

Agenda
Zoning Board of Appeals
August 20, 2020
6:30 PM

1. Virtual Meeting Instructions

Documents:

[Virtual Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - July 16, 2020 & July 30, 2020

Documents:

[7-16-20.pdf](#)

[7-30-20.pdf](#)

4. Kyle Marshall, 8236 Penstock Way, Manlius NY
(tax map # 114.-03-20.0) for a 20' X 34' inground pool. Applicant has 25' rear yard set
back needs 15' relief from rear setback requirement of 40'.

Documents:

[8236 Penstock Way.pdf](#)

5. Justin Cramer, 115 Kendall Dr. W., E. Syracuse
(tax map # 065.-01-03.0) for a 14' X 28' inground pool applicant is requesting a 5' side
yard variance to meet the 15' code requirement.

Documents:

[115 Kendall Dr. W.pdf](#)

6. Other Business

7. Discussion - Neighbor Notifications

8. Adjournment



August 20, 2020

Virtual Zoning Board of Appeals Meeting

Instructions to attend the August 20th virtual Zoning Board of Appeals meeting:

The easiest way to join is to go to our website www.TownOfManlius.org and click on the link that is located on the homepage. You can also watch on our the "Town of Manlius" Facebook page.

Enter the meeting url web address as listed below:

<https://us02web.zoom.us/j/82128167813?pwd=T1Y4Z2dVYTlIZINLRkFsZ3k1MjdSZz09>

Password to join when prompted:

Password: 960437

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

(929) 436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 88423387657

Press # again to skip the personal id and enter the password below followed by #

Password: 960437

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
July 16, 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
Absent	Member	Judy Salamone
	Member	Timothy Kelly
	Secretary	Debi Witzel
	Attorney	Jamie Sutphen
Absent	Codes Director	Randy Capriotti
	Town Clerk	Allison Weber

Attendees: Christopher Bollinger

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

Minutes

Member Kelly made a motion, seconded by Member Miller, to approve the minutes of June 18, 2020 as submitted by Secretary Witzel and it was carried unanimously.

Legal Notices

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

TBG, LLC, 7137 E Genesee St., Fayetteville, NY (tax map # 085.-07-11.0) a Public Hearing for a front yard set back of 34', requesting a front yard variance of 6' to meet the required 40' front yard code.

Mr. Bollinger stated the existing porch is in need of repair to be safer. Mr. Bollinger stated he would prefer to take the existing porch down and replace it with a new porch with a roof that will look better. Mr. Bollinger is asking for a variance of 6'.

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. Bollinger answered yes, he could repair the porch but he would like to make it look nicer.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Bollinger answered no
- 3) Whether the requested Variance is substantial? Mr. Bollinger answered no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions?
- 5) Whether the alleged difficulty was self-created? Mr. Bollinger answered no

Board Questions

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, it will enhance the front of the house.
- 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

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 6' front 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:

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 TBG, LLC, 7137 E Genesee St., Fayetteville, NY (tax map # 085.-07-11.0) a Public Hearing for a front yard set back of 34', requesting a front yard variance of 6' to meet the required 40' front yard code.

The Board voted as follows:

Chairman KP Kelly	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	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 6:52 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
July 30, 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: Christian Danaher, Attorney. Scott Dumas, Owner Representative. Scott Freeman, Architect.

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

Legal Notices

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

Member Salamone made a motion, seconded by Member Campbell to open the public hearing at 6:37 PM and it was carried unanimously.

5538 N. Burdick St., LLC located at 5538 N. Burdick St., Fayetteville (tax map # 086.-02-07.1) a Public Hearing for a front yard parking lot

Mr. Danaher gave a general overview of project to this point.

- Reviewed the physical location of the property on N. Burdick St. with 4.24 acres of land and it backs up to the canal.
- The Town Board approved a zone change of RA to RM.
- The Town Planning Board started the site plan process and realized a variance was needed for the front parking lot. The Planning Board did give a recommendation to the Zoning Board in favor of the front parking.

Mr. Freeman stated they were asking for about ninety-six spaces and have reduced it to eighty parking spaces as a base and might bank ten to twelve spaces which will be behind a forty-foot buffer.

The Board engaged in a discussion considering if any conditions should be put on the variance.

Member Campbell asked how many of the spaces would be used by employees. Mr. Freeman stated there will be about forty employees.

Mr. Danaher stated if they were to put the parking in the rear of the property, they would have to build the land up which would affect the naturally drainage of the land, would impact the vegetation along the Erie Canal.

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. Danaher answered yes, but the front parking the most environmentally and cost-effective design.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Danaher answered no, it is consistent with neighboring properties.
- 3) Whether the requested Variance is substantial? Mr. Danaher answered no, it the least substantial.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Danaher answered no, it will have less of an impact than if the parking were to be put in the rear.
- 5) Whether the alleged difficulty was self-created? Mr. Danaher answered yes, but it maximizes greenspace and limits parking and maintains the natural drainage of the site.

Board Questions

Member Campbell asked who is the variance for 5538 N. Burdick St., LLC or the landowner Mr. Messenger?

Attorney Sutphen stated if the variance is approved the variance will run with the land no matter who the owner is.

Member Kelly asked if this variance would impact the neighbors to the west of this property. Mr. Dumas stated this project has prompted for sale signs on properties lining N. Burdick St. at a greater asking price than they were before.

Member Kelly asked if there were any way to reallocate spaces to the side. Mr. Dumas stated they would have to add retaining walls which would push out the stormwater.

Public Comments

Town Clerk Weber read comments from concerned citizens: Why didn't the LLC select a commercial site for such a large project? What has the Onondaga County Planning Board recommended regarding parking location? Those are commercial not RM zoned properties that you are comparing them to. Where will deliveries be received? There are no sidewalks right side door or front left door.

Attorney Sutphen stated that there is concern on the various boards that anonymous comments and whether they should be considered. Attorney Sutphen suggested the board should establish a policy regarding anonymous callers/comments.

Chairman Kelly stated if comments do not come with a name and address, he cannot attach any credence to their comments. Member Salamone agreed they should state their name and address and their interest in the topic.

Member Campbell stated the concerned citizen's questions had nothing to do with the parking.

Town Clerk Weber stated the concerned citizen has stated he is Scott Dillingham and he owns a commercial property in Fayetteville.

Member Campbell asked if the parking lot must adhere to the 40-foot front yard setback as outlined in the Code. Codes Director Randy Capriotti, yes it does if it is part of the whole project.

Town Clerk Weber read comments from Mr. Dillingham:

- You are comparing to commercial properties only.
- Where will the sign be as RM zoning requires it be attached to the building only?
- Has the young couple under contract to the property next door been notified of your plans?

Attorney Sutphen stated the plans are public for anyone to see.

Chairman Kelly stated the signage would be a matter for the Planning Board.

Member Kelly made a motion, seconded by Member Campbell to close the public hearing at 7:11 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, the plan makes sense, it is cleaning looking and other business on the street have front yard parking. Less of pollution into the canal with parking in front.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no, it is consistent with properties around it.
- 3) Whether the requested Variance is substantial? The board answered no, property is better for this layout.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no, it will be an improvement from what is there now. The topography lessens the impact of the building on the street.
- 5) Whether the alleged difficulty was self-created? The board answered yes.

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 Front Yard Parking 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: No 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 Kelly made a motion, seconded by Member Salamone, to grant a Front Yard Parking variance for the property located at 5538 N Burdick St., Fayetteville NY 13066 (tax map # 086.-02-07.1).

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 Kelly made a motion, seconded by Member Salamone, and carried unanimously, to end the meeting at 7:28 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 12 July 2020

1. Property Address: 8236 Penstock Way Manlius NY 13104

Property Tax Map # _____

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

Pool installation

2. Owner of Property: Kyle and Karen Marshall

Owner's Address: 8236 Penstock Way Manlius

Owner's E-Mail: hannum1119@gmail.com

Owner's Phone #: (315) 427-6962 Does Owners reside at property: yes

Signature of Property Owner: [Signature], [Signature]

3. Applicant / Representative / Attorney:

Name: Karen and Kyle Marshall Company: _____

Address: 8236 Penstock Way Manlius NY 13104

Phone: (315) 427-6962 E-Mail: hannum1119@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: _____

Marshall ZBA Application-

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

No, our 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?

Granting this variance request would not have a detrimental effect upon the neighborhood.

3.) Whether the requested variance is substantial?

No, This request is not substantial. We are asking for a relief of 15 ft from the back property line. We do not need any relief off the sides.

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

No, the finished grading will remain consistent with current drainage.

5.) Whether the alleged difficulty was self-created?

Yes, this is self-created. Our choice of placement of the pool will provide enough room to enclose the entire pool area with a fence, resulting in a safer environment.

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 8236 Penstock Way, Marlis NY 13694

Date	Neighbors Name	Neighbors Address	Neighbors Signature When possible
14 June 2020	Tom Prinzing	8237 Penstock Way	Thomas Prinzing
14 June 2020	Mark Fox	8200 Duval Circuit	Mark Fox
7/14/20	Dana Barr	8202 Duval Cir	Dana Barr
7/14/20	(Dottie) Dorothea DeSimone	8198 Duval Cir	Dorothea DeSimone
7/14/20	David & Debra Hansen	8238 Penstock Way	Debra J Hansen
7/14/20	Jill Perry	8234 Penstock * stopped by truck left in mailbox	

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: Kyle & Karen Marshall (315) 427-6962

Address of Proposed Work: 8236 Penstock Way Manlius, NY 13164

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

Proposed Work: in ground pool

- | | | | |
|---------------------------|-------------------------------|---|-----------------|
| 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: \$ 2530,000

Size of Project: see survey 20x34

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 _____

hannem1119@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: _____

CODE ENFORCEMENT USE ONLY

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

Received By: JB Receipt No.: 16596 Fee: \$ 100 Date: 6-29-20

Check #: X Cash: _____ Credit Card: _____

Tax Map # 114. - 03- 20.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 6-29-20

Remarks:
Rearyard Setback for R-1 is 40'. Applicant has 25'. Needs
15' relief from rear setback requirement of 40'

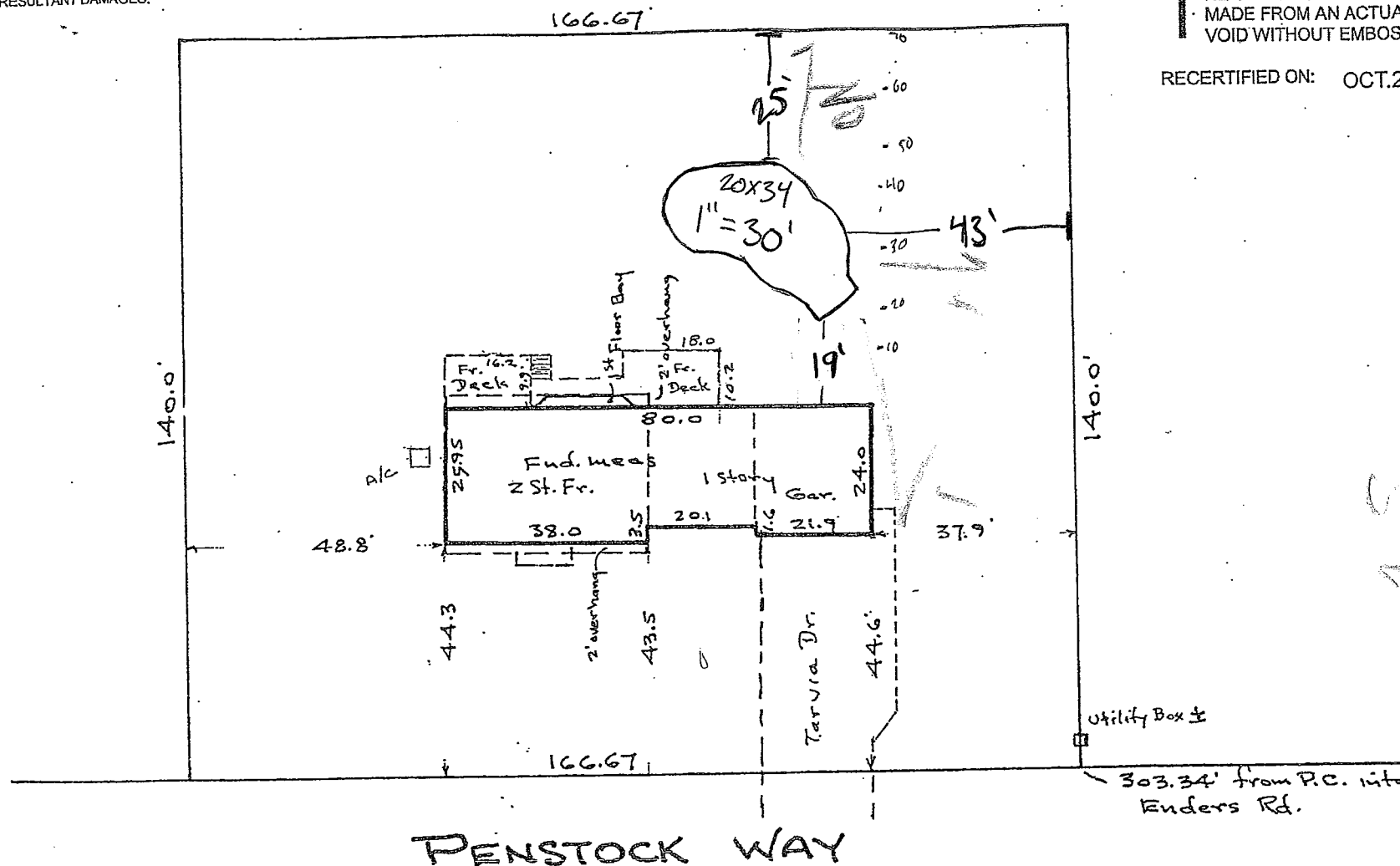
Kevin Capriotti
Signature of Code Enforcement Officer

SURVEYORS: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP WITHOUT THE WRITTEN CONSENT FOR WHATEVER PURPOSE VIOLATES MY COPYRIGHT, AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.

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 12-03-1982. VOID WITHOUT EMBOSSED SEAL

RECERTIFIED ON: OCT. 21, 2013



#8236 PENSTOCK WAY

LOT 36 - SEC. K - ACADEMY HILL
TOWN OF MANLIUS - ONONDAGA CO., N.Y.

Scale 1" = 30'
Dec. 3, 1982

COTTRELL LAND SURVEYORS, P.C.
MANLIUS, NY (315) 682-8121

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

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BY COTTRELL LAND SURVEYORS, P.C.

ALL RIGHTS RESERVED
COPIES WITHOUT THE EMBOSSED SEAL ARE UNAUTHORIZED AND HAVE BEEN ALTERED.

USERS: THIS MAP IS NOT USABLE NOR CERTIFICATIONS EXTENDABLE FOR UNSPECIFIED PURPOSES OR FOR SUBSEQUENT TRANSACTIONS EXCEPT BY THE WRITTEN CONSENT OF OR BY SURVEY UPDATE BY THE UNDERSIGNED ONLY.

114-3-20
284-84

PENSTOCK \$8236 L36 SK ACADEMY HILL MAN @19821203LOC @20131021UP.TIF

8236 Penstock Way



© All Pictometry

05/13/2020

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date:

7/27/2020

1. Property Address:

115 Kendall Dr. W, E. Syr. NY 13057

Property Tax Map #

062-01-62.0

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

14x28 Pool in ground

2. Owner of Property:

Justin Cramer

Owner's Address:

115 Kendall Dr W, E Syr. NY 13057

Owner's E-Mail:

justincramer15@gmail.com

Owner's Phone #:

315-632-1107

Does Owners reside at property:

yes

Signature of Property Owner:

Justin Cramer

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:

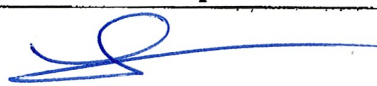
Current Property Zoning:

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:

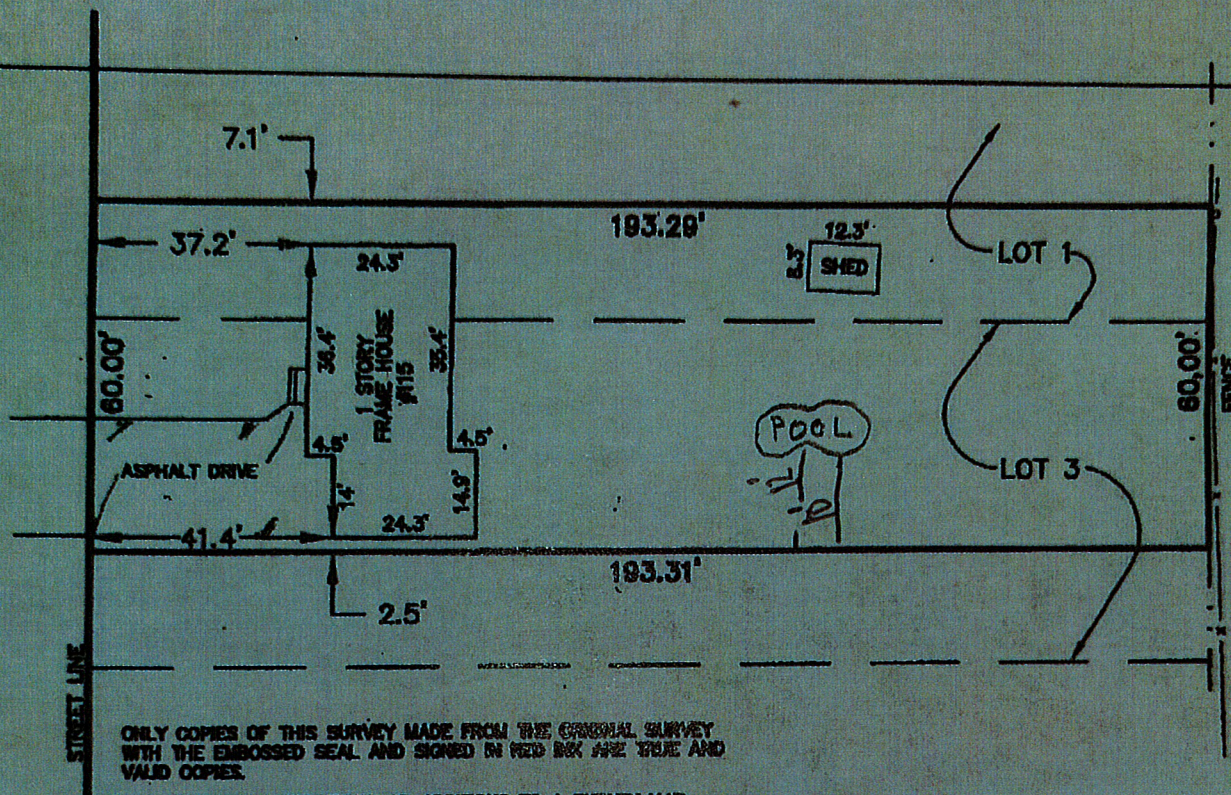
Town of Manlius
Zoning Board of Appeals
Neighbor Notification Sheet
315-637-3521

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 115 Kendall Dr. West

Date	Neighbors Name	Neighbors Address	Neighbors Signature When possible
7/28	JUSTIN? SMITH	116 Kendall Dr. West E. Syr	
7/28	James Bray	117 Kendall Dr. West E. Syr	
7/28		113 Kendall Dr. West E. Syr.	

KENDALL DRIVE WEST



ONLY COPIES OF THIS SURVEY MADE FROM THE ORIGINAL SURVEY WITH THE EMBOSSED SEAL AND SIGNED IN RED INK ARE TRUE AND VALID COPIES.

UNAUTHORIZED ALTERATIONS OR ADDITIONS 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.

SURVEY SUBJECT TO ANY AND ALL FACTS AN UP TO DATE ABSTRACT OF THE TITLE WOULD SHOW.

LOCATION SURVEYS DO NOT INCLUDE THE STAKING OF THE PROPERTY CORNERS EXCEPT AS SHOWN.

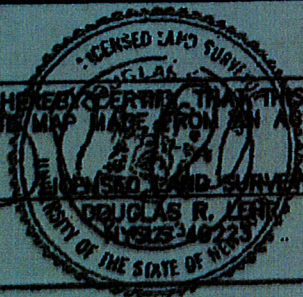
REDATED 31 MAY 2006

LEHR
LAND SURVEYORS



LIVERPOOL, NEW YORK
315-491-3333

I HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.



LOCATION SURVEY ON PART OF LOTS No.1 & 3 OF THE
KENDALL TRACT EXT. - FILED AUG 28, 1950 - MAP No.3180

KNOWN AS No.115 KENDALL DRIVE, WEST, TOWN OF MANLIUS,
COUNTY OF ONONDAGA, NEW YORK

DRAWN BY: WJH

SCALE: 1"=30'

DATE: 7 JAN 04

REVISIONS:

REDATED 27 JUNE 2005

DRAWING No. 3-1-50

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 demonstrate 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.

1.	NO
2.	NO
3.	NO
4.	NO
5.	NO

Print

Building Permit Application - Everything but Single Family Homes and Commercial Projects - Submission #578

Date Submitted: 5/6/2020

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*

Justin Cramer 315-632-1107

Address of Proposed Work*

115 kendall drive west east syracuse ny 13057

Contractor Name, Address and Phone Number*

Joes pools PO box 1192 Weedsport, NY 13166 315-730-0476

Proposed Work Type*

Pool

Description of Project*

inground pool

Construction Costs*

25,000

Size of Project*

14x28

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 agree

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

Received By: JS Receipt No.: 6074 Fee: \$ 100 Date: 5-18-20

Check #: Cash: Credit Card: X

Tax Map # 065.-01-03.0

Building Permit Number:

Approved: Disapproved: X Date: 7-28-20

Remarks:
Side yard setback for R-3 is 15' Applicant has 10'
Needs 5' Relief from side yard setback requirement of 15'

Barry Capriotti
Signature of Code Enforcement Officer

115 Kendall Dr. W

