

Other Business

August 10th, 2026

3S-2026-11

Three-Mile Limit Subdivision Review- Town of Salina 'Lone Wolf Subdivision' Subdivision of One Parcel into Two New Parcels

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide a .67+/- lot into two new lots. The proposed subdivision is located at 131 Old Liverpool Road, Liverpool, N.Y. 13088 (Tax ID: 088.-05-36.0).

- New Dimensions of Lots:
New Lot 1: .33 Acres/ 14443 SF (Tax ID: Not provided)
New Lot 2: .34 Acres/ 14892 SF (Tax ID: Not provided)
- The Town of Salina determined no significant environmental impact and approved the Subdivision plan on May 4, 2026.
- The application included a Subdivision map "Lone Wolf Subdivision, Part of Farm Lot 126 Town of Salina, County of Onondaga, State of New York" prepared by John M. Legnetto P.L.S, of Paul James Olszewski P.L.S., PLLC, dated February 26, 2026, Scale: 1" = 30'.
- The Subdivision map was reviewed by: The City of Syracuse Department of Engineering and was approved by the Town of Salina Planning Board.
- Minutes from the May 4th, 2026 Town of Salina Planning Board state the applicant needs to seek Onondaga County Health approval before filing the plat.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Masihullah Omry
Zoning Planner II

Samuel Prescott
Zoning Planner I

Christian Danaher
cdanaher@hancocklaw.com
1800 AXA Tower I, 100 Madison St.,
Syracuse, NY 13202

CC:
Lone Wolf Development LLC
PO Box 2406
Liverpool, NY 13202

7/13/2026

Re: Application Completeness for City Planning Commission for 131 Old
Liverpool Rd.

Dear Christian Danaher,

On 7/13/2026, Rebeca Baker determined the proposed project 3S-2026-11 at 131 Old
Liverpool Rd. to be complete.

The proposed project will be sent to all involved agencies for review.
Once all reviewers from City Departments complete their review and all concerns have
been addressed, the proposed project will be scheduled for the next available City
Planning Commission (CPC) meeting for a public hearing. No evidence, except items
specifically required by the Board or offered for a reconsideration or modification,
shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly
authorized representative or agent. An authorized agent who is thoroughly familiar
with all aspects of the appeal and who is able to testify as to all issues may appear if he
or she holds a properly signed and executed document showing that they have
authority to proceed on behalf of the landowner or applicant. Proof of signed and
executed document must be submitted to Rebeca Baker at least six (6) business days
before the public hearing and must be notarized. Failure to have representation appear
before the City Planning Commission two consecutive meetings will result in your
project proposal to be denied. Any updates to deliverables (such as site plan, changes
in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days
before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to
resolve any outstanding concerns, updated plans or any other requested documents
shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

INTERNAL USE ONLY

Your Submission Details

Submission Number:

3S-2026-11

Status:

Submitted (Changes Requested)

Message:

Applicant Name:

Christian Danaher

Applicant Email:

cdanaher@hancocklaw.com

Primary Location:

131 Old Liverpool Road, Liverpool, New York 13088

Primary APN:

N/A

Submission Type:

Zoning Applications > Three-Mile Limits

Last Updated:

July 13, 2026

Submission URL:

<https://app.yncamino.com/syracusenyc/dashboard/submissions/823396/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov adillon@syr.gov



300 South State St.,
Syracuse



Getting Started



Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

INTERNAL USE ONLY

Data Fields

General Project Information

1 Subdivision Project Description

This is a residential project subdividing one residential lot into two residential lots with each lot having a residential duplex thereon and here will be a shared wall.

