Agenda
Zoning Board of Appeals
September 17, 2020
6:30 PM

1. Pledge Of Allegiance

2. Approval Of Minutes - August 20, 2020

   Documents:

   8-20-20 Draft.pdf

3. James Byrnes, 8269 Barksdale Lane, Manlius NY
   Will need two variances for a 12' X 20' shed.

   Documents:

   8269 Barksdale Lane.pdf

4. Scott VanValkenburg, 5115 Reis Circle, Fayetteville NY
   Will need 2 variances for a 16' X 36' inground pool.

   Documents:

   5115 Reis Circle.pdf

5. Jen & Bill Reed, 7372 Spring Mountain Dr., E Syracuse
   Will need 2 variances for a 15' X 26' inground pool.

   Documents:

   7382 Spring Mountain Dr..pdf

6. Jeremy Eastman, 310 Salt Springs St., Fayetteville NY
   Will need one variance for a 20' X 40' inground pool.

   Documents:

   310 Salt Springs St.pdf

7. New Zoning Code Classification

   Documents:

   Copy of Amended Zoning Classification Chart 09-04-2020.pdf

8. Proposed Zoning Board Meeting Schedule Change

9. Adjournment

This meeting is being recorded and live streamed. The recording will be broadcast live and will be posted to the the town website at www.townofmanlius.org

TOWN OF MANLIUS
ZONING BOARD OF APPEALS
August 20, 2020
6:30 PM

The Town of Manlius, Zoning Board of Appeals assembled on ZOOM for a virtual meeting with Chairman K.P. Kelly presiding and the following Board members present:

Member	Jim Campbell
Member	Clare Miller
Member	Judy Salamone
Member	Timothy Kelly
Secretary	Debi Witzel
Attorney	Jamie Sutphen
Codes Director	Randy Capriotti
Town Clerk	Allison Weber

Attendees: Kyle Marshall, Justin Cramer

The Pledge of Allegiance was recited. The meeting was called to order at 6:30 PM.

Minutes

Member T. Kelly made a motion, seconded by Member Campbell, to approve the minutes of July 16, 2020 as submitted by Secretary Witzel.

The Board voted as follows:

Chairman KP Kelly	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member Salamone	Abstain

The motion was carried.

Member Campbell made a motion, seconded by Member Salamone, to approve the minutes of July 30, 2020 Special Meeting as submitted by Secretary Witzel.

The Board voted as follows:

Chairman KP Kelly	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

DRAFT

Legal Notices

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

Member T. Kelly made a motion, seconded by Member Campbell to open the public hearing at 6:36 PM and it was carried unanimously.

Kyle & Karen Marshall, 8236 Penstock Way, Manlius NY (tax map # 114.-03-20.0) a Public Hearing for an area variance for a 20' X 34' inground pool, with an existing rear yard setback of 25' they will need a variance of 15' to meeting required 40'.

Mrs. Marshall stated she is trying to put a pool in and tried two different shaped pools and they cannot meet the rear yard setback requirement.

Chairman Kelly 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? Mrs. Marshall answered no, property is not deep enough to build the desired inground pool in a location that would not require a variance.
2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mrs. Marshall answered no.
3) Whether the requested Variance is substantial? Mrs. Marshall answered yes
4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mrs. Marshall answered no, the finished grading will remain consistent with current drainage.
5) Whether the alleged difficulty was self-created? Mrs. Marshall answered yes, because of the choice of the placement of the pool with a fence.

Board Questions

Member Campbell asked if any neighbors had an issue with the project. Mrs. Marshall answered no, and she did speak to all of them.

Member Miller asked if they would be taking down any trees. Mrs. Marshall answered there is one large pine tree in the neighbor's yard that may cause a problem with the fence but not the pool.

Town Clerk Weber stated there were no questions from the public.

Mr. Hanson a neighbor to the east of the Marshalls stated he had no concerns with the project.

Member Kelly made a motion, seconded by Member Salamone to close the public hearing at 6:43 PM and it was carried unanimously.

Chairman Kelly proceeded with the board through the five (5) criteria questions:

1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no.

DRAFT

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 there are four pools in the yards behind them
3) Whether the requested Variance is substantial? The board answered no, not for this neighborhood.
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 because the applicant wants a pool.

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

___X__ The benefit to the application **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.

The ZBA further finds that a variance for a 15' rear yard setback is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: None

SEQRA Review
Chairman Kelly determined the proposed project and action contemplated is 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
Based on the answers provided in the application and before the board, the ZBA determined that the benefit to the applicant outweighed any detriment to the neighborhood.

Member Campbell asked when construction would start on the pool. Mrs. Marshall answered the pool will be installed in the spring.

Member Campbell made a motion, seconded by Member Salamone, to grant a variance to Kyle & Karen Marshall, 8236 Penstock Way, Manlius for the construction of an inground pool modifying the rear yard setback to 25 feet to meet the required 40 feet.

The Board voted as follows:

Chairman KP Kelly	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye

DRAFT

Member Salamone Aye

The motion was carried.

Justin Cramer, 115 Kendall Dr. W., E. Syracuse 13057 (tax map # 065.-01-03.0) a public hearing for an area variance to construct a 14' X 28' inground pool, with an existing side yard setback of 10' they will need a variance of 5' to meet the required 15'.

Mr. Cramer stated the pool is 13' from the water line to the property line and it should be 15'. Mr. Cramer stated the pool ended up in this location because the pool company had to go around a boulder in the yard.

Member T. Kelly made a motion, seconded by Member Campbell to open the public hearing at 6:52 PM and it was carried unanimously.

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

Board Questions

Member Salamone asked if the neighbors were okay with the project. Mr. Cramer stated both his neighbor across the street and to the east of him had no problem with the project.

Town Clerk Weber stated there were no questions from the public.

Member Kelly made a motion, seconded by Member Campbell to close the public hearing at 6:57 PM and it was carried unanimously.

Chairman Kelly proceeded with the board through the five (5) criteria questions:

1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no not with the boulder found in the yard.
2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no because the pool will not be visible from the street.
3) Whether the requested Variance is substantial? The board answered no
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 because the applicant wants a pool.

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Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

___X__ The benefit to the application **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.

The ZBA further finds that a variance for a __5' side yard ____ is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: None

SEQRA Review

Chairman Kelly determined the proposed project and action contemplated is 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

Based on the answers provided in the application and before the board, the ZBA determined that the benefit to the applicant outweighed any detriment to the neighborhood.

Member Campbell made a motion, seconded by Member Kelly, to grant Justin Cramer, 115 Kendall Dr. W., E. Syracuse an area variance for the construction of an inground pool modifying the side yard setback to 5 feet to meet the required 15 feet.

The Board voted as follows:

Chairman KP Kelly	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

Discussion – Neighbor Notifications

Chairman Kelly stated that having the applicant notify their neighbors can at time be awkward. Chairman Kelly stated the thought is to have the Zoning Board Clerk send the neighbor notifications and eliminate the requirement of the applicant having to notify neighbors.

Board Discussion ensued about current policy and the proposed new policy of the notifications.

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Member Kelly made a motion, seconded by Member Campbell, to change the policy of the Zoning Board with respect to notification of neighbors so that official notices are mailed by the Town Zoning Board Clerk in advance of the meeting. The applicant does not have to mail any notices and further the applicant would be encouraged to but not required to personally speak to neighbors before the proceeding.

The Board voted as follows:

Chairman KP Kelly	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

Adjournment

With there being no other business, Member Campbell made a motion, seconded by Member Kelly, and carried unanimously, to end the meeting at 7:12 PM

Respectfully submitted
Debi Witzel, Secretary
Zoning Board of Appeals

DRAFT

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 9/11/20

1. Property Address: 8269 Barksdale Lane Manlius, NY 13104

Property Tax Map # 115.-10-13.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: New Shed 12x20 w/concrete pad

2. Owner of Property: James Byrnes

Owner's Address: 8269 Barksdale Lane Manlius, NY 13104

Owner's E-Mail: Jbyrnes9@yahoo.com

Owner's Phone #: (315) 430-3620 Does Owners reside at property: Yes

Signature of Property Owner: James Byrnes

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

4. The Town of Manlius ZBA Board requires that owners of neighboring properties be contacted by the applicant with respect to the proposed variance application. Please see attached instructions and form.

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

James Byrnes **8/11/20**
Area Variances - 5 Criteria Questions

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?

Answer: No

2. Whether the Variance will result in an undesirable change in the character of the neighborhood?

Answer: No

3. Whether the requested variance is substantial?

Answer: No

4. Whether the Variance will have an adverse effect on physical or environmental conditions?

Answer: No

5. Whether the alleged difficulty was self-created?

Answer: No

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Rosanne Pickard, being duly sworn, deposes and says that (s) he is:
(Notary)

James Byrnes
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 7/11/20, 2020

James Byrnes
(Print Name of 1st Applicant)

James Byrnes
(Signature of 1st Applicant)

(Entity Name)

By (Officer) (Title)

8269 Barksdale Lane
(Mailing Address of 1st Applicant)

Manlius, NY 13104

(315) 430-3420
(Telephone Number)

Date: 7/11, 2020

Nicole Byrnes
Print Name of 2nd Applicant)

Nicole Byrnes
(Signature of 2nd Applicant)

(Entity Name)

By (Officer) (Title)

8269 Barksdale Lane
(Mailing Address of 2nd Applicant)

Manlius, NY 13104

(315) 247-4997
(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 11th day of August in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared _____
(1st Applicants Name)
, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)
of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

ROSANNE E. PICKARD
Notary Public, State of New York
Qualified in Oswego County
No. 01PI6117864
Commission Expires Nov. 1, 2020

SEAL

Print

Building Permit Application - Everything but Single Family Homes and Commercial Projects - Submission #667

Date Submitted: 7/27/2020

Instructions After you submit the building permit application, you have three (3) business days to bring in the following: 1- Two (2) complete sets of plans 2- Building permit fee (which is based on the cost of the project or if it is a new single-family home, based on the square footage. Refer to the fee schedule on our webpage. 3- Survey of the property 4- Workers compensation form or BP-1 waiver form (either form can be e-mailed to lbeeman@townofmanlius.org) Failure to deliver the above paperwork to the Planning and Development Department within the three (3) business day deadline will make your application null and void. All paperwork must be submitted at one time, not separately. The application will not be reviewed until all necessary documents are received.

