

Agenda
Zoning Board of Appeals
June 17, 2021
6:30 PM

1. Virtual Meeting Instructions

Documents:

[6-17-21 Zoning Board Meeting Instructions.pdf](#)

2. Approval Of Minutes

Documents:

[5-20-21 Draft.pdf](#)

3. Alan Naples, 11 Meadow Dr., Fayetteville

Will need one variance to construct a mudroom and garage.

Documents:

[11 Meadow Drive.pdf](#)

4. Ralph Whedon, 058.-02-6.1 Poolsbrook Rd., Kirkville

Will need two variances to construct a 34' X 48' pole barn.

Documents:

[058.-02-6.1 Poolsbrook Rd.pdf](#)

5. Syracuse Construction For (Ellen & Patrick O'Connor) 7211 Mintwood Ln., Fayetteville

Will need one variance to construct a 30' X 15' garage.

Documents:

[7211 Mintwood Lane.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



June 17, 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/83839963908?pwd=dFdmdGhYRk9kLzdQK25sNy9NUkR4dz09>

Password to join when prompted:

Password: **115023**

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: 838 3996 3908

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

Password: **115023**

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
May 20, 2021
6:30 PM**

The Town of Manlius, Zoning Board of Appeals assembled for a hybrid in-person and ZOOM meeting with Chairperson Judy Salamone presiding and the following Board members present:

Member	Jim Campbell
Member	K. P. Kelly
Member	Clare Miller
Member	Timothy Kelly
Secretary	Debi Witzel
Attorney	Jamie Sutphen
Codes Director	Randy Capriotti

Attendees: Lawrence Wilcox,

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 April 15, 2021 as submitted by Secretary Witzel and it was carried unanimously.

Legal Notice

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

Chairperson Salamone stated the applicant is requesting two variances to build a 24' X 40' shed. Chairperson Salamone stated they are requesting a 34' rear yard variance and a side yard variance of 10'.

Member T. Kelly made a motion, seconded by Member KP Kelly to open the public hearing at 6:32 PM and it was carried unanimously.

Lawrence & Dawn Wilcox III, 224 Schepps Lane, Kirkville (tax map # 051.-06-16) for a 24' X 40' shed. With an existing rear yard setback of 6' they will need a variance of 34' to meet the required 40' rear yard setback. With an existing side yard setback 10' they will need a variance of 10' to meet the required 20' side yard setback.

Mr. Wilcox stated the new shed will be replacing the old shed and will provide more storage space and he will be able to lock items up.

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

Member T Kelly asked if the shed would match the color of the house. Mr. Wilcox answered yes.

Member KP Kelly stated the requested 6' rear setback is because the septic system is in the center of the rear yard so it limits where the shed can be placed.

Member Campbell asked how high the building will be. Member KP Kelly stated it would be 9' to the truss's and 4' to the peak, which is under the 17' maximum allowed.

Chairperson Salamone asked if the project can be achieved by any other method? Mr. Wilcox answered no. Chairperson Salamone asked if the shed would create an undesirable change to the neighborhood? Mr. Wilcox answered no. Chairperson Salamone asked if the request is substantial Mr. Wilcox answered no.

Member Miller asked if there will be a driveway to the shed. Mr. Wilcox answered no.

Member T. Kelly made a motion, seconded by Member KP Kelly to close the public hearing at 6:37 PM and it was carried unanimously.

Board Questions

Chairperson Salamone 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 location of the septic system.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no because the shed would be in at the back of the property.
- 3) Whether the requested Variance is substantial? The board answered no, the shed is large but not too tall.
- 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 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 a 34' rear yard variance and a side yard variance of 10' 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

Chairperson Salamone 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 KP Kelly, to grant Lawrence & Dawn Wilcox III, 224 Schepps Lane, Kirkville for the construction of a 24' X 40' shed. There by modifying the 40' rear yard setback to that of 6' leaving a variance of 34' and modifying the 20' side yard setback to that of 10' leaving a variance of 10'.

The Board voted as follows:

Chairperson Salomone	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member KP Kelly	Aye

The motion was carried.

Spana Bazaz & Kaul Prashant, 9109 Cirrus Court, Manlius NY (tax map # 099.1-07-16.0) for an area variance for a 16' X 34' inground pool. This applicant needs two variances on the same side of the yard for each corner of the pool. With an existing side yard setback of 11' they will need a variance of 9' to meet the required 20' side yard setback. With an existing side yard setback of 13' they will need a variance of 7' to meet the required 20' side yard setback.

Chairperson Salamone stated the applicant is requesting two variances to build a 16' X 34' inground pool. Chairperson Salamone stated they are requesting a 9' side yard variance and a second side yard variance of 7'.

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

Mr. Prashant stated they would like the pool for the kids and so they do not have to travel too much.

Member KP Kelly stated the request is reasonable but did ask why the two variances are needed on the same side. Code Officer Capriotti stated they are two different distances but if the board grants the larger distance, that will cover the whole pool in case the pool has to be shifted a bit.

Chairperson Salamone stated that because of the size of the property this is the only place for the pool to fit. Councilor Salamone asked when will the pool be built? Mr. Prashant stated hopefully in June.

Member T. Kelly made a motion, seconded by Member KP Kelly to close the public hearing at 6:37 PM and it was carried unanimously.

Board Questions

Chairperson Salamone 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 the lot is not deep enough and there is a drainage easement.
- 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 area.
- 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 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 a variance for a side yard setback of 9' 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

Chairperson Salamone 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 KP Kelly, to grant a 9' side yard variance to Spana Bazaz and Kaul Prashant, 9109 Cirrus Court, Manlius NY an area variance for the construction of a 16' X 34' inground pool.

The Board voted as follows:

Chairperson Salomone	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member KP Kelly	Aye

The motion was carried.

Andrew & Gloria Cummings, 7 Edgewood Parkway, Fayetteville NY (tax map # 096.-03-18.0) Public Hearing for an area variance for a 24' X 30' garage. With an existing side yard setback of 0' they will need a variance of 20' to meet the required 20' side yard setback.

Chairperson Salamone stated the applicant is requesting a variance to build a 24' X 30' garage. Chairperson Salamone stated they are requesting a side yard variance of 20'.

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

Mr. Cummings stated that currently they do not have a garage just a shed so they would like to add an attached garage.

Chairperson Salamone asked if there was a garage previously? Mr. Cummings stated the prior owner turned the garage into living space. Mrs. Cummings stated if they were to convert it back to a garage it would not be large enough for two cars. Mrs. Cummings stated the distance to the property line would be 1 ½ feet not the zero stated before.

Member KP Kelly stated he had asked the applicant if the garage could be moved 5' off the property line which would put it 5' toward the front yard. Mr. Cummings stated the septic system is in the front yard and he would be concerned it may too close to the leach field and windows in the house would have to be removed.

Mr. Cummings stated his neighbor did provide a letter in support of the 1 ½' distance off the property line. Mr. Cummings did state they he will be taking down three trees on the property line.

Chairperson Salamone asked if there is any other location you could put the garage? Mr. Cummings stated it could go in the back yard as a detached garage but then they would not have a useable back yard. Mr. Cummings stated they could stack the garages one in front of the other but feel that would be inconvenient.

Chairperson Salamone asked how the other neighbors feel about the proposed location of the garage. Mr. Cummings stated he did not have any neighbor object to the proposed location.

Code Officer Capriotti stated he is concerned about the distance between the neighbor's garage and the proposed garage as they are both attached to the houses. Code Officer Capriotti stated fire code is 10'. Mrs. Cummings stated there will be about 20' between the two garages and there will be a fire rated wall on the left side of the garage.

Member Campbell asked if the neighbors garage has a fire rated wall. Mrs. Cummings stated that the neighbors house was built in the 60's so most likely not.

Member T. Kelly made a motion, seconded by Member Campbell to close the public hearing at 7:04 PM and it was carried unanimously.

Board Questions

Chairperson Salamone 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 septic in the front and in the back, it would use up the yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no because the lots in the neighborhood are large.
- 3) Whether the requested Variance is substantial? The board answered yes it will be aesthetically a change to the house and property.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Attorney Sutphen referenced a letter from the next-door neighbor that they would like the water runoff from the garage to go to the rear of the house. Mr. Cummings stated they will add gutters on the garage and pitch the driveway so the water does not go over the driveway. Mr. Cummings stated they will do what is needed to so the runoff does not go into the neighbor's yard. Attorney Sutphen asked what the architecture would look like. Mrs. Cummings stated the roof line will match the house just not as steep and the siding will match the house.
- 5) Whether the alleged difficulty was self-created? The board answered yes because they want the garage.

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 a side yard setback of 9' 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:

- 1) That the architecture matches and complements the existing house.
- 2) That all four walls and the ceiling be built with fire rated sheetrock.
- 3) Make sure the runoff is directed away from both houses so it does not flow between the houses.

SEQRA Review

Chairperson Salamone 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 KP Kelly, to grant Andrew & Gloria Cummings, 7 Edgewood Parkway, Fayetteville NY for an area variance to construct a 24' X 30' garage. Therefore, modifying the 20' side yard setback to that of 1' leaving a variance of 19' and including the three conditions of,

- 1) That the architecture matches and will complement the existing house.
- 2) That all four walls and the ceiling be built with fire rated sheetrock.
- 3) Make sure the runoff is directed away from both houses so it does not flow between the houses.

The Board voted as follows:

Chairperson Salomone	Aye
Member T. Kelly	Aye
Member Campbell	Aye
Member Miller	Aye
Member KP Kelly	Aye

The motion was carried.

Other Business

Member Campbell and Board Members thanked KP Kelly for his leadership as Chairman of the Zoning Board and congratulated Judy Salamone as the new Chairperson.

Chairperson Salamone and Board Members thanked Code Officer Capriotti for his work with the Zoning Board as he moves on to a new job.

Member T. Kelly asked if there is anything ZBA needs to be aware of concerning the Comprehensive Plan. Councilor Deer stated the committee will most likely send surveys and questions as they work through the process.

Adjournment

With there being no other business, Member KP Kelly made a motion, seconded by Member Miller, 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: 4/30/21

1. Property Address: 11 MEADOW DR Fayetteville NY 13066

Property Tax Map # 094.-02-01.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Reduce size of existing garage to add an interior mudroom and add a second one car garage

2. Owner of Property: Allen and Elizabeth Naples

Owner's Address: 11 MEADOW DR Fayetteville NY 13066

Owner's E-Mail: anaples@twcny.rr.com

Owner's Phone #: 315-396-3441 Does Owners reside at property: Yes

Signature of Property Owner: 

3. Applicant / Representative / Attorney:

Name: Allen and Elizabeth Naples Company: _____

Address: 11 MEADOW DR Fayetteville NY 13066

Phone: 315-396-3441 E-Mail: anaples@twcny.rr.com

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.*

[illegible]

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: May 3rd, 2021

Date: _____, 20____

Allen J Naples
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

[Signature]
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title) _____

By (Officer) _____ (Title) _____

11 MEADOW DR
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Fayetteville NY 13066

(315) 396-3441
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 3rd day of May in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared Allen J Naples

(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.

[Signature]
Notary Public

SEAL

Allison A. Weber
Notary Public, State of New York
No. 01WE6191206
Qualified in Onondaga County
Commission Expires August 04, 2024

Naples, Allen

To: Town of Manlius Zoning Board of appeals
Subject: Variance Request: Naples residence 11 Meadow Dr Fayetteville, NY 13066

Board of Appeals

To begin, thank you in advance for your consideration of my request for a variance to infringe upon the required 20 foot setback, in order to remove an existing pool supply portion of my garage in order to build a new attached one car garage in its place. As you will see from the plans submitted, a once existing in-ground pool built in the 1950's infringed upon the required set back far greater than what I am seeking approval for. As on this past January, the sides of the pool collapsed and my wife and I made the choice not to replace it and it has since been filled in. This is the reason for the garage addition as well as the fact the part of the project will be to reduce the size of the existing garage to a one car and build in a new mud room attached within its space to the kitchen. The entire project has been professional designed and will no doubt add to the value of the house and neighborhood. As you will see from my will I have reviewed this with my immediate neighbor, Salem LaHood, an architect himself and he has provided a letter approving my request. I have also spoken to the other neighbors within close proximity, all of whom has expressed no concern and indicated that your office may be reaching out to them by phone or mail.

Following are my responses to your five required questions.

1/ Based upon the placement of the house when built in 1950-51, there is no other solution to add this garage onto the house

2/ The addition will not decrease the value of the existing home in the neighborhood as it has been professionally designed to ensure it follows existing lines of the original design and surrounding homes.

3/ The requested variance is not substantial in terms of cost at approximately \$60,000, is partially replacing an existing attachment to the garage, will astatically match the existing home as well as others in the neighborhood and only infringe upon the 20 foot set back on one corner of the new structure

4/ There will not be any adverse effect upon the structure or the environment

5/ The alleged difficulty was not self- created as the opportunity was created due to an existing 70 year old in ground pool collapsed and was completely filled in.

Once again in advance my wife and I thank you for your consideration a respectfully request your approval.

Allen and Betsy Naples
11 Meadow Dr
Fayetteville, NY 13066
© 3156-396-3441

 May 2, 2021

Allen J Naples
250 South Clinton Street
Syracuse., NY 13202

SALEM RICHARD LAHOOD

04.29.2020

Allen Naples
11 Meadow Drive
Fayetteville NY 13066

Re: Proposed Addition
11 Meadow Drive

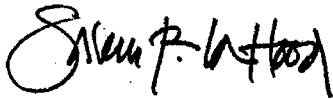
Allen,

Sorry to hear about the failure of your swimming pool structure and its ultimate collapse. Thank you for sharing plans of your proposed addition in its place.

I have reviewed the drawings for the proposed addition adjacent to our property and have no objections to you obtaining a variance from the Town of Manlius for its construction.

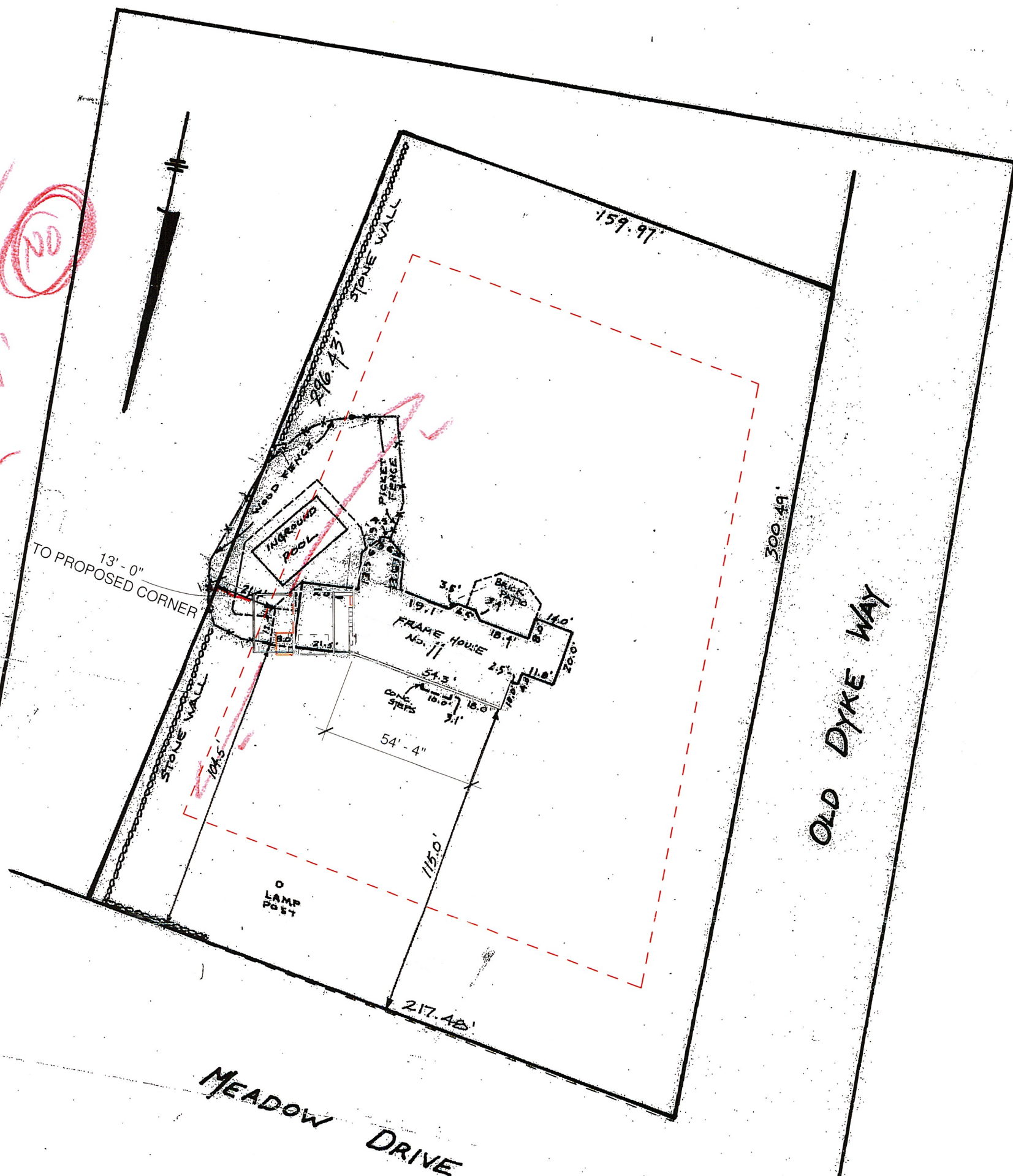
Please advise if there is any additional information needed.

Regards,

A handwritten signature in black ink, appearing to read "Salem P. LaHood". The signature is stylized with a large, looped initial 'S' and a cursive 'LaHood'.

Salem Richard LaHood

RA
F-40
R-40
S-20 (NO)
13' needs 7'
Variance



MEADOW DRIVE

OLD DYKE WAY

TRACT MAP		REF. 929.072	
BY H. HENNIGER & L.H. JONES		RECEIVED: JUNE 23, 2005	
DATE FILED: AUGUST 17, 1989		RECEIVED: JANUARY 5, 1993	
MAP NO. 4-195		RECEIVED: MARCH 31, 1986	
PROPERTY CORNERS NOT SET THIS SURVEY UNLESS SHOWN.		LOT NO 14	
OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE INDICATED.		SECTION ESTATE	
TO:		PART OF FARM LOT "B"	
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.		TOWN OF MANLIUS	
S. LICENSED LAND SURVEYOR		ONONDAGA COUNTY	
ALFRED N. IANUZI, JR.		NEW YORK	
LIVERPOOL & SYRACUSE, NEW YORK		DATE SEPTEMBER 24, 1983	
315-457-7200		SCALE 1" = 40'	
		FILE NO. 205,709	

RESTRICTED AGRICULTURE R-A ZONE

- MIN FRONT YARD: 40'
- MIN SIDE YARD: 20'
- MIN REAR YARD: 40'
- NO PORTION OF ANY STRUCTURE SHALL BE IN ANY YARD
- SET-BACKS SHOWN IN RED ON PLAN



GARAGE ADDITION TO NAPLES RESIDENCE
SITE PLAN
04/12/21
Scale: 1" = 40'-0"

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

094 02 01.0

Lot #

14

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

Inman Contractors Inc. Doug Inman

8035 Lucille Lane Batavia NY 13022

Phone #

315-447-6081

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

Anaples@twcny.com

Allen J Naples

11 Meadow Dr. Fayetteville NY

Phone #

315-356-3441

PROPOSED WORK, USE OR OCCUPANCY

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

☐ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 35,000

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:

4/13/21

By:

[Signature]

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification

40 40 20

Zoning

RA

Flood Plains

Wetlands

Contractors W/C Ins.

Planning Board

Plans Review

Date Application Rec'd

ZBA

Rec'd by

Receipt No.

Building Permit No.

Set Backs

Fee

Date Paid

2943

9043

205.00

4-13-21

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☒ DISAPPROVED

Date

4-27-21

Remarks

Applicant needs 20' side yard setback in RA Zone. Applicant has 13', needs 20' Variance 7'

Signature of Codes Enforcement Officer

[Signature]

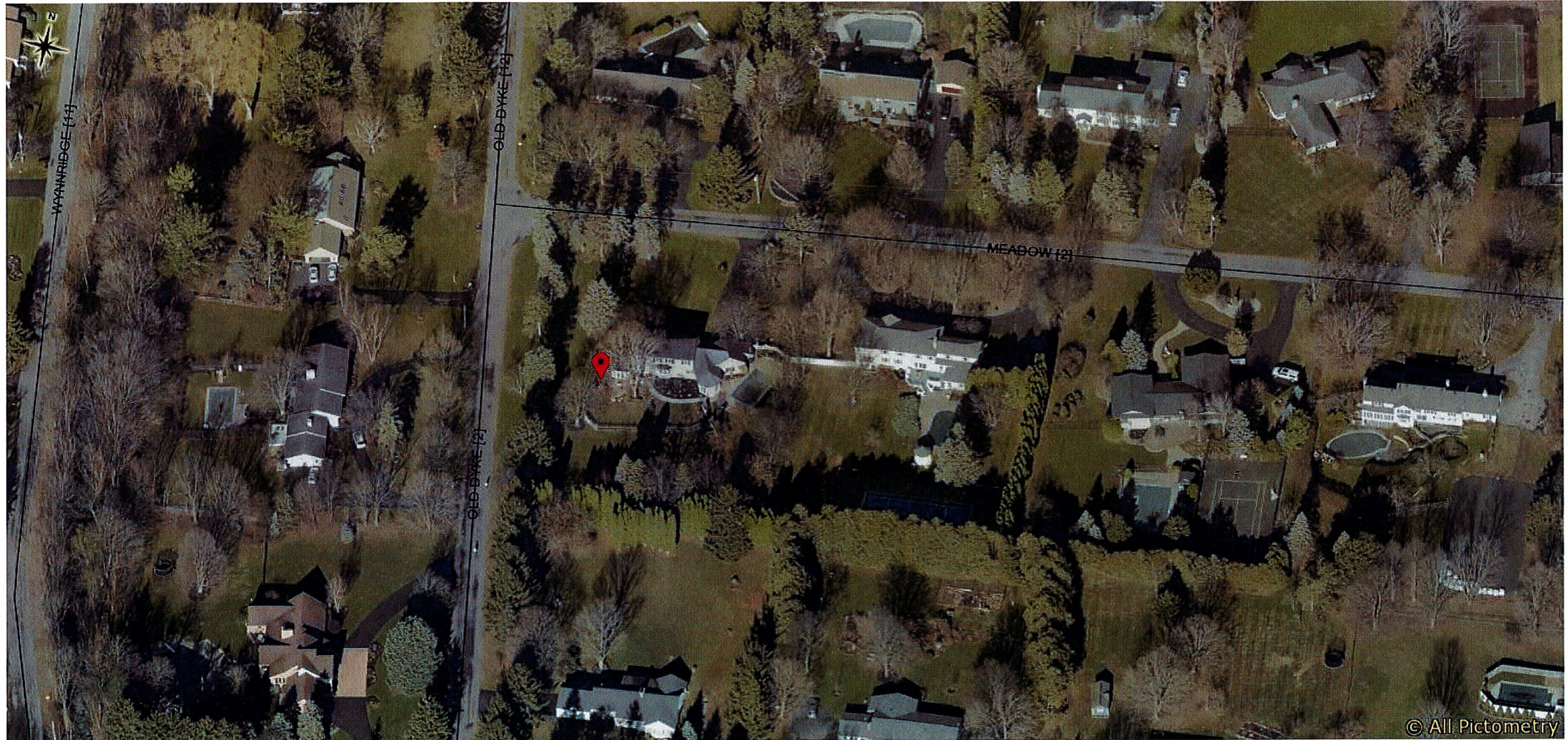
11 Meadow Drive



© All Pictometry

11/29/2020

11 Meadow Drive



11/29/2020

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: March 18, 2021

1. Property Address: 8477 Poolsbrook Rd.

Property Tax Map # 58-2-6.1

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

New construction - garage 34x48

2. Owner of Property: Ralph M. & Donna J. Whedon

Owner's Address: 8458 Poolsbrook Rd, Kirkville 13082

Owner's E-Mail: ralph.whedon@ramboll.com

Owner's Phone #: 315-687-3938 Does Owners reside at property: No

Signature of Property Owner: Ralph M. Whedon

3. Applicant / Representative / Attorney:

Name: Ralph M. Whedon Company: _____

Address: same as above

Phone: same as above E-Mail: same as above

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: _____

CODE ENFORCEMENT USE ONLY					
Zoning:	<u>HA</u> (F) <u>40</u> (R) <u>40</u> (S) <u>20</u>	Flood Plain	Wetlands		
Received By:	<u>DE</u>	Receipt No.:	<u>8815</u>	Fee: \$	<u>137</u>
Date:	<u>3-10-21</u>				
Check #:	<u>XXXX</u>	Cash:	<u>XXXX</u>	Credit Card:	<u>X</u>
Tax Map #	<u>058.-02-6.1</u>				
Building Permit Number:					
Approved:		Disapproved:	<u>X</u>	Date:	<u>3/15/21</u>
Remarks:	<u>* Height requirement is 17' to peak. Clients Barn is 20' to peak. needs 3' relief.</u>				
<u><i>Handy Chiroth</i></u> Signature of Code Enforcement Officer					

Also requesting a 20' rear yard
Set back
pu

**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: 3/18/, 20 21

Ralph Whedon
(Print Name of 1st Applicant)

Ralph Whedon
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

458 Poolsbrook Rd.
(Mailing Address of 1st Applicant)

Kirkville NY 13082

315-687-3938
(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)

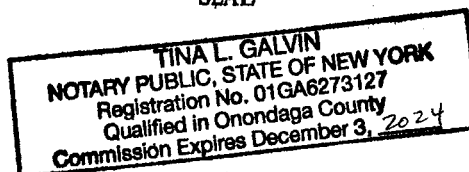
On this 18th day of March in the year 20 21, before me, the undersigned, a notary public in and for said state, personally appeared Ralph Whedon
(1st Applicant's Name)

, and _____
(2nd Applicant's 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.

