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Chairperson:
Karrie Catalino

Members:
Warren Linhart
Eric Christensen
Tim Kelly
Jessica Detor

**Minutes
Zoning Board of Appeals
April 16, 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:

Virtual Attendees:

Pledge Of Allegiance

KC Did pledge

Approval Of Minutes

1. March 19, 2026

Member Detor made a motion, Seconded by Member Kelly, to approve the minutes from March 19, 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. Cory Tilton - 7173 Collamer Rd, East Syracuse, NY - Tax Map #036.-02-07.1

Member Kelly made a motion, Seconded by None, 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

Corey Tilton was present.

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 - Not with intended use
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - Several in the area
3. Whether the requested variance is substantial? No - For intended use and the size of the structure
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:

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 13-feet 6-inches for the construction of a 70-foot by 120-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:

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.

Member Kelly made a motion, Seconded by Member Christensen, to grant a height variance of 13-feet 6-inches to Cory Tilton for the property located at 7173 Collamer Rd, East Syracuse, NY 13057- Tax Map #036.-02-07.1. This variance is being granted for the construction of a 70-foot by 120-foot accessory structure.

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

Nayes: None

Abstain: None

Results: Passed

2. Peter Carapella - 7911 Salt Springs Rd, Fayetteville, NY - Tax Map #095.-
02-03.1

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

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

Nays: None
Abstain: None
Results: Passed

Member Deter made a motion, Seconded by Member Kelly, to open the public hearing.

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

Nays: None
Abstain: None
Results: Passed

Peter Carapella was present.

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

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

Nays: 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 - Due to the size of the lot and the slope of the lot.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - There are other accessory buildings in the area
3. Whether the requested variance is substantial? No - Do the shape of the lot
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 side yard setback variance of 15 feet for an existing 12-foot by 24-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: The Structure is not enclosed.

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 Linhart made a motion, Seconded by Member Kelly, to grant a side yard setback variance of 15-feet to Peter Carapella for the property located at 7911 Salt Springs Rd, Fayetteville, NY 13066 – Tax Map #095.-02-03.1. This variance is being granted for an existing 12-foot by 24-foot accessory structure with the condition it is not enclosed.

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

Nayes: None

Abstain: None

Results: Passed

3. Joseph Erardi - 7506 Kirkville Rd., East Syracuse, NY - Tax Map #055.-01-26.0

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

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

Nayes: None

Abstain: None

Results: Passed

Joseph Erardi was present

Member Detor made a motion, Seconded by Member Linhart, 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
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No
3. Whether the requested variance is substantial? Yes for the sideyard and Yes for the Height
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 side yard setback variance of 10-feet and a height variance of 13-feet for the construction of a 44-foot by 60-foot cold storage 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:

- Applicant receives DEC approval
- No hardwired electric
- 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 side yard setback variance of 10-feet and a height variance of 13-feet to Joseph Erardi for the property located at 7506 Kirkville Rd, East Syracuse, NY 13057 – Tax Map #055.-01-26.0. These variances are being granted for the construction of a 44-foot by 60-foot cold storage garage with the conditions that the applicant receives DEC approval, no hardwired electric and no plumbing.

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

Nayes: None

Abstain: None

Results: Passed

Other Business

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Christensen and seconded by Member Detor the Board voted unanimously to adjourn regular session at 07:22 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals