

Agenda  
Zoning Board of Appeals  
November 17, 2022  
6:30 PM

1. Virtual Meeting Instructions

Documents:

[11-17-22 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - October 20, 2022

Documents:

[10-20-22 Draft.pdf](#)

4. Mark & Catherine Steins, 5188 Hoag Lane, Fayetteville NY (Tax Map # 104.-09-14.0)

Documents:

[Zoning Board Application.pdf](#)  
[Building Permit Application.pdf](#)  
[Disclosure Affidavit.pdf](#)  
[Five Criteria Answers.pdf](#)  
[Picture of Shed.pdf](#)  
[Pictures of Property.pdf](#)  
[Survey.pdf](#)

5. Daniel Hayes, 122 E. Richmond Rd., E. Syracuse  
Will need one variance to construct a 24' X 25' addition.

Documents:

[Building Permit - Application - 122 E Richmond Rd.pdf](#)  
[Building Plan - 122 E Richmond Rd.pdf](#)  
[Disclosure Affidavit - 122 E Richmond Rd.pdf](#)  
[Image Mate Photo - 122 E Richmond Rd.pdf](#)  
[Neighbor Letter - 122 E Richmond Rd.pdf](#)  
[Survey - 122 E Richmond Rd.pdf](#)  
[Zoning Board of Appeals - Application - 122 E Richmond Rd.pdf](#)  
[5 Criteria Questions.pdf](#)  
[ZBA - 122 E. Richmond Road A.jpg](#)  
[ZBA - 122 E. Richmond Road B.jpg](#)

6. Other Business

7. Adjournment

This meeting is being recorded and live streamed. The recording will be broadcast live and will be posted to the town website at [www.townofmanlius.org](http://www.townofmanlius.org)





November 17, 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/88241192314?pwd=MmVhdmtaZG0wRzVnb09Yb1MyL1I3UT09>

Password to join when prompted:

Password: **074369**

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: 882 4119 2314

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

Password: **074369**

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

**TOWN OF MANLIUS  
ZONING BOARD OF APPEALS  
October 20, 2022  
6:30 PM**

The Town of Manlius Zoning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Facebook page and the Town YouTube Channel. The recording of the meeting can be viewed here: <https://youtu.be/Ih9BYpKhLFE>

Chairperson Timothy Kelly presided, and the following Board members were present:

|              |                  |
|--------------|------------------|
| Member       | K P Kelly        |
| Member       | Clare Miller     |
| Member       | Karrie Catalino  |
| Member       | Warren Linhart   |
| Secretary    | Debi Witzel      |
| Attorney     | Joseph Frateschi |
| Code Officer | Tom Poitras      |

In Person Attendees: Jeremy Arts, Architect

Virtual Attendees: None

The Pledge of Allegiance was recited. The meeting was called to order at 6:30 PM.

**Minutes**

Member Linhart made a motion, seconded by Member KP Kelly, to approve the minutes of September 15, 2022, as submitted by Secretary Witzel.

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

Nays: 0 All in Favor. Motion Carries.

**Daniel Vault, 4 Meadow Drive, Fayetteville NY (tax map # 094.-03-10.0) Public Hearing for one side yard variance to install a 3-bay garage of 1,185 square foot garage, with an existing side yard setback of 7'2" they will need a variance of 12'10" to meet the required 20' setback.**

Chairman T. Kelly reviewed the application of a three-bay garage, 1,185 square feet and requesting variance of 12 feet, 10 inches.

Member Catalino made a motion, seconded by Member KP Kelly to open the public hearing at 6:33 PM and it was carried unanimously.

Jeremy Arts, Architect for the project stated the homeowner would like to add a three-bay garage to the right side of his home. Mr. Arts explained that the building will impede on the 20-foot setback with the narrowest point being 7-foot 2-inches and the widest point being about 12-foot 9-inches.



The Board discussed having a double garage door instead of single doors and the applicant wanted single doors. The roof line was also discussed that there would be no overhang to add to the variance.

Mr. Arts stated the front of the house will be changing with windows added and a new entrance also the house will be painted black with white stones and light-colored wood on the under side of the eaves. Mr. Arts stated that they will be talking to the neighbor about trimming back the trees that are near the property line.

