

Agenda
Zoning Board of Appeals
May 20, 2021
6:30 PM

1. Pledge Of Allegiance

2. Approval Of Minutes

Documents:

[4-15-21 Draft.pdf](#)

3. Lawrence Wilcox, 224 Schepps Lane, Kirkville NY

Documents:

[224 Schepps Lane.pdf](#)

4. Sapna Bazaz, 9109 Cirrus Court, Manlius

Documents:

[9109 Cirrus Court.pdf](#)

5. Andrew Cummings, 7 Edgewood Parkway, Fayetteville

Documents:

[7 Edgewood Parkway.pdf](#)

6. Other Business

7. 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

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
April 15, 2021
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:

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

Attendees: Peter Schaffer and Colleen DeGouff

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

Minutes

Member T. Kelly made a motion, seconded by Member Campbell, to approve the minutes of March 18, 2021 as submitted by Secretary Witzel and it was carried unanimously.

Legal Notices

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

Member Miller made a motion, seconded by Member Campbell to open the public hearing at 6:35 PM and it was carried unanimously.

Joshua & Stephanie Eastman, 8804 Quarter Horse Run, Chittenango (tax map 082.2-04-19.0) Public Hearing for a 10' X 14' Shed, with an existing side yard setback of 1.5' they will need a variance of 18.5' to meet the required 20'.

Joshua Eastman stated they want to put a 10' X 14' shed on the side property line next to the garage. Mr. Eastman stated the shed will be part of a plan to include a pool and fence. Mr. Eastman would like to put the shed 1.5' from the property line with the fence going behind it.

Chairman Kelly asked Mr. Eastman if he would be willing to move the shed to 5' off the property line so the property behind the shed can be mowed and maintained. Mr. Eastman stated the fence will be about 2" off the property line and he planned to put the shed against the fence.

It was agreed that the shed would be 3' off the property line providing a 17' variance.

Member Salamone made a motion, seconded by Member T. Kelly to close the public hearing at 6:48 PM and it was carried unanimously.

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 because there are other sheds in the neighborhood.
- 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 they want a 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 applicant **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 17 foot 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 T. Kelly made a motion, seconded by Member Salamone, to grant Joshua Eastman, 8804 Quarter Horse Run, Chittenango, NY a side yard variance of 17 feet to install a 10' X 14' shed

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.

Ashleigh Wilson, 1103 Cornflower Way N, E. Syracuse NY for a 16' X 36' inground pool, with an existing side yard setback of 8' applicant is requesting 12' to meet the required 20' set back. With an existing rear yard setback of 8' applicant is requesting 32' to meet the required 40' set back.

Member T. Kelly made a motion, seconded by Member Campbell to open the public hearing at 6:55 PM and it was carried unanimously.

Ashleigh Wilson stated if she were to stay inside the required setbacks the pool would go where the deck is off the house. Ms. Wilson explained that her lot is an odd shape and higher on one side. Ms. Wilson decided to do as some of her neighbors have done and line the pool up on the left side of her yard next to the fence.

Chairman Kelly asked where the pool equipment would be located. Ms. Wilson stated the equipment would be concealed against the house and will be hidden behind scrubs.

Peter Schaffer & Colleen DeGouff, 1105 Cornflower Way, E. Syracuse NY neighbors to Ms. Wilson had received a notification letter from the town about the construction of the pool and wanted to understand the process the town follows for permits.

Attorney Sutphen explained the steps involved in the permit process. Codes Director Randy Capriotti stated that Ms. Wilson has followed every step and provided all required documentation for the permit process.

Member Miller made a motion, seconded by Member T. Kelly to close the public hearing at 7:15 PM and it was carried unanimously.

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 because of the unlevel land and smaller lot size.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no because there are other pools in the neighborhood.
- 3) Whether the requested Variance is substantial? The board answered no the pool size is within reason considering the size of the lot.
- 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 they want a pool.

Determination of ZBA Based on the Above Factors:

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

 X The benefit to the applicant **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 variances for a side yard of 12 feet and rear yard of 32' 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 Miller made a motion, seconded by Member Campbell, to grant Ashleigh Wilson a side yard variance of 12 feet and a rear yard variance of 32 feet to install a 16' X 36' inground pool. 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 T. Kelly made a motion, seconded by Member Campbell, and carried unanimously, to end the meeting at 7:25 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 4-7-2021

1. Property Address: 224 Schepps Lane, Kirkville, NY 13082

Property Tax Map # 51.-6-16

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

New construction of storage shed.

2. Owner of Property: Lawrence T. & Dawn R. Wilcox III

Owner's Address: 224 Schepps Lane, Kirkville, NY 13082

Owner's E-Mail: AGERNY4@aol.com

Owner's Phone #: 315-751-2676 Does Owners reside at property: Yes

Signature of Property Owner: James T. Wilcox Dawn R. Wilcox

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

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: _____

Lawrence T. & Dawn R. Wilcox III

Answers to Area Variances – 5 Criteria Questions

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

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 _____, being duly sworn, deposes and says that (s) he is:
 (Notary)

 (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: April 8, 20 21

Date: _____, 20 _____

Lawrence T. Wilcox III
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

Lawrence T. Wilcox III
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)

) SS:

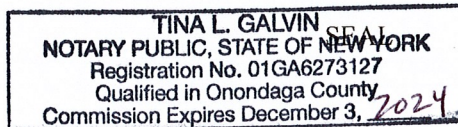
COUNTY OF ONONDAGA)

On this 8th day of April in the year 20 21, before me, the undersigned, a notary public in and for said state, personally appeared Lawrence T. Wilcox
(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.

Tina L. Galvin
Notary Public



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 51. - 6 - 16

224 SCHEPPS LANE, KIRKVILLE, NY 13082

Lot # 16

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

RLS STRUCTURES INC., 11407 SOUTHWARD RD., CATO, NY 13033 Phone # 315-626-2244

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

LAWRENCE & DAWN WILCOX III

Phone # 315-751-2676

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☒ new construction ☐ deck ☐ pool ☐ renewal ☐ sign

☒ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 19,600.00

RESIDENTIAL-NEW STRUCTURE

agerny4@aol.com

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: 4-6-2021

By: James R. Wilcox

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification 40 40 20 Planning Board _____ Rec'd by JG Receipt No. 2000 8979
Zoning R1 Plans Review _____ Building Permit No. _____
Flood Plains _____ Wetlands _____ Date Application Rec'd _____ Set Backs _____
Contractors W/C Ins. _____ ZBA _____ Fee \$75 Date Paid 4-6-21

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

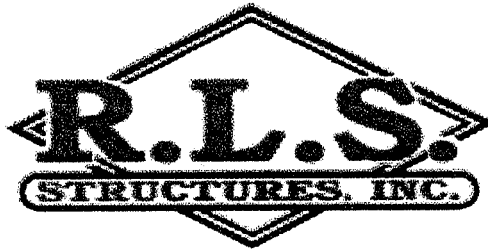
☒ DISAPPROVED

Date 4.7.21

Remarks

① Rear setback is 40'. Applicant has 6', needs 34' Variance
② Side yard setback is 20'. Applicant has 10', needs 10' Variance

Signature of Codes Enforcement Officer Randy Capriotti



Permit Packet for Lawrence Wilcox

Terry Snow

Sales Manager

RLS Structures Inc.

315-626-2244



RLS STRUCTURES INC.
11407 SOUTHARD RD
CATO, NY 13033

Voice: (315) 626-2244
Fax: (315) 626-3255

Proposal

Quote Number

11881

Quote Date

Mar 17, 2021

Good Thru:

3/27/21

Sales Rep:

TJ

Quoted To: LAWRENCE WILCOX
224 SCHEPPS LANE
KIRKVILLE, NY 13082

Phone #: 315-751-2676

Fax #:

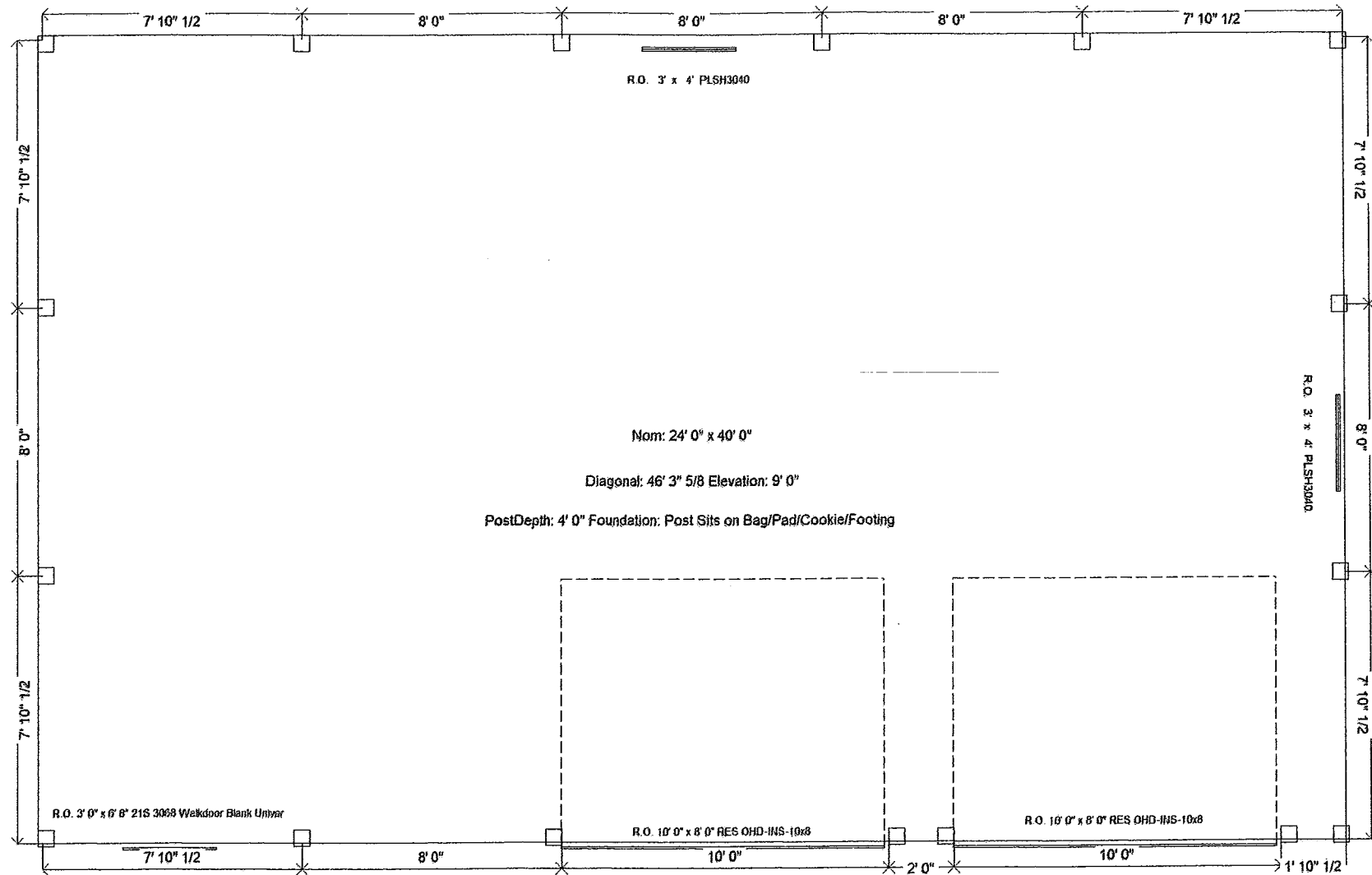
Ship To:

24 X 40 X 9' POST FRAME
KIRKVILLE, NY 13082

Description

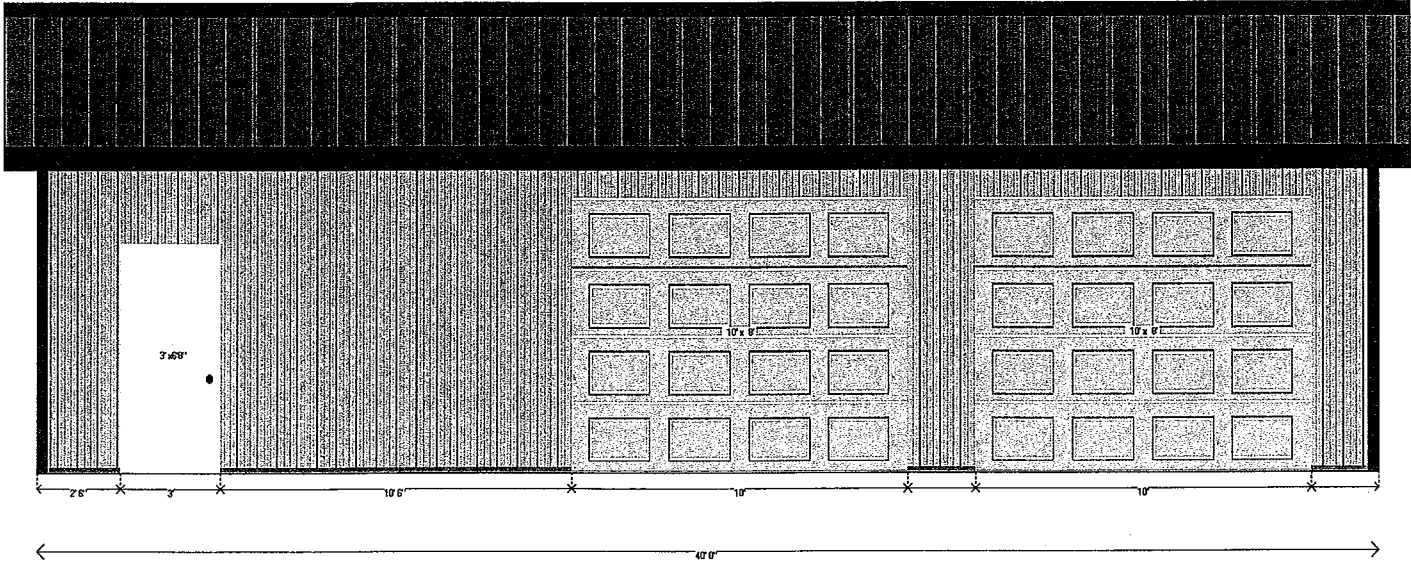
ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT A 24 X 40 X 9' POST FRAME STRUCTURE.
STRUCTURE TO INCLUDE:

- 4 X 6" - PRESSURE TREATED POLES SET ON CONCRETE FOOTERS.
- 2 X 4" - WALL AND ROOF PURLINS ON 2' CENTERS.
- 2 X 6" - PRESSURE TREATED SPLASHBOARD AROUND PERIMETER.
- 29 GAUGE, PREMIUM PAINTED STEEL ROOF, WALLS AND TRIM WITH PAINTED SCREW FASTENERS.
- 50# GROUND SNOW LOAD STANDARD TRUSSES ON 4' CENTERS WITH 4:12 PITCH.
- 1' OVERHANG ON ALL FOUR SIDES.
- VENTED RIDGE AT THE PEAK AND VENTED SOFFIT AT EAVES.
- (2) 3' X 4' SINGLE HUNG WINDOWS WITH INSULATED GLASS, SCREENS AND GRIDS.
- (1) 3068 BLANK HEAVY DUTY WALK DOOR WITH LOCK SET.
- (2) 10 X 8' RAISED PANEL, INSULATED OVERHEAD DOOR.
- SITE WORK AND PERMITS BY OWNER.



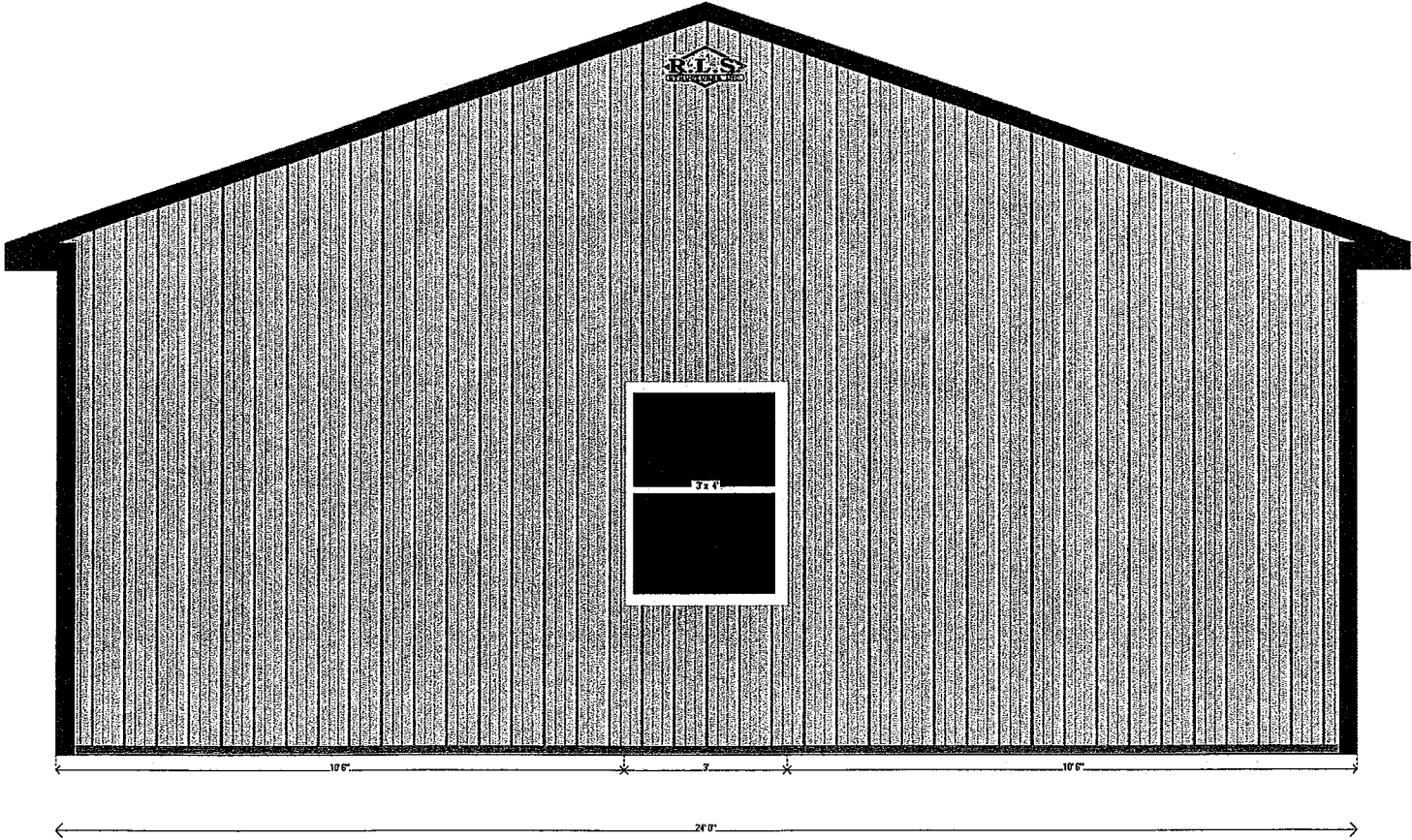
Date: 3/26/2021
wlcx:bc2
RLS Structures
11607 Southard Road, Colo, NY 13033
315.635.2244
by PostFrame Manager®

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- South



Date: 3/26/2021
wksa.bc2
R.L.S. Structures
11407 Southard Road, Cato, NY 13033
315.626.2244
by PostFrame Manager®

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- East



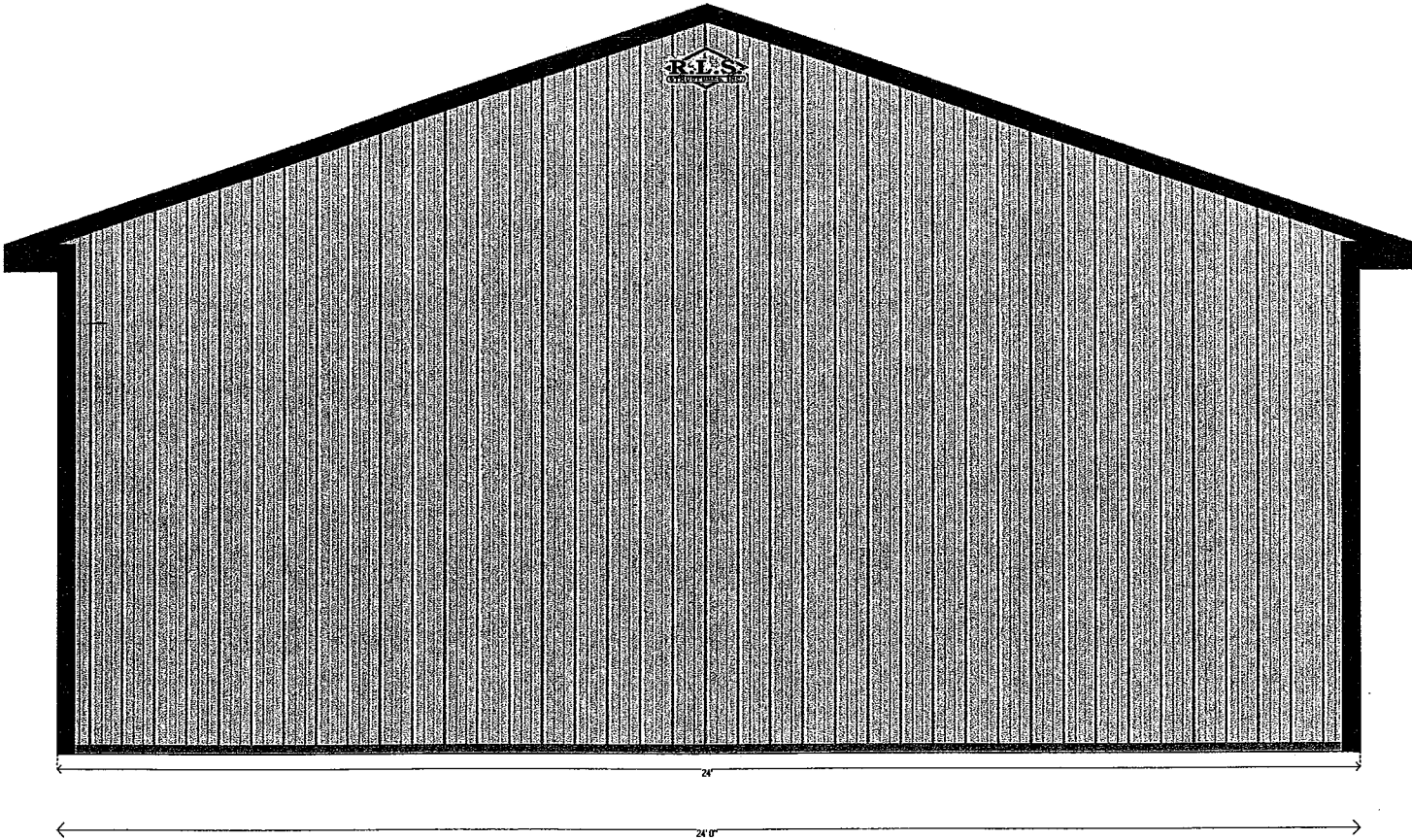
Date: 3/25/2021
wlcx.be2
R.L.S. Structures
11407 Southard Road, Cato, NY 13033
315.626.2244
by Perifano Manager®

