NY 13164**

**TM#: 008.-06-03.0**

**Area Variance: Enlargement of non-conforming use**

Ms. Otto stated she has contacted the applicant multiple times, but has not received the application information the Board requested. After discussion, the Board requested Ms. Otto send correspondence to the applicant noting that if he fails to supply the requested information prior to the August 16 meeting, the application would be dismissed.

## **NEW BUSINESS**

**Nick Poirier  
116 Winners Way  
Warners, NY 13164**

**TM#: 010.1-10-08**

### ***Area Variance: Shed in the front yard***

Mr. LaFlair moved to declare this a Type II action under SEQR and set the Public Hearing for August 16, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

**Susan Padula  
4921 West Genesee Street  
Camillus, NY 13031**

**TM#: 057.-01-04**

### ***Special Use Permit: Appearance enhancement in an LBO district***

Mr. Belle moved to declare this a Type II action under SEQR and set the Public Hearing for August 16, 2011. Mr. de la Rosa seconded the motion and it was unanimously approved.

**KJHP Properties  
4921 West Genesee Street  
Syracuse, NY 13219**

**TM#: 057.-01-04.0**

### ***Area Variance: Oversized signage***

Mr. Belle moved to declare this an unlisted action under SEQR and set the Public Hearing for August 16, 2011. Mr. de la Rosa seconded the motion and it was unanimously approved.

**William Valletta  
300 Columbus Ave.  
Syracuse, NY 13219**

**TM#: 045.-07-12.00**

### ***Area Variance: Shed in the required rear yard setback***

Ms. Flood moved to declare this a Type II action under SEQR and set the Public Hearing for August 16, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

## **MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the July 19, 2011 meeting. Mr. Belle seconded the motion and it was unanimously approved.

Chairperson Feyl thanked and commended Ms. Otto and Ms. Kenna for their excellent work documenting the Dyachuk Public Hearing.

## **VOUCHERS**

A voucher was received from Melvin & Melvin for legal services totaling \$3,462.50.

Mr. LaFlair moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

**Donald Bocian  
315 Crestwood Drive  
Camillus, NY 13031**

**TM#: 059.-04-70.0**

**Area Variance: Side yard setback reduction to allow shed**

Mr. Belle moved to grant a 2.5' area variance on the side yard setback for the allowance of a shed. Ms. Flood seconded the motion. As the decision was not unanimous, the Board was polled:

Ayes: Mr. de la Rosa, Mr. LaFlair, Mr. Belle, Ms. Flood  
Nos: Mr. Pirro, Chairman Feyl

Motion carried.

**Treelanders Tree Service  
6429 Van Buren Road  
Syracuse, NY 13209**

**TM#: 007.-03-05.2**

**Special Use Permit Amendment: Additional shed, parking lot, and coverall building**

Mr. de la Rosa moved to grant an amendment to the Special Use Permit to allow the addition of a 10' x 10' electrical shed, a 40' x 84' coverall building, and an 80' x 100' parking lot conditioned upon it being paved with, at a minimum, asphalt millings and that the parking spaces be striped.

**ADJOURNMENT**

Mr. LaFlair moved to adjourn the meeting at 8:03 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,  
Martha Dickson-McMahon, Interim Clerk

**Town of Camillus  
Zoning Board of Appeals  
August 16, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Ron Belle  
Jerry Casey  
Joy Flood  
Michael LaFlair  
Steve Pirro

**STAFF PRESENT:**

Thomas Bezigian, Jr., Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Bill Davern, 3<sup>rd</sup> Ward Councilor  
Eight others

**ABSENT:**

Richard de la Rosa, Vice Chairman

Chairman Feyl called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. Mr. Casey moved to waive the reading of the Public Hearing notices. Mr. LaFlair seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. First Baptist Church of Memphis  
Peter Jordan  
1960 NYS RTE 5**

**TM#: 023.-02-1.3**

**Special Use Permit: Proposed Church in a residential district.**

Chairman Feyl stated that the applicant has requested to continue the Public Hearing and read an e-mail received from Peter Jordan. Mr. LaFlair motioned to continue the Public Hearing to September 6, 2011. Mr. Belle seconded the motioned and it was unanimously approved.

- 2. Nick Poirier  
116 Winners Way  
Warners, NY 13164**

**TM#: 010.1-10-08**

***Area Variance: Shed in the front yard***

Mr. Poirier, owner of the property appeared before the Board to discuss his application for an area variance.

Mr. Pirro questioned the setback of the proposed shed. Mr. Poirier explained that the shed would be 5' from the property line.

Mr. Casey asked for a description of the proposed new shed. Mr. Poirier described it as a 12' x 16' dormer style with slate vinyl shed that would match the house.

Mr. Poirier approached the Board explaining the placement of the proposed shed in relation to the large oak tree and surrounding trees located within the back yard.

Ms. Flood stated she felt the proposed placement of the shed makes sense with the placement of the neighbors existing shed, as Mr. Poirier's shed will not be visible from the road.

Mr. Casey moved to close the Public Hearing. Ms. Flood seconded the motion and it was unanimously approved.

**3. Susan Padula**  
**4921 West Genesee Street**  
**Camillus, NY 13031**

**TM#: 057.-01-04**

***Special Use Permit: Appearance enhancement in an LBO district***

Susan and Calvin Padula, prospective tenants, and Mr. Kevin Johnson, owner of the property appeared before the Board to present the application. The purpose of the application is to have an 850 sq foot appearance enhancement business within an LBO district.

Mr. LaFlair inquired the number of employees. The business will have two (2) hair stations, two (2) manicure stations and two (2) pedicure stations with a total of 5 (five) employees. Ms. Padula explained that the current location downtown would be closing as they are down sizing and this proposed location will be the only location.

The hours of operation are Tuesday through Friday, 9:00 am to 5:00 pm, and Saturday, 8:00 am to 4:00 pm. The business is a by appointment only, no walk-ins.

Ms. Flood questioned what signage would be used. Existing signage will be utilized along the bottom of the existing sign measuring 17 ½" x 85 ½ ".

Mr. Kevin Johnson, owner of the property spoke on behalf of the applicant stating he fully supports Ms. Padula and her request for a Special Use Permit.

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

**4. KJHP Properties**  
**4921 West Genesee Street**  
**Syracuse, NY 13219**

**TM#: 057.-01-04.0**

***Area Variance: Oversized signage***

Mr. Kevin Johnson appeared before the Board to discuss his application.

Chairman Feyl noted that while the sign has been in existence for several years it has not been compliant with the town code as the existing sign is 16 sq ft larger than it should be.

Mr. Pirro questioned the dimensions of the sign. Mr. Johnson stated that the existing 40 sq ft sign will be used and there will not be any new construction.

Mr. LaFlair questioned the surrounding landscaping. Mr. Johnson stated the current landscaping would remain as is; there would be no additions or elimination of landscaping

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

**5. William Valletta  
300 Columbus Ave.  
Syracuse, NY 13219**

**TM#: 045.-07-12.00**

***Area Variance: Shed in the required rear yard setback***

Mr. Valetta appeared before the Board to discuss his application for an area variance.

Mr. Casey asked for a description of the proposed shed. Mr. Valetta described it as an 8' x 10' shed, 7' 4" in height that will match the existing shed 1' off the property line.

Mr. LaFlair inquired what the shed would be used for. Mr. Valetta stated it would be for personal storage of household items such as a snow blower, riding lawn mower, workbenches, toolboxes and several other miscellaneous tools.

Mr. Valetta explained that the proposed placement of the shed was chosen for optimal use of his backyard.

Chairman Feyl stated that both the proposed shed as well as the existing shed would be discussed and reviewed this evening.

Bill Davern, 3<sup>rd</sup> Ward Councilor stated he is happy to see the Board will be dealing with the existing shed as well as the proposed shed and fully supports this applicant, as he has received no issues or concerns from surrounding neighbors.

Ms. Flood moved to close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

**Ruslan Kozak  
3329 Cessna Drive  
Warners, NY 13164**

**TM#: 008.-06-03.0**

***Area Variance: Enlargement of non-conforming use***

Ms. Flood moved to declare this a Type II action under SEQR and set the Public Hearing for October 18, 2011. Mr. Casey seconded the motion and it was unanimously approved.

**NEW BUSINESS**

1. **Tony Rotella / Carmen Malore**  
519 Horan Road  
Syracuse, NY 13219

**TM#: 015.-03-04.3**

**Special Use Permit: Commercial Animal Boarding.**  
**Area Variance: Lot is less than required 3 acres.**

Mr. LaFlair moved to declare the application an Unlisted Action under SEQR and set the Public Hearing for September 6, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

2. **Joseph R. Brown**  
2143 Forward Road  
Elbridge, NY 13060

**TM#: 024.-01-09.3**

**Area Variance: 28' x 34' freestanding garage 23' in front of the rear of the house.**

Mr. Casey moved to declare this a Type II action under SEQR and set the Public Hearing for September 6, 2011. Ms. Flood seconded the motion and it was unanimously approved.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the August 2, 2011 meeting. Mr. LaFlair seconded the motion and it was unanimously approved.

**VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$47.43 and \$63.50.

Mr. LaFlair moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

2. **Nick Poirier**  
116 Winners Way  
Warners, NY 13164

**TM#: 010.1-10-08**

**Area Variance: Shed in the front yard**

Mr. LaFlair moved to approve an area variance to build a 12' x 16' shed at the said location as stated within the application. Mr. Casey seconded the motion and it was unanimously approved.

- 3. Susan Padula**  
**4921 West Genesee Street**  
**Camillus, NY 13031**

**TM#: 057.-01-04**

***Special Use Permit: Appearance enhancement in an LBO district***

Mr. Belle moved to grant an amendment to the Special Use Permit to operate an appearance enhancement in an LBO in an 850 sq ft tenant space at the said location as stated in the application. Mr. LaFlair seconded the motion and it was unanimously approved.

- 4. KJHP Properties**  
**4921 West Genesee Street**  
**Syracuse, NY 13219**

**TM#: 057.-01-04.0**

***Area Variance: Oversized signage***

Mr. Belle moved to approve a 16 sq ft area variance to maintain an existing sign. Mr Casey seconded the motion and it was unanimously approved.

- 5. William Valletta**  
**300 Columbus Ave.**  
**Syracuse, NY 13219**

**TM#: 045.-07-12.00**

***Area Variance: Shed in the required rear yard setback***

Ms. Flood moved to approve an area variance to build an 8' x 10' shed 1' from the rear property line, as well as approve a variance for an existing 8' x 10' shed 1' from the rear property line. Mr. LaFlair seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Mr. LaFlair moved to adjourn the meeting at 7:48 p.m. Mr. Casey seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
September 6, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Michael LaFlair

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Bill Davern, 3<sup>rd</sup> Ward Councilor  
Twelve others

**ABSENT:**

Joy Flood  
Steve Pirro

Chairman Feyl called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. Mr. Casey moved to waive the reading of the Public Hearing notices. Mr. LaFlair seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

1. **First Baptist Church of Memphis**  
**Peter Jordan**  
**1960 NYS RTE 5**

**TM#: 023.-02-1.3**

**Special Use Permit: Proposed Church in a residential district.**

Chairman Feyl noted that the applicant has appeared in front of the Planning Board and at this moment, the Planning Board has no major issues at this time and is asking the Zoning Board to consider a conditional approval based upon the completion of a few minor items. Mr. Jordan appeared before the Board to discuss his application providing an updated site plan. Explaining the Planning Board requested they update the snow overload and correct snow storage, lighting study and info agriculture data form and a letter from the DOT indicating that a traffic study did not need to be completed.

Mr. Jordan indicated the DOT will not provide them with the driveway cut until the Special Use Permit has been granted.

After a brief conversation among the Board and Mr. Jordan, Mr. de la Rosa moved to close the Public Hearing. Mr. Casey seconded the motion and it was unanimously approved.

2. **Tony Rotella / Carmen Malore**  
**519 Horan Road**  
**Syracuse, NY 13219**

**TM#: 015.-03-04.3**

**Special Use Permit: Commercial Animal Boarding.**  
**Area Variance: Lot is less than required 3 acres.**

Mr. Rotella appeared before the Board presented the application as property owner. Mr. Rotella has a prospective tenant who wishes to open a dog grooming and boarding business.

The purpose of the application is to change the usage of this property to allow dog grooming and boarding business as well as obtain an area variance as the lot is less than 3 acres as required by code.

Mr. de la Rosa questioned the types and number of animals that would be boarded. Mr. Rotella confirmed both dogs and cats will be boarded, however, would not exceed 15 animals per day. Boarding of animals will mainly be daytime care, holidays and weekends.

Mr. Casey asked the applicant to describe the subject property and surrounding properties. Mr. Rotella stated the property is 0.8 acres, will have a chain link fence, six (6) feet in height, with a ten (10) feet sliding gate. The area directly behind the building will be enclosed and the remainder of the fence will run the length of the property for security. Mr. Rotella stated that the surrounding properties are commercial use.

Mr. Belle questioned if overnight lodging will be provided. Mr. Rotella stated that overnight accommodations are available.

Chairman Feyl questioned if there would be enough parking and if there would be any delineated parking. Mr. Rotella stated that he would be happy to delineate parking.

Jane Komuda residing on Horan Road expressed her concern with the 50' storage trailers and requested they be removed and the area cleaned up before granting any variances.

Mr. Rotella stated that the trailers would be removed within the next few weeks. Chairman Feyl stated that the Zoning Board has no control over anything on the property that is not within code as it would be the responsibility of the Code Enforcement office upon receiving a complaint.

After a detailed conversation among the Board and Mr. Rotella, Mr. LaFlair moved to close the Public Hearing. Mr. de la Rosa seconded the motion and it was unanimously approved.

**3. Joseph R. Brown  
2143 Forward Road  
Elbridge, NY 13060**

**TM#: 024.-01-09.3**

**Area Variance: 28' x 34' freestanding garage 23' in front of the rear of the house.**

Mr. Brown appeared before the Board to discuss his application for an area variance. Explaining the property is within a rural area and is very limited as to the location of the garage due to the location of the septic system and well.

Chairman Feyl indicated that with the limitations of the property the proposed placement of the garage is the most sensible placement.

After a brief conversation among the Board, Mr. de la Rosa moved to close the Public Hearing. Mr. Casey seconded the motion and it was unanimously approved.

**COMMENTS OF TOWN OFFICIALS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

1. **Camillus Sportsmen's Club, Inc.**  
**William Parfitt**  
**5801 Devoe Road**  
**Camillus, NY 13031**

**TM#: 021.-04-12.0**

**Special Use Permit: new building/modification in an RR residential zone.**

Mr. Casey moved to declare this an unlisted action under SEQR and set the Public Hearing for September 20, 2011. Mr. de la Rosa seconded the motion and it was unanimously approved.

2. **Yuliya Creedon**  
**119 Winners Way**  
**Warners, NY 13164**

**TM#: 010.-09-18.0**

**Area Variance: 12' x 12' morning room off the rear of house.**

Mr. LaFlair moved to declare this a Type II action under SEQR and set the Public Hearing for September 20, 2011. Mr. Belle seconded the motion and it was unanimously approved.

3. **Walter Silva**  
**101 Thornton Circle North**  
**Camillus, NY 13031**

**TM#: 034.-03-01.0**

**Area Variance: Accessory building in front yard.**

Mr. Belle moved to declare this a Type II action under SEQR and set the Public Hearing for September 20, 2011. Mr. Casey seconded the motion and it was unanimously approved.

4. **Gilbert Graveline**  
**155 Bennett Road**  
**Camillus, NY 13031**

**TM#: 017.-02-11**

**Area Variance: 24' above ground pool has been placed 4' in front yard/corner lot.**

Mr. de la Rosa moved to declare this a Type II action under SEQR and set the Public Hearing for September 20, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

5. **W.G. Athletic Club, Inc.**  
**Domenic Mazza**  
**6415 Pottery Road**  
**Camillus, NY 13031**

**TM#: 007.-01-14.2**

**Special Use Permit: modification of special use permit to allow the construction of a pavilion.**

Mr. de la Rosa moved to declare this an unlisted action under SEQR and set the Public Hearing for September 20, 2011. Mr. Casey seconded the motion and it was unanimously approved.

6. **Todd Lentz**  
**126 Eagle Crest Drive**  
**Camillus, NY 13031**

**TM#: 022.-02-10.0**

**Area Variance: owner built a shed without a permit locating it 3' forward of the rear line of the house.**

Mr. Casey moved to declare this a Type II action under SEQR and set the Public Hearing for September 20, 2011. Mr. de la Rosa seconded the motion and it was unanimously approved.

**MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the August 16, 2011 meeting. Mr. LaFlair seconded the motion and it was unanimously approved.

**VOUCHERS**

None

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

1. **First Baptist Church of Memphis**  
**Peter Jordan**  
**1960 NYS RTE 5**

**TM#: 023.-02-1.3**

**Special Use Permit: Proposed Church in a residential district.**

Mr. Casey motioned to approve the Special Use Permit to conduct a church in a residential district, conditioned upon Planning Board approval. Mr. Belle seconded the motion and it was unanimously approved.

**2. Tony Rotella / Carmen Malore**  
**519 Horan Road**  
**Syracuse, NY 13219**

**TM#: 015.-03-04.3**

**Special Use Permit: Commercial Animal Boarding.**  
**Area Variance: Lot is less than required 3 acres.**

Mr. Belle stated that in his opinion there is not enough parking for all three businesses. After a detailed conversation among the Board, Mr. Belle motioned to continue the Public Hearing. Mr. LaFlair seconded the motion.

The foregoing resolution was duly put to vote, which resulted as follows:

Josephine Flood	Voting	ABSENT
Ronald Belle	Voting	YES
Robert Feyl	Voting	NO
Richard de la Rosa	Voting	NO
Steve Pirro	Voting	ABSENT
Michael LaFlair	Voting	YES
Jerry Casey	Voting	NO

Mr. de la Rosa motioned to grant a Special Use Permit to operate a commercial animal boarding business and grant an Area Variance as lot is less than required 3 acres, conditioned upon the parking lot being in compliance with the Town of Camillus with all respects. Mr. Casey seconded the motion.

The foregoing resolution was duly put to vote, which resulted as follows:

Josephine Flood	Voting	ABSENT
Ronald Belle	Voting	NO
Robert Feyl	Voting	YES
Richard de la Rosa	Voting	YES
Steve Pirro	Voting	ABSENT
Michael LaFlair	Voting	NO
Jerry Casey	Voting	YES

Motion carried.

**3. Joseph R. Brown**  
**2143 Forward Road**  
**Elbridge, NY 13060**

**TM#: 024.-01-09.3**

**Area Variance: 28' x 34' freestanding garage 23' in front of the rear of the house.**

Mr. de la Rosa motioned to grant a 28' x 34' freestanding garage 23' front of the rear of the house. Mr. LaFlair seconded the motion and it was unanimously approved.

### **ADJOURNMENT**

Mr. LaFlair moved to adjourn the meeting at 7:56 p.m. Mr. Casey seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
September 20, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Michael LaFlair  
Steve Pirro

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Bill Davern, 3<sup>rd</sup> Ward Councilor  
Mark Kolinski, 2<sup>nd</sup> Ward Councilor  
Twelve others

**ABSENT:**

Joy Flood

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 Public Hearing notices. Mr. Casey seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

1. **Camillus Sportsmen's Club, Inc.**  
**William Parfitt**  
**5801 Devoe Road**  
**Camillus, NY 13031**

**TM#: 021.-04-12.0**

**Special Use Permit: new building/modification in an RR residential zone.**

Mr. William Parfitt, president of the Camillus Sportsmen Club, appeared before the Board to discuss his application. The purpose of the application is to construct a 20' x 88' pole barn that will provide covered storage of maintenance equipment. The structure will replace the current storage structure and will be a post and beam structure. The pole barn will be placed approximately 50' from the entrance with a 15' setback from the property access road.

Mr. Mark Kolinski, 2<sup>nd</sup> Ward Councilor stated he sees no issues with this request and fully supports the issuance of a Special Use Permit.

After a brief discussion among the Board, Mr. de la Rosa motioned to close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

2. **Yuliya Creedon**  
**119 Winners Way**  
**Warners, NY 13164**

**TM#: 010.-09-18.0**

**Area Variance: 12' x 12' morning room off the rear of house.**

Ms. Yuliya Creedon appeared before the Board to discuss her application for an area variance. The purpose of which is to build a 12' x 12' morning room addition to their home.

Ms. Creedon explained this was an option presented by Ryan Homes at the time of purchase, however, did not select that option due to expenses at the time. Ms. Creedon further explains they are asking for an additional 4' of which will not infringe on any surrounding neighbors. Ms. Creedon expressed as a growing family they need the space and if granted, the morning room will only increase the value of the property.

Mr. Casey questioned the height of the addition. Ms. Creedon stated the addition is 12' high.

Mr. Kolinski stated he did visit the neighborhood and received no opposition to this request. Stating he fully supports this applicant to obtain an area variance.

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

**3. Walter Silva**  
**101 Thornton Circle North**  
**Camillus, NY 13031**

**TM#: 034.-03-01.0**

**Area Variance: Accessory building in front yard.**

Mr. Walter Silva appeared before the Board to discuss his application for an area variance. Mr. de la Rosa questioned the interest in the property as well as ownership. Mr. Silva stated that he is the property owner and interest is to build a shed for storage, as their single family home has no basement or attic. Mr. Silva explained he is currently renting a storage unit as they are in need of additional storage space.

Mr. Pirro questioned the location of the proposed shed. Mr. Silva explained the placement of the proposed 12' x 24' shed/garage is 19' from the side property line. Mr. Silva explained the placement of the shed/ garage is difficult with the property being a corner lot.

Chairman Feyl questioned the height of the shed/garage. Mr. Silva stated he did not know the exact height, however, did not believe it exceeded 15'.

Chairman Feyl noted that the applicant is currently in violation and has received citations dated August 30, 2011 from the Camillus Code Enforcement office. Explaining the citations were issued as the shed was put up without permission or a permit being issued.

Mr. & Mrs. Mosher residing on Hawthorn Drive appeared before the Board expressing their concern with loosing green space and safety issues with young children. Mr. & Mrs. Mosher stated they are against granting this variance and if granted believes it will bring down the value of homes within the area.

Mr. Callahan 6<sup>th</sup> Ward Councilor stated he has received a phone call from Mrs. Carrigan expressing she is against granting this variance request. Mr. Callahan stated he has also received several phone calls expressing concern with vehicles parked on the lawn overnight and mischievous activity. Mr. Callahan stated he is not in favor of granting this variance request as in his opinion it will negatively affect the look of the neighborhood.

Andrea Silva residing on Thornton Circle North, presented a signed petition of 25 neighbors in favor of granting this variance request and would like to submit the document as part of the record. Ms. Silva explained her children do play outside as well and would not place any child in danger.

Ms. Silva's signed petition was accepted and a copy of this petition can be found in the Town Clerk's office.

After a detailed discussion among Chairman Feyl, the Board and Mr. Silva, Mr. Casey moved to close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

**4. Gilbert Graveline  
155 Bennett Road  
Camillus, NY 13031**

**TM#: 017.-02-11**

**Area Variance: 24' above ground pool has been placed 4' in front yard/corner lot.**

Chairman Feyl explained that a permit was issued to Mr. Graveline for installation of the pool that clearly identified the required placement of the pool, however, the pool was not placed in the approved location.

Mr. Graveline stated that he may not have identified the pool in the correct location on the permit application, however, he and his son-in-law painted out lines on the ground where the pool was to be placed and received verbal approval from Mr. O'Neil of the Camillus Code Enforcement office prior to obtaining a permit and installation of the pool. Mr. Graveline stated that there seems to always be a problem after the fact on any issuance of a permit.

Chairman Feyl explained the process of a permit, stating Mr. Price came back to ensure the pool was placed in the correct location based on approval of the permit and found it was not in the approved location.

Mr. Pirro questioned the dimensions of the pool. Mr. Graveline confirmed the pool is 52' tall, with steel walls and 24' in diameter. Mr. Graveline stated the pool was installed by Cannon Pools.

Mr. Casey questioned the side yard set back. Mr. Graveline confirmed the right edge of the pool is 14 ½' from the property line on Rhodes Drive.

Mr. Graveline expressed he was not informed by the Camillus Code department that he had a property with two front yards and restrictions on placement of the pool.

Mr. Casey questioned if Mr. O'Neil provided his approval in writing. Mr. Graveline stated he did not receive an approval in writing.

Mr. LaFlair questioned the permit and if any additional drawings were provided to the Code Enforcement office for placement of the pool. Mr. Graveline stated no additional drawings were provided.

Mr. Belle questioned when the pool was installed. Mr. Graveline stated the pool was installed in July of this year. Mr. Graveline further explained the placement of the pool was so the backyard could remain open.

Mr. Kolinski, 2<sup>nd</sup> Ward Councilor stated he has received several phone calls of which individuals wanted to remain unnamed expressing their concerns with the condition of the property and feel the pool is too close to the road. Mr. Kolinski also stated he has received calls from both Dave and Gil with complaints relating to the Camillus Code Enforcement office.

Mr. Casey moved to close the Public Hearing. Mr. LaFlair seconded the motion and it was unanimously approved.

**5. W.G. Athletic Club, Inc.**

**TM#: 007.-01-14.2**

**Domenic Mazza  
6415 Pottery Road  
Camillus, NY 13031**

**Special Use Permit: modification of special use permit to allow the construction of a pavilion.**

Mr. Domenic Mazza appeared before the Board to discuss his application to obtain a Special Use Permit to construct a pavilion. Mr. Mazza explained the proposed pavilion would take the place of the old concession stand, consist of a concrete floor and be a duplicate look to the newer concession stand. Mr. Mazza stated the purpose of the pavilion is to provide shelter for patrons.

Mr. Mazza confirmed the white trailer would be removed.

Mr. LaFlair questioned the height of the pavilion. Mr. Mazza stated that he did not know the height.

Mr. Belle questioned the location of the pavilion. Mr. Mazza explained the exact location.

Mr. Kolinski, 2<sup>nd</sup> Ward Councilor stated he spoke to the surrounding neighbors of which expressed no concerns. Mr. Kolinski commended W.G. Athletic Club, stating in his opinion they are one of the best run organizations in central New York and a vital part of our community.

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

**6. Todd Lentz  
126 Eagle Crest Drive  
Camillus, NY 13031**

**TM#: 022.-02-10.0**

**Area Variance: owner built a shed without a permit locating it 3' forward of the rear line of the house.**

Mr. Casey moved to declare this a Type II action under SEQR and set as well as hear the application this evening, September 20, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

Chairman Feyl stated he has received an email from Mr. Philippone, 1<sup>st</sup> Ward Councilor expressing he has no objection to granting this variance.

Mr. Bill Davern, 3<sup>rd</sup> Ward Councilor stated in his opinion the request for an area variance is warranted with the current drainage issues.

After a brief conversation among the Board and Mr. Lentz, Mr. de la Rosa moved to close the Public Hearing. Mr. Casey seconded the motion and it was unanimously approved.

### **COMMENTS OF TOWN OFFICIALS**

Mr. Kolinski, 2<sup>nd</sup> Ward Councilor wanted to thank everyone who got out and voted on the referendum this evening.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

1. **Jessica& Christopher Denman**  
**212 Sunnyfield Road**  
**Camillus, NY 13031**

**TM#: 039.-04-22.0**

**Area Variance: To allow a deck w/ no roof to protrude into the front yard 4' +/-.**

Mr. de la Rosa moved to declare this a Type II action under SEQR and set the Public Hearing for October 4, 2011. Mr. Casey seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to wave the reading of the minutes of the September 6, 2011 meeting. Mr. Belle seconded the motion and it was unanimously approved.

Mr. LaFlair moved to approve the minutes of the September 6, 2011 meeting. Mr. Belle seconded the motion and it was unanimously approved.

### **VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$87.21 and \$56.61.

Mr. de la Rosa moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

None

## **COMMENTS OF THE BOARD**

None

## **DECISION**

- 1. Camillus Sportsmen's Club, Inc.  
William Parfitt  
5801 Devoe Road  
Camillus, NY 13031**

**TM#: 021.-04-12.0**

### **Special Use Permit: new building/modification in an RR residential zone.**

As lead agency, the zoning board completed Part II of the environmental assessment form. This will become part of the completed legal document. Mr. de la Rosa declared a negative declaration as a result of the environmental assessment form. Mr. Feyl seconded the motion and it was unanimously approved.

Mr. de la Rosa moved to grant a Special Use Permit to allow the construction of a 20' x 80' pole barn, approximately 50' from the entrance with a 15' setback from the property access road. Mr. Belle seconded the motion and it was unanimously approved.

- 2. Yuliya Creedon  
119 Winners Way  
Warners, NY 13164**

**TM#: 010.-09-18.0**

### **Area Variance: 12' x 12' morning room off the rear of house.**

Mr. de la Rosa moved to grant a 4' variance for the construction of a 12' x 12' morning room on the rear of the house. Mr. LaFlair seconded the motion and it was unanimously approved.

- 3. Walter Silva  
101 Thornton Circle North  
Camillus, NY 13031**

**TM#: 034.-03-01.0**

### **Area Variance: Accessory building in front yard.**

After a brief discussion among the Board, Mr. Pirro moved to grant a 24' area variance to allow for a protrusion into the front yard with minimum of 5' from existing house, not to exceed 15' in height and must conform and blend with the existing siding and colors of the existing house with an 18' side yard variance. Mr. de la Rosa seconded the motion.

The foregoing resolution was duly put to vote, which resulted as follows:

Josephine Flood	Voting	ABSENT
Ronald Belle	Voting	YES
Robert Feyl	Voting	NO
Richard de la Rosa	Voting	NO
Steve Pirro	Voting	NO
Michael LaFlair	Voting	NO
Jerry Casey	Voting	NO

Motion denied.

**4. Gilbert Graveline  
155 Bennett Road  
Camillus, NY 13031**

**TM#: 017.-02-11**

**Area Variance: 24' above ground pool has been placed 4' in front yard/corner lot.**

Mr. Casey moved to grant a 4' front yard variance for an existing pool, 14 ½ ' from property line on Rhodes Drive. Mr. La Flair seconded the motion.

The foregoing resolution was duly put to vote, which resulted as follows:

Josephine Flood	Voting	ABSENT
Ronald Belle	Voting	YES
Robert Feyl	Voting	NO
Richard de la Rosa	Voting	YES
Steve Pirro	Voting	NO
Michael LaFlair	Voting	YES
Jerry Casey	Voting	NO

Motion denied.

**5. W.G. Athletic Club, Inc.  
Domenic Mazza  
6415 Pottery Road  
Camillus, NY 13031**

**TM#: 007.-01-14.2**

**Special Use Permit: modification of special use permit to allow the construction of a pavilion.**

As lead agency, the zoning board completed Part II of the environmental assessment form. This will become part of the completed legal document. Mr. de la Rosa declared a negative declaration as a result of the environmental assessment form. Mr. Feyl seconded the motion and it was unanimously approved.

Mr. LaFlair moved to grant a Special Use Permit to allow the construction of a 25' x 30' pavilion. Mr. de la Rosa seconded the motion and it was unanimously approved.

6. **Todd Lentz**  
126 Eagle Crest Drive  
Camillus, NY 13031

**TM#: 022.-02-10.0**

**Area Variance: owner built a shed without a permit locating it 3' forward of the rear line of the house.**

Mr. Casey moved to grant a variance for an existing shed located approximately 3' forward of the rear of the house. Mr. de la Rosa seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Mr. LaFlair moved to adjourn the meeting at 8:10 p.m. Mr. Casey seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
October 4, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Michael LaFlair  
Steve Pirro

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Callahan, 6<sup>th</sup> Ward Councilor  
Four others

**ABSENT:**

Joy Flood

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 Public Hearing notices. Mr. LaFlair seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

**1. Jessica & Christopher Denman  
212 Sunnyfield Road  
Camillus, NY 13031**

**TM#: 039.-04-22.0**

**Area Variance: To allow a deck w/ no roof to protrude into the front yard 4' +/-.**

Jessica and Christopher Denman appeared before the Board to discuss their application for an Area Variance.

Mr. de la Rosa questioned when the home was built. Mr. Denman stated the home is approximately fifty years old.

Mr. Pirro questioned the dimensions of the deck. Mr. Denman confirmed the deck was 5' x 14'.

Mr. Belle questioned why the applicant's did not consider placing the deck in the backyard. Mr. Denman explained that the deterioration of the existing stairs needed repair and a solution was to place a landing/deck over the existing steps.

Mr. Dave Callahan, 6<sup>th</sup> Ward Councilor stated he sent notices to the surrounding neighbors and received no opposition to this request. Pointing out this type of deck/landing has been done before to other homes within the surrounding area.

Ms. Denman noted she received a letter from a neighbor stating they are in favor of granting this variance request.

After a brief discussion among the Board, Mr. de la Rosa motioned to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

## **COMMENTS OF TOWN OFFICIALS**

None

### **OLD BUSINESS**

1. **Ruslan Kozak**  
**3329 Cessna Drive**  
**Warners, NY 13164**

**TM#: 008.-06-03.0**

**Area Variance: Property owner would like to subdivide a parcel and give half to neighbor. Therefore expanding their non-conforming uses to larger land/lots.**

After a brief discussion among the Board, Mr. de la Rosa motioned to not advertise and withdraw the Public Hearing set for October 18, 2011 due to applicant's failure to supplement information as required by the Zoning Board of Appeals. Mr. LaFlair seconded the motion and it was unanimously approved.

### **NEW BUSINESS**

1. **Verizon**  
**David Herbowy of Tectonic Engineering**  
**5882 Devoe Road**  
**Camillus, NY 13031**

**TM#: 019.-01-10.0**

**Special Use Permit: To replace 4 antennas and add 2 additional antennas.**

Mr. de la Rosa moved to declare this an Unlisted Action under SEQR and set the Public Hearing for October 18, 2011. Mr. Casey seconded the motion and it was unanimously approved.

2. **Steven Downing**  
**105 Southwest Way**  
**Camillus, NY 13031**

**TM#: 030.-02-09.0**

**Area Variance: To reduce the front yard by 3.1' to extend garage forward to allow for two cars.**

Mr. LaFlair moved to declare this a Type II action under SEQR and set the Public Hearing for October 18, 2011. Mr. Belle seconded the motion and it was unanimously approved.

3. **Dawn Kline**  
**110 Clark Lane**  
**Camillus, NY 13031**

**TM#: 058.-010-04.0**

**Special Use Permit: To use a finished room in basement of residence as kitchen for small-scale commercial production of cakes.**

Mr. Belle moved to declare this an Unlisted Action under SEQR and set the Public Hearing for October 18, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

**4. Carl Dattellas**  
**101 Blackmore Road**  
**Camillus, NY 13031**

**TM#: 063.-01-26.0**

Area Variance: To reduce the rear yard to 18.99' from 40'... for home addition/remodel.

Mr. Belle moved to declare this a Type II action under SEQR and set the Public Hearing for October 18, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

**MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the September 20, 2011 meeting. Mr. Casey seconded the motion and it was unanimously approved.

**VOUCHERS**

None

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

**1. Jessica & Christopher Denman**  
**212 Sunnyfield Road**  
**Camillus, NY 13031**

**TM#: 039.-04-22.0**

**Area Variance: To allow a deck w/ no roof to protrude into the front yard 4' +/-.**

Mr. LaFlair moved to grant an Area Variance to allow the construction of a 5' deep x 14' wide uncovered deck, reducing the front yard set back to 29 ½'; therefore, granting a 5 ½' front yard variance. Mr. Casey seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Mr. LaFlair moved to adjourn the meeting at 7:29 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
October 18, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Michael LaFlair  
Steve Pirro  
Joy Flood

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Callahan, 6<sup>th</sup> Ward Councilor  
Six others

**ABSENT:**

None

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 Public Hearing notices. Mr. Casey seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

**1. Verizon**

**TM#: 019.-01-10.0**

**David Herbowy of Tectonic Engineering  
5882 Devoe Road  
Camillus, NY 13031**

Special Use Permit: To replace 4 antennas and add 2 additional antennas.

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

Ms. Jackie Bartoletta, Project Manager of Tectonic Engineering presented the application on behalf of the applicant.

Mr. de la Rosa questioned the applicant's interest in the subject property. Ms. Bartoletta stated the purpose of the application is to allow the replacement of four existing panel antennae, the addition of two panel antennae, and the addition of four new coaxial cables, at Verizon's existing elevation or tower structure located at 5882 Devoe Road.

Mr. Pirro questioned the purpose of the additional antennae and four coaxial cables. Ms. Bartoletta explained the purpose is for Verizon to accommodate greater traffic on their network ultimately for Verizon users.

Mr. Casey asked for a description of the proposed installation as well as the location of the new antennae and the four coaxial cables. Ms. Bartoletta stated the antennae are mounted on an existing centerline elevation of 80' with two additional antennae at same height on an

existing 95' monopole lower structure. There will be no ground disturbance or changes of any kind.

After a brief conversation among the Board and Ms. Bartoletta, Mr. Pirro moved to close the Public Hearing. Mr. LaFlair seconded the motion and it was unanimously approved.

**2. Stephen Downing**  
**105 Southwest Way**  
**Camillus, NY 13031**

**TM#: 030.-02-09.0**

**Area Variance: To reduce the front yard by 3.1' to extend garage forward to allow for two cars.**

Mr. Stephen Downing appeared before the Board to discuss his application. Mr. Downing explained the existing garage is neither deep nor wide enough to accommodate two cars. Mr. Downing further explained that he would like to be able to store both of his vehicles within the garage.

Mr. LaFlair questioned the surrounding property, including its acreage, dimensions and topography. Mr. Downing stated the surrounding properties and topography are all very similar to his property.

Mr. Casey and Mr. Pirro both questioned dimensions of the proposed garage extension. Mr. Downing explained in detail the proposed dimensions for extending the garage and setbacks.

Mr. Callahan, 6<sup>th</sup> Ward Councilor stated he notified the surrounding neighbors and received no responses. Mr. Callahan indicated he has no objection to extending the garage or granting this area variance.

Mr. Casey moved to close the Public Hearing. Ms. Flood seconded the motion and it was unanimously approved.

**3. Dawn Kline**  
**110 Clark Lane**  
**Camillus, NY 13031**

**TM#: 058.-010-04.0**

**Special Use Permit: To use a finished room in basement of residence as kitchen for small-scale commercial production of cakes.**

Chairman Feyl read a letter from the Camillus Planning Board of which stated upon review of the modifications, found no adverse impacts proposed that would affect the site. A copy of the letter is on file in the Town Clerk's office.

Ms. Dawn Kline appeared before the Board to discuss her application for a Special Use Permit. Explaining that a license is required by the County Health Department in order to sell food products. Additionally, Ms. Kline explained the County Health Department would only issue a license for commercial sale of food products if a separate kitchen facility within a separate room of the house were utilized. As defined as a commercial operation, town approval is required.

Mr. de la Rosa questioned if the applicant anticipated having employees or independent contractors and if so, how many. Ms. Kline confirmed she has no employees other than herself.

Chairman Feyl asked the applicant to describe the subject property, including its dimensions. Ms. Kline confirmed 160 sqft would be utilized within the basement of her home for her commercial production of cakes.

Mr. Casey questioned the hours of operation of the proposed home occupation and if special parking is necessary for conducting her business. Ms. Kline explained 95% of the finished products are delivered to her customers with the exception of 2-3 customers per month. Additionally, Ms. Kline explained customers picking up products would be restricted to the hours of operation 8 am to 5 pm, Monday through Saturday.

Mr. Belle asked the applicant to describe any traffic that would be generated by the proposed home occupation. Ms. Kline stated minimal if any traffic would be generated as a result of her home occupation.

Mr. Belle questioned if the applicant notified or spoke to surrounding neighbors. Ms. Kline stated that she has not spoken to any of her neighbors. Mr. Belle stated that the Councilor Griffo should have sent a letter out or notified the surrounding neighbors as in his opinion it is the council members' responsibility to do so.

Mr. Belle motioned to continue the Public Hearing giving the Councilor Griffo the opportunity to notify the surrounding neighbors.

Ms. Flood stated that in her opinion there already exists two commercial properties within the immediate area and does not see this negatively impacting the neighborhood.

After a detailed conversation among the Board and Ms. Otto, Mr. Belle withdrew his motion to continue.

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

**4. Carl Dattellas  
101 Blackmore Road  
Camillus, NY 13031**

**TM#: 063.-01-26.0**

**Area Variance: To reduce the rear yard to 18.99' from 40'... for home addition/remodel.**

Chairman Feyl stated that he did receive feedback from Councilor Griffo indicating he has no issues and knew of no one in the immediate area having issues with this application.

Mr. Carl Dattellas appeared before the Board to discuss his application for an Area Variance providing photos of the proposed location of the addition. Explaining as is considered a corner lot, located at the corner of Blackmore and Peterson, an area variance is required based upon what the town considers his backyard.

Mr. Dattellas stated that he bought the home in 1989 and has lived there for 22 years. Mr. Dattellas confirmed he spoken to his immediate neighbor Joanne Delaney explaining his plans for the addition. Mr. Delaney stated that Ms. Delaney expressed no issues or concerns with his proposed addition.

Additionally, Mr. Dattellas explained the purpose for the addition is to provide more living space for himself and his family.

Mr. Datellas explained the dimensions and layout of the addition. Stating that house will also have new vinyl siding. Explaining his bedroom and bathroom will be in the addition.

Chairman Feyl questioned the location of the rear yard and how it has been interpreted by the Code Enforcement office. Ms. Otto explained the Code Enforcements reasoning for the interpretation of the backyard. After a detailed discussion among the Board, Ms. Otto and Mr. Dattellas,

Mr. Casey motioned to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

### **COMMENTS OF TOWN OFFICIALS**

None

### **OLD BUSINESS**

#### **1. Ruslan Kozak**

**3329 Cessna Drive  
Warners, NY 13164**

**TM#: 008.-06-03.0**

**Use Variance: Property owner would like to subdivide a parcel and give half to neighbor. Therefore expanding their non-conforming uses to larger land/lots.**

Chairman Feyl stated upon reviewing the survey of the property the Code Enforcement office the application has changed from an Area Variance to a Use Permit.

After a brief discussion among the Board, Ms. Flood moved to declare this an Unlisted Action under SEQR and set the Public Hearing for November 1, 2011. Mr. LaFlair seconded the motion and it was unanimously approved.

### **NEW BUSINESS**

#### **1. Mark Ruzekowicz**

**228 Chapel Drive  
Syrause, NY 13219**

**TM#: 056.-02-03.0**

**Area Variance: To allow a 2' x 12' sign on face of building protruding out 2'.**

Mr. LaFlair moved to declare this a Type II action under SEQR and set the Public Hearing for November 1, 2011. Mr. Belle seconded the motion and it was unanimously approved.

**2. Rostislav Sidorchuk  
233 Slawson Drive  
Camillus, NY 13031**

**TM#: 057.-01-09.0**

**Area Variance: To allow a 9' x 12' addition on the west side of house.**

Mr. LaFlair moved to declare this a Type II action under SEQR and set the Public Hearing for November 1, 2011. Mr. Belle seconded the motion and it was unanimously approved.

**3. Michael DiCarlo  
5050 Limeledge Road  
Elbridge, NY 13060**

**TM#: 024.-03-04.1**

**Use Variance: Accessory building is not allowed without a principal building.  
Storage building is not allowed as a principal use in an 'RR' zone.**

Mr. de la Rosa moved to declare this an Unlisted Action under SEQR and set the Public Hearing for November 1, 2011. Mr. Casey seconded the motion and it was unanimously approved.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. de la Rosa moved to approve the minutes of the October 4, 2011 meeting as amended. Ms. Flood seconded the motion and it was unanimously approved.

### **VOUCHERS**

Two vouchers were received from The Post Standard for legal advertising totaling \$113.99 and \$40.55.

A voucher was received from Melvin & Melvin for legal services totaling \$3,775.00.

Mr. LaFlair moved to approve payment of the voucher. Mr. Pirro seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

None

### **COMMENTS OF THE BOARD**

Ms. Flood thanked the members of the Board for their continued support over the past few months.

### **DECISION**

**1. Verizon  
David Herbowy of Tectonic Engineering  
5882 Devoe Road  
Camillus, NY 13031**

**TM#: 019.-01-10.0**

**Special Use Permit: To replace 4 antennas and add 2 additional antennas.**

Mr. de la Rosa moved to grant the replacement of four existing panel antennae, the addition of two panel antennae, and the addition of four new coaxial cables, at Verizon's existing elevation or tower structure located at 5882 Devoe Road. Mr. LaFlair seconded the motion and it was unanimously approved.

**2. Steven Downing  
105 Southwest Way  
Camillus, NY 13031**

**TM#: 030.-02-09.0**

**Area Variance: To reduce the front yard by 3.1' to extend garage forward to allow for two cars.**

Mr. Pirro moved to grant a 4' Area Variance, therefore, reducing the front yard to 31'. Mr. Casey seconded the motion and it was unanimously approved.

**3. Dawn Kline  
110 Clark Lane  
Camillus, NY 13031**

**TM#: 058.-010-04.0**

**Special Use Permit: To use a finished room in basement of residence as kitchen for small-scale commercial production of cakes.**

Mr. Belle moved to grant a Special Use Permit for the operation of commercial production of cakes, conditioned not to exceed 200sqft. of living area for commercial use. Ms. Flood moved to second the motion and it was unanimously approved.

As lead agency, the zoning board completed Part II of the environmental assessment form. This will become part of the completed legal document. Mr. de la Rosa declared a negative declaration as a result of the environmental assessment form. Ms. Flood seconded the motion and it was unanimously approved.

**4. Carl Dattellas  
101 Blackmore Road  
Camillus, NY 13031**

**TM#: 063.-01-26.0**

**Area Variance: To reduce the rear yard to 18.99' from 40'... for home addition/remodel.**

After a detailed discussion among the Board, Mr. Belle stated that based upon the legal address being 101 Blackmore Road, the Zoning Board of Appeals has determined the proposed addition is within the side yard, therefore, a variance is not required as the side yard set backs conform legally to the municipal code. Mr. Pirro seconded the motion and it was unanimously approved.

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 8:08 p.m. Mr. Pirro seconded the motion and it was unanimously approved.

Respectfully submitted,

Krista Kenna, Clerk

Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
November 1, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Michael LaFlair  
Steve Pirro  
Joy Flood

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Philipponne, 1<sup>st</sup> Ward Councilor  
Six others

**ABSENT:**

None

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 Public Hearing notices. Mr. LaFlair seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Ruslan Kozak  
3329 Cessna Drive  
Warners, NY 13164**

**TM#: 008.-06-03.0**

**Use Variance: Property owner would like to subdivide a parcel and give half to neighbor, therefore, expanding their non-conforming uses to larger land/lots.**

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

After a brief discussion among the Board, Ms. Kozak and Ms. Otto, Mr. de la Rosa moved to continue the Public Hearing to January 3, 2012. Mr. Casey seconded the motion and it was unanimously approved.

- 2. Mark Ruzekowicz  
228 Chapel Drive  
Syrause, NY 13219**

**TM#: 056.-02-03.0**

**Area Variance: To allow a 2' x 12' sign on face of building protruding out 2'.**

Mr. Mark Ruzekowicz appeared before the Board to discuss his application. As owner/manager of the 7200sqft pool hall, would like to place an illuminated sign on the back of the building. Explaining the main entrance to the pool hall is on the backside of the Rite-Aid Plaza where currently no signage exists.

Mr. Pirro asked for a description of the proposed signage. The proposed sign will be a 2' x 12' illuminated light box, internal light with white acrylic and red lettering.

Mr. Belle questioned ownership of the building. Mr. Ruzekowicz stated that he leases the space.

Ms. Flood questioned hours of operation. Mr. Ruzekowicz stated the hours of operation are 10 am – 12 am Sunday – Thursday and 10 am – 2 am on Friday and Saturday.

Chairman Feyl questioned if the applicant notified the property owner. Mr. Ruzekowicz stated he has not spoken directly to the property owner, however, sent an email and left phone messages explaining what his intent was. Mr. Ruzekowicz further explained while he did not hear back from the property owner, did speak to the property owner's attorney and was told they have no objections to this request.

Ms. Otto question if the current lease allow signs to be placed on the building. Mr. Ruzekowicz confirmed his current lease does allow signage to be placed on the building.

Mr. Pirro moved to close the Public Hearing. Ms. Flood seconded the motion and it was unanimously approved.

**3. Rostislav Sidorchuk  
233 Slawson Drive  
Camillus, NY 13031**

**TM#: 057.-01-09.0**

**Area Variance: To allow a 9' x 12' addition on the west side of house.**

Mr. Rostislav Sidorchuk appeared before the Board to discuss his application for an area variance. Explaining he would like to build a 9' x 12' addition on the west side of his house. Mr. Sidorchuk further explained the purpose of the proposed addition is to provide a larger dining room to accomidate family gatherings.

Chairman Feyl questioned if the applicant has notified his neighbor to the west of his property. Mr. Sidorchuk stated that he has not spoken to his neighbor to the west of his property but can do so if necessary.

Ms. Flood questioned the location of the addition, if the existing row of trees will remain and if the existing air conditioning unit will be relocated. Mr. Sidorchuk confirmed he will relocate the air conditioning unit and stated the trees will remain, as they are approximately 9' from the proposed addition and will provide privacy.

The Board questioned if the addition will match the existing house, the pitch of the roofline and if the addition would be one story.

