

Agenda
Zoning Board of Appeals
January 16, 2025
6:30 PM

1. Pledge Of Allegiance
2. Virtual Meeting Instructions - January 16, 2025

Documents:

[01-16-2025 Zoning Board Meeting Instructions.pdf](#)

3. Approval Of Minutes - December 19, 2024

Documents:

[12-19-2024 - Draft.pdf](#)

4. Ryan & Danielle Ewert - 8291 E Seneca TPK, Manlius, NY - Tax Map #099.-01-27.4
Requesting 2 variances on two existing structures:

Shed - 4ft side yard setback variance

Garage - 20ft rear yard setback variance

[Documents](#)

5. 2025 Organizational Meeting

1. Karrie Catalino has been appointed by the Town Board as the Chairperson of the Zoning Board of Appeals on January 2, 2025 for a term of 1 year expiring on December 31, 2025
2. Timothy Kelly has been appointed by the Town Board as a Member of the Zoning Board of Appeals for a term of 5-year term ending December 31, 2029
3. Approval of 2025 Zoning Board of Appeals meeting schedule, which the Board will meet on the third Thursday of the month at 6:30 PM and the application filing deadline schedule as attached.

ZBA Meeting Schedule for 2025

Please note that all applications are due by 12PM on the file by date. Meeting Dates and Deadlines are subject to change

Meeting Date	Filing Deadline
January 16, 2025	December 26, 2021
February 20, 2025	January 29, 2025
March 20,	February 26, 2025

2025	
April 17, 2025	March 26, 2025
May 15, 2025	April 23, 2025
June 26, 2025	May 28, 2025
July 17, 2025	June 25, 2025
August 21, 2025	July 30, 2025
September 18, 2025	August 27, 2025
October 16, 2025	September 24, 2025
November 20, 2025	October 29, 2025
December 18, 2025	November 26, 2025

6. Other Business

7. Adjournment



January 16, 2025

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/83155282970?>

Password to join when prompted:

Password: **568920**

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: 831 5528 2970

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

Password: **568920**

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
December 19, 2024
6:30 PM**

The Town of Manlius Zoning Board held a hybrid meeting with in-person attendees and virtual attendees. Chairperson Karrie Catalino presided, and the following Board members present:

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

In Person Attendees: Matthew Dean, Fayetteville.

Virtual Attendees: None

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

Approval of Minutes – November 21, 2024

Member Kelly made a motion, seconded by Member Linhart, to approve the minutes of November 21, 2024, as submitted by Secretary Grevelding.

Ayes: Chairperson Catalino, Member Kelly, Member Linhart

Nayes: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 4963 Tall Oaks Dr, Fayetteville, NY.

Legal Notice

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

Ayes: Chairperson Catalino, Member Kelly, Member Linhart

Nayes: 0 All in Favor. Motion Carries

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

Ayes: Chairperson Catalino, Member Kelly, Member Linhart

Nayes: 0 All in Favor. Motion Carries

Matthew Dean – 4963 Tall Oaks Dr, Fayetteville, NY (Tax Map #101.-01-21.7)

Matthew Dean was present to discuss his ZBA application. Mr. Dean advised that he was unable

to put it on the other side of the yard due to the right of way and power lines. Also explained to the board that he will be using privacy fencing and shrubbery.

Member Linhart made a motion, seconded by Member Kelly, to close the public hearing at 6:36 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Linhart

Nays: 0

All in Favor.

Motion Carries

Board Questions

Chairperson Catalino proceeded 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 no.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no.
- 3) Whether the requested Variance is substantial? The board answered yes. Request is over 1/2 of the allowed.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered No.
- 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 rear yard setback variance of **35-feet and a side yard setback of 11-feet for the construction of an 18-foot by 34-foot inground mount pool with a 92-inch spillover spa** 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:

- Maintain shrubbery on the right side of the residence as well as 6-foot privacy fence at the rear of the property.

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 Linhart a motion seconded by Member Kelly that the Zoning Board of Appeals to grant a rear yard setback variance of 35-feet and a side yard setback variance of 11-feet to Matthew Dean at 4963 Tall Oaks Dr, Fayetteville, NY (Tax Map #101.-01-21.7). With the conditions that the shrubbery is maintained on the right side of the residence and a 6-foot privacy fence at the rear of the residence. This variance is being granted for the construction of an 18-foot by 34-foot inground mount pond pool with a 92-inch spillover spa.

Ayes: Chairperson Catalino, Member Kelly, Member Linhart

Nayes: 0

All in Favor.

Motion Carries

Adjournment

With there being no other business, Member Linhart made a motion, seconded by Member Kelly, and carried unanimously, to end the meeting at 6:47 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals