

Agenda
Zoning Board of Appeals
July 17, 2025
6:30 PM

1. Virtual Meeting Instructions - July 17, 2025

Documents:

[07-17-2025 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - June 26, 2025

Documents:

[06-26-25 Draft.pdf](#)

4. Public Hearing - Mark & Lori Bort - 8812 Quarter Horse Run, Chittenango, NY 13037 (Tax Map #082.2-04-17.0)
Needs a 2.5' Side Yard Setback Variance

[Documents](#)

5. Public Hearing - David Best - 7761 Mc Dermott Rd, Manlius, NY 13104 (Tax Map #104.-04-20.1)

Needs two Variances - 35-Foot Rear Yard Setback Variance & 20-Foot Side Yard Setback Variance

[Documents](#)

6. Public Hearing - Joshua & Jacklyn Elander - 5809 Tilton Rd, East Syracuse, NY 13057 (Tax Map #075.-04-13.0)

Will need 12.5' Side Yard Setback Variance

[Documents](#)

7. Other Business

8. Adjournment



July 17, 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/86188620143?>

Password to join when prompted:

Password: **478750**

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: 861 8862 0143

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

Password: **478750**

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
June 26, 2025
6:30 PM**

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

Chairperson	Karrie Catalino
Member	Clare Miller
Member	Warren Linhart
Member	Eric Christensen
Secretary	Carrie Grevelding
Attorney	Joseph Frateschi
Code Officer	Tom Poitras

In Person Attendees: Scot Garland, Minoa. Chris McGuire, East Syracuse. Patrick Angell, East Syracuse

Virtual Attendees: Christopher Jones

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

Approval of Minutes – May 15, 2025

Member Kelly made a motion, seconded by Member Christensen, to approve the minutes of May 15, 2025, as presented by Secretary Beeman.

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

Nayes: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 7688 Myers Rd, Kirkville, NY.

Legal Notice

Member Christensen recused himself

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

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

Nayes: 0 All in Favor. Motion Carries

Member Linhart made a motion, seconded by Member Kelly, to open the public hearing at 6:33 PM and it was carried unanimously.

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

Nayes: 0

All in Favor.

Motion Carries

Scot Garland – 7688 Myers Rd, Kirkville, NY 13082 (Tax Map #049.-02-14.0)

Scot Garland was present to discuss the project with the board.

Member Kelly made a motion, seconded by Member Linhart, to close the public hearing at 6:40 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Linhart, 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 – Standard Size for a garage.
- 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 **6-feet and a height variance of 3-feet for the construction of a 30'x50' garage** 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:

- No plumbing to be added to the garage

SEQRA Review

Chairperson Catalino determined the proposed project and action contemplated is comprised of a

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 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 **6-feet 10-inches for the construction of a 603 square foot addition including a substructure of 456 square feet** 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:

- No plumbing to be added

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 made a motion seconded by Member Miller that the Zoning Board of Appeals to grant a side yard setback variance of 3-feet 10-Inches to Jillian and Christopher McGuire for the property located at 5850 Durham Ln, East Syracuse, NY 13057 (Tax Map #075.-05-25.0). This variance is being granted for the construction of a one story 603 Sqft addition including a substructure of 456 Sqft with the condition that there will be no plumbing added.

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

Nayes: 0

All in Favor.

Motion Carries

Chairperson Catalino reviewed the application for 201 Kenny St, Fayetteville, NY.

Legal Notice

Member Christensen 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, Member Miller, Member Christensen

Nayes: 0

All in Favor.

Motion Carries

Member Linhart made a motion, seconded by Member Kelly, to open the public hearing at 7:02 PM and it was carried unanimously.

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

Nayes: 0

All in Favor.

Motion Carries

Christopher & Susan Jones – 201 Kenny St, Fayetteville, NY 13066 (Tax Map #087.-04-07.0)

Christopher Jones was virtual to discuss the project with the board.

Member Kelly made a motion, seconded by Member Linhart, to close the public hearing at 7:08 PM and it was carried unanimously.

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

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
- 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 no. It was created by the previous owner.

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 **6-feet for the construction of a 12-foot by 16-foot deck** 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 Miller made a motion seconded by Member Linhart that the Zoning Board of Appeals to grant a side yard setback variance of 6-feet to Christopher and Susan Jones for the property located at 201 Kenny St, Fayetteville, NY 13066 (Tax Map #087.-04-07.0). This variance is being granted for the construction of a 12-foot by 16-foot deck.

Ayes: Chairperson Catalino, Member 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 7:14 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals