

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
October 19, 2017**

The minutes of the Town of Manlius Zoning Board of Appeals Meeting held on October 19, 2017 in the Town Hall, 301 Brooklea Dr. Fayetteville New York. Those present were:

	Chairman	Henry McIntosh
	Member	KP Kelly
	Member	T.R. Schepp
	Member	Al Ruthig
Absent	Member	Jim Campbell
	Secretary	Deborah Witzel
	Code Enforcement Officer	Randy Capriotti

Also Present: Leslie McNeil, Matthew Crossman.

The Pledge of Allegiance was recited

Minutes and Legal Notices

Member Kelly made a motion, seconded by Member Ruthig to approve the minutes of September 21, 2017, and it was carried unanimously.

Chairman McIntosh stated that he has confirmed that the legal notices have been published for the applications on the agenda. Member Schepp made a motion, seconded by Member Ruthig to waive the reading of the publication for the items on the agenda and it was carried unanimously.

Matthew Crossman, 7636 Sturbridge Dr., Manlius (Tax Map 110.-06-080)

Public Hearing for an area variance for a 10' X 14' shed, with an existing rear yard setback of 15' they will need a variance of 25' to meet the required 40' rear yard setback.

Mr. Crossman explained the shed would go in the back corner of the yard and will be hidden by a row of trees. The only other option would be the center of the back yard which they do not want.

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. Crossman stated - no
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Crossman stated - no
- 3) Whether the requested Variance is substantial? Mr. Crossman stated – yes
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Crossman stated - no
- 5) Whether the alleged difficulty was self-created? Mr. Crossman stated – no

Board Questions

Member Kelly asked what the shed will look like. Mr. Crossman stated the shed will be 1 story, 10' X 14', blue to match the house with a pad of runner crush, with one light on the exterior, no plumbing.

Chairman McIntosh asked if Mr. Crossman had talked to the neighbor located behind his property. Mr. Crossman answered yes

Chairman McIntosh opened the public hearing at 7:08 PM.

Chairman McIntosh closed the public hearing at 7:09 PM.

Board Discussion

Member Ruthig stated there are other sheds in the neighborhood, the shed won't be seen from the street and it fits with the character of the neighborhood.

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 Schepp made a motion, seconded by Member Kelly to grant a rear yard variance of 25' to Matthew Crossman of 7636 Sturbridge Dr., Manlius to install a 10' X 14" shed to meet the required 40' rear yard setback.

The Board voted as follows:

Chairman McIntosh	aye
Member Kelly	aye
Member Ruthig	aye
Member Schepp	aye

The motion was carried.

Sara & Leslie McNeil, 504 Highbridge St., Fayetteville NY (093.-01-01.0)

Public Hearing for an area variance for a 14' X 24' shed, with an existing side yard setback of 10' they will need a variance of 10' to meet the required 20' side yard setback. With an existing rear yard setback of 12.5' they will need a variance of 27.5' to meet the required 40' to meet the rear yard setback.

Leslie McNeil described that the shed will have a small second floor under a barn style roof, it will be placed on runner crush and have a wood floor. The shed will match the house in color with a black metal roof, the door will face her yard and the wall with no windows will face the neighbor. The shed will also have electric power, so they can have lights in the shed.

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? Ms. McNeil stated - no
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Ms. McNeil stated - no
- 3) Whether the requested Variance is substantial? Ms. McNeil stated – yes
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Ms. McNeil stated - no
- 5) Whether the alleged difficulty was self-created? Ms. McNeil stated – yes

Board Questions

Member Ruthig asked what Ms. McNeil will be storing in the shed and if it will be used for a car. Ms. McNeil answered it will be used for storage of general household items and no car.

Board Discussion

Member Kelly has no problem with the shed stating it fits with the character of the neighborhood.

Chairman McIntosh opened the public hearing at 7:19 PM.

Chairman McIntosh closed the public hearing at 7:20 PM.

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.

Sara & Leslie McNeil, 504 Highbridge St., Fayetteville NY (093.-01-01.0)

Public Hearing for an area variance for a 14' X 24' shed, with an existing side yard setback of 10' they will need a variance of 10' to meet the required 20' side yard setback. With an existing rear yard setback of 12.5' they will need a variance of 27.5' to meet the required 40' to meet the rear yard setback.

Board Action

Member Ruthig made a motion, seconded by Member Schepp to grant a rear yard variance of 25' to Leslie McNeil, to install a 10' X 14" shed to meet the required 40' rear yard setback.

The Board voted as follows:

Chairman McIntosh	aye
Member Kelly	aye
Member Ruthig	aye
Member Schepp	aye

The motion was carried.

Adjournment

With there being no other business, Member Kelly made a motion, seconded by Member Schepp, and carried unanimously, to end the meeting at 7:25 PM

Respectfully submitted,
Deborah Witzel, Secretary
Town of Manlius Zoning Board of Appeals