

Kristopher Glassford – 7444 Collamer Rd, East Syracuse, NY 13057 (Tax Map #038.-03-10.1)

Kristopher Glassford was present to discuss the project with the board.

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

Ayes: Chairperson Catalino, Member Kelly, 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 yes. The structure could be built shorter.
- 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 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 height variance of **9-feet 3-inches** for the construction of a 54-foot by 72-foot detached 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:

- The detached garage is not used for an Accessory Dwelling Unit (ADU) at any time.

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 no/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 **65,152 square feet** and a road frontage variance of **39.25 feet** for the approval of the division of land application 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 Kelly made a motion seconded by Member Christensen that the Zoning Board of Appeals to grant a lot area variance of 65,152 square feet and a road frontage variance of 39.25-feet to the Eggert Living Trust for the property located at 7364 Collamer Rd, East Syracuse, NY 13057 (Tax Map #038.-03-07.2). This variance is being granted for the approval of the division of land application.

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

Nays: 0

All in Favor.

Motion Carries

Other Business:

Chairperson Catalino reminded the members to complete their online training.

Adjournment

With there being no other business, Member Kelly made a motion, seconded by Member Christensen, and carried unanimously to end the meeting at 7:24 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals