

Agenda  
Zoning Board of Appeals  
August 21, 2025  
6:30 PM

1. Virtual Meeting Instructions - August 21, 2025

Documents:

[08-21-2025 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - July 17, 2025

Documents:

[07-17-25 Draft.pdf](#)

4. Public Hearing - Kristopher Glassford - 7444 Collamer Rd, East Syracuse, NY 13057 (Tax Map #038.-03-10.1)  
Requesting a 9-foot 3-inch Height Variance

[Documents](#)

5. Public Hearing - Steven Santimaw - 6337 Fremont Rd, East Syracuse, NY 13057 (Tax Map #054.-01-16.1)  
Requesting a 10-foot Side Yard Setback Variance

[Documents](#)

6. Public Hearing - Frank Gattuso - 9 Landgrove Dr, Fayetteville, NY 13066 (Tax Map #088.-01-12.0)  
Requesting a 14-foot Side Yard Setback Variance

[Documents](#)

7. Public Hearing - Steven Eggert - 7364 Collamer Rd, East Syracuse, NY 13057 (Tax Map #038.-03-.07.2)  
Requesting a 65,152 Square foot Lot Area Variance and 39.25 foot Road Frontage Variance

[Documents](#)

8. Other Business

9. Adjournment



August 21, 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/82804172441?>

Password to join when prompted:

Password: **845161**

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: 828 0417 2441

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

Password: **845161**

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



**Mark & Lori Bort – 8812 Quarter Horse Run, Chittenango, NY 13037 (Tax Map #082.2-04-17.0**

Mark and Lori Bort were present to discuss the project with the board.

Member Christensen made a motion, seconded by Member Linhart, to close the public hearing at 6:40 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**

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 **2.5 feet for the construction of a 14-foot by 22-foot 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: NONE

**SEORA 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 Linhart made a motion seconded by Member Christensen that the Zoning Board of Appeals to grant a side yard setback variance of 2.5-feet to Mark and Lori Bort for the property located at 8812 Quarter Horse Run, Chittenango, NY 13037 (Tax Map #082.2-04-17.0). This variance is being granted for the construction of a 14-foot by 22-foot garage.

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

Nays: 0                                      All in Favor.                                      Motion Carries

Acting Chairperson Kelly reviewed the application for 7761 Mc Dermott Rd, Manlius, 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: Acting Chairperson Kelly, Member Linhart, Member Miller, Member Christensen

Nays: 0                                      All in Favor.                                      Motion Carries

Member Christensen made a motion, seconded by Member Linhart, to open the public hearing at 6:51 PM and it was carried unanimously.

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

Nays: 0                                      All in Favor.                                      Motion Carries

### **David Best – 7761 Mc Dermott Rd, Manlius, NY 13104 (Tax Map #104.-04-20.1**

David Best was present to discuss the project with the board.

Member Linhart made a motion, seconded by Member Christensen, to close the public hearing at 6:51 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 yes. The shed could be placed in a different location
- 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. Applicant is requesting 35-feet
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.



Nayes: 0

All in Favor.

Motion Carries

**Joshua & Jacklyn Elander – 5809 Tilton Rd, East Syracuse, NY 13057 (tax Map # 075.-07-13.0)**

Joshua and Jacklyn Elander were present to discuss the project with the board.

Member Linhart made a motion, seconded by Member Christensen, to close the public hearing at 7:31 PM and it was carried unanimously.

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

Nayes: 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 yes. The applicants could build a smaller deck.
- 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.
- 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 **12-feet for the construction of a pool 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**

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 12-feet to Joshua and Jacklyn Elander for the property located at 5809 Tilton Rd, East Syracuse, NY 13057 (Tax Map #075.-07-13.0). This variance is being granted for the construction of a deck for an above ground pool.

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

Nayes: 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 7:35 PM.

Respectfully submitted,  
Carrie Grevelding  
Zoning Board of Appeals

DRAFT