# ZONING BOARD OF APPEALS

## Town of Salina
## October 5, 2026

A regular meeting of the Zoning Board of Appeals was held on Monday, October 5, 2026 at the Salina Town Hall, 201 School Road, and Liverpool at 6:30 P.M. Those present were:

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

Mr. Gunther welcomed those in attendance and explained the purpose of the meeting – to hear five area variances before the Zoning Board of Appeals.

Mr. Brigandi announced Mr. Kevin Favreau as the representing attorney for tonight's cases.

**APPROVAL OF MINUTES**

Mr. Gunther entertained a motion to approve the minutes of September 21, 2026. Mr. Hunter made a motion, and the motion was seconded by Ms. Ventre. It was unanimously carried by the remaining board members.

**NEW BUSINESS < AREA VARIANCE>**

**089.-01-29.0** **DOMINIQUE ALBANO, 615 OLD LIVERPOOL RD.**
**ZONED C-1, 2ND WARD**

**CASE# ZB-26-34** **Applicant is seeking relief from the Town Zoning Ordinance(s) 115-6 (B) (1), 115-6 (D); 235-14 (D) (6) to install new electrical equipment within the rear yard setback and install a 9-foot-high, barbed wire fence in the front yard.**

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the electrical equipment would be located 11 feet, 9 inches from the rear lot line where a 25 foot setback is required The proposed fence, in the front yard would be 9 feet high where a maximum of 4 feet is permitted and it would be barbed-wire fence which is not permitted anywhere in the Town. 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 survey plan has been included detailing out where the equipment would go, and where the fence will be located, an engineering document from National Grid outing a need for the upgraded fence, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties. Mr. Gunther add that there is a response from Onondaga Planning and Development where they made a comment that given the sites location on a predominant corridor and proximity to residential uses, the Town and applicant are encouraged to explore additional screening and upgraded fencing along the property's frontage to make it more appealing.

Mr. Favreau recommended the Board make a motion to designate declare the Town of Salina as the Lead Agency for purposes of SEQRA. Mr. Gunther made the motion, and it was seconded by Mr. Brigandi and it was unanimously carried.

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.
Mr. Gunther entertain the motion to adopt negative declaration under SEQRA. Mr. Brigandi made the motion; Mr. McGillivray seconded the motion. Mr. Gunther polled the Board:
Ms. Ventre Yes
Mr. Brigandi Yes

Mr. Hunter Yes
Mr. McGillivray Yes
Mr. Gunther Yes

Mr. Conner Ingerson, Atty with Bond Schoenick & King representing the applicant, presents to the Board; 1) the existing substation has existed on the property since the 1950's and the upgrades to the substation will not impact the surrounding neighborhood and will not result in any character changes to the existing use. 2) no, will not cause an undesirable change to the neighborhood or detriment to nearby neighborhood properties. National Grid has no feasible means of eliminating the needs for these requested variances due to the size and configuration. The improvements could not accommodate without encroaching into the required rear yard setback of 25 feet. 3) The variance request is not substantial, the proposed security fencing is required by National Grid safety, security and operational standards. The increase in height is necessary to comply with existing security protocols and is consistent with overall industry standard security measures for electrical substations. 4) no, it will not have an adverse physical or environmental effect on the neighborhood. The fencing is necessary to protect critical utility infrastructure from unauthorized access, vandalism and other security risks. 5) the alleged difficulty is self-created; the needed upgrades are standard for National Grid, this cannot be achieved without the requested setback variance.

Mr. Gunther adds that the upgraded fencing would aide in public safety, keeping anyone from climbing into the substation area. Mr. Gunther discusses the removal of overgrown trees/brush to enhance the public safety and aesthetics. Mr. Ingerson states that he feels National Grid will collaborate on cleaning up the site, aligning with recent corridor investments and community expectations.

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

Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.

Mr. Rick Wilbur of 619 Old Liverpool Rd. speaks in support of the National Grid fence upgrade.

No further comments from Mr. Favreau.

No comments from Mr. Mitchell.

No comments from Mr. Vona.

Mr. Gunther closed the Public Hearing.