2 If yes, what was the final approval date?

02/26/2026

3 Has this project received final local approval?

Yes

4 If yes, what was the preliminary approval date?

02/26/2026

5 Has this project received preliminary local approval?

Yes

6 # of Dwelling Units

2.0

7 Number of Proposed Lots

2.0

8 Subdivision Name

Lone Wolf Subdivision

9 Municipality

Town of Salina

10 Proposed Land Use(s)

residential

11 Current Land Use(s)

residential

12 Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

INTERNAL USE ONLY

Property Owner Information

1 Owner Name

2 Owner Email

3 Owner Phone Number

Resubdivision/Lot Alteration/Three-Mile Limits Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Lone Wolf Development LLC

Signature: _____ Date: _____

Mailing address: PO Box 2406, Liverpool, NY 13089

Phone: _____ Email: _____

Print owner's name: Stephen M. Raven (Member)

Signature: Stephen M. Raven Date: _____

Mailing address: PO Box 2406, Liverpool, NY 13089

Phone: 315-652-6261 Email: Amy@siteandlandscape.com

Print owner's name:

Signature: _____ Date: _____

Mailing address:

Phone: _____ Email: _____

Print owner's name:

Signature: _____ Date: _____

Mailing address:

Phone: _____ Email: _____

Print owner's name:

Signature: _____ Date: _____

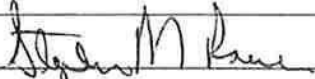
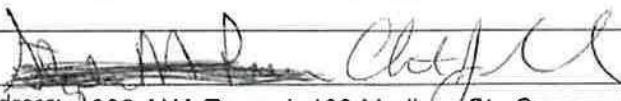
Mailing address:

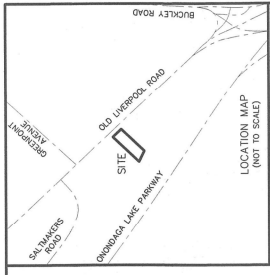
Phone: _____ Email: _____

Resubdivision/Lot Alteration/Three-Mile Limits Application

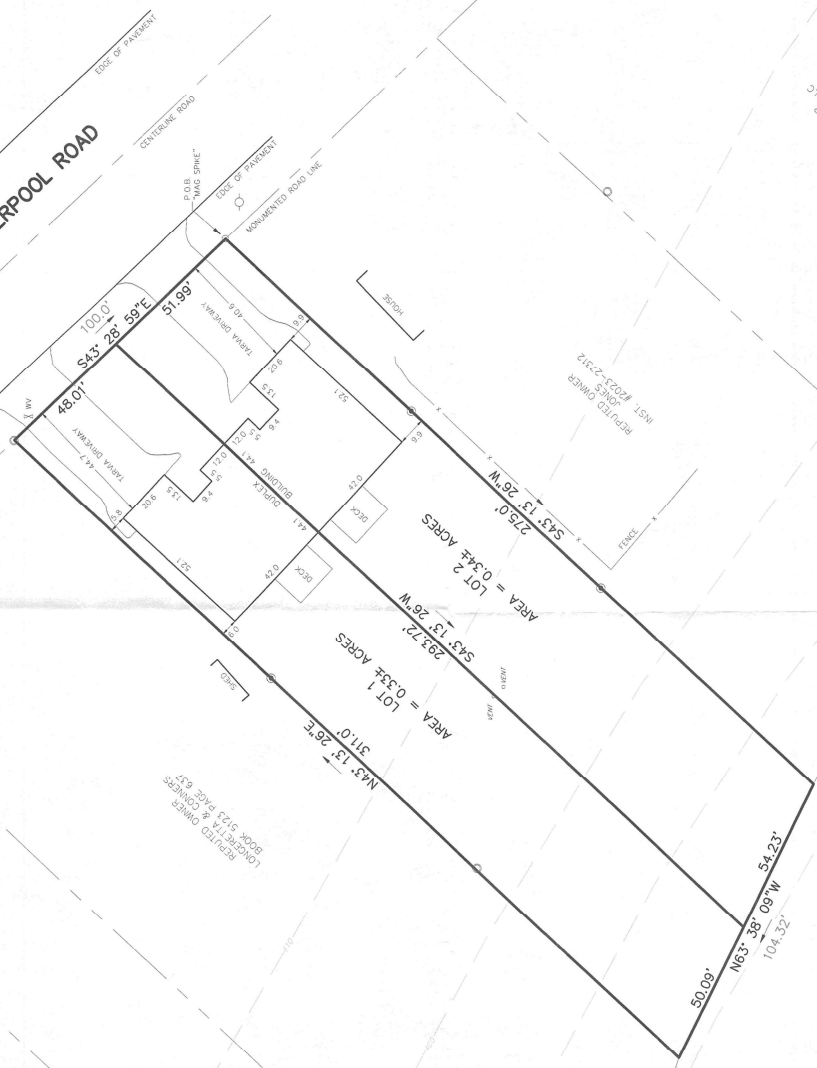


Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Print applicant's name: Lone Wolf Development LLC	
Signature: 	Date: 7/8/26
Mailing address: PO Box 2406, Liverpool, NY 13082	
Phone: 	Email: 
Print authorized representative's name (if applicable): Christian J. Danaher	
Signature: 	Date: 7/8/26
Mailing address: 1800 AXA Tower I, 100 Madison St., Syracuse, NY 13202	
Phone: 	Email: 
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	



OLD LIVERPOOL ROAD



REPORTED OWNER
BOOK 512 PAGE 63
LONE WOLF DEVELOPMENT LLC

REPORTED OWNER
JAMES M. DUSSENGER
INST. #2021-2-212

REPORTED OWNER
LONE WOLF DEVELOPMENT LLC
INST. #2019-1889

APPROVED LONE WOLF DEVELOPMENT LLC
Stephen M. Rame, Member 7/18/20

APPROVED TOWN OF SALINA PLANNING BOARD
Michael J. ... 6/16/20

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE

- NOTES:
1. TOTAL ORIGINAL AREA - 0.67 ACRES
 2. CURRENT TAX MAP ID - 088-05-36.0
 3. CURRENT OWNER - LONE WOLF DEVELOPMENT LLC
 - PER INSTRUMENT #2021-43437
 4. TOTAL NUMBER OF LOTS = 2
 5. 10' CONTOURS PER USGS



LOCATION SURVEY FOR 131 OLD LIVERPOOL ROAD
PREPARED BY JAMES M. DUSSENGER, DATED
9-9-1999, FILE NO. 99-282, UNFILED.

HEALTH DEPARTMENT APPROVAL

SURVEY SUBJECT TO ANY STATE OF FACTS AND
ACCURACY AND UP TO DATE ABSTRACT OF TITLE
WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL
SURVEY COMPLETED 02-26-2020.

JOHN V. LEONETTO, P.L.S. LICENSE NO. 51109

STATE OF NEW YORK
COUNTY OF ONONDAGA
TOWN OF SALINA
PART OF FARM LOT 126
LONE WOLF SUBDIVISION

DATE: FEBRUARY 26, 2020
SCALE: 1" = 30 FEET
PROJECT NO. SA88-09-36

ZONING BOARD OF APPEALS

Town of Salina
May 4, 2026

A regular meeting of the Zoning Board of Appeals was held on Monday, May 4, 2026 at the Salina Town Hall, 201 School Road, and Liverpool at 6:30 P.M. Those present were:

Chairman	Mike Gunther [excused]
Member	Richard Hunter
Member	Jeannie Ventre
Member	Michael Brigandi
Member	Bill McGillivray
Member	Tom Vona
Attorney	Kevin Favreau, Esq.
Secretary	Nancy O'Neil
Engineer	Charles Prior
Codes Director	Peter Mitchell

Mr. Brigandi welcomed those in attendance and explained the purpose of the meeting – to hear four area variances, a site plan and a special permit consideration before the Zoning Board of Appeals.

Mr. Brigandi announced Mr. Kevin Favreau as the representing attorney and Mr. Charles Prior as the representing engineer for tonight's cases.

APPROVAL OF MINUTES

Mr. Brigandi entertained a motion to approve the minutes of April 20, 2026. Ms. Ventre made a motion, and the motion was seconded by Mr. McGillivray. It was unanimously carried by the remaining board members.

NEW BUSINESS < AREA VARIANCE>

**060.-01-26.0 TYLER BROWN, 624 WRIGHT AVE.
ZONED I-1, 4TH WARD**
CASE# ZB-26-11 Applicant is seeking relief from the Town Zoning Ordinance(s) 235-8 D. (4) to construct a front porch with an 18-foot front yard setback.

