

MINUTES OF VILLAGE OF MANCHESTER ZONING BOARD OF APPEALS  
PUBLIC HEARING AND MEETING - 7:00PM.

Present: Tony Muscolino- Chairman  
Donald Miller  
Bernard Commisso  
John Yacuzzo  
Allison Liberati  
Others: Scott & Kathy Carroll, Tim VanGorder, Marty Barnett  
Recording: Debra A Chase, Deputy Clerk/Treasurer

Chairman Muscolino called the public hearing to order at 7:00 pm. He stated that this hearing was called to ask the Zoning Board of Appeals to offer relief for Scott & Kathy Carroll at 65 Pratt Road, Manchester, for an area variance to build a 10 ft by 16 ft., 160 square foot shed for residential use that does not meet village zoning schedule 1 of the Village of Manchester Zoning Ordinance that states the rear yard setback to be 15 feet. Applicant would like to place the shed 3’ from the rear yard line.

Neighbor, Tim VanGorder said he did not have a problem with this.

The public hearing was adjourned on motion.

Chairman Muscolino called the Zoning Board of Appeals meeting to order at 7:10 pm.

After discussing the request, the following resolution was offered by Tony Muscolino, seconded by Bernard Commisso and carried:

**WHEREAS**, Scott & Kathy Carroll have applied for a variance to place their shed 3’ from the rear lot line; and

**WHEREAS**, it does not appear to create a hardship for any area owners unless the land behind is developed and no one opposed this use; and

**WHEREAS**, the members of this board are familiar with said location and the conditions and circumstances under which said variance is requested; and that the character of the area would remain unchanged; and

**WHEREAS**, a strict application of the village zoning law would not result in a practical difficulty; and

**NOW, THEREFORE, BE IT RESOLVED**, that this application be **GRANTED** to allow the shed to be placed with a 3’ rear setback. This shed will be re-located to the required fifteen 15’ rear setback at the time the land behind this property is developed.

The above resolution was put to roll call vote, which resulted as follows:

Tony Muscolino	Voting	"Nay"
Donald Miller	Voting	"Aye"
Bernard Commisso	Voting	"Aye"
John Yacuzzo	Voting	"Aye"
Allison Liberati	Voting	"Aye"

The resolution was thereupon declared duly adopted.

The meeting was adjourned on motion at 7:20 pm.

Respectfully submitted,

Debra A. Chase  
ZBA Secretary, Deputy Clerk/Treasurer