Ms. Ventre summarized ZB-26-34 Ms. Dominique Albano (National Grid), 615 Old Liverpool Rd. 089.-01-29.0 Applicant is seeking relief from Town Zoning Ordinance(s) 235-6 (B)(1); 115-6(D); 235-14(D)(6) to install new electrical equipment within the rear yard setback and install a 9-foot-high, barbed wire fence in the front yard. 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 to the neighborhood. 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 to located in accordance with the exhibits submitted herewith in support of the application 2) that the permit must be obtained within 30 days of the date of the variance approval 3) that all work must be completed within the time that the permit is granted for, given the site's location on the prominent corridor and proximity to residential uses, the town and applicant are encouraged to explore additional screening and upgraded fencing along the property's frontage. 4) Unless these conditions are complied with, the variance shall expire.
Ms. Ventre made the motion, and Mr. Hunter seconded the motion. Mr. Brigandi polled the board members.
Ms. Ventre Yes
Mr. Brigandi Yes
Mr. Hunter Yes
Mr. McGillivray Yes
Mr. Gunther Yes
Mr. Gunther stated it is adopted and passed.

**NEW BUSINESS <AREA VARIANCE>**

**044.-08-18.0 JOSEPH STAHLECKER, 14 BEVELL LN.**
**ZONED R-1, 3RD WARD**

**CASE# ZB-26-40 Applicant is seeking relief from Town Ordinance(s) 235-7 D. (6) to build an outdoor bar with zero-foot rear yard setback.**

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the proposed bar, which is replacing an existing deteriorated bar, has a zero-foot rear yard setback where 25 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 survey plan has been included detailing out where the bar will be located, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties. Rain gutter must be installed to prevent storm water from discharging onto neighboring properties. Type 2 Action.

Ms. Erin Loveland of 14 Bevell Ln. presents to the Board 1) there is no other feasible alternative, the same area where the current bar is located is boxed in by the fence and the pool in the narrow backyard. 2) there will be no undesirable change to the neighborhood, they would like to replace the existing structure in the same footprint as the existing. 3) The variance request is not substantial, replacement of the existing small housekeeping bar is important due to the advanced age and condition of it, the new bar will be the same size in the same footprint. 4) the variance will not have an adverse physical environmental effect on the neighborhood or district. the existing bar is starting to rot and become a safety concern. 5) the alleged difficulty was self-created, replacing existing structure. Type 2 action. Mr. Gunther adds it is a requirement that rain gutters must be installed to prevent storm water runoff.

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

No comments from Mr. Vona.

Mr. Mitchell adds that the structure will have to be conducted under construction of a fire rated type construction due to the proximity to the neighboring parcel.

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

Mr. Gunther closed the Public Hearing.

Mr. Gunther summarized ZB-26-40 Joseph Stahlecker, 14 Bevel Ln. 044.-08-18.0 Applicant is seeking relief from Town Zoning Ordinance(s) 235-7 D. (6) to build an outdoor bar with a zero-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 to replace a structure of the exact same nature. It is substantial. It will not have an adverse effect or impact on the environmental conditions of the neighborhood or district, it is not 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 to located in accordance with the exhibits submitted herewith in support of the application. 2) that the permit must be obtained within 30 days of the date of the variance approval 3) that all work must be completed within the time that the permit is granted for. rain gutters shall be installed to prevent storm water runoff. 4) Unless these conditions are complied with, the variance shall expire.
Mr. Gunther made the motion, and Mr. Hunter seconded the motion. Mr. Gunther polled the board members.

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| Mr. McGillivray | Yes |
| Mr. Hunter | Yes |
| Mr. Brigandi | Yes |
| Ms. Ventre | Yes |
| Mr. Gunther | Yes |

Mr. Gunther stated it is adopted and passed.

**NEW BUSINESS <AREA VARIANCE>**

**087.-01-11.0 MATT ROSSETTI, 111 RUSSELL AVE.**
**ZONED R-1, 4TH WARD**
**CASE# ZB-26-41 Applicant is seeking relief from Town Zoning Ordinance(s) 235-7 D. (4) to construct a covered front porch with a 19-foot front yard setback.**

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the proposed porch would have a 19-foot front yard setback where 25 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 survey plan has been included detailing out where the porch will be located, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties. That rain gutters be installed to prevent storm water from discharging onto neighboring properties. Type 2 action.

Mr. Joe Kolodizie of 111 Russell Ave. presents to the Board 1) there is no other feasible alternative, no other option. 2) there will be no undesirable change to the neighborhood, many homes on the street have this kind of porch already and this gives the house curb appeal. 3) The variance request is not substantial. 4) the variance will not have an adverse physical environmental effect on the neighborhood or district. Many homes in the neighborhood have enclosed front porches, this will make the house look nicer. 5) the alleged difficulty was not self-created, they are following the rules of pulling the variance per code enforcement. Type 2 action.

Mr. Brigandi questions the pitch of the new porch and how it will match up to the existing roof. Mr. Kolodizie explains that it will be the same pitch, slightly below the house roof. The porch will be a complete enclosure with stone front, the siding will match the existing siding on the house. Mr. Brigandi questions if he intends to install gutters on the porch. Yes, gutters above on the old pitch and below.

Mr. McGillivray questions if Mr. Kolodizie will be doing the construction of the porch; the work will be contracted out.

Mr. Hunter adds that the house was built inside the setback.

Mr. Gunther questions if the bottom of the porch will be enclosed to prevent wild animals from having access to build underneath the home. The bottom of the porch will be fully enclosed.

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

No comments from Mr. Favreau.

No comments from Mr. Mitchell.

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

Mr. Gunther closed the Public Hearing.

Mr. Brigandi summarized ZB-26-41 Matt Rossetti, 111 Russell Ave. 087.-01-11.0 Applicant is seeking relief from Town Zoning Ordinance(s) 235-7 D. (4) to construct a covered enclosed front porch with a 19-foot front 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 to located in accordance with the exhibits submitted herewith in support of the application. 2) that the permit must be obtained within 30 days of the date of the variance approval 3) that all work must be completed within the time that the permit is granted for and rain gutters shall be installed to prevent storm water runoff. 4) Unless these conditions are complied with, the variance shall expire.
Mr. Brigandi made the motion, and Mr. McGillivray seconded the motion. Mr. Gunther polled the board members.

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| Ms. Ventre | Yes |
| Mr. Brigandi | Yes |
| Mr. Hunter | Yes |
| Mr. McGillivray | Yes |
| Mr. Gunther | Yes |

Mr. Gunther stated it is adopted and passed.

**NEW BUSINESS <AREA VARIANCE>**

**061.-03-05.0 ANGELIA WILCOX, 403 BREMAN AVE.**
**ZONED R-1A, 3RD WARD**

**CASE# ZB-26-42 Applicant is seeking relief from Town Zoning Ordinance(s) 235-8 D. (4) to build a front porch with a 15-foot front yard setback.**

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the proposed porch would have a 15-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 survey plan has been included detailing out where the porch will be located, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties. Type 2 action.

Ms. Angelia Wilcox of 403 Breman Ave. presents to the Board. 1) no other feasible means, this is the best design that works for the property owners. 2) no, will not cause an undesirable change to the neighborhood or detriment to nearby neighborhood properties. 3) The variance request is substantial; her home was built 25 feet from the road, they do not have any other options. 4) no, it will not have an adverse physical or environmental effect on the neighborhood. 5) Yes. It is self-created, however her aging concrete steps started to sink and this became a safety issue. She would like a porch to sit outside and enjoy the neighborhood.

Mr. Gunther confirms that the previous concrete steps were a safety issue.

Mr. Hunter confirms that the new porch will be open with full enclosure underneath.

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

No comments from Mr. Favreau.

No comments from Mr. Mitchell.

Mr. Brigandi closed the Public Hearing.

Mr. McGillivray summarized ZB-26-42 Angelia Wilcox, 403 Breman Ave. Applicant is seeking relief from Town Zoning Ordinance(s) 235-8 D. (4) to build a front porch with a 15-foot front 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 to the neighborhood. 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 to located in accordance with the exhibits submitted herewith in support of the application 2) that the permit must be obtained within 30 days of the date of the variance approval 3) that all work must be completed within the time that the permit is granted for. 4) Unless these conditions are complied with, the variance shall expire. Gutters to be installed to prevent storm water from discharging onto neighboring properties,
Mr. McGillivray made the motion, and Ms. Ventre seconded the motion. Mr. Gunther polled the board members.

