

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

1. Virtual Meeting Instructions - November 20, 2025

Documents:

[11-20-2025 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - August 21, 2025

Documents:

[08-21-25 Draft.pdf](#)

4. Public Hearing - Andrew Marquart - 7101 Karker Rd, East Syracuse, NY (Tax Map #038.-01-01.2)

Requesting a 6' height variance

[Documents](#)

5. Public Hearing - Ryan Hanlon - 8343 Craine Dr, Manlius, NY (Tax Map #115.-01-10.0)

Requesting a rear yard setback variance of 33'

[Documents](#)

6. Public Hearing - Michael Doolittle - 4586 Cascades Dr, Manlius, NY (Tax Map #108.-02-39.0)

Requesting a front yard setback variance of 28'

[Documents](#)

7. Public Hearing Notice - Wayne Welshans - 303 Palmer Dr, Fayetteville, NY (Tax Map #087.-09-18.0)

Requesting to Appeal decision dated 10/23/2025 by the Code Enforcement Officer.

[Documents](#)

8. Other Business

9. Adjournment



November 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/88572701402?>

Password to join when prompted:

Password: **210603**

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: 885 7270 1402

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

Password: **210603**

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

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

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 height variance of 9-feet 3-inches to Kristopher Glassford for the property located at 7444 Collamer Rd, East Syracuse, NY 13057 (Tax Map #038.-03-10.1). This variance is being granted for the construction of a 54-foot by 72-foot detached garage. With the condition that the detached garage is not used for an ADU,

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

Nayes: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 6337 Fremont 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 Miller, Member Christensen

Nayes: 0 All in Favor. Motion Carries

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

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

Nayes: 0 All in Favor. Motion Carries

Steven Santimaw – 6337 Fremont Rd, East Syracuse, NY 13057 (Tax Map #054.-01-16.1)

Steven Santimaw was present to discuss the project with the board.

Member Miller made a motion, seconded by Member Christensen, to close the public hearing at 6:47 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 no. It is not possible because of where the septic is located.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no.

- The exact location of the pool be determined using the property pins and rope of the property line.

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 Christensen made a motion seconded by Member Kelly that the Zoning Board of Appeals to grant a side yard setback variance of 14-feet to Frank Gattuso for the property located at 9 Landgrove Dr, Fayetteville, NY 13066 (Tax Map #088.-01-12.0). This variance is being granted for the construction of a 10-foot by 16-foot inground pool. With the condition that the property line is roped off using property markers.

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

Nays: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 7364 Collamer Rd, East Syracuse, 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 Miller, Member Christensen

Nays: 0 All in Favor. Motion Carries

Member Christensen made a motion, seconded by Member Miller, to open the public hearing at 7:06 PM and it was carried unanimously.

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

Nays: 0 All in Favor. Motion Carries

Eggert Living Trust – 7364 Collamer Rd, East Syracuse, Ny 13057 (Tax Map #038.-03-07.2)

Steven Eggert was present to discuss the project with the board.

Member Christensen made a motion, seconded by Member Kelly, to close the public hearing at 7:14 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, 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 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

DRAFT