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the porch would have an 18-foot front yard setback where 20 feet is required. The Director recommends the board act on the application based on the information submitted at the hearing and the information submitted with the application. The Director also requests that the following conditions be attached, should the application be approved: that the building permit must be approved within 30 days of the date of the variance approval. That all work must be completed within the time that the permit is granted for. Unless these conditions are complied with the variance shall expire. A site plan has been included detailing out where the front porch was attached to the structure, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties.

Ms. Kate Brown of 624 Wright Ave. presents to the Board. 1) this is the best design and safest for the entry way and lines up flush with the walkway. 2) no, will not cause an undesirable change to the neighborhood or detriment to nearby neighborhood properties. The materials are new and built in an attractive way, the front deck comes off the house slightly less than 8 feet which is less than a 2-foot variance 3) the variance request is not substantial, it does not block the line of sight of neighboring properties, it improves the aesthetic and functionality of the property. 4) no, it will not have an adverse physical or environmental effect on the neighborhood. 5) the alleged difficulty is self-created, they wanted to restore the original steps, but they were beyond repair. They forgot to apply for a permit before starting construction.

58 Mr. Vona clarifies that the porch will match up with the existing walkway. Yes, it will. He
59 inquires how far the previous porch came out into the walkway. Ms. Brown explains that the
60 old pathway stopped at the base of the stairs and connected to the front door, it was on the
61 other side of the walkway and came across and then you would walk up the stairs.

62
63 Mr. Hunter inquires how far the house is from the road. The survey states 26.2.

64
65 Mr. McGillivray asks if they will be completing the porch with lattice to enclose the bottom to
66 deter animals. They do not plan to enclose underneath the porch.

67
68 Mr. Brigandi notices that house is for sale and asks the applicant if they are flipping the
69 house. Ms. Brown states that they remodel, refinish and sell them. He asks that they be
70 more aware and inquire of any necessary required permits before doing any projects on
71 other homes.

72
73 Mr. Brigandi asks the Board if they have any further questions. None noted.

74
75 Mr. Brigandi asked if anyone in the audience wanted to speak for or against this project.
76 None Noted.

77
78 Mr. Brigandi closed the Public Hearing.

79
80 Mr. Vona summarized ZB-26-11 Tyler Brown, 624 Wright Ave. 060.-01-26.0 Applicant is
81 seeking relief from Town Zoning Ordinance(s) 235-8 D. (4) to construct a front porch with an
82 18-foot front yard setback. Based on the testimony given and the exhibits offered it is hereby
83 resolved that the applicant has demonstrated that the area variance sought will not produce
84 an undesirable change in the character of the neighborhood or be a detriment to nearby
85 properties. It is the only method of obtaining the benefits sought. It is not substantial. It will
86 not have an adverse effect or impact on the environmental conditions of the neighborhood
87 or district, it is self-created. I therefore move based on the forgoing that the variance applied
88 for be granted with certain conditions and the granting of the above variance are conditioned
89 upon the following: 1) all improvements are to be constructed and to located in accordance
90 with the exhibits submitted herewith in support of the application, and that the roofing
91 material must be constant with the existing roof and that gutters be considered during the
92 construction. 2) that the permit must be obtained within 30 days of the date of the variance
93 approval 3) that all work must be completed within the time that the permit is granted for. 4)
94 Unless these conditions are complied with, the variance shall expire.

95 Mr. Vona made the motion, and Mr. McGillivray seconded the motion. Mr. Brigandi polled the
96 board members.

97 Ms. Ventre Yes

98 Mr. Vona Yes

99 Mr. Hunter Yes

100 Mr. McGillivray Yes

101 Mr. Brigandi Yes

102 Mr. Brigandi stated it is adopted and passed.

103
104 **NEW BUSINESS <AREA VARIANCE>**

105
106 **054.-03-02.0 MARAGRET PARKER, 433 KIRSCH DR.**
107 **ZONED R-1A, 3RD WARD**

108 **CASE# ZB-26-12 Applicant is seeking relief from the Town Zoning Ordinance(s)**
109 **115-6 D. to install 11 feet of privacy fence in the front yard, 3 feet**
110 **of which would be 6 feet high.**

111 The Director has determined the application will not comply with the Zoning Ordinance
112 requirement(s), because the purposed fence is a privacy fence where open composition
113 fencing is required, and the fence is 6 feet high where a maximum height of 4 feet is
114 allowed. The Director recommends the board act on the application based on the
115 information submitted at the hearing and the information submitted with the application. The
116 Director also requests that the following conditions be attached, should the application be
117 approved: that the building permit must be approved within 30 days of the date of the
118 variance approval. That all work must be completed within the time that the permit is granted
119 for. Unless these conditions are complied with the variance shall expire.

