

**ZONING BOARD OF APPEALS  
1000 Woods Road  
Solvay, New York 13209**

**December 10, 2014**

**MEMBERS PRESENT:**

Russell Miller  
Frank Smolen  
Alan Ciciarelli  
Dino Caloia  
Linda Casertano

**In Attendance: Councilor Jerome**

**Appeal #583**, Dr. Howe of 600 W. Manchester Road. Mr. Miller addressed Dr. Howe and stated we have not received legal guidance from Attorney, Paul Curtin. Mr. Miller suggested to Dr. Howe that we postpone the hearing until January 14, 2015 at 7:00 PM until we have legal understanding before we issue an approval or denial. Dr. Howe was in agreement.

Mr. Miller made a motion to delay coming to a finding on Dr. Howe, seconded by Mr. Caloia.

**All in favor: Mr. Miller, Mr. Smolen, Mr. Ciciarelli, Mr. Caloia, Ms. Casertano**

**Appeal #584**

The request of Mr. David Suarez of 2701 West Genesee Street, Syracuse, NY, for a special permit to allow for a home occupation of a garden design build business to be located at the above address.

Mr. Suarez came before the board with a short presentation asking for permission to use his residence as a Home Occupation. It is a husband/Wife garden design/build small business. No extra vehicles, no extra employees, and no signage are required. They have not altered the appearance of their home, or

caused any disturbance to the neighbors either from a visual, or noise perspective. They leave home to go their clients.

Mr. Miller made the following motion, seconded by Mr. Ciciarelli that the Zoning Board will act as lead agency, this is a Type II action and there will be no significant environmental impact.

**All in favor: Mr. Miller, Mr. Smolen, Mr. Ciciarelli, Mr. Caloia, Ms. Casertano**

**The board reviewed the following items in determining the Notice of Finding:**

1. The proposed use is in compliance with all other applicable regulations.
2. The proposed use will not have an adverse impact upon the character of the neighborhood.
3. The proposed use will not impede development of the neighborhood.
4. Proposed use will be supported with adequate services.
5. Proposed use will not generate any adverse environmental impact.
6. There will be no signage.
7. Minimal client visitation will be conducted at 2701 West Genesee Street address. Maximum ten (10) per year.
8. All clients parking will be off street.
9. There will be no additional outside non-resident employees.

Mr. Miller made a motion that the special permit be granted, seconded by Mr. Smolen.

**All in favor: Mr. Miller, Mr. Smolen, Mr. Ciciarelli, Mr. Caloia, Ms. Casertano**

**Appeal #585**

The request of Metropolitan Signs, Inc. of 3760 Patchett Road, Baldwinsville, NY, acting for Dunkin Donuts located at Farrell Road and John Glenn Boulevard, Town of Geddes, for a sign area variances to allow for the construction of a 26 ¾ feet high by 11 ½ feet wide free standing sign with one Dunkin Donuts, two additional tenant signs and one message board.

Mr. David Razzante from Metropolitan Sign Company came before the board representing Dunkin Donuts in applying for an area sign variance. After a short discussion Mr. Miller apologized and stated the board had just received a letter dated December 9, 2014 from William Morse, Town Engineer, with concerns on sign height, and the message board. Mr. Miller suggested they need to get together with Town Engineer to work out issues.

The board has not yet received any information from County and Planning.

Mr. Razzante is requesting permission for four (4) building signs today to be granted tonight. He then presented copies of proposed two (2) Dunkin Donut wall signs. The board reviewed the two (2) proposed signs plus two (2) additional signs for other tenant locations.

Mr. Smolen made a motion that the four (4) proposed wall signs be approved, seconded by Mr. Caloia.

**All in favor: Mr. Miller, Mr. Smolen, Mr. Ciciarelli, Mr. Caloia, Ms. Casertano**

Replies have to be sent to the Zoning Board of Appeals in writing from the Onondaga County Department of Transportation, Onondaga County Planning Board, the Town Engineer, and after Engineer a letter from Metropolitan Sign Company regarding all changes that were agreed to at the December 10, 2014 meeting.

The hearing will continue at the January 14, 2014 meeting.

A motion was made by Mr. Ciciarelli, seconded by Mr. Caloia.

**All in favor: Mr. Miller, Mr. Smolen, Mr. Ciciarelli, Mr. Caloia, Ms. Casertano.**

Mr. Miller read a letter from Mark DeAngelis, dated December 9, 2014, informing us that a new tenant will be occupying the space previously occupied by Hunt Real Estate at 3208 West Genesee Street, Syracuse, NY.

He has a letter of intent from Erin Shannon, D.D.S., PC. Currently Dr. Shannon has an established dental practice in Lakeland, NY and is well respected amongst her peers. Dr. Shannon and her staff of four would be a great asset to the professional office building. Her practice falls well within the current use variance and no problems would be had with the approved hours of operation.

Mr. Miller sees no issue with the hours of operation as they will comply with conditions that were granted for the building. There were no objections by the board members

Mr. Miller will send a letter to Mr. DeAngelis, stating the Town of Geddes Zoning Board, is in receipt of his letter dated 12/9/14, regarding the interest of Erin Shannon, DDS, PC, to establish her dental practice at 3208 West Genesee Street, in the Town of Geddes, and the Zoning Board of Appeals approves of the dental practice.

With no further business to come before the board the meeting was adjourned.

Motion by Mr. Smolen, Seconded by Mr. Ciciarelli.

**All in favor: Mr. Miller, Mr. Smolen, Mr. Ciciarelli, Mr. Caloia, Ms. Casertano.**

Submitted by

A handwritten signature in cursive script, appearing to read "Linda Casertano".

Linda Casertano