Mr. de la Rosa questioned if an architect has been hired for the proposed addition. Mr. Sidorchuk confirmed he has an architect but did not want to go to the expense until knowing a permit would be granted.

Ms. Flood motioned to close the Public Hearing. Mr. LaFlair seconded the motion and it was unanimously approved.

**4. Michael DiCarlo**  
**5050 Limeledge Road**  
**Elbridge, NY 13060**

**TM#: 024.-03-04.1**

**Use Variance: Accessory building is not allowed without a principal building.  
Storage building is not allowed as a principal use in an 'RR' zone.**

Chairman Feyl read a letter into record received from the Camillus Planning Board. A copy of the letter is on file in the Town Clerk's office.

Mr. Michael DiCarlo and Ms. Sundi DiCarlo, owners of the property presented the application. Ms. DiCarlo stated the purpose of the application is to construct a 48' x 32' pole barn to be used for storage of building materials, lawn and garden equipment, tools, and other household goods on the property, before the primary residence is constructed.

Ms. DiCarlo stated she and her husband plan to build their primary residence, however they are waiting to sell their current home before starting construction on the new residence.

Chairman Feyl questioned the 2009 date of the drawings on the proposed house. Mr. DiCarlo stated they were going to build the new home in 2009, however, were denied when applying for a loan/mortgage as they did not qualify to carry both loans.

Mr. DiCarlo further explained they have put thirty thousand into the home in Skaneateles just to be able to place it on the market. Chairman Feyl questioned if the home in Skaneateles was on the market. Mr. DiCarlo confirmed the home in Skaneateles is currently not for sale.

Ms. DiCarlo stated that they originally wanted to keep the home in Skaneateles and rent it to their daughter with building on the lot at Limeledge Road, however, could not get a collateralized loan/mortgage on the new home. Ms. DiCarlo stated they plan to put the Skaneateles home on the market in the spring, however, cannot give a time frame as they do not know when the house will sell. Stating once again they would like to build the pole barn first to store household items and furnishings while the new home is being built.

Chairman Feyl questioned what means of storage is currently being utilized. Mr. DiCarlo stated they are renting a storage unit for about four years plus. Chairman Feyl explained in his opinion there are many variables with good intentions, however, there are far too many risks and unknown factors involved.

Mr. LaFlair questioned what the pole barns main use. Mr. DiCarlo stated the pole barn would be used to store household items and possibly construction materials. Mr. LaFlair questioned if the household items mentioned were already in storage. Mr. DiCarlo confirmed the household items mentioned are currently being stored in the storage unit and will be moved to the pole barn.

Mr. Belle questioned if the survey was current and the reason the bank turned them down. Mr. & Ms. DiCarlo confirmed the survey was current and the bank turned them down until the house in Skaneateles sells first.

Ms. Flood questioned the monetary hardship involved. Mr. DiCarlo stated they have already spent fourteen thousand for the pole barn material, two thousand for the plans as well as the

\$400 plus monthly charges for storage. Ms. Flood stated the Board would review and take into consideration hardship that maybe involved.

Chairman Feyl stated that self-inflicted hardship is not a consideration the Board needs to consider in this matter.

Ms. Otto stated that the code prohibits a building for storage as a building for principal use. Further explaining the applicant should show financing in place with specific building specifications, as it should not be a wish list. Ms. Otto stated the Board must foresee and consider the worse case scenario.

Both Mr. Casey as well as Mr. de la Rosa agrees with Chairman Feyl in stating they do not feel comfortable approving this application, as there are far too many unknown variables.

Ms. Sheila Angeli of 5060 Limeledge Road asked the Board to accept an email she submitted to Chairman Feyl be accepted into the record. Ms. Angeli stated she feels in the best interest of her home and other homes in the area this application be denied.

Mr. Robert Kurt stated he really is not oppose to the application, however, questioned the zoning and road frontage of the proposed application. Chairman Feyl explained zoning and road frontage requirements.

Mr. Smith appeared before the Board stating he feels the Board has a double standard. Explaining he wanted to replace an existing shed and was informed by Tom Price absolutely no improvements could be made to his property as it is zoned industrial. Chairman Feyl stated the applicant should have asked that a variance be granted.

### **COMMENTS OF TOWN OFFICIALS**

Mr. Philippone, 1<sup>st</sup> Ward Councilor stated that he notified the surrounding neighbors and received some negative feedback and concerns regarding this request. Mr. Philippone also stated he has tried to contact the applicant several times receiving no call back.

Mr. Philippone stated in his opinion there is a legal opinion from both the Planning Board and Zoning Board attorneys that should be honored.

Mr. Casey motioned to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

### **MINUTES OF THE PREVIOUS MEETING**

Ms. Flood moved to approve the minutes as amended of the October 18, 2011 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

**VOUCHERS**

A voucher was received from The Post Standard for legal advertising totaling \$84.15. Mr. LaFlair moved to approve payment of the voucher. Ms. Flood seconded the motion and it was unanimously approved.

**CORRESPONDENCE**

None

**COMMENTS OF THE BOARD**

None

**DECISION**

**2. Mark Ruzekowicz  
228 Chapel Drive  
Syracuse, NY 13219**

**TM#: 056.-02-03.0**

**Area Variance: To allow a 2' x 12' sign on face of building protruding out 2'.**

Mr. Casey moved to grant a 2' x 12' sign protruding 2' off the face of the building. Ms. Flood seconded the motion and it was unanimously approved.

**3. Rostislav Sidorchuk  
233 Slawson Drive  
Camillus, NY 13031**

**TM#: 057.-01-09.0**

Area Variance: To allow a 9' x 12' addition on the west side of house.

Mr. Belle moved to grant a 5' area variance to allow the construction of a 9' x 12' addition. Ms. Flood seconded the motion and it was unanimously approved.

**4. Michael DiCarlo  
5050 Limeledge Road  
Elbridge, NY 13060**

**TM#: 024.-03-04.1**

**Use Variance: Accessory building is not allowed without a principal building.  
Storage building is not allowed as a principal use in an 'RR' zone.**

Mr. Casey moved to grant the placement of a 48' x 32' pole barn for the purpose of storage of miscellaneous property/items and storage of construction material. Mr. de la Rosa seconded the motion. As the decision was not unanimous, the Board was polled:

Josephine Flood	Voting	NO
Ronald Belle	Voting	NO
Robert Feyl	Voting	NO
Richard de la Rosa	Voting	NO
Steve Pirro	Voting	NO
Michael LaFlair	Voting	NO
Jerry Casey	Voting	NO

Motion DENIED.

**ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 8:08 p.m. Mr. LaFlair seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
December 6, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Michael LaFlair  
Steve Pirro  
Joy Flood

**ABSENT:**

None

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Mark Kolinski, 2<sup>nd</sup> Ward Councilor  
Dave Callahan, 6<sup>th</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
Tom Price, Code Enforcement Officer  
Five 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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Honeywell International  
522 Gere Lock Road  
Syracuse, NY 13209**

**TM#: 011.-01-26.1**

**Special Use Permit: To allow the installation of two Wind Energy Conservation System generators on the roof of the building.**

Mr. de la Rosa moved to declare this a Type II action under SEQR and set the Public Hearing for August 2, 2011. Mr. Pirro seconded the motion and it was unanimously approved.

Chairman Feyl noted that the Camillus Planning Board has reviewed this application and provided correspondence indicating they have no concerns regarding this application.

In addition, Chairman Feyl stated the DEC is Lead Agency for the ongoing lake remediation project and the applicants are appearing as a courtesy to keep the Town updated regarding activities at this site.

Mr. Brian White presented the application on behalf of the applicant. The purpose of the application is to install two (2) Wind Turbines on the treatment plant as part of the Onondaga Lake remediation project. The turbines will be placed on the roof of the building, are approximately six (6) feet in diameter, weight is 185 pounds, have low impact sound and the vibration from the turbines is negligible. Mr. White further explained the turbines would be used for local lighting purposes.

Mr. White stated one of Honeywell's proud accomplishments is providing environmental friendly sustainable solutions, and the turbines would be an example of their work.

Chairman Feyl questioned the type of turbines and if they will be similar to those used at the Carousel Center. Mr. White stated they are similar in terms of general framing.

Mr. de la Rosa questioned ground settlement and if anything has been done to support the foundation. Mr. White confirmed fill material has been used to consolidate the underlining waste material; however, secondary settlement will exist and be controlled by a pile system.

Mr. Casey questioned the height of the roofline and if the turbines would be visible. Mr. White stated that the distance at which residence would be viewing the turbines would be specs on the horizon. Mr. DiSantis stated the eve elevation is 24'.

After a brief discussion among the Board, Mr. de la Rosa motioned to close the Public Hearing. Mr. Casey seconded the motion and it was unanimously approved.

Mr. Davern, 3<sup>rd</sup> Ward Councilor stated in his opinion everyone should take the time to see the sight and is glad to see the use of turbines.

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

### **OLD BUSINESS**

None

### **NEW BUSINESS**

- 1. Empower Federal  
3700 West Genesee Street  
Syracuse, NY 13219**

**TM#: 042.-10-04.1**

**Area Variance: To allow the installation of a monument sign.**

Ms. Flood moved to declare the application a SEQR Type II and set the Public Hearing for December 20, 2011. Mr. Belle seconded the motion and it was unanimously approved.

- 2. Devin Dalpos  
5214 West Genesee Street  
Camillus, NY 13031**

**TM#: 040.-01-12.1**

**Special Use Permit: Building of a new AmeriCU Credit Union within an LBO district.**

Mr. Pirro moved to declare the application a SEQR Type II and set the Public Hearing for December 20, 2011. Mr. Casey seconded the motion and it was unanimously approved.

- 3. George Skapars  
104 Sunnyfield Road  
Camillus, NY 13031**

**TM#: 040.-05-08.0**

**Area Variance: House built after 7/25/2000 is not permitted to have a porch protrude into the front yard setback.**

Mr. Casey moved to declare the application a SEQR Type II and set the Public Hearing for December 20, 2011. Ms. Flood seconded the motion and it was unanimously approved.

### **COMMENTS OF TOWN OFFICIALS**

A detailed conversation among the Board, Ms. Otto and Mr. Price, Town of Camillus Code Enforcement officer was heard regarding the Zoning Boards interpretation of the current code. Chairman Feyl suggested Mr. Price bring his concerns and proposed changes to the Town Board for review and approval.

### **MINUTES OF THE PREVIOUS MEETING**

Mr. Casey moved to approve the minutes of the November 1, 2011 meeting. Mr. Pirro seconded the motion and it was unanimously approved.

### **VOUCHERS**

Three vouchers were received from The Post Standard for legal advertising totaling \$45.14, \$89.51 and \$40.55.

Mr. LaFlair moved to approve payment of the voucher. Mr. Casey seconded the motion and it was unanimously approved.

### **CORRESPONDENCE**

Chairman Feyl read a letter received from the Town of Camillus Supervisor asking the Boards to hold on recommendations for appointments.

### **COMMENTS OF THE BOARD**

Chairman Feyl stated the Zoning Board of Appeals meeting schedule for Tuesday, January 3, 2012 would be held in the large conference room upstairs.

### **DECISION**

**1. Honeywell International  
522 Gere Lock Road  
Syracuse, NY 13209**

**TM#: 011.-01-26.1**

**Special Use Permit: To allow the installation of two Wind Energy Conservation System generators on the roof of the building.**

Mr. de la Rosa moved to grant a Special Use Permit to install and operate (2) two Wind Energy Conservation System generators on the roof of Honeywell International, Inc.'s building located at 522 Gere Lock Road, Syracuse, New York 13209. Mr. LaFlair seconded the motion and it was unanimously approved.

### **ADJOURNMENT**

Mr. de la Rosa moved to adjourn the meeting at 7:44 p.m. Mr. LaFlair seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**Town of Camillus  
Zoning Board of Appeals  
December 20, 2011 - 7:00 p.m.**

**PRESENT:**

Bob Feyl, Chairman  
Richard de la Rosa, Vice Chairman  
Ron Belle  
Jerry Casey  
Steve Pirro  
Joy Flood

**ABSENT:**

Michael LaFlair

**STAFF PRESENT:**

Susan Otto, Esq.

**GUESTS & MEMBERS OF THE PUBLIC:**

Dave Callahan, 6<sup>th</sup> Ward Councilor  
Bill Davern, 3<sup>rd</sup> Ward Councilor  
Tom Price, Code Enforcement Officer  
21 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 Public Hearing notices. Ms. Flood seconded the motion and it was unanimously approved.

**PUBLIC HEARINGS:**

- 1. Empower Federal  
3700 West Genesee Street  
Syracuse, NY 13219**

**TM#: 042.-10-04.1**

**Area Variance: To allow the installation of a monumental sign.**

Mr. John Delvecchio, attorney representing Empower Federal Credit Union and Mr. Ken Colton of Allied Sign Company presented the application. Explaining as the property has a unique layout, the proposed 12 sq ft sign will be 3 ½ ft from the building and will rest on the property line in the same physical location as the previous owners sign.

Chairman Feyl questioned the elevation of the property. Mr. Colton explained there are no site issues as the elevation is at least 6' higher than the road.

Several questions were asked by the Board members regarding temporary sign, what signage would remain, the type of lighting to be used and if the area around the proposed sign would be landscaped. Mr. Pirro also expressed concerns with distractions the lighting may cause along West Genesee Street.

Ms. Flood stated she has no additional questions or issues to address at this time, as she is very familiar with the property and area.

Mr. Davern, 3<sup>rd</sup> Ward Councilor stated that he has spoken to the surrounding neighbors and stated they are very pleased with the look and upkeep of the property and have no issues or

concerns. Additionally, Mr. Davern stated he supports this request and would appreciate the Boards approval of this application.

Mr. Price, Code Enforcement Officer stated he has no issues or concerns with the request at this time.

Ms. Flood motioned to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

**2. Devin Dalpos**  
**5214 West Genesee Street**  
**Camillus, NY 13031**

**TM#: 040.-01-12.1**

**Special Use Permit: Building of a new AmeriCU Credit Union within an LBO district.**

Chairman Feyl read into record a letter received from the Camillus Planning Board. Chairman Feyl explained the Planning Board will not move forward with site plan review issues and/or concerns without approval from the Zoning Board of Appeals for a Special Use Permit.

Mr. Ed Keplinger and Mr. Devin DalPos presented the application on behalf of the applicant Henry Beach Development, LLC. The purpose of the application is to obtain a Special Use Permit to operate a Banking Services in an LBO district fronting on West Genesee. Mr. Keplinger stated the lot will be approximately 0.744 acres and will be built in front of the current McMahon Law Firm.

While referring to the PowerPoint presentation Mr. DalPos explained the proposed location of the credit union, stating the proposed building is 2890 square feet, with three (3) drive thru lanes, including a bypass lane. Mr. DalPos stated there would be an ATM lane closest to the building.

The applicants stated they felt this was an ideal location for this use as it is a non-intensive use. In addition, the use conforms to the uses allowed and is consistent with the development of West Genesee Street.

Mr. Keplinger explained the hours of operation would be Monday through Wednesday, 9 am to 4 pm, Thursday and Friday 9 am to 5 pm, and on Saturdays, 9 am to 12 noon. The access to the ATM is 24 hours.

There currently exists a primary buffer between the residence and the credit union as the McMahon Law firm currently exists. Referred to the code stating they felt this was an ideal site for this use as it is non-intensive use.

Chairman Feyl explained that the covenants on the property have been cleared as of 1995 as documented. Additionally, Chairman Feyl explained that the allowable signage within an LBO is 24 sq ft. If approved the McMahon sign will no longer be existing on his property and will need to obtain a variance for it to remain.

Chairman Feyl clearly stated the Board might not allow this type of signage and size. Mr. DalPos noted they are currently not seeking a signage variance will comply with the Town Code.

Ms. Flood indicated that LBO's anticipate non-intensive professional or service uses and questioned the type of banking services provided and the anticipated number of employees. Mr. Keplinger confirmed there would be six full-time employees on site servicing standard banking hours.

Lorraine Clark appeared before the Board expressing her opposition to this request explaining her concern for increased traffic, existence of green space, safety of residents, disabled individuals and small children, noise concerns and safety of schoolchildren who are walking to and from school.

Michelle Constantino Scott appeared before the Board expressing the same concerns as Ms. Clark concerning traffic safety and asked that the Board consider these concerns.

Susan Clark Williams appeared before the Board expressing her opposition to the granting the Special Use Permit. She additionally expressed concerns with hours of operation with 24/7 ATM use. Ms. Williams stated she felt the intended use did not follow the Town of Camillus comprehensive plan; therefore, she was requesting denial of the application.

Ms. Flood stated that just because a Special Use Permit is allowable does not mean it is automatically granted.

Carly Boyles expressed her opposition to granting this request, explaining she has a special needs child and is concerned with unsafe traffic flow and the welfare of her children.

Ms. Clark questioned if a banking institution has ever been issued a Special Use Permit, as all 15 existing banks within the Camillus area are zoned commercial use.

Chairman Feyl stated that in his opinion an LBO within a residential neighborhood is a good thing as it only allows for less intense use.

Mr. William Gabriel expressed his opposition and questioned if one would be setting a precedent if granting this request. Ms. Otto explained the granting of a Special Use Permit in this circumstance would set no precedent as it is allowed within an LBO. Further explaining a bank is an appropriate business that could accommodate a residential neighborhood.

Ms. Otto stated that the Zoning Board of Appeals would look at the criteria set forth within the code, which includes potential impact on the neighborhood. Mr. Gabriel expressed his opposition to this request and his concerns with traffic safety respectfully asking the Board to consider denial of this application.

Mr. Callahan, 6<sup>th</sup> Ward Councilor stated that he would like to bring to everyone's attention that the Town Board enacted new legislation for a 'no left hand turn' law. Explaining the law will go into effect the first part of this year and the police now have the ability to enforce 'no left hand turn' where there is a posted sign.

Ms. Alexandra Logush resident of Camillus for 60 years expressed her opposition and concern with the 24/7 ATM service causing disturbances and traffic issues.

Mr. Casey motioned to close the Public Hearing. Mr. Pirro seconded the motion and it was unanimously approved.

**3. George Skapars  
104 Sunnyfield Road  
Camillus, NY 13031**

**TM#: 040.-05-08.0**

**Area Variance: House built after 7/25/2000 is not permitted to have a porch protrude into the front yard setback.**

Mr. Skapars appeared before the Board to discuss his application for an area variance to rebuild his porch that was destroyed due to a house fire. Since the house was burned down and rebuilt after 2000, current code requires an area variance be granted in order to rebuild.

Mr. Casey questioned the size of the proposed porch. The proposed porch will be 14ft x 10ft and covered with a standard step into the house.

Mr. Belle questioned if material had been purchased already. Mr. Skapars stated he has not purchased the material pending the Boards approval.

Mr. Gary Orrzo stated he is a neighbor of Mr. and Mrs. Skapars and fully supports this request.

Mr. Callahan, 6<sup>th</sup> Ward Councilor stated he sent out a notice to the surrounding neighbors and received no negative feedback or opposition to supporting this application.

Mr. Pirro motioned to close the Public Hearing. Mr. Belle seconded the motion and it was unanimously approved.

### **OLD BUSINESS**

**1. Ruslan Kozak  
3329 Cessna Drive  
Warners, NY 13164**

**TM#: 008.-06-03.0**

**Area Variance: Property owner would like to subdivide a parcel and give half to neighbor. Therefore expanding their non-conforming uses to larger land/lots.**

Mr. de la Rosa moved to declare the application a SEQR Type II and set the Public Hearing for January 17, 2011. Mr. Belle seconded the motion and it was unanimously approved.

### **NEW BUSINESS**

**1. NextNav, LLC  
Michael Bortz  
5648 Ike Dixon Road  
Camillus, NY 13031**

**TM#: 021.-03-08.3**

**Special Use Permit: To install (1) one 7' whip antenna and (1) one small equipment cabinet.**

Mr. Casey moved to declare the application an Unlisted Action and set the Public Hearing for January 17, 2011. Mr. Belle seconded the motion and it was unanimously approved.