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- North



Date: 3/25/2021
wblou3c2
R.L.S. Structures
11407 Southard Road, Cato, NY 13033
315.626.2244
by PostFrame Manager®

ELEVATION PLAN (BY DIRECTION, ALL WINGS) -- West



Date: 3/26/2021
File: 3/26/2021
RLS Structures
11407 Southard Road, Cato, NY 13033
315.628.2244
by PostFrame Manager®

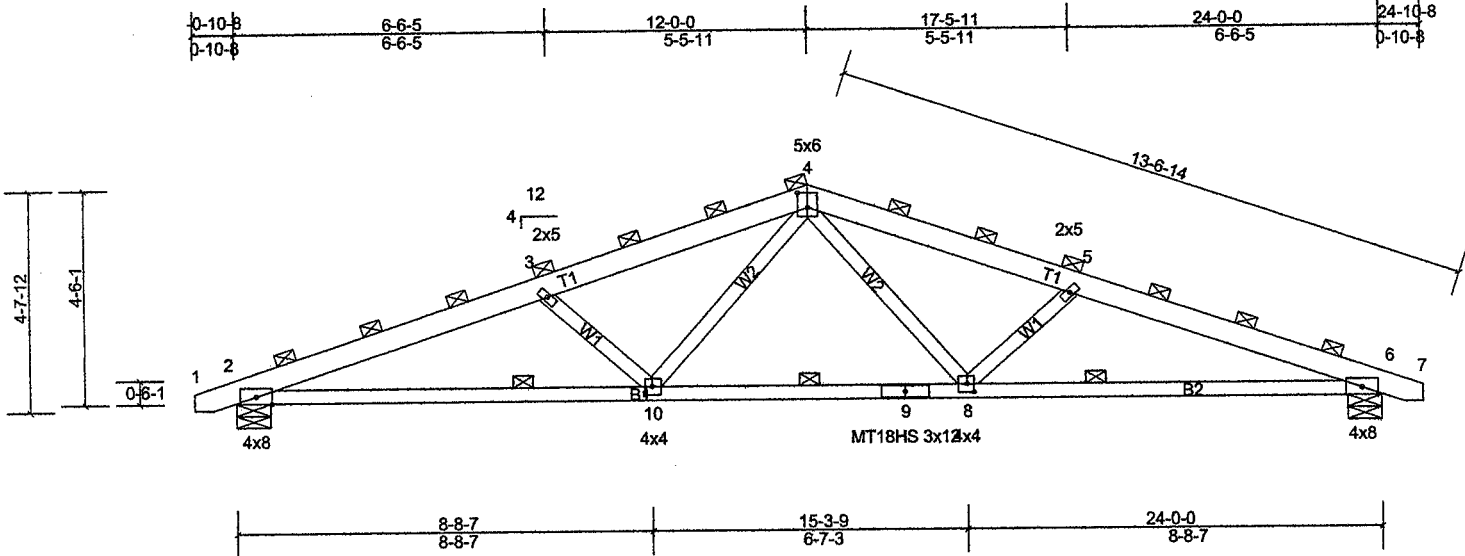
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
RLS Ag	T24Z50	COMMON	10	1	

A Universal Forest Products Company, UFP

Run: 8.22 S Jul 9 2018 S Jul 9 2018 MiTek Industries, Inc. Mon Sep 24 16:33:55

Page: 1

ID:H8HKlxvPjzgBZKSTKbahA9yaOGN-ay3nfi0g7VPOsGhhISZ8lDiaGYhlsGj1jX4xcyaNVA



Scale = 1/48.9

Plate Offsets (X, Y): [4:0-3-12,0-2-8], [8:0-1-12,0-2-0], [10:0-1-12,0-2-0]

Loading	(psf)	Spacing	4-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	33.6	Plate Grip DOL	1.15	TC	0.83	Vert(LL)	-0.27	8-10	>999	240	MT20	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.96	Vert(CT)	-0.35	8-10	>832	180	MT18HS	197/144
TCDL	5.0	Rep Stress Incr	NO	WB	0.31	Horz(CT)	0.11	6	n/a	n/a		
BCLL	0.0	Code	IBC2015/TPI2014	Matrix-MS								
BCDL	5.0											
											Weight: 95 lb	FT = 20%

LUMBER

TOP CHORD 2x6 SPF No.2
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (2-7-15 max.).
BOT CHORD 6-4-0 oc bracing.

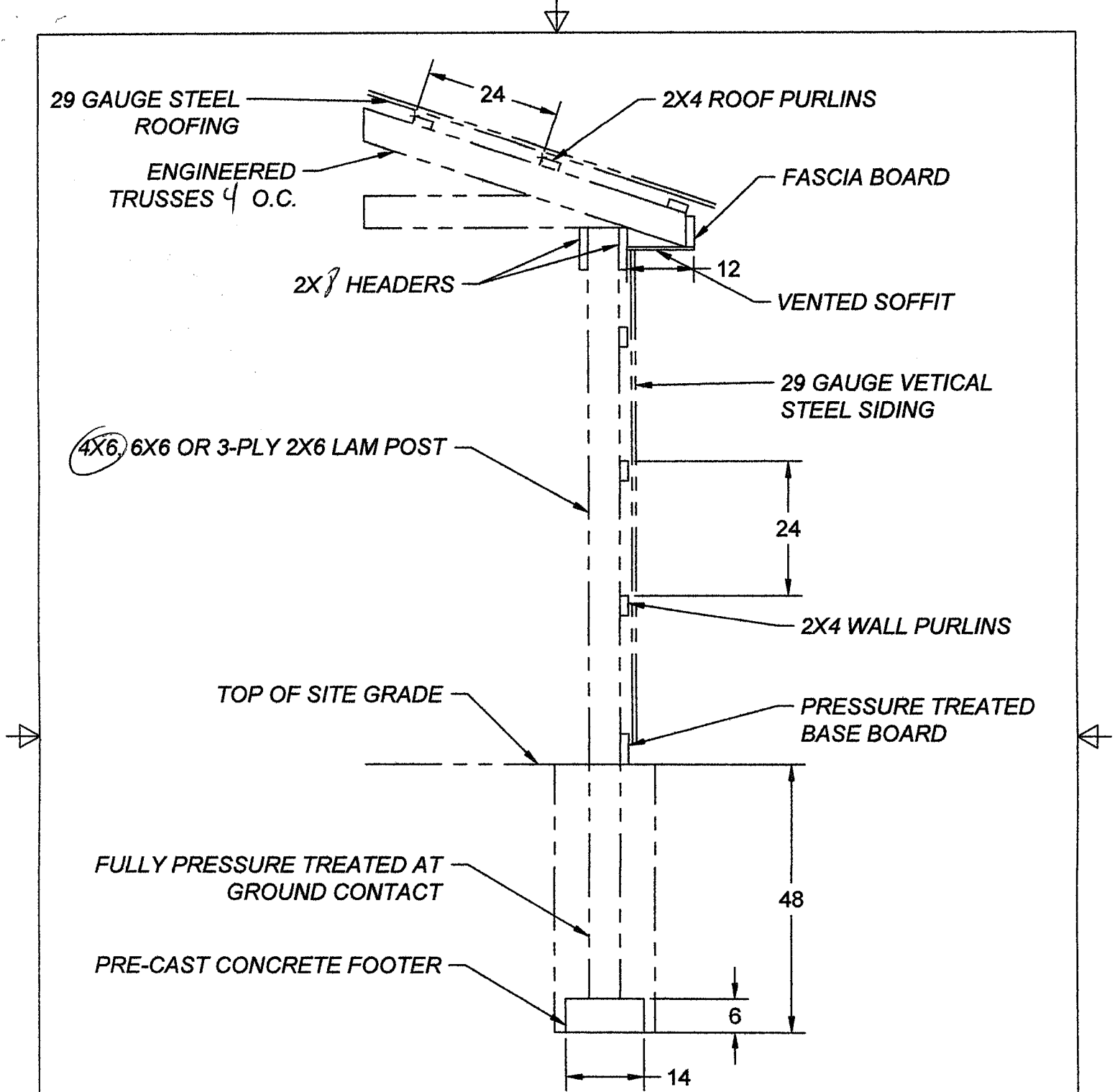
REACTIONS (lb/size) 2=2198/0-8-8, (min. 0-2-13), 6=2198/0-8-8, (min. 0-2-13)
Max Horiz 2=-110 (LC 12)
Max Uplift 2=-635 (LC 7), 6=-635 (LC 8)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-4856/1719, 3-4=-4109/1492, 4-5=-4109/1492, 5-6=-4856/1719
BOT CHORD 2-10=-1500/4493, 9-10=-900/3091, 8-9=-900/3091, 6-8=-1500/4493
WEBS 3-10=-1244/521, 4-10=-349/1277, 4-8=-349/1277, 5-8=-1244/521

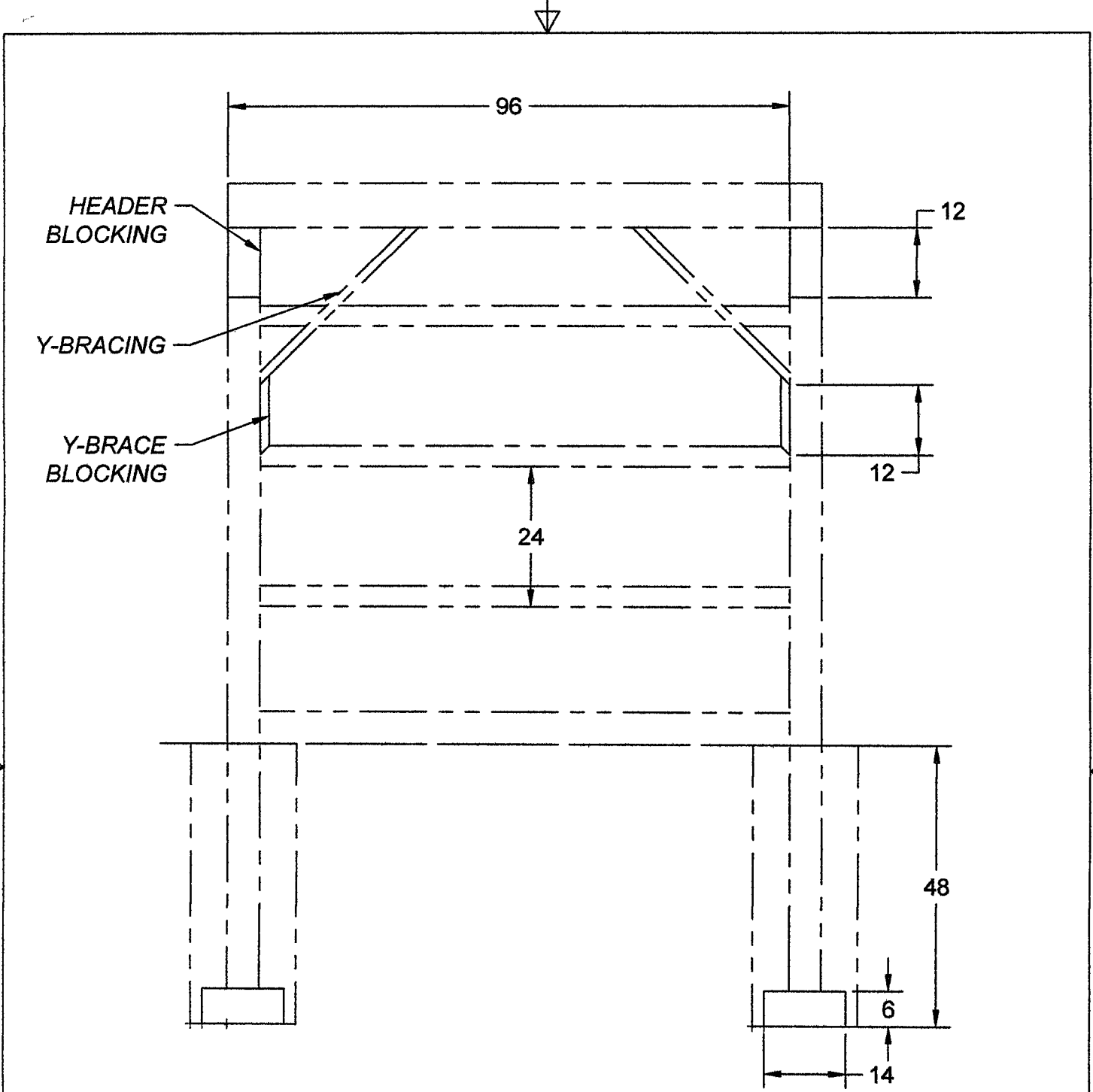
NOTES

- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=24ft; Cat. I; Exp B; Pr. Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-10; Pg= 50.0 psf (ground snow); Pf=33.6 psf (flat roof snow); Category I; Exp B; Partially Exp.; Ct=1.20; IBC 1607.11.2 minimum roof live load applied where required.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 20.0 psf or 2.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- All plates are MT20 plates unless otherwise indicated.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 635 lb uplift at joint 2 and 635 lb uplift at joint 6.
- This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard



R.L.S STRUCTURES	PROJECT Wall Sections			
	TITLE Typical Wall Section			
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN	Jeff Toews	5/13/2019	SCALE 1/2" = 1'-0"	WEIGHT
			SHEET 1/1	



R.L.S STRUCTURES		PROJECT Wall Sections			
		TITLE Typical Side Profile Section			
APPROVED		SIZE	CODE	DWG NO	REV
CHECKED		A			
DRAWN	Jeff Toews	5/13/2019	SCALE 1/2" = 1'-0"	WEIGHT	SHEET 1/1

Gurtha Road

Street Line

R-1
F+ 40
R+ 40.6' neds 34' 10"
S+ 20.10' neds 10'

Farm Lot 35

Farm Lot 26

LOT 15

LOT 16

LOT 17

200.0'

200.0'

100.0'

50'

shed

deck

porch

2 Story House
#224

Garage

35' Building Line

ASPHALT DRIVEWAY

150'

100.0'

Street Line

Edge of Pavement

SCHEPP'S LANE

Tax Map No. 51.-6-16

Deed Ref: Thomas Pager

Book 4396 of Deeds, Page 47

Fences, sheds & pavements shown approx.

Subject to a Current Abstract of Title

Not To Be Used For Construction Purposes.

Graphic Scale



(in feet)

1 inch = 30 feet



CERTIFIED TO:

HOUSE LOCATION SURVEY FOR MORTGAGE/CONVEYANCE PURPOSES

Lot #16
Schepp's Manor Tract ~ Section "C"
Filed: 12/10/1965, Tract Map #4769
Part of Farm Lot #26
Town of Manlius
County of Onondaga ~ State of New York
Known As: #224 Schepp's Lane

CHRISTOPHERSON
LAND SURVEYING

Syracuse, New York
Phone: (315)437-9848

Tully, New York
Phone: (315)696-5956

Made By: AEC
Date: 10/25/2010
Scale: 1"=30'
File: 363AC-L16
Disk: CD1810

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CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws.

Re-Certified:

Certifications are not transferable to additional institutions or subsequent owners.

Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution.

This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified. Property corner stakes, if any (found or set) as noted above.

It is a violation of Article 145 of the N.Y.S. Education Law to alter this map without the direct consent of the undersigned surveyor or his successor.

The undersigned surveyor hereby certifies that this map is made from an actual survey of the property shown hereon.

(VOID UNLESS
SIGNED WITH
RED INK.)

A. L. Christopherson
Professional Land Surveyor



CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name & Address of Insured (use street address only) R.L.S. Structures, Inc. 11407 Southard Road Cato NY 13033 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)	1b. Business Telephone Number of Insured 315-626-2244 1c. NYS Unemployment Insurance Employer Registration Number of Insured 52-32548-0 1d. Federal Employer Identification Number of Insured or Social Security Number 161432681
2. Name and Address of Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Town of Manlius 301 Brooklea Drive Fayetteville NY 13066	3a. Name of Insurance Carrier Cincinnati Indemnity Company 3b. Policy Number of Entity Listed in Box "1a" EWC0421298 3c. Policy effective period 03/23/2021 to 03/23/2022 3d. The Proprietor, Partners or Executive Officers are ☐ included. (Only check box if all partners/officers included) ☐ all excluded or certain partners/officers excluded.

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under Item 3A on the INFORMATION PAGE of the workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) **Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.**

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This certificate may be used as evidence of a Workers' Compensation contract of insurance only while the underlying policy is in effect.

Please Note: Upon cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: J.Michael Reagan
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: J.Michael Reagan 3/11/2021
(Signature) (Date)

Title: President

Telephone Number of authorized representative or licensed agent of insurance carrier: 315-673-2094

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

224 Schepps Lane



05/06/2020

224 Schepps Lane



TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 04/06/2021

1. Property Address: 9109 CIRRUS COURT, MANLIUS, NY - 13104

Property Tax Map # 099.1-07-16.0

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

2. Owner of Property: SAPNA BAZAZ & PRASHANT KAUL

Owner's Address: 9109 CIRRUS COURT, MANLIUS, NY - 13104

Owner's E-Mail: sapnabazaz@yahoo.com, drprkaul@gmail.com

Owner's Phone #: 8435138674 / 3153962077 Does Owners reside at property: Yes

Signature of Property Owner: 

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

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: _____

MEMO

To: ZBA, Town of Cicero

From: Sapna Bazaz and Prashant Kaul, 9109 Cirrus Court

Date: April 13, 2021

Pages (excluding cover page): 1

Variance application

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
No. The property is not deep or wide enough to build our desired in ground pool in a location that would not require a variance.

2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
No.

3. Whether the requested variance is substantial?

This is not substantial. We are asking for a 9' of relief from the side property line setback which has an overall width depth of 137'. We are not asking for any relief off the back line set back.

4. Whether the variance will have an adverse effect on physical or environmental conditions?
No.

5. Whether the alleged difficulty was self-created?

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

**TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT**

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

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

RITA C. MYERS
NOTARY PUBLIC, STATE OF NEW YORK
Qualified in Madison County No.
01MY6006963
Commission Expires 05/11/ 22

I Rita C. Myers, being duly sworn, deposes and says that (s) he is:
(Notary)

[Signature]
(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: 04/13/2021, 2021

S. Bauer
(Print Name of 1st Applicant)

(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

9109 CIRRUS CT
(Mailing Address of 1st Applicant)

MANLIUS, NY - 13104

843-513-8674
(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 13th day of April in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared SOPHIA BAZOZ

(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.

Deborah J. Witzel
Notary Public

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

Sapna bazar2@yahoo.com
843-513-8674.

Application for Building Permit

Prashant Kaul
315-396-207

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:

Sapna Bazar or Prashant Kaul

Address of Proposed Work: 9109 Cirrus Court

Contractor Name & Address & Phone Number: Cannon Roof & Sps
5213 W. Taft Av. A. Syracuse, NY 13212

Proposed Work: 16x34 rectangle 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: \$ 44780

Size of Project: 16x34 in ground pool rectangle, auto cover

Description of Project:

Residential - New Structure Existing Structure

of Bedrooms # of Bathrooms # of Fireplaces

Total Square Feet w/o Garage Garage Square Foot

Other

Description

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.

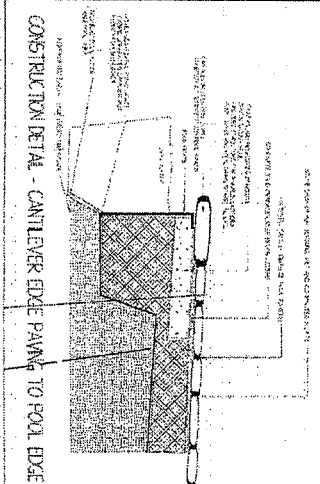
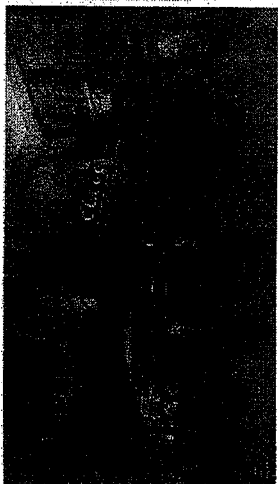
I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.

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.

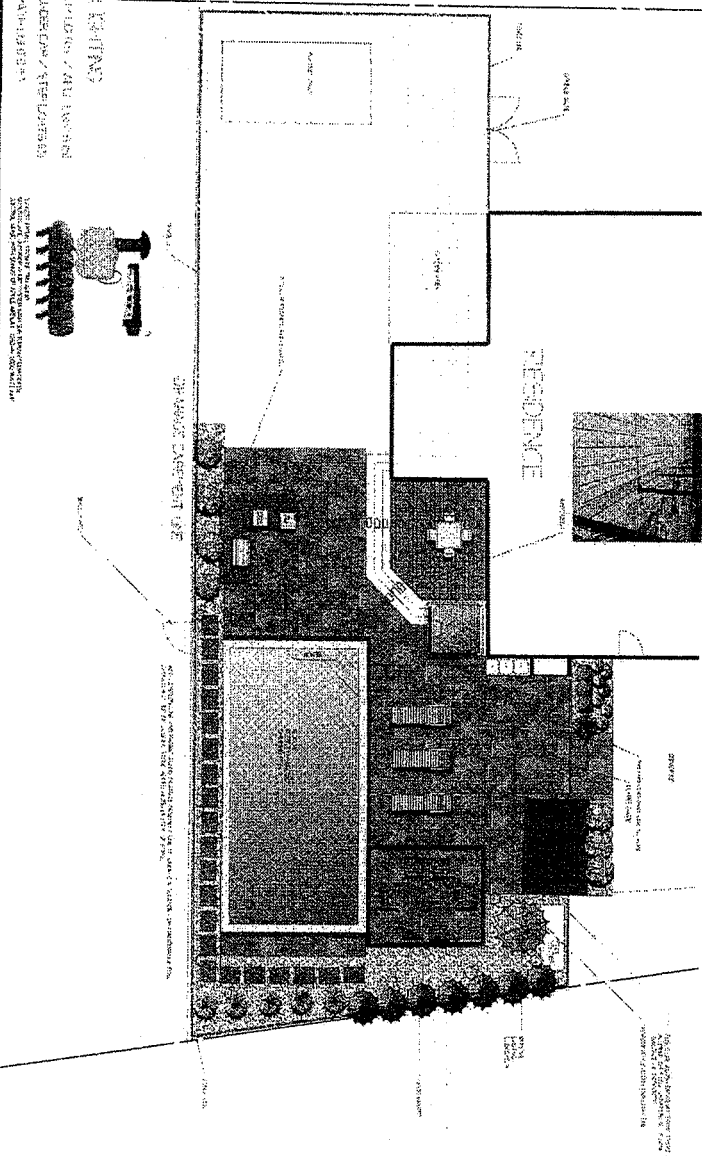
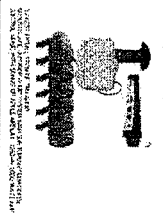
Signature: [Signature] Date: 4/1/2021

CODE ENFORCEMENT USE ONLY			
Zoning: <u>R1</u> (F) <u>40</u> (R) <u>40</u> (S) <u>20</u>	Flood Plain	Wetlands	
Received By: <u>TG</u>	Receipt No.: <u>8946</u>	Fee: \$ <u>100</u>	Date: <u>4-1-21</u>
Check #: <u>-</u>	Cash: <u>-</u>	Credit Card: <u>X</u>	
Tax Map # <u>099.1-07-16.0</u>			
Building Permit Number: _____			
Approved: _____	Disapproved: <u>X</u>	Date: <u>4-5-21</u>	
Remarks: <u>R-1 side set back is 20'. Applicant Has 11' on one corner and needs 9' relief. Other corner has 13', needs 7' relief.</u>			
<u>[Signature]</u> Signature of Code Enforcement Officer			

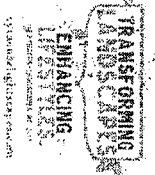
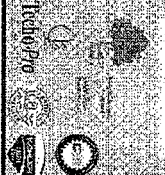
LANDSCAPE PLAN



- PLANTING KEY
- HARDSCAPE MATERIALS / FINISHES
- EXISTING LANDSCAPE / FEATURES
- EXISTING UTILITIES



KAUL RESIDENCE
9109 CIRRUS CT.
MANLIUS, NY 13104



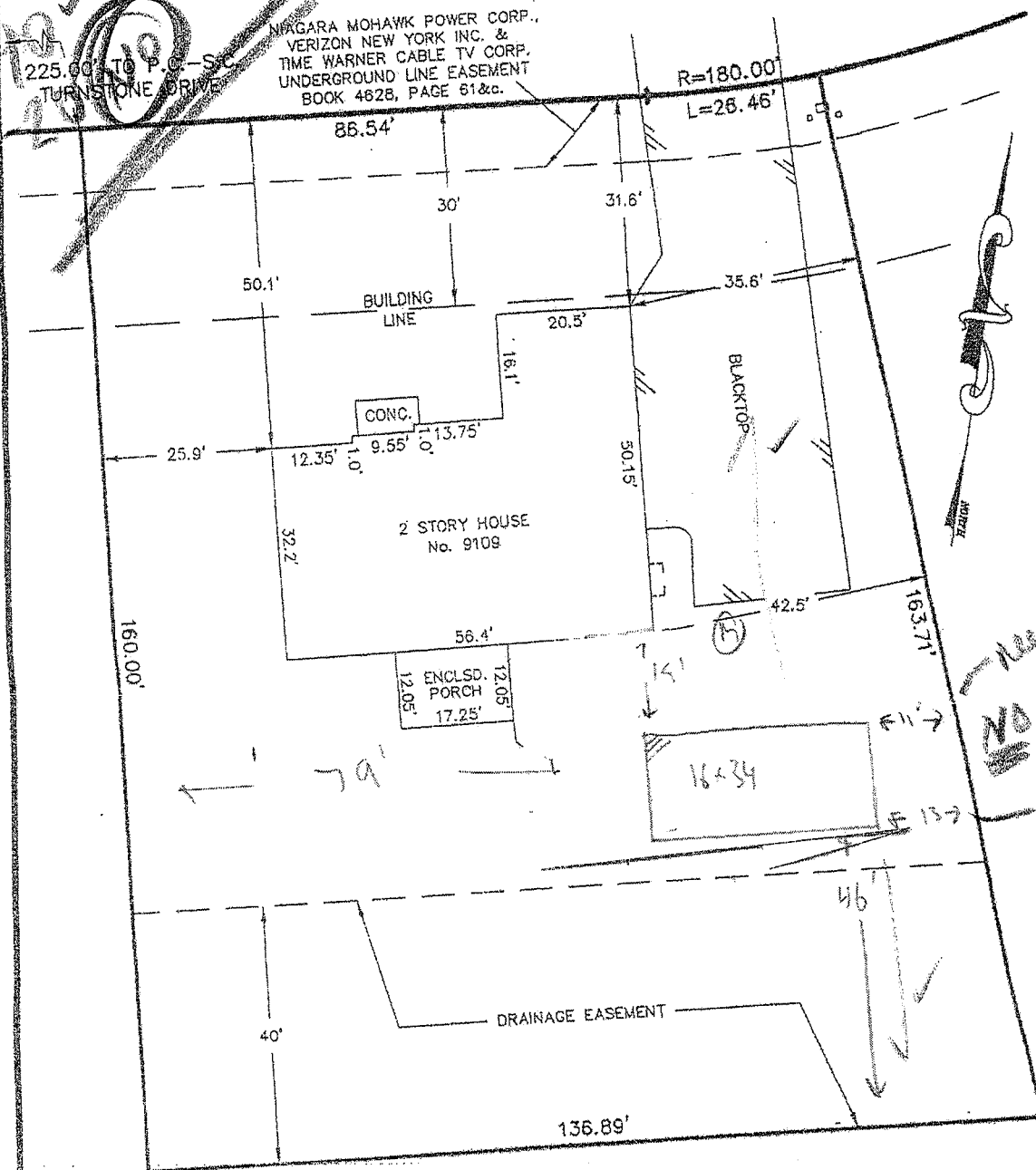
R-1
F-40
S-20

CIRRUS COURT

225.00' TO P.O. - S.C.
TURNSTONE DRIVE

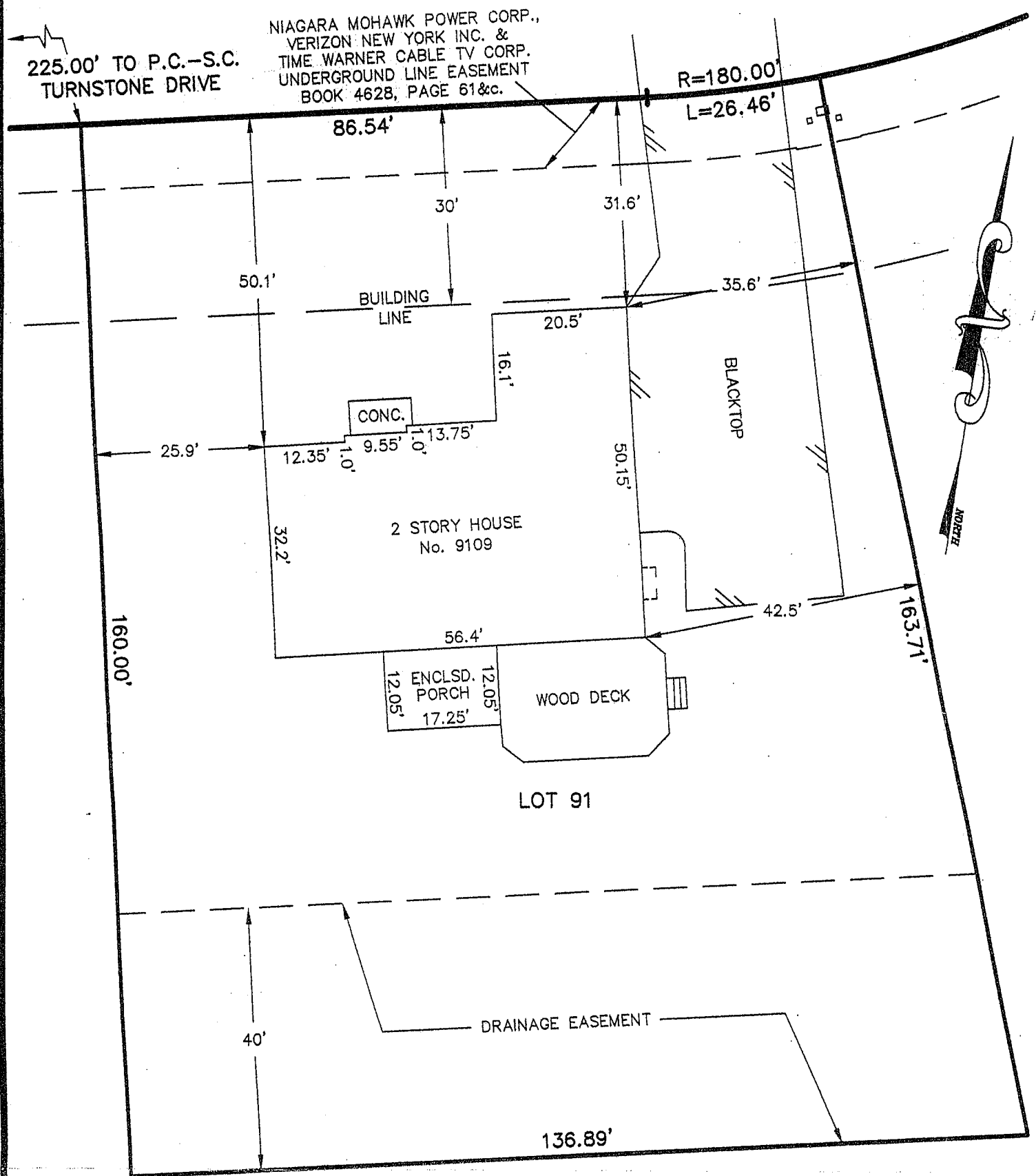
NIAGARA MOHAWK POWER CORP.,
VERIZON NEW YORK INC. &
TIME WARNER CABLE TV CORP.
UNDERGROUND LINE EASEMENT
BOOK 4628, PAGE 61&c.

