

The Village of North Syracuse Zoning Board of Appeals held a meeting on Thursday, August 23rd, 2023 at 5:00 p.m. in the North Syracuse Community Center at 700 South Bay Road, North Syracuse, New York 13212.

Agenda:

- Approval of the ZBA minutes from July 6, 2023 (**Approved**)
- Area Variance: Height with Modifications: Pole Barn-215 Millen Dr. (**Approved**)

Board Members Present: David Robinson, Chairperson, Jake Bunton, Jeff St. Germain and Jeff Spenard (Training) and John Coleman, Alternate.

Others Present: Neil Germain, Attorney, Pat Gustafson, Liaison, Pearl Fuller, Secretary and Interim Codes Officer Pam Di Carlo.

Personnel Absent: Jack Gaiser (Excused).

Chairperson Robinson called the Zoning Board of Appeals Meeting to order at 5:00 PM.

Chairperson Robinson did attendance, and noted all members were present. He explained Jeff Spenard was training and would be taking Anthony Irick's place who resigned.

APPROVAL OF THE ZBA MINUTES FROM 07.06.23

Chairperson Robinson asked if anyone wanted to make a motion to approve the minutes. Mr. St. Germain made a motion to approve the July 6th, 2023 ZBA minutes as written. Mr. Bunton seconded the motion. The motion was approved unanimously.

LEGALS

Chairperson Robinson stated we need to verify the legals. He verified the Legal Notice was put in the newspaper, Agenda was sent to the newspaper, and surrounding neighbors we notified; and the Town of Clay were notified. Mrs. Fuller stated they were. Chairperson Robinson announced the legals appear to be in order.

**AREA VARIANCE, STEVEN MELLONE
215 MILLEN DR.**

INTRODUCTION

Chairperson Robinson stated before us tonight, we have the Applicant, Steven Mellone of 215 Millen Dr. which is currently zoned R-9 Residential. He is looking for an area variance for height. He is proposing to remove his existing detached garage that has rotted and replace it with a pole barn. The pole barn height is 17' 6" H and as per Code §240-8D.(3)(d) for Accessory Structures, code allows a maximum height of 15'. He is wanting to be able to store his tow behind trailer which requires a higher

door to get it in the pole barn. He has no basement and an offsite storage shed which he would like to eliminate and bring his items being stored to his property for easier accessibility. He is requesting relief of 2'6" H to accommodate the 17'6" Height of the pole barn from the allowed maximum of 15'H according to code.

REPRESENTATIVE ADDRESSES THE BOARD

Applicants/Owners: Steven Mellone

Chairperson Robinson invited Steven Mellone to address the Board. Mr. Mellone stated he is trying to replace his existing rotted garage which he intended to put siding on to match his house, but when he went to do it found it to be rotted. He explained he would like to remove the detached garage and put a pole barn where the garage was. He shared that he needs the variance to accommodate the 17'6" H, so he can store his tow behind trailer in it. He continued he needs to have a 12' door as the height of his trailer is 11.'6" H and is 28' long. He added he is using prebuilt trusses as they are most cost effective. Mr. Coleman spoke of the height being O.K., but spoke of the tree up front by garage having to come down. He shared he did not think that he had enough room to angle the truck with trailer in that location and suggested he might want to move it back further on the lot. He stated his concern was that after he built the pole barn in that location that he would not be able to store his camper inside. Discussion went back and forth about keeping the 5' side yard setback, but moving the pole barn back behind where the existing garage is now, but on the same side of the property. Mr. Mellone stated he could leave the existing slab. Chairperson Robinson continued it is in an R-9 Zone and explained it cannot be used as a commercial bldg. Mr. Mellone continued, he did not plan on using it for commercial, but for storage of his personal items. Mr. Spenard asked what the pitch was going to be. Mr. Mellone added 14' walls and trusses. Mr. Spenard inquired another 3'. Mr. Mellone shared 17' 4" H. Codes Enf. Officer Di Carlo stated the existing side yard is good, but explained the importance of the variance being accurate. Mr. Spenard verified 17' 6" H. Codes Enf. Officer Di Carlo added 3' instead of 17' 6". Chairperson Robinson asked do you want to keep the 17' 6" H and suggested setting a not to exceed 18' H.

PUBLIC HEARING

Chairperson Robinson stated no one has come in from the public in the audience and asked if there was any correspondence from the neighbors. Mrs. Fuller stated a neighbor had sent in an email in support of the project and Chairperson Robinson read it.

COUNTY RESOLUTION

Chairperson Robinson stated we do not have a county resolution, because it is not required, due to a Municipal Agreement between the Village and the county dated December 12th, 1993.

SEQR

Chairman Robinson stated no action is required.

Review Village Law Criteria for Area Variances with the Board

The Board reviewed the New York State Village Law Criteria for Area Variances with reference to §7-712-b titled: 3. Area Variances and the following are their responses as marked:

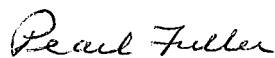
	Yes	No
1. Whether an undesirable change will be produced in character of neighborhood or a detriment to nearby properties will be created by granting of the area variance		✓
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance		✓
3. Whether the requested area variance is substantial		✓
4. Whether the proposed variance will have adverse effect or impact on physical/environmental conditions in neighborhood or district		✓
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but not necessarily preclude the granting of the area variance.		✓

MOTION

Mr. St. Germain made a motion to approve the Area Variance for Height, granting relief of no greater than 3' from the maximum allowed code of 15', increasing the height to no greater than 18' H.

Mr. St. Germain made a motion to adjourn at 5:20 PM. and seconded by Mr. Coleman. All in Favor.

Respectfully submitted,



Pearl Fuller
Secretary