120 Mr. Clint Parker of 433 Kirsch Dr. presents to the board. 1) no feasible means, this is the
121 best option for his needs. 2) no, it will not cause undesirable change or character to the
122 neighborhood. 3) no, the variance requested is not substantial, he is requesting two solid
123 panels that slope down in front of the house. 4) no, it will not have an adverse physical or
124 environmental effect on the neighborhood. 5) yes, it is self-created I am 100% disabled
125 combat veteran with PTSD and anxiety and other mental health conditions, the extra panel
126 fence will give me the privacy when I walk out my door and walk out to my sidewalk.

127
128 Mr. Brigandi confirms that this variance will not affect the line of sight leaving his driveway or
129 any issues for the neighboring driveways. The last section of the fencing will be open picket
130 fencing. He comments that the home is beautifully landscaped.

131
132 Mr. Hunter questions what color the fence. He plans on keeping it a brown color.

133
134 Mr. Brigandi explains how the privacy fence will slope to the front and transition to an open
135 composition fencing.

136
137 Mr. Mitchell clarifies the grade of the fence height. He explains 3 feet of the section will be 6-
138 foot-high and the next section will taper down to a 4-foot picket privacy fence to 11 feet total
139 of privacy fencing in the front yard.

140
141 Mr. Brigandi asked if anyone in the audience wanted to speak for or against this project.
142 None Noted.

143
144 Mr. Brigandi closed the Public Hearing.

145
146 Mr. Brigandi summarized ZB-26-12 Margaret Parker 433 Kirsch Dr., 054.-03-02.0 Applicant
147 is seeking relief from Town Zoning Ordinance(s) 115-6 D. to install 11 feet of privacy fence in
148 the front yard, 3 feet of which would be 6 feet high the remaining eight feet will start at 6 feet
149 and slope down to 4 feet. Based on the testimony given and the exhibits offered it is hereby
150 resolved that the applicant has demonstrated that the area variance sought will not produce
151 an undesirable change in the character of the neighborhood or be a detriment to nearby
152 properties. It is the only method of obtaining the benefits sought. It is not substantial. It will
153 not have an adverse effect or impact on the environmental conditions of the neighborhood
154 or district, it is self-created. I therefore move based on the forgoing that the variance applied
155 for be granted with certain conditions and the granting of the above variance are conditioned
156 upon the following: 1) all improvements are to be constructed and to located in accordance
157 with the exhibits submitted herewith in support of the application. 2) that the permit must be
158 obtained within 30 days of the date of the variance approval 3) that all work must be
159 completed within the time that the permit is granted for. 4) Unless these conditions are
160 complied with, the variance shall expire.

161 Mr. Brigandi made the motion, and Mr. Hunter seconded the motion. Mr. Brigandi polled the
162 board members.

163 Ms. Ventre Yes

164 Mr. Vona Yes

165 Mr. Hunter Yes

166 Mr. Vona Yes

167 Mr. McGillivray Yes

168 Mr. Brigandi stated it is adopted and passed.

169

170 **NEW BUSINESS <AREA VARIANCE>**

171

172 **039.-08-17.0 JOSEPH SCHUESSLER, 4998 PEBBLESTONE LN**
173 **ZONED R-1, 3RD WARD**

174 **CASE# ZB-26-13 Applicant is seeking relief from Town Zoning Ordinance(s) 235-32**
175 **A. to install an in-ground swimming pool 8 feet from the dwelling.**

176 The Director has determined the application will not comply with the Zoning Ordinance
177 requirement(s), because the proposed pool would have an 8-foot setback from the dwelling
178 where 10 feet is required. The Director recommends the board act on the application based
179 on the information submitted at the hearing and the information submitted with the
180 application. The Director also requests that the following conditions be attached, should the
181 application be approved: that the building permit must be approved within 30 days of the

182 date of the variance approval. That all work must be completed within the time that the
183 permit is granted for. Unless these conditions are complied with the variance shall expire. A
184 site plan has been included detailing out where the pool will be installed, a disclosure
185 affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent
186 tax map properties.