## **COMMENTS OF TOWN OFFICIALS**

Mr. Davern, 3<sup>rd</sup> Ward Councilor suggests a traffic study be conducted on the 5214 West Genesee Street property.

## **MINUTES OF THE PREVIOUS MEETING**

Ms. Flood moved to approve the minutes of the December 6, 2011 meeting. Mr. de la Rosa seconded the motion and it was unanimously approved.

## **VOUCHERS**

A detailed voucher was received from Melvin & Melvin for legal services totaling \$3,650.00.

Mr. Pirro moved to approve payment of the voucher. Mr. Casey seconded the motion and it was unanimously approved.

## **CORRESPONDENCE**

None

## **COMMENTS OF THE BOARD**

Mr. Belle stated he wishes everyone a wonderful Christmas and Happy New Year, as he will miss everyone.

Chairman Feyl thanked Mr. Belle for his time and service to the Camillus Zoning Board.

## **DECISION**

- 1. Empower Federal  
3700 West Genesee Street  
Syracuse, NY 13219**

**TM#: 042.-10-04.1**

**Area Variance: To allow the installation of a monument sign.**

Mr. Casey moved to grant a 15' area variance to allow for the construction of a 2 1/2ft x 5ft freestanding sign. Ms. Flood seconded the motion and it was unanimously approved. Mr. Pirro excused himself from the meeting due to an emergency.

- 2. Devin Dalpos  
5214 West Genesee Street  
Camillus, NY 13031**

**TM#: 040.-01-12.1**

**Special Use Permit: Building of a new AmeriCU Credit Union within an LBO district.**

Mr. Casey moved to grant a Special Use Permit for the operation of an AmeriCU Credit Union within an LBO district. Mr. de la Rosa seconded the motion.

Mr. Casey withdrew his motion.

After a detailed discussion among the Board and Ms. Otto, Ms. Flood moved to grant a Special Use Permit for the operation of an AmeriCU Credit Union within an LBO district, subject to the following:

- 1) Subdivision approval from the Camillus Planning Board.
- 2) Site Plan approval from the Camillus Planning Board.
- 3) There is a 'no left turn sign' at the egress or exit from the property onto Henry Beach Drive and curb cuts are installed prohibiting or interfering with any illegal left turn.
- 4) Completed traffic study to ensure there is no additional traffic hazard.

Mr. Casey seconded the motion and it was unanimously approved.

**3. George Skapars  
104 Sunnyfield Road  
Camillus, NY 13031**

**TM#: 040.-05-08.0**

**Area Variance: House built after 7/25/2000 is not permitted to have a porch protrude into the front yard setback.**

Mr. de la Rosa moved to grant an area variance for construction of a porch reducing the front yard set back by 8ft. Ms. Flood seconded the motion and it was unanimously approved.

#### **ADJOURNMENT**

Ms. Flood moved to adjourn the meeting at 8:44 p.m. Mr. de la Rosa seconded the motion and it was unanimously approved.

Respectfully submitted,  
Krista Kenna, Clerk  
Zoning Board of Appeals

**B**

Barn Swallow Lane Lot# 37 & #38	
Area Variance	23, 26
Bennett Road 104	
Area Variance	14, 16, 19, 22, 25
Bennett Road 155	
Area Variance	65, 71, 75
Bergmann Associates (SUNOCO)	
Area Variance	24, 27, 29
Bevard, Eric	
Area Variance	20, 23, 25
Blackmore Road 101	
Area variance	85
Area Variance	79, 82
Bocian, Donald	
Area Variance	50, 53, 57
Bortz, Michael	
Special Use Permit	100
Bresadola, Mark	
Area Variance	6, 8, 9
Brown, Joseph R.	
Area Variance	61, 64, 67

**C**

Camillus Sportsmen's Club, Inc. / Parfitt, William	
Special Use Permit	65, 69, 74
Canal Road 2546	
Area Variance	35, 42
Cessna Drive 3329	
Area Variance	44, 50, 55, 60, 78, 100
Use Variance	83, 87
Chapel Drive 228	
Area Variance	83, 87, 91
Clark Lane 110	
Special Use	81
Special Use Permit	78, 85
Columbus Ave 300	
Area Variance	56, 60, 62
Creedon, Yuliya	
Area Variance	65, 69, 74
Crestwood Drive 315	
Area Variance	50, 53, 57

**D**

Dalpos, Devin	
Special Use Permit	94, 98, 101
Dattellas, Carl	
Area variance	85
Area Variance	79, 82
Denman, Christopher & Jessica	
Area Variance	73, 77, 79
Devoe Road 5801	
Special Use Permit	65, 69, 74
Devoe Road 5882	
Special Use Permit	78, 80, 84
DiCarlo, Michael	
Use Variance	84, 89, 91
Downing, Stephen	
Area Variance	78, 81, 85
Dyachuk, Lyubon	
Special Use Permit	40, 46, 51

**E**

Eagle Crest Drive 126	
Area Variance	66, 72, 76
Emerald Mgt. Group LLC	
Area Variance	14, 16, 19, 22, 25
Empower Federal	
Area Variance	94, 97, 101

**F**

First Baptist Church of Memphis / Jordan Peter	
Special Use Permit	35, 38, 58, 63, 66
Forward Road 2143	
Area Variance	61, 64, 67

**G**

Gere Lock Road 522	
Special Use Permit	93, 95
Goldenrod Lane 117	
Area Variance	28, 31, 33
Granger Road 806	
Special Use Permit	40, 46, 51
Graveline, Gilbert	
Area Variance	65, 71, 75

**H**

Honeywell International	
Special Use Permit	93, 95
Horan Road 450	
Area Variance	11, 13, 15
Horan Road 519	
Special Use Permit / Area Variance	61, 63, 67

**I**

Ike Dixon Road	
Special Use Permit	100

**J**

Jordan, Peter	
Special Use Permit	35, 38

**K**

Kirk Road 3549	
Area Variance	20, 23, 25
KJHP Properties	
Area Variance	56, 59, 62
Kline, Dawn	
Special Use Permit	78, 81, 85
Kozak, Ruslan	
Area Variance	44, 50, 55, 60, 78, 100
Use Variance	83, 87

**L**

Lentz, Todd	
Area Variance	66, 72, 76
Limeledge Road 5050	
Use Variance	84, 89, 91
Lundy III, Frederick	
Area Variance	35, 38, 42

**M**

Mallard Drive 612	
Area Variance	40, 43, 45
Mastroianni, Joseph / Dombroski, Virgil	
Area Variance	4, 6, 17, 19
Milton Ave. 3360	
Area Variance	4, 6, 17, 19
Momot, Yelann	
Area Variance	24, 29

**N**

Nappa, Anthony / Saving Face Barber	
Area Variance	10, 12
NextNav, LLC	
Special Use Permit	100
NYS RTE 5 1960	
Special Use Permit	35, 38, 63, 66
NYS-RTE-5	
Special Use Permit	58

**O**

Oudemool, Todd	
Area Variance	13
Owls Nest Way 112	
Area Variance	20, 24, 26

**P**

Padula, Susan	
Special Use Permit	56, 59, 62
Pechney, Andrew	
Area Variance	28, 31, 33
Pirro, James	
Area Variance	35, 37, 41
Poirier, Nick	
Area Variance	56, 58, 61
Pottery Road 6415	
Special Use Permit	66, 72, 75

**R**

Rotella, Anthony	
Area Variance	11, 13, 15
Rotella, Tony / Malore, Carmen	
Special Use Permit / Area Variance	61, 63, 67
Ruzekowicz, Mark	
Area Variance	83, 87, 91

**S**

Sands Road 2393	
Area Variance	1, 3, 10, 12
Sidorchuk, Rostislav	
Area Variance	84, 88, 91
Silva, Walter	
Area Variance	65, 70, 74
Skapars, George	
Area Variance	94, 100, 102
Slawson Drive 233	
Area Variance	84, 88, 91
Southwest Way 105	
Area Variance	78, 81, 85
St. Luke's Ukrainian Orthodox Church	
Special Use Permit	25, 28, 29, 39, 42
Sunnyfield Road 104	
Area Variance	94, 100, 102
Sunnyfield Road 212	
Area Variance	73, 77, 79
Szczech, John	
Area Variance	20, 23, 26

**T**

Tarson, Robert	
Area Variance	4, 6, 17
Thornton Circle North 101	
Area Variance	65, 70, 74
Treelanders Tree Service	
Special Use Permit	54, 57
Tymohenko, Peter	
Special Use Permit	25, 28, 29, 39, 42

**V**

Valletta, William	
Area Variance	56, 60, 62
Van Buren Road 6429	
Special Use Permit	54, 57
Verizon / Tectonic Engineering	
Special Use Permit	78, 80, 84
View Point Development Corp	
Area Variance	13, 23, 26
View Point Estate Development Corp.	
Area Variance	20
Vogt III, Richard	
Area Variance	20, 24, 26

**W**

W.G. Athletic Club, Inc. / Mazza, Dominic	
Special Use Permit	66, 72, 75
Warners Road 3290	
Special Use Permit	28, 29, 39, 42
Webb, Paul	
Area Variance	40, 43, 45
West Genesee Street 3532	
Area Variance	32, 34, 36
West Genesee Street 3612	
Area Variance	24, 27, 29
West Genesee Street 3700	
Area Variance	94, 97, 101
West Genesee Street 4300	
Area Variance	10, 12

West Genesee Street 4921	
Area Variance	56, 59, 62
Special Use Permit	56, 59, 62
West Genesee Street 5214	
Special Use Permit	94, 98, 101
Wierbinski, Bonnie	
Area Variance	1, 3, 10, 12
Winchell Road 6478	
Area Variance	6, 8, 9
Windcrest Drive 124	
Area Variance	35, 41
Area Variance	37

Winners Way 116	
Area Variance	56, 58, 61
Winners Way 119	
Area Variance	65, 69, 74

<b>Z</b>
----------

Zizza's Barber & Beauty / Pototski, Bogdan	
Area Variance	32, 34, 36