

**Town of Manlius  
Zoning Board of Appeals  
October 18, 2023  
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 Facebook page and the Town YouTube Channel. The recording of the meeting can be viewed here: <https://youtu.be/Ih9BYpklLFE>

Chairman Timothy Kelly presided, and the following Board members present:

Member	K P Kelly
Member	Clare Miller
Member	Karrie Catalino
Member	Warren Linhart
Secretary	Debi Witzel
Attorney	Jamie Sutphen
Code Officer	Tom Poitras

In Person Attendees that signed in: Emily Valentino

Virtual Attendees: None

The Pledge of Allegiance was recited. The meeting was called to order at 6:38 PM due to technical difficulties.

**Approval of Minutes – September 21, 2023**

Member Linhart made a motion, seconded by Member Catalino to approve the minutes of September 21, 2023, as submitted by Secretary Witzel.

Ayes: Chairperson T. Kelly, Member Linhart, Member Miller, Member KP Kelly, Member Catalino.

Nays: 0

All in Favor.

Motion Carries.

**Legal Notices**

Member KP Kelly made a motion, seconded by Member Catalino, to waive the reading of the public notices and it was carried unanimously.

**Emily Valentino, 4527 Pauli Dr., Manlius NY (tax map # 111.-08-02.0). Requesting two variances to install a shed and greenhouse.**

Ms. Valentino explained that the existing shed was there when they purchased the house. Now they would like to add a greenhouse near the shed, both will be behind the existing fence. If the greenhouse were to be put 20 feet out in the yard it would be in the way of the usable green space.

Discussion about the existing fence being part chain link and part privacy. The board would like both sheds to be behind the privacy fence.

Ms. Valentino stated that both structures would be behind the fence and there would be no windows on the fence side for the greenhouse.

Member Linhart made a motion, seconded by Member Miller, to open the public hearing at 6:34 PM and it was carried unanimously.

Ayes: Chairperson T. Kelly, Member Linhart, Member Miller, Member KP Kelly, Member Catalino.

Nays: 0 All in Favor. Motion Carries.

Member Linhart made a motion, seconded by Member KP Kelly, to close the public hearing at 6:47 PM and it was carried unanimously.

Ayes: Chairperson T. Kelly, Member Linhart, Member Miller, Member KP Kelly, Member Catalino.

Nays: 0 All in Favor. Motion Carries.

### **Board Questions**

Chairperson T. Kelly proceeded with the board through the five (5) criteria questions: These answers are for both the shed and the greenhouse.

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered Yes.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no, as both the shed and greenhouse will be behind a fence.
- 3) Whether the requested Variance is substantial? The board answered yes, as they are requesting 18 feet for the shed and 15 feet for the green house.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered yes, for the greenhouse is new. No, for the shed as it was an existing structure.

### **Determination of ZBA Based on the Above Factors:**

#### **For the Existing Shed**

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.



Nays: 0

All in Favor.

Motion Carries.

**Other Business**

None

**Adjournment**

With there being no other business, Member Catalino made a motion, seconded by Member Linhart, and carried unanimously, to end the meeting at 8:15 PM

Respectfully submitted,  
Debi Witzel, Secretary  
Zoning Board of Appeals