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| Mr. Brigandi | Yes |
| Ms. Ventre | Yes |
| Mr. Hunter | Yes |
| Mr. McGillivray | Yes |
| Mr. Gunther | Yes |

Mr. Gunther stated it is adopted and passed.

**NEW BUSINESS <AREA VARIANCE>**

**060.-08-11.0 TRACY STYER, 501 FLORIDA RD. N.**
**ZONED R-1A, 3RD WARD**
**CASE# ZB-26-43 Applicant is seeking relief from Town Zoning Ordinance(s) 235-2 B. Yard and Structural Orientation, (2) to build an addition with a 11-foot setback from a lot line adjacent to a street.**

The Director has determined the application will not comply with the Zoning Ordinance requirement(s), because the proposed addition would have an 11-foot setback adjacent to a street where a minimum of 15 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 survey plan has been included detailing out where the proposed addition will be located, a disclosure affidavit has been notarized and signed, a survey affidavit and a letter of mailing to adjacent tax map properties. Type 2 action.

Ms. Tracy Styer owner of 501 Florida Rd N. states to the Board that they are asking for a 3.4 setback variance to add on to the home. They are also asking that the variance to cover the existing home to ensure it remains legal in the event of a total loss making the variance legal non-conforming.

Mr. Gunther expresses concern how the case was advertised and how it appeared on the agenda.

Mr. Favreau explains that the board would have to be satisfactorily certain with the information that the applicant tells the Board today to render the decision.

Mr. Mitchell agrees that approving the variance for the addition would bring the existing wall into code compliance.

Mr. Vona explains that the area variance for sideline relief runs with the land and could make the structure conforming.

Mr. Brigandi agrees that at that point it becomes one structure.

Mr. Gunther asks if the Board has an option. None noted. All agree that nothing is going to be taken down, once the addition is built it will be one structure.

Ms. Styer reads the 5 criteria: 1) no other feasible means, this is the best design that works for the property owners and meets their needs for the addition. 2) no, will not cause an undesirable change to the neighborhood or detriment to nearby neighborhood properties. 3) The variance request is not substantial; they are only asking for a 3.4-foot setback relief. 4) no, it will not have an adverse physical or environmental effect on the neighborhood. 5) Yes. It is self-created, due to the home being close to the lot line. They live next door to their daughter and the home needs more space.

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

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

No further comments from Mr. Favreau.

No further comments from Mr. Mitchell.

Mr. Gunter the Public Hearing.

Mr. Gunther summarized ZB-26-43 Tracy Styer, 500 Boston Rd. 060.-08-11.0 Applicant is seeking relief from Town Zoning Ordinance(s) 235-2 B. Yard and Structural Orientation, (2) to build an addition with an 11-foot setback from a lot line adjacent to a street. 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 to the neighborhood, it is a corner lot property. 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 to located in accordance with the exhibits submitted herewith in support of the application 2) that the permit must be obtained within 30 days of the date of the variance approval 3) that all work must be completed within the time that the permit is granted for. That the variance as provided will also provide the relief for the structure itself, and make it one building and therefore make that from non-existing non-conforming to conforming. 4) Unless these conditions are complied with, the variance shall expire. Gutters to be installed to prevent storm water from discharging onto neighboring properties.
Mr. Gunther made the motion, and Mr. Hunter seconded the motion. Mr. Gunther polled the board members.

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| Mr. McGillivray | Yes |
| Mr. Hunter | Yes |
| Mr. Brigandi | Yes |
| Ms. Ventre | Yes |
| Mr. Gunther | Yes |

Mr. Gunther stated it is adopted and passed.

**ADJOURNMENT**

Mr. Brigandi made a motion to close the Zoning Board of Appeals at 7:32 pm; it was seconded by Mr. McGillivray. The motion was unanimously carried. The meeting was adjourned.

Prepared By: _____

Nancy O'Neil, Secretary