

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
April 16, 2015**

The minutes of the Town of Manlius Zoning Board of Appeals Meeting held on April 16, 2015 in the Town Hall, 301 Brooklea Drive, Fayetteville, New York. Those present were:

	Chairman	Henry McIntosh
Absent	Member	KP Kelly
	Member	T.R. Schepp
	Member	Al Ruthig
	Member	Jim Campbell
	Secretary	Deborah Demmon
	Code Enforcement Officer	Michael Jones

Also Present:

The Pledge of Allegiance was recited.

Minutes and Legal Notices

Approval of the Minutes for the March 19, 2015 meeting tabled until the next meeting.

Paul Clark, 8171 Salt Springs Rd., Manlius NY - PUBLIC HEARING – Area Variance for Height of garage – to construct a garage with a height of 21’ instead of the required 17’ on the same property, Tax Map # 091.-01-02.2

Chairman McIntosh stated that he has confirmed that the legal notice’s had been published for the application on the agenda. Member Ruthig made a motion, seconded by Member Campbell to waive the reading of the publication for the items on the agenda and it was carried unanimously.

Chairman McIntosh proceeded with the applicant through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? Mr. Clark stated – no, the 21’ height is so there will be storage space.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Clark stated - no
- 3) Whether the requested Variance is substantial? Mr. Clark stated - no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Clark stated - yes
- 5) Whether the alleged difficulty was self-created? Mr. Conway stated - no

Public Comment:

Dave Hatch a neighbor he lives across the street and has been there forty years. Mr. Hatch stated he has no problem with the garage and thinks it will enhance the property.

Board Questions:

Member Ruthig asked what color the roof would be.

Mr. Clark stated the roof would be red, to match the new sliding that is going on the house.

Member Campbell stated that the garage cannot really be seen from the road.

Member Schepp asked if the property is zoned RA. Mr. Clark answered yes

Member Schepp asked Mr. Clark to describe the character of the neighborhood.

Mr. Clark stated the neighborhood is neighborhood is rural.

Member Schepp asked if any neighbors had barns and if so what would the height be of those barns.

Mr. Clark answered about 30' to 40' feet

SEQRA Review:

Chairman McIntosh determined the proposed project and action contemplated 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 Ruthig made a motion to approve the application of Paul & Lisa Clark of 8171 Salt Springs Rd., Manlius NY for an area variance - for Height of garage – to construct a garage with a height of 21' instead of the required 17'; the motion was seconded by Member Campbell.

The Board voted as follows:

Chairman McIntosh	aye
Member Campbell	aye
Member Schepp	aye
Member Ruthig	aye

The motion was carried.

Other Business

Chairman McIntosh asked about the letter that had been sent to the Town Board regarding definition of code for monument signs.

Clerk Demmon stated the Town Clerk was going to ask at the Town Board Agenda meeting being held April 17, 2015.

Adjournment

With there being no other business, Member Ruthig made a motion, seconded by Member Campbell, and carried unanimously, to end the meeting at 7:08pm.

Respectfully submitted,
Deborah Demmon, Clerk
Town of Manlius, Zoning Board of Appeals