

Agenda
Zoning Board of Appeals
October 20, 2022
6:30 PM

1. Virtual Meeting Instructions

Documents:

[10-20-22 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - September 15, 2022

Documents:

[9-15-22 Draft.pdf](#)

4. Daniel Vault, 4 Meadow Dr., Fayetteville

Will need one side yard variance of 12' 10" to construct a three car garage (1,185 square feet).

Documents:

[4 Meadow Dr. Packet.pdf](#)

5. Other Business

6. Adjournment

This meeting is being recorded and live streamed. The recording will be broadcast live and will be posted to the the town website at www.townofmanlius.org



October 20, 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/85633423901?pwd=b0FBWlIhUWVWcEZrdXBaYkJDZDa2YzUT09>

Password to join when prompted:

Password: **764942**

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: 856 3342 3901

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

Password: **764942**

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

now contain this designation “accepted”. Accordingly, this Board finds that the building permit was properly issued. However, this Board is concerned about a policy not adopted or practiced in this Town regarding time stamping/date stamping of documents received by the Town Code Enforcement Officer and recommends that the Town Board take up this important procedural issue immediately.” There was discussion as to who would make this statement a motion before the Board. Mr. T Kelly then stated that he was making a motion as set forth above. The motion was then seconded by Member Catalino. Chairperson requested a vote on the motion and the following was the vote:

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nays: 0

All members voted in favor of the motion and the motion carried.

Member KP Kelly then stated he would like to make an advisory motion to the Town Board relating to the appeal matter. Discussion ensued as to the nature of the motion and whether it would be a recommendation to the Town Board. After discussion, the following motion was made by Mr. KP Kelly as follows: “This is a recommendation to the Town Board from the Zoning Board of Appeals regarding the solar installation on the Town landfill, that the Town Board waive the distance policy or any other restriction for this project and move the proposed Abundant Solar Array from the existing site on the landfill to the other end of the Manlius landfill near the solar array for the Town of DeWitt. The motion was seconded by Member Miller.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nays: 0

All in members voted in favor of the motion and the motion carried.

It was noted that this is not a matter currently before this Board, but that the recommendation would be forwarded by the ZBA secretary to the Town Board.

Chairperson T. Kelly then noted that there were other matters that were raised in connection with this appeal, however, those were not subject to review of this Board and would be taken up by the appropriate body/court.

Mr. Dirk Oudemool, Esq. indicated to the Board that he thought there had been an illegal executive session prior to the ZBA meeting. Attorney Sutphen disagreed, stating that there was not an executive session; there was an allowed advice of counsel session with the ZBA members prior to the meeting.

Legal Notices

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

Devon Cretaro, 6457 Fremont Rd., E. Syracuse NY (tax map # 053.-01-08.0) requesting one area variance for a 24' X 32' shed. With an existing side yard setback of 10' they will need a variance of 10' to meet the required 20' side yard setback.

Member K P Kelly made a motion, seconded by Member Catalino to open the public hearing at 6:47 PM and it was carried unanimously.

Mr. Cretaro stated if he were to place the shed 20 feet off his property line it would be directly behind his house. Mr. Cretaro stated that the back of his yard is wetland and that is why he is asking for 10 feet off the side yard. Mr. Cretaro stated they may add electricity to the shed in the future.

Member KP Kelly asked what the barn will look like. Mr. Cretaro stated the barn will be close to the house color with a concrete floor and a front and side door. Mr. Cretaro stated the barn will be used for storage of cars mostly.

Code Officer Poitras provided an elevation certificate stating the barn will be two feet above the flood plain.

Member Linhart asked what will happen to the existing shed in the back. Mr. Cretaro stated it will stay.

Member Linhart made a motion, seconded by Member KP Kelly to close the public hearing at 6:55 PM and it was carried unanimously.

Board Questions

Chairperson T. Kelly proceeded with the board through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no
- 3) Whether the requested Variance is substantial? The board answered no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no
- 5) Whether the alleged difficulty was self-created? The board answered yes, he wants a shed.

Determination of ZBA Based on the Above Factors:

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

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance **of 10 feet** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **None**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Miller made a motion, seconded by Member KP Kelly to grant an area variance to Devon Cretaro, 6457 Fremont Rd., E. Syracuse NY 13057. This variance is being granted for the sole purpose of permitting the construction of a 24' X 32' foot shed. There by modifying the 20-foot side yard set back to that of ten feet leaving a variance of 10-feet.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nayes: 0

All in Favor.

Motion Carries.

Ryan Benjamin, 7771 Myers Rd., Kirkville NY (tax map # 049.-01-01.0) requesting two area variances for a 24' X 36' garage. With an existing side yard setback of 6' they will need a variance of 14' to meet the required 20', with an existing rear yard setback of 6' they will need a variance of 34' to meet the required 40'.

Member Linhart made a motion, seconded by Member KP Kelly to open the public hearing at 7:00 PM and it was carried unanimously.

Mr. Benjamin stated the garage will be 24' X 36'. Mr. Benjamin stated the garage will be placed where the current shed is and that shed will be moved to the other side of the yard. Mr. Benjamin stated the location for the garage is because there is a septic tank and leach field that goes through the middle of the backyard.

Member Linhart made a motion, seconded by Member Catalino to close the public hearing at 7:07 PM and it was carried unanimously.

Board Questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no, because of the leach field in the middle of the yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no.

- 3) Whether the requested Variance is substantial? The board answered yes, the rear variance is substantial.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No.
- 5) Whether the alleged difficulty was self-created? Yes, they wanted the garage.

Determination of ZBA Based on the Above Factors:

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

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance of **14 feet side and 34 feet rear** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **None**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Linhart made a motion, seconded by Member Miller to grant an area variance to Ryan Benjamin, 7771 Myers Rd., Kirkville NY13082. This variance is being granted for the sole purpose of permitting the construction of a 24' X 36' garage. Granting a side yard variance of 14-feet and a rear yard variance of 34-feet.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nayes: 0

All in Favor.

Motion Carries.

Rachael Auclair, 4787 Enders Rd., Manlius NY (tax map # 114.-02-18.0) requesting one area variance for a 10' X 20' shed. With and existing side yard setback of 5' they will need a variance of 15' to meet the required 20'.

Member KP Kelly made a motion, seconded by Member Linhart to open the public hearing at 7:13 PM and it was carried unanimously.

Ms. Auclair stated she would like to install a 10' X 20' shed behind the garage. Ms. Auclair stated she needs the variance because there is septic and a water line in on the property and many trees.

Chairman T. Kelly asked what the shed will look like. Ms. Auclair stated the shed will be placed on gravel and have 2 doors.

The Board asked question about the look of the property and the changes that are planned.

Ms. Auclair stated the new shed will replace the old shed which is being removed at this time and the old garage will be staying for now. Ms. Auclair stated she is planning to make improvements to the property as she can including new doors on the garage.

Member Linhart made a motion, seconded by Member KP Kelly to close the public hearing at 7:34 PM and it was carried unanimously.

Board Questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no because of the location of the septic, water line and trees.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no it will be an improvement to the property.
- 3) Whether the requested Variance is substantial? The board answered no.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered yes, she wanted a new shed.

Determination of ZBA Based on the Above Factors:

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

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance for of **15' side yard** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **None**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Miller made a motion, seconded by Member KP Kelly to grant an area variance to Rachael Auclair for the real property located at 4787 Enders Rd., Manlius NY 13104. This variance is being granted for the specific purpose of permitting the construction of a 10' X 20' shed. Thereby modifying the side yard setback of 20-feet to that of 5-feet leaving a variance of 15-feet feet.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nays: 0

All in Favor.

Motion Carries.

Regan Smith, 110 Brinan Fields Run, Manlius NY (tax map # 117.2-04-06.0) requesting two area variances to install a 16' X 30' inground pool. With an existing side yard setback of 11' they will need a variance of 4' to meet the required 15', with an existing rear yard setback 5' they will need a variance of 20' to meet the required 25'.

Member Catalino made a motion, seconded by Member Linhart to open the public hearing at 7:37 PM and it was carried unanimously.

Mr. Smith stated they would like to install a 16' X 30' pool with a concrete pad and fence around it.

Member Linhart asked if there would be a problem with the culvert that runs next to where the pool will go. The Board discussed the culvert and stated it is clearly marked on the property survey so the pool company can see it. Mr. Smith stated the pool elevation will match the existing patio.

Member Linhart made a motion, seconded by Member KP Kelly to close the public hearing at 7:54 PM and it was carried unanimously.

Board Questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no because of the shape of the lot.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no because there are other house with pools in the neighborhood.
- 3) Whether the requested Variance is substantial? no because of the layout of the lot.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No

- 5) Whether the alleged difficulty was self-created? The board answered yes, they want a pool.

