

Agenda
Zoning Board of Appeals
June 26, 2025
6:30 PM

1. Pledge Of Allegiance

2. Approval Of Minutes - May 15, 2025

Documents:

[05-15-25 - Draft.pdf](#)

3. Public Hearing - Scot Garland - 7688 Myers Rd, Kirkville, NY 13082 - Tax Map #049.-02-14.0

Will need a 6-foot side yard setback variance and 3-foot height variance

[Documents](#)

4. Public Hearing - Jillian & Christopher McGuire - 5850 Durham Ln, East Syracuse, NY 13057 - Tax Map# 075.-05-25.0

Will need 3-foot 9-inch side yard setback variance

[Documents](#)

5. Public Hearing - Christopher & Susan Jones - 201 Kenny St, Fayetteville, NY 13066 - Tax Map # 087.-04-07.0

Will need a 6-foot side yard setback variance

[Documents](#)

6. Other Business

7. Adjournment

Jeff Steele was present to discuss the project with the board.

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

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

Nays: 0

All in Favor.

Motion Carries

Board Questions

Acting Chairperson Kelly 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 no.
- 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 side yard setback variance of **9-feet for the construction of an inground pool** 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

Acting Chairperson Kelly 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 Miller made a motion seconded by Member Christensen that the Zoning Board of Appeals to grant a side yard setback variance of 9-feet to Melissa Carman and Jeffrey Steele for

the property located at 7795 Rolling Ridge Dr, Manlius, NY 13104 (Tax Map # 111.-07-10.0). This variance is being granted for the construction of an inground pool.

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

Nays: 0

All in Favor.

Motion Carries

Other Business:

None

Adjournment

With there being no other business, Member Christensen made a motion, seconded by Member Linhart, and carried unanimously to end the meeting at 6:40 PM.

Respectfully submitted,
Lisa Beeman
Zoning Board of Appeals

DRAFT