

Agenda
Zoning Board of Appeals
June 16, 2022
6:30 PM

1. Virtual Meeting Instructions

Documents:

[6-16-22 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - May 19, 2022

4. John Bachman, Peck Rd., Kirkville NY

Will need one variance to install a 14' X 26' Shed

Documents:

[7901 Peck Road - App.pdf](#)

5. Catherine & Brendan Whipple, 107 Fallen Oaks Lane, Manlius NY

Will need one variance to construct a 18' X 16' deck.

Documents:

[107 Fallen Oaks - App.pdf](#)

6. Emir Alemic, Fayetteville-Manlius Rd., Manlius NY

Will need one variance to install a 12' X 24' shed.

Documents:

[4952 Fayetteville-Manlius Rd. - App.pdf](#)

7. Ronald Nicolli Jr., 5717 Harness Hook Lane, Chittenango NY

Will need two variances to install a 10' X 20' shed.

Documents:

[5717 Harness Hook Lane - App.pdf](#)

8. Appeal To The Manlius Zoning Board Of Appeals To Appeal The Issuance Of A Building Permit By The Code Enforcement Officer To Abundant Solar Power, LLC

9. Chris Wyker, Schepps Corners Rd., (Tax Map # 040.-02-02.1)

Will need one variance for height on proposed barn.

Documents:

10. Other Business

11. 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 16, 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/85967035242?pwd=eUFBc0N2bmVKbjlSRnFocXNGUTZUZz09>

Password to join when prompted:

Password: **032464**

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: 859 6703 5242

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

Password: **032464**

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

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

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

Name – Owner/Applicant: John Bachman

Address of Proposed Work: 7901 Peck Road, Kirkville, NY 13082

Phone Number: (315) 656-8974

Email Address: kballbach66@aol.com

Contractor Name & Address: Sturdi-Built Sheds (Marcelle Chase), POBOX 97, AMHERST, NY 14051
(315)385-9326

Contractor Phone Number: _____

Contractor Email Address: www.STURDIBUILTSHEDS.com

Proposed Work:

- | | | | |
|---------------------------|-------------------------------|---------------------|--------------------------|
| 1. Addition _____ | 2. Alteration _____ | 3. Demolition _____ | 4. Garage <u>X</u> _____ |
| 5. Shed <u>4</u> _____ | 6. Deck _____ | 7. Pool _____ | 8. Sign _____ |
| 9. New Construction _____ | 10. Fireplace/Woodstove _____ | 11. Solar _____ | |
| 12. Renewal _____ | 13. Other _____ | | |

Construction Cost: \$ \$17,771.25

Size of Project: 14ft x 26ft

Description of Project: shed with 2 man doors, 2 windows and a 9 ft garage door *

Residential - New Structure _____ Existing Structure _____

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

Commercial – New Structure _____ Existing Structure _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 5-17-2022

1. Property Address: 7901 Peck Road, Kirkville, NY 13082

Property Tax Map # _____

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; a garage which is prebuilt and will be delivered to property.

2. Owner of Property: John + Kathryn Bachman

Owner's Address: 7901 Peck Road, Kirkville, NY 13082

Owner's E-Mail: Kballbach66@aol.com

Owner's Phone #: 315-656-8974

Does Owners reside at property: yes

Signature of Property Owner: John Bachman Kathryn A. Bachman

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

Below this line - For Office Use Only

Application Received by: Debi Date: 5.17.22

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

Kathryn Bachman
(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: 5-17-2022, 20__

Date: _____, 20__

Kathryn Bachman
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

Kathryn Bachman
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title)

By (Officer) _____ (Title)

7901 Peck Road
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Kirkville NY 13082

(315) 656-8974 / 315-727-1982
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 17th day of May in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Kathryn Bachman
(1st Applicants Name)

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

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Deborah J. Witzel
Notary Public

DEBORAH J WITZEL
Notary Public, State of New York
No. 01W16162236
Qualified in Onondaga County
Commission Expires March 5, 2023

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.

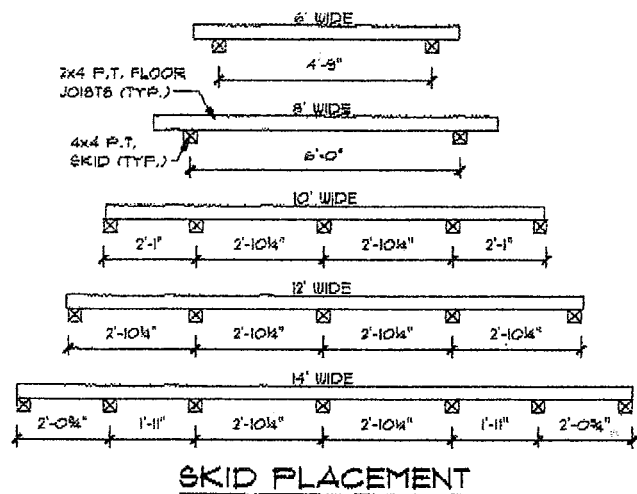
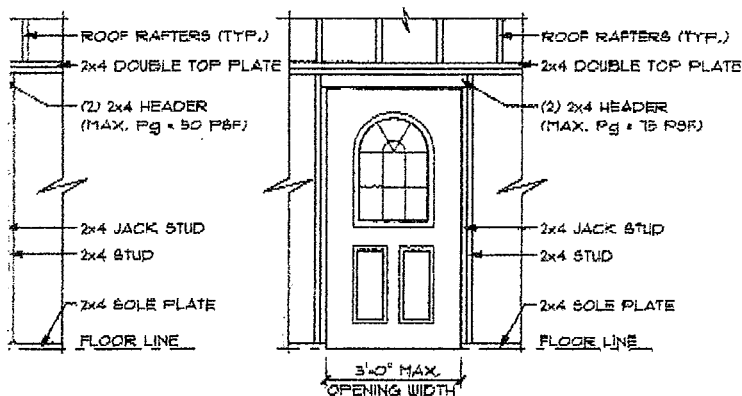
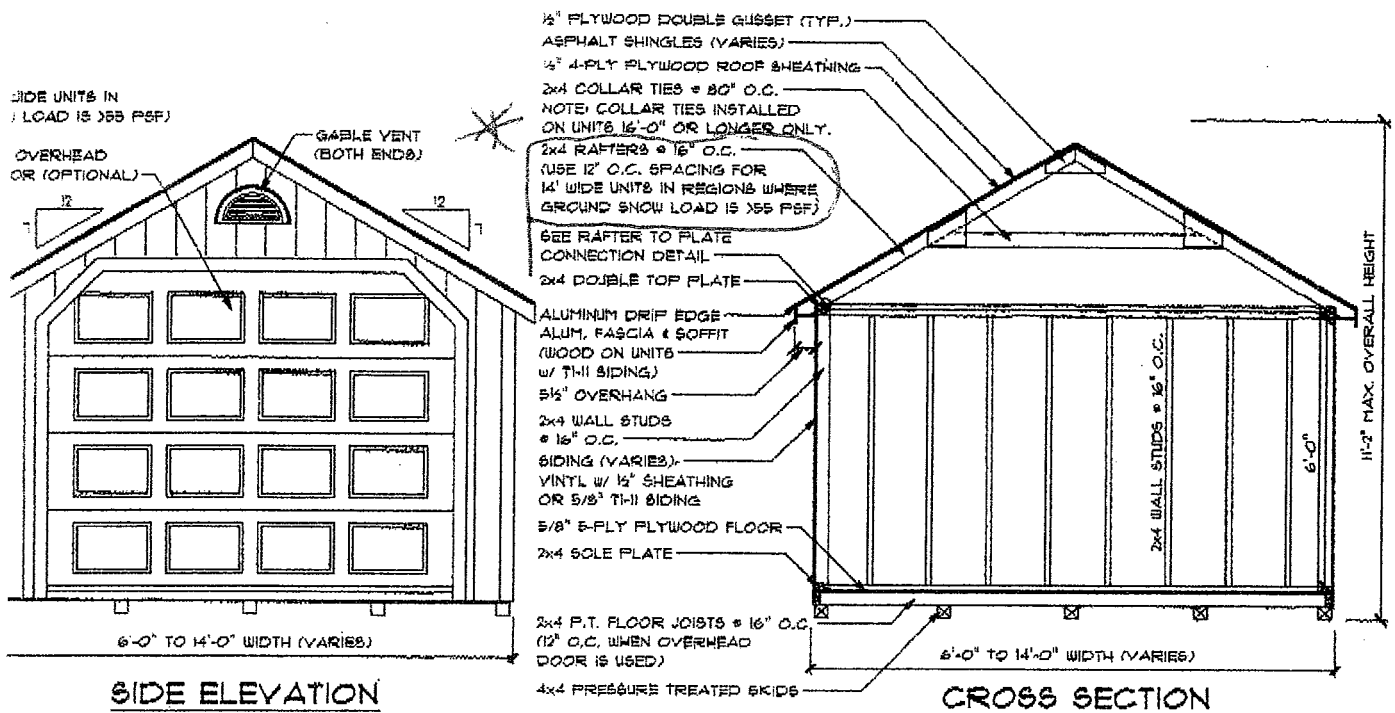
1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? *no*
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? *no*
3. Whether the requested variance is substantial? *no*
4. Whether the Variance will have an adverse effect on physical or environmental conditions? *no*
5. Whether the alleged difficulty was self-created? *yes*

Use Variances:

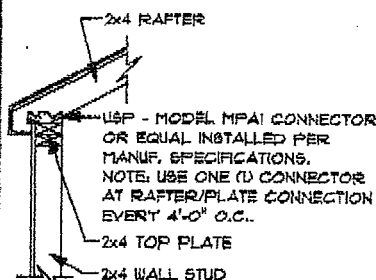
If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Town of Manlius Municipal Code, the applicant must demonstrate unnecessary hardship. To prove unnecessary hardship, the applicant must submit evidence to demonstration that:

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.



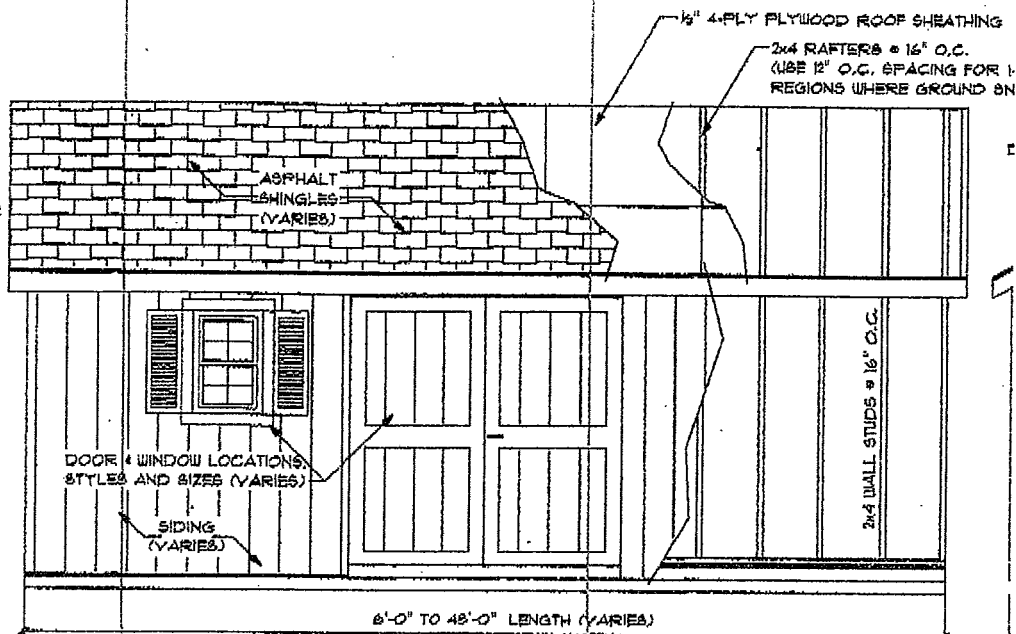
	SITE ADDRESS.	TYPICAL CAPE COD STYLE SHED	
		DATE	11/26/12
		SCALE	1/4" = 1'-0"
		REVISIONS	P.N. 08 - 13
		SHEET NO. 1 OF 1	



RAFTER TO PLATE CONNECTION DETAIL

SCALE: 1/2" = 1'-0"

NOTE: THE USP - MPAI CONNECTORS ARE IN ADDITION TO THE STANDARD RAFTER TO TOP PLATE FASTENERS WHICH ARE (3) 10d NAILS TOE NAILED THROUGH THE RAFTER INTO THE PLATE.



FRONT ELEVATION

BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL BUILDING CODES OR REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
-2010 RESIDENTIAL CODE OF NEW YORK STATE AND/OR AS AMENDED OR ADOPTED BY LOCAL MUNICIPAL AUTHORITY

ENGINEERING NOTE:

THESE DRAWINGS ARE TO BE USED ONLY AS AN ARCHITECTURAL GUIDE FOR THE CONSTRUCTION OF THIS PROJECT. THERE HAS NOT BEEN ANY MECHANICAL

DESIGNED IN ACCORDANCE WITH ASCE 7-10 AND

2010 RESIDENTIAL CODE OF NEW YORK STATE

-ALL WOOD TO BE S.F. #2 OR S.F.F. #2

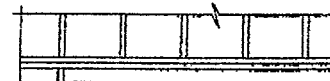
-ALL SHEATHING TO BE 1/2" EXT. GRADE

-RAFTERS SHALL BE NAILED TO TOP PLATES WITH (3) 10d TOE NAILS (MIN.)

-ROOF SHEATHING SHALL BE SECURED WITH (4) 6d NAILS PER FOOT OF LENGTH AT ALL PANEL EDGES, (3) 6d NAILS PER FOOT AT ALL OTHER LOCATIONS.

-WALL SHEATHING SHALL BE SECURED WITH (2) 6d NAILS PER FOOT, FOR UP TO 120 MPH WIND SPEED.

-MAX. DESIGN WIND SPEED IS 120 MPH



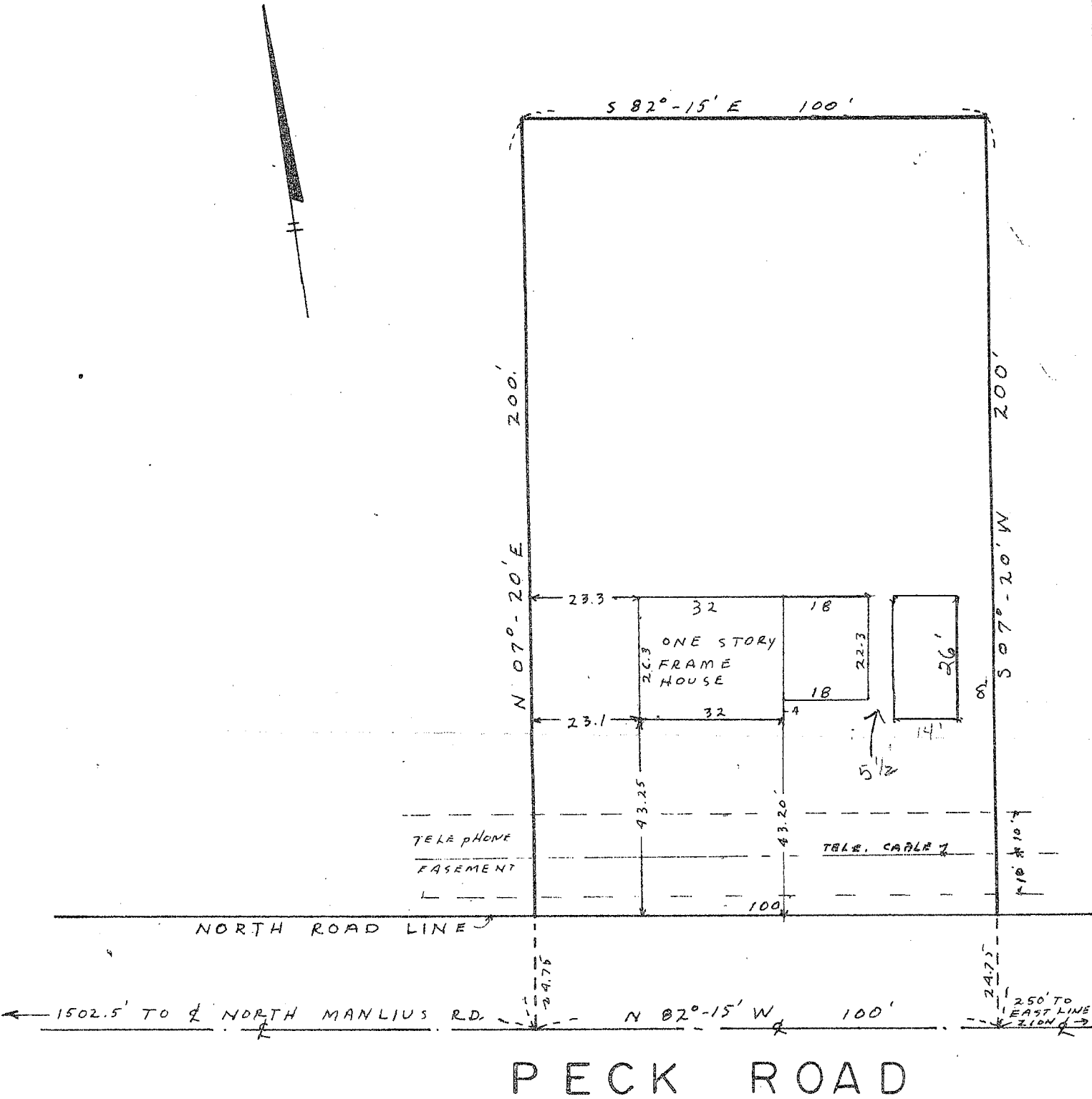
/901 Peck Road



/901 Peck Road



03/30/2021



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS
MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY
SHOWN HEREON, COMPLETED, June 30, 1971

AND THAT BOTH SURVEY AND MAP ARE CORRECT.

N. SYRACUSE, N. Y.

July 12, 71 R. H. Zogg
LICENSED LAND SURVEYOR
NORTH SYRACUSE, N. Y.

MAP OF:

PART OF F.L.#15
TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK.

RICHARD H. ZOGG
LICENSED LAND SURVEYOR
7130 WILLOW ROAD
NORTH SYRACUSE, N. Y. 13212

SCALE 1" = 30'
DATE JULY 1, 1971

Z145 71132

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 5.25.22

1. Property Address: 107 Fallen Oaks Lane, Manlius NY 13104

Property Tax Map # 117.02-03-10

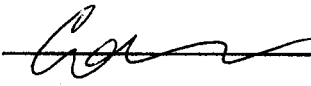
The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Covered deck with Fireplace.

2. Owner of Property: Catherine and Brendan Whipple

Owner's Address: 107 Fallen Oaks Lane, Manlius, NY 13104

Owner's E-Mail: kdunneath83@gmail.com

Owner's Phone #: 315-657-3170 Does Owners reside at property: Yes

Signature of Property Owner:  

3. Applicant / Representative / Attorney:

Name: Matthew OBrien Company: OBrien Building Solutions

Address: 7240 Rosewood Circle N. Syracuse NY 13212

Phone: 315-532-7793 E-Mail: OBsolutions1@yahoo.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: _____

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

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

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

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

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

[Signature]
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 5/25/22, 20 22

Date: _____, 20 _____

Matthew O'Brien
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)


(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title)

By (Officer) _____ (Title)

7240 Rosewood Circle
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

N. Syracuse NY 13212

315-532-7793
(Telephone Number)

(Telephone Number)

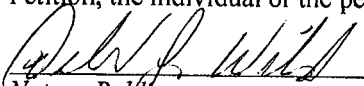
ACKNOWLEDGEMENTS

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

On this 25th day of May in the year 20 22, before me, the undersigned, a notary public in and for said state, personally appeared Matthew O'Brien
(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.


Notary Public

SEAL
DEBORAH J WITZEL
Notary Public, State of New York
No. 01W16162236
Qualified in Onondaga County
Commission Expires March 5, 2023

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 117.02 - 03 - 10

107 Fallen Oaks Lane Lot # 59

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

Matthew O'Brien - 7240 Rosewood Circle N Syracuse NY 13212 Phone # 315-532-7793

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

Katie Whipple - 107 Fallen Oaks Lane Phone # 315-657-3178

PROPOSED WORK, USE OR OCCUPANCY

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

RESIDENTIAL-NEW STRUCTURE

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____
Total Sq. Ft. w/o garage _____ Sq. Ft. of garage _____

RESIDENTIAL-EXISTING STRUCTURE

of rooms added: _____ ☐ Bedroom ☐ Family Room ☐ Bath ☐ Living Space
Other _____ Total Sq. Ft. added: _____

COMMERCIAL:

Name of Business: _____ Total Sq. Ft. of Project _____

All plumbing and sanitary systems to be inspected by Onondaga County Department of Health.

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

I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorized representative upon showing proper credentials, to enter the above premises or buildings during reasonable working hours to discharge their duties.

Date: 5/17/22 By: Matthew

☐ Owner Authorization ☐ Owner ☒ Authorized Agent

CODE ENFORCEMENT USE ONLY	
Occupancy Classification <u>30 25 15</u>	Planning Board _____
Zoning <u>R3</u>	Plans Review _____
Flood Plains <u>N</u> Wetlands <u>N</u>	Date Application Rec'd _____
Contractors W/C Ins. _____	ZBA _____
Rec'd by <u>DW</u> Receipt No. <u>12016</u>	Building Permit No. _____
Set Backs _____	Fee <u>\$75.00</u> Date Paid <u>8/17/22</u>
☐ Duplicate Set of Plans	☐ Survey and/or Site Plan
☐ APPROVED	☐ DISAPPROVED
Remarks <u>NEEDS REAR YARD VARIANCE</u>	
<u>REQUIRED 25' HAS 15'3" REQUESTING 9'9"</u>	
Signature of Codes Enforcement Officer <u>[Signature]</u>	

SECTION: TYPICAL

4 SECTION: LEDGER BOARD
Al 1' = 1'-0'

7 WEST ELEVATION
AI $1/4" = 1'-0"$

2 FOUNDATION PLAN
A1 3/4" = 1'-0"

NOTE: ALL ANCHORS & CONNECTORS ARE SPECIFIED AS SIMPSON STRONG-TIE

6 SOUTH ELEVATION
A1 1/4" = 1'-0"

1 CONSTRUCTION PLAN
A1 3/4" = 1'-0" NOTE: ALL ANGLES

NOTE: ALL ANCHORS & CONNECTORS ARE SPECIFIED AS SIMPSON STRONG-TIE

5 SITE DIAGRAM
AI 1' = 20'

NOTE: DIAGRAM BASED ON SURVEY PERFORMED BY
SQUIN LAND SURVEYING, PLLC, DATED 11/04/2014

[illegible]

WHIPPLE RESIDENCE
COVERED DECK ADDITION

TITLE
CONSTRUCTION
PLAN,
ELEVATIONS &
DETAILS

DATE
5/20/2022

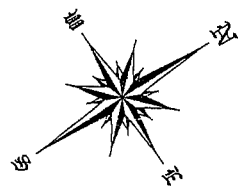
SCALE
AS NOTED

DATE: 11/11/11
JM Owen

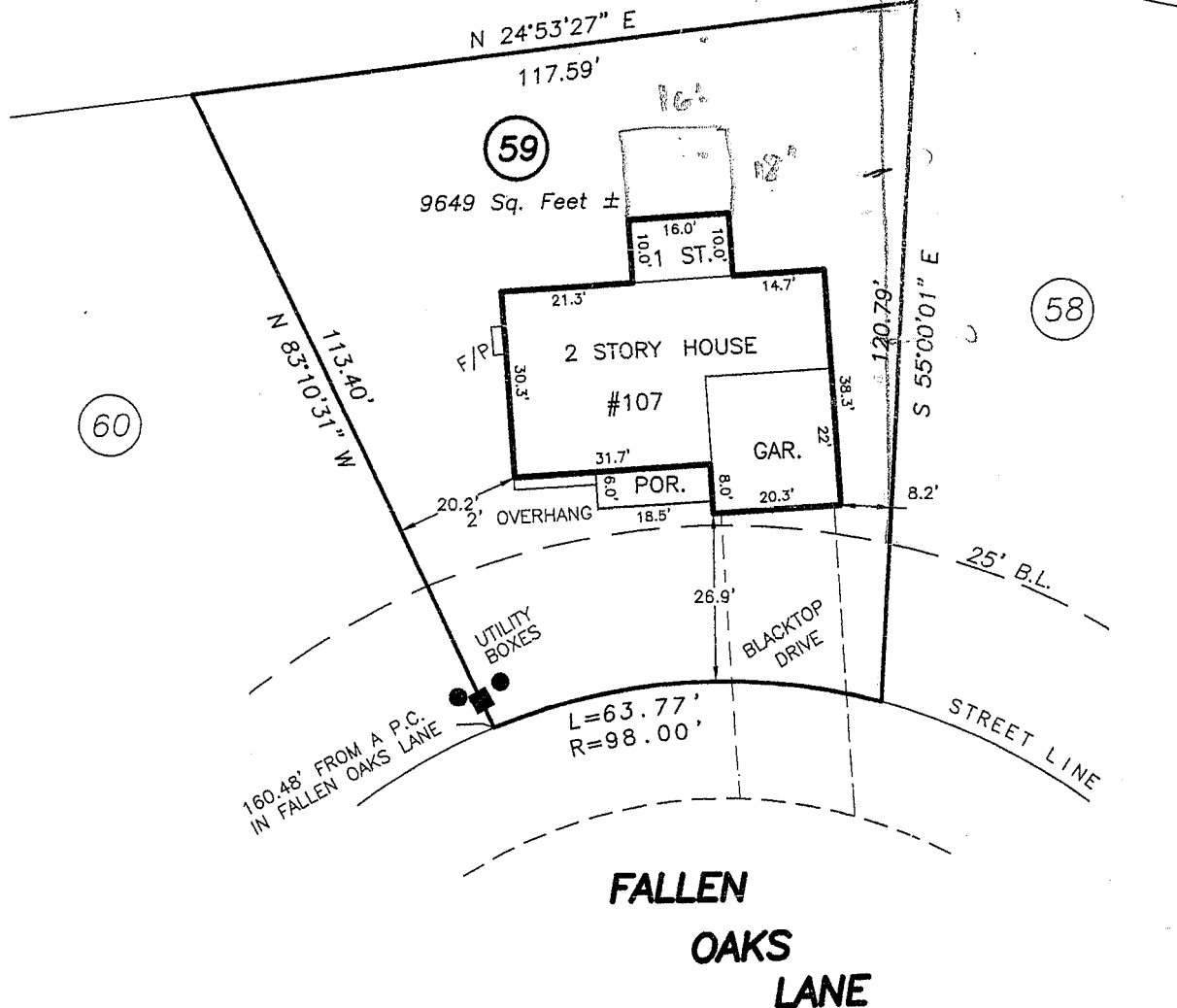
END OF 115

A1

JMOwen
design services
AVITTEVILLE, NEW YORK
(315) 952-6652



H.O.A. LANDS, STORMWATER CONSERVATION AREA
& TOWN DRAINAGE ESMT.



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 hereon. 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 November 4, 2014, using the references and evidence shown hereon.

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



11/6/2014 - REVISED HOUSE NUMBER

SURVEY MAP

LOT 59 ~ PHASE 1 ~ AUSTIN MEADOWS NORTH
RYAN HOMES BRINAN FIELDS COMMUNITY
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" = 30'

DATE: 11/4/2014

PROJECT NO. 14171

TAX MAP NO. 117.02-03-10

DWG. AMNLOT59

107 Fallen Oaks Lane



03/30/2021

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 5-11-22

1. Property Address: 4952 FAYETTEVILLE – MANLIUS RD

Property Tax Map # _____

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

Relocating shed to new location and Building it
Bigger

2. Owner of Property: EMIR ALEMIC

Owner's Address: 4952 F-M RD

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

Owner's Phone #: 315-491 6014 Does Owners reside at property: YES

Signature of Property Owner: Emir Aleme

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: _____

4952 Fayetteville – Manlius Road

Manlius, NY 13104

Area Variances – 5 Criteria Questions:

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
 - a. No. This is best location for the shed. It is tucked away and not obstructing either neighbor's view. Any other location on my property would result in direct view obstruction to my adjacent neighbors.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
 - a. No. The shed will be tucked away in one corner on my property and will not have an impact on neighborhood's character.
3. Whether the requested variance is substantial?
 - a. No.
4. Whether the variance will have an adverse effect on physical or environmental conditions?
 - a. No
5. Whether the alleged difficulty was self-created?
 - a. No

Print

Application for Everything except Single Family Homes and Commercial Projects - Submission #1247

Date Submitted: 5/9/2022

Instructions After you submit the building permit application, you have three (3) business days to bring in the following: 1- Two (2) complete sets of plans 2- Building permit fee (which is based on the cost of the project or if it is a new single-family home, based on the square footage. Refer to the fee schedule on our webpage. 3- Survey of the property 4- Workers compensation form or BP-1 waiver form (either form can be e-mailed to lbeeman@townofmanlius.org) Failure to deliver the above paperwork to the Planning and Development Department within the three (3) business day deadline will make your application null and void. All paperwork must be submitted at one time, not separately. The application will not be reviewed until all necessary documents are received.

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. I hereby agree to comply with all laws, ordinances, regulations and revisions of the municipality in which the permit is requested. **

☒ I agree

Owner/Applicant - Name *	Phone Number*
Emir Alemic	3154916014

Address of Proposed Work*	Email Address*
4952 FAYETTEVILLE MANLIUS RD	ealemic@gmail.com

Contractor Name and Address *	Phone Number*
Self	3154916014

Proposed Work Type*

Shed

Description of Project*

This will be single story shed, that will be used to store, lawnmower and other yardwork tools

Construction Costs*	Size of Project*
\$3-5k	12'x24' single store shed

I hereby certify that no building is to be occupied or used in whole or part for any purpose whatsoever 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.*

☒ I agree

Zoning: RA (E) 40 (R) 40 (S) 20 Flood Plain N Wetlands N
Received By: [Signature] Receipt No.: 11969 Fee: \$ 75 Date: 5-10-22
Check #: 5077 Cash: _____ Credit Card: _____
Tax Map # 104.-04-01:0
Building Permit Number: _____
Approved: _____ Disapproved: ✓ Date: 5/11/2022
Remarks:
DENIED NEEDS ZBA VARIANCE FOR REAR YARD SET BACK
REQUIRED 40' HAS 12' REQUESTING 28'

[Signature]
Signature of Code Enforcement Officer

NOTE: DEED 2115/360 MATHEMATICALLY MISCLOSES BY 0.7'+/-

FOR CONVEYANCE AND/OR MORTGAGE PURPOSES OCCURRING
WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.

THE UNDERSIGNED CERTIFIES THAT
THIS MAP WAS MADE FROM AN
ACTUAL SURVEY ON 8-4-2000
MAPS WITHOUT SIGNER'S EMBOSSED SEAL
ARE UNCERTIFIED COPIES ASSUMED TO
CONTAIN UNAUTHORIZED ALTERATIONS.

RECERTIFIED ON: MAR. 28, 2019

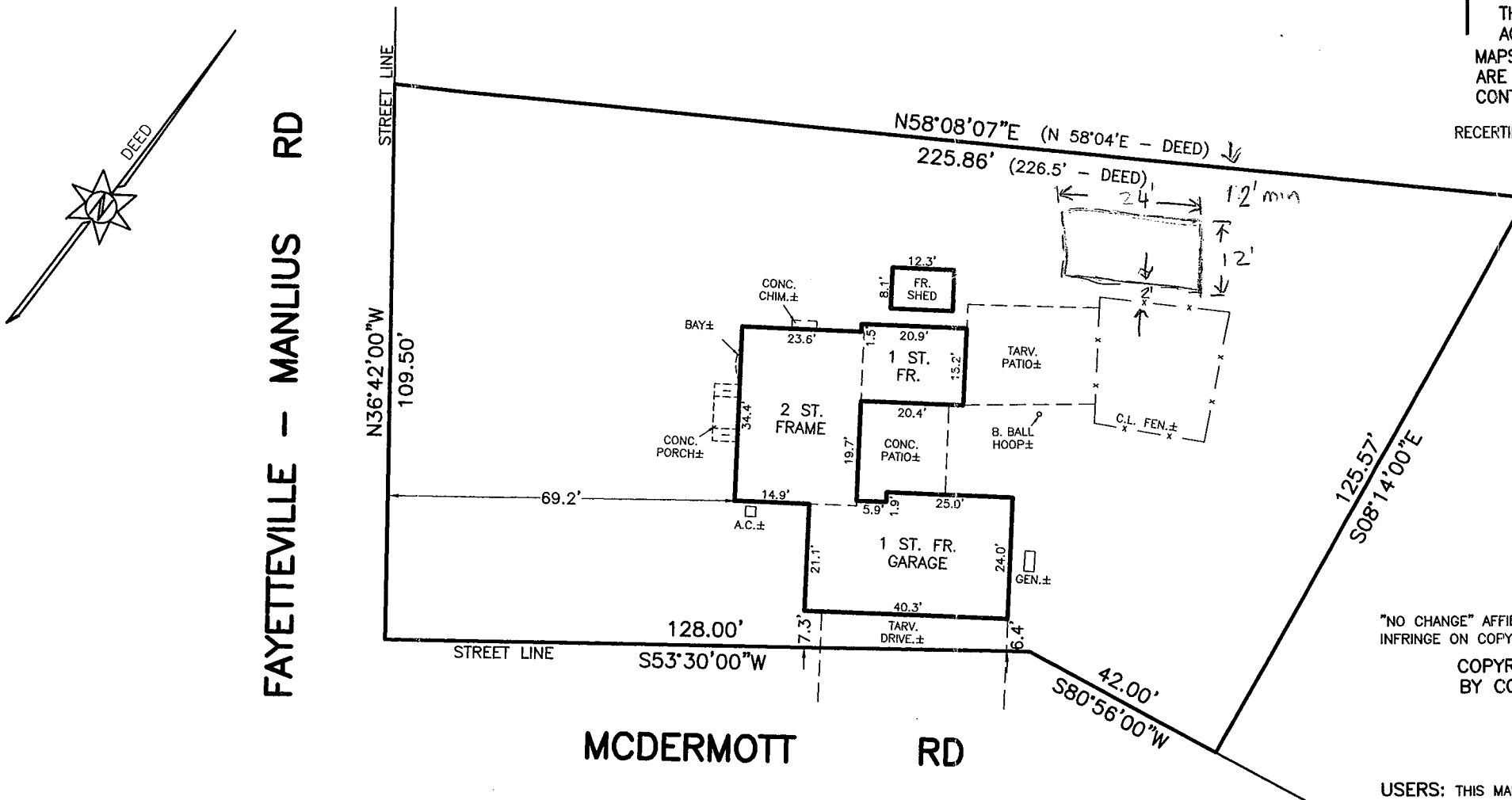


"NO CHANGE" AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION,
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HAVE BEEN ALTERED.

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UNDERSIGNED ONLY.



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

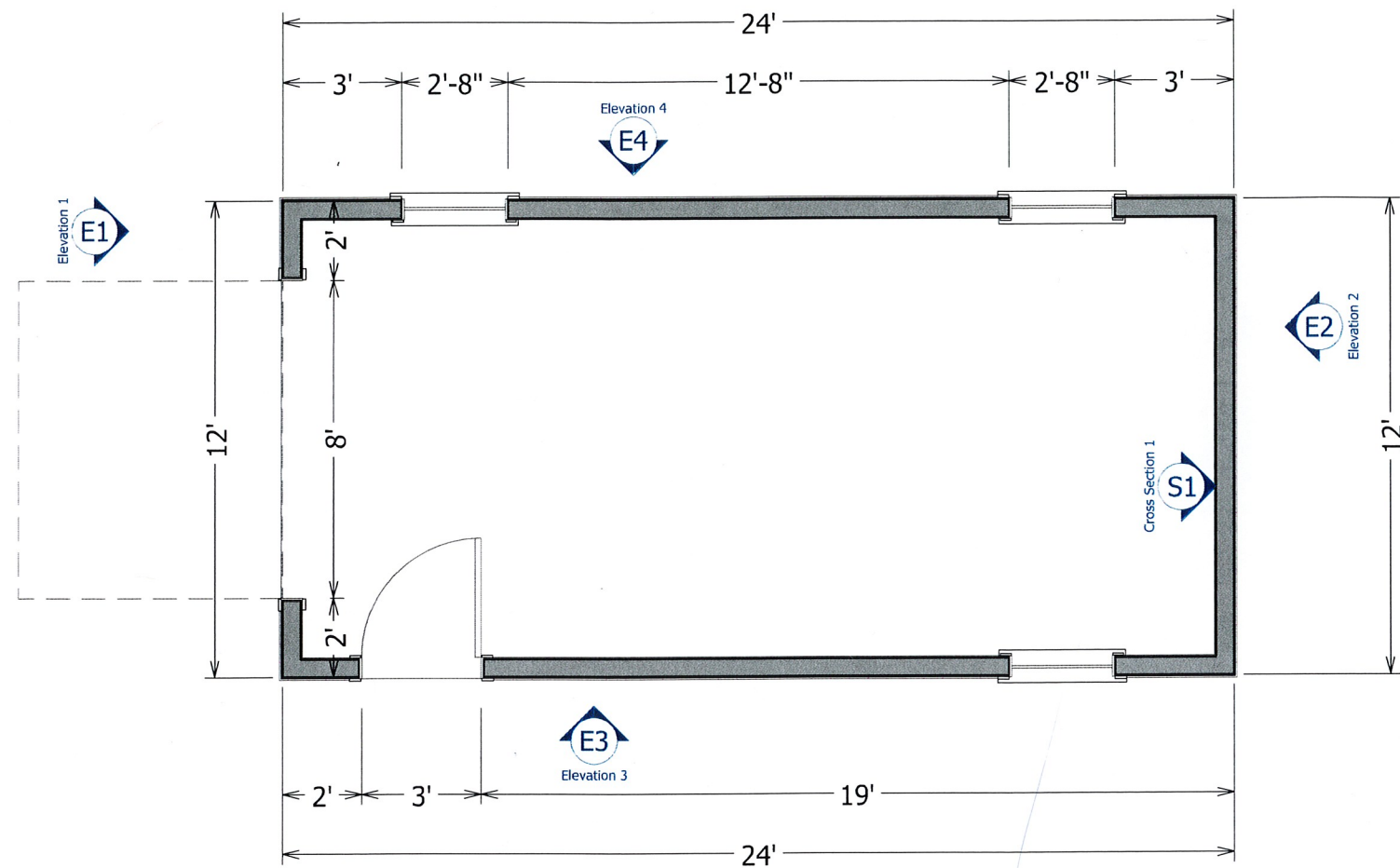
No. 4952 FAYETTEVILLE MANLIUS ROAD
**PART OF LOT 86 - TOWN OF MANLIUS
ONONDAGA COUNTY, N.Y.**

