

Agenda
Zoning Board of Appeals
March 20, 2025
6:30 PM

1. Virtual Meeting Instructions - March 20, 2025

Documents:

[03-20-2025 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - February 20, 2025

Documents:

[02-20-2025 Draft.pdf](#)

4. Public Hearing - Joy Springs - 211 Churchill Ln, Fayetteville, NY 13066 - Tax Map 096.-06-06.0

9' Side yard setback

[Documents](#)

5. Public Hearing - Ian Gorman - 12 Meadow Dr, Fayetteville, NY 13066 - Tax Map 094.-03-14.0

2.7' Front Yard Setback

[Documents](#)

6. Public Hearing - Barry Nelipowitz - 8575 Green Lakes Rd, Fayetteville, NY- Tax Map # 082.1-02-14.1

29.5' Front Yard Setback

[Documents](#)

7. Other Business

8. Adjournment



March 20, 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/89678142857?>

Password to join when prompted:

Password: **368286**

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: 896 7814 2857

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

Password: **368286**

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
February 20, 2025
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
Member	Clare Miller
Member	Warren Linhart
Member	Eric Christensen
Secretary	Carrie Grevelding
Attorney	Jamie Sutphen
Code Officer	Tom Poitras
Code Officer	John Jay Martino

In Person Attendees: Natalie Donnelly, East Syracuse. Tom Douglas, Fayetteville. Sue Oliver, Fayetteville. David Brittain, Fayetteville. Elizabeth Merriam, Fayetteville. Walter Merriam, Fayetteville. Cathy Hough, Fayetteville. Bob Hough, Fayetteville. Alice Massa, Fayetteville.

Virtual Attendees: E. Predmore. Matt Donnelly

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

Approval of Minutes – January 16, 2025

Member Kelly made a motion, seconded by Member Linhart, to approve the minutes of January 16, 2025, as submitted by Secretary Grevelding.

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

Nayes: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 7155 Taylor Rd, East Syracuse, 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 Kelly, Member Linhart, Member Christensen, Member Miller

Nayes: 0 All in Favor. Motion Carries

Member Christensen 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, Member Christensen, Member Miller

Nayes: 0

All in Favor.

Motion Carries

Eric & Natalie Donnelly – 7155 Taylor Rd, East Syracuse, NY (Tax Map #073.-02-14.2)

Natalie Donnelly was presented to speak regarding the application. Ms. Donnelly advised the board that they were looking to remove the single wide trailer that is currently on the property and build a single-family residence. She also mentioned that they already took into consideration the potential of needing other variances if they decided to add on. Ms. Donnelly stated that they ensured with the placement of the new residence they would not need a variance if they added on.

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

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

Nayes: 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. It would benefit the area by building a house.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no. It would be an improvement for the area.
- 3) Whether the requested Variance is substantial? The board answered yes. The request is for more than ½ the allowed.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no. Septic has been approved and running downhill.
- 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 lot area variance of **56,400- square feet for the construction of a single family residence** is the minimum variances 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

Chairperson Linhart made a motion seconded by Member Miller that the Zoning Board of Appeals to grant a lot area variance of 56,400 square feet to Eric and Natalie Donnelly for the property located at 7155 Taylor Rd, East Syracuse, NY 13057 (Tax Map #073.-02-14.2). This variance is being granted for the construction of a 48-foot by 30-foot single family home.

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

Nayes: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 5280 Hoag Lane, Fayetteville, NY.

Legal Notice

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

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

Nayes: 0 All in Favor. Motion Carries

Member Miller made a motion, seconded by Member Christensen, to open the public hearing at 6:45 PM and it was carried unanimously.

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

Nayes: 0 All in Favor. Motion Carries

Hoag Road Properties LLC – 5280 Hoag Lane, Fayetteville, NY (Tax Map #104.-01-39.2

Scott Freeman with Keplinger Freeman Associates was present to speak on behalf of the application. Mr. Freeman spoke as to why the variance was needed to bring the lot to conforming. Also present was Tom Douglas the owner who spoke regarding the drainage concerns in the area.

David Brittian of Fayetteville spoke regarding the existing creek and questioned how the drainage would be once the properties were developed. Also concerned with more run-off in the area when it rains.

Alice Massa of Fayetteville raised more concern with the drainage in the area, the retention ponds. Ms. Massa also raised concerns about the time and days of construction operations.

Susan Oliver of Fayetteville also raised concern about the retention ponds and storm water, Ms. Oliver requested that they consider removing one property.

Member Linhart made a motion, seconded by Member Miller, to close the public hearing at 7:28 PM and it was carried unanimously.

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

Nayes: 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. Due to the Topography
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no. It would be staying within the size of others lots and will address drainage.
- 3) Whether the requested Variance is substantial? The board answered no. The request is for 23% 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 No. Town will take over lot 17.

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 lot area variance of **9,111- square feet for new construction subdivision** is the minimum variances 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

Chairperson Kelly made a motion seconded by Member Christensen that the Zoning Board of Appeals to grant a lot area variance of 9,111 square feet to Hoag Rd Properties LLC for the property located at 5280 Hoag Lane, Fayetteville, NY 13066 (Tax Map #104.-01-39.2). This variance is being granted for New Construction Subdivision.

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

Nays: 0 All in Favor. Motion Carries

2025 Organizational Meeting

Member Christensen made a motion seconded by Member Miller to approve the meeting dates and filing deadlines for 2025 as presented by Secretary Grevelding.

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

Nays: 0 All in Favor. Motion Carries

Other Business: None

Adjournment

With there being no other business, Member Kelly made a motion, seconded by Member Miller, and carried unanimously to end the meeting at 7:55 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals