

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
December 21, 2017**

The Town of Manlius Zoning Board of Appeals assembled at the Town Hall, 301 Brooklea Drive, Fayetteville, New York, with the following Board members present:

Chairman	Henry McIntosh
Member	KP Kelly
Member	T.R. Schepp
Member	Al Ruthig
Member	Jim Campbell
Secretary	Deborah Witzel

Also, Present: Colton Stellakis, Bridgeport. Lucas Spiridilozzi, Kirkville. Ron Dimon.

The Pledge of Allegiance was recited

Minutes and Legal Notices

Member Kelly made a motion, seconded by Member Campbell to approve the minutes of October 19, 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.

Chairman McIntosh introduced the first item on the agenda and opened the public hearing at 7:03 PM.

Joe Polcaro & Amanda Potter, 5825 Innsbruck Rd. E. Syracuse (Tax Map # 076.-11-01.0)
Public Hearing for an area variance for an 8' X 16' addition, with an existing side yard setback of 12.7' they will need a variance of 2.3' to meet the required 15' side yard setback.

Ron Dimon the contractor for the project spoke on behalf of the property owners. Mr. Dimon described the property as being a corner lot. He stated there is an existing deck that they would take off to locate the addition and a patio in that spot, which will require a variance. Mr. Dimon stated that the addition will match the house with windows and siding. Mr. Dimon handed the board a list of neighbors that had been notified of the project and no one opposed.

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. Dimon answered - no
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Dimon answered - no
- 3) Whether the requested Variance is substantial? Mr. Dimon answered - no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Dimon answered - no

5) Whether the alleged difficulty was self-created? Mr. Dimon answered – no

Board Questions

Member Schepp asked if the addition side closest to the lot line will be even with the existing structure. Mr. Dimon answered, yes. Member Schepp asked if the roof overhang will line up with the existing overhang. Mr. Dimon answered, yes.

Chairman McIntosh closed the public hearing at 7:10 PM.

Chairman McIntosh read aloud a letter from the neighbor at 5825 Innsbruck Rd. stating that she is in support of the project.

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 SEQRA review was required.

Board Action

Member Ruthig made a motion, seconded by Member Kelly to grant an area variance to Joe Polcaro & Amanda Potter of 5825 Innsbruck Rd. E. Syracuse (Tax Map # 076.-11-01.0) for an area variance for an 8' X 16' addition, with an existing side yard setback of 12.7' they will need a variance of 2.3' to meet the required 15' side yard setback.

The Board voted as follows:

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

The motion was carried.

Other Business

Chairman McIntosh stated that the Manlius Town Board and the Manlius Planning Board had both decided to change their meeting start times to 6:30 PM for the 2018 year. Chairman McIntosh asked the Zoning Board members if they would like to do the same.

Member Schepp has no problem with a start time of 6:30 PM but would like the board to be flexible if an applicant requests a 7:00 PM start time.

Member Schepp made a motion, seconded by Member Campbell to change the start time for the Zoning Board meetings in 2018 to 6:30 PM.

The Board voted as follows:

Chairman McIntosh	aye
Member Kelly	aye
Member Campbell	aye

Member Ruthig	aye
Member Schepp	aye

The motion was carried.

Member Schepp explained to the board that 2 students were in attendance tonight to observe the meeting and asked if the board would be willing to answer some questions for the students. At this time the board answered the student's questions and were able to explain the meeting process.

Adjournment

With there being no other business, Member Ruthig made a motion, seconded by Member Campbell, and carried unanimously, to end the meeting at 8:24PM

Respectfully submitted,

Deborah Witzel, Secretary
Zoning Board of Appeals