Application is hereby made for the issuance of a building permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. I hereby agree to comply with all laws, ordinances, regulations and revisions of the municipality in which the permit is requested. **

☑ I agree

Owner/Applicant - Name and Phone Number*

James Byrnes 315-430-3620

jbrynes9@yahoo.com

Address of Proposed Work*

8269 Barksdale Lane

Contractor Name, Address and Phone Number*

~~To be Determined~~

Stuhldreit Sheds

Proposed Work Type*

Shed

Description of Project*

New Shed 12' X 20' with concrete pad

Construction Costs*

$8,000

Size of Project*

14' x 22'

I hereby certify that no building is to be occupied or used in whole or part for any purpose whatsoever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer*

☑ I ageree

I hereby certify that the above information us true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorixed representative upon showing proper credentials to enter the above premises or buildings during reasonable working hours to discharge their duties.*

☑ I agree

CODE ENFORCEMENT USE ONLY

Zoning: R1 (F) 40 (R) 40 (S) 20 Flood Plain _____ Wetlands _____

Received By: BB Receipt No.: 6886 Fee: $ 75 Date: 1-29-20

Check #: — Cash: — Credit Card: X

Tax Map # 115.-10-13.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: _____

Remarks:

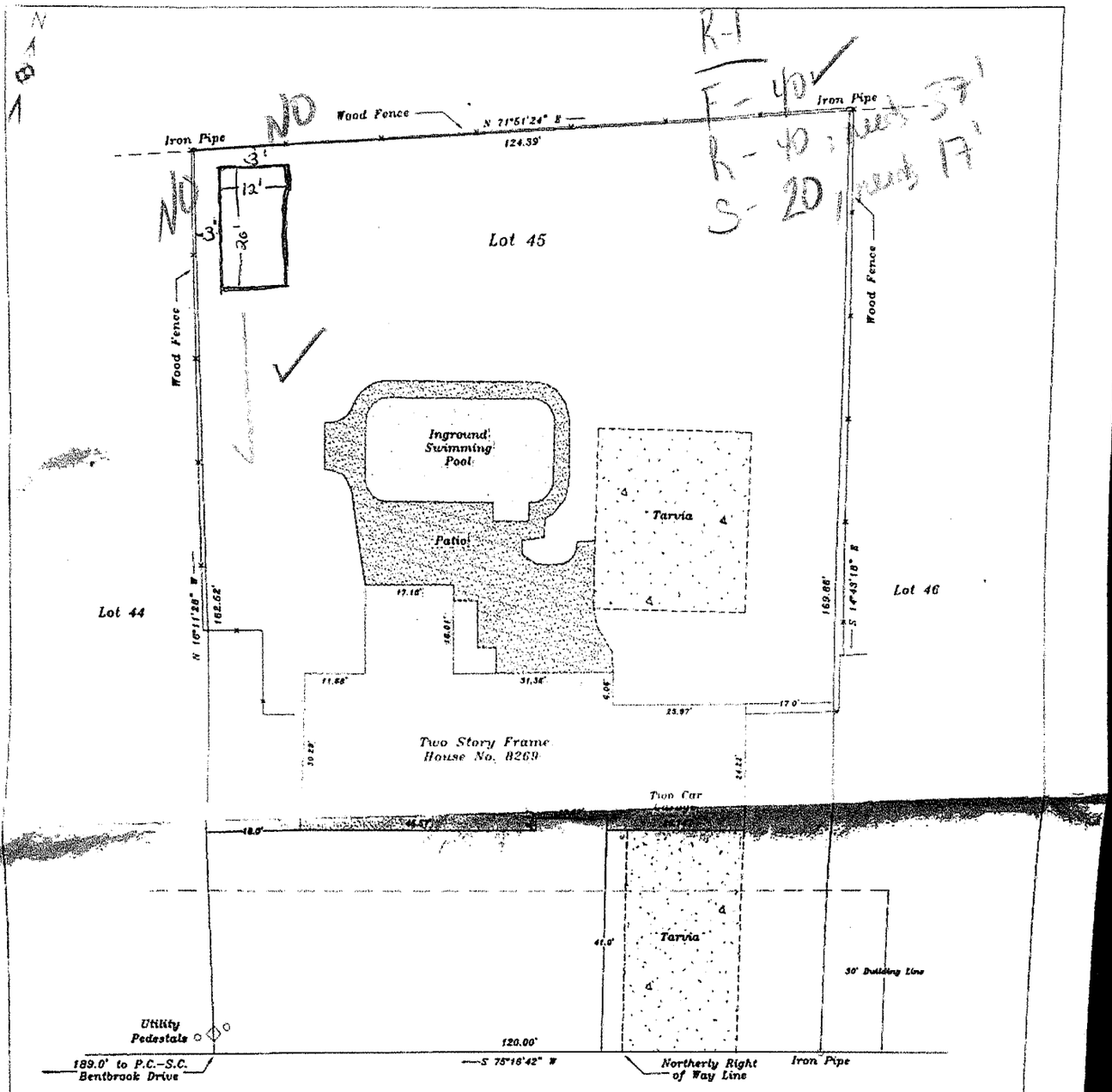
Needs 2 Variances:

(1) Needs A side yard setback relief of 17'

(2) Needs A rear yard setback relief of 37'

Randy Capriotti

Signature of Code Enforcement Officer



Barksdale Lane

CERTIFIED TO:
AMERICU CREDIT UNION, ISAOA
JOHN A. NASTO, JR, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE Co.

Michael J. McCully
Land Surveying PLLC
6875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-5098

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully NYSLLS 50696

STATE OF NEW YORK
Michael J McCully
050696
LICENSED LAND SURVEYOR

Location Survey on Lot 45 of Bentbrook Estates, Section B. Map# 6288.

Known as No. 8269 Barksdale Lane, Town of Manlius, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 20'

Date(s): 07-27-19

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209,Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2019, Michael J. McCully Land Surveying, all rights reserved.

8269 Barksdale Lane

05/13/2020

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: August 18th, 2020

1. Property Address: 5115 Reis Circle, Fayetteville, NY 13066

Property Tax Map # 093.-64-25.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property:

Installation of Inground Pool in backyard.

2. Owner of Property: Scott and Brandi VanValkenburg

Owner's Address: 5115 Reis Cir, Fayetteville, NY 13066

Owner's E-Mail: s.vanvalkenburg22@gmail.com

Owner's Phone #: 315-559-0314 Does Owners reside at property: yes

Signature of Property Owner:

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

4. The Town of Manlius ZBA Board requires that owners of neighboring properties be contacted by the applicant with respect to the proposed variance application. Please see attached instructions and form.

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

5 Criteria Questions for ZBA Variance

VanValkenburg Application

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?

No. The property is not deep enough to build our desired in-ground pool in a location that would not require a variance.

2. Whether the Variance will result in an undesirable change in the character of the neighborhood?

The granting of this variance request will not have a detrimental effect upon the neighborhood. The approval of this variance request, which would be minimally noticeable beyond the perimeter fence, would be consistent with the value our neighbors attach to family recreation and fitness.

3. Whether the requested variance is substantial?

This is not substantial. We are asking for a 25' of relief from the back property line setback which has an overall property depth of 179.86'. We are asking for 5' of relief from the side property line which has an overall width of 125.43 (back line).

4. Whether the variance will have an adverse effect on physical or environmental conditions?

No. Finished grading will remain consistent with current drainage.

5. Whether the alleged difficulty was self-created?

Yes, this is a self-imposed. Our desire for a pool has required us to request the relief we are asking for.

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Alaidra Lees, being duly sworn, deposes and says that (s) he is:
(Notary)

Scott VanValkenburg
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: August 19, 2020

Scott VanValkenburg
(Print Name of 1st Applicant)

(Signature of 1st Applicant)

(Entity Name)

By *(Officer)* *(Title)*

5115 Reis Cir
(Mailing Address of 1st Applicant)

Fayetteville, NY 13066

315-559-0314
(Telephone Number)

Date: _____, 20____

Print Name of 2nd Applicant)

(Signature of 2nd Applicant)

(Entity Name)

By *(Officer)* *(Title)*

(Mailing Address of 2nd Applicant)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 19 day of August in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared Scott VanValkenburg
(1st Applicants Name)

, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Alaidra Lees
Notary Public

Alaidra Lees
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Onondaga County
No. 01-LE6052352
MY COMMISSION EXPIRES 03/10/2023
SEAL

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

Owner/Applicant – Name and Phone Number: Scott and Brandi VanValkenburg 315 559 0314

Address of Proposed Work: 5115 Reis Circle

Contractor Name & Address & Phone Number: Cannon Pools
5210 E. Taft Rd. N. Syracuse, NY 13212

Proposed Work:

1. Addition _____ 2. Alteration _____ 3. Demolition _____ 4. Garage _____
5. Shed _____ 6. Deck _____ 7. Pool ✓ 8. Sign _____
9. New Construction _____ 10. Fireplace/Woodstove _____ 11. Solar _____
12. Renewal _____ 13. Other _____

Construction Cost: $ 31000

Size of Project: 16' x 36' pool (in ground rectangle)

Description of Project:

_____

_____

Residential - New Structure _____ **Existing Structure** _____

# of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

S.VANValkenburg22@gmail.com

Commercial – New Structure _____ **Existing Structure** _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health. All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.
I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.
I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or Authorized representative upon showing proper credentials to enter that above premises or buildings during reasonable working hours to discharge their duties.

Signature: BwV Date: 7/31/20

CODE ENFORCEMENT USE ONLY

Zoning: R1 (F) 40 (R) 40 (S) 20 Flood Plain _____ Wetlands _____

Received By: TG Receipt No.: 6894 Fee: $ 100 Date: 7-31-20

Check #: ~ Cash: ~ Credit Card: X

Tax Map # 093.-64-25.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 7.31.20

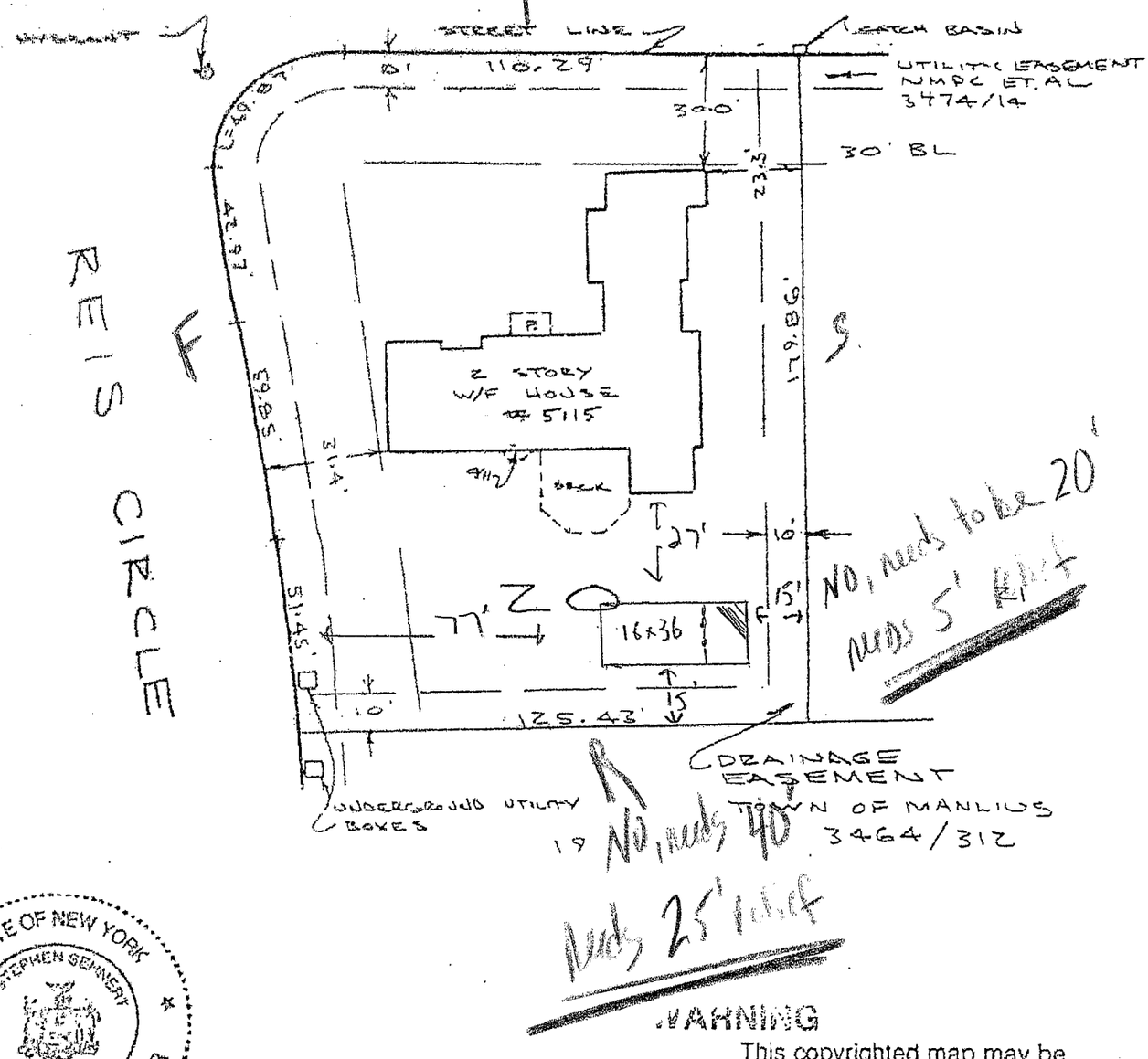
Remarks:
Needs two Variances:
(1) Side yard relief of 5' from the 20' setback
(2) Rear yard relief of 25' from the 40' setback

/Randy Capriotti

Signature of Code Enforcement Officer

R1
F - 40 ✓
R - 10 — NO
S - 20 — NO

REIS CIRCLE



STATE OF NEW YORK
J. STEPHEN SEHNERT
NO. 45023
LICENSED LAND SURVEYOR

WARNING

This copyrighted map may be recertified (redated/updated) only by STEPHEN SEHNERT, LS.

Copyright 2014. Stephen Sehnert. All Rights Reserved.

Filed Map No 6911

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors' seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

Building location surveys do not include placing of property corner stakes.

Valid only when marked with the land surveyor's original seal and signature.

Certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

J. Stephen Sehnert
LICENSED LAND SURVEYOR

MAP OF

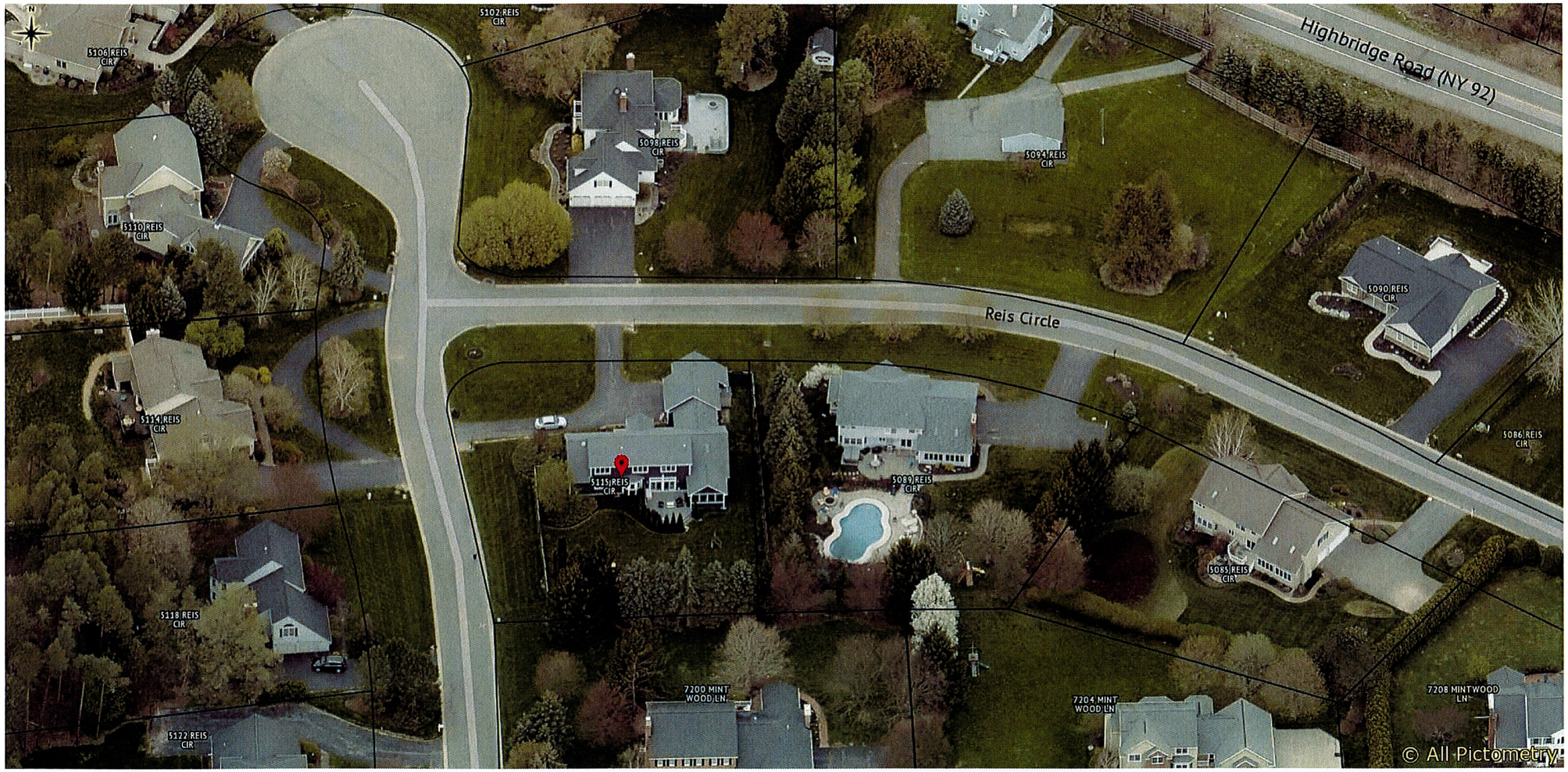
LOT 20
SECTION B
REIS TERRACE
TOWN OF MANLIUS
ONONDAGA COUNTY
NEW YORK

APPLIED EARTH TECHNOLOGIES
STEPHEN SEHNERT
LAND SURVEYOR
BALDWINSVILLE, NEW YORK

SCALE: 1" = 40'
DATE: 3-26-2019

202	15	1726.28

5115 Reis Circle



05/06/2020

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: August 20, 2020

1. Property Address: 7372 Spring Mountain Dr. E. Syr. NY 13057

Property Tax Map # 126.76

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: In-ground Pool

2. Owner of Property: William + Jennifer Reed

Owner's Address: 7372 Spring Mountain Dr. E. Syr. NY 13057

Owner's E-Mail: reedgirlsrock@gmail.com

Owner's Phone #: 315-575-0492 Does Owners reside at property: Yes

Signature of Property Owner: Jennifer Reed

3. Applicant / Representative / Attorney:

Name: Ari Malzman, VP Operations Company: Cannon Pools and Spas

Address: 5210 W. Taft Rd., Syracuse, NY 13212

Phone: 315-458-3150 E-Mail: amalzman@cannonpools.com

4. The Town of Manlius ZBA Board requires that owners of neighboring properties be contacted by the applicant with respect to the proposed variance application. Please see attached instructions and form.

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Deborah M. Tzel, being duly sworn, deposes and says that (s) he is:
(Notary)

William Reed
(*applicant, petitioner, corporation officer, property owner, etc.*)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 8.26.2020, 20 20

WILLIAM C. REED JR
(*Print Name of 1st Applicant*)

(*Signature of 1st Applicant*)

(*Entity Name*)

By (*Officer*) (*Title*)

7372 SPRING MOUNTAIN DRIVE
(*Mailing Address of 1st Applicant*)

EAST SYRACUSE NY 13057

315-214-1753
(*Telephone Number*)

Date: _____, 20_____

(*Print Name of 2nd Applicant*)

(*Signature of 2nd Applicant*)

(*Entity Name*)

By (*Officer*) (*Title*)

(*Mailing Address of 2nd Applicant*)

(*Telephone Number*)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 26th day of August in the year 20 20, before me, the undersigned, a notary public in and for said state, personally appeared William Reed
(*1st Applicants Name*)
, and _____ personally known to me or proved to me on the basis
(*2nd Applicants Name*)
of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

SEAL

DEBORAH J WITZEL
Notary Public, State of New York
No. 01WI6162236
Qualified in Onondaga County
Commission Expires March 5, 2023

Area Variances – 5 Questions

Jennifer & William Reed
7372 Spring Mountain Dr.
East Syracuse, NY 13057
Fremont Meadows Development

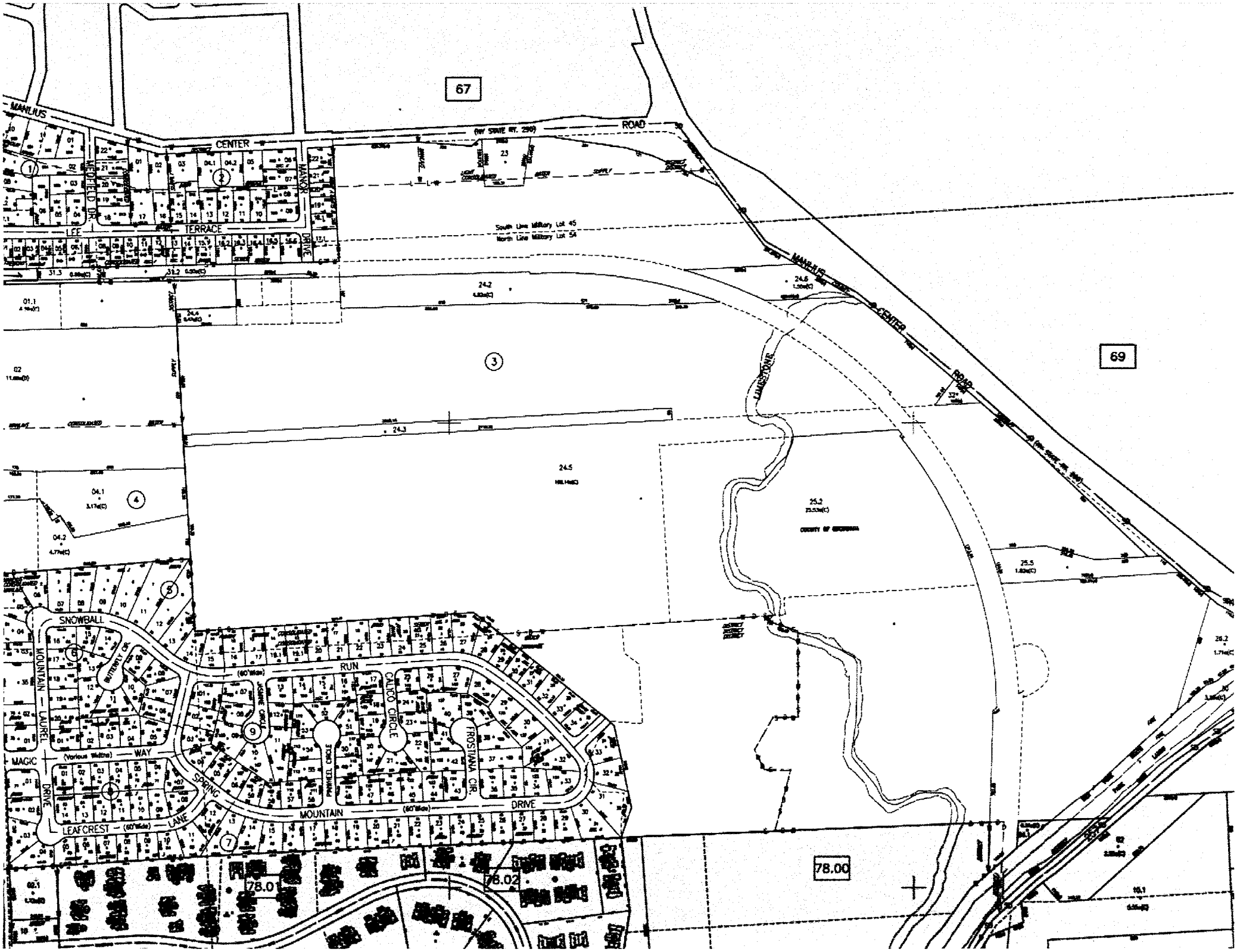
1. Whether the benefit sought by the Applicant can be achieved by some other feasible method: No, it cannot
2. Whether the Variance will result in an undesirable change in the character of the neighborhood: No, it will not.
3. Whether the requested Variance is substantial: No, it is not.
4. Whether the Variance will have an adverse effect on physical or environmental conditions: No, it will not.
5. Whether the alleged difficulty was self-created: No, it was not.

Municipality of Town of Manlius

313889	Tax ID:	077.-09-03.0

Tax Map ID / Property Data

	Active	Roll Section:	Taxable
	7372 Spring Mountain Dr		
	210 - 1 Family Res	Site Property Class:	210 - 1 Famil
	Res 1	In Ag. District:	No
	R3 -	Bldg. Style:	Colonial
	00075 -	School District:	E. Syracuse-
	Fremont Meadows Sec 2 Lot 104, Map #6676		
	0.26	Equalization Rate:	----
	2020 - $39,700	Total Assessment:	2020 - $247,8
	2020 - $247,800		
	5214	Deed Page:	670
	650903	Grid North:	1112644


67
69
78.00
78.01
78.02
MANLIUS
CENTER
ROAD
(NY STATE RT. 290)
MEDFIELD DR.
MANOR DRIVE
LEE
TERRACE
South Line Military Lot 45
North Line Military Lot 54
LIMESTONE
SNOWBALL
RUN
MOUNTAIN
LAUREL
MAGIC
WAY
DRIVE
LEAFCREST
LANE
SPRING
MOUNTAIN
DRIVE
CALICO CIRCLE
FROSTIANA CIR.
PINWHEEL CIRCLE
JASMINE CIRCLE
BUTTERFLY DR.
(60' Wide)
(Various Widths)

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

Owner/Applicant – Name and Phone Number:
JENNIFER REED + WILLIAM REED

Address of Proposed Work: 7372 SPRING MOUNTAIN DR. EAST SYRACUSE NY 13057

Contractor Name & Address & Phone Number: Cannon Pools
5310 W. Taft Rd. N. Syracuse, NY 13212

Proposed Work: 15'x26' in ground pool (Kelly) 315-575-0492

1. Addition _____ 2. Alteration _____ 3. Demolition _____ 4. Garage _____
5. Shed _____ 6. Deck _____ 7. Pool ✓ 8. Sign _____
9. New Construction _____ 10. Fireplace/Woodstove _____ 11. Solar _____
12. Renewal _____ 13. Other _____

Construction Cost: $ _____

Size of Project: 15'x26' 4 stairs

Description of Project:
in ground pool

Residential - New Structure _____ **Existing Structure** _____

# of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

Commercial – New Structure _____ **Existing Structure** _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.
I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.
I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or Authorized representative upon showing proper credentials to enter that above premises or buildings during reasonable working hours to discharge their duties.