SCALE: 1" = 30'
AUG. 4, 2000

COTTRELL LAND SURVEYORS, PC
STATE ROUTE 173
MANLIUS, NY 13104 - (315)682-8121

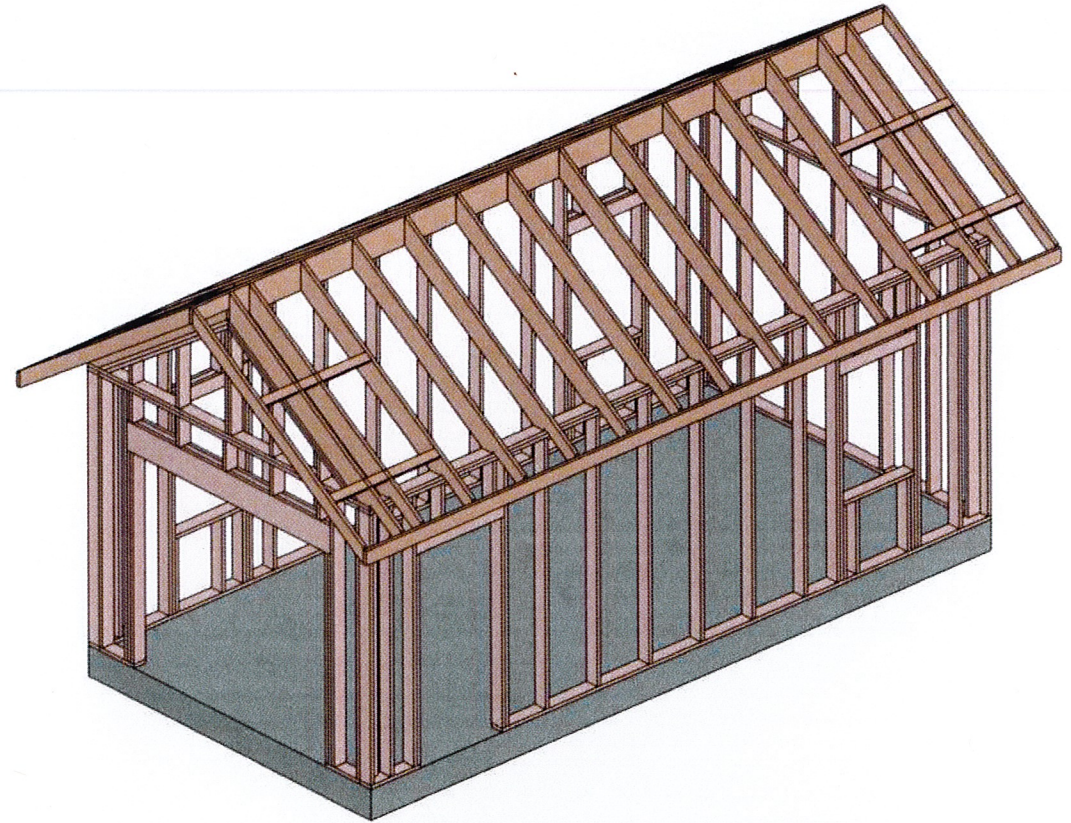
I.D: 104-1-4
FILE:
B/P: 368/163

F-M \$4952 MAN86 (BRADY) ©20000804LOC @20190328UP.DWG



FLOOR PLAN

SCALE: 1/2" = 1'



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

4952 FAYETTEVILLE MANLIUS ROAD
MANLIUS, NY 13104

FLOOR PLAN

PREPARED BY:
EMIR ALEMIC

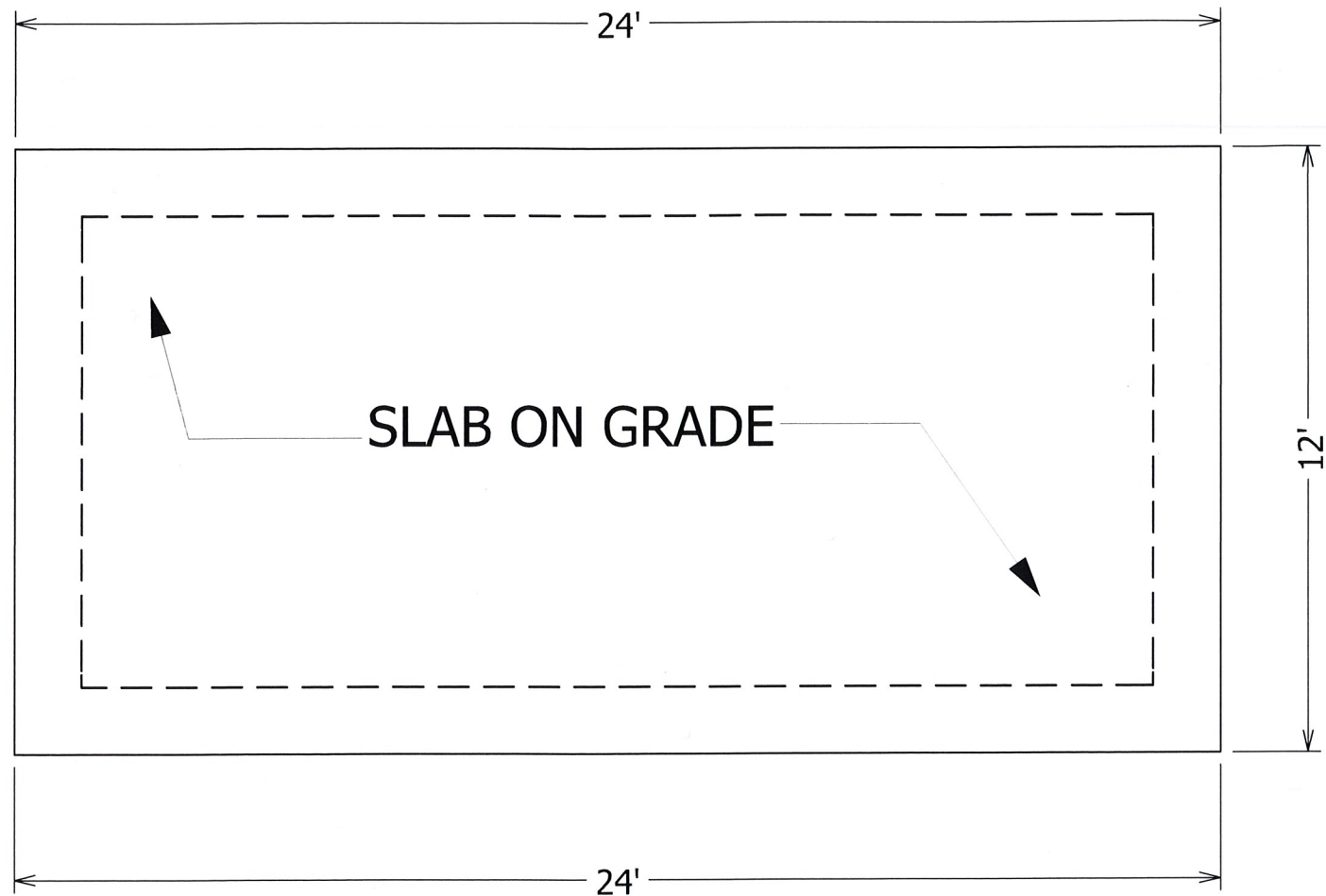
DATE:

5/8/2022

SCALE:

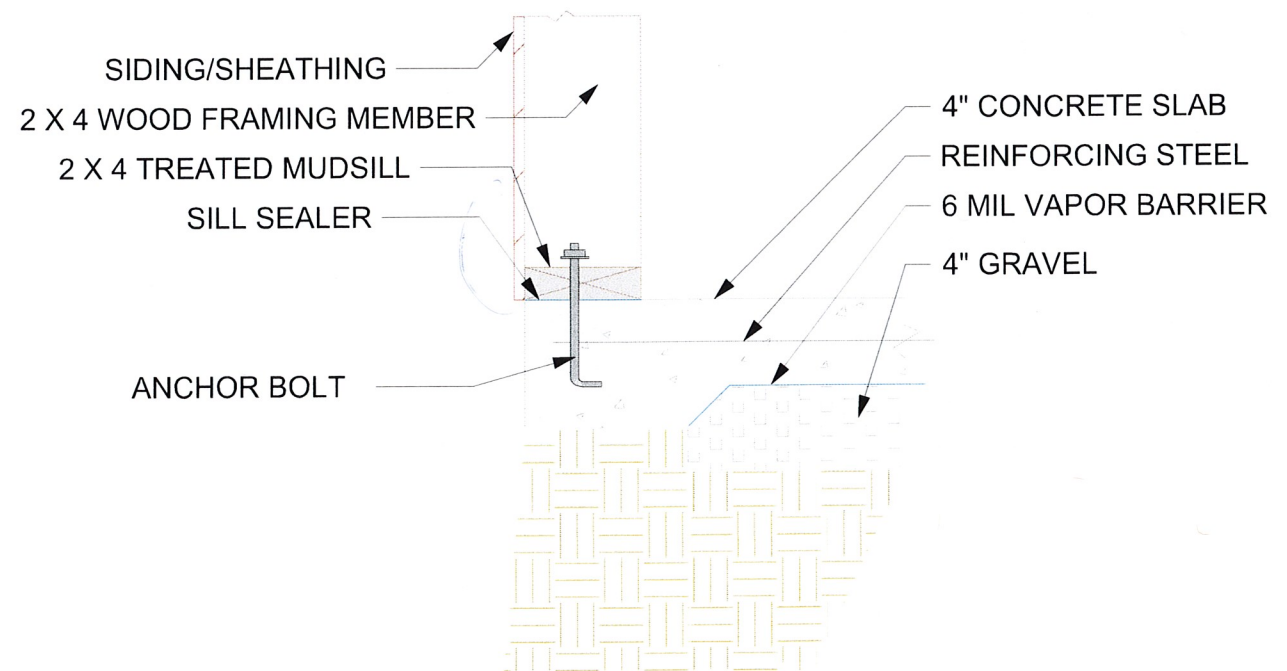
SHEET: 1

P-1



FOUNDATION PLAN

SCALE: 3/4" = 1'



REVISION TABLE	
NUMBER	DATE

4952 FAYETTEVILLE MANLIUS ROAD
MANLIUS, NY 13104

FOUNDATION

PREPARED BY:
EMIR ALEMIC

DATE:

5/8/2022

SCALE:

SHEET: 2



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

REVISION TABLE	
NUMBER	DESCRIPTION

4952 FAYETTEVILLE MANLIUS ROAD
MANLIUS, NY 13104

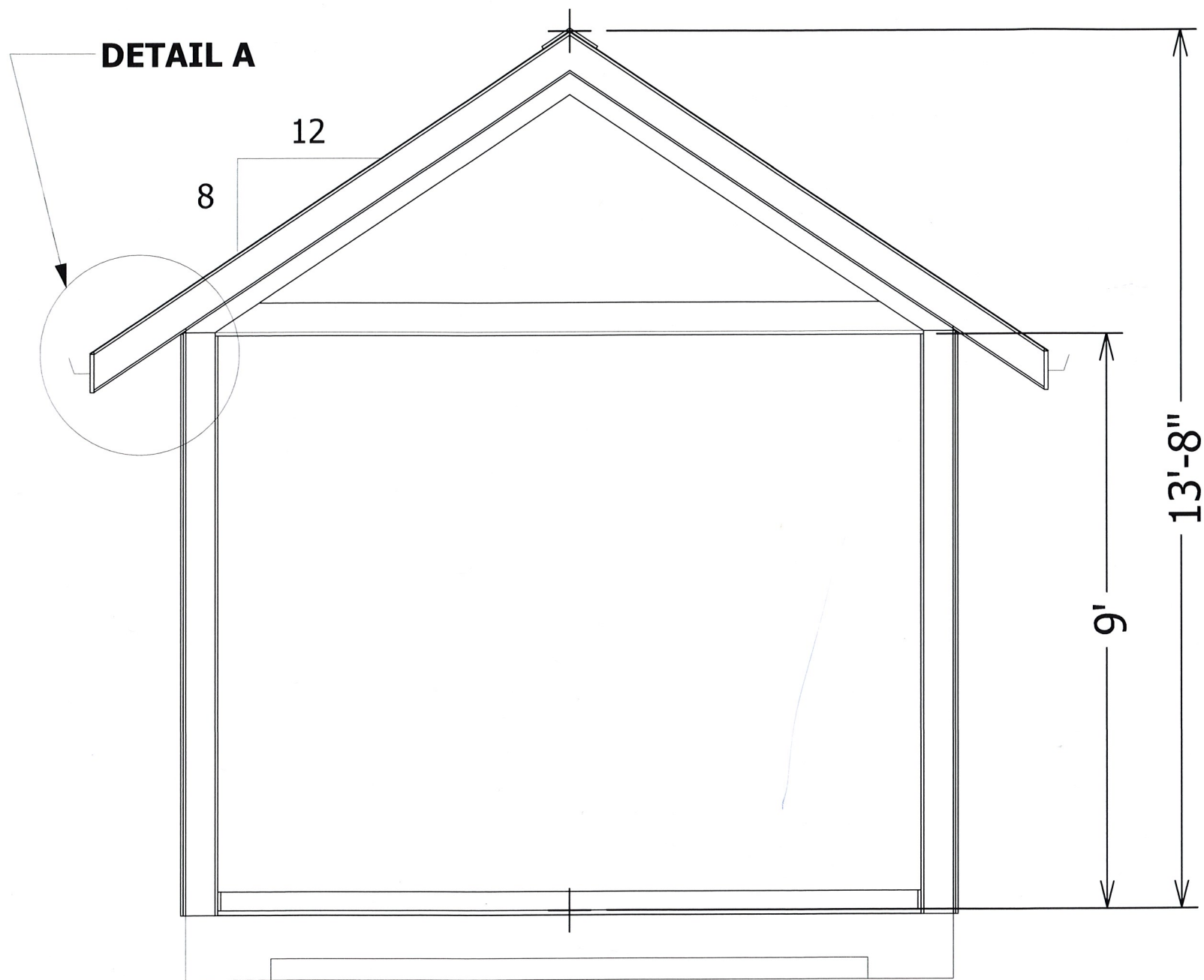
ELEVATION

PREPARED BY:
EMIR ALEMIC

DATE:
5/8/2022

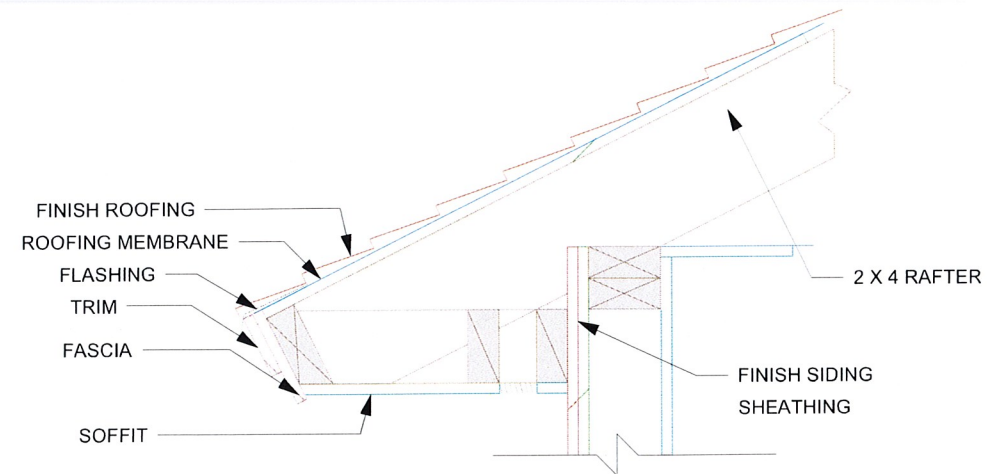
SCALE:

SHEET: 3



**SOUTH SIDE ELEVATION
CROSS-SECTION**

SCALE: 1" = 1'



DETAIL A

REVISION TABLE	
NUMBER	DATE

4952 FAYETTEVILLE MANLUS ROAD
MANLUS, NY 13104

**CROSS-SECTION
ELEVATION**

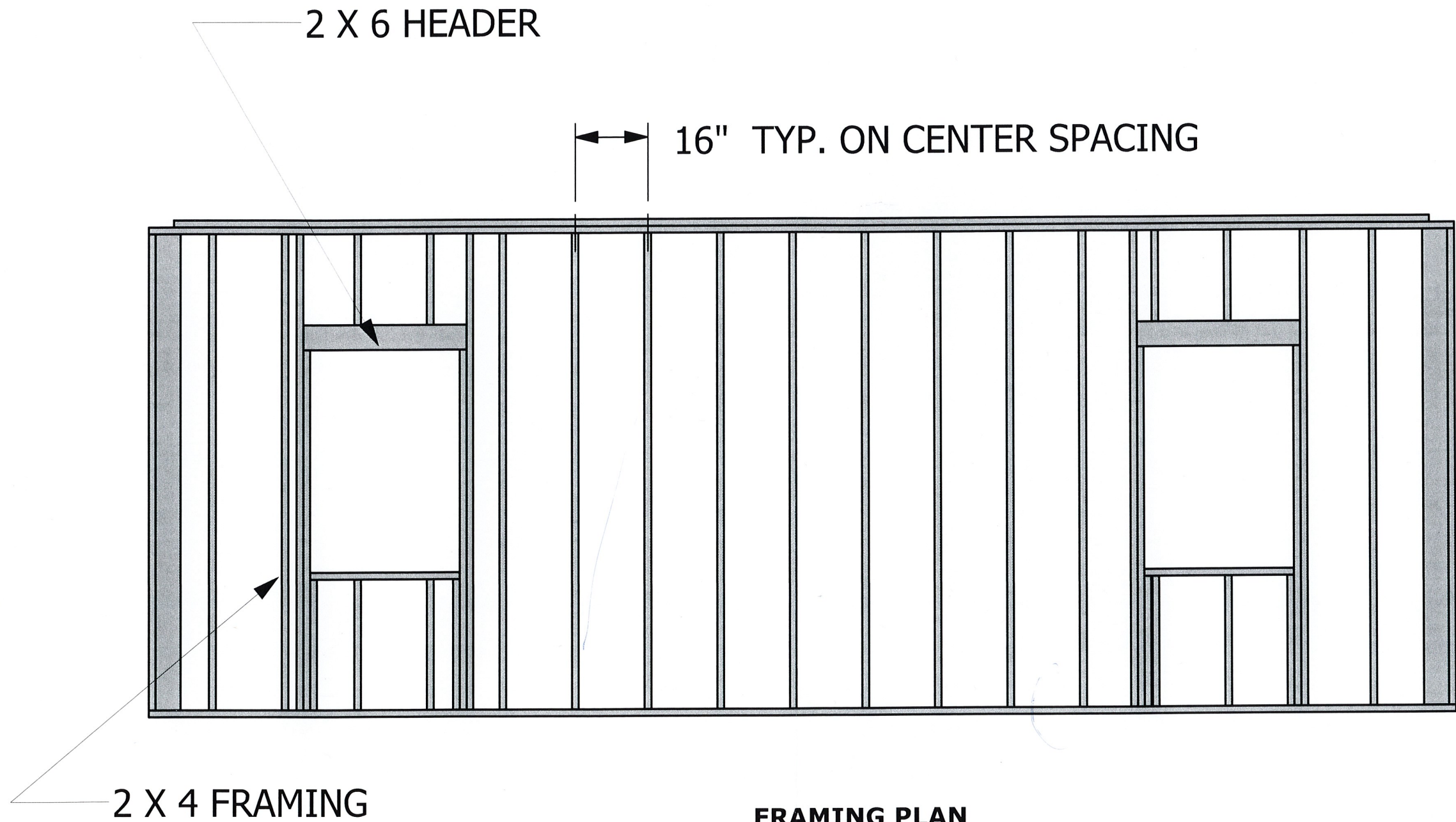
PREPARED BY:
EMIR ALEMIC

DATE:

5/8/2022

SCALE:

SHEET: 4



FRAMING PLAN
EAST WALL - VIEWED FROM OUTSIDE
SCALE: 1" = 1'

REVISION TABLE	
NUMBER	DATE

4952 FAYETTEVILLE MANLIUS ROAD
MANLIUS, NY 13104

FRAMING PLAN

PREPARED BY:
EMIR ALEMIC

DATE:
5/8/2022

SCALE:

SHEET: 5

4952 Fayetteville-Manlius Rd.



4952 Fayetteville-Manlius Rd.



03/30/2021

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 4/29/22

1. Property Address: 5717 Harness Hook Lane, 13037

Property Tax Map # 082.2-01-46.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Addition of storage shed to
backyard

2. Owner of Property: Ronald Nicelli Jr

Owner's Address: 5717 Harness Hook Ln, Chittenango NY 13037

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

Owner's Phone #: 315-450-0473 Does Owners reside at property: Yes

Signature of Property Owner: [Signature]

3. Applicant / Representative / Attorney:

Name: Ronald J. Nicelli Jr Company: _____

Address: 5717 Harness Hook Ln, Chittenango NY 13037

Phone: 315-450-0473 E-Mail: synicelli@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: _____

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, 2022

Date: _____, 20____

Ronald J. Nicoli Jr.
(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)

5717 Harness Hook Lane
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Chittenango NY 13037

315-450-0473
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this 3rd day of May in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Ronald J Nicoli Jr.

(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.

Candice M. McCardell
Notary Public

CANDIECE M. MCARDELL SEAL
NOTARY PUBLIC STATE OF NEW YORK
ONONDAGA COUNTY
LIC. #01MC5003827
COMM. EXP. 11/02/2022

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

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

Owner/Applicant – Name and Phone Number:

Ronald Nicoli Jr 315-450-0473

Address of Proposed Work: 5717 Harness Hook Ln, 13037

Contractor Name & Address & Phone Number: Taylor Built Structures
315-679-7239, 4603 Bear Path Rd 13409

Proposed Work: storage shed

- | | | | |
|---------------------------|-------------------------------|---------------------|-----------------|
| 1. Addition _____ | 2. Alteration _____ | 3. Demolition _____ | 4. Garage _____ |
| 5. Shed <u>X</u> | 6. Deck _____ | 7. Pool _____ | 8. Sign _____ |
| 9. New Construction _____ | 10. Fireplace/Woodstove _____ | 11. Solar _____ | |
| 12. Renewal _____ | 13. Other _____ | | |

Construction Cost: \$ 14,515

Size of Project: 10 x 20

Description of Project:

Storage shed

Residential - New Structure _____ **Existing Structure** _____

of Bedrooms _____ **# of Bathrooms** _____ **# of Fireplaces** _____

Total Square Feet w/o Garage _____ **Garage Square Foot** _____

Other _____

Description _____

Commercial – New Structure _____ Existing Structure _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health. All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.

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

I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or Authorized representative upon showing proper credentials to enter that above premises or buildings during reasonable working hours to discharge their duties.

Signature: [Signature] Date: 4/29/22

CODE ENFORCEMENT USE ONLY

Zoning: RA (F) 40 (R) 40 (S) 20 Flood Plain N Wetlands N

Received By: [Signature] Receipt No.: 11878 Fee: \$ 75 Date: 4-29-22

Check #: 800 Cash: _____ Credit Card: _____

Tax Map # 082.2-01-46.0

Building Permit Number: _____

Approved: _____ Disapproved: _____ Date: 5/4/2022

Remarks:

DENIED NEEDS VARIANCE FROM ZBA.

REAR YARD REQUIRED 40' HAS 10' REQUESTING 30'

SIDE YARD REQUIRED 20' HAS 5' REQUESTING 15'

RA
F = 40ft
R = 40ft
Side: 20 feet

[Signature]
Signature of Code Enforcement 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? **NO**
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**
4. Whether the Variance will have an adverse effect on physical or environmental conditions? **NO**
5. Whether the alleged difficulty was self-created? **Yes**

Use Variances:

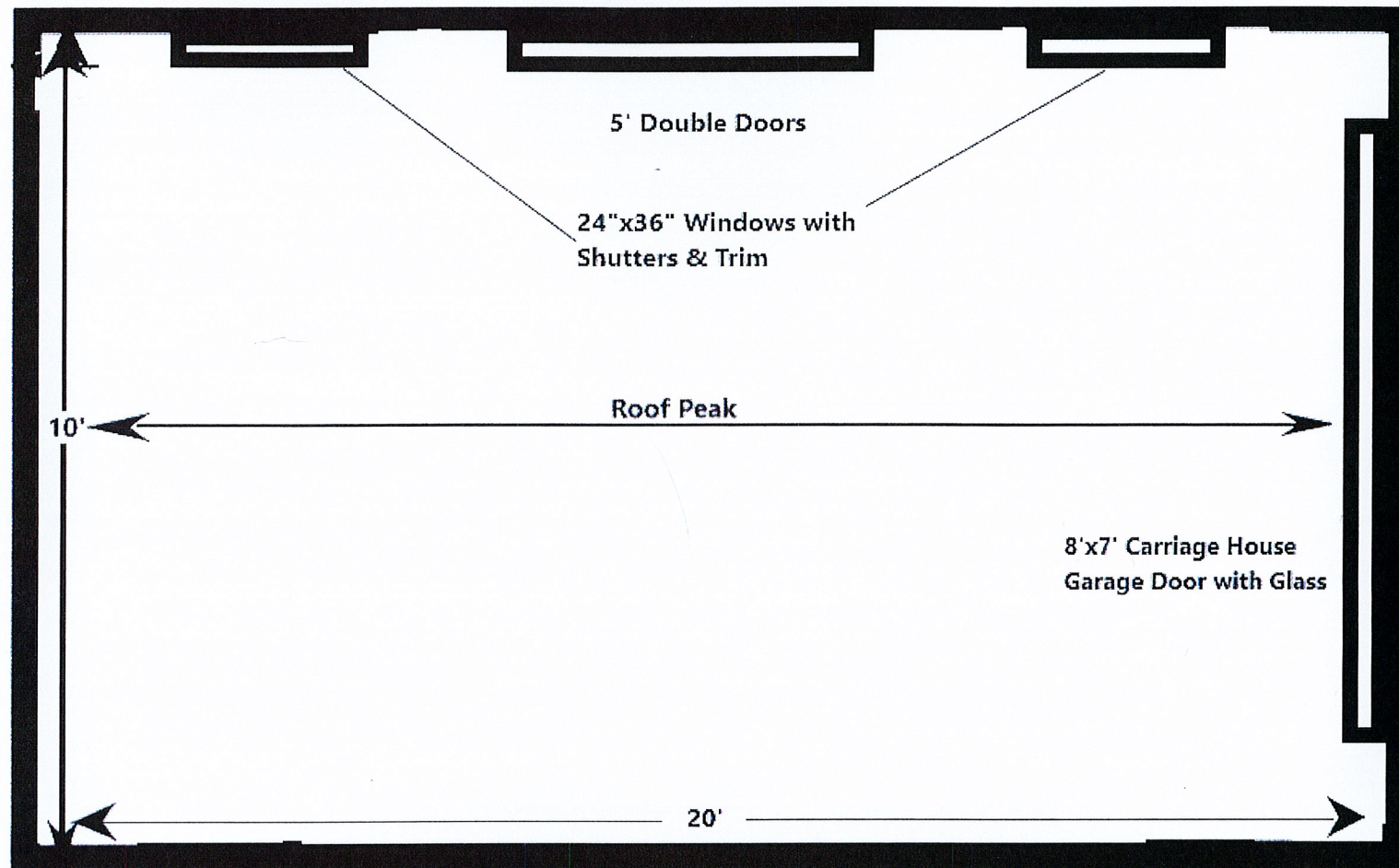
If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Town of Manlius Municipal Code, the applicant must demonstrate unnecessary hardship. To prove unnecessary hardship, the applicant must submit evidence to demonstrate that:

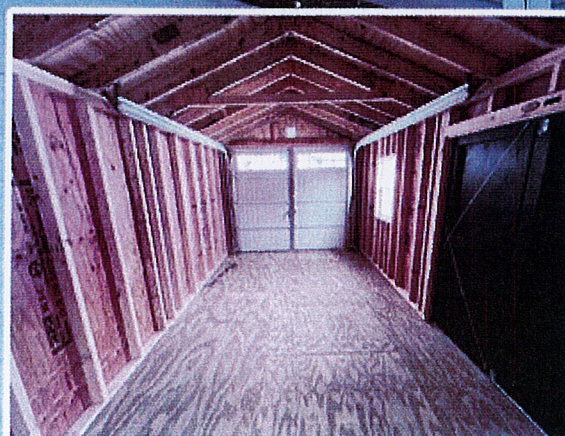
1. The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
2. The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. 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.

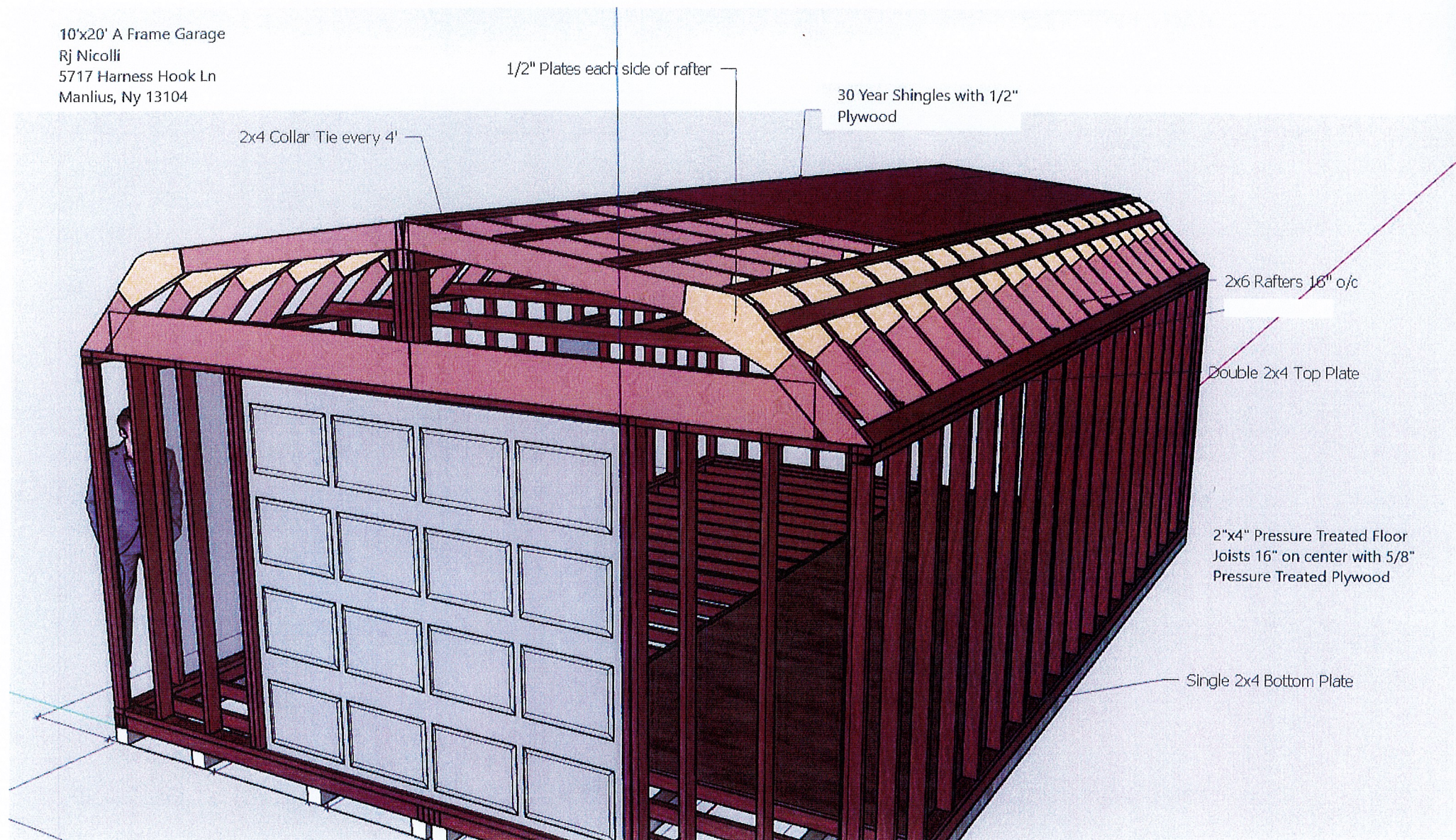
Rj Nicolli
5717 Harness Hook Ln
Manlius, Ny 13104

10'x20' Classic A Frame Garage





10'x20' A Frame Garage
Rj Nicolli
5717 Harness Hook Ln
Manlius, Ny 13104

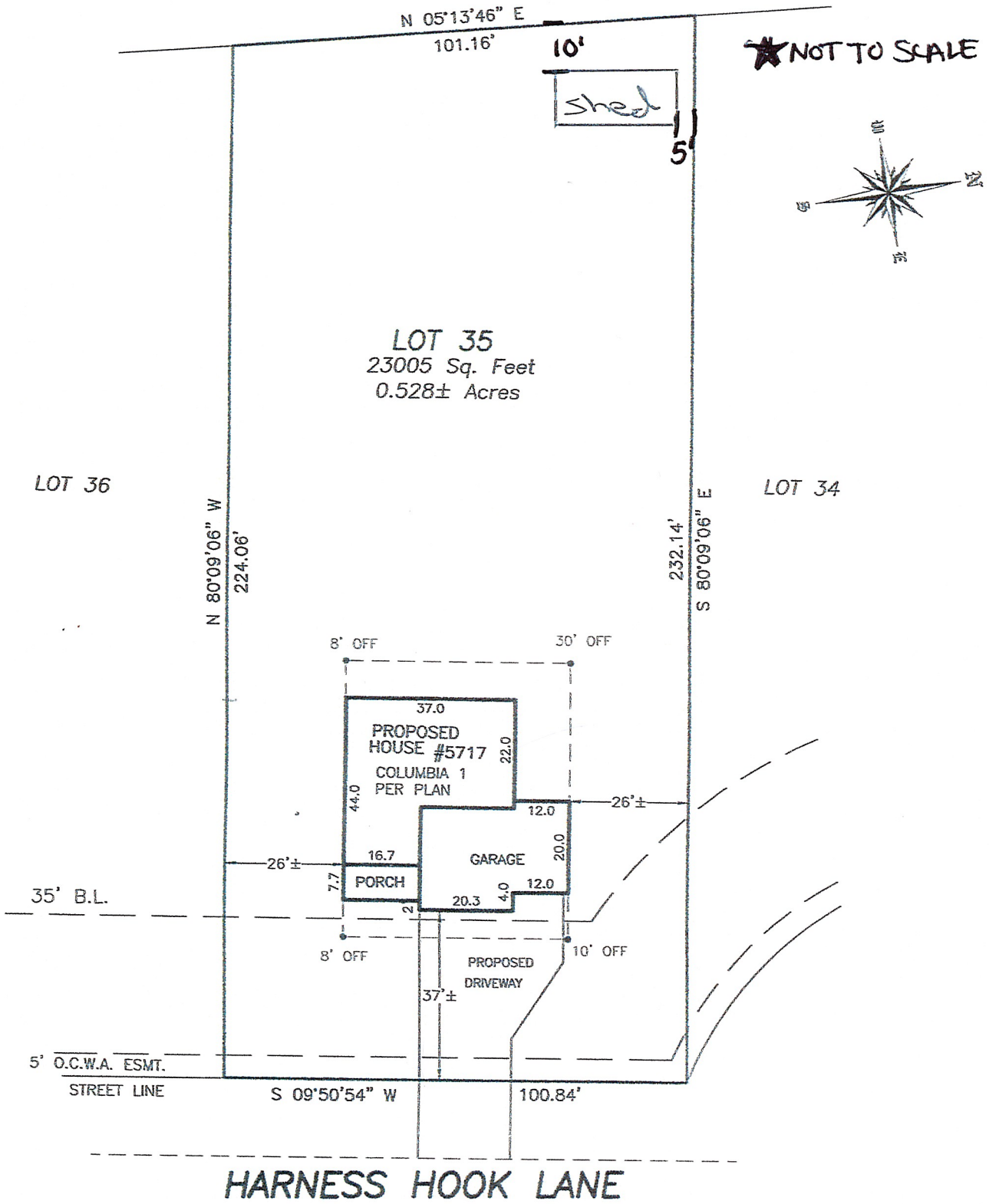


An aerial photograph of a residential development. A central road, labeled 'HARNESSE HOOK (5789)', runs vertically through the center. To the left of the road, there are several houses with labels: 0822-01-350, 0822-01-490, 0822-01-480, 0822-01-470, 0822-01-460, and 0822-02-051. To the right of the road, there are more houses with labels: 0822-01-360, 0822-01-370, 0822-01-380, 0822-01-390, 0822-01-400, 0822-01-410, 0822-01-420, 0822-01-430, 0822-01-440, and 0822-01-450. A circular driveway is located to the right of the central road. A north arrow is in the top left corner. The bottom right corner has the text '© All Pictometry' and 'QUARTER'.

5 / 1 / Harness Hook Lane



03/22/2021



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 hereon. Certification is not transferable to additional institutions or subsequent owners.

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

DESCRIPTION	QUANTITY	UNIT
LAND AREA	22815	SF
DRIVEWAY	1344	SF
WHC		LF
ENC		

SUMP	-	
GAS	-	
ELECTRIC	-	



PLOT PLAN

LOT 35 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" = 50'

DATE: 10/27/2018

PROJECT NO. 18155

TAX MAP NO.

ENC. 11/15



TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 05/23/2022

1. Property Address: SCHAEPPS CORNERS ROAD

Property Tax Map # 040. - 02 - 02.5 LOT 2A

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

2. Owner of Property: CHRISTOPHER A. WYKER, JANE B WYKER

Owner's Address: 113 SARGENT LANE LIVERPOOL N.Y. 13088

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

Owner's Phone #: 315-451-3966

Does Owners reside at property: NO

Signature of Property Owner: Chris A. Wyker Jane B. Wyker

3. Applicant / Representative / Attorney:

Name: SAME AS ABOVE

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)
Christopher Wyker
 (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: 05/23, 20 22

CHRISTOPHER A WYKER

(Print Name of 1st Applicant)

Chris A Wyker

(Signature of 1st Applicant)

(Entity Name)

By (Officer)

(Title)

113 SARGENT LANE

(Mailing Address of 1st Applicant)

LIVERPOOL N.Y. 13088

315-451-3966

(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 23rd day of May in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Christopher Wyker

(1st Applicant's Name)

, and _____ personally known to me or proved to me on the basis

(2nd Applicant's Name)

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Deborah J Witzel
Notary Public

SEAL
DEBORAH J WITZEL
Notary Public, State of New York
No. 01W16162236
Qualified in Onondaga County
Commission Expires March 5, 2023

SCHEPPS CORNERS ROAD PROPERTY
CHRISTOPHER A. WYKER
VARIANCE APPLICATION ANSWERS

1. NO

2. NO

3. NO

4. NO

5. NO

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

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

Owner/Applicant - Name and Phone Number: CHRIS WYKER 315-451-391

Address of Proposed Work: ⁷⁰⁸⁴SCHERPS CORNERS ROAD
NEAR CORNER OF NORTH MANLIVS RD

Contractor Name & Address & Phone Number: _____

Proposed Work: UNATTACHED GARAGE

- | | | | |
|---------------------------|-------------------------------|---------------------|--------------------|
| 1. Addition _____ | 2. Alteration _____ | 3. Demolition _____ | 4. Garage <u>X</u> |
| 5. Shed _____ | 6. Deck _____ | 7. Pool _____ | 8. Sign _____ |
| 9. New Construction _____ | 10. Fireplace/Woodstove _____ | 11. Solar _____ | |
| 12. Renewal _____ | 13. Other _____ | | |

Construction Cost: \$ 70,000

Size of Project: 40' x 60' (2400 SQ.FT.)