R=180.00'
L=26.46'



Need 9'
NO
Need 9'

CIRRUS COURT



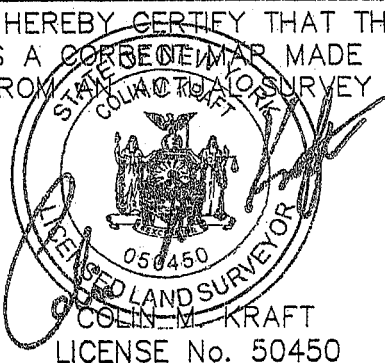
LOT 91

LAND LINES

SURVEYING, P.C.

6181 JAMESVILLE TOLL ROAD
JAMESVILLE, NEW YORK 13078

I HEREBY CERTIFY THAT THIS
IS A CORRECT MAP MADE
FROM A STATE SURVEY



LOT No. 91
FALCON VIEW, SECTION 3B
FILED 1/14/2003 MAP No. 9565
PART OF MILITARY LOT No. 87
TOWN OF MANLIUS
COUNTY OF ONONDAGA
STATE OF NEW YORK
KNOWN AS: 9091 CIRRUS COURT

DRAWN BY: CMK DATE: 12/15/2009

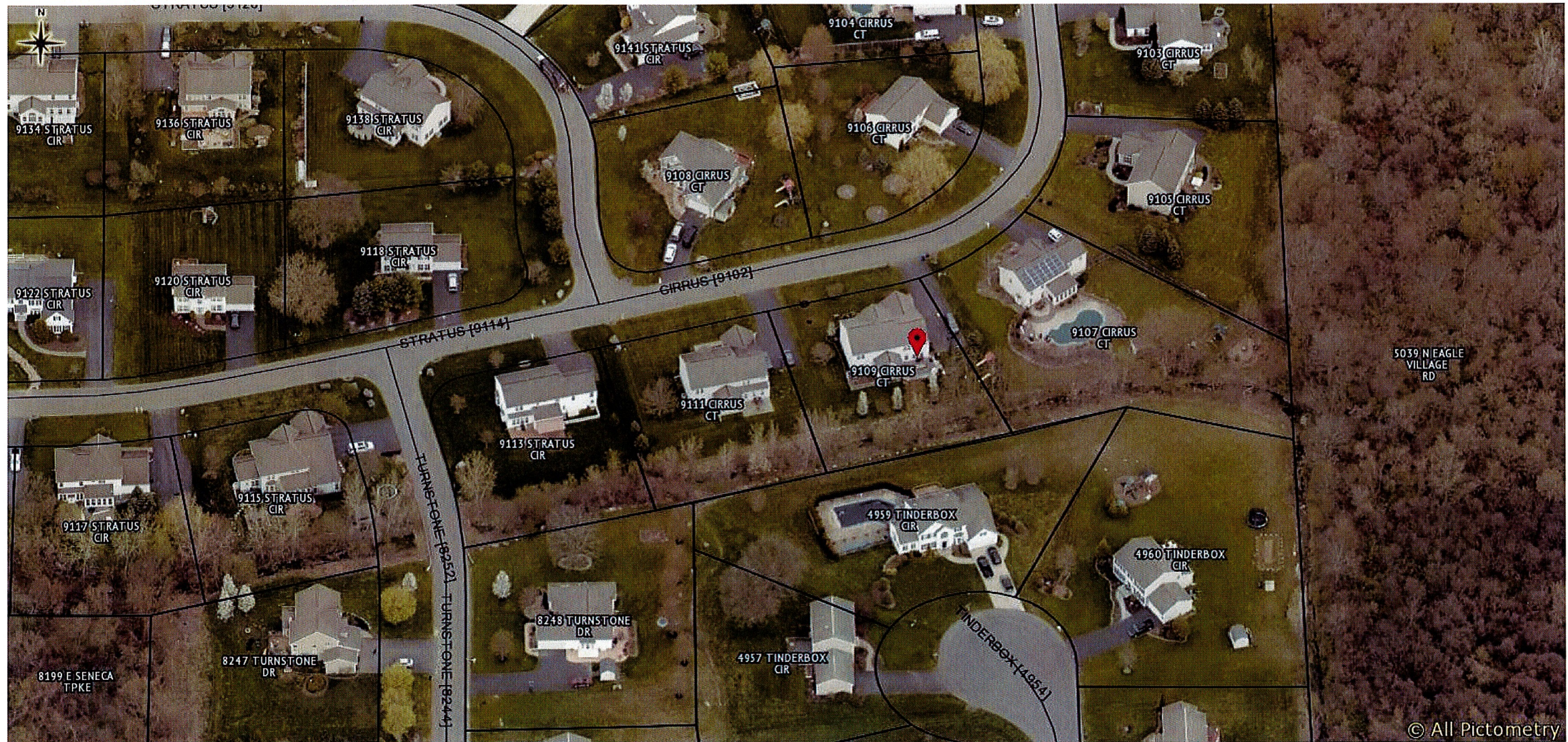
SCALE: 1"=20' DWG.No.: 091213

9109 Cirrus Court



05/06/2020

9109 Cirrus Court



05/06/2020

Town of Manlius
Zoning Board of Appeals
Public Hearing Notice

NOTICE IS HEREBY GIVEN that a public hearing will be held before Zoning Board of Appeals on Thursday, May 20, 2021 at or about 6:30 PM at the Town Hall 301 Brooklea Dr., Fayetteville, New York in the matter of the application for Andrew Cummings, 7 Edgewood Parkway, Fayetteville NY (tax map # 096.-03-18.0) to construct a 24' X 30' attached garage. With an existing side yard setback of 0' they will need a variance of 20' to meet the required 20' side yard setback. If you should have any questions or comments please send them to dwitzel@townofmanlius.org or by regular USPS mail attention to: Debi Witzel, ZBA Clerk at 301 Brooklea Dr., Fayetteville NY 13066 and by phone at the Town Clerk's Office at 315-637-3521 Monday-Friday 8:30 AM to 4:30 PM, before the meeting date of May 20, 2021. If you would like to appear in person for the public hearing please contact Debi Witzel at 315-637-3521 for instructions.

Dated: May 6, 2021

Debi Witzel

Secretary

Zoning Board of Appeals