

Agenda
Zoning Board of Appeals
December 16, 2021
6:30 PM

1. 6:30 P.M. Virtual Meeting Instructions

Documents:

[12-16-21 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance
3. Rebecca & William McGinnis, 4833 Apple Tree Ridge, Manlius
Will need one variance to construct a 25' X 28' detached garage.

Documents:

[4833 Apple Tree Ridge.pdf](#)
[4833 Appletree Ridge - Plans.pdf](#)

4. Other Business
5. 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



December 16, 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/83437901189?pwd=NjJlRHZqdWQraTVLSm9VRGdqOU1iZz09>

Password to join when prompted:

Password: **161696**

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: 834 3790 1189

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

Password: **161696**

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

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 11-15-21

1. Property Address: 4833 Apple Tree Ridge Manlius NY 13104

Property Tax Map # _____

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Build a 25' x 28' detached

garage

2. Owner of Property: Rebecca McGinnis/William McGinnis

Owner's Address: 4833 Apple Tree Ridge Manlius NY 13104

Owner's E-Mail: bmcginn78@hotmail.com

Owner's Phone #: 315-391-2230

Does Owners reside at property: Y

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: _____

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

(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: 11-16, 2021

Rebecca McGinnis
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

(Entity Name)

By (Officer)

(Title)

(Mailing Address of 1st Applicant)

(Telephone Number)

Date: 11-16, 2021

William McGinnis
(Print Name of 2nd Applicant)

[Signature]
(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 16th day of November in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared Rebecca McGinnis

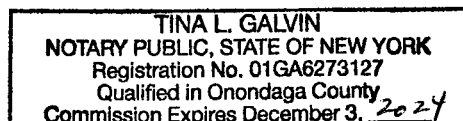
(1st Applicants Name)

, and William McGinnis 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



McGinnis Family
4833 Appetree ridge
Manlius NY 13104

Variance Request

SCOPE: William and Rebecca McGinnis are requesting a variance on the side yard set back. As per the survey, we are attempting to build a detached two car garage. The dimensions will be 25' wide by 28' deep. The width will cause the garage to be 8 feet from the westerly property line. Below are the answers to the 5 criteria questions

- 1- I have for many years attempted to find a suitable location for the garage. The nature of my lot, pie shaped and sloping quite a bit from west to east makes the proposed location the only area that will support a garage. I thought of placing the garage along the easterly line of the property but there is no site line at the road. The garage at 25 feet wide allows for the storage of two cars and a workshop area.
- 2- I do not believe the variance will have any negative effect on the neighborhood. To the east is a horse farm set on 5 acres. To the west the neighbors property is set at an elevation about 30 feet higher than my property and the house is 350 feet away. The garage is not a pole barn and will be built in the same character as the home.
- 3- I feel the 2' variance request is not substantial.
- 4- At the present time, there are no environmental concerns and I do not feel the garage will create any. When I built my home in 2004, I did extensive drainage work. The garage drainage will tie into the existing drainage.
- 5- As I stated before 25' is the right size for what we are trying to accomplish.

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 102 09 07.2

4833 AppleTree Ridge Lot # _____

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

McGinnis Nelson Construction
4833 AppleTree Ridge Manlius 13104 Phone # _____

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

Phone # _____

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☒ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☐ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 25000

RESIDENTIAL-NEW STRUCTURE

Dimensions 25' x 28'

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Sq. Ft. w/o garage _____ Sq. Ft. of garage 700

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: 11-10-21 By: _____

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification 40 40 20 Planning Board _____ Rec'd by B Receipt No. 10885
Zoning RA Plans Review _____ Building Permit No. _____
Flood Plains _____ Wetlands _____ Date Application Rec'd _____ Set Backs _____
Contractors W/C Ins. _____ ZBA _____ Fee 165 Date Paid 11-12-21

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

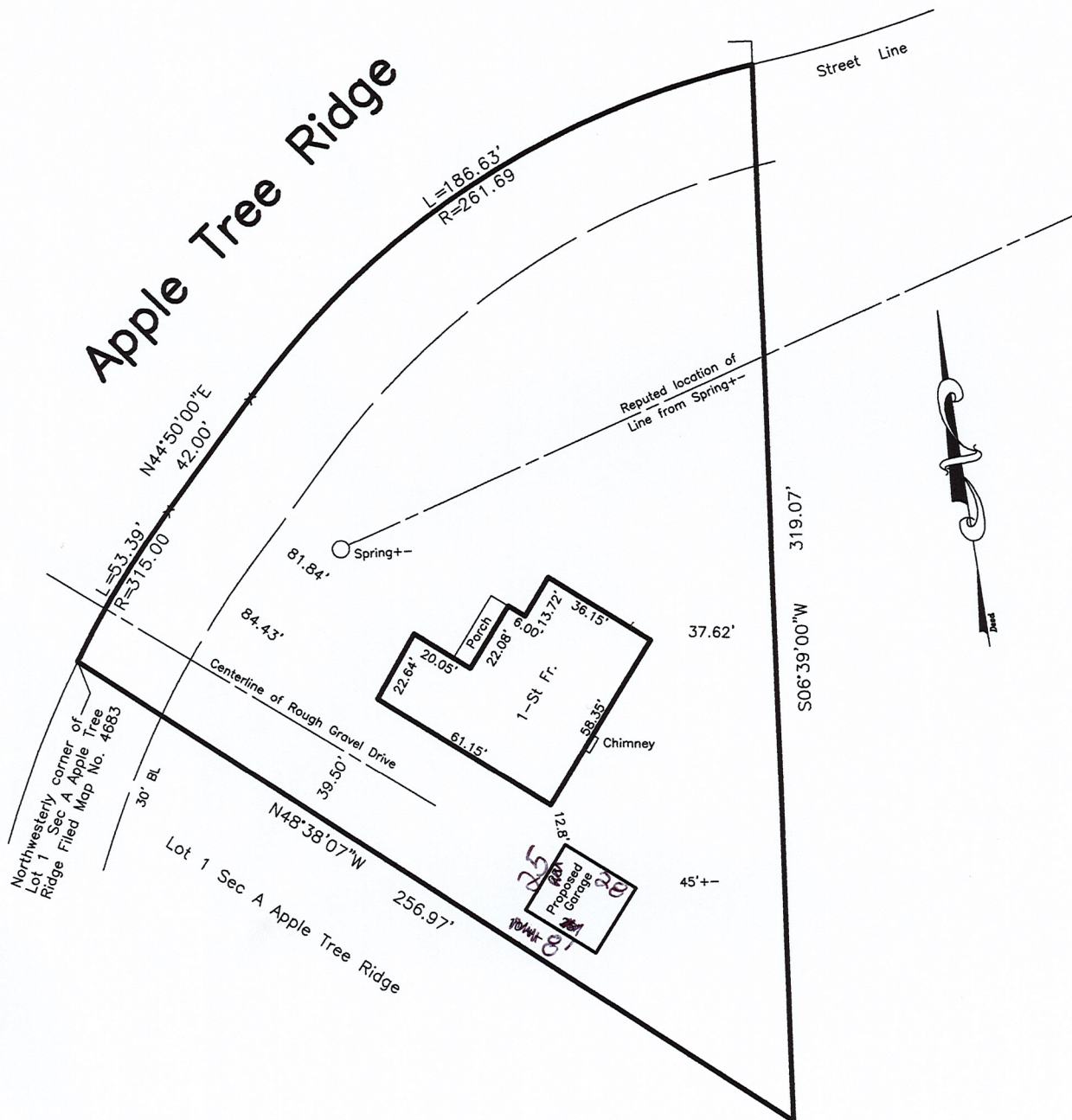
☒ DISAPPROVED

Date 11/12/21

Remarks DEVELOPER REQUESTS 20' SIDE YARD SETBACK

VARIANCE OF 12 FEET

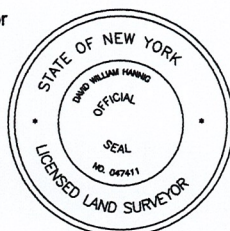
Signature of Codes Enforcement Officer



In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 6/03/03, and this map is correct.

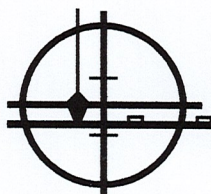
This certification is void unless signed in RED ink.

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



Proposed Plan Only Pt of Lot 85 – Town of Manlius Onondaga Co., N.Y.

Scale 1" = 50'

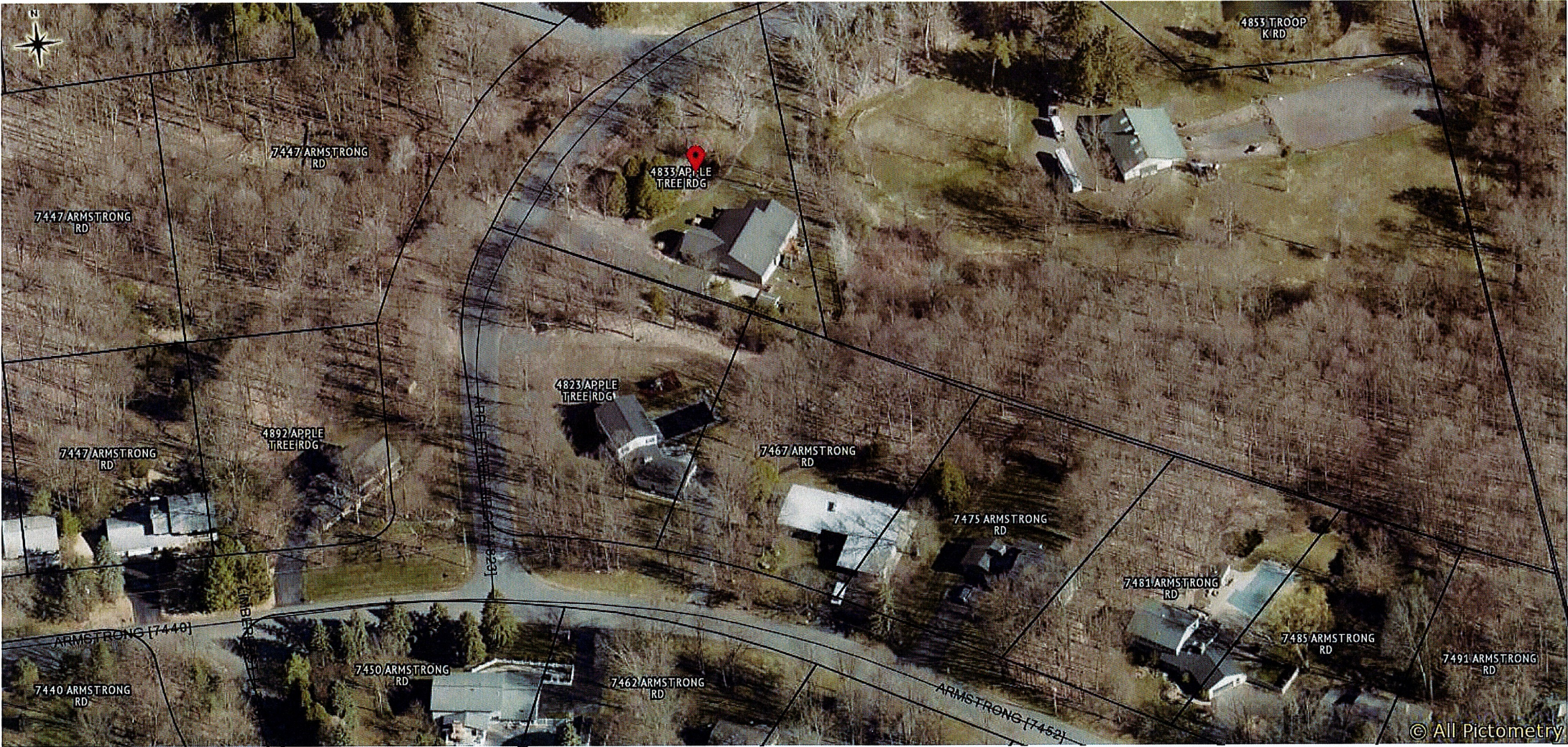


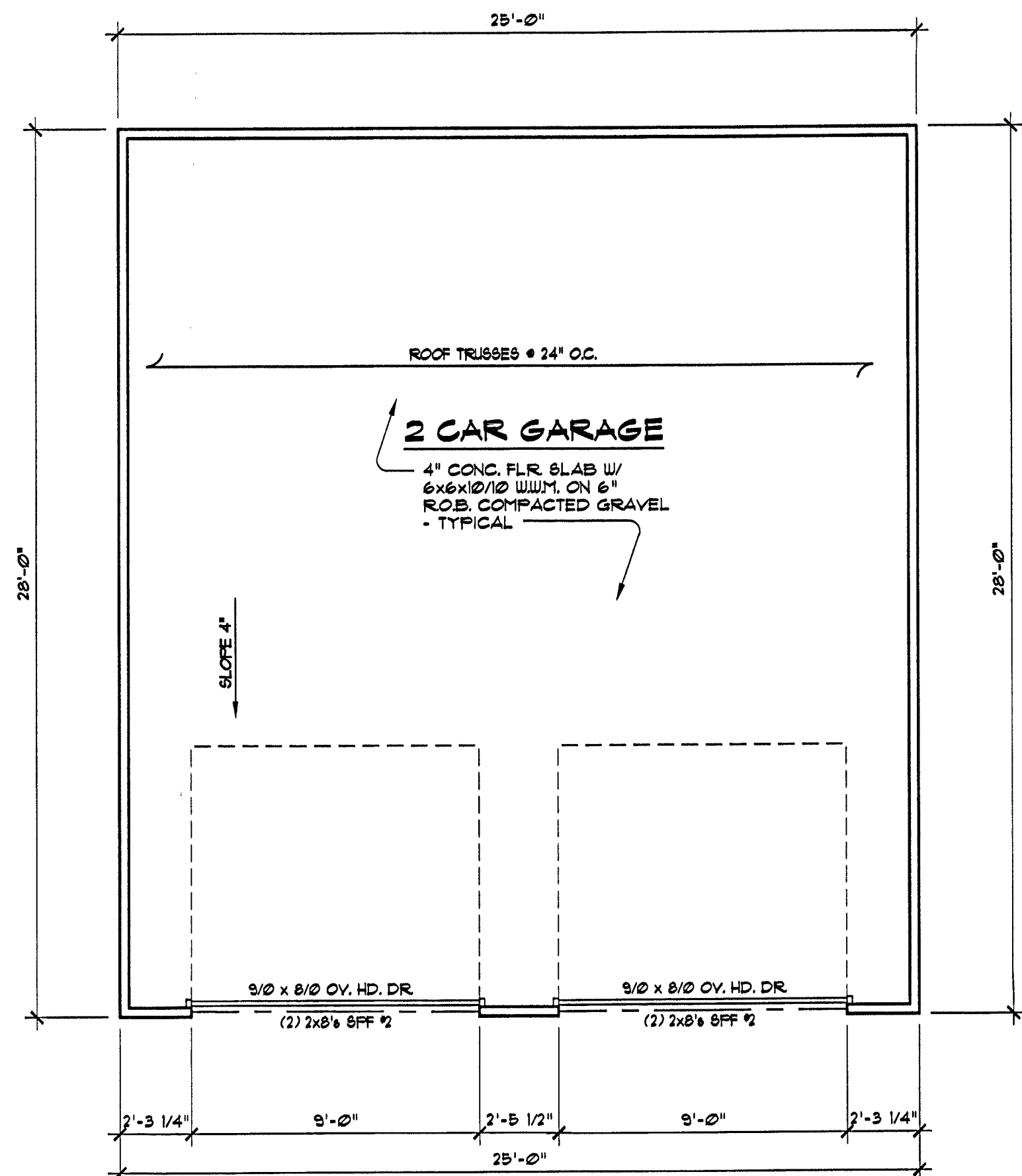
D. W. HANNIG L.S., P.C.

SURVEYORS - PLANNERS - CONSULTANTS
THE MARKET PLACE, BUILDING #1
MANLIUS, NEW YORK 13104
PHONE: (315) 682-5225 - FAX: (315) 682-7774

July 25, 2004
Rev'd 12/16/2020
Rev'd 10/11/2021

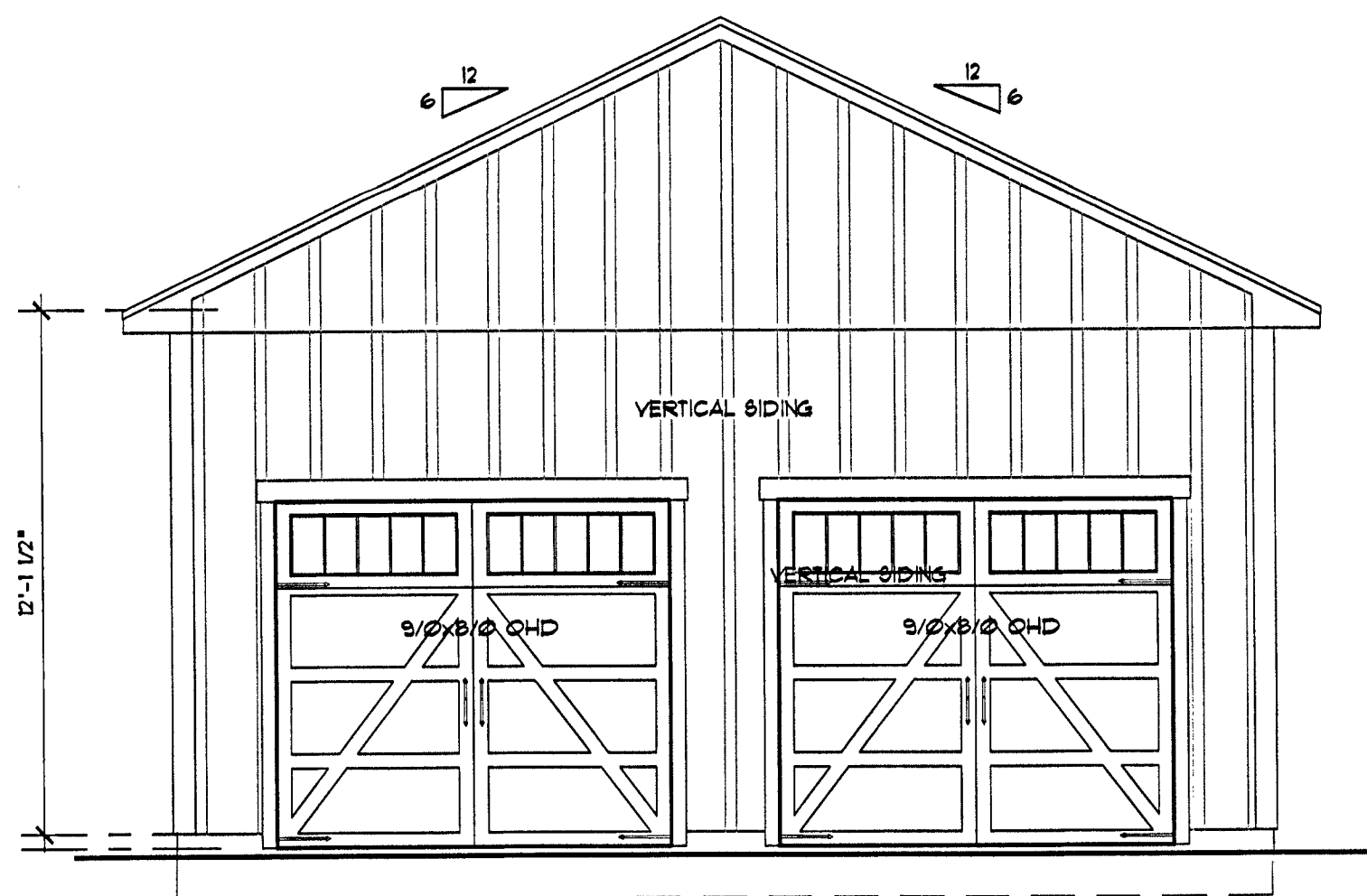
4833 Apple Tree Ridge





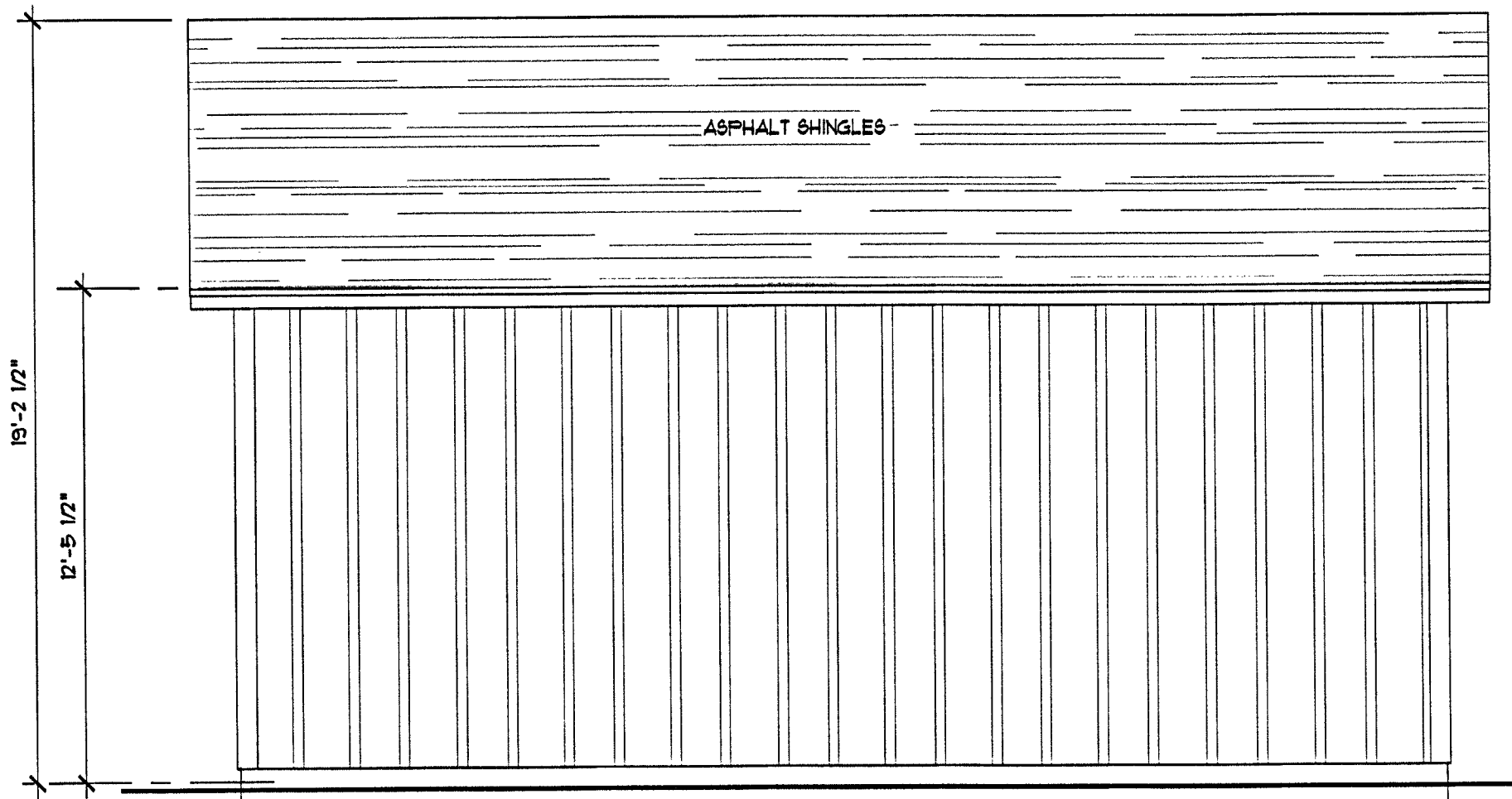
FLOOR PLAN

SCALE: 1/4"=1'-0"



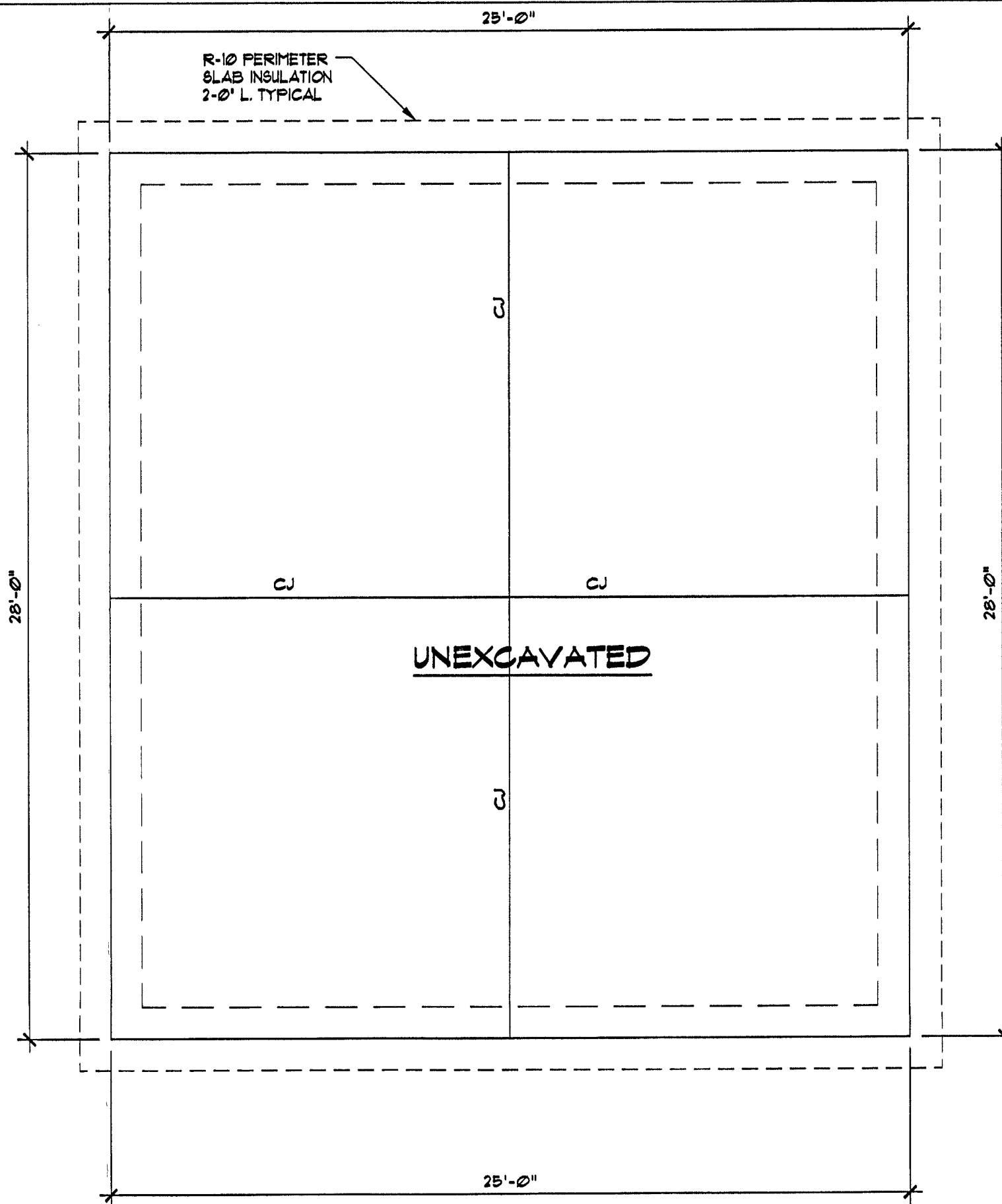
FRONT ELEVATION

SCALE: 1/4"=1'-0"



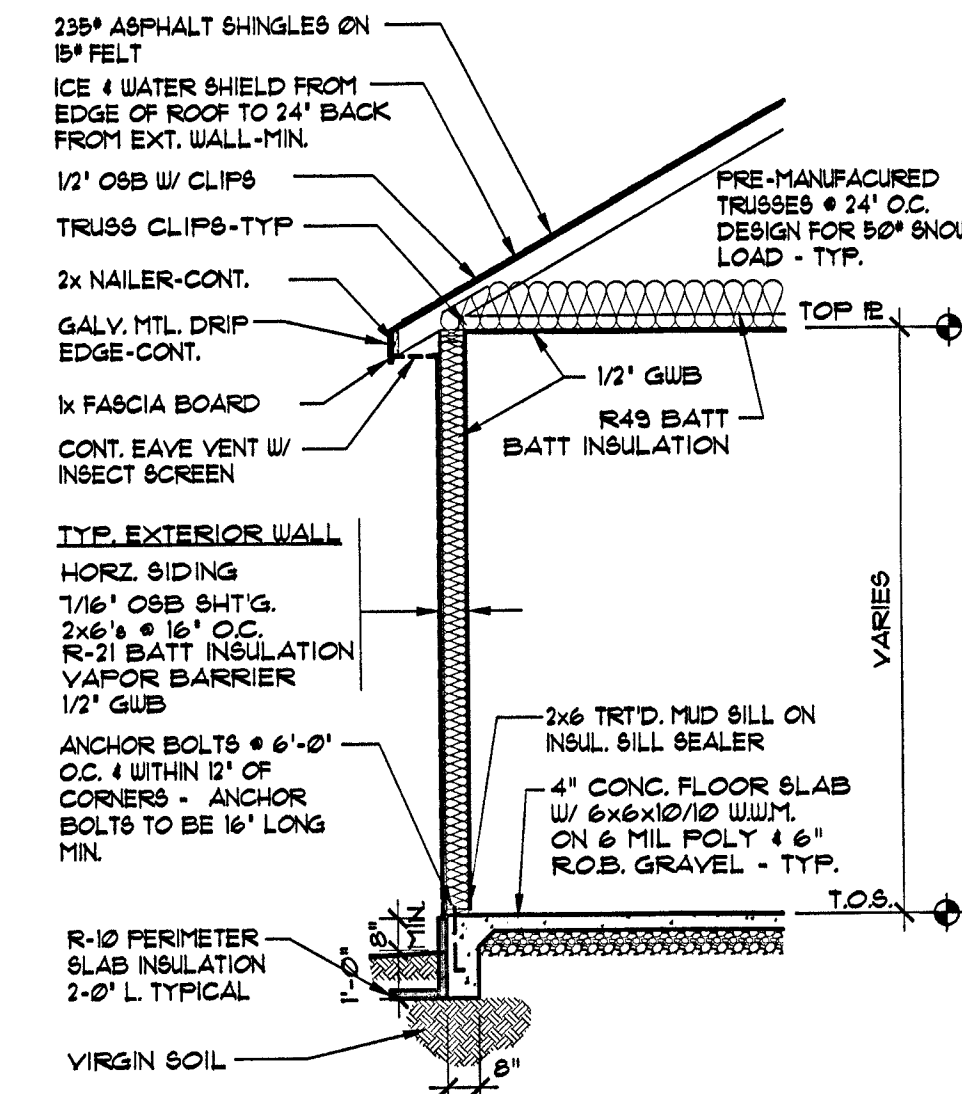
SIDE ELEVATION

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



GARAGE WALL SECTION

SCALE: 1/4"=1'-0"

**2015 INTERNATIONAL RESIDENTIAL CODE
RESIDENTIAL DESIGN CRITERIA**

**Building Planning and Construction
Design Criteria (Section R301)**

Nominal Wind Speed - 89 mph (Table R301.2.1.3)
Component and Cladding Loads - Roof < 30 to 40 Degrees
Component Zone 1 - 100 sf effective wind area - 12.1 to -12.1 psf load
Component Zone 2 - 100 sf effective wind area - 12.1 to -14.8 psf load
Component Zone 3 - 100 sf effective wind area - 12.1 to -14.8 psf load

Weathering Probability for Concrete - Severe (Table R301.2(3))
Ground Snow Loads - 50 psf (Table R301.2(5))
Termite Infestation Probability - Slight to Moderate (Figure R301.2(6))
Decay Probability - None to Slight (Figure R301.2(7))
Site Classification - D
Seismic Design Categories - B (Figure R301.2(2))
SS - 19.6 % g
S1 - 7.9 % g

There are no seismic design requirements for residential construction in category 'A' or 'B'
R301.2.2 - Detached one Family dwellings located in seismic design category C are exempt from the seismic requirements of this code.

Minimum uniformly distributed live loads (Table R301.4)

Exterior Balconies - 60 psf
Decks - 40 psf
Garages - 50 psf (refer to code for elevated garage floors)
Attics (without storage) - 10 psf
Attics (with storage) - 20 psf
Rooms (other than sleeping rooms) - 40 psf
Sleeping Rooms - 30 psf
Stairs - 40 psf
Guardrails and handrails - 200 psf

Allowable deflection of structural members (Table R301.6)

Rafters (having slope greater than 3/12 with no finish ceiling) - L/180
Interior Walls and Partitions - H/180
Floors and plastered ceilings - L/360
All other structural members - L/240
Exterior walls with plaster or stucco finish - H/360
Exterior walls (wind loads with brittle finishes) - L/240
Exterior walls (wind loads with flexible finishes) - L/120

Climate Zone (per 2015 IECC Chapter 3) - Onondaga county - 5A

GENERAL NOTES:

- All work is to comply with the 2020 Residential Code of New York State and any applicable state, county or local codes.
CODES GOVERN OVER DRAWINGS
- The contractor is responsible to check plans and is to notify the architect of any errors or omissions prior to the start of construction.
- Written dimensions have precedence over scaled dimensions.
DO NOT SCALE THE DRAWINGS.
- All exterior joints, seams, or penetrations in building envelopes that are sources of air leakage shall be sealed with a durable sealant material per section R402.4 of the 2020 Energy Conservation Construction Code of New York State.
- Structural steel shall be ASTM A-36.
- All Structural wood shall bear the mark of the grading rules agency having jurisdiction (following framing lumber guidelines).
- 2020 Residential Code of New York State, table R602.3 (1) fastener schedule for structural material shall be followed.
- All exterior finishes, siding and brick or stone veneer shall follow Section R703 Exterior Covering of the 2020 Residential Code of New York State.
- Wood trusses shall be certified by the manufacturer to have the capacity to support live and dead loads specified by applicable codes.
- Provide fireblocking, draftstops & firestops per 2020 Residential Code of New York State Section R602.8
- All beams & headers (over 6'-0" span) in bearing walls to have double stud bearing unless noted otherwise.
- All bearing to be continued to foundation or footing and have a minimum size equal to beam thickness.
- Ground fault interceptor outlets - typical @ all baths, laundry, garage, exterior outlets and within 6'-0" of all sinks.
- Framing calculations are based on Spruce Pine Fir #2 (Klin Dried) or better. Minimum Fb 775 for all beams and headers -typ.
- All exterior window and door assemblies shall comply with the Maximum Allowable Infiltration Rate in section R402.4.3 of the 2020 Energy Conservation Construction Code of NYS
Windows - CFM per S.F. of window area - 0.3 cfm max.
Door - CFM per S.F. of door area - 0.5 cfm max.
(Slider) - 0.3 cfm max.
- Ice protection - An ice barrier consisting of two layers of underlayment cemented together or a self-adhering polymer modified bitumen sheet, in lieu of normal underlayment and extend from the eaves edge to a point at least 24 inches inside the exterior wall line of the building.
- Wall panels on either side of garage doors that do not comply with Table R602.10.5 must comply with APA's narrow wall bracing method. Provide metal straps, nailing and bolts as detailed in Figure 1 "Construction Details for the APA-narrow wall bracing method without hold-downs over concrete masonry block foundations" and have a maximum 6:1 portal frame ratio.
- Slope grade away from building minimum 6" in first 10' from building, comply with R401.3 of the 2020 Residential Code of New York State

R403.3 Frost-Protected Shallow Foundations

For buildings where the monthly mean temperature of the building is maintained at not less than 64°F (18°C), footings are not required to extend below the frost line where protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3(1).

Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3(1) shall not be used for unheated spaces such as porches, utility rooms, garages and carports, and shall not be attached to basements or crawl spaces that are not maintained at a minimum monthly mean temperature of 64°F (18°C).

R403.1.4 Minimum Depth

Exterior footings shall be placed not less than 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Section R403.1.4.1.

R403.1.4.1 Frost Protection

Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

Extended below the frost line specified in Table R301.2.(1).
Constructed in accordance with Section R403.3.
Constructed in accordance with ASCE 32.
Erected on solid rock.

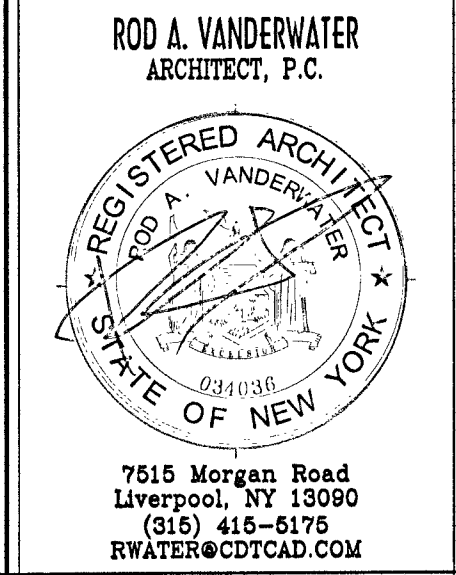
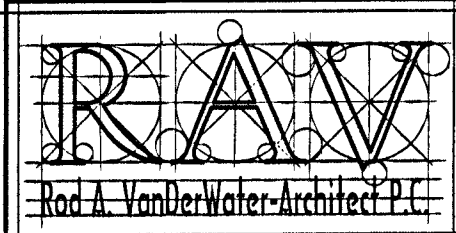
Footings shall not bear on frozen soil unless the frozen condition is permanent.

Exceptions:

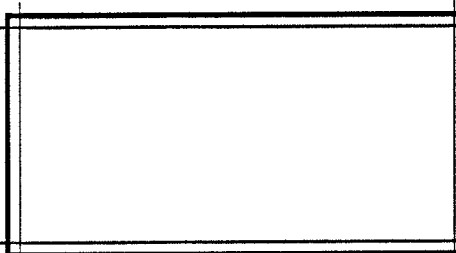
Protection of free-standing accessory structures with an area of 600 square feet (56 m2) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.

Protection of free-standing accessory structures with an area of 400 square feet (37 m2) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.

Decks not supported by a dwelling need not be provided with footings that extend below the frost line.



The Drawings, Specifications and other documents prepared by the Architect for this Project are the property of the Architect and shall remain the property of the Architect. No part of these documents shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. The Architect's drawings, specifications and other documents shall not be used by the Owner or others on other projects, for addition to this Project or for completion of this Project by others except by agreement in writing from the Architect.



McGinnis garage

PROJECT TITLE & LOCATION:

REVISIONS

DRAWING TITLE
Garage Plan

DRAWING INFORMATION	
Scale	1/4" = 1'-0"
Drawn	CDT
Checked	RV
Date	11-07-21
Job No.	21-31B

DRAWING NUMBER
A1

ISSUED FOR PERMIT - 11-07-21