Description of Project:

UNATTACHED GARAGE FOR STORAGE
OF VEHICLES, EQUIPMENT.

Residential - New Structure _____ Existing Structure _____

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

mailing address CWYKER@TWCNY.PR.COM

113 SARGENT LANE LIVERPOOL N.Y. 13088

Commercial – New Structure _____ Existing Structure _____

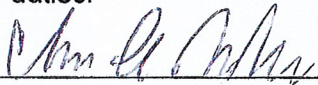
Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.

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

I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or Authorized representative upon showing proper credentials to enter that above premises or buildings during reasonable working hours to discharge their duties.

Signature:  Date: _____

CODE ENFORCEMENT USE ONLY NOT IMPACTED BY CONSTRUCTION

Zoning: RA (F) 40 (R) 40 (S) 20 Flood Plain Y Wetlands Y

Received By: DW Receipt No.: 12028 Fee: \$349.00 Date: 5-18-22

Check #: _____ Cash: X Credit Card: _____

Tax Map # 040.-02-02.5

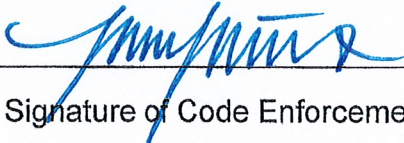
Building Permit Number: _____

Approved: _____ Disapproved: _____ Date: 5/20/2022

Remarks:

DENIED NEEDS VARIANCE FOR PRIVATE GARAGE OVER 17 FEET

Needs 4' Variance

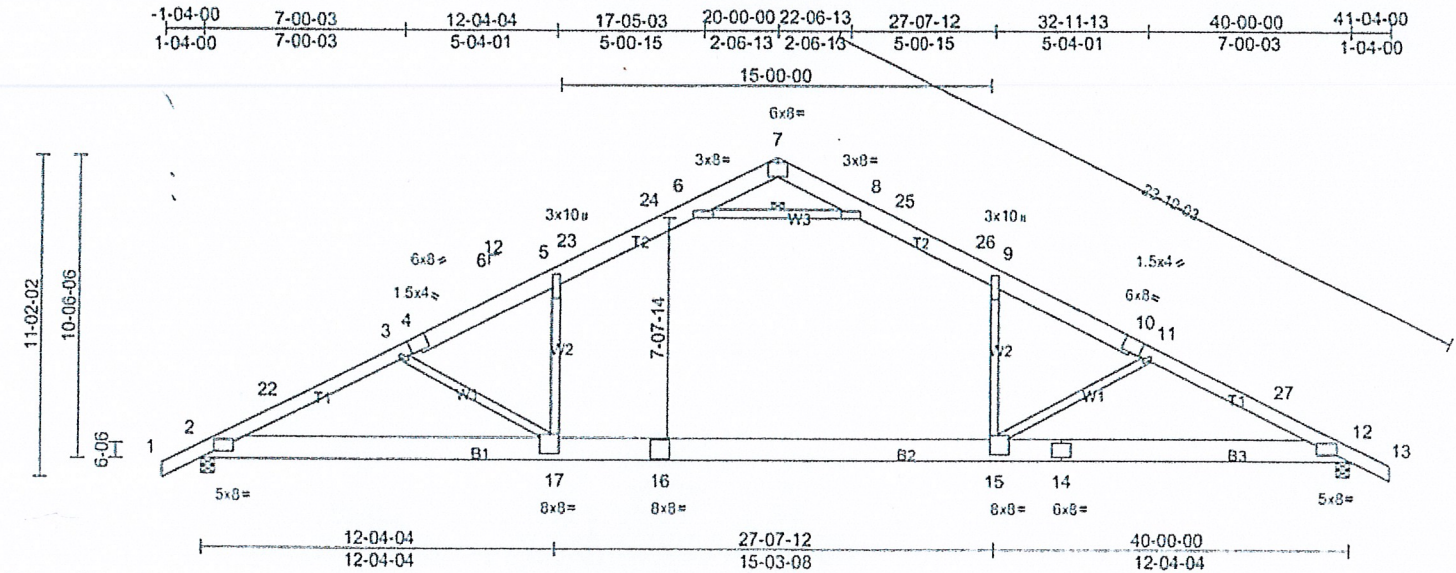

Signature of Code Enforcement Officer

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
22040014B	A01	ATTIC	44	1	

UFP Site Built, LLC, UFP SE Engineering

Run 8 51 S Oct 22 2021 Print 8 510 S Oct 22 2021 Mitek Industries, Inc Wed Apr 13 09 10 14
ID OsDiRanY5pJvI07NxEZ08zU8v6-OyzCO1VqzaR_c00Itq7yKylyUUDPCw5PVKLO7xzRBZ8

Page 1



Scale = 1/16"

Loading	(psf)	Spacing	1-04-00	CSI		DEFL	in	(loc)	L/defl	L/d	PLATES	GRIP
TCLL	38.5	Plate Grip DOL	1.15	TC	0.60	Vert(LL)	-0.51	15-17	>882	240	MT20	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.39	Vert(CT)	-0.90	15-17	>530	180		
TCDL	10.0	Rep Stress Incr	YES	WB	0.59	Horz(CT)	0.07	12	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS		Attic	-0.21	15-17	>855	360		
BCDL	10.0											
											Weight: 312 lb	FT = 20%

Weight: 312 lb FT = 20%

LUMBER

TOP CHORD 2x8 SP 2400F 2.0E *Except* 1-4,13-10:2x6 SPF No.2
BOT CHORD 2x10 SP 2400F 2.0E
WEBS 2x4 SPF No.2 *Except* 6-8:2x4 SPF 2100F 1.8E

BRACING

TOP CHORD Structural wood sheathing directly applied or 3-7-8 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 1 Row at midpt 6-8

REACTIONS (size) 2=5-08, (min. 1-09), 12=5-08, (min. 1-09)

Max Horiz 2=86 (LC 16)
Max Grav 2=1871 (LC 2), 12=1871 (LC 2)

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

TOP CHORD 2-22=-3705/0, 3-22=-3608/0, 3-4=-3150/0, 4-5=-3030/0, 5-23=-2517/0, 23-24=-2497/0, 6-24=-2408/0, 6-7=0/1417, 7-8=0/1417, 8-25=-2408/0, 25-26=-2497/0, 9-26=-2517/0, 9-10=-3030/0, 10-11=-3150/0, 11-27=-3608/0, 12-27=-3705/0

BOT CHORD 2-17=0/3295, 16-17=0/2591, 15-16=0/2591, 14-15=0/3295, 12-14=0/3295

WEBS 6-8=-4175/0, 5-17=0/1086, 9-15=0/1086, 3-17=-881/60, 11-15=-881/59

NOTES

1) Wind: ASCE 7-16; Vult=115mph (3-second gust)
Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft, Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-4-0 to 2-8-0, Interior (1) 2-8-0 to 16-0-0, Exterior(2R) 16-0-0 to 24-0-0, Interior (1) 24-0-0 to 37-4-0, Exterior(2E) 37-4-0 to 41-4-0 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= 50.0 psf; Pf=38.5 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10

- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Ceiling dead load (5.0 psf) on member(s). 5-6, 8-9, 6-8; Wall dead load (5.0psf) on member(s). 5-17, 9-15
- Bottom chord live load (40.0 psf) and additional bottom chord dead load (10.0 psf) applied only to room. 15-17
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

This design is based upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of the Building Designer. Building Designer shall verify all design information on this sheet for conformance with conditions and requirements of the specific building and governing codes and ordinances. Building Designer accepts responsibility for the correctness or accuracy of the design information as it may relate to a specific building. Certification is valid only when truss is fabricated by a UFP plant. Bracing shown is for lateral support of truss members only and does not replace erection and permanent bracing. Refer to Building Component Safety Information (BCSI) for general guidance regarding storage, erection and bracing available from SBCA and Truss Plate Institute.



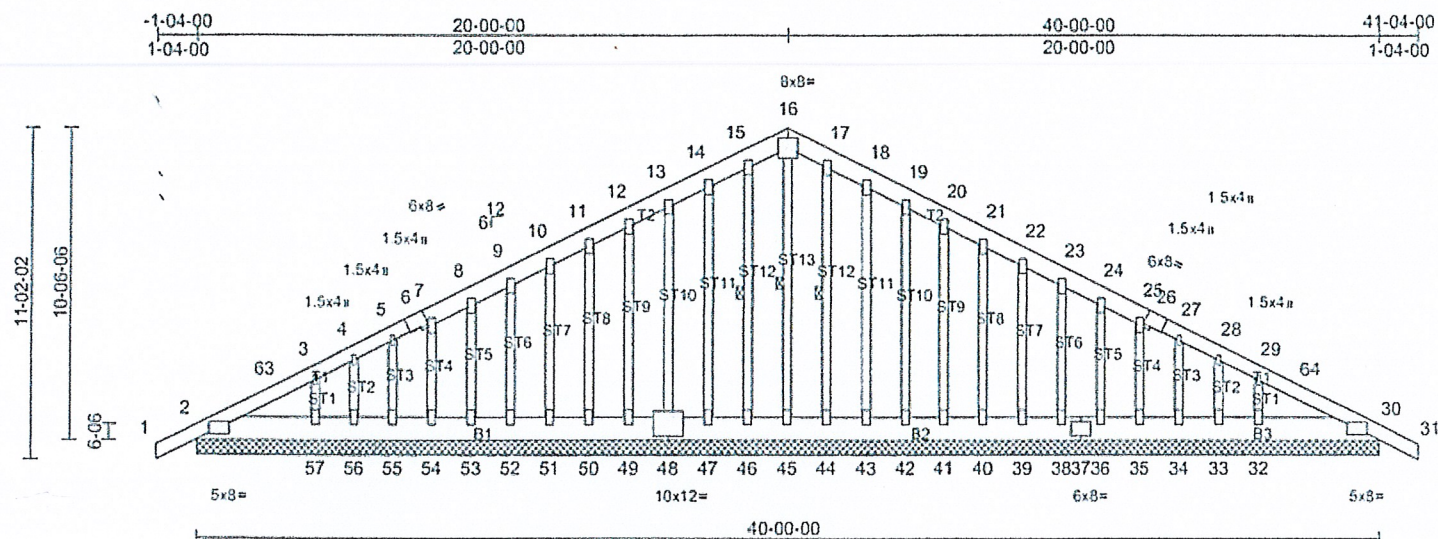
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
22040014B	A01GE	ATTIC	2	1	

UFP Site Built, LLC, UFP SE Engineering

Run 8 51 S Oct 22 2021 Print 8 510 S Oct 22 2021 Mitek Industries, Inc Wed Apr 13 09 10 14

Page 1

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Scale = 1/4\"/>

Loading	(psf)	Spacing	1-04-00	CSI	DEFL	in	(loc)	I/defl	L/d	PLATES	GRIP
TCLL	38.5	Plate Grip DOL	1.15	TC	0.11	Vert(LL)	n/a	-	n/a	999	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.08	Vert(CT)	n/a	-	n/a	999	
TCDL	10.0	Rep Stress Incr	YES	WB	0.16	Horz(CT)	0.00	30	n/a	n/a	
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS							
BCDL	10.0										
Weight: 423 lb FT = 20%											

LUMBER

TOP CHORD 2x8 SP 2400F 2.0E *Except* 1-6,31-26,2x6 SPF No.2

BOT CHORD 2x10 SP 2400F 2.0E

OTHERS 2x4 SPF No.2

BRACING

TOP CHORD Structural wood sheathing directly applied or 10-0-0 oc purlins.

BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.

WEBS 1 Row at midpt 16-45, 15-46, 17-44

REACTIONS

All bearings 40-00-00.

(lb) - Max Horiz 2=-86 (LC 13)

Max Uplift All uplift 100 (lb) or less at joint(s) 2, 30, 34, 35, 36, 38, 39, 40, 41, 42, 43, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 except 33=611 (LC 21)

Max Grav All reactions 250 (lb) or less at joint (s) 2, 33, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 except 32=938 (LC 21), 34=285 (LC 21), 57=290 (LC 20)

FORCES

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

NOTES

1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-4-0 to 2-8-0, Interior (1) 2-8-0 to 16-0-0, Exterior(2R) 16-0-0 to 24-0-0, Interior (1) 24-0-0 to 37-4-0, Exterior(2E) 37-4-0 to 41-4-0 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.

- TCLL: ASCE 7-16; Pg= 50.0 psf; Pf=38.5 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0, Cs=1.00; Ct=1.10
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
- All plates are 3x6 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 1-4-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 30, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 43, 42, 41, 40, 39, 38, 36, 35, 34 except (it=lb) 33=610.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
- All tie room checked for L/360 deflection.

LOAD CASE(S) Standard



UFP New York, LLC

11 Allen Street, Auburn, NY, 13021
Ph# 315-253-2758 Fax# 315-253-2254

REQ. QUOTE DATE	04/04/22	ORDER #	
ORDER DATE	/ /	QUOTE #	22040014B
DELIVERY DATE	/ /	CUSTOMER ACCT #	LOWN2379
DATE OF INVOICE	/ /	CUSTOMER PO #	
ORDERED BY	John	INVOICE #	
DESIGNER	Ryan Podolak	TERMS	
SUPERINTENDENT	John	SALES REP	Ken Howe
JOBSITE PHONE #	(315) 652-1228	SALES AREA	New York

LOWE'S 3856 State Route 31 Liverpool, NY 13090-1310 (315) 652-1228	JOB NAME: CWyker LOT # SUBDIV:	
	MODEL: TAG: Rear JOB CATEGORY: Residential	
CWyker Liverpool, NY	DELIVERY INSTRUCTIONS:	
	SPECIAL INSTRUCTIONS:	

BUILDING DEPARTMENT	OVERHANG INFO	HEEL HEIGHT	2.6	REQ. LAYOUTS	REQ. ENGINEERING	QUOTE	RP1	DATE
Roof Trusses	END CUT RETURN					LAYOUT		/ /
	PLUMB NO	GABLE STUDS	16 IN OC	JOBSITE 2	NONE	CUTTING	RP1	04/04/22

ROOF TRUSSES

LOADING INFORMATION

TOLL TCDL DCL DCL DCL	STRESS INCR
50 0.10 0.00 0.10 0	1.00

ROOF TRUSS SPACING: 16.0 IN. O.C. (TYP.)

PROFILE	QTY	PITCH	TYPE	BASE	O/A	LUMBER	OVERHANG	CANTILEVER	STUB	UNIT PRICE	TOTAL PRICE
	PLY		ID	SPAN	SPAN	TOP BOT		LEFT RIGHT	LEFT RIGHT		
	44	6.00	0.00	ATTIC A01	40-00-00	40-00-00	2 X 8 2 X 10	01-04-00	01-04-00		
	2	6.00	0.00	ATTIC A01GE	40-00-00	40-00-00	2 X 8 2 X 10	04-00	01-04-00		

ROOF SUB-TOTAL:

ACCEPTED BY SELLER

ACCEPTED BY BUYER

SUB-TOTAL

PURCHASER

BY:

TITLE:

BY:

JOB ADDRESS:

TITLE:

DATE OF ACCEPTANCE

PHONE:

DATE:

GRAND TOTAL

Quote is based on current design values at the time of quote (lumber, EWP, hardware, etc).

Should any of these values change prior to completion of this project, UFP New York, LLC

reserves the right to adjust the sell price accordingly.

QUOTE POLICY: QUOTE VALID FOR 7 DAYS. AFTER 7 DAYS, UFP RESERVES THE RIGHT TO REVIEW / ADJUST ALL PRICING.

Sealed individual truss drawings are included in the pricing.

Sealed layouts, stamped bracing diagrams are NOT included.

Full payment made on net 30 day terms. No pay-if paid terms. UFP reserves the right to hold shipments if we are not paid within the agreed upon payment terms.

PURCHASE ORDER POLICY: Purchase orders are valid for a period of 30 days. Orders moved past a 30 day period are subject to price review to current market conditions.



§ 155-3 Definitions.

PLACES OF ENTERTAINMENT

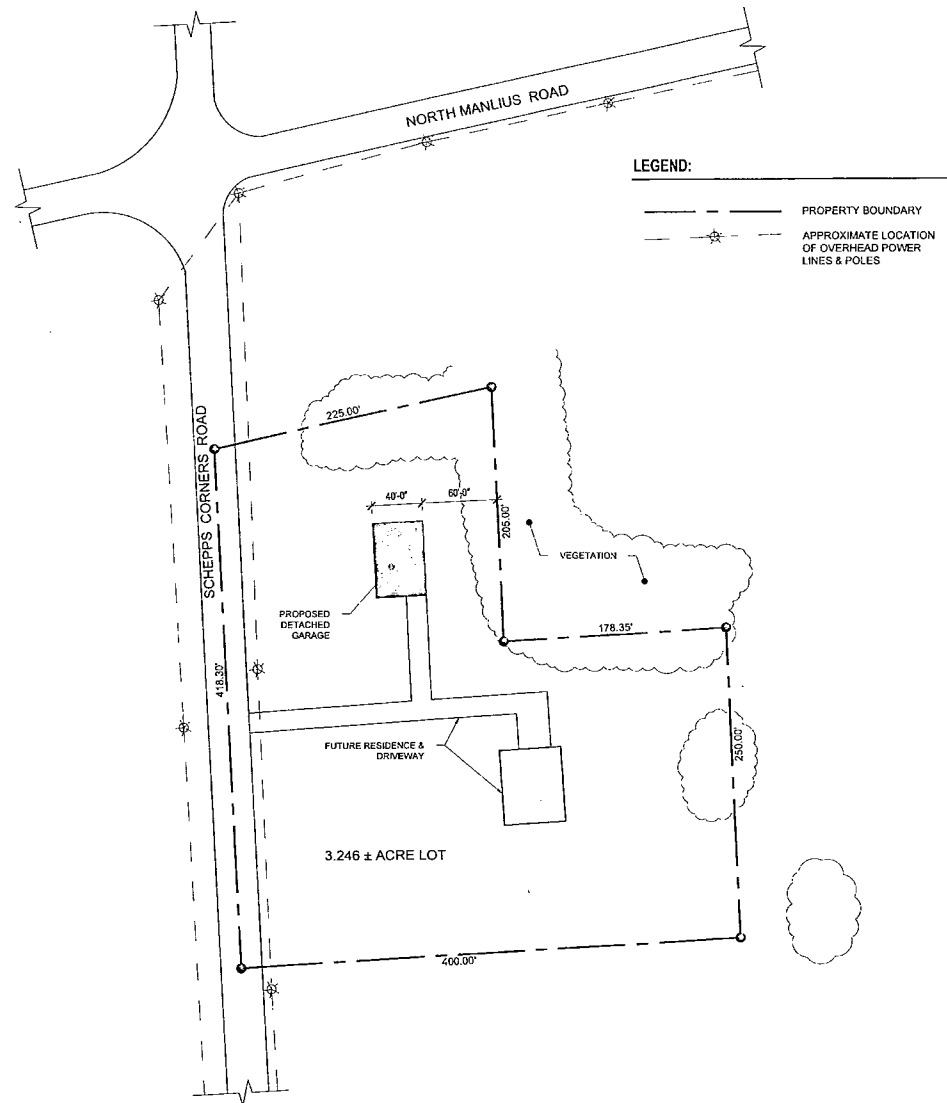
Establishments which deliver services to people of an entertainment nature, generally in group settings, such as theaters, bowling alleys, skating rinks, event spaces, miniature golf, arcades, and pool halls.

[Added 12-2-2020 by L.L. No. 10-2020]

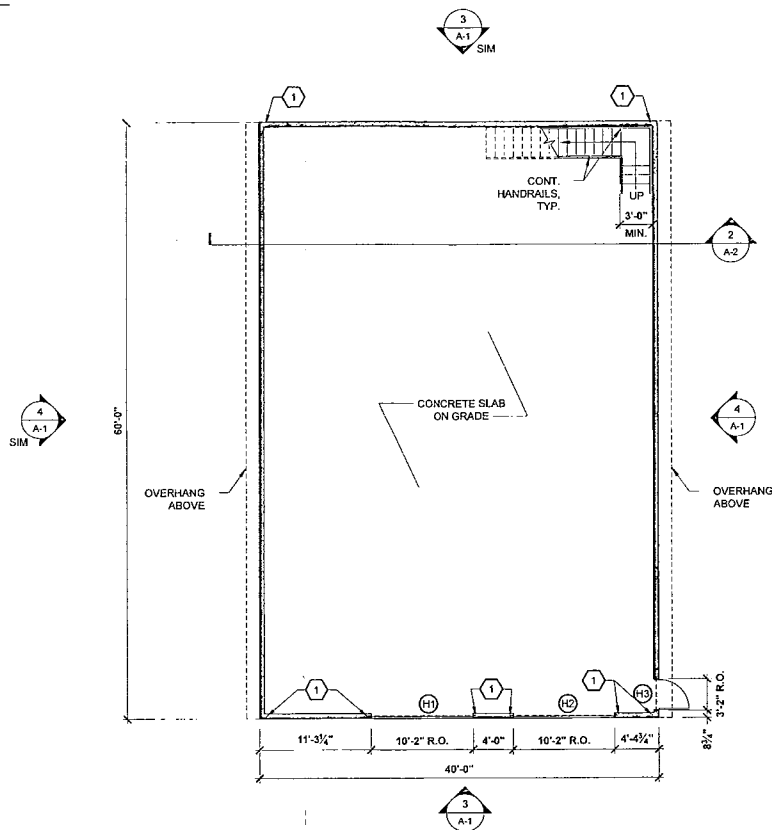
PRIVATE GARAGE

A noncommercial garage building in which not more than four vehicles may be stored and whose height will not exceed 17 feet.

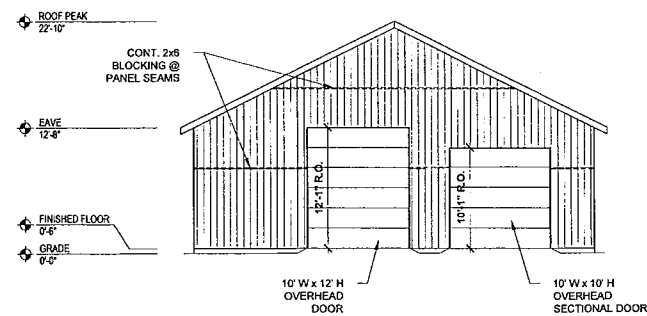
[Amended 12-13-2000 by Ord. No. 5-2000]



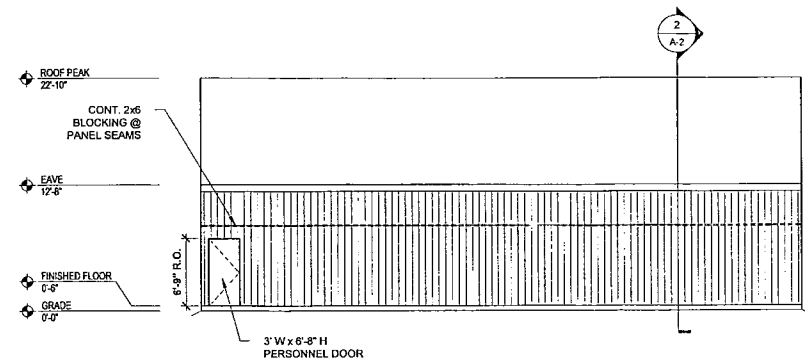
1 SITE LAYOUT PLAN
NOT TO SCALE



2 FLOOR PLAN
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"
NORTH ELEVATION SIMILAR



4 EAST ELEVATION
1/8" = 1'-0"
WEST ELEVATION SIMILAR

KEYED NOTES:

- 1 PROVIDE HOLD DOWN ANCHOR IN LOCATIONS INDICATED. BASIS-OF-DESIGN PRODUCT: SIMPSON STRONG-TIE DTT22 W/ THD5050HMG POST. INSTALLED SCREW ANCHOR MIN. 3-1/4" EMBEDMENT & MIN. 2" COVER FROM EDGE OF CONCRETE. SECURE ANCHOR TO WOOD FRAMING WITH FASTENERS AS RECOMMENDED BY MANUFACTURER.

HEADER SCHEDULE			
MARK	DESCRIPTION	BEARING (MIN., EACH SIDE)	NOTES
(H1)	(3) 2X10's	(2) JACK STUDS	1
(H2)	(3) 2X10's	(2) JACK STUDS	1
(H3)	(3) 2X10's	(1) JACK STUD	1

- NOTES:
1. 1/2" EXTERIOR GRADE PLYWOOD SPACERS BETWEEN 2X4 HEADER MEMBERS TO ACHIEVE SAME THICKNESS AS FRAMING.



Project:
PROPOSED DETACHED GARAGE

Schpeps Corners Road Property
Manlius, NY 13057

Drawing No:
A-1

Date:
May 17, 2022

Scale:
As Noted

Revision:
-

/084 Schnepps Corners Rd.

