Agenda
Town of Manlius
Zoning Board of Appeals
May 21, 2020
6:30 PM

1. Pledge Of Allegiance

2. Approval Of Minutes

   Documents:

   1-16-20 Draft.pdf

3. Terri Yackel,7873 Myers Rd., E. Syracuse
   Requesting a road frontage variance to construct a new house. With an existing road frontage of 163' they will need a variance of 37' to meet the required 200' frontage.

   Documents:

   7873 Myers Rd..pdf

4. Kyle Christensen, 201 Cannonball Way, E. Syracuse
   Requesting a variance of 13' rear yard setback and a 9' side yard setback to construct a 28' X 32' X 12' pole structure building.

   Documents:

   201 Cannonball Way.pdf

5. Nathaniel & Tammy Johnson, 4565 S. Eagle Village Rd., Manlius NY
   Requesting a height variance of 5' to construct a detached garage.

   Documents:

   4565 S Eagle Village Rd..pdf

6. Frank Vito, 5120 Muirfield Dr., Fayetteville NY
   Requesting a side yard variance of 9' to construct a 24' X 28' freestanding workshop.

   Documents:

   5120 Muirfield Dr..pdf

7. Other Business

8. Adjournment

This meeting is being recorded and live-streamed.

TOWN OF MANLIUS
ZONING BOARD OF APPEALS
January 16, 2020
6:30 PM

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

Absent	Member	Jim Campbell
	Member	Clare Miller
	Member	Judy Salamone
	Secretary	Debi Witzel
	Attorney	Jamie Sutphen
Absent	Codes Director	Randy Capriotti

Also, Present: John Fredenburg, Bob Clendennen, Will & Emily Verbeck, Bradley Hill

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

Minutes
Member Miller made a motion, seconded by Member Salamone, to approve the minutes of November 21, 2019 as submitted by Secretary Witzel and it was carried unanimously.

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

Chairman Kelly opened the public hearing at 6:35 PM.

John Fredenburg, 6168 Poolsbrook Rd., Kirkville NY (tax map # 072.-02-09.3) requesting 3 area variances to construct a 40' X 56' with a height of 22' storage/shed. A front yard variance requesting 7', has 33', code requires 40. A rear yard variance requesting 18', has 22', code requires 40'. A height varaince requesting 22' which will be 5' above the code required max of 17'.

Mr. Fredenburg stated he would like to build a 40'X56' storage shed to various items.

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. Fredenburg answered No
2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Fredenburg answered, it will not change the character of the neighborhood.
3) Whether the requested Variance is substantial? Mr. Fredenburg answered yes, within reason.
4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Fredenburg answered no, it will not have an adverse effect.
5) Whether the alleged difficulty was self-created? Mr. Fredenburg answered no, the request is because of the lay of the land.

Board Questions

Member Salamone asked what the color of the storage shed would be. Mr. Fredenburg stated it will be dark gray with a tan steel roof and no windows. Member Salamone asked if the neighbors are okay with the shed. Mr. Fredenburg answered yes.

Chairman Kelly asked what the building will be made of. Mr. Fredenburg stated it will be a metal building.

Chairman Kelly closed the public hearing at 6:39 PM.

Board Discussion

Member Salamone stated he has a lot of space for the shed and his neighbors are okay with the project.

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
2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered No
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 the shed.

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 the front yard of 7' and height of 22' 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:

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 Salamone made a motion, seconded by Member Miller, to grant John Fredenburg, 6168 Poolsbrook Rd., Kirkville NY a front yard variance 7' and a height varaince 22'.

The Board voted as follows:

Chairman Kelly	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

William & Susan Verbeck, 4646 Enders Rd., Manlius NY (tax map # 117.1.-02-21.0) requesting an area variance to construct a 2400 square foot barn with a height of 23' 2 ¼". Requesting a height varaince of 6', which is above the code height maxium of 17' that would bring the height to 23' 2 ¼".

Chairman Kelly opened the public hearing at 6:46 PM.

Mr. Verbeck stated they are requesting a height variance of 6' for the replacement barn they would like to build.

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. Verbeck answered no, they need the storage because they do not have any in the house.
2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Verbeck answered no they are replacing the old barn that snow took down a while back.
3) Whether the requested Variance is substantial? Mr. Verbeck answered no
4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Verbeck answered no, the new barn will look much nicer than the old one.
5) Whether the alleged difficulty was self-created? Mr. Verbeck answered no

Board Questions

Member asked what the barn would look like. Mr. Verbeck answered it will be a wooden barn and the old foundation will stay but be cleaned up. New barn will have a concrete floor.

Attorney Sutphen 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
2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no,
3) Whether the requested Variance is substantial? The board answered
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, to replace the old barn.

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 ___ 6' height ___ 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:

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 Salamone made a motion, seconded by Member Miller, to grant William & Susan Verbeck, 4646 Enders Rd., Manlius NY an area variance to construct a 2400 square foot barn with a height of 23' 2 ¼". Requesting a height varaince of 6', which is above the code height maxium of 17' that would bring the height to 23' 2 ¼".

The Board voted as follows:

Chairman Kelly	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

Other Business

Chairman Kelly wanted to mention that former Zoning Board member Al Ruthig had submitted a letter stating that he was intent to pursue a second term on the Zoning Board. Mr. Ruthig stated he had enjoyed serving for the past 5 years.

Adjournment
With there being no other business, Member Miller made a motion, seconded by Member Salamone, and carried unanimously, to end the meeting at 6:58 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: Feb 19, 2020

1. Property Address: 7873 Myers Rd Kirkville Ny 13082

Property Tax Map # 49-1-11.1

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

New Construction

2. Owner of Property: Terri Yackel

Owner's Address: 100 Phelps Place E. Syr NY 13057

Owner's E-Mail: terriyackel@hotmail.com

Owner's Phone #: 315-420-7766 Does Owners reside at property: No

Signature of Property Owner: TYackel

3. Applicant / Representative / Attorney:

Name: Terri Yackel Company:

Address: 100 Phelps Place E. Syr NY 13057

Phone: 315-420-7766 E-Mail: terriyackel@hotmail.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: _____

4. A fee of $100.00 for a residential area variance, $200.00 for a Commercial use variance, $350.00/$450.00 for a use variance, checks are to be made payable to the Town of Manlius.

The 9 application packets will need to be delivered to the department of Planning & Development by **file by date.**

Area Variances – 5 Criteria Questions

If the applicant requests an area variance from the Town of Manlius Municipal Code, the applicant must consider the 5 criteria questions and be prepared to respond to the ZBA Board if requested to.

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? NO
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? NO
3. Whether the requested variance is substantial? NO
4. Whether the Variance will have an adverse effect on physical or environmental conditions? NO
5. Whether the alleged difficulty was self-created? yes

Use Variances:

If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Town of Manlius Municipal Code, the applicant must demonstrate unnecessary hardship. To prove unnecessary hardship, the applicant must submit evidence to demonstration that:

1. The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
2. The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. That the request use variance, if granted, will not alter the essential character of the neighborhood; and
4. That the alleged hardship has not been self-created.

Use the space below or submit a separate documentation to present the necessary proof. Opportunity will also be given to present proof at the public hearing.

Town of Manlius
Zoning Board of Appeals
301 Brooklea Drive
Fayetteville NY 13066
315-637-3521

Date: 2/21/2020

Dear Resident:

This is to inform you that a public meeting will be held by the Town of Manlius, Zoning Board of Appeals on Thursday March 19, 2020 at 6:30 PM. The Board will be considering an application for an area variance for

Your neighbor: Terri Yackel

Address: 7873 Myers Rd Kirkville NY 13082

For: Please See Attached Memo

If you would like further information on this application, please call or come to the Planning & Development Office.

If you would like to make a comment and are not able to attend the meeting you can send your written comment to: Zoning Board of Appeals, 301 Brooklea Dr., Fayetteville NY 13066

ZONING BOARD

Terri Yackel subdivision located at 7873 Myers Road. She is looking for an area variance regarding the road frontage for the current zoning. The land is currently zoned RA-restricted agricultural. The frontage under current zoning is 200'. Prior to the zoning frontages changing back in 2001, the frontage was 100' which is consistent with a good portion of lots on that street.

Ms. Yackel has 163' of frontage on the property. The current code is 200'. She is looking for 37' relief from the current standard to build a house on the subdivision.

© 2018 P

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:
Kyle Christensen (315) 256-7613

Address of Proposed Work: 201 Cannonball Way, East Syracuse 13057

Contractor Name & Address & Phone Number: Peckham General Contractors Inc.
11070 Duger Road, Cato NY 13033

Proposed Work: Pole Structure Building

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: $ 24,900

Size of Project: 28 x 32 x 12

Description of Project:
Pole barn/garage storage in back yard.

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: 2/5/2020

CODE ENFORCEMENT USE ONLY

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

Received By: PB Receipt No.: 5686 Fee: $161 Date: 2-5-2020

Check #: ✓ Cash: ✓ Credit Card: X

Tax Map # 061.-01-35.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 2-12-20

Remarks:
- Needs Rear Set back relief of 13' from the mandatory 25'. He has 12'.
- Needs Side Yard Setback relief of 9' From the mandatory 15'. He has 6'.

Randy Capriotti
Signature of Code Enforcement Officer

TOWN OF MANLIUS – ZONING BOARD 0F APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 2/26/2020

1. Property Address: 201 Cannonball Way East Syracuse, NY 13057

Property Tax Map # 061-01-35

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

2. Owner of Property: Kyle S Christensen

Owner's Address: 201 Cannonball Way East Syracuse, NY 13057

Owner's E-Mail: Kchristensen7613@gmail.com

Owner's Phone #: (315) 256-7613 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: _____

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 Brian McKnight, being duly sworn, deposes and says that (s) he is:
(*Notary*)

Kyle Christensen
(*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: 2/27, 2020

Kyle Christensen
(*Print Name of 1st Applicant*)

(*Signature of 1st Applicant*)

(*Entity Name*)

By (*Officer*) (*Title*)

201 Cannonball Way
(*Mailing Address of 1st Applicant*)

East Syracuse NY 13057

(315) 256-7613
(*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 27th day of February in the year 20 20, before me, the undersigned, a notary public in and for said state, personally appeared Kyle Christensen
(*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

BRIAN McKNIGHT
Lic# 01MC6077104
Notary Public, State of New York
Qualified in Onondaga County
Commission Expires October 9, 2022

SEAL

PGC

Peckham General Contractors, Inc.
11070 Duger Road
Cato, NY 13033
(315)626-3711 (315)406-6246 (315)729-6875

Kyle Christensen
201 Cannon Ball way.
East Syracuse, NY 13057
(315) 256-7613

February 4, 2020

28' x 32' x 12' Pole Structure Building

Construction of Building

- Peckham General Contractors, Inc. will supply Material and labor to build a 28' x 32' x 12' pole structure building.
- 6" x 6" pressure-treated poles will be set on concrete footers.
- 2" x 6" pressure-treated boards will be applied to the bottom perimeter of the building
- 2" x 4" girts will be applied to the walls 2' on-center
- 2" x 10" headers will be installed
- 2" x 6" Y-bracing will be installed where applicable
- 28' trusses with a 1' overhang will be installed 4' on-center
- A 1' overhang will be built on all gables
- 2" x 4" purlins will be installed 2' on-center on the entire roof
- 29-gauge steel (color to be determined by the homeowner) will be applied to the entire roof
- A ridge cap will be applied along the peak of the roof
- All building trim pieces will be 29-gauge steel
- 29-gauge steel will be applied to the walls (color to be determined by the homeowner)
- White center-vent soffit will be installed on all overhangs
- (2) 3' x 4' white, double-hung windows will be installed according to the drawing
- (2) 10' x 10' white, uninsulated over-head doors will be installed
- (1) 36" white, steel walkthrough door will be installed

Concrete

- A 4" concrete floor will be poured and finished inside the entire building
- Concrete will be a 4,000lb mix with fiber mesh
- A 4' by 14' Hunch will be poured 8" deep for future use. (location to be determined by owner)
- Concrete will be cut a minimum of (5) times (3-lengthwise & 2-widthwise)

*Homeowner will be responsible for obtaining building permit.
*Homeowner will be responsible for blue print if needed.
*Contractor will be responsible for all clean-up.
*All site work will be done on a separate work order.
*Any and all changes and/or additions to this contract will be done on a separate work order.

Total Project Price: $24,900.00

Payments to be made as follows:

- *$2,900.00 upon signing*
- *$11,000.00 upon day of start of Construction of Building*
- *$10,000.00 upon placement of trusses*
- *$1,000.00 upon completion of Total Project*

_____ Date ____/____/2020
Kyle Christensen

_____ Date ____/____/ 2020
Peckham General Contractors, Inc. – Alan/Edward Peckham

Steel colors:

Roof: _____

Walls: _____ Trim: _____

Outside corners: _____ Soffit: _____

Signature for Approval of Color Choices:

_____ Date ____/____/2020

Kyle Christensen

B-3
F-30
R-25
S-15

"NO CHANGE" AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION, INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICE!

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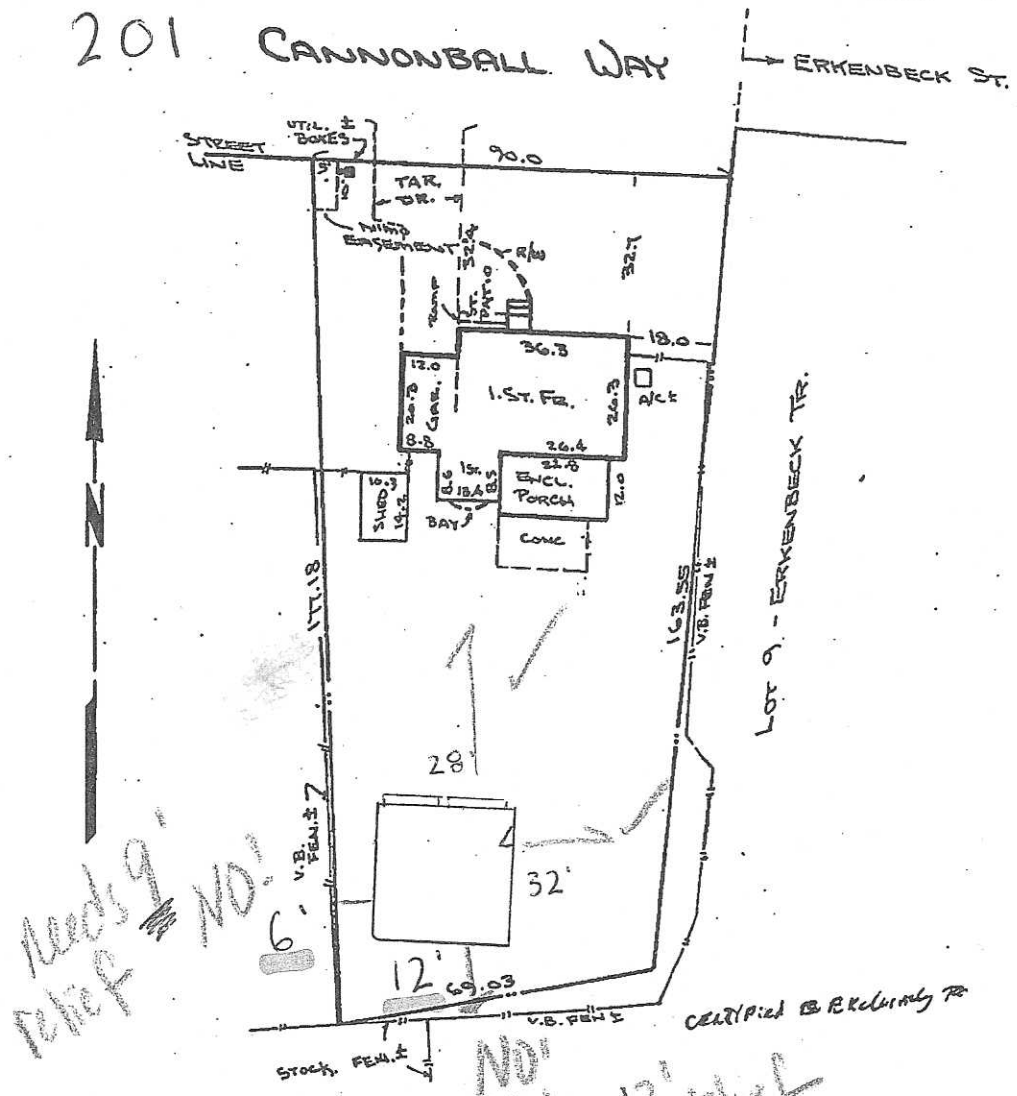
FOR CONVEYANCE AND/OR MORTGAGE PURPOSES OCCURRING WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 12-14-1979. VOID WITHOUT EMBOSSED SEAL

RECERTIFIED ON: JUNE 1, 2015

STATE OF NEW YORK
GARY ENSIGN COTTRELL
49310
REGISTERED LAND SURVEYOR



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#201 CANNONBALL WAY

LOT 1 · IRON HORSE EST.'S
TOWN OF MANLIUS · ONON. CO, N.Y.

SCALE: 1" = 30'
DEC. 14, 1979

COTTRELL LAND SURVEYORS, PC
MANLIUS, NY (315) 682-8121

CANNONBALL $201 L1 IRON HORSE EST MAN44 @19791214LOC @20150601UP.TIF

201 Cannonball Way
Write a description for your map.
Legend
201 Cannonball Way
Cannonball Way
200 Cannonball Way
Erkenbeck Rd
101 Erkenbeck Rd
201 Cannonball Way
205 Cannonball Way
Fremont Rd
239 Cannonball Way
241 Cannonball Way
Cannonball Way
Google Earth
© 2020 Google
200 ft
N

Fee $100

RECEIVED
MAR 27 2020
By_____

APPLICATION

TOWN OF MANLIUS – ZONING BOARD OF APPEALS
301 BROOKLEA DR.
FAYETTEVILLE NY 13066
315-637-3521 OR 315-637-8619

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY

THE ZONING BOARD OF APPEALS normally meets on the 3rd Thursday of the month, this schedule is subject to change. For your application to be placed on the agenda for the Zoning Board, you must file your complete application by the **file date-which is the last working day of the month by noon**. The placement of your application on the ZBA agenda is subject to caseload and/or the evaluation of your application under the New York State Environmental Quality Review Act and the requirements for referral to the Onondaga County Planning agency.
The ZBA Board reserves the right to limit the number of cases it hears at any one meeting to the first applications received. Additional applications may be delayed until a later meeting despite submissions prior to the File by Date.

An incomplete application will not be considered at all.

Once an application has been scheduled a public meeting notice will be published in the Eagle Bulletin and a meeting agenda will be mailed to each applicant. All scheduled applications will be open for inspection at the Town of Manlius, Town Clerk's Office.

Unless otherwise notified, all ZBA meetings will begin at 6:30PM at the Manlius Town Hall, 301 Brooklea Dr. Fayetteville NY. The applicant or an authorized representative must attend the meeting to present their application to the Zoning Board of Appeals Board.

VARIANCE SUBMITTAL REQUIREMENTS

1. A total of 9 copies of your application packet **which must include – Building Permit that has been denied by the Code Officer, ZBA application, survey, building plans, disclosure affidavit and the (*short environmental assessment form - only for commercial property*)** will be needed for the ZBA Board.
2. One **copy** of an accurate survey map of the property drawn by a licensed land surveyor. The survey must designate existing structures and proposed structures or additions. The survey must also show driveways and/or parking spaces as well as the distances from the rear, front and side property lines to the closest point on the primary structure. Distances from accessory or secondary structures to boundary lines should be shown as appropriate.
3. Environmental Assessment Form *(only for commercial property)*: Page 1 must be completed by the applicant, if short form is used.

4. A fee of $100.00 for a residential area variance, $200.00 for a Commercial use variance, $350.00/$450.00 for a use variance, checks are to be made payable to the Town of Manlius.

The 9 application packets will need to be delivered to the department of Planning & Development by **file by date.**

Area Variances – 5 Criteria Questions

If the applicant requests an area variance from the Town of Manlius Municipal Code, the applicant must consider the 5 criteria questions and be prepared to respond to the ZBA Board if requested to.

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
3. Whether the requested variance is substantial?
4. Whether the Variance will have an adverse effect on physical or environmental conditions?
5. Whether the alleged difficulty was self-created?

Use Variances:

If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Town of Manlius Municipal Code, the applicant must demonstrate unnecessary hardship. To prove unnecessary hardship, the applicant must submit evidence to demonstration that:

1. The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
2. The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. That the request use variance, if granted, will not alter the essential character of the neighborhood; and
4. That the alleged hardship has not been self-created.

Use the space below or submit a separate documentation to present the necessary proof. Opportunity will also be given to present proof at the public hearing.

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 26 Mar 2020

1. Property Address: 4565 S. Eagle Village Rd. Mt Manlius NY 13104

Property Tax Map # 117.-25-08.0

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

Detached Garage for vehicle storage.

2. Owner of Property: Nathaniel and Tammy Johnson

Owner's Address: 4565 S. Eagle Village Rd. Manlius, NY 13104

Owner's E-Mail: johnson.nathaniel@gmail.com

Owner's Phone #: 623-262-0174 Does Owners reside at property: Yes

Signature of Property Owner:

3. Applicant / Representative / Attorney:

Name: Nathaniel Johnson Company: N/A

Address: 4565 S Eagle Village Rd, Manlius, NY, 13104

Phone: 623-262-0174 E-Mail: johnson.nathaniel@gmail.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 PARU PATEL, being duly sworn, deposes and says that (s) he is:
(Notary)

Property Owner
(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: 27 March, 2020

Nathaniel M.K. Johnson
(*Print Name of 1st Applicant*)

(*Signature of 1st Applicant*)

Homeowner
(*Entity Name*)

By (*Officer*) (*Title*)

4565 S. Eagle Village Rd
(*Mailing Address of 1st Applicant*)

Manlius, NY 13104

623-262-0174
(*Telephone Number*)

Date: 27 March, 2020

Tammy Johnson
(*Print Name of 2nd Applicant*)

(*Signature of 2nd Applicant*)

Home Owner
(*Entity Name*)

By (*Officer*) (*Title*)

4565 S. Eagle Village Rd
(*Mailing Address of 2nd Applicant*)

Manlius, NY 13104

315-400-9957
(*Telephone Number*)

ACKNOWLEDGEMENTS

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

On this 27th day of March in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared Nathaniel Johnson
(*1st Applicants Name*)
, and Tammy Johnson
(*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

PARUL PATEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6360018
Qualified in Onondaga County
My Commission Expires 10-31-2020

SEAL

3/26/2020

Nathaniel M. Johnson
4565 S. Eagle Village Rd.
Manlius, NY, 13104

Town of Manlius – Zoning Board of Appeals
301 Brooklea Dr.
Fayetteville, NY, 13066

Dear Zoning Board of Appeals,

We are requesting a variance to the height of a new construction detached garage from 17' to 22'. Below is the response to the 5 criteria questions:

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method. **NO.**
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? **NO.**
3. Whether the requested variance is substantial? **NO.**
4. Whether the Variance will have an adverse effect on physical or environmental conditions? **NO.**
5. Whether the alleged difficulty was self-created? **NO.**

In summary, we are requesting a variance to match the roof pitch on the existing house. This will maintain the character of the neighborhood and maintain a congruous architectural style.

Sincerely,

Nathaniel M. Johnson

APPLICATION FOR BUILDING PERMIT

Department of Planning and Development

301 Brooklea Dr., Fayetteville, NY 13066
(315) 637-8619 Fax: (315) 637-0713

TOWN OF MANLIUS

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.

LOCATION OF PROPOSED WORK (Street Address) Tax Map Number 117 - 25 - 08.0

4565 EAGLE VILLAGE RD S. Lot #

CONTRACTOR/AGENT-ADDRESS (Worker's Compensation Form Required) ☑

SYRACUSE CONSTRUCTION
5948 BUTTERNUT DR
EAST SYRACUSE 13057 Phone # 315-751-0548

OWNER/APPLICANT-NAME-ADDRESS (Home Owner's Form BP-1 Required) ☐

NATHANIEL | TAMMY JOHNSON
4565 EAGLE VILLAGE RD S
MANLIUS NY 13104 Phone #

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☒ garage ☒ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☐ storage/shed ☐ fireplace/wood stove ☐ other Construction Cost $ 79958.

RESIDENTIAL-NEW STRUCTURE

# of Bedrooms # of Bathrooms # of Fireplaces
Total Sq. Ft. w/o garage Sq. Ft. of garage

RESIDENTIAL-EXISTING STRUCTURE

# of rooms added: ☐ Bedroom ☐ Family Room ☐ Bath ☐ Living Space
Other Total Sq. Ft. added:

COMMERCIAL:

Name of Business: Total Sq. Ft. of Project

All plumbing and sanitary systems to be inspected by Onondaga County Department of Health.
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 the above premises or buildings during reasonable working hours to discharge their duties.

Date: 3/16/2020 By: PETER SOCHACKI

☐ Owner Authorization ☐ Owner ☒ Authorized Agent

CODE ENFORCEMENT USE ONLY bk # 1056

40 40 20
Occupancy Classification
Zoning RA
Flood Plains Wetlands
Contractors W/C Ins.

Planning Board
Plans Review
Date Application Rec'd
ZBA

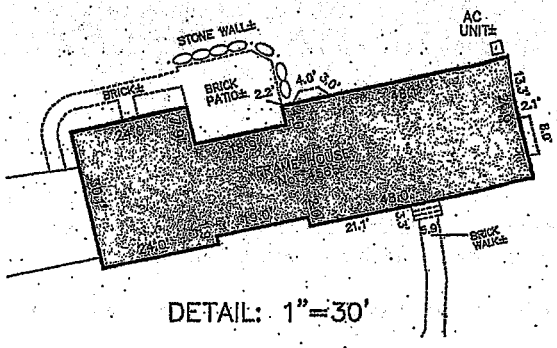
Rec'd by DW Receipt No. 5895
Building Permit No.
Set Backs
Fee 381 00 Date Paid 3.16.20

☐ Duplicate Set of Plans ☐ Survey and/or Site Plan
☐ APPROVED ☒ DISAPPROVED Date 3.17.20

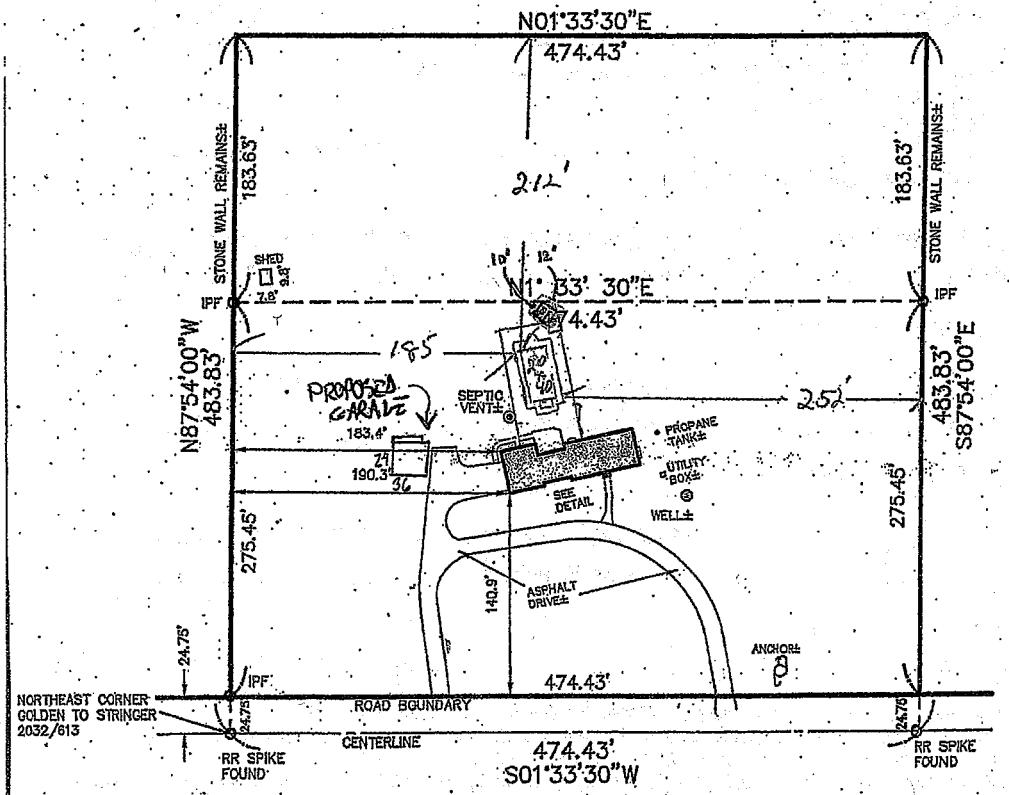
Remarks Code says 17' max from peak to flr. Subject has 22'.
Needs 5' relief.

Randy Capriotti
Signature of Codes Enforcement Officer

White Copy - Applicant Yellow Copy - Codes Enforcement Pink Copy - Town Assessor rev. 3/16



DETAIL: 1"=30'



SOUTH EAGLE VILLAGE ROAD

(ORAN STATION ROAD)

RR SPIKE FOUND ○ indicates rail road spike found 11/1991

○ IPF indicates iron pipe found 11/1991

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\1188012\dwg\1188012_LOG.dwg

RECERTIFIED: OCTOBER 1, 2014; REF. 762,063 FB: 1445

TRACT MAP

BY:

DATE FILED:

MAP NO.

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.

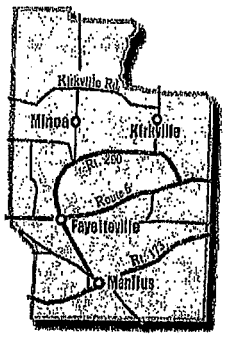
N.Y.S. LICENSED LAND SURVEYOR:

PART OF FARM LOT No. 99
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: NOVEMBER 22, 1991
SCALE: 1" = 100'
FILE: 1188.012 FB: 772

Town of Manlius
Zoning Board of Appeals
301 Brooklea Drive
Fayetteville NY 13066
315-637-3521



Date: 23 Mar 2020

Dear Resident:

This is to inform you that a public meeting will be held by the Town of Manlius, Zoning Board of Appeals on Thursday unknown due to Coronavirus restrictions, 20__ at 6:30 PM. The Board will be considering an application for an area variance for

Your neighbor: Nathaniel Johnson

Address: 4565 S. Eagle Village Rd, Manlius, NY 13104

For: Height variance for a detached structure (garage). (22' vs 17' height to match existing roof pitch).

If you would like further information on this application, please call or come to the Planning & Development Office.

If you would like to make a comment and are not able to attend the meeting you can send your written comment to: Zoning Board of Appeals, 301 Brooklea Dr., Fayetteville NY 13066

If you would like to know the next meeting, please contact me via email, phone, or text and I can let you know as soon as the town schedules it. I can be reached at johnson.nathaniel@gmail.com or 623-262-0174. Additionally you can call Town Hall for more information. Thank You!

5/22/18

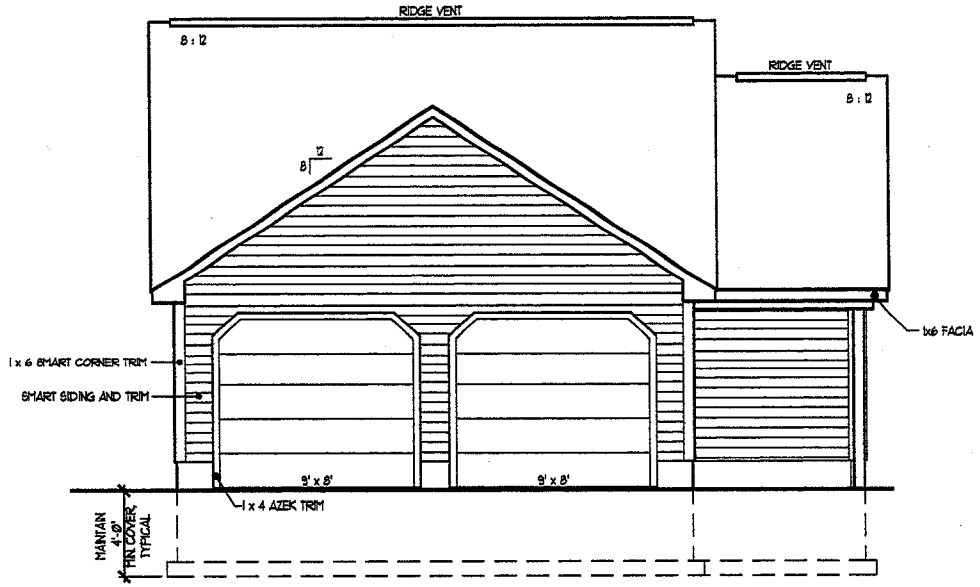
Sincerely,
Nathaniel Johnson
623-262-0174

Town of Manlius
Zoning Board of Appeals
Neighbor Notification Sheet
315-637-3521

This sheet is for the applicant to document that all landowners adjacent to the applicant's property boundaries have been notified of the proposed variance and the public meeting. Please return the completed sheet to: Zoning Board of Appeals, 301 Brooklea Dr., Fayetteville NY 13066.

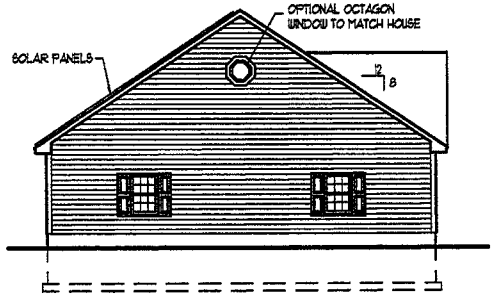
Property Address 4565 S. Eagle Village Rd, Manlius, NY 13104

Date	Neighbors Name	Neighbors Address	Neighbors Signature When possible
25 Mar 2020	Chuck & Amy Patton	9119 Whistling Swan Ln Manlius NY 13104	
25 Mar 2020	Scott & Jodi Heeren	9121 Whistling Swan Ln Manlius, NY 13104	
25 Mar 2020	Ryan & Katherine Michaels	9127 Whistling Swan Ln Manlius, NY 13104	Not Available to Sign
25 Mar 2020	Chris & Shannon Banes	9133 Whistling Swan Ln Manlius, NY 13104	



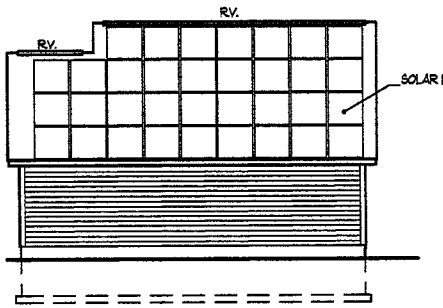
NORTH ELEVATION

1 / 4" = 1' - 0"



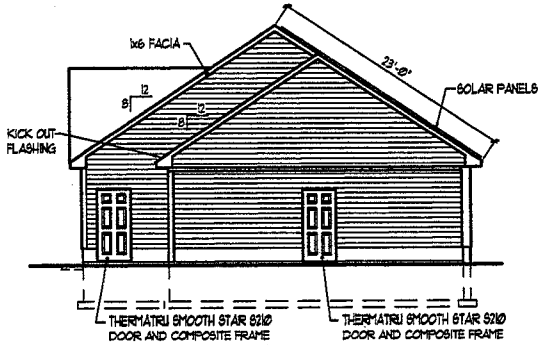
EAST ELEVATION

1 / 8" = 1' - 0"



SOUTH ELEVATION

1 / 8" = 1' - 0"



WEST ELEVATION

1 / 8" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Maltage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:
FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20

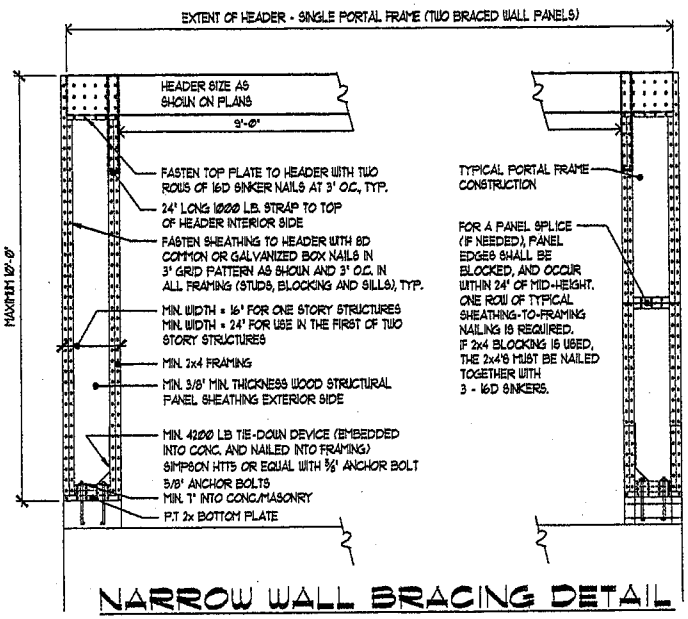
SCALE: AS NOTED

DRAWN: LMC

CHECKED: BDJ

DRAWING: ELEVATIONS

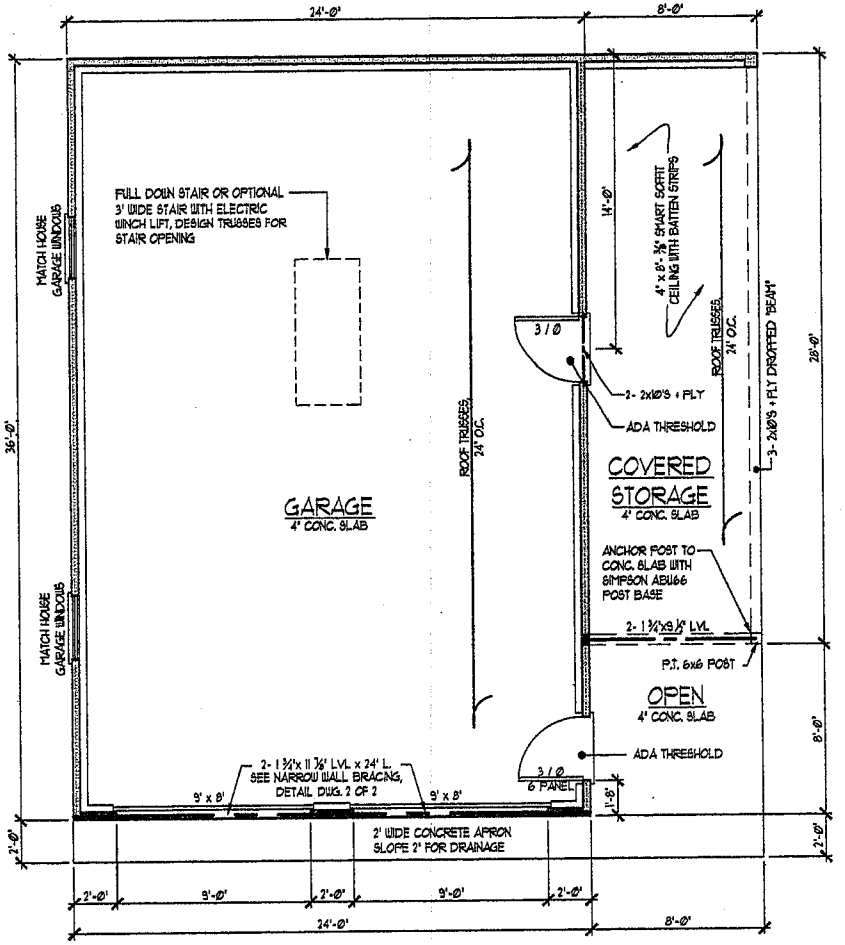
DRAWING NO: 1 OF 4



NARROW WALL BRACING DETAIL

1/2" = 1'-0"

INSTALL IN ACCORDANCE WITH SECTION R602.10.6 OF THE RESIDENTIAL CODE OF NYS



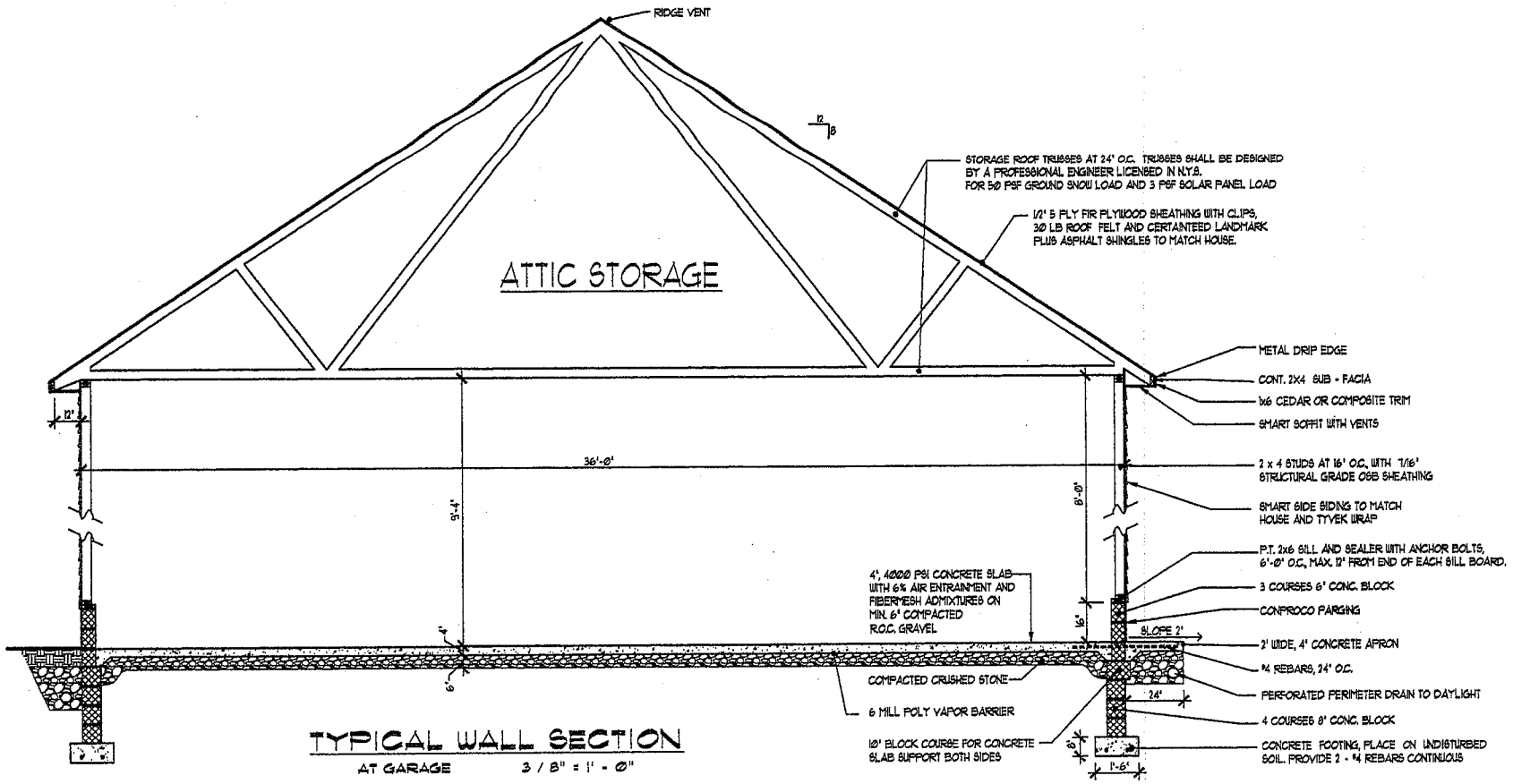
FLOOR PLAN

1 / 4" = 1' - 0"

B. Dean Johnson Architects PC
7710 Maltlage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:
FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20
SCALE: AS NOTED
DRAWN: LMC
CHECKED: BDJ
DRAWING: FLOOR PLAN AND DETAIL
DRAWING NO: 2 OF 4



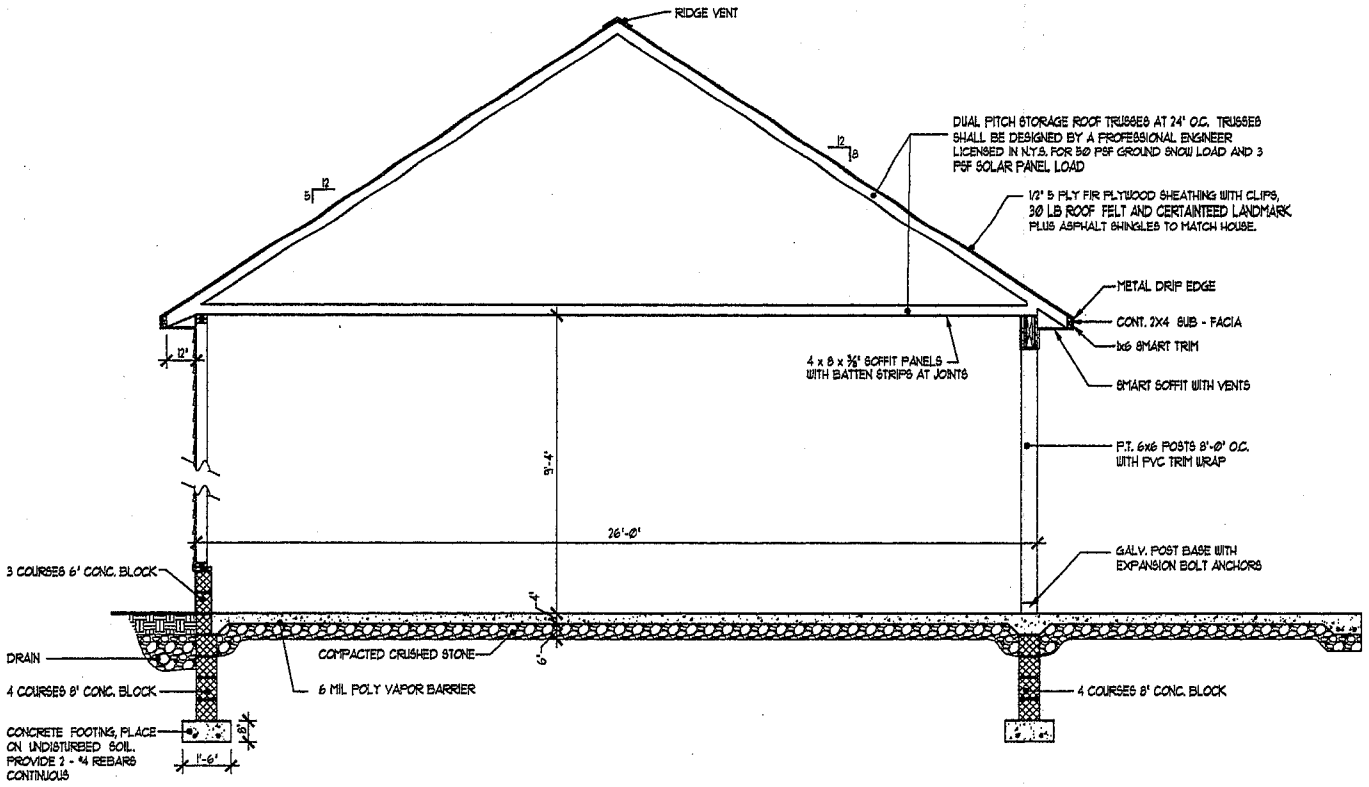
TYPICAL WALL SECTION

AT GARAGE 3 / 8" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Maltlage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:
FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20
SCALE: AS NOTED
DRAWN: LMC
CHECKED: BDJ
DRAWING: WALL SECTION
DRAWING NO: 3 OF 4



TYPICAL WALL SECTION

AT COVERED STORAGE 3 / 8" = 1' - 0"

B. Dean Johnson
Architects PC
7710 Mallilage Drive
Liverpool, New York 13090
315 - 652 - 5622

PROJECT:
FREESTANDING GARAGE FOR:
JOHNSON RESIDENCE
4565 SOUTH EAGLE VILLAGE ROAD
TOWN OF MANLIUS

DATE: 01-10-20
SCALE: AS NOTED
DRAWN: LMC
CHECKED: BDJ
DRAWING: WALL SECTION
DRAWING NO: 4 OF 4

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:
FRANK VITO

Address of Proposed Work: 5120 MUIRFIELD DR. FAYETTEVILLE

Contractor Name & Address & Phone Number: DAVE FLESZAR (THE AMISH STRUCTURES) 8343 US RT 20, MANLIUS, NY 315-552 8583

Proposed Work: 24 x 28 FREESTANDING (NON PERMANENT) WORKSHOP

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 WORKSHOP

Construction Cost: $ 23,000.00

Size of Project: 24' x 28'

Description of Project:
FREESTANDING WORKSHOP / GARAGE PREFABRICATED STRUCTURE

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

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

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

Other _____

Description _____

FRANKvito9@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: _____ Date: 03/16/20

CODE ENFORCEMENT USE ONLY

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

Received By: JB Receipt No.: _____ Fee: $ 157 Date: 3-18-20

Check #: 5696 Cash: _____ Credit Card: _____

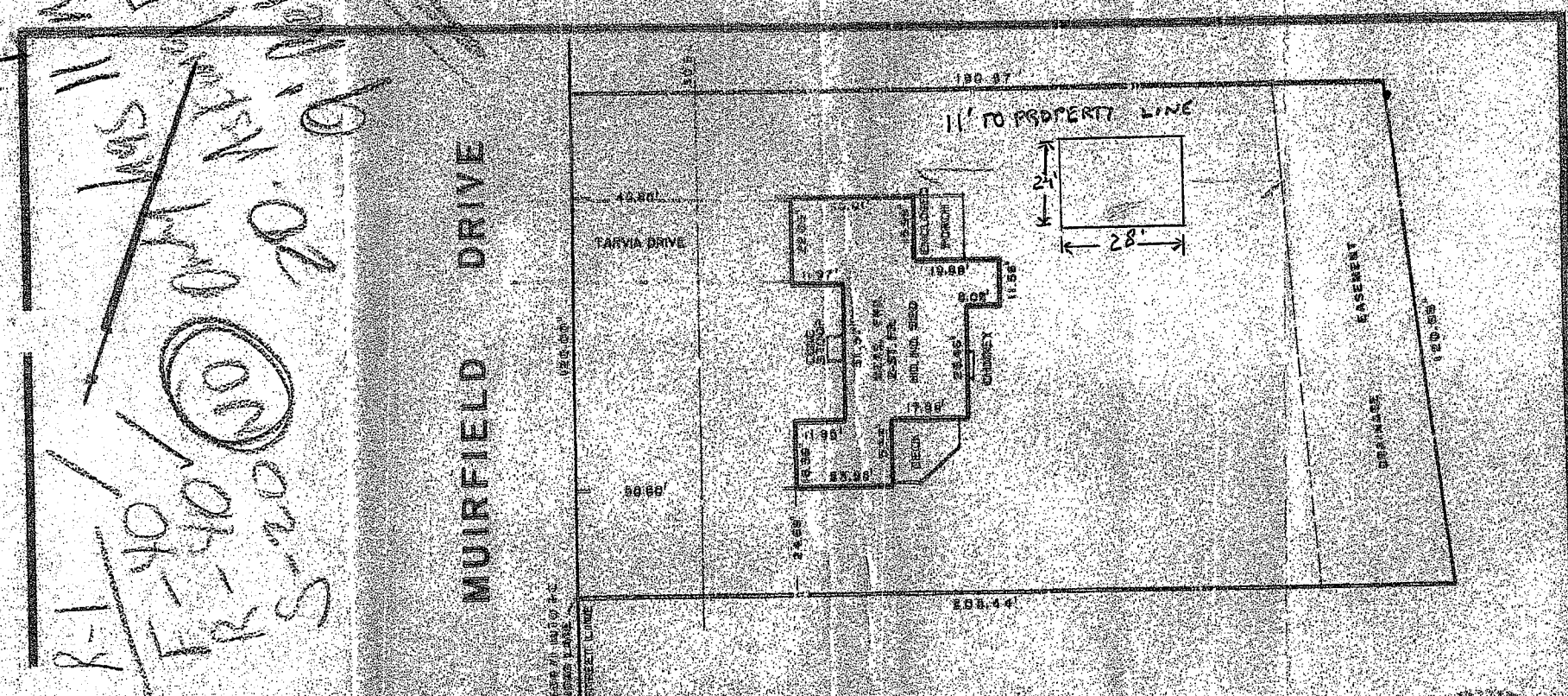
Tax Map # 096-64-39.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 4.2.20

Remarks:
R-1 side setback is 20'. Applicant wants shed 11' from property line looking for 9' relief.

Randy Capriotti
Signature of Code Enforcement Officer



LOT 8 SEC. B MUIRFIELD

TOWN OF MANLIUS, ONONDAGA COUNTY

D. W. HANNIG AND ASSOCIATES

SCALE 1" = 50'

DATE: 4/30/88

REV'D 8/31/94

ONON 26-63

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY, AND THAT [illegible] CORRECT CERTIFICATION [illegible]

DAVID WILLIAM HANNIG P.L.S.-N.Y.S. LIC. NO. 47411

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 03/02/2020

1. Property Address: 5120 MUIRFIELD DR, FAYETTEVILLE

Property Tax Map # 096-04-39.0

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

2. Owner of Property: FRANK & STACEY VITO

Owner's Address: 5120 MUIRFIELD DR

Owner's E-Mail: frankvito9@gmail.com

Owner's Phone #: 315-440-7002 Does Owners reside at property: YES

Signature of Property Owner: Frank Vito

3. Applicant / Representative / Attorney:

Name: SAME 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:

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 FRANK VITO **(*Notary*), being duly sworn, deposes and says that (s) he is:**

APPLICANT
(*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: 03/20, 2020

FRANK VITO
(*Print Name of 1st Applicant*)

Frank Vito
(*Signature of 1st Applicant*)

(*Entity Name*)

By (*Officer*) (*Title*)

5120 MUIRFIELD DR
(*Mailing Address of 1st Applicant*)

FAYETTEVILLE, N.Y. 13066

315-440-7002
(*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 _____ day of _____ in the year 20_____, 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

SEAL

an area variance from the Town of Manlius Municipal Code, the
consider the 5 criteria questions and be prepared to respond to the ZBA
.

benefit sought by the Applicant can be achieved by some other
od? NO
Variance will result in an undesirable change in the character of the
? NO
requested variance is substantial? NO (9')
Variance will have an adverse effect on physical or environmental
? NO
alleged difficulty was self-created? NO

Town of Manlius
Zoning Board of Appeals
Neighbor Notification Sheet
315-637-3521

This sheet is for the applicant to document that all landowners adjacent to the applicant's property boundaries have been notified of the proposed variance and the public meeting. Please return the completed sheet to: Zoning Board of Appeals, 301 Brooklea Dr., Fayetteville NY 13066.

