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Chairperson:
Karrie Catalino

Members:
Warren Linhart
Eric Christensen
Tim Kelly
Jessica Detor

**Minutes
Zoning Board of Appeals
March 4, 2026
6:30 PM**

The Town of Manlius Zoning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Website, Town Facebook page and the Town YouTube Channel. Chairperson Catalino presided, and the following Board members were present:

**Timothy Kelly
Warren Linhart
Eric Christensen
Jessica Detor**

The following Town Officers were present: Carrie Grevelding, ZBA Clerk. Joseph Frateschi, Town Attorney. Tom Poitras, Director of Planning and Development.

In-Person Attendees: Barbara Sturick, East Syracuse. Matthew Sturick, East Syracuse. Peter Cookhouse, Manlius.

Virtual Attendees:None

Pledge Of Allegiance

Chairperson Catalino welcomed everyone and called the meeting to order at 6:30 PM. Chairperson Catalino led the Pledge of Allegiance.

Approval Of Minutes

1. January 15, 2026

Member Kelly made a motion, Seconded by Member Christensen, to approve the

minutes from January 15, 2026 as presented by the clerk.

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

Nayes: None
Abstain: None
Results: Passed

Public Hearing

1. Peter Cookhouse - 4600 South Eagle Village Rd, Manlius, NY - Tax Map #117.-03-03.0

Member Christensen made a motion, Seconded by Member Linhart, to waive the reading of the public notice.

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

Nayes: None
Abstain: None
Results: Passed

Member Linhart made a motion, Seconded by Member Christensen, to open the public hearing.

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

Nayes: None
Abstain: None
Results: Passed

Mr. Cookhouse was present to discuss his applications.

Member Kelly made a motion, Seconded by Member Christensen, to close the public hearing.

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

Nayes: None
Abstain: None

Results: Passed

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? No- Height issue for tractors
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - With the shrubbery it hides it - Similar structures in the area
3. Whether the requested variance is substantial? No
4. Whether the Variance will have an adverse effect on physical or environmental conditions? No
5. Whether the alleged difficulty was self-created? 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 8-feet for the construction of a 40-foot by 64-foot accessory structure 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

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.

Member Kelly made a motion, Seconded by Member Linhart, to grant a height variance of 8-feet to Peter Cookhouse for the property located at 4600 South Eagle Village Rd, Manlius, NY - Tax Map #117.-03-03.0. This variance is being granted for the construction of a 40-foot by 64-foot accessory structure with the condition that there is no plumbing.

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

Nayes: None
Abstain: None
Results: Passed

2. Matthew and Barbara Sturick - Bowman Rd, East Syracuse, NY - Tax Map #073.-03-03.1

Member Christensen made a motion, Seconded by Member Linhart, to waive the reading of the public notice.

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

Nayes: None
Abstain: None
Results: Passed

Member Christensen made a motion, Seconded by Member Linhart, to open the public hearing.

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

Nayes: None
Abstain: None
Results: Passed

Barbara and Matthew Sturick were present to discuss their application.

Member Linhart made a motion, Seconded by Member Christensen, to close the public hearing.

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

Nayes: None
Abstain: None
Results: Passed

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? No - Outside control of applicant
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No
3. Whether the requested variance is substantial? No
4. Whether the Variance will have an adverse effect on physical or environmental conditions? No - DEC approval
5. Whether the alleged difficulty was self-created? No - Because of wetlands

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 an area variance of 3,600 square feet to override the minimum size requirements for septic system area 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:

- Contingent upon subdivision approval

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.

Member Christensen made a motion, Seconded by Member Detor, to grant an area variance of 3,600 square feet to Barbara Sturick for the property located on Bowman Rd, East Syracuse, NY – Tax Map #073.-03-03.1. This variance is being granted to override the minimum size requirements for septic system area and is expressly made contingent upon subdivision approval.

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

Nayes: None

Abstain: None

Results: Passed

Other Business

Member Kelly announced that the Zoning Advisory Committee had their first meeting. He also mentioned that it will be a 16 month process with 6 more meetings. The first public meeting will be held on March 25, 2026.

Executive Session

Member Christensen made a motion, Seconded by Member Linhart, to enter executive session to discuss potential future litigation.

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

Nayes: None

Abstain: None

Results: Passed

Member Kelly made a motion, Seconded by Member Christensen, to exit executive session.

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

Nayes: None

Abstain: None

Results: Passed

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Kelly and seconded by Member Christensen the Board voted unanimously to adjourn regular session at 7:30 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals