

Agenda
Zoning Board of Appeals
May 19, 2022
6:30 PM

1. Virtual Meeting Instructions

Documents:

[5-19-22 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes

4. Dale Longden, 226 Schepps Lane, Kirkville
Will need two variances to install a 12X40 shed.

Documents:

[226 Schepps Lane.pdf](#)

5. Andrew & Angela Schwanke, 5726 Harness Hook Lane, Chittenango
Will need one variance to install a 12X24 pool house/shed.

Documents:

[5726 Harness Hook 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



May 19, 2022 – 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/87810710025?pwd=bW16RVNiQy9pZlVFblZlUGJZUUZnQT09>

Password to join when prompted:

Password: **344506**

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: 878 1071 0025

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

Password: **344506**

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: 4/13/2022

1. Property Address: 226 SCHEPPS LN. KIRKVILLE, NY 13082

Property Tax Map # 091-06-17.0

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

NEW SHED 12' x 40'

2. Owner of Property: DALE LOWADEN

Owner's Address: 226 SCHEPPS LN. KIRKVILLE N.Y 13082

Owner's E-Mail: NLOWADEN@TWCNY.RR.COM

Owner's Phone #: 315 706-4225 Does Owners reside at property: YES

Signature of Property Owner: [Signature]

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

DALE LOWADEN

(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: 4/13, 20 22

DALE LOWGARDEN
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title) _____

226 SCHEPPS LN, KIRKVILLE NY
(Mailing Address of 1st Applicant) 13052

315 706-4225
(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 20 22, before me, the undersigned, a notary public in and for said state, personally appeared Dale Lowgarden
(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

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

AREA VARIANCES

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



APPLICATION FOR BUILDING PERMIT**Department of Planning and Development**301 Brooklea Dr., Fayetteville, NY 13066
(315) 637-8619 Fax: (315) 637-0713**TOWN OF MANLIUS**

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

LOCATION OF PROPOSED WORK (Street Address) Tax Map Number _____

226 SCHEPPS LN. KIRKVILLE, N.Y. 13082

Lot # _____

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

Phone # _____

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

DALE LONGDEN 226 SCHEPPS LN. KIRKVILLE N.Y. 13082 Phone # 315-706-4225

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign☒ storage/shed ☐ fireplace/wood stove ☐ other 12x40 Construction Cost \$17,600

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: _____

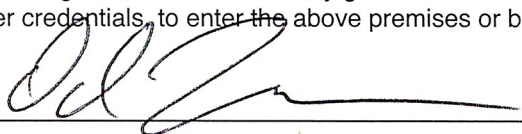
COMMERCIAL:

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: 4/11/2022 By: ☐ Owner Authorization☒ Owner☐ Authorized Agent**CODE ENFORCEMENT USE ONLY**

Occupancy Classification _____

Planning Board _____

Rec'd by  Receipt No. 11766

Zoning _____

Plans Review _____

Building Permit No. _____

Flood Plains _____ Wetlands _____

Date Application Rec'd _____

Set Backs _____

Contractors W/C Ins. _____

ZBA _____

Fee 795 Date Paid 4-13-22

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

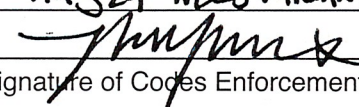
Date 4/13/2022

Remarks ZBA VARIANCE REQUIRED

GURTHA ROAD FRONT YARD VARIANCE REQUIRED 40' HAS 24' NEED VARIANCE OF 16'

REAR YARD VARIANCE REQUIRED 40' HAS 27'

NEED VARIANCE OF 13'

Signature of Codes Enforcement Officer 

226 Schepps Corners Rd.



03/30/2021

226 Schepps Corners Rd.



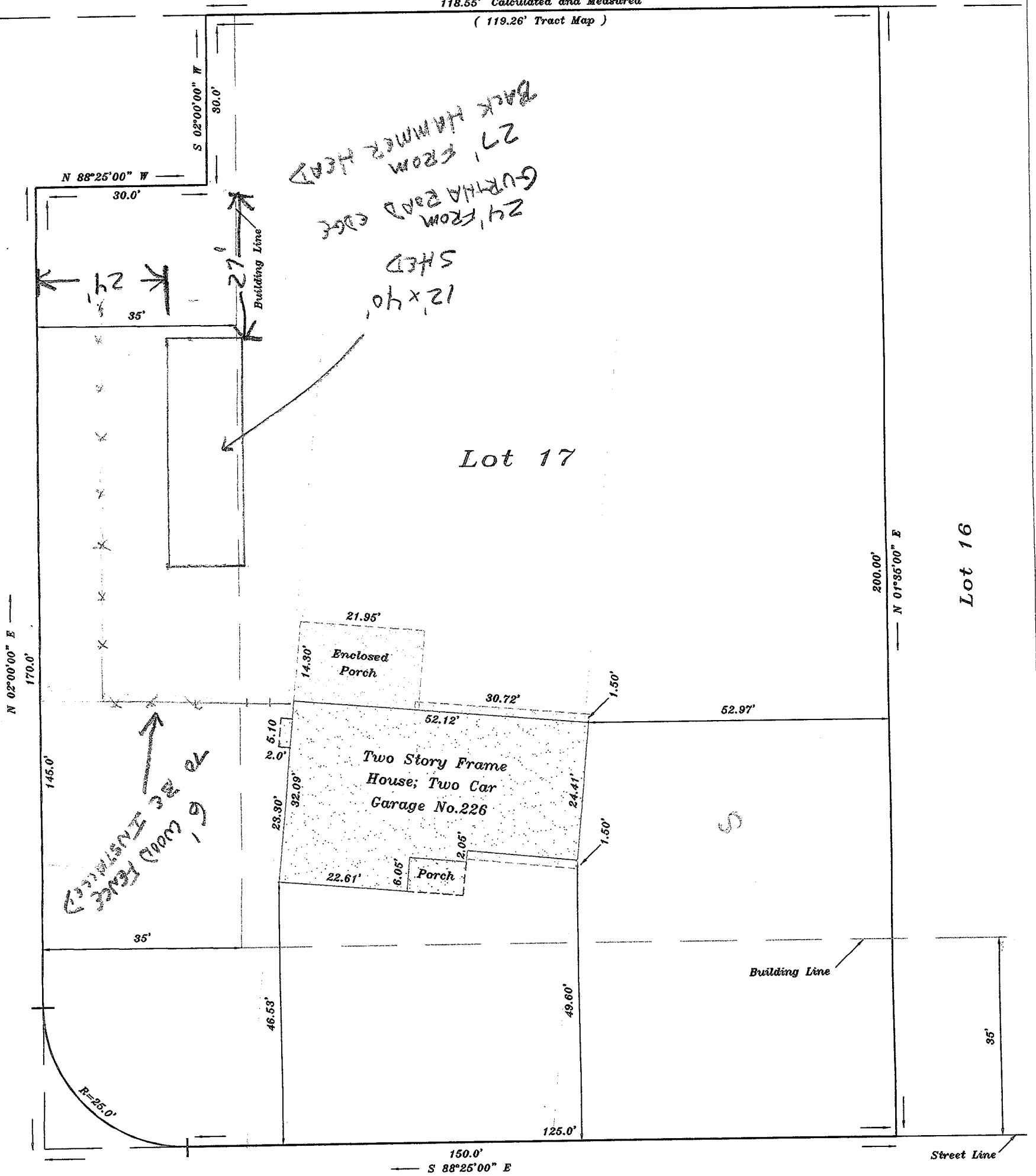
03/30/2021



Flood
(now or formerly)

N 88°25'00" W —
118.55' Calculated and Measured
(119.26' Tract Map)

Gurtha Road



Schepp's Lane



I hereby certify that this map was made from
an actual survey and same is correct

Licensed Land Surveyor

R.J. Lighton Sr.

NYSLS 45373

R.J. Lighton Jr.

NYSLS 50534

886 E. Brighton Ave., Syracuse N.Y. 13205

Location Survey on Lot 17 of Schepp's
Manor, Section "C", Map #4769.

* Town of Manlius *

Known as No.226 Schepp's Lane, Town
of Manlius, County of Onondaga, State
of New York.

Drawn by: JRL Scale: 1"=20' Date: 10-20-05

Revisions:

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: April 22, 2022

1. Property Address: 5726 Harness Hook Lane, Chittenango, NY 13037

Property Tax Map # 082.2-01-42.0

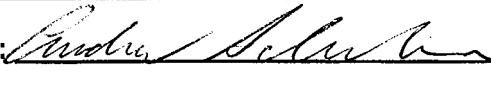
The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; New Construction of 12x24 pool house/shed structure adjacent to approved inground pool constuction project. Location was selected based on structure design and shaded area of afternoon sun. The corner of the proposed structure is 12 ft from the property line.

2. Owner of Property: Andrew & Angela Schwanke

Owner's Address: 5726 Harness Hook Lane, Chittenango, NY 13037

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

Owner's Phone #: 315-383-1135 Does Owners reside at property: Yes

Signature of Property Owner: 

3. Applicant / Representative / Attorney:

Name: Andrew & Angela Schwanke Company: N/A

Address: 5726 Harness Hook Lane, Chittenango, NY 13037

Phone: 315-383-1135 E-Mail: Schwankegeneral@gmail.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: _____

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?

1. (A) The backyard contains a slope that runs from front to back. There is only a relatively small flat area in which a pool has been approved to be constructed. The land next to this flat area is the proposed pool house/shed location to provide utility and recreation space for the property layout. (B) This location was also selected as the proposed structure provides a covered area that provides a shaded area from the western setting sun for pool monitors and adults to oversee swimmers that is close to the pool.
2. The proposed property will add value to the neighborhood as it will have color matched vinyl siding to the house, a craftsman style overhang entertainment space, and privacy to both the homeowners and neighbors in which the structure borders. This will also provide a noise reduction benefit as it will provide a break between the properties along with plans for multiple trees and landscape additions to enhance the backyard long-term plan.
3. The requested structure is exactly 10'11" from the side property line and based on our house and the neighboring house directionally facing away from each other given trapezoidal shaped lots a cul-de-sac. So being that the backyards are significantly wider in the backyards, this proposed structure doesn't enter the backyard view of the bordering neighbors.
4. The variance will have no negative or adverse effect on physical or environmental conditions as it will allow benefit of additional trees, decorative landscaping beds, and noise reduction to the bordering neighbors.
5. Given the slope of the lot, the flat area available for an in ground pool and adjacent pool-house/utility shed, this is the only location that provides the intended function and adds privacy for both our house and bordering neighbors, so it benefits both houses.

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

 PROPERTY OWNER
 (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 25, 2022

ANDREW SCHWANKE
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

(Mailing Address of 1st Applicant)

(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

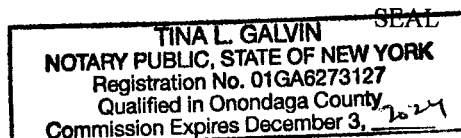
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 25th day of April in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared ANDREW SCHWANKE
(1st Applicants Name)

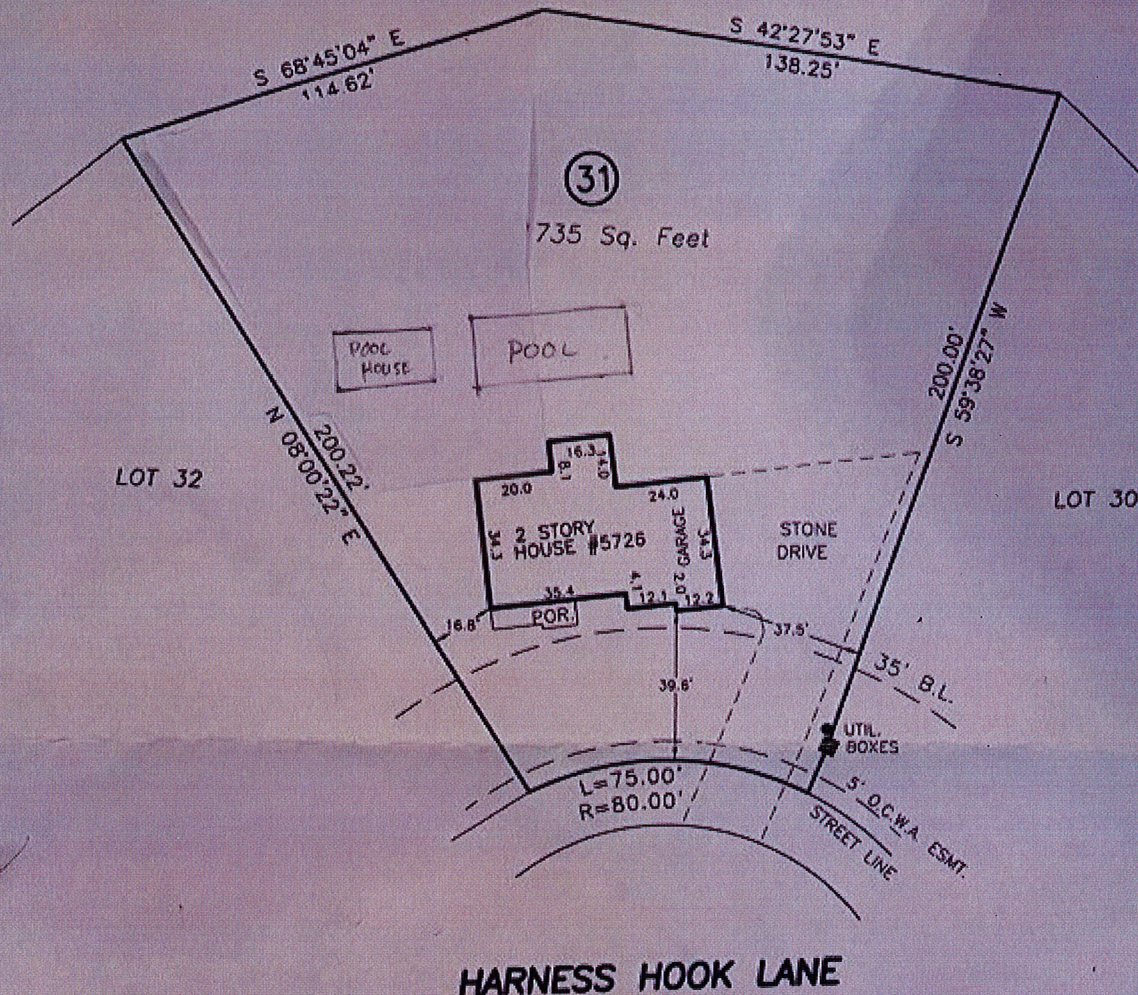
, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

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



H.O.A. LANDS



HARNESS HOOK LANE

NATIONAL GRID EASEMENT:
SUBJECT TO A 5' EASEMENT AROUND ALL
THE SPLICE POINT(S), JUNCTION(S),
UNDERGROUND CABLE(S), PADMOUNT
TRANSFORMER(S) AND HANDHOLE(S).

Only survey maps with the surveyor's
embossed seal are genuine, true and
correct copies of the surveyor's original
work and opinion.

Unauthorized alteration or addition to a survey
map bearing a licensed land surveyor's seal is a
violation of sect. 7209, subsection 2, of the New
York State Education Law.

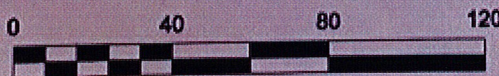
The certification is limited to the persons for
whom the survey map is prepared and on his
behalf to the title company, governmental agency,
and the lending institution listed herein.
Certification are not transferable to additional
institutions or subsequent owners.

The location of underground improvements,
structures, and utilities are not covered by
this certificate.

The undersigned surveyor hereby certifies that
this map was made from an actual field survey
completed on 1/7/2020.

Forrest L. SeGuin

Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384



SURVEY MAP

LOT 31 MEGNIN FARMS AT POOLSBROOKE - PH. 6
TOWN OF MANLIUS - ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:

SeGUIN LAND SURVEYING, P.L.L.C
Forrest L. SeGuin, L.S.

6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE: (315) 263-1642 FAX: (315) 687-0002

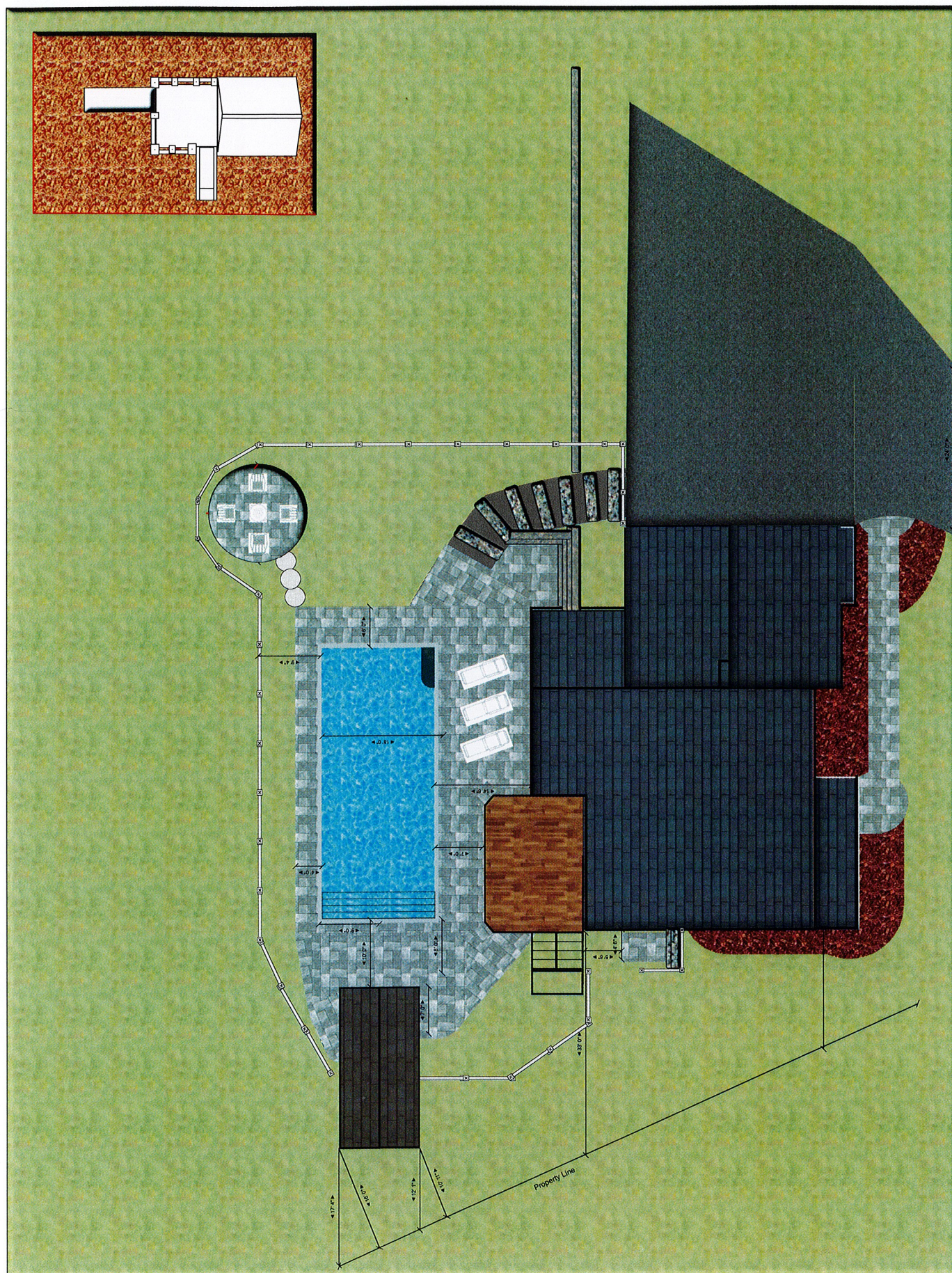
SCALE: 1" = 40'

DATE: 1/15/2020

PROJECT NO. 19045

TAX MAP NO.

DWG. MN 31



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 082.2 01 42.0

5726 Harness Hook Ln, Chittenango NY 13037 Lot # _____

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

Taylor Built Structures Phone # 315-679-7239

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

Andrew Schwanke Phone # 315-383-1135

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☒ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 12,000

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: 4/25/22 By: [Signature]

☐ Owner Authorization

☐ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification 40 40 20 Planning Board _____ Rec'd by B CASH Receipt No. 11856
Zoning RA Plans Review _____ Building Permit No. _____
Flood Plains N Wetlands N Date Application Rec'd _____ Set Backs _____
Contractors W/C Ins. _____ ZBA _____ Fee \$75 Date Paid CASH
4/25

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☐ DISAPPROVED

Date: _____

Remarks DENIED 4/26/2022 ZBA VARIANCE REQUIRED. FOR SIDE YARD SETBACK
REQUIRED 20' REQUESTING 10'11" VARIANCE OF 9'1"

[Signature]
Signature of Codes Enforcement Officer

5 / 26 Harness Hook Lane