Chairman T. Kelly stated the Board received a letter from the neighbor located at 17-Wheeler Ave. who would be most impacted by the project. This neighbor is okay with the addition. Chairman T. Kelly stated they did talk to the Fire Chief about the trees, and he said it is not a problem.

Member Linhart made a motion, seconded by Member Catalino to close the public hearing at 6:47 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 yes.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no. There is no detrimental aesthetic determined for the addition as it will be screened by the trees on the property line and the closest neighbor has no objection.
- 3) Whether the requested Variance is substantial? The board answered yes
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no
- 5) Whether the alleged difficulty was self-created? The board answered yes because the applicant is requesting the addition to his home.

### **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 12 feet 10 inches on the right-side yard (east side)** 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 Catalino made a motion, seconded by Member Miller to grant an area variance to Daniel Vault, 4 Meadow Dr., Fayetteville NY 13066 (tax map # 094.-03-10.0) for the installation of 3-car garage and new entry addition. With an existing side yard setback of 7-foot 2-inches and is requesting a variance of 12-foot 10-inches to meet the required 20-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 Linhart made a motion, seconded by Member KP Kelly, and carried unanimously, to end the meeting at 6:55 PM

Respectfully submitted,  
Debi Witzel, Secretary  
Zoning Board of Appeals

EMAIL: m. STEINS @YAHOO.COM

# 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 GSTEINS@YAHOO.COM

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

104 09 14.0

Lot #

76

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

Phone #

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

Phone #

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign  
☒ storage/shed ☐ fireplace/wood stove ☐ other

Construction Cost \$

2,000  
7,480

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: 10-17-22

By:

☐ Owner Authorization

☐ Owner

☐ Authorized Agent

## CODE ENFORCEMENT USE ONLY

Occupancy Classification

Planning Board

Rec'd by

Receipt No.

Zoning

Plans Review

Building Permit No.

Flood Plains Wetlands

Date Application Rec'd

Setbacks

Contractors W/C Ins.

ZBA

Fee

Date Paid

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☒ DISAPPROVED

Date 10/20/2022

Remarks PERMIT DISAPPROVED APPLICANT NEED (SEEKING) A 2'1" SIDE YARD SETBACK AND WILL NEED A VARIANCE OF 12'11" TO PROVIDE RELIEF FROM THE REQUIRED 15' SIDE YARD SETBACK

Signature of Codes Enforcement 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 *Tina L. Galvin*, being duly sworn, deposes and says that (s) he is:  
                                  *(Notary)*  
*Mark Steins*  
                                  *(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: October 24, 2022

Mark Steins  
(Print Name of 1<sup>st</sup> Applicant)

[Signature]  
(Signature of 1<sup>st</sup> Applicant)

\_\_\_\_\_  
(Entity Name)

By (Officer) \_\_\_\_\_ (Title)

5188 Hoag Ln  
(Mailing Address of 1<sup>st</sup> Applicant)

Fayetteville NY 13066

714-803-1221  
(Telephone Number)

Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Print Name of 2<sup>nd</sup> Applicant)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Applicant)

\_\_\_\_\_  
(Entity Name)

By (Officer) \_\_\_\_\_ (Title)

\_\_\_\_\_  
(Mailing Address of 2<sup>nd</sup> Applicant)

\_\_\_\_\_  
(Telephone Number)

### ACKNOWLEDGEMENTS

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

On this 24<sup>th</sup> day of Oct in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Mark Steins

(1<sup>st</sup> Applicants Name)

, and \_\_\_\_\_ personally known to me or proved to me on the basis  
(2<sup>nd</sup> 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

TINA L. GALVIN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01GA6273127  
Qualified in Onondaga County  
Commission Expires December 3, 2024

## 5 CRITERIA ANSWERS

1 No. One of the appeals of the house, when we purchased it, was that it had the perfect place for my father. His door, is just steps away from the driveway. By placing the shed at the end of the driveway, this is the most feasible and safest way for him to enter the shed and keep his car covered and out of the elements.

2 No. Shed is being built to be similar to the siding, look and color of the existing structure. Neighbor has no objections to the placement of this shed.

3 No. There will be 32 feet between the outer wall of the shed and the neighbor's house. The shed will occupy not much more space, than a parked car. This shed is much more attractive, then a rusting car, slowly being destroyed by the elements.

4 No. There will be no physical effect or harm to the environment.

5 No. At the time, I purchased the shed. I was not, nor did I ever imagine, the shed could not be placed, at the end of my driveway. This is the safest place for my father to enter the shed, via the man door and get access to his car and keeping him safe from falling, on the ice or the snow.



## High Wall Vehicle Storage • Wood



14' x 36' High Wall Vehicle Storage  
Tan, Brown, and Silver Gray  
Extra 4' double door (upgrade)

High Wall Vehicle Storage • View



# 5188 Hoag Lane





# 5188 Hoag Lane

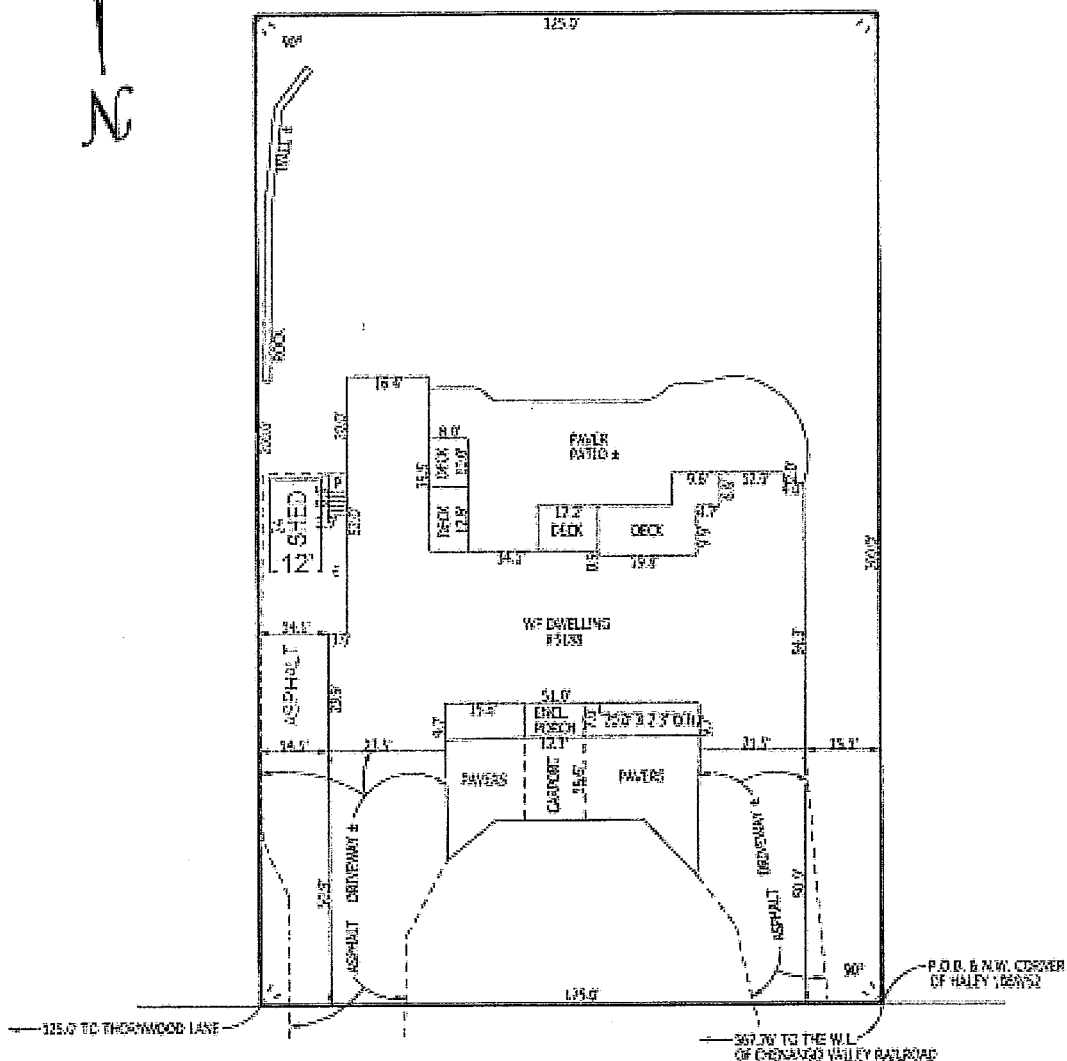
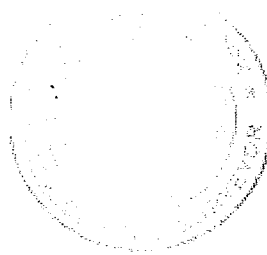


03/30/2021

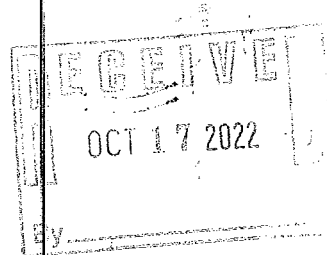


NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS  
& EXCEPTIONS OF RECORD WHICH AN UPDATED  
ABSTRACT WOULD SHOW.



*4 ft from  
the side  
line*



# HOAG LANE

CERTIFIED TO

LOCATION SURVEY FOR: 5188 HOAG LANE

LOT: — TRACT: PART OF TOWN LOT NO. 76

TOWN OF MANLIUS

COUNTY OF ORONOGA

STATE OF NEW YORK

PROPERTY OWNERS HAVE BEEN ADVISED BY SURVEYOR OF ANY EASEMENTS, ROWS, RESTRICTIONS, OR EXCEPTIONS OF RECORD WHICH AN UPDATED ABSTRACT WOULD SHOW.



**DUSSING LAND SURVEYING, LLC**

JAMES M. DUSSING SR., LIC. NO. 050692

SYRACUSE, NEW YORK

PHONE: 315-256-5372

DATE: 5/24/22

SCALE: 1" = 30'

FILE NO.: 22-427

NY S. LICENSED LAND SURVEYOR NO. 050692 N.Y.S. LICENSED LAND SURVEYOR NO. 050692

**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

065 01 27.0122 EAST RICHMOND RD.

Lot # \_\_\_\_\_

**CONTRACTOR/AGENT-ADDRESS** (Worker's Compensation Form Required) ☐DANIEL T. HAYES

Phone #

315-559-6044**OWNER/APPLICANT-NAME-ADDRESS** (Home Owner's Form BP-1 Required) ☐NATIONAL GRID MANAGER

Phone #

315-559-6044**PROPOSED WORK, USE OR OCCUPANCY**

☒ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign  
☐ storage/shed ☐ fireplace/wood stove ☐ other \_\_\_\_\_ Construction Cost \$ ~~19K~~ 19K

**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: ONE ☐ Bedroom ☒ Family Room ☐ Bath ☐ Living SpaceOther \_\_\_\_\_ Total Sq. Ft. added: 800 sq ft.**COMMERCIAL:**Name of Business: \_\_\_\_\_ Total Sq. Ft. of Project 800 sq ft.

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: \_\_\_\_\_ By: \_\_\_\_\_

☐ Owner Authorization☐ Owner☐ Authorized Agent30 25 15**CODE ENFORCEMENT USE ONLY**

Occupancy Classification \_\_\_\_\_

Planning Board \_\_\_\_\_

Rec'd by BReceipt No. def 1234Zoning R3

Plans Review \_\_\_\_\_

Building Permit No. \_\_\_\_\_

Flood Plains \_\_\_\_\_ Wetlands \_\_\_\_\_

Date Application Rec'd \_\_\_\_\_

Set Backs \_\_\_\_\_

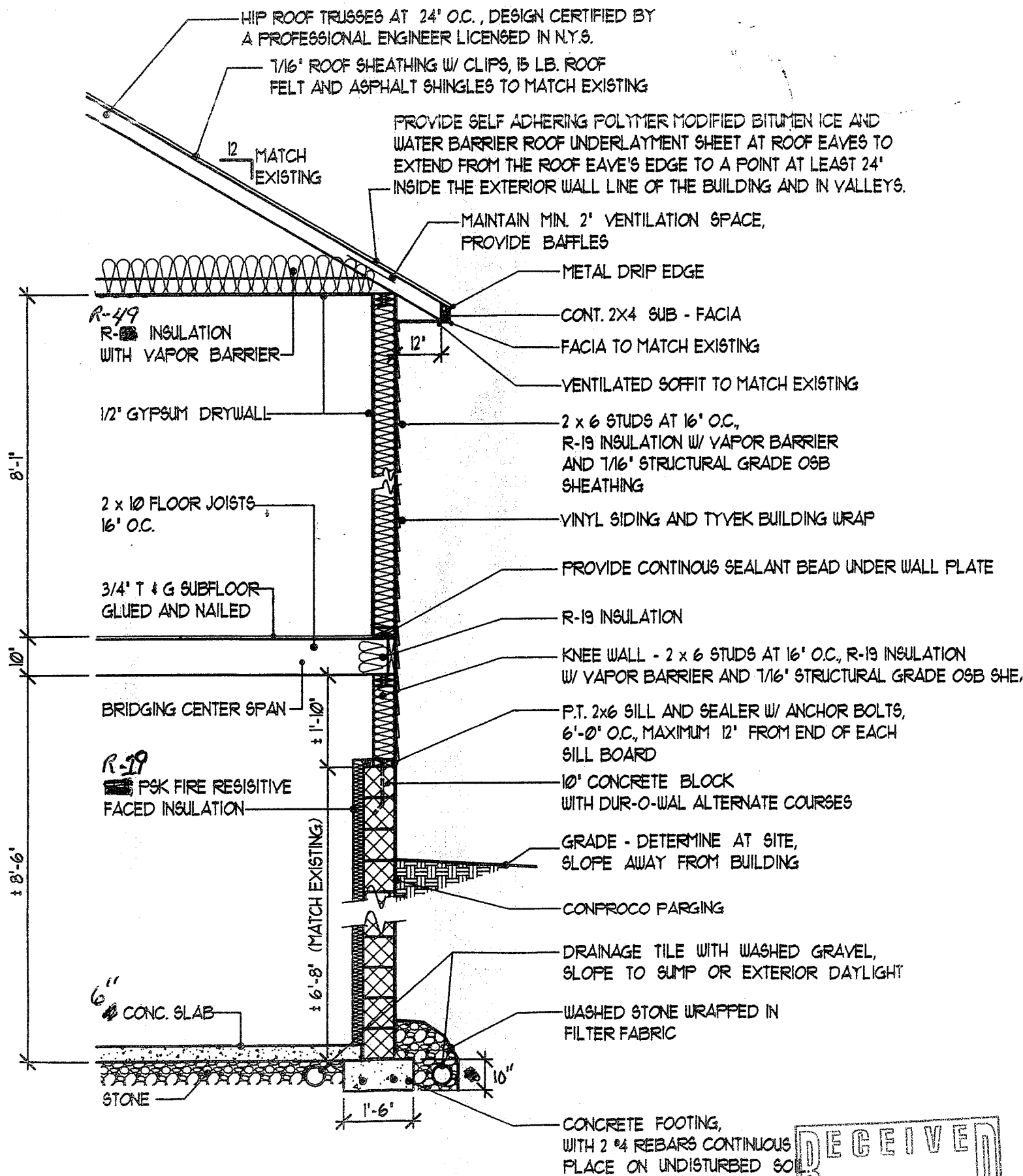
Contractors W/C Ins. \_\_\_\_\_

ZBA \_\_\_\_\_

Fee 141.00 Date Paid 10-6-22☐ Duplicate Set of Plans☐ Survey and/or Site Plan☐ APPROVED☐ DISAPPROVEDDate 10/26/2022Remarks PERMIT DISAPPROVED REQUIRES VARIANCE APPLICANT SEEKING 8'8" SIDEYARD SET BACK REQUEST VARIANCE OF 6'4" TO PROVIDE RELIEF FROM REQUIRED15' SIDE YARD SETBACK

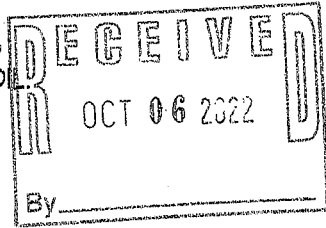
Signature of Codes Enforcement Officer





ALL SECTION AT BASEMENT

3 / 8" = 1" - 0"



**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 Alicia M Storms, being duly sworn, deposes and says that (s) he is:  
(Notary)  
Daniel T. Flayer  
(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: 10-26, 2022

Date: \_\_\_\_\_, 20\_\_\_\_

DANIEL T. HAYES

(Print Name of 1<sup>st</sup> Applicant)

\_\_\_\_\_  
(Print Name of 2<sup>nd</sup> Applicant)

Daniel T. Hayes  
(Signature of 1<sup>st</sup> Applicant)

\_\_\_\_\_  
(Signature of 2<sup>nd</sup> Applicant)

\_\_\_\_\_  
(Entity Name)

\_\_\_\_\_  
(Entity Name)

By (Officer)

(Title)

122 E. RICHMOND RD.

(Mailing Address of 1<sup>st</sup> Applicant)

By (Officer)

(Title)

\_\_\_\_\_  
(Mailing Address of 2<sup>nd</sup> Applicant)

E. SYR. N.Y. 13057

315-559-6044

(Telephone Number)

\_\_\_\_\_  
(Telephone Number)

### ACKNOWLEDGEMENTS

STATE OF NEW YORK )

) SS:

COUNTY OF ONONDAGA )

On this 26 day of Oct in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Daniel T. Hayes

(1<sup>st</sup> Applicants Name)

, and NA personally known to me or proved to me on the basis  
(2<sup>nd</sup> 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.

Alyscia M Storms  
Notary Public

SEAL

ALYSCIA M. STORMS  
Notary Public-State of New York  
No. 01ST6272549  
Qualified in Onondaga County  
Commission Expires 11/19/2024



# 122 E Richmond Rd



03/30/2021



10/25/22

Town of Manlius  
Town Clerks Office

OCT 26 2022

Received and Filed

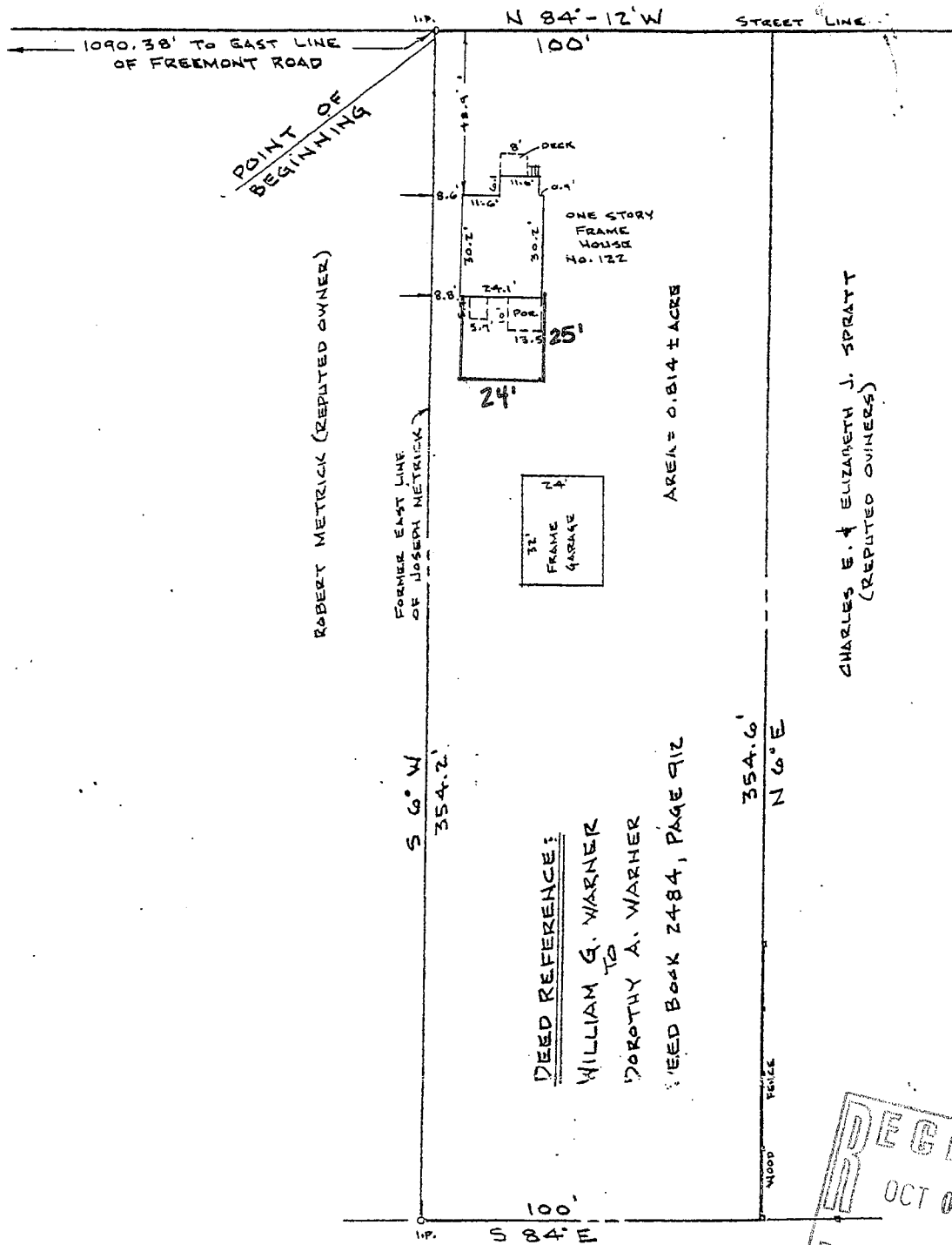
ALBERT D. FLEET  
120 E. RICHMOND RD.  
EAST SYRACUSE, N.Y. 13057  
H 315 656-8610  
C 315 391-1920

I ALBERT D. FLEET GIVE DAN HAYES PERMISSION  
TO ADD ONTO THE BACK OF HIS HOUSE AS FAR AS  
HE WANTS.

THANK YOU

 10/25/22

RICHMOND ROAD



RECERTIFIED JUNE 14, 1995

KENDALL DRIVE EXTENSION SEC. A

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7209, sub-division 2. of the New York State Education Law.

The Undersigned Certifies That This Map Was Made From An Actual Survey Completed JANUARY 30, 1992, subject to facts an 'up to date abstract of title may reveal.

N.Y. State Licensed Land Surveyor No. 49315

THOMAS D. JONES  
Licensed Land Surveyor

5727 Stonykill Street  
East Syracuse, N.Y. 13057

PH (315) 656-8607

LANDS OF WARNER

PART OF LOT NO. 44

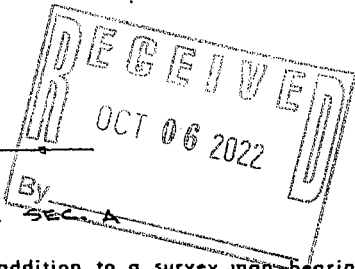
TOWN OF MAHLIUS

ONONDAGA COUNTY, N.Y.

SCALE 1"=50'

DATE 1/30/1992

FILE 418.1





TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 10-26-22

1. Property Address: 122 E. RICHMOND RD.

Property Tax Map # \_\_\_\_\_

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

2. Owner of Property: YES

Owner's Address: 122 E. RICHMOND RD.

Owner's E-Mail: DANIEL.HAYES@NATIONALGRID.COM

Owner's Phone #: 315-559-6044 Does Owners reside at property: YES

Signature of Property Owner: Daniel T. Hayes

3. Applicant / Representative / Attorney:

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Below this line - For Office Use Only

Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Payment Receipt #: \_\_\_\_\_

Date of Denial of Building Permit Application: \_\_\_\_\_ Current Property Zoning: \_\_\_\_\_

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: \_\_\_\_\_

Town of Manlius  
Town Clerks Office

OCT 26 2022

Received and Filed

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.

- DTA
- NO 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?
- YES 5. Whether the alleged difficulty was self-created?

#### Use Variances:

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

1. The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
2. The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. That the request use variance, if granted, will not alter the essential character of the neighborhood; and
4. That the alleged hardship has not been self-created.

Use the space below or submit a separate documentation to present the necessary proof. Opportunity will also be given to present proof at the public hearing.

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