

Agenda
Zoning Board of Appeals
February 18, 2021
6:30 PM

1. Virtual Meeting Instructions

Documents:

[2-18-21 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - January 21, 2021

4. Todd Stiles, 115 Davis St., E. Syracuse Will Need Two Variances For A Shed

Documents:

[115 Davis St.pdf](#)

5. Other Business

6. Adjournment

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



February 18, 2021 – 6:30PM

Zoning Board Meeting Instructions

The easiest way to participate in the meeting is to use the link provided below. The meeting will be conducted on the ZOOM platform as a webinar. Please make sure that when you complete your attendee registration you enter your full name.

Click on the link or Enter the meeting URL web address as listed below:

<https://us02web.zoom.us/j/88957189757?pwd=RXMrSjNKWldCMlViSkZJWVFIRkFRdz09>

Password to join when prompted:

Password: **369280**

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: 889 5718 9757

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

Password: **369280**

If this is your first time joining a ZOOM meeting you may practice using ZOOM meeting platform at <https://zoom.us/test>.

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 1/23/21

1. Property Address: 115 DAVIS ST. EAST SYRACUSE, NY 13057

Property Tax Map # 065-05-22.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; REPLACING EXISTING 10' X 8' 6"

SHED WITH NEW PRE-BUILT 12' X 12' SHED

2. Owner of Property: CHRISTINA M. ROOT & TODD J. STILES

Owner's Address: 115 DAVIS ST. EAST SYRACUSE, NY 13057

Owner's E-Mail: TODD.STILES@AMERICAN.DRG

Owner's Phone #: 315-439-8891

Does Owners reside at property: YES

Signature of Property Owner: [Signature]

3. Applicant / Representative / Attorney:

Name: TODD J. STILES Company: N/A

Address: 115 DAVIS ST. EAST SYRACUSE, NY 13057

Phone: 315-439-8891 E-Mail: TODD.STILES@AMERICAN.DRG

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, MELISSA C. TIMMERS, being duly sworn, deposes and says that (s) he is:
(Notary)

TOOD J. STILES & CHRISTINA M. ROOT
(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: 1/23, 20 21

TODD J. STILES
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

115 DAVIS ST.
(Mailing Address of 1st Applicant)

EAST SYRACUSE, NY 13057

315-439-8891

(Telephone Number)

Date: 1/23, 20 21

CHRISTINA M. ROOT
(Print Name of 2nd Applicant)

[Signature]
(Signature of 2nd Applicant)

(Entity Name)

By (Officer) _____ (Title)

115 DAVIS ST.
(Mailing Address of 2nd Applicant)

EAST SYRACUSE NY 13057

315-243-0153

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 23rd day of January in the year 20 21, before me, the undersigned, a notary public in and for said state, personally appeared TODD J. STILES

, and CHRISTINA M. ROOT (1st Applicants Name)
(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.

[Signature]
Notary Public

MELISSA C. TIMMONS
Notary Public in the State of New York
Qualified in Onondaga County
Reg. No. 01TI6041684
My Commission Expires May 15, 2022

SEAL

Answers to questions on Page 2 of the ZBA Application:

1. No
2. No
3. No
4. No
5. Yes

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 065-05-22.0

115 Davis St. East Syracuse, NY 13057

Lot # _____

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

PRO SNOW REMOVAL, LLC

Phone # 315-663-6378

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

TODD J. STILES 115 DAVIS ST E. SYRACUSE, NY 13057

REPLACE 10' x 8'6" SHED WITH 12' x 12' SHED

Phone # _____

PROPOSED WORK, USE OR OCCUPANCY

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

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: 1/19/21

By: TODD J. STILES

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification _____ Planning Board _____ Rec'd by _____ Receipt No. _____
Zoning R3 _____ Plans Review _____ Building Permit No. _____
Flood Plains _____ Wetlands _____ Date Application Rec'd _____ Set Backs _____
Contractors W/C Ins. _____ ZBA _____ Fee 600 Date Paid _____

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☒ DISAPPROVED

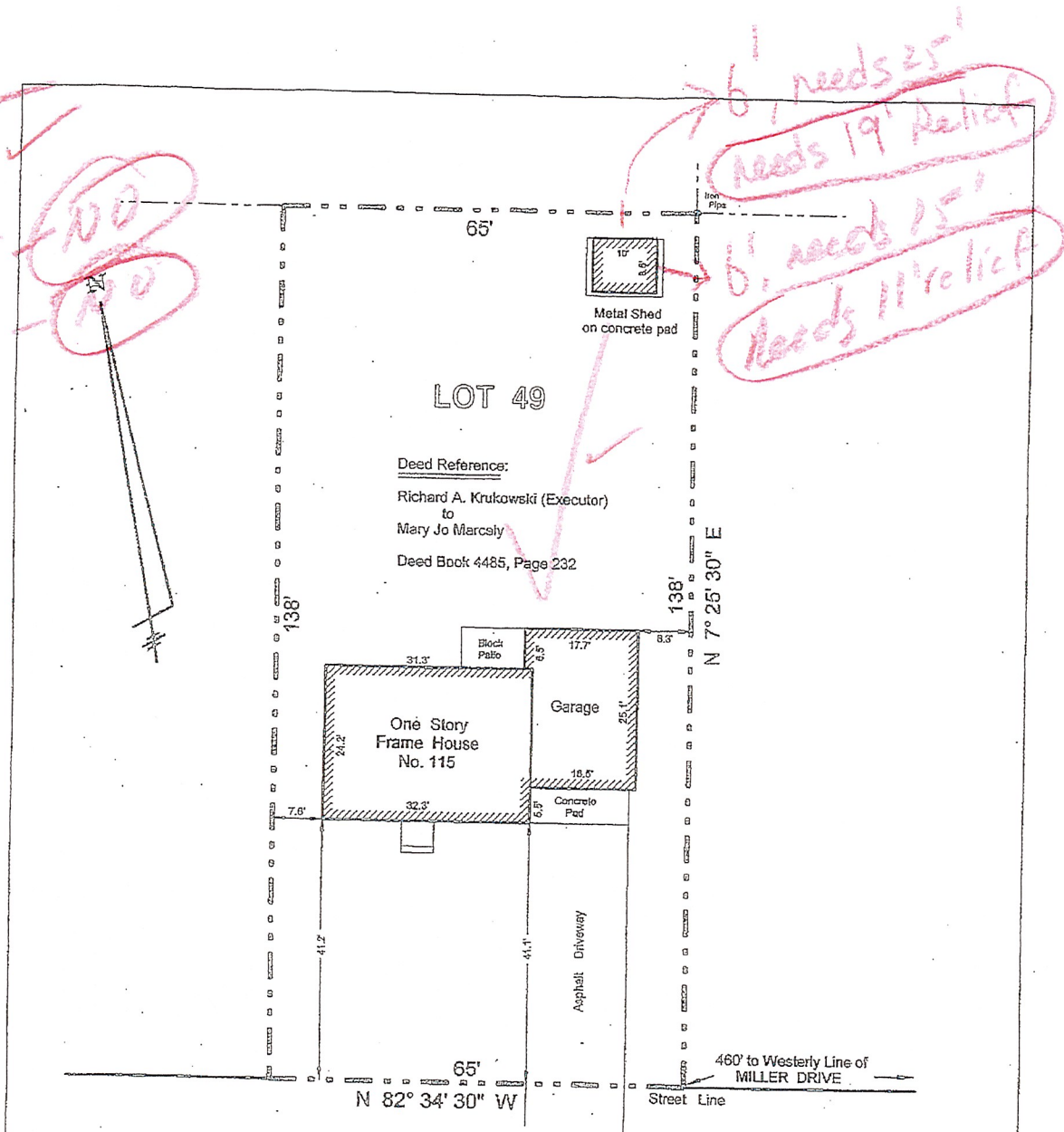
Date 1/19/21

Remarks

Needs 2 variances. Needs 19' relief from the 25' Back Setback requirement
@ Needs 11' " " " 15' side " "

Signature of Codes Enforcement Officer

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



DAVIS STREET (50' Wide)

The undersigned certifies that this map was made from an actual survey completed January 8, 2009.

Thomas D. Jones
N.Y. State Licensed Land Surveyor No. 49315
Copyright © 2009 Thomas D. Jones
All Rights Reserved

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

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.

Lot No. 49
Freemont Heights
Section E

By Bernard C. Smith
Map No. 3466 Filed April 3, 1953
Part of Original Town Lot No. 44

Town of Manlius Onondaga County, NY
SCALE: 1" = 20' FILE: 130.1 - C



115 Davis St.



05/06/2020