Signature: _____ Date: _____

CODE ENFORCEMENT USE ONLY

Zoning: R3 (F) 30 (R) 25 (S) 15 Flood Plain _____ Wetlands _____

Received By: JB Receipt No.: 7074 Fee: $ 100 Date: 8-17-20

Check #: — Cash: — Credit Card: X

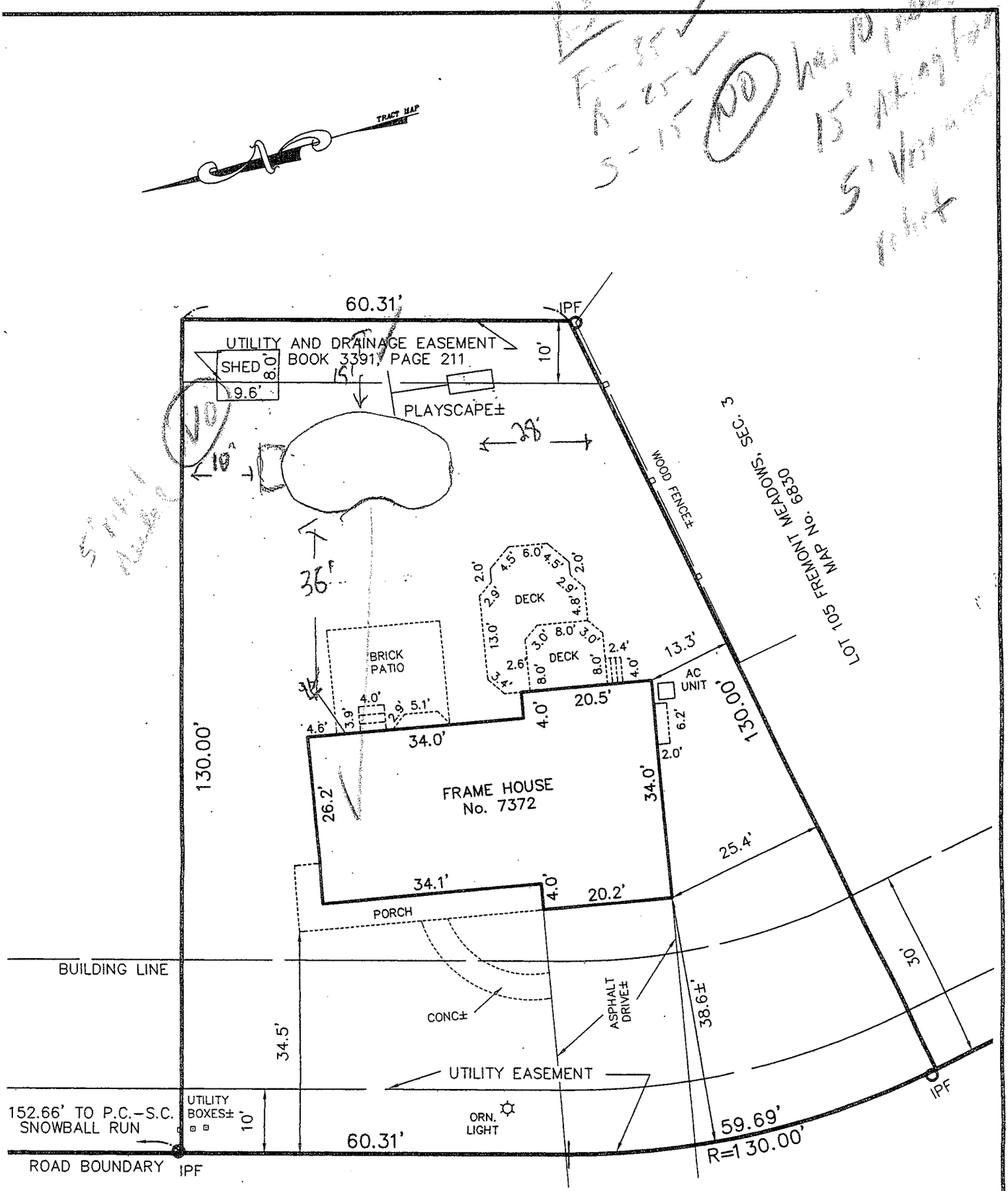
Tax Map # 077.-04-03.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 8-17-20

Remarks:
ZBA Variance needed: R-3 requires 15' sideyard Setback.
Applicant has 10; needs 5' relief

Randy Capriotti
Signature of Code Enforcement Officer



SPRING MOUNTAIN DRIVE

○ IPF indicates iron pipe found 6/2005

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

\\Server\Land Projects\UPDATES2005\dwg\9651206.dwg

RECERTIFIED: SEPTEMBER 17, 2012; REF. 3304.013
REVISED: JUNE 14, 2005.

TRACT MAP	
BY:	JACK W. COTTRELL
DATE FILED:	SEPTEMBER 28, 1987
MAP NO.	6676

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN. OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.

N.Y.S. LICENSED LAND SURVEYOR

LOT No. 104
FREMONT MEADOWS
SECTION No. 2
PART OF LOT Nos. 53 & 54
TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200 FAX: (315) 457-9251

DATE:	JUNE 6, 2005
SCALE:	1" = 20'
FILE:	965.1206
FB:	

7372 Spring Mountain

05/06/2020

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: August 27/2020

1. Property Address: 310 Salt Springs St Fayetteville NY 13066

Property Tax Map # 096.04-03.2

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Pool

2. Owner of Property: Ramara Persaud & Jeremy Eastman

Owner's Address: 310 Salt Springs St Fayetteville NY 13066

Owner's E-Mail: jeremy@saltspringsinformatics.com

Owner's Phone #: 3152725791 Does Owners reside at property: Yes

Signature of Property Owner:

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

4. The Town of Manlius ZBA Board requires that owners of neighboring properties be contacted by the applicant with respect to the proposed variance application. Please see attached instructions and form.

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

Pat and Jessica Gorton
308 Salt Springs Street
Fayetteville, NY 13066
25 August 2020

Town of Manlius Zoning Board of Appeals
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066

To Whom it May Concern:

We live adjacent (to the west) to Jeremy Eastman and Ramona Persaud's property, and are the only private homeowners that own property directly next to Jeremy and Ramona's. Jeremy and Ramona notified us of their plans to install a pool, and Pat met with Jeremy to discuss in detail any concerns we might have, so Jeremy could factor them in his plans for the pool installation.

We appreciated the chance to have input into their pool installation. Basically, our concerns and desired outcomes- that we related to Jeremy are:

- We and our neighbors on both sides are fortunate to have lawns that spread out and are fairly seamless in how they transition across property lines- we have no real obstructions to a shared greenspace view that stretches out and makes for a real sense of wide-open space by all the homeowners. We'd like to continue with that open view, and would like to not have any fencing installed within that view that would segment and detract from it. We're happy enough with the view from our house into the neighborhood (including adjacent lawns, like Jeremy and Ramona's) that we'd rather not have that view change at all.

- We have two young children who frequently play on our property right next to our border with Jeremy and Ramona's. We'd rather that Jeremy and Ramona not place a pool where it is in close proximity, in direct view, and would constantly provide a temptation to our children. (Our driveway is immediately adjacent to their western property border.)

Jeremy and Ramona took our input into consideration in their pool placement and are installing on the eastern side of their property and up a slope- so it is out of our view, will not require fencing visible from our property, and is well away from our shared property line. Seeing as this will require a zoning variance, we are asking that you approve the variance, as it helps accommodate what we would like to see from their pool installation and help addresses our input and concerns. Thanks for your consideration.

Sincerely,

Pat and Jessica Gorton

Pool Permit Variance Request:

Response to Variance Questions

(please see attached original application for supporting detail, drawings, and photos.)

Applicant: Jeremy Eastman & Ramona Persaud
Address: 310 Salt Springs Street, Fayetteville, NY
Tel: 315-272-5791, 315-272-5792
Town of Manlius Building Permit #: _____

- Question 1: Whether the benefit sought by the Applicant can be achieved by some other feasible method? **NO.**

  As per the original application attachment (Page 2 ("Pool Permit Request: Design Objectives/Constraints"), the requested variance is the only means to meet both Applicant's and neighbors' desired benefit.

  Other potential locations would be an issue with neighbors. As per the attached letter (Pat and Jessica Gorton), the requested location best meets their needs / desires- both of safety and minimal impact to character of neighborhood.

  Visibility to pool / safety concerns. Large catalpa and other large yard trees, and window location on house make for little to no direct lines of sight to the pool, if installed anywhere else but requested location. Visibility to pool is a concern in applicants' household (w/ young children). In addition, putting a pool on the south/westerly side of yard makes it directly and frequently visible to the young children next door, a concern of adjoining neighbor.

  Issues with other locations within lawn, including a septic leach field, power-line proximity, and areas with degrees of slope that would make for a complicated install and substantial up-fill.

  3-phase powerline w/ multiple transformers going through applicants' rear yard. With requested installation, majority of pool use / perspective / hardscape will be facing away from powerline, making for a much nicer view while in the pool area.

  Visibility / proximity to adjacent apartment-complex parking lot and apartment structure. Parking lot for adjacent 50-unit apartment complex (south/southeasterly of applicants' property), is well above grade of the rear half of the applicants' lawn, giving residents/staff enhanced visibility to rear/center of applicants' lawn. Placing pool on southeasterly crest mitigates this issue, and also makes for greater distance from apartment complex structure.

  Desire that pool be oriented correctly in alignment with existing structures - So as to maintain an orderly appearance, meet good architecture / landscape-design principles, and is centered properly between fence and house.

  Preserving remaining yard for childrens/friends play and sports - Applicant has 5 sons and daughters ranging from 9 to 28 years old, and would like to preserve as much open yard as possible for play area, for current generation and next. Two youngest children are also active in sports (baseball, soccer) and frequently use open yard space for practice / exercise.

  Risk of adverse excavation issues - the area immediately north of the powerline ROW is the former location of a barn, which is now filled over with gravel and topsoil; excavation of that area may require removal of an indeterminate amount of concrete / stone, in unknown thickness, from the original outbuilding foundation.

  Requested installation makes for maximum distance from existing properties.

