

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
March 15, 2018
6:30 PM**

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

	Member	KP Kelly
Absent	Member	T.R. Schepp
Absent	Member	Al Ruthig
	Member	Jim Campbell
	Secretary	Deborah Witzel

Also, Present: John Hess, John Slosson

The Pledge of Allegiance was recited

Minutes and Legal Notices

Member Kelly made a motion, seconded by Member Campbell to approve the minutes of February 15, 2018 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 Campbell made a motion, seconded by Member Kelly to waive the reading of the publication for the items on the agenda and it was carried unanimously.

Chairman McIntosh opened the public hearing at 6:33 PM.

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

Board Questions

Member Kelly asked Mr. Hess to describe the new shed. Mr. Hess told him the shed would be 1 story, gabled roof of tin or shingles, the shed will be an Adirondack color of gold/tan on crushed stone with a wooden floor.

Chairman McIntosh asked is the shed would have electricity. Mr. Hess answered no

Chairman McIntosh closed the public hearing at 6:40 PM.

Board Discussion

Member Campbell stated the location is the best spot in the yard. Member Kelly stated that the shed will not change the character of the neighbor. Chairman McIntosh stated that the board received a letter of support from his neighbor.

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 Campbell made a motion, seconded by Member Kelly to grant John Hess, 204 Dawley Rd., Fayetteville, NY (Tax Map # 096.-06-16.0) a variance of 15' for a side yard setback to meet the required 20' side yard setback, to install a 10 X 16' shed.

The Board voted as follows:

Chairman McIntosh	aye
Member Kelly	aye
Member Campbell	aye

The motion was carried.

Adjournment

With there being no other business, Member Kelly made a motion, seconded by Member Campbell, and carried unanimously, to end the meeting at 6:43 PM

Respectfully submitted,
Deborah Witzel, Secretary
Zoning Board of Appeals