Determination of ZBA Based on the Above Factors:

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

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance for **4-foot side yard and 34-foot rear yard** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **None**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Linhart made a motion, seconded by Member Miller to grant an area variance to Regan Smith, 110 Brinan Fields Run, Manlius NY for the purpose of constructing a 16' X 30' in-ground pool grant a side yard variance of 4-feet to meet the required 15-feet and a rear yard variance of 20-feet to meet the required 25-feet.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nays: 0

All in Favor.

Motion Carries.

Adjournment

With there being no other business, Member Miller made a motion, seconded by Member KP Kelly, and carried unanimously, to end the meeting at 6:52 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

artsdesigngroup@yahoo.com

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:
Jeremy J. Arts Architect 607.745.9922

Address of Proposed Work: 4 MEADOW DRIVE, MANLIUS, NY Fayetteville

Contractor Name & Address & Phone Number:
Artesion Construction 6706 E. Seneca Turnpike Jamesville, NY 315 720.3950

Proposed Work: ADDITION + Front Facade Cosmetic Renov

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

Construction Cost: \$ 50,000⁰⁰

Size of Project: 1,185 SF (177 SF - Side Entry / 1,008 Garage)

Description of Project:

New Side Entry + Garage Addition w/ cosmetic upgrades to existing facade.

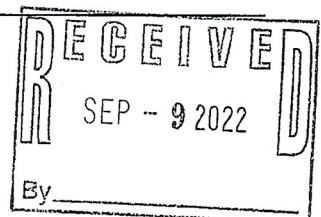
Residential - New Structure ☒ Existing Structure ☐

of Bedrooms N/A # of Bathrooms N/A # of Fireplaces N/A

Total Square Feet w/o Garage 177 SF Garage Square Foot 1,008 SF

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: _____ Date: _____

CODE ENFORCEMENT USE ONLY

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

Received By: B Receipt No.: 12915 Fee: \$265 Date: 9-9-22

Check #: 7183 Cash: _____ Credit Card: _____

Tax Map # 094.0-03-10.0

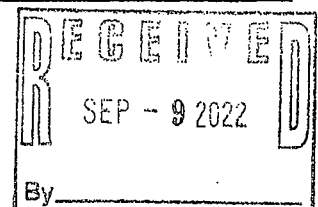
Building Permit Number: _____

Approved: _____ Disapproved: _____ Date: _____

Remarks:

9/19/2022 PERMIT DENIED. APPLICANT SEEKING 7'2" SIDE YARD SETBACK
WILL NEED 12' 10" VARIANCE TO PROVIDE RELIEF FROM REQUIRED 20' SETBACK

[Signature]
Signature of Code Enforcement Officer



TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 09.26.2022

1. Property Address: 4 Meadow Drive, Manlius, NY 13066

Property Tax Map # 094-03-10.0

The Applicant's Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: 3-Bay Garage and side entry addition with minor front facade cosmetic upgrades.

2. Owner of Property: Daniel Vault

Owner's Address: 4 Meadow Drive, Manlius, NY 13066

Owner's E-Mail: dvault@theyorkcny.com

Owner's Phone #: 917.991.2004 Does Owners reside at property: Yes

Signature of Property Owner: [Signature]

3. Applicant / Representative / Attorney:

Name: Jeremy J. Arts Company: Arts Design Group

Address: 16 Taylor St., Cortland, NY 13045

Phone: 607.345.9922 E-Mail: artsdesigngroup@yahoo.com

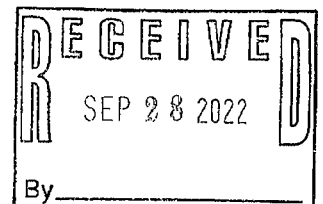
Below this line - For Office Use Only

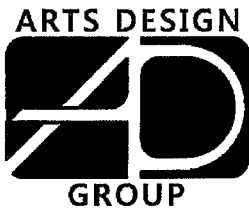
Application Received by: _____ Date: _____

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: _____

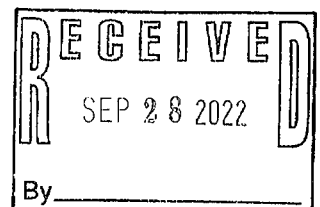




ARTS DESIGN GROUP

Vault Residence Renovation and Garage Addition
ZBA Criteria Questions - ADG #2211
09.26.2022

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
 - a. No.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
 - a. No.
3. Whether the requested variance is substantial?
 - a. Yes.
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. Yes.



OWNER'S AFFIDAVIT

(Use this form if property is owned by an individual or a partnership)

STATE OF NY
COUNTY OF Onondaga)ss:

Danny W Vault, being duly sworn, deposes
(Owner's Name(s))

and says that I/we reside at 4 meadow Dr Fayetteville,
(Owner's Address)
NY 13066, in the County of Onondaga.

State of NY, and that I/we am/are the owner in fee of the
property located at 4 meadow Drive Fayetteville, NY 13066
(Property Address)

which is also designated as Onondaga County Tax Map Number(s) 094.-03-10.0

and that I/we have
authorized Ryan Brugh (Artesian) to make a
(Applicant's Name)

permit application to the Town of Manlius for this property. I/we make this Statement
knowing that the Town of Manlius will rely upon the truth of the information contained
herein.

[Signature]
(Owner's Signature)

Danny W Vault
(Owner's Name - Please Print)

9-22-22
(Date)

(2nd Owner's Signature)

(2nd Owner's Name - Please Print)

(Date)

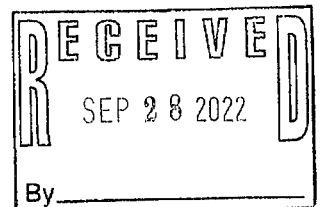
Sworn to before me this
22nd day of September 2022

Mary V. Lynch
(Notary Public)

Sworn to before me this
____ day of _____, 20____

(Notary Public)

MARY V. LYNCH
Notary Public, State of New York
Qualified in Onondaga Co. No. 01LY6210637
My Commission Expires August 24, 2025



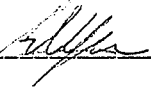
Danny Vault
4 Meadow Drive
Fayetteville, NY 13066

9/20/22

Good evening,

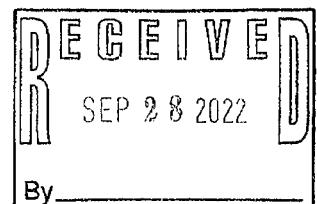
This letter is to inform you of the future garage and side entry addition to my existing residence. The reason for this letter is to inform you that our project will extend within the 20' -0' setback area which will be at minimum 7'-2" and a maximum of 12'-9" off the east property line. As part of my variance request, the Town of Manlius has required approvals from my neighbors.

If you approve of this project, please sign below and provide contact information for the Town of Manlius.

Signature for Approval 

Contact Phone Number 315-380 90 75

Sincerely,
Danny Vault
4 Meadow Drive
(917) 991-2004



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.*

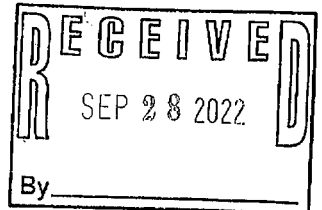
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I, David M. Stewart, being duly sworn, deposes and says that (s) he is:
(Notary)

Jeremy J. Arts
(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: September 27, 20 22

Date: _____, 20 _____

Jeremy J. Arts
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

[Signature]
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

Arts Design Group
(Entity Name)

(Entity Name)

Owner
By (Officer) _____ (Title)

By (Officer) _____ (Title)

16 Taylor St., Cortland, NY 13045
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

607.745.9922
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

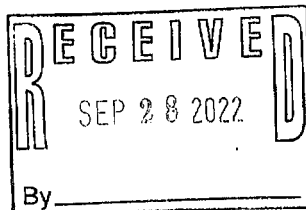
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 27 day of September in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Jeremy J. Arts
(1st Applicant's 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

David M. Stewart
Notary Public, State of New York
No. 02ST6380346
Qualified in Onondaga County
Commission Expires September 4, 2024



INSTRUMENT	2015 PECC
LOCATION	Manhasset, New York
COMMISSION TYPE	Single Study
ANALYSIS TYPE	Addition
COMPLETION	5 (E824 ND01)
REQUEST DATE	

Office Address:
 2000 E. 1st
 P.O. Box 2000
 El Paso, Texas
 79901-2000

NOTE: See the grade instructions on the previous pages in the test or performance report for more information on the significance of the grade and the meaning of the code used.

[illegible]

REPORT FOR YEAR ENDING 31/12/1977
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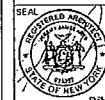
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Los Angeles, California.
 County Clerk
 Date: 09/16/2016

Report Title: Vault Residence - 3 Bay Garden Address: Report Date: 03/05/2011
 Drafter Name: Darius Dwyer, GMAA, RAJG, PRC #00213 Vault Residence, Vault Residence - 3 Bay Page: 2 of 10
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PL 62-76402

المادة ١٠٠: (١) لا يجوز للمحكمة أن تصدر حكمًا بغير حجة مقبولة.



PROJECT NAME
VAULT RESIDENCE RENOVATION
and GARAGE ADDITION

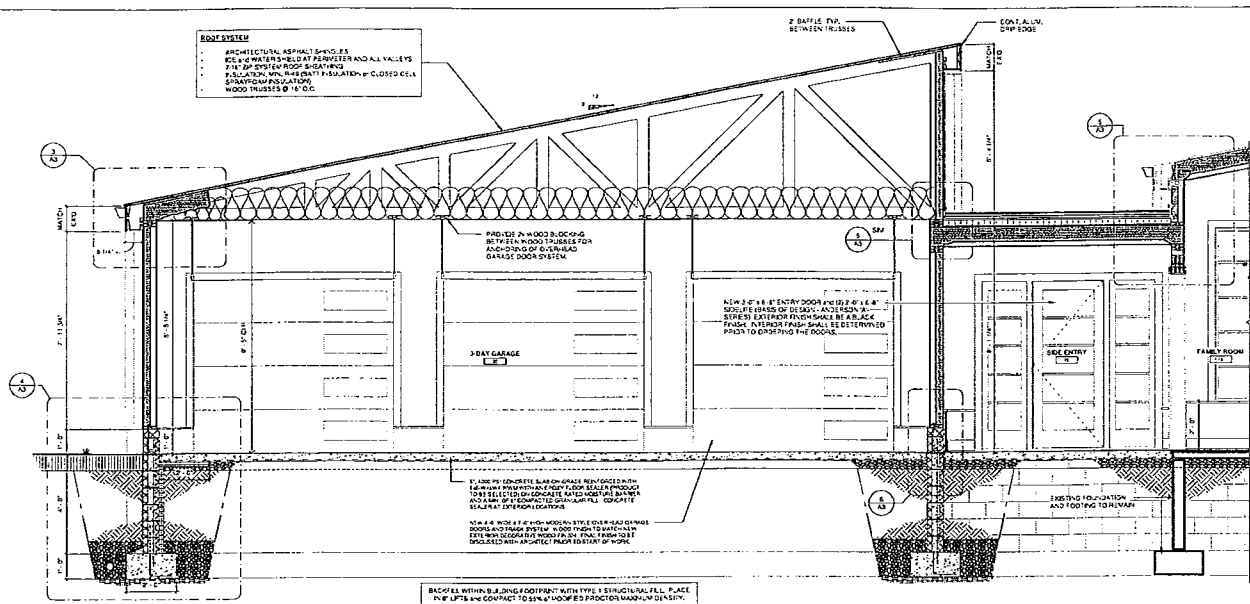
SHEET TITLE
ResCHECK COMPLIANCE

[illegible]

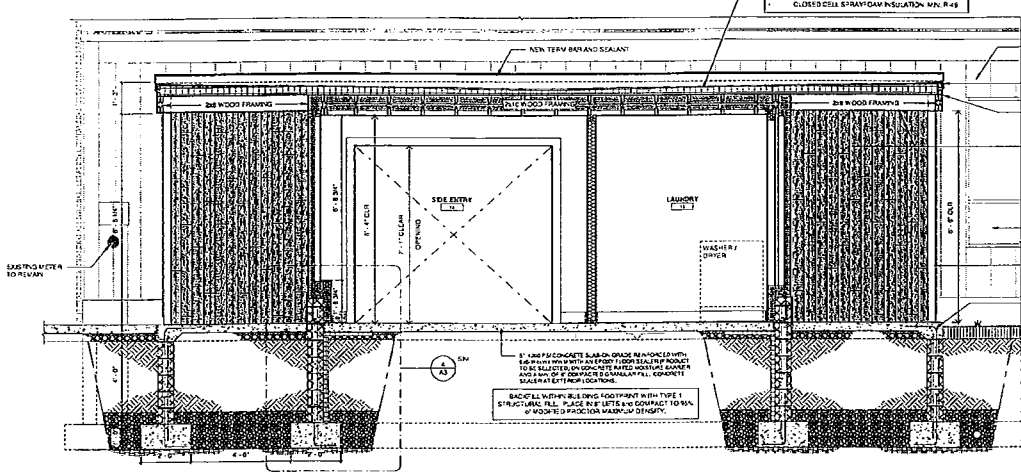
PROJECT No.	22
DATE	09.06.13

DRAWING No.