- Question 2: Whether the Variance will result in an undesirable change in the character of the neighborhood? **NO.**
  - **Pool installation will use existing fencing put in by prior owner, and pool will not be visible to any neighbors or from street.**
  - **Requested installation makes for maximum distance from existing properties.** Installing pool on the eastern side of yard provides 140 feet of distance to nearest residence (westerly), compared to 40 feet distance if installed in southwest/rear yard. Requested installation puts pool more than 200 feet from easterly neighbor's residence, and more than 130' from property's southerly neighbor's structure (compared to 90' distance if installed in the rear yard)..
  - **Installation location is in direct response to neighbors' wishes for avoid undesirable change in character of the neighborhood (see attached neighbor letter)** - Adjoining and next two residences (west) have un-bordered lawns, making for nice swath of open greenspace viewable from each residence (permit application, page 7). Installing pool on other portions of applicants' lawn will impact neighbors' views of this contiguous stretch of lawns. The only adjoining private-homeowner neighbors are advocating (see attached letter – Pat and Jessica Gorton) the pool be installed out of their property's line of sight, to not affect the existing aesthetics from their yard. Installing in requested variance location meets these requirements for minimal impact.

Pool Permit Variance Request:

Response to Variance Questions
(please see attached original application for supporting detail, drawings, and photos.)

Applicant: Jeremy Eastman & Ramona Persaud
Address: 310 Salt Springs Street, Fayetteville, NY
Tel: 315-272-5791, 315-272-5792
Town of Manlius Building Permit #: _____

- Question 3: Whether the requested Variance is substantial? **NO.**

  The approval of the variance will only be noticeable by the applicants

- Question 4: Whether the Variance will have an adverse effect on physical or environmental conditions? **NO.**

  See Question 2 response, above.

- Question 5: Whether the alleged difficulty was self-created: **NO.**
  - Pre-existing, very large catalpa and a large yard tree to the rear of the deck (page 6 of original application) make for little visibility to the pool if installed directly to the rear of house
  - Placement of windows on house, and current fencing is pre-existing
  - Neighbor's concerns for placement is not a result of applicant's prior actions
  - Septic, power-line and parking lot proximity, placement of former barn foundation, visibility to apartment-complex parking lot are pre-existing, pre-applicant constraints.
  - Orientation of house on lot pre-dates applicants purchase
  - Alternate areas within the yard, but with slope that would make for a complicated install and substantial up-fill, pre-date current owner.
  - (Pool install location is going to replace a 1700 square foot vegetable garden just put in this year– including plowing, tilling, soil dressing, bedding up, installing deer netting and picket fence, etc. So far in 2020, it's produced quite well - three varieties of tomatoes, two varieties of cucumbers, sweet corn, beans, peas, lots of watermelon, with potatoes coming. If there was another viable location that didn't require taking out this new garden, the Applicants would run fast with that option.)

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Tina Galvin, being duly sworn, deposes and says that (s) he is:
(Notary)

Jeremy Easton
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Revised 1/3/17 DW

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: August 27, 2020

Jeremy Eastman
(*Print Name of 1st Applicant*)

(*Signature of 1st Applicant*)

(*Entity Name*)

By (*Officer*) (*Title*)

(*Mailing Address of 1st Applicant*)

315-272-5792
(*Telephone Number*)

Date: August 27, 2020

Ramona Peressini
(*Print Name of 2nd Applicant*)

(*Signature of 2nd Applicant*)

(*Entity Name*)

By (*Officer*) (*Title*)

(*Mailing Address of 2nd Applicant*)

(*Telephone Number*)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 27th day of August in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared Ramona Peressini
(*1st Applicants Name*)
, and Jeremy Eastman
(*2nd Applicants Name*)
personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

TINA L. GALVIN
Notary Public, State of New York
No. 01GA6273127
Qualified in Onondaga County
Commission Expires 12/03/2020

TINA L. GALVIN
Notary Public, State of New York
No. 01GA6273127
Qualified in Onondaga County
Commission Expires 12/03/2020

Print

Building Permit Application - Everything but Single Family Homes and Commercial Projects - Submission #717

Date Submitted: 8/26/2020

Instructions After you submit the building permit application, you have three (3) business days to bring in the following: 1- Two (2) complete sets of plans 2- Building permit fee (which is based on the cost of the project or if it is a new single-family home, based on the square footage. Refer to the fee schedule on our webpage. 3- Survey of the property 4- Workers compensation form or BP-1 waiver form (either form can be e-mailed to lbeeman@townofmanlius.org) Failure to deliver the above paperwork to the Planning and Development Department within the three (3) business day deadline will make your application null and void. All paperwork must be submitted at one time, not separately. The application will not be reviewed until all necessary documents are received.

Application is hereby made for the issuance of a building permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. I hereby agree to comply with all laws, ordinances, regulations and revisions of the municipality in which the permit is requested. **

☑ I agree

Owner/Applicant - Name *

Jeremy Eastman and Ramona Persaud

Phone Number*

3152725791

Address of Proposed Work*

310 SALT SPRINGS ST, Fayetteville, NY 13066

Email Address*

jeremy@saltspringsinformatics.com

Contractor Name and Address *

Cannon Recreation Corp.

Phone Number*

315-458-3150

Proposed Work Type*

Pool

Description of Project*

20 x 40 inground pool installation - hardcopy plan will be submitted / email'ed; side-yard setback variance required

Construction Costs*

23,725

Size of Project*

$23,725 for pool build, not counting hardscape, electric, fencing, retainer wall, and landscape

I hereby certify that no building is to be occupied or used in whole or part for any purpose whatsoever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer. I hereby certify that the above information us true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorixed representative upon showing proper credentials to enter the above premises or buildings during reasonable working hours to discharge their duties.*

☑ I agree

CODE ENFORCEMENT USE ONLY

Zoning: R1 (F) 40 (R) 40 (S) 20 Flood Plain _____ Wetlands _____

Received By: JB Receipt No.: 7149 Fee: $ 150 Date: 8-27-20

Check #: 7564 Cash: — Credit Card: —

Tax Map # 096.-04-03.2

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 8.28.20

Remarks:
R-1 setback on side yard is 20'. Applicant has 14'. Looking for 6' relief.

Randy Capriotti

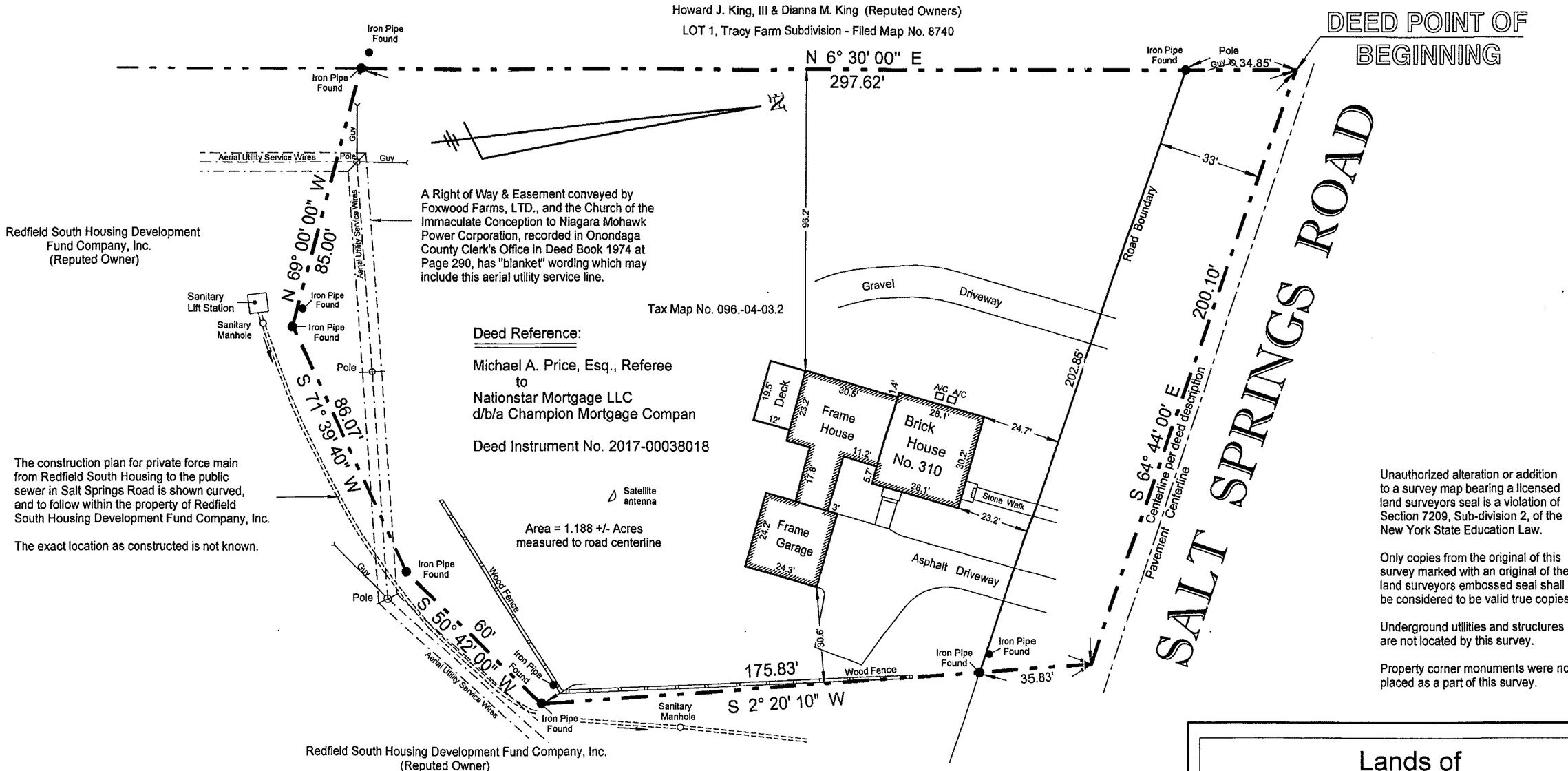
Signature of Code Enforcement Officer

310 Salt Springs St.

05/06/2020

FILE: 500.1 - Bx

Howard J. King, III & Dianna M. King (Reputed Owners)
LOT 1, Tracy Farm Subdivision - Filed Map No. 8740



The construction plan for private force main from Redfield South Housing to the public sewer in Salt Springs Road is shown curved, and to follow within the property of Redfield South Housing Development Fund Company, Inc.