Property Address 5120 MUIRFIELD DR. FAYETTEVILLE

Date	Neighbors Name	Neighbors Address	Neighbors Signature When possible
04/03/20	SAM & CHERISE FAILLA	5116 MUIRFIELD DR.	*
04/03/20	ANDREW DICKEY	5124 MUIRFIELD DR	*
04/04/20		5113 MUIRFIELD	*
04/04/20		302 CHURCHILL	*
*	DUE TO CURRENT SITUATION, I THOUGHT IT PRUDENT TO NOT SEEK SIGNATURES, I DO NOT WISH TO MAKE MY NEIGHBORS UNCOMFORTABLE BY BREAKING "SOCIAL DISTANCING" RULES. BOTH MR. DICKEY AND MR FAILLA STATED YOU COULD CALL THEM FOR ANY REQUIRED AUTHORIZATION.		
	SAM FAILLA	315 569-5461	
	ANDREW DICKEY	315 637-6628	

2/16/18

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4	LEFT AND RIGHT ELEVATION
5	SECTION AA

NOTES:

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No.	REVISION / ISSUE	DATE
1	-	-
-	-	-
-	-	-
-	-	-

AMISH STRUCTURES

387 RIVER ROAD

CLYDE NY 14433

GAMBREL 2 STORY STRUCTURE

SNOW ZONE psf:	60
TRUSS TC DEAD LOAD psf:	5
TRUSS BC DEAD LOAD psf:	10
2nd FLOOR DESIGN psf:	40
BUILDING OCCUPANCY:	A-3
CONSTRUCTION TYP:	5B
ASSUMED SOIL BRG CAPACITY:	1500 PSF
ABOVE GROUND OBSTRUCTIONS	-
BELOW GROUND OBSTRUCTIONS	-

M.A.S. ENGINEERING

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Lyons, New York 14489
315-946-9552
Cell 315-573-0765

STATE OF NEW YORK * MICHAEL SINNIGER * LICENSED PROFESSIONAL ENGINEER * 59977

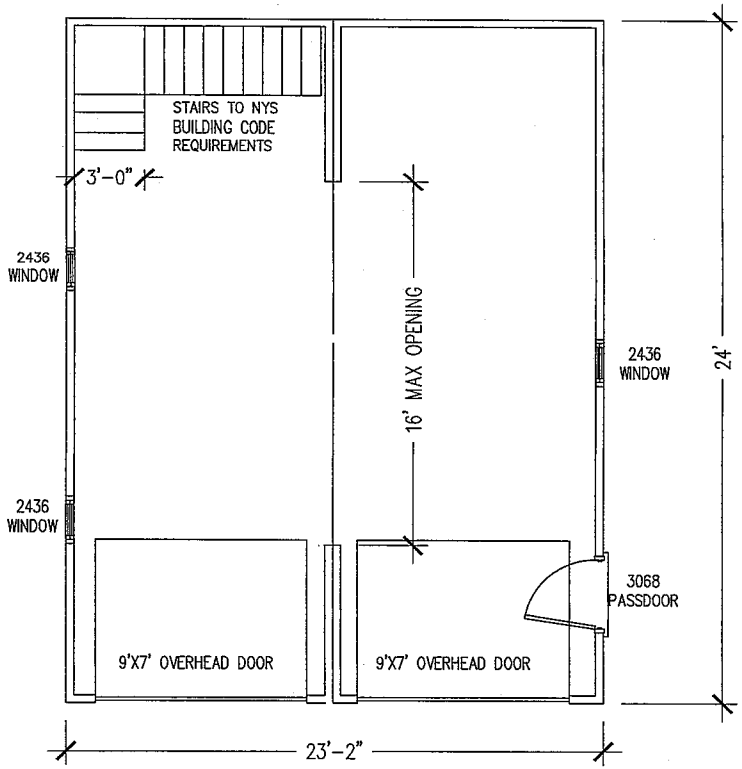
03/23/2020

MICHAEL A. SINNIGER, P.E. #059977

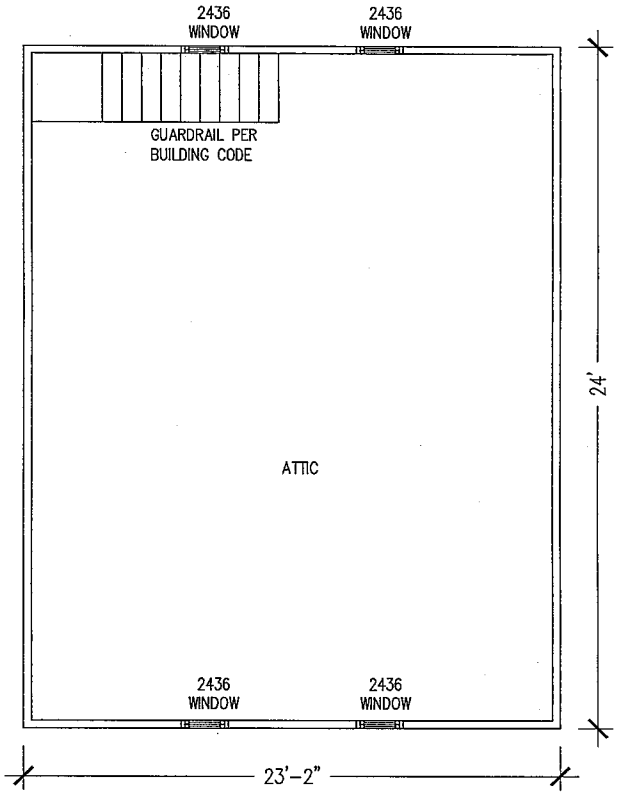
DRAWN BY: MAS

DATE: 23-Mar-20

JOB No.: -



1ST FLOOR PLAN
3/16"=1'



2ND FLOOR PLAN
3/16"=1'

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LICENSED PROFESSIONAL ENGINEER
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03/23/2020

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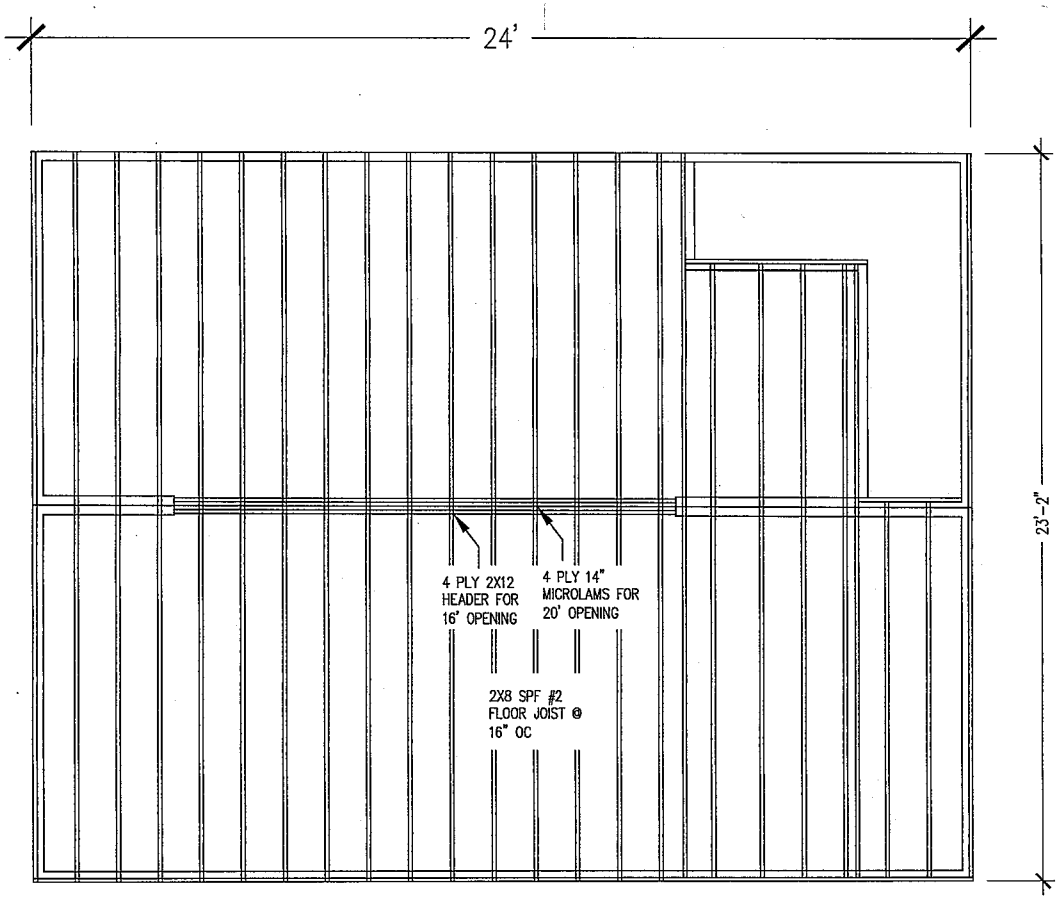
PROJECT: -

DATE: 23-Mar-20

SCALE: As Noted

SHEET No. 1



FLOOR JOIST LAYOUT
1/4"=1'

SCHMUCKER STRUCTURES
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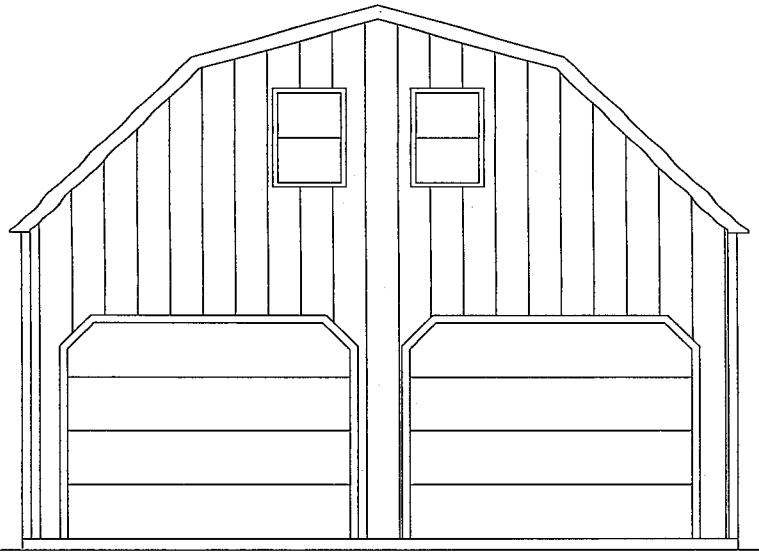
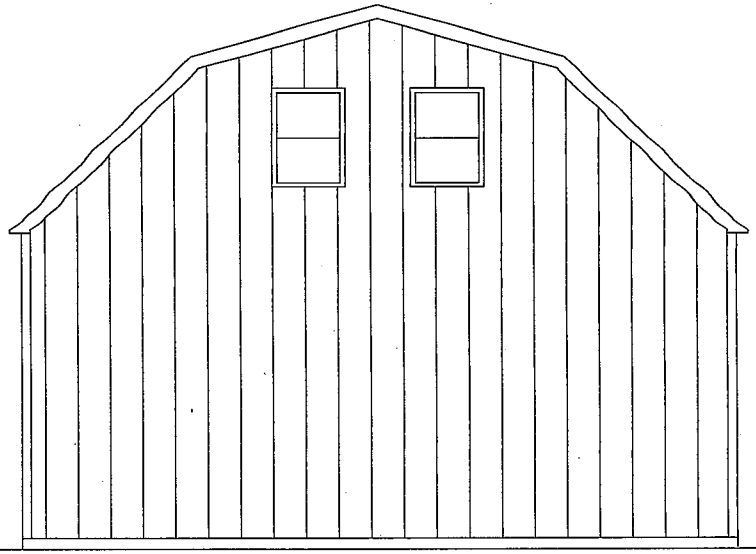
PROJECT: -
DATE: 23-Mar-20
SCALE: As Noted
SHEET No. 2



FRONT ELEVATION
1/4"=1'



BACK ELEVATION
1/4"=1'

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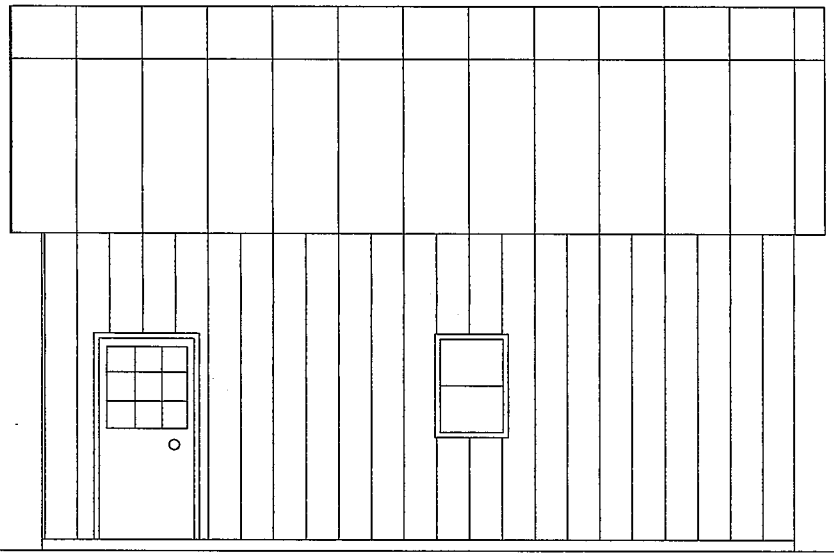
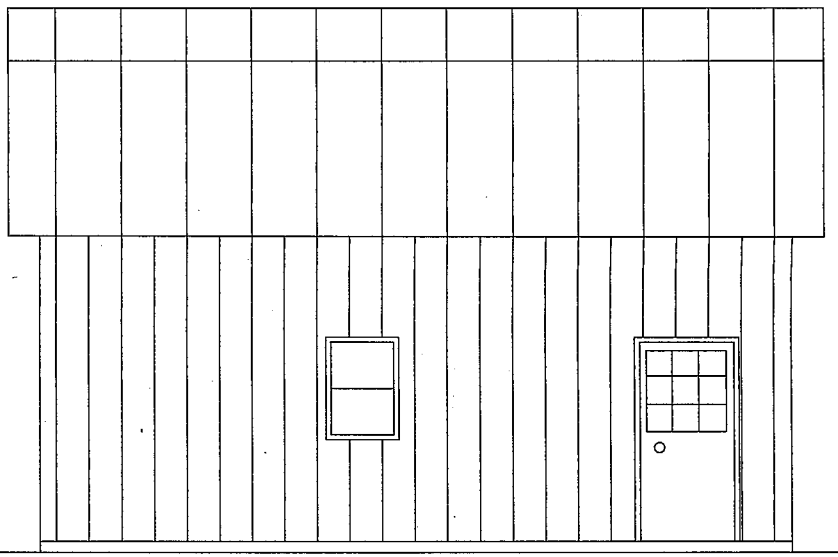
PROJECT: -
DATE: 23-Mar-20
SCALE: As Noted
SHEET No. 3



RIGHT ELEVATION
1/4"=1'



LEFT ELEVATION
1/4"=1'

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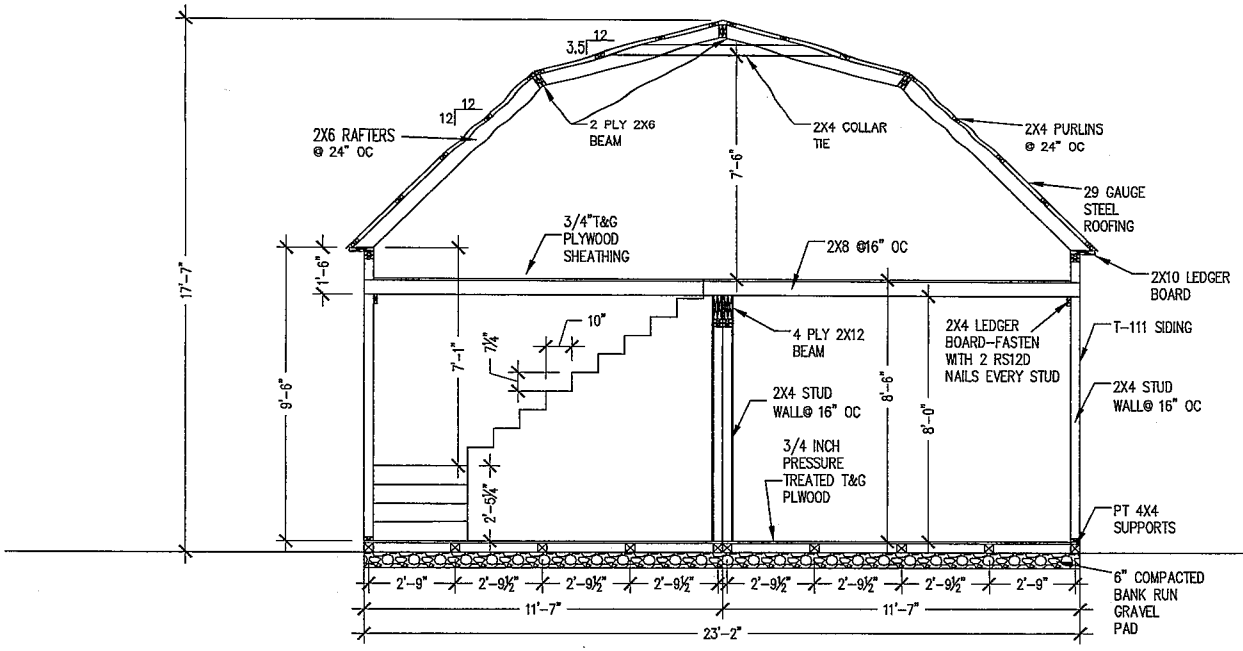
SHEET No. 4



SECTION AA
1/4"=1'

SCHMUCKER STRUCTURES
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SHEET No. 5