G2

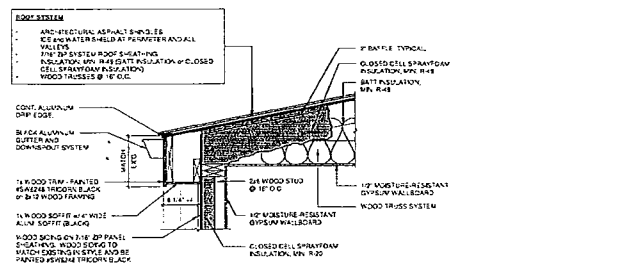


1 BUILDING SECTION THRU GARAGE / SIDE ENTRY
1/8" = 1'-0"

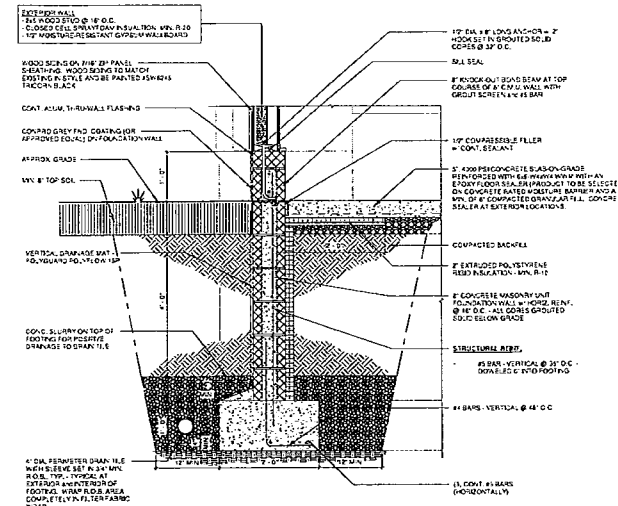


2 BUILDING SECTION THRU SIDE ENTRY / LAUNDRY ROOM
1/8" = 1'-0"

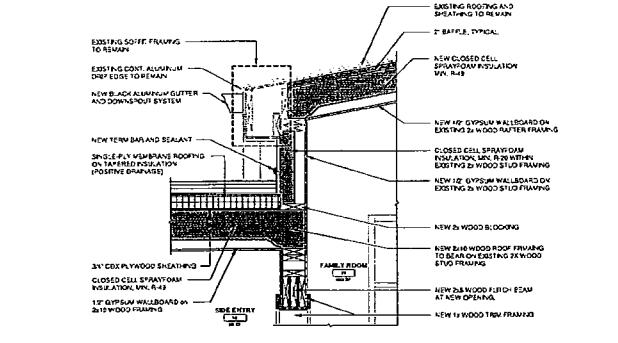
6 SECTION AT SIDE ENTRY/GARAGE
1/8" = 1'-0"



3 TYPICAL DETAIL AT EAVES
1/8" = 1'-0"



4 TYPICAL SECTION AT GARAGE FOUNDATION WALL
1/8" = 1'-0"



5 BUILDING SECTION @ EX'G EAVES-ADDITION CONNECTION
1/8" = 1'-0"



PROJECT NAME
VAULT RESIDENCE RENOVATION and GARAGE ADDITION
MANUSCRIPT DISE

SHEET TITLE
BUILDING and WALL SECTIONS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT No. 2211
DATE 05.08.22