187

188 Mr. Joseph Schuessler of 4998 Pebblestone Ln. presents to the Board. 1) if the variance
189 was not granted the alternate would be to make the pool 9-foot-wide which would make the
190 project not worth doing as the pool would be too small to put in and the area is currently not
191 being used and that area currently sits empty. 2) no, will not cause an undesirable change to
192 the neighborhood or detriment to nearby neighborhood properties. The variance is only in
193 proximity to my dwelling not to the neighbors or any ingress. The installation of the pool in
194 my backyard will not affect the neighborhood character and is far away from view of the
195 street 3) the variance request is not substantial, as it is only a small distance of 3 feet closer
196 to my dwelling leaving 7 feet between the dwelling and the pool, the variance also does not
197 interrupt any property lines. 4) no, it will not have an adverse physical or environmental
198 effect on the neighborhood. It is only a pool that is in adjacent to his home, no wildlife,
199 vegetation or landmarks are being removed. 5) the alleged difficulty is not self-created, these
200 are drawn guidelines that I would like an exception from to install a nice pool for his family.

201

202 Mr. McGillivray questions when the project will start. He hopes to start in June. Mr.
203 McGillivray reminds the applicant that fence enclosure is required. Mr. Schuessler has a
204 fence company secured.

205

206 Mr. Vona clarifies the width of the pool. Mr. Schuessler states it will be 12foot wide with a 3-
207 foot skirting on the outside.

208

209 Mr. Brigandi asked if anyone in the audience wanted to speak for or against this project.
210 None Noted.

211

212 Mr. Brigandi closed the Public Hearing.

213

214 Ms. Ventre summarized ZB-26-13 Joseph Schuessler 4998 Pebblestone Ln., 039.-08-17.0
215 Applicant is seeking relief from Town Zoning Ordinance(s) 235-32 A. to install an in-ground
216 swimming pool 8 feet from the dwelling. Based on the testimony given and the exhibits
217 offered it is hereby resolved that the applicant has demonstrated that the area variance
218 sought will not produce an undesirable change in the character of the neighborhood or be a
219 detriment to nearby properties. It is the only method of obtaining the benefits sought. It is not
220 substantial. It will not have an adverse effect or impact on the environmental conditions of
221 the neighborhood or district, it is self-created. I therefore move based on the forgoing that
222 the variance applied for be granted with certain conditions and the granting of the above
223 variance are conditioned upon the following: 1) all improvements are to be constructed and
224 to located in accordance with the exhibits submitted herewith in support of the application. 2)
225 that the permit must be obtained within 30 days of the date of the variance approval 3) that
226 all work must be completed within the time that the permit is granted for. 4) Unless these
227 conditions are complied with, the variance shall expire.

228 Ms. Ventre made the motion, and Mr. Hunter seconded the motion. Mr. Brigandi polled the
229 board members.

230 Mr. McGillivray Yes

231 Mr. Hunter Yes

232 Mr. Vona Yes

233 Ms. Ventre Yes

234 Mr. Brigandi Yes

235 Mr. Brigandi stated it is adopted and passed.

236

237 **NEWBUSINESS <AREA VARIANCE>**

238

239 **085.-10-02.4 PATRICK REYNOLDS, 215 LUTHER AVE.**

240 **ZONED I-1, 4TH WARD**

241 **CASE# ZB-26-5 Applicant is seeking relief from the Town Ordinance(s) 235-19 D.**
242 **(4); 235-19 D. (5); 235-19 D. (6) to construct a 6,500 square foot**

building with a 40-foot front yard setback, 10-foot side yard setback, and 10-foot rear yard setback.

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the proposed building has a 40-foot front yard setback where 50 feet is required; a 10-foot side yard setback where 20 feet is required; and a 10-foot rear yard setback where 20 feet is required. The Director recommends the board act on the application based on the information submitted at the hearing and the information submitted with the application. The Director also requests that the following conditions be attached, should the application be approved: that the building permit must be approved within 30 days of the date of the variance approval. That all work must be completed within the time that the permit is granted for. Unless these conditions are complied with the variance shall expire. A site plan has been included detailing out where the building will be placed, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties.

Mr. Patrick Reynolds of Ianuzi & Romans representing the applicant, Husted Properties presents to the Board. He explains that after reviewing the cost of building materials and construction choosing to go up to this size would allow the applicant to store all their needs and the project worth it. He adds that the street is a dead-end road where the pavement doesn't extend down to the property and it is barely visible from 81, it will not be an undesirable change of character to the neighborhood. The request for the side and rear yard setbacks variances is substantial because they are asking for 50% reduction. The request for the front yard setback is not substantial, it is about a 20% reduction. They do not think that granting of these variances will have any adverse effects on the neighborhood, the neighborhood is largely an industrial and commercial area. The building constructed will match the existing building next door, they will also allow for drainage around the building maintaining the existing drainage patterns. All of the adjoining properties are owned by the Husted Properties. Finally, this is self-created. They are choosing to build a building this size for storage of vehicles, supplies and equipment.

Mr. Vona confirms that this project will be on five merged tax parcels. Mr. Reynolds states that they submitted a lot line adjustment had recently been approved. Mr. Vona questions the applicant if they considered merging to the property behind them to alleviate the need for a variance and rear setback. They considered that option but surveying the strip parcels rather than a long parcel and trying to include this into a map and lot line adjustment it would potentially cause more of a mess.

Mr. Brigandi asked if anyone in the audience wanted to speak for or against this project. None Noted.

Mr. Brigandi closed the Public Hearing

Mr. Favreau went on to read the 11 questions from Part 2 of the Short Environmental Assessment Form on whether it will have an environmental impact and stated that if he did not hear from the Board, he would assume there was no or minor impact. When he finished, he recommended a negative declaration under SEQR and asked if anyone would like to make a motion.

Mr. Hunter made the motion, and it was seconded by Ms. Ventre and unanimously carried.

No comments from Mr. Prior.

Mr. Brigandi summarized ZB-26-5 Patrick Reynolds, 215 Luther Ave., 085.-10-02.4 Applicant is seeking relief from Town Zoning Ordinance(s) 235-19 D. (4); 235-19 D. (5); 235-19 D. (6) to construct a 6,500 sq. ft. storage building with a 40-foot front yard setback, 10-foot side yard setback, and 10-foot rear yard setback. Based on the testimony given and the exhibits offered it is hereby resolved that the applicant has demonstrated that the area variance sought will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. It is the only method of obtaining the benefits sought. It is not substantial. It will not have an adverse effect or impact on the environmental conditions of the neighborhood or district, it is self-created. I therefore move based on the forgoing that the variance applied for be granted with certain conditions and the granting of the above variance are conditioned upon the following: 1) all improvements are to be constructed and

305 to located in accordance with the exhibits submitted herewith in support of the application. 2)
306 that the permit must be obtained within 30 days of the date of the variance approval 3) that
307 all work must be completed within the time that the permit is granted for. 4) Unless these
308 conditions are complied with, the variance shall expire.

309 Mr. Brigandi made the motion, and Mr. Vona seconded the motion. Mr. Brigandi polled the
310 board members.

311 Mr. McGillivray Yes

312 Mr. Hunter Yes

313 Mr. Vona Yes

314 Ms. Ventre Yes

315 Mr. Brigandi Yes

316 Mr. Brigandi stated it is adopted and passed.

317

318 **NEW BUSINESS <SITE PLAN>**

319

320 **085.-10-02.4 PATRICK REYNOLDS, 215 LUTHER AVE.**

321 **ZONED I-1, 4TH WARD**

322 **CASE# SITE-26-5 Applicant is seeking site plan review far a new 6,500 s. ft. building**
323 **to be used for individual storage, not to be interpreted as self-**
324 **storage or mini-storage facility.**

325 Mr. Patrick Reynolds explains to the Board that the applicant plans for a simple structure
326 only for storage, it will be heated by propane and have electricity. They plan to utilize the
327 existing gravel at the end of Luther Ave that will extend the access point to the lot to pull the
328 water away from the building directed around the sides into the back.

329

330 Mr. Brigandi asks if the building will have water. There will be no water to the building. The
331 building is for the owner's personal business storage.

332

333 Mr. Brigandi asks the Board if they have any further questions. None noted.

334

335 Mr. Favreau proposed the resolution authorization of the Town of Salina Zoning Board of
336 Appeals declaring itself Lead Agency for the purposes of SEQR for making and declaring
337 that the proposed project Case # Site 26-5, 215 Luther Ave. determining that the action is
338 unlimited action under SEQR and to accept the previous findings from the area variance. Mr.
339 Brigandi made a motion, and the motion was seconded by Ms. Ventre. It was unanimously
340 carried by the remaining board members.

341

342 Mr. Prior commented about the usage of utilities and the applicant confirms that there will be
343 no water service therefore there is no sanitary to serve the new building. He states that a
344 referral was made to County Planning and that a few notes were made.

345

346 Mr. Mitchell comments that the County states they will need a SWIPPP.

347

348 Mr. Brigandi announced that the site plan has ben approved, all board members agreed,
349 and the motion was passed.

350

351 **NEW BUSINESS <SUBDIVISION>**

352

353 **088.-05-36.0 STEPHEN RAVEN, 131 OLD LIVERPOOL RD.**

354 **ZONED R-4, 4TH WARD**

355

356 **CASE# SUB-26-2 Applicant is seeking approval of a minor subdivision to create (2)**
357 **separate lots for a new construction 2-family dwelling.**

358 Mr. Stephen Raven of 131 Old Liverpool Rd. presents to the Board. He states that they
359 removed an old house and built a new structure, a duplex. The County approved separating
360 the sewers, they went through the backside of the manhole. He adds that they went through
361 the permitting process. The applicant is planning to break it off into two separate tax parcels
362 and sell both properties.

363

364 Mr. McGillivray asks the square footage of each structure. Mr. Raven states 1,500 – 1,600
365 sq. ft. for each structure with out the basement. All landscaping and pavers will be complete
366 before the property is up for sale.

367
368 Mr. Brigandi asked if anyone in the audience wanted to speak for or against this project.
369 None Noted.
370
371 No comment from Mr. Mitchell
372
373 No Comment from Mr. Prior.
374
375 Mr. Vona adds that the applicant needs to seek County Health approval, file the plat then the
376 applicants surveyor or attorney would be able to create the legal description for the deed.
377
378 Mr. Favreau proposed to make a motion authorization of the Town of Salina Zoning Board of
379 Appeals declaring itself Lead Agency for the purposes of SEQR for making and declaring
380 that the proposed project will not have a significant adverse environmental impact. Mr.
381 Brigandi made a motion, and the motion was seconded by Mr. Vona. It was unanimously
382 carried by the remaining board members.
383
384 Mr. Favreau went on to read the 11 questions from Part 2 of the Short Environmental
385 Assessment Form on whether it will have an environmental impact and stated that if he did
386 not hear from the Board, he would assume there was no or minor impact. When he finished,
387 he recommended a negative declaration under SEQR and asked if anyone would like to
388 make a motion.
389 Ms. Brigandi made the motion, and it was seconded by Ms. Ventre and unanimously carried.
390 It was unanimously carried by the remaining board members.
391
392 Mr. Brigandi made a motion to approve the subdivision as submitted, the motion was
393 unanimously carried by the remaining board members.
394
395 **ADJOURNMENT**
396
397 Mr. Brigandi entertained a motion to close the Zoning Board of Appeals at 7:25 pm. Mr.
398 Hunter made the motion. It was seconded by Mr. McGillivray and it was unanimously
399 carried. The meeting was adjourned.
400
401 Prepared By: _____
402 Nancy O'Neil, Secretary

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision 3S-2026-11

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	8/10/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	-Project site is located in the Onondaga Lake Basin. -Ok for re-subdivision.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	-Future development shall follow all local & state regulations.
Engineering Sewer	Conditionally Approved	Mirza Malkoc	-No comment
Landmark Preservation	N/A		