The exact location as constructed is not known.

Deed Reference:

Michael A. Price, Esq., Referee
to
Nationstar Mortgage LLC
d/b/a Champion Mortgage Compan

Deed Instrument No. 2017-00038018

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Sub-division 2, of the New York State Education Law.

Only copies from the original of this survey marked with an original of the land surveyors embossed seal shall be considered to be valid true copies.

Underground utilities and structures are not located by this survey.

Property corner monuments were not placed as a part of this survey.

THOMAS D. JONES
NEW YORK STATE LICENSED LAND SURVEYOR
5727 STONYKILL STREET EAST SYRACUSE, N.Y. 13057
PHONE: (315) 656-8607

The undersigned certifies that this map was made from an actual survey completed February 23, 2018.

N.Y. State Licensed Land Surveyor No. 49315

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Lands of
Nationstar Mortgage LLC
d/b/a Champion Mortgage Compan

At No. 310 Salt Springs Road

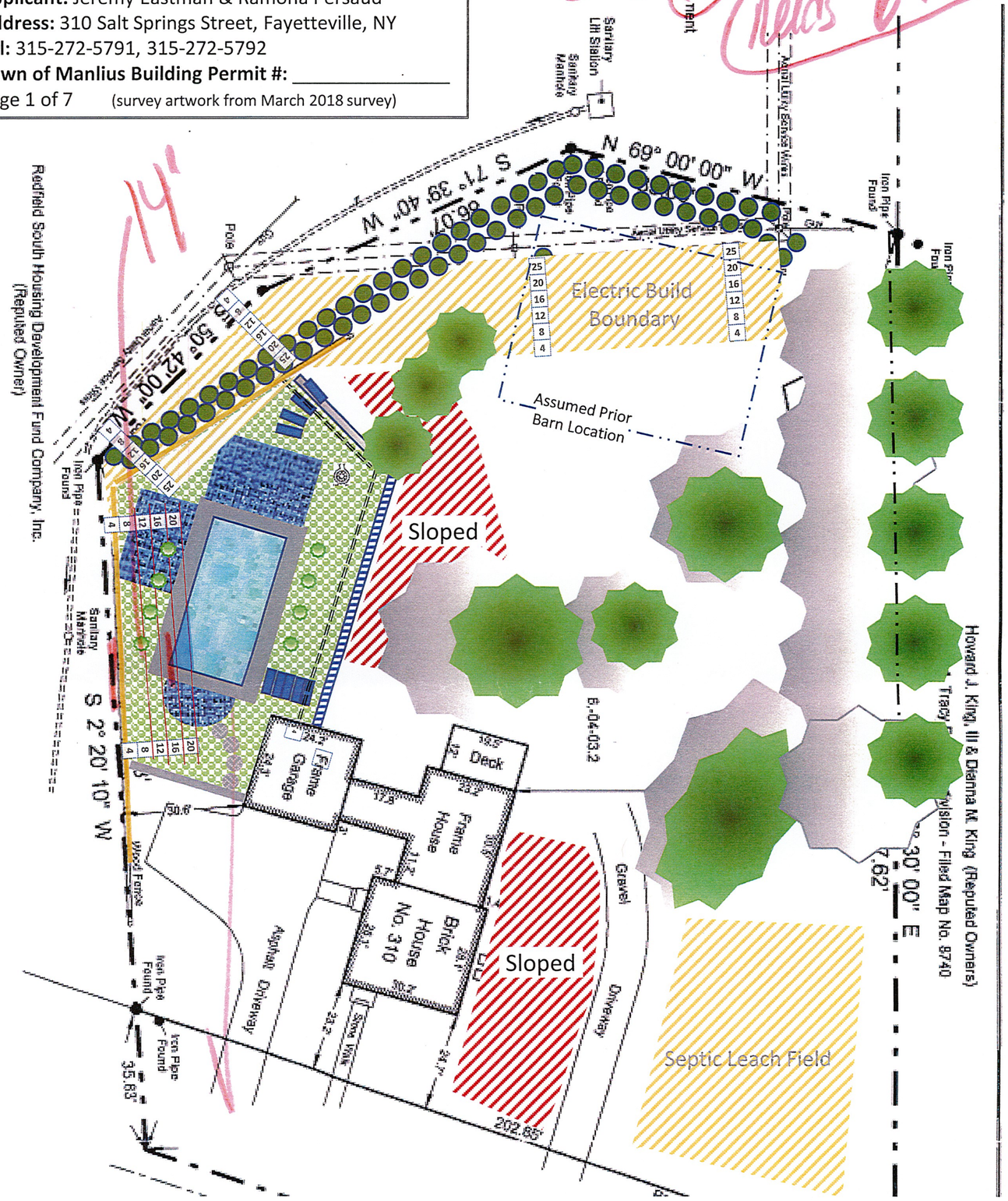
Part of Farm Lot No. 76

Town of Manlius Onondaga County, NY

SCALE: 1" = 40' FILE: 500.1 - Bx

R-1
F-40 ✓
R-40 ✓
S-20 (10) Has 14', need 20'
Needs 6' relief

Applicant: Jeremy Eastman & Ramona Persaud
Address: 310 Salt Springs Street, Fayetteville, NY
Tel: 315-272-5791, 315-272-5792
Town of Manlius Building Permit #: _____
Page 1 of 7 (survey artwork from March 2018 survey)



Navy Blue Triangle Indicates Area of Variance

Potted Urn / Hasta

Existing Fence

Wrought Iron Fence

Bluestone Patio

Limestone Steps

12-24" Retainer Wall (Techno-Bloc "Prescott")

Baltic Ivy / Weed Fabric

Sloped Terrain

Build Constraint

Tree w/ Shade, & Leaves/ Droppings Effect

New White Vinyl or Scallop Garrison Cedar Fence (North-facing)

Setback Lines from Side Property Line

Cantilevered Cement Walkway – ~3.5' – 4' wide

Pool Pump

Proposed Uses for Commercial Zones

TABLE XX - Pursuant to Section 155-12 of the Town of Manlius Zoning Code		Transitional Business	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Category	**Permitted Primary Uses ***						
Retail Sales	Grocery Stores		X	X	X	X	X
	Drug Stores		X	X	X	X	X
	Department Stores		X	X	X	X	X
	Specialty Retail Shops	X	X	X	X	X	X
	Shops for General Retail		X	X	X	X	X
Personal Service Establishments	Barbershops	X	X	X	X	X	X
	Nail Salons	X	X	X	X	X	X
	Beauty Parlors	X	X	X	X	X	X
	Shoe Repair	X	X	X	X	X	X
	Instruction and Tutoring Services	X	X	X	X	X	Allowed after Acknowledgement
	Personal Training / Yoga / Karate/ Music Studio	X	X	X	X	X	Allowed after Acknowledgement
	Appliance Repair		X	X	X	X	X
	Laundromats		X	X	X	X	X
	Dry Cleaners		X	X	X	X	X
Business and Professional Offices	Professional offices	X	X	X	X	X	
	Banking offices	X	X	X	X	X	
	Finance	X	X	X	X	X	
	Insurance	X	X	X	X	X	
	Real Estate	X	X	X	X	X	Allowed after Acknowledgement
	Legal	X	X	X	X	X	
	Medical	X	X	X	X	X	
	Dental	X	X	X	X	X	
	Governmental	X	X	X	X	X	
Drive Thrus* as Accessory Use / Accessory Structure Only	Banks		Special Use Permit Required	X	X	X	X
	Restaurants		Special Use Permit Required	X	X	X	X
	Other		Special Use Permit Required	X	X	X	X
Public Places of Entertainment	Theaters Arcades Billiard Hall Gym / Sports / Recreation Complex		Indoor *Only upon issuance of a special permit pursuant to Article IV, ∫ 155-27*	Indoor / Outdoor	Indoor/ Outdoor	Indoor/ Outdoor	Indoor /Outdoor
Restaurants	Fast Food			X	X	X	
	Coffeehouse		X	X	X	X	
	Fast Casual			X	X	X	
	Casual	X	X	X	X	X	
	Fine Dining	X	X	X	X	X	

Proposed Uses for Commercial Zones

TABLE XX - Pursuant to Section 155-12 of the Town of Manlius Zoning Code		Transitional Business	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Congregate Care Services	Home for elderly / adults		X	X	X	X	
	Convalescent homes		X	X	X	X	
	Institutional Nursing Homes for Elderly Adults and similar		X	X	X	X	
	Day Care Facilities		X	X	X	X	
Gathering Places	Community Centers			X	X	X	
	Religious Establishments	X	X	X	X	X	
	Public Libraries			X	X	X	Allowed after Acknowledgement
	Public / Private Schools			X	X	X	
	Parks and Trails	X	X	X	X	X	
Maker, Artisan, Light Manufacturing	Artist Studio e.g. painter, potter, sculptor	X	X	X	X	X	X
	Food/Beverage e.g. bakery, candy, ice cream, brewery	X	X	X	X	X	X
	Light Manufacturing e.g. electronic units, specialty parts		Special Use Permit Required	X	X	X	X
	Woodworker e.g. picnic tables, birdhouses	X	X	X	X	X	X
Commercial Business	Wholesale establishments			In enclosed building, including preparation of products sold on premises	In enclosed building, including preparation of products sold on or off premises	In enclosed building, including preparation of products sold on or off premises	
	Warehouses					X	X
	Landing fields			Special Use Permit Required	Special Use Permit Required	Special Use Permit Required	X
	Doggy Day Care				Special Use Permit Required	Special Use Permit Required	X
	Hotels / Motels				X	X	Allowed after Acknowledgement
	Self- Storage Indoor Facility				X	X	X
	Gas Stations					X	X
Outdoor Display & Outdoor Storage	Public Automobile Parking Lot and/or Garage			X	X	X	X
	Self- Storage						
	Indoor Facility				X	X	X
	Outdoor Facility					X	X
	Commercial Storage/Warehouse				Requires Site plan Acc. Use permit	X	X
	Container Storage						X
	Farmer's Market			X	X	X	X
	Vehicle Repair					X	X
	Junkyards						Special Use Permit Required
	Lumberyards					X	X
	Farm and Construction Equipment Distributors					Special Use Permit Required	X
	Landscaping Sales & Service				Special Use Permit Required	Special Use Permit Required	X
	Greenhouses	X	X	X	X	X	X
Vehicle Businesses	Vehicle Sales				Special Use Permit Required	X	X
	Vehicle Repairs				Special Use Permit Required	X	X
	Outdoor Storage of Vehicles					X	X
	Car Dealership				X	X	X
	Recreational Vehicle Sales					X	X