DRAWING No.
A3

4 Meadow Dr., Fayetteville



03/30/2021

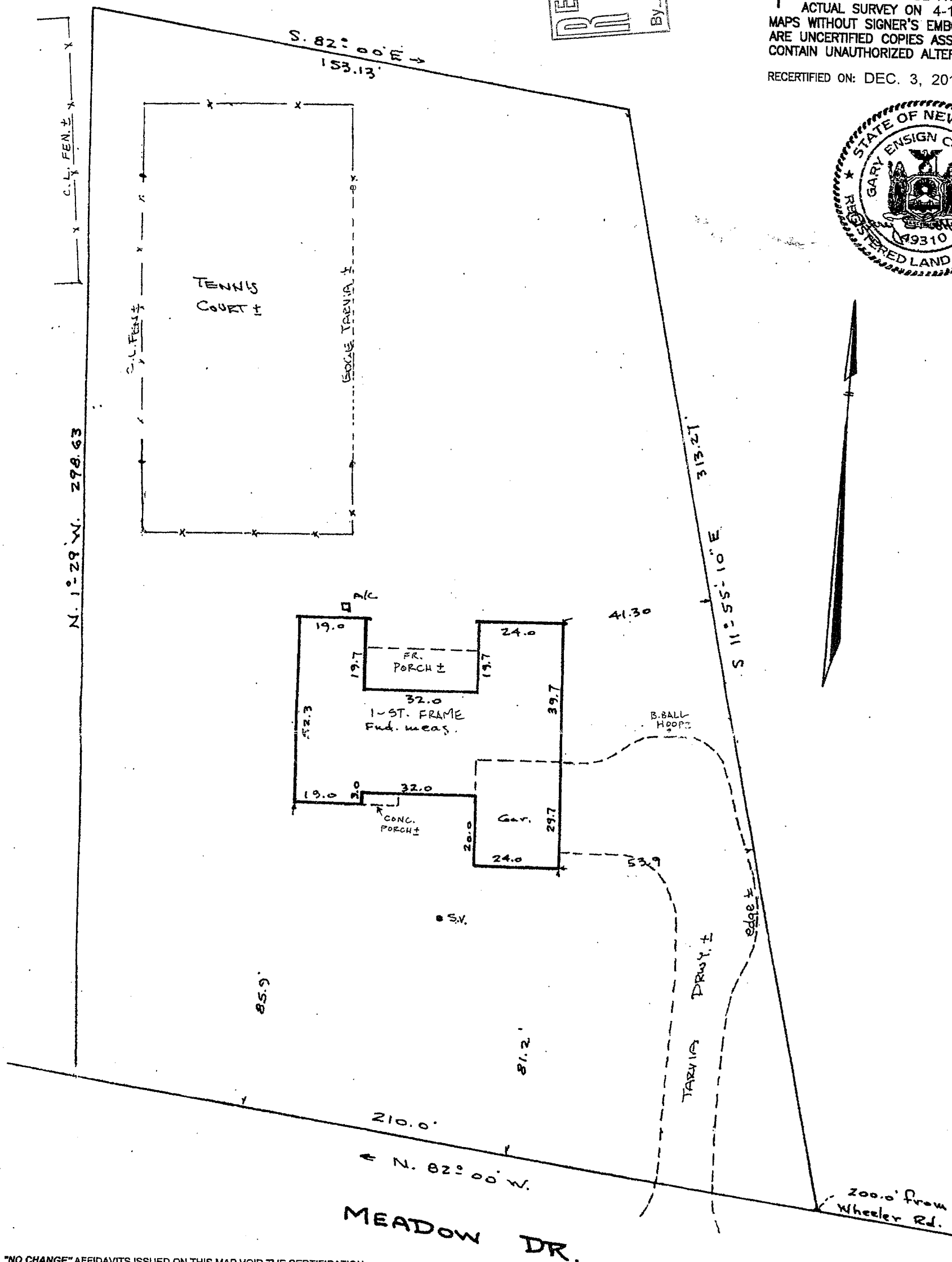
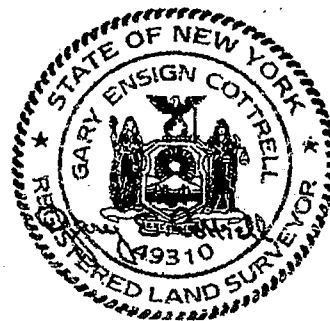
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RECEIVED
SEP 28 2022
By

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RECERTIFIED ON: DEC. 3, 2018



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AND HAVE BEEN ALTERED.

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No. 4 MEADOW DRIVE

LOT 6 - SECT. B - HUNT EST.
TOWN OF MANLIUS - ONOND. CO., N.Y.

Scale 1" = 30'
Apr. 14, 1967

COTTRELL LAND SURVEYORS, P.C.
7308 STATE RTE 173, MANLIUS, NY 13104
(315) 682-8121, WWW.COTTRELLSURVEYORS.COM

MEADOW \$4 L6 SB HUNT EST MAN (ADD) @19670414BDY @20181203UP.TIF