

Agenda

Zoning Board of Appeals

May 16, 2024

6:30 PM

1. Virtual Meeting Instructions

Documents:

[5-16-24 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes

Documents:

[04-18-24 Draft.pdf](#)

4. Paul Madden, 5269 Hoag Ln, Fayetteville, NY 13066 (096.-08-03.0)

Will Need 20' Front Yard Setback

[Documents](#)

5. Daniel Hager - 7327 Kirkville Rd, East Syracuse, NY 13057 (#047.-01-22.2)

Will need 8' Height Variance

[Documents](#)

6. William Redmond 101 Davis St, East Syracuse, NY 13057 (065.-05-29.0)

Will need a 4'6" Rear Yard setback

[Documents](#)

7. Ed Higgins - 214 Churchill Ln, Fayetteville, NY 13066 (096.-04-21.0)

Will need a 10' Front Yard Setback

[Documents](#)

8. Jim Breuer -4973 Lakeview Dr, Fayetteville, NY 13066 (101.-01-10.0)

Will need 8.2' Front Yard Set back

[Documents](#)

9. Other Business

10. Adjournment



May 16, 2024 – 6:30PM

Zoning Board Meeting Instructions

The easiest way to participate in the meeting is to use the link provided below. The meeting will be conducted on the ZOOM platform as a webinar. Please make sure that when you complete your attendee registration you enter your full name.

Click on the link or enter the meeting URL web address as listed below.

<https://us02web.zoom.us/j/82553983943?pwd=MEhRNIVpUUNodXIMRFVtY0VCU2ZUZz09>

Password to join when prompted:

Password: **017272**

Enter your email address and name and join the meeting.

Join by telephone by dialing the number below:

(929) 436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 825 5398 3943

Press # again to skip the personal id and enter the password below followed by #

Password: **017272**

If this is your first time joining a ZOOM meeting, you may practice using ZOOM meeting platform at <https://zoom.us/test>.

**Town of Manlius
Zoning Board of Appeals
April 18, 2024
6:30 PM**

The Town of Manlius Zoning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town YouTube Channel. The recording of the meeting can be viewed here:

https://www.youtube.com/live/Qk_d4bs03r0?si=GHfhl5nyaD_xLKX-

Chairperson Karrie Catalino presided, and the following Board members present:

	Member	Clare Miller
	Member	Tim Kelly
Absent	Member	Warren Linhart
	Member	Eric Christensen
	Secretary	Carrie Grevelding
	Attorney	Jamie Sutphen
	Code Officer	Tom Poitras

In Person Attendees: Jim Ballantyne & Matt Napierala with Napierala Consulting, Manlius.
Peter Yuhas & Gary Buren with Lakeshore Construction LLC, Jesse Beach, Manlius.

Virtual Attendees: None

The Pledge of Allegiance was recited. The meeting was called to order at 6:30 PM.

Approval of Minutes – March 21, 2024

Member Kelly made a motion, seconded by Member Miller to approve the minutes of February 15, 2024, as submitted by Secretary Grevelding.

Ayes: Chairperson Catalino, Member Miller, Member Kelly.

Abstained: Member Christensen

Motion Carries.

Chairperson Catalino reviewed the application for 114 Marangale Rd, Manlius, NY.

Legal Notice

Member Christensen made a motion, seconded by Member Kelly, to waive the reading of the public notice and it was carried unanimously.

Ayes: Chairperson Catalino, Member Christensen, Member Miller, Member Kelly.

Nays: 0

All in Favor.

Motion Carries

Member Kelly made a motion, seconded by Member Christensen, to open the public hearing at 6:32 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Christensen, Member Miller, Member Kelly.

Nayes: 0

All in Favor.

Motion Carries.

Jesse Beach & Tim Manahan, 114 Marangale Rd, Manlius, NY (103.-02-13.0)

Jesse Beach was present. The variance is being requested for the construction of a 5'x6' sauna with a 10'x12' concrete pad. The electric will be completed by McClurg and with steady base water run off should be minimal. Secretary Grevelding read an email that was received from Matt Halford on Stoneledge stating he had no objections if there were no changes to the grading that would create runoff onto his property.

Member Christensen made a motion, seconded by Member Kelly, to close the public hearing at 6:39 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Christensen, Member Miller, Member Kelly.

Nayes: 0

All in Favor.

Motion Carries.

Board Questions

Chairperson Catalino proceed with the board through the five (5) criteria questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered yes, it could be moved to the middle of the yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no. The sauna was being placed in the corner of the backyard around other similar structures.
- 3) Whether the requested Variance is substantial? The board answered yes size of the variance is just about 35%.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no with the grading use of concrete pad and making the structure match other structures in the area.
- 5) Whether the alleged difficulty was self-created? The board answered yes,

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors finds that:

X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance of **15 feet off the side yard line and 35 feet off the rear yard line** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: NONE

SEQRA Review

Chairperson Catalino determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Kelly a motion seconded by Member Christensen, to grant the side yard setback of 15 feet and rear yard setback of 35 feet to Jesse Beach & Tim Manahan for the property at 114 Marangale Rd, Manlius, NY (Tax Map #103.-02-13.0). This variance is being granted for the construction of a 10-foot by 12-foot concrete pad and a 5-foot by 6-foot sauna at 6:43 PM.

Ayes: Chairperson Catalino, Member Miller, Member Christensen, Member Kelly.

Nayes: 0 All in Favor. Motion Carries.

Chairperson Catalino reviewed the application for 5428 N Burdick St, Fayetteville, NY.

Legal Notice

Member Miller made a motion, seconded by Member Christense, to waive the reading of the public notice and it was carried unanimously.

Ayes: Chairperson Catalino, Member Christensen, Member Miller, Member Kelly.

Nayes: 0 All in Favor. Motion Carries

Member Kelly made a motion, seconded by Member Christensen, to open the public hearing at 6:32 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Christensen, Member Miller, Member Kelly.

Nayes: 0 All in Favor. Motion Carries.

Spectrum – 5428 N Burdick St, Fayetteville, NY (086.-02-06.2)

Jim Ballantyne and Matt Napierala with Napierala Consulting gave a presentation on the project and explained that the intentions of the new building would be new housing for the equipment that is currently being housed in the current structure. Members of the ZBA asked if once the construction of the new building is complete and equipment has been moved if there were any plans for the old structure to be taken down. Representatives of Spectrum stated that it could be done.

There was a lengthy discussion on the design of the new structure. Members of the Zoning Board wanted to ensure that the design fits the development of the area. It was decided to refer this application to the planning board before decisions were made on the requested variances.

Member Kelly made a motion, seconded by Member Miller to refer the application for 5428 N Burdick St, Fayetteville, NY to the Town of Manlius Planning Board at 7:28 PM.

Ayes: Chairperson Catalino, Member Christensen, Member Miller, Member Kelly.

Nayes: 0

All in Favor.

Motion Carries.

Other Business

Town Clerk Greveling advised the members that there was conflict for May 9, 2024 for the CODE Analysis meeting. Zoning Board Members agreed to reschedule for May 2, 2024, at 9:30 AM.

Adjournment

With there being no other business, Member Kelly made a motion, seconded by Member Christensen, and carried unanimously, to end the meeting at 7:49 PM.

Respectfully submitted,
Carrie Greveling
Zoning Board of Appeals