		Order Food			Receive food			Eat Food		How Seated	
		Drive Thru	Order at counter	Order at Table	Drive Thru	At Counter	At Table	Off-site	At Table	By customer	By Restaurant
Fast Food	McDonalds	X	X		X	X		X	X	X	
	Burger King	X	X		X	X		X	X	X	
Coffeehouse	Starbucks		X			X		X	X	X	
	Brueggers		X			X		X	X	X	
	Freedom of Expresso		X			X		X	X	X	
	Dunkin		X			X		X	X	X	
Fast Casual	Paneras		X			X	X	X	X	X	
	Pasquales		X			X		X	X	X	
	China Café		X			X		X	X	X	
	Moes		X			X		X	X	X	
	Chipotle's		X			X		X	X	X	
	Trappers		X			X	X	X	X	X	
Casual Dining	Carrabba's			X			X		X		X
	Bull & Bear			X			X		X		X
	Chicago Grill			X			X		X		X
	King David's			X			X		X		X
Fine Dining	Arad Evans			X			X		X		X

Use Cases for Town of Manlius Commercial Zones

	Commercial Transitional	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Purpose and Intent	This zoning classification is intended to permit the development of low-impact professional, retail, personal service and business establishments in convenient proximity to residential neighborhoods while minimizing the impact such uses may have on adjacent residential neighborhoods. Included, but not limited to, Site Plan Review shall address pedestrian access, lot coverage, parking, screening, lighting, noise, ingress/egress, and the overall aesthetics of the proposed development.	This zoning classification is intended to permit the development of small-scale commercial, retail and personal service establishments in proximity to residential neighborhoods while at the same time minimizing the potential impact and disruption that such uses near residential neighborhoods could have. Included, but not limited to, Site Plan Review shall address pedestrian access, hours of operation, lot coverage, parking, screening, lighting, noise, ingress/egress, and the overall aesthetics of the proposed development.	This zoning classification is intended to encourage the efficient conversion of large-scale retail or commercial space into smaller, stand-alone combinations of retail, service and community uses. Any such redevelopment shall include some uniformity and cohesiveness in the appearance of the buildings. Included, but not limited to, Site Plan Review shall address lot coverage, parking, screening, lighting, noise, ingress/egress and the overall aesthetics of the proposed development.	This zoning classification is intended to include the commercial, retail and personal service uses permitted in Regional Shopping and Residential R-3 zones, subject to the same restrictions. Some additional permitted uses are also allowed. Site Plan Review shall include, but not be limited to lot coverage, parking, screening, lighting, noise, ingress/egress and the overall aesthetics of the proposed development.	This zoning classification is intended to include the uses permitted in Commercial A and to add some additional permitted uses. Site Plan Review shall include, but not be limited to, lot coverage, parking, screening, lighting, noise, ingress/egress and the overall aesthetics of the proposed development.	This zoning classification is intended to permit manufacturing and other industrial uses. Uses permitted in other zoning classifications are not permitted in an Industrial Zone without Special Use Permit.
Design Principles	Applicants seeking permits or site plan approval for new construction and/or renovation within the RSDD zone must demonstrate to the satisfaction of the Planning Board that building and site designs: (a) Are consistent with the design principles which predominate among the existing building and structures within the zone and the surrounding area, including residential, and (b) Will consider the impact on the desirability of the immerdiate and surrounding area including residential Design principles to be addressed include, but are not limited to, the suitability of design and type of the proposed construction, including mass, height and line to be used in relation to the immediate	approval for new construction and/or renovation within the RSDD zone must demonstrate to the satisfaction of the Planning Board that building and site designs: (a) Are consistent with the design principles which predominate among the existing building and structures within the zone and the surrounding area, including residential, and (b) Will consider the impact on the desirability of the immerdiate and surrounding area including residential Design principles to be addressed include,	new construction and/or renovation within the RSDD zone must demonstrate to the satisfaction of the Planning Board that building and site designs: (a) Are consistent with the design principles which predominate among the existing building and structures within the zone and the surrounding area, including residential, and (b) Will consider the impact on the desirability of the immerdiate and surrounding area including residential Design principles to be addressed include, but are not limited to, the suitability of design and type of the proposed construction, including mass, height	Architectural design is encouraged to respond to local history, topography and climate, as well as vernacular building practice	Architectural design is encouraged to respond to local history, topography and climate, as well as vernacular building practice	
Restrictions	No Drive Thru No Outdoor Sales No Outdoor Storage lot size is less than 10 acres Floor space not more than 10,000 ft2/acre lot coverage maximum of 70%	No Drive Thru No Outdoor Storage lot size is less than 15 acres Floor space not more than 10,000 ft2/acre Lot coverage maximum of 70%	No Outdoor Storage			Residential use is by Special Permit only pursuant to Article IV, §155-27 Manufacturing, self storage and industrial uses by Special Permit only pursuant to Article IV, §155-27 [Amended 8-9-2006 by L.L. No. 7-2006]

Use Cases for Town of Manlius Commercial Zones

		Commercial Transitional	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
Retail Sales	Grocery Stores		X	X	X	X	
	Drug Stores		X	X	X	X	
	Department Stores		X	X	X	X	
	Specialty Shops	X	X	X	X	X	
	Shops for general retail		X	X	X	X	
Personal Service Stores	Barbershops	X	X	X	X	X	
	Nail Salons	X	X	X	X	X	
	Beauty Parlors	X	X	X	X	X	
	Shoe Repair	X	X	X	X	X	
	Appliance Repair		X	X	X	X	
	Laundromats		X	X	X	X	
	Dry Cleaners		X	X	X	X	
Business Offices	Professional offices	X	X	X	X	X	
	Banking offices	X	X	X	X	X	
	Finance	X	X	X	X	X	
	Insurance	X	X	X	X	X	
	Real Estate	X	X	X	X	X	
	Legal	X	X	X	X	X	
	Medical	X	X	X	X	X	
	Dental	X	X	X	X	X	
	Governmental	X	X	X	X	X	
Drive Thrus	Banks			X	X	X	
	Restaurants			X	X	X	
	Other			X	X	X	
Places of Entertainment	Theaters				Indoor	Indoor / Outdoor	
	Game Rooms		Indoor	Indoor	Indoor	Indoor / Outdoor	
	Other non-food serving patrons		*Only upon issuance of a special permit pursuant to Article IV, ∫ 155-27*	*Only upon issuance of a special permit pursuant to Article IV, ∫ 155-27*	Indoor / Outdoor (w/accessory use permit)	Indoor / Outdoor	
Food and Restaurants	Restaurants						
	Fast Food			X	X	X	
	Coffeehouse		X	X	X	X	
	Fast Casual			X	X	X	
	Casual	X	X	X	X	X	
	Fine Dining	X	X	X	X	X	

Use Cases for Town of Manlius Commercial Zones

		Commercial Transitional	Neighborhood Shopping District	Regional Shopping District	Commercial A	Commercial B	Industrial
People Services	Gyms		X	X	X	X	
	Recreational Facilities (public & private)		X	X	X	X	
	Home for elderly / adults		X	X	X	X	
	Convalascent homes		X	X	X	X	
	Nursing Homes and similar		X	X	X	X	
	Day Care Facilities		X	X	X	X	
Gathering Places	Community Centers			X	X	X	
	Places of Worship			X	X	X	
	Public Libraries			X	X	X	
	Public / Private Schools			X	X	X	
	Parks and Trails	X	X	X	X	X	
Commercial Business	Wholesale establishments			In enclosed building, including preparation of products sold on premises	In enclosed building, including preparation of products sold on premises	In enclosed building, including preparation of products sold on premises	
	Warehouses					X	
	Landing fields			w/ special permit	w/ special permit	w/ special permit	
	Doggy Day Care				w/ special permit	w/ special permit	
	Hotels / Motels				X	X	X
Outdoor Sales/Service	Public Garages			X	X	X	X
	Commercial Storage					X	X
	Gas Stations					At least 20 ft from street or right-of-way line, 25 ft from property line, screening/fencing next to church, school, hospital or any other uses in R-3	At least 20 ft from street or right-of-way line, 25 ft from property line, screening/fencing next to church, school, hospital or any other uses in R-3
	Automobile Sales			X	X	X	X
	Automobile Repair					No broken down cars, equipment or parts	No broken down cars, equipment or parts
	Junkyards					X	X
	Lumberyards					X	X
	Farm Equipment Distributors					X	X
	Greenhouses	X	X	X	X	X	X
Public Utility Structures							Public utility structures necessary for the servicing of the area or for general Town Use Radio, microwave, television or other similar forms of energy transmission towers or facilities shall be permitted only after the issuance of a special permit pursuant to Article IV, §155-27 [Added 5-22-2002 by Ord. No. 2002-5]