Tina L. Galvin
Notary Public

SEAL



Attachment "A"

Town of Manlius, N.Y.

Tax Parcel # 58-2-6.1

In response to the Area Variances -
5 Criteria Questions, please accept
my responses as follows:

1. Can the benefit be achieved by
some other feasible method?

Answer: No

2. Will the variance result in an
undesirable change in the character
of the neighborhood?

Answer: No

3. Is the requested variance substantial?

Answer: No

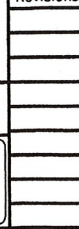
4. Will the variance have an adverse
effect on physical or environmental conditions?

Answer: No

5. Was the alleged difficulty self-created?

Answer: Yes

North Per Deed Reference



Quote



22256 Fabco Rd - Watertown NY 13601
Business: (315) 782-5283 - Fax: (315) 788-9481

Quote Date:	4/7/2021	Job Number:	203862-A
Order Date:		Product:	Roof
Requested Delivery		Customer P.O. #:	
Scheduled Delivery		Sales Rep:	Scott Backus
Estimator:	Scott Backus	Sales Area:	
Designer:	Unassigned	Dealer Contact:	Dave Brockett
Ground Snow Load:	60-psf	Elevation above sea level:	
Roof Truss Spacing:	48-o.c.	Floor Truss Spacing:	

S O L D T O	Builders FirstSource	Address:	Lot:	Subdiv:
	Ralph - Kirkville 34 x 52 garage	Plan: 34' 4/12 4'oc	Delivery Area	
S H I P T O	Kirkville NY 13082	Delivery Notes:		
		Notes:		

Roof Trusses

Label	Profile	Qty	TC Pitch	Span	TC	L-OH	L-Cant	L-Stub	L-Heel	Wt.	Unit Price
		Ply	BC Pitch	Height	BC	R-OH	R-Cant	R-Stub	R-Heel	Tot. Wt.	Ext. Price
T34A		12	4 /12	34-00-00	2 x 6	1-00-00	-	-	6-01	168	\$315.53
		1-ply		6-02-01	2 x 6	1-00-00	-	-	6-01	2011	\$3,786.40
				6-05-13							
	Common	Notes:									
T34AE		2	4 /12	34-00-00	2 x 6	1-00-00	-	-	6-01	176	\$376.16
		1-ply		6-02-01	2 x 6	1-00-00	-	-	6-01	351	\$752.32
				6-05-13							
	Common Supported Gable	Notes:									
Roof Truss Totals:										\$4,538.72	

Submitted in accordance with "ANSI/TPI 1-2014" National Design Standard for Metal Plate Connected Wood Truss Construction.
SBCA JOBSITE INFORMATION PACKAGE IS INCLUDED AT A \$10.00 CHARGE INCLUDED IN THE TOTAL PRICE

List Grand Total	\$4,538.72
------------------	------------

Accepted by Seller

PURCHASER: _____

BY: _____
TITLE: _____
DATE OF ACCEPTANCE: _____

Accepted by Buyer

PURCHASER: _____
Prices subject to change after 14 days
BY: _____
TITLE: _____
DATE OF ACCEPTANCE: _____



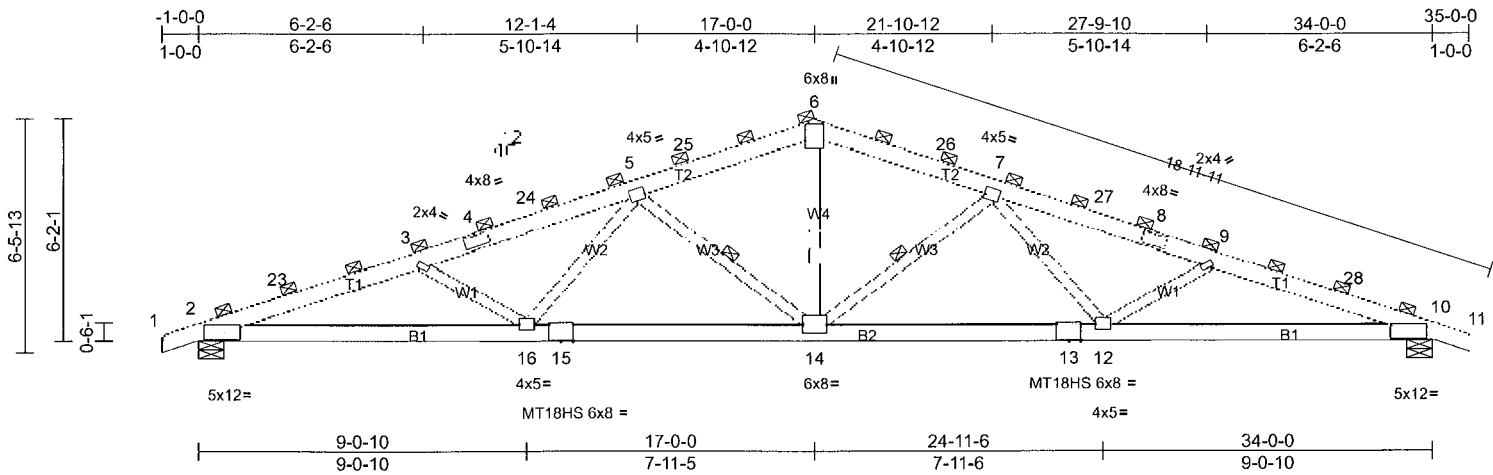
Job 203862-A	Truss T34A	Truss Type COMMON	Qty 12	Ply 1	Ralph - Kirkville 34 x 52 garage Job Reference (optional)
-----------------	---------------	----------------------	-----------	----------	--

FABCO, Watertown, NY

Run: 8.43 S Mar 4 2021 Print: 8.430 S Mar 4 2021 MiTek Industries, Inc. Wed Apr 07 09:51:05

Page: 1

ID:yy0Ud4ubWn7cYFI6cLhT4mzhZsk-TMISkcDohgMm1VOmr3S3uEluWJUH_KhECHOHRnczT9Wf



Scale = 1/81.2

Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL	40.3	Plate Grip DOL	1.15	TC	0.78	Vert(LL)	-0.58	14-16	>708	240	MT20	197/144
(Ground Snow = 60.0)		Lumber DOL	1.15	BC	0.78	Vert(CT)	-0.73	14-16	>561	180	MT18HS	197/144
TCDL	5.0	Rep Stress Incr	NO	WB	0.65	Horz(CT)	0.21	10	n/a	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-MS								
BCDL	5.0											
Weight: 168 lb FT = 20%												

LUMBER

TOP CHORD 2x6 SPF 1650F 1.5E
BOT CHORD 2x6 SPF 2100F 1.8E *Except* B2:2x6 SPF 1650F 1.5E
WEBS 2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (2-6-6 max.)
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 8-8-9 oc bracing.
WEBS 1 Row at midpt 5-14, 7-14

REACTIONS (lb/size) 2=3603/0-8-8, (min. 0-4-9),
10=3603/0-8-8, (min. 0-4-9)
Max Horiz 2=-149 (LC 19)
Max Uplift 2=-547 (LC 10), 10=-547 (LC 11)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-23=-8843/1431, 3-23=-8763/1444,
3-4=-7815/1252, 4-24=-7645/1256,
5-24=-7626/1269, 5-25=-5579/991,
6-25=-5423/1007, 6-26=-5423/1007,
7-26=-5579/991, 7-27=-7626/1269,
8-27=-7645/1256, 8-9=-7815/1252,
9-28=-8763/1444, 10-28=-8843/1431

BOT CHORD 2-16=-1276/8313, 15-16=-955/6615,
14-15=-955/6615, 13-14=-963/6615,
12-13=-963/6615, 10-12=-1283/8313

WEBS 3-16=-1304/352, 5-16=-117/1090,
5-14=-2454/430, 6-14=-420/2642,
7-14=-2454/431, 7-12=-118/1090,
9-12=-1304/353

NOTES

- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust)
Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=25ft; Cat. I; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-0-0 to 2-4-13, Interior (1) 2-4-13 to 17-0-0, Exterior(2R) 17-0-0 to 20-4-13, Interior (1) 20-4-13 to 35-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60

- 2) TCLL: ASCE 7-16; Pg=60.0 psf; Ps=40.3 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20; IBC 1607.11.2 minimum roof live load applied where required.
- 3) Roof design snow load has been reduced to account for slope.
- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 40.3 psf on overhangs non-concurrent with other live loads.
- 6) 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.
- 7) All plates are MT20 plates unless otherwise indicated.
- 8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 547 lb uplift at joint 2 and 547 lb uplift at joint 10.
- 10) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 11) 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

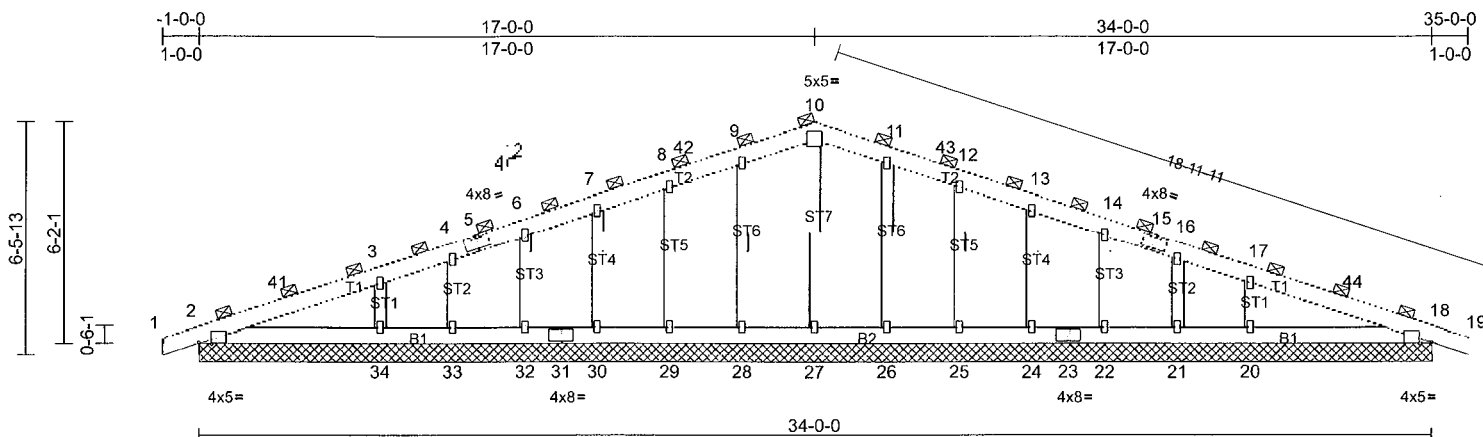
Job 203862-A	Truss T34AE	Truss Type COMMON	Qty 2	Ply 1	Ralph - Kirkville 34 x 52 garage Job Reference (optional)
-----------------	----------------	----------------------	----------	----------	--

FABCO, Watertown, NY

Run: 8.43 S Mar 4 2021 Print: 8.430 S Mar 4 2021 MiTek Industries, Inc. Wed Apr 07 09:51:05

Page: 1

ID:yy0Ud4ubWn7cYfI6cLhT4mzhZsk-xZJqyyEQS_UdefzyOnzIRSIDdzLjuUNR21_K3zT9Wq



Scale = 1:61.3

Plate Offsets (X, Y): [2:0-4-2,Edge], [18:0-4-2,Edge]

Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL	40.3	Plate Grip DOL	1.15	TC	0.18	Vert(LL)	n/a	-	n/a	999	MT20
(Ground Snow = 60.0)		Lumber DOL	1.15	BC	0.15	Vert(CT)	n/a	-	n/a	999	197/144
TCDL	5.0	Rep Stress Incr	NO	WB	0.23	Horz(CT)	0.00	18	n/a	n/a	
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-MS							
BCDL	5.0										Weight: 176 lb FT = 20%

LUMBER

TOP CHORD 2x6 SPF 1650F 1.5E
BOT CHORD 2x6 SPF 2100F 1.8E *Except* B2:2x6 SPF 1650F 1.5E
OTHERS 2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (6-0-0 max.)
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS

All bearings 34-0-0.

(lb) - Max Horiz 2=-149 (LC 15), 35=-149 (LC 15)
Max Uplift All uplift 100 (lb) or less at joint(s)
21, 22, 24, 25, 26, 28, 29, 30, 32,
33 except 2=-104 (LC 10), 18=-121
(LC 11), 20=-197 (LC 15), 34=-198
(LC 14), 35=-104 (LC 10), 38=-121
(LC 11)

Max Grav All reactions 250 (lb) or less at joint
(s) 21, 33 except 2=627 (LC 1),
18=627 (LC 1), 20=998 (LC 22),
22=547 (LC 22), 24=566 (LC 22),
25=578 (LC 22), 26=595 (LC 22),
27=356 (LC 1), 28=595 (LC 21),
29=578 (LC 21), 30=566 (LC 21),
32=547 (LC 21), 34=998 (LC 21),
35=627 (LC 1), 38=627 (LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250
(lb) or less except when shown.

WEBS

10-27=-315/0, 9-28=-555/116, 8-29=-535/110,
7-30=-534/103, 6-32=-472/109,
3-34=-719/192, 11-26=-555/116,
12-25=-535/110, 13-24=-534/103,
14-22=-472/109, 17-20=-719/192

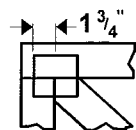
NOTES

- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust)
Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=25ft; Cat.
I; Exp B; Enclosed; MWFRS (envelope) exterior zone
and C-C Exterior(2E) -1-0-0 to 2-4-13, Interior (1) 2-4-13
to 17-0-0, Exterior(2R) 17-0-0 to 20-4-13, Interior (1)
20-4-13 to 35-0-0 zone; cantilever left and right
exposed; end vertical left and right exposed; C-C for
members and forces & MWFRS for reactions shown;
Lumber DOL=1.60 plate grip DOL=1.60
- 2) Truss designed for wind loads in the plane of the truss
only. For studs exposed to wind (normal to the face),
see Standard Industry Gable End Details as applicable,
or consult qualified building designer as per ANSI/TPI 1.
- 3) TCLL: ASCE 7-16; Pg=60.0 psf; Ps=40.3 psf (Lum
DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat B;
Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20; IBC 1607.11.2
minimum roof live load applied where required.
- 4) Roof design snow load has been reduced to account for
slope.
- 5) Unbalanced snow loads have been considered for this
design.
- 6) This truss has been designed for greater of min roof live
load of 20.0 psf or 1.00 times flat roof load of 40.3 psf on
overhangs non-concurrent with other live loads.
- 7) 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.
- 8) All plates are 2x4 MT20 unless otherwise indicated.
- 9) Gable requires continuous bottom chord bearing.
- 10) Gable studs spaced at 2-0-0 oc.
- 11) This truss has been designed for a 10.0 psf bottom
chord live load nonconcurrent with any other live loads.
- 12) Provide mechanical connection (by others) of truss to
bearing plate capable of withstanding 100 lb uplift at joint
(s) 28, 29, 30, 32, 33, 26, 25, 24, 22, 21 except (jt=lb)
2=103, 18=120, 34=197, 20=196, 2=103, 18=120.
- 13) This truss is designed in accordance with the 2018
International Building Code section 2306.1 and
referenced standard ANSI/TPI 1.
- 14) Graphical purlin representation does not depict the size
or the orientation of the purlin along the top and/or
bottom chord.

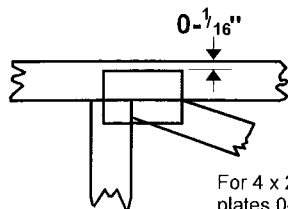
LOAD CASE(S) Standard

Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless x, y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0- 1/16" from outside edge of truss.



This symbol indicates the required direction of slots in connector plates.

* Plate location details available in MiTek 20/20 software or upon request.

PLATE SIZE

4 x 4

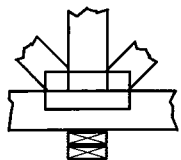
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING



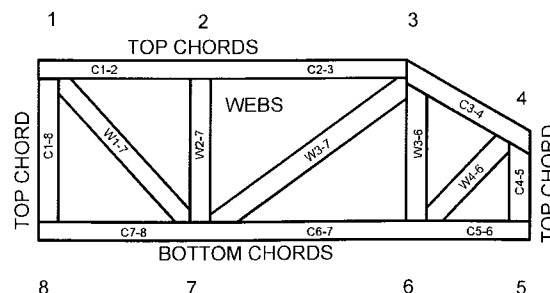
Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/TPI1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System

6-4-8 dimensions shown in ft-in-sixteenths (Drawings not to scale)



JOINTS ARE GENERALLY NUMBERED/LETTERED CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/TPI 1 section 6.3 These truss designs rely on lumber values established by others.

© 2012 MiTek® All Rights Reserved



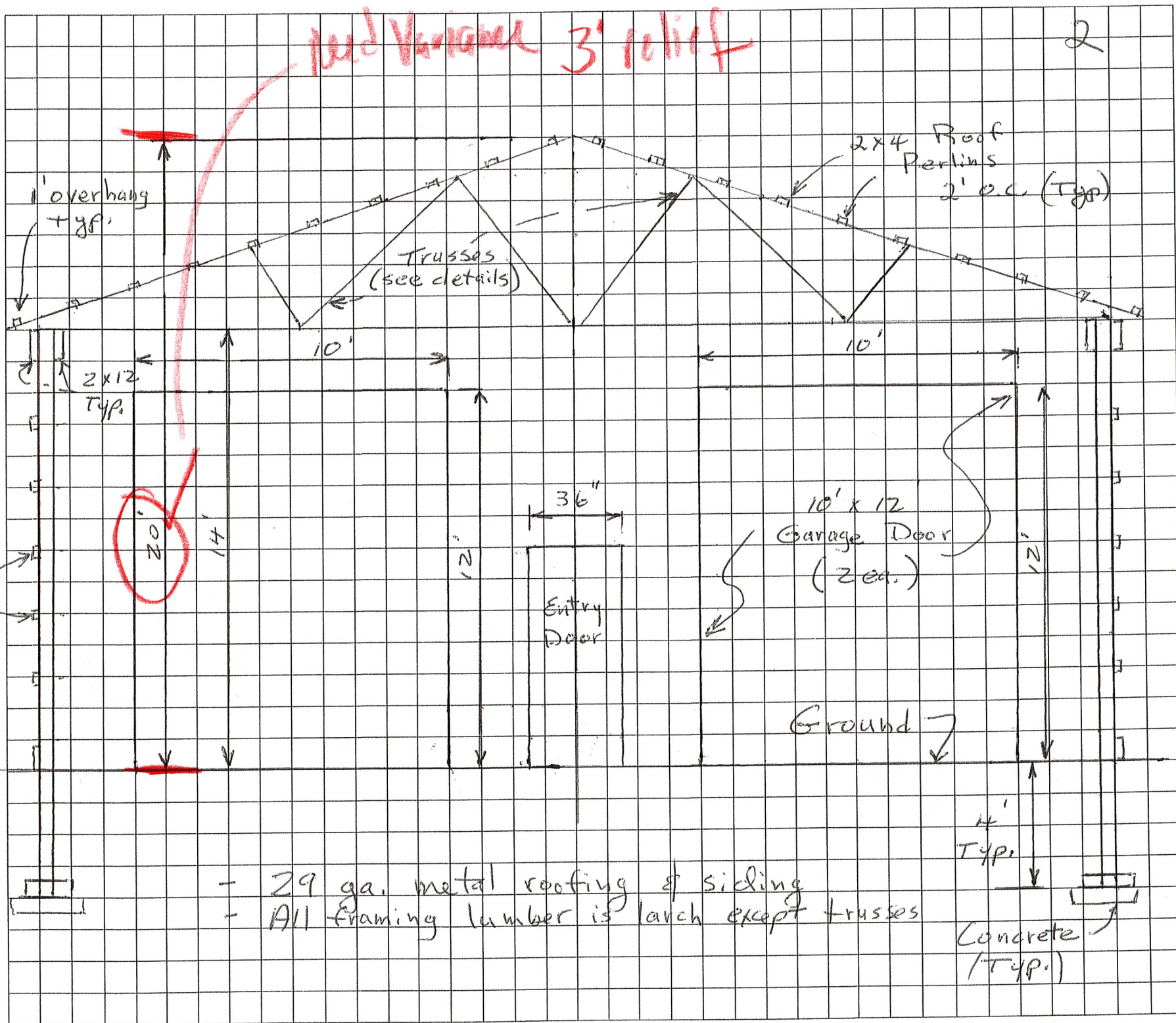
MiTek Engineering Reference Sheet: MII-7473 rev. 10/03/2015



General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Tor I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/TPI 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/TPI 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assumes manufacture in accordance with ANSI/TPI 1 Quality Criteria.



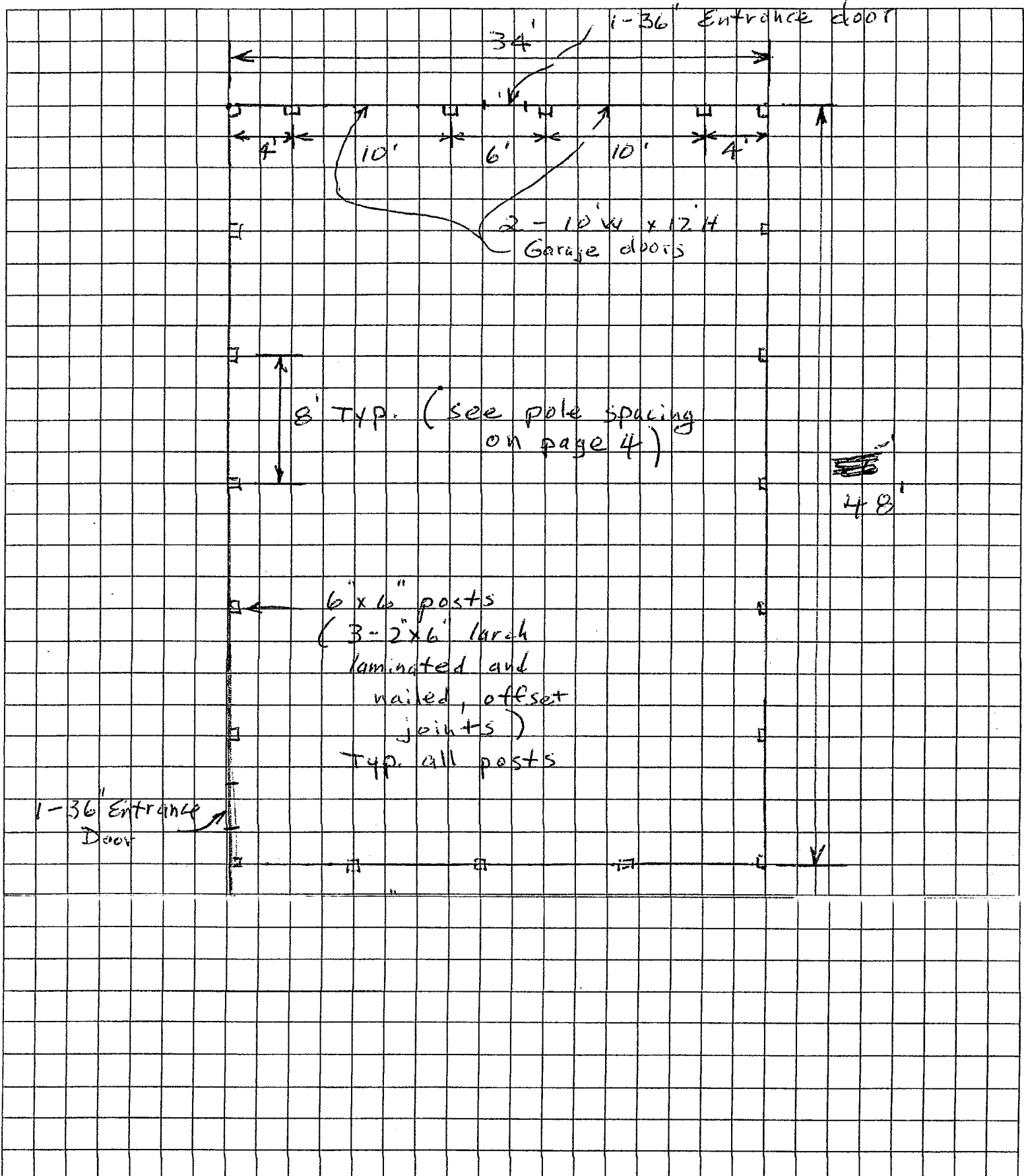
SUBJECT

SHEET

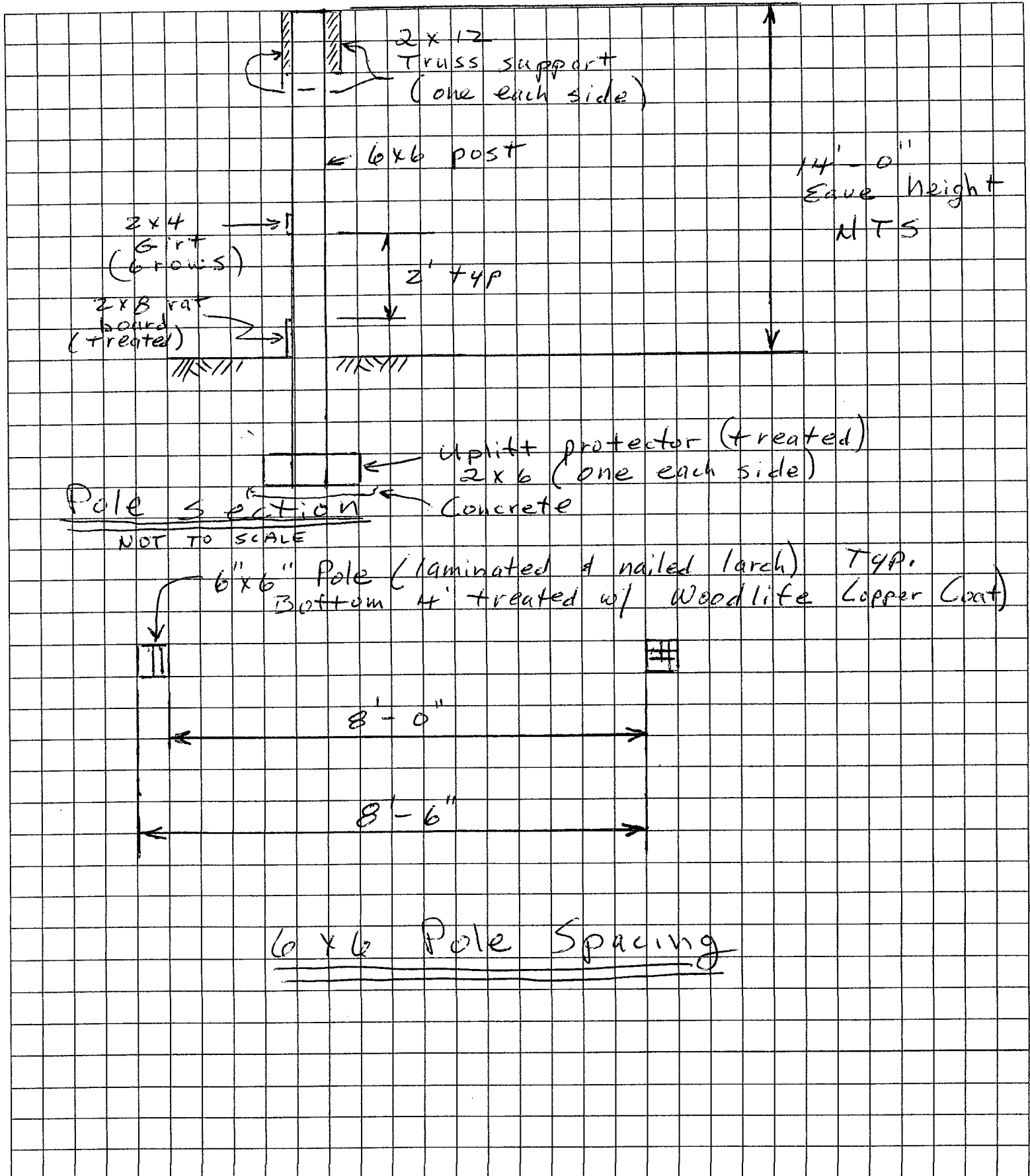
BY

DATE

JOB NO.



SUBJECT	SHEET	BY	DATE	JOB NO.
---------	-------	----	------	---------



058.-02-6.1 Poolsbrook Rd



05/06/2020

058.-02-6.1



05/06/2020

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 5/27/21

1. Property Address: 7211 Mint Wood Lane, Fayetteville, NY 13066

Property Tax Map # _____

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

New Construction

2. Owner of Property: Ellen & Patrick O'Conner

Owner's Address: 7211 Mint Wood Lane, Fayetteville, NY 13066

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

Owner's Phone #: 315-430-4754 Does Owners reside at property: yes

Signature of Property Owner: Ellen O'Conner

3. Applicant / Representative / Attorney:

Name: Mike Conway Company: Syracuse Light+scapes

Address: 5948 Butternut Drive, East Syracuse, NY 13057

Phone: 315-414-6752 E-Mail: Mike@SyracuseLightScapes.com

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.

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. These questions must be answered on a separate sheet of paper and submitted with your application.

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.

Variance Was 30 ft When home Was Constructed.

Pool plan was Based on original Survey. Pool already installed, so plan can not be changed.

Requesting Variance to build pool house.

EMAIL:

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

093 - 04 - 21.0

7211 MINTWOOD LA. FAYETTEVILLE

Lot # _____

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

SYRACUSE CONSTRUCTION

5948 BUTTERNUT ST E. SYRACUSE 13057

Phone #

315-751-0540

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

PATRICK O'CONNOR

7211 MINTWOOD LA FAYETTEVILLE 13066

Phone #

Pete
427-1364

PROPOSED WORK, USE OR OCCUPANCY

(DIMENSIONS) 30 X 15

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

☒ storage/shed ☒ fireplace/wood stove ☐ other _____ Construction Cost \$ 161,700
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:

5/17/2021

By:

☐ Owner Authorization☐ Owner☒ Authorized Agent

40 40 20

CODE ENFORCEMENT USE ONLY

CK 1127

Occupancy Classification _____

Planning Board _____

Rec'd By Receipt No. 9325

Zoning R1

Plans Review _____

Building Permit No. _____

Flood Plains _____ Wetlands _____

Date Application Rec'd _____

Set Backs _____

Contractors W/C Ins. _____

ZBA _____

Fee 469 Date Paid 5-18-21

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

Date 5-22-21

Remarks * Needs A Variance on Mintwood Lane Side. Code says 40',

Applicant has 30'. needs 10' Variance

Signature of Codes Enforcement Officer

7211 Mint Wood Lane, Fayetteville, NY 13066 Variance Request

1. Whether the benefit sought by the applicant can be achieved by some other feasible method?
No, the pool has been installed not allowing for structure plan to be changed.
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. Requesting original variance of 30 ft.
4. Whether the variance will have an adverse effect on physical or environmental conditions? No
5. Whether the alleged difficulty was self-created? No. Design was based on original survey.

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: 5/27, 20 21

Mike Conway
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

Syracuse Lightscapes
(Entity Name)

By (Officer) _____ (Title)

Sam Butternut Jr, Syracuse
(Mailing Address of 1st Applicant)

315-414-6752
(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 May in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared Mike Conway

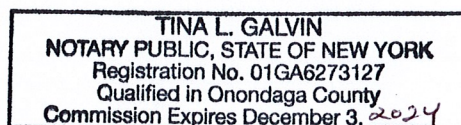
(1st Applicants Name)

, and N/A 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.

[Signature]
Notary Public



SEAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 01.11.96.
VOID WITHOUT EMBOSSED SEAL

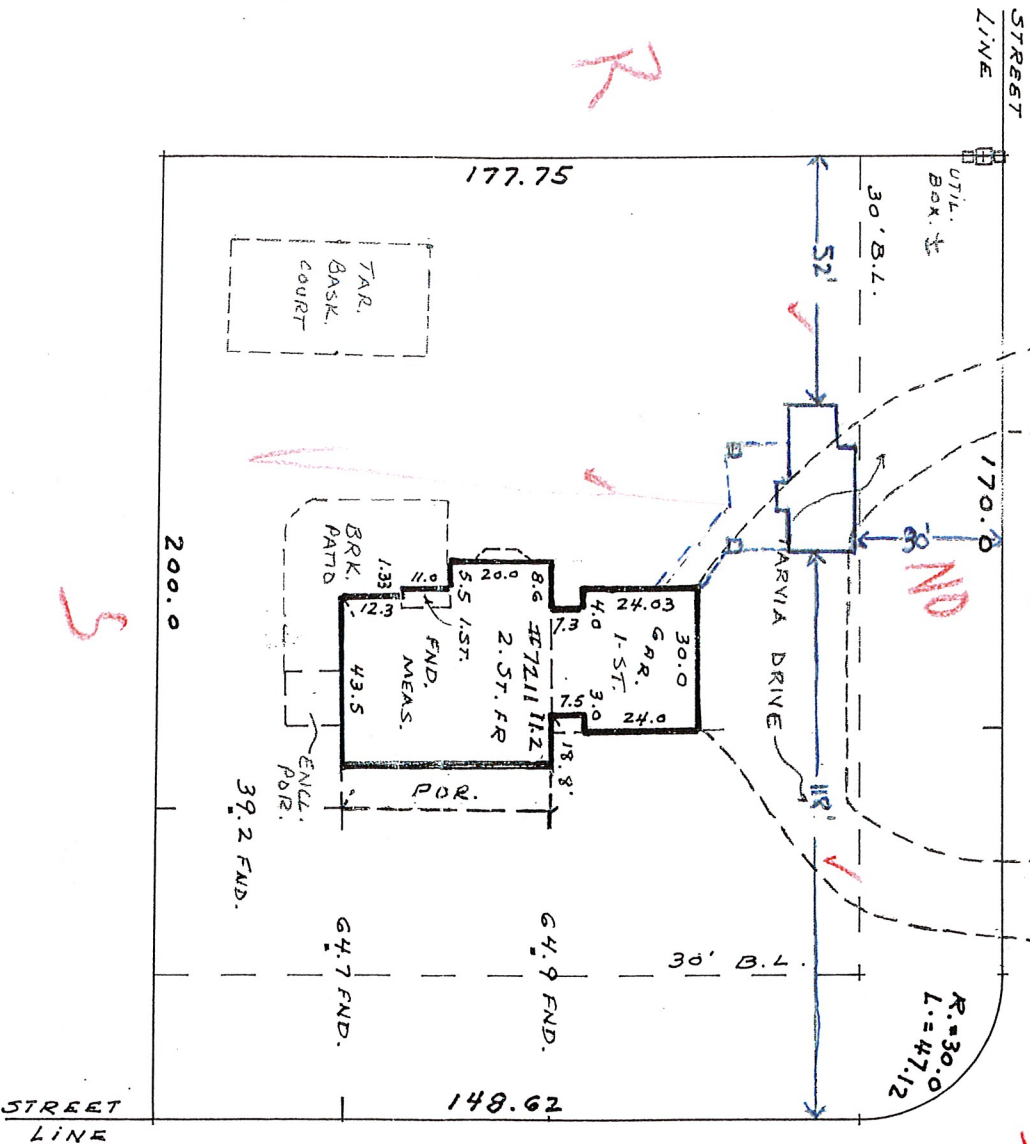
David E. Cornell

MINT WOOD LANE

WOOD

JANE

REIS CIRCLE



COPYRIGHT © 2006

BY COTTRELL LAND SURVEYORS, P.C.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-22-2001 BY 60322 UCBAW
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.

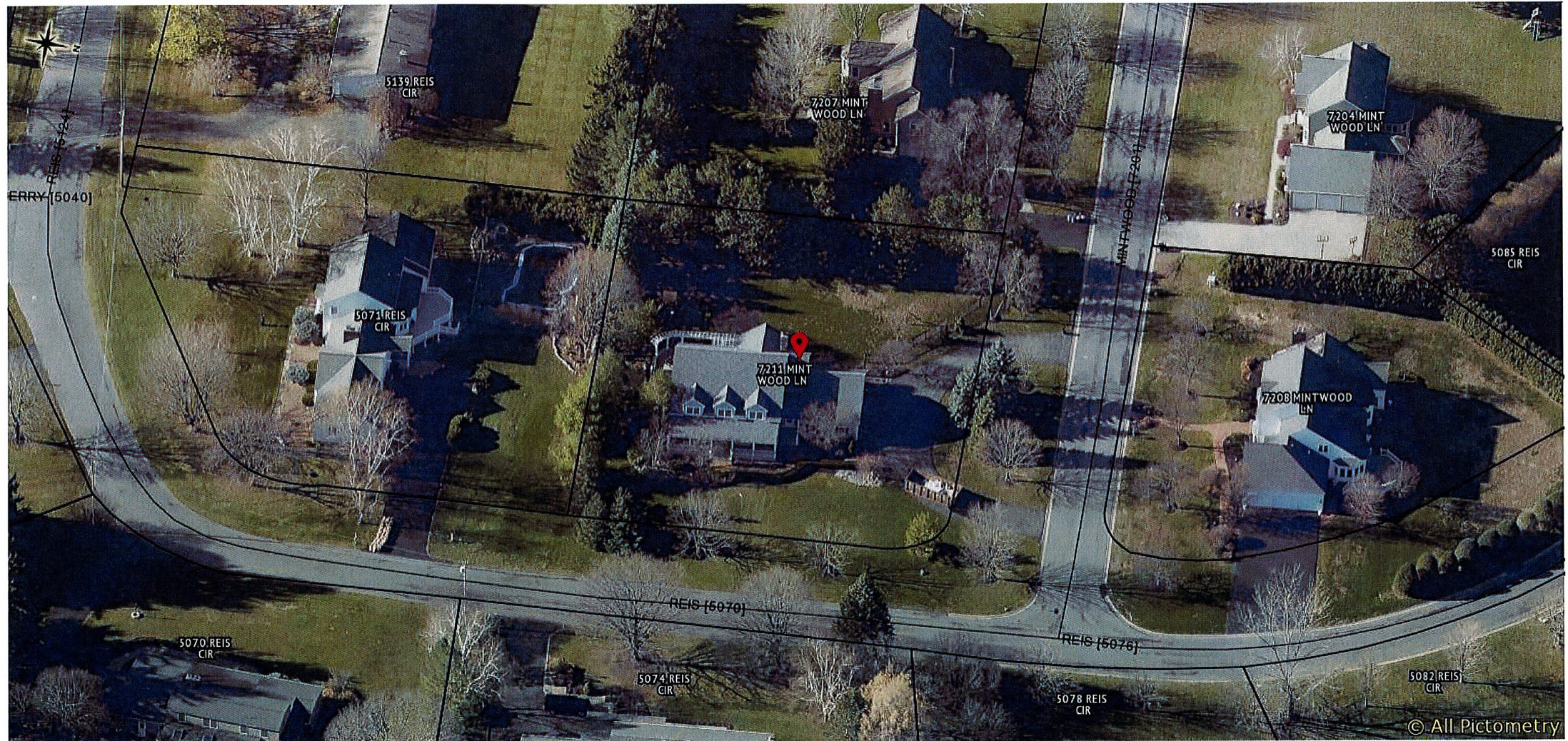
SURVEYORS: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP WITHOUT THE WRITTEN CONSENT FOR WHATEVER PURPOSE VIOLATES MY COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.

LOT 16 - SECTION B - REIS TERRACE
TOWN OF MANLIUS - ONON. CO., N.Y.

SCALE: 1" = 40'
JAN. 11, 1996

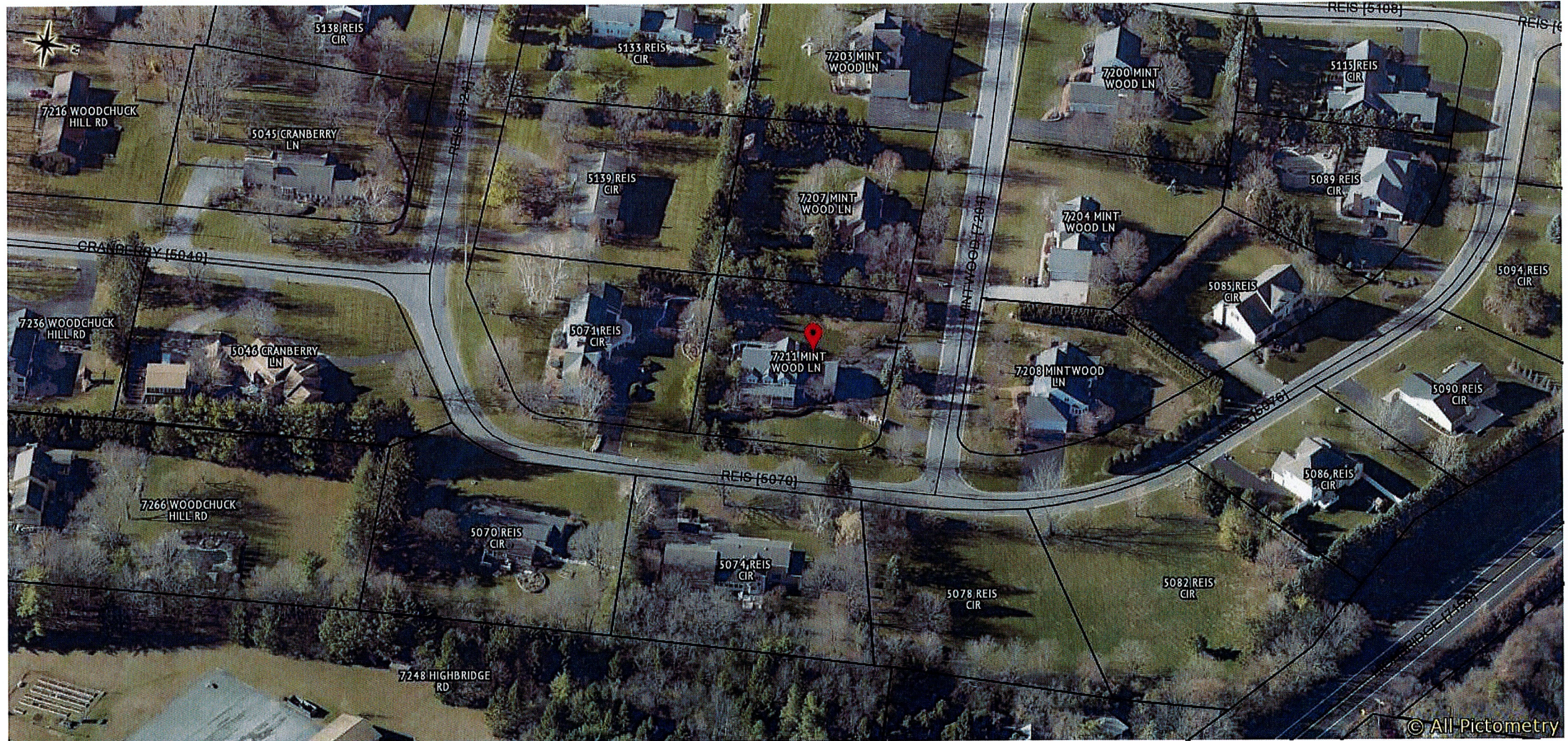
COTTRELL LAND SURVEYORS, P.C.
MANLIUS, NY - (315) 682-8121

7211 Mint Wood Lane



11/29/2020

7211 Mint Wood Lane



11/29/2020