

Agenda
Zoning Board of Appeals
June 15, 2023
6:30 PM

1. Virtual Meeting Instructions - June 15, 2023

Documents:

[6-15-23 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - May 18, 2023 & June 1, 2023

4. Eric Hrbac, 4649 Whetstone Rd., Manlius (Tax Map # 112.-01-18.1)
Will need one side yard variance to construct a 28X30 garage.

Documents:

[5 Criteria Questions.pdf](#)
[Building Permit Application.pdf](#)
[Building Plans - Garage.pdf](#)
[Disclosure Affidavit.pdf](#)
[Image Mate Photo.pdf](#)
[Survey.pdf](#)
[Variance Needed.pdf](#)
[ZBA Application.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 town website at www.townofmanlius.org



June 15, 2023 – 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/83986444799?pwd=TTZWQTUxYXR4Wk1HQVYvN2txM0xuZz09>

Password to join when prompted:

Password: **038132**

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: 839 8644 4799

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

Password: **038132**

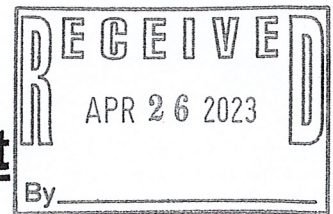
If this is your first time joining a ZOOM meeting you may practice using ZOOM meeting platform at <https://zoom.us/test>.

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? **Answer: No**
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? **Answer: No**
3. Whether the requested variance is substantial? **Answer: No**
4. Whether the Variance will have an adverse effect on physical or environmental conditions? **Answer: No**
5. Whether the alleged difficulty was self-created? **Answer: 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.

Name – Owner/Applicant: Eric Arbac

Address of Proposed Work: 4649 Whetstone Rd Manlius, NY 13104

Phone Number: 315-383-4104

Email Address: Eric.Arbac@expresspros.com

Contractor Name & Address: J. Hence & Co

Contractor Phone Number: 315-637-8888 - Cell 315-952-6641

Contractor Email Address: jhence@henceco.com

Proposed Work:

- | | | | |
|---------------------------|-------------------------------|---|---|
| 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: \$ 170,000

Size of Project: 28x30 Garage

Description of Project:

Detached garage, unfinished interior

Residential - New Structure ☒ Existing Structure _____

of Bedrooms 0 # of Bathrooms 0 # of Fireplaces 0

Total Square Feet w/o Garage 0 Garage Square Foot 840

Other _____

Description _____

Commercial – New Structure _____ Existing Structure _____

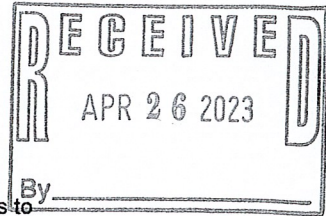
Name of Business: _____ Total Square Feet: _____

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: 4/26/2023

CODE ENFORCEMENT USE ONLY

Zoning: R1 (F) 40 (R) 40 (S) 20 Flood Plain Wetlands

Received By: B Receipt No.: 14390 Fee: \$ 570 Date: 4-26-23

Check #: 1126 Cash: Credit Card:

Tax Map # 112.-01-18.1

Building Permit Number:

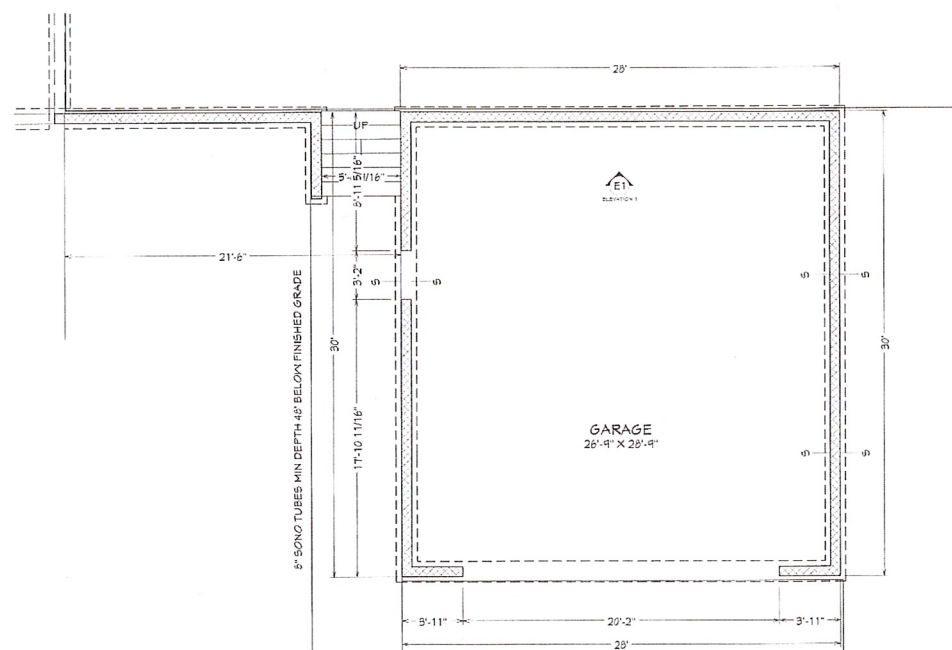
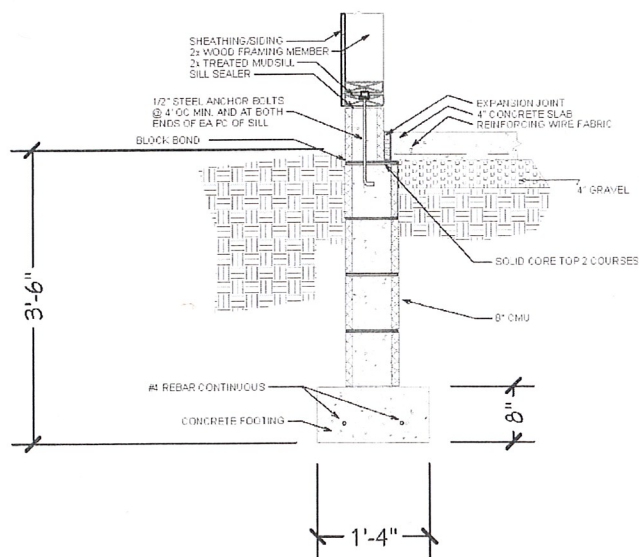
Approved: Disapproved: Date:

Remarks: 5/5/2023 VARIANCE REQUIRED - SEE REFERRAL PAPERWORK

[Signature]
Signature of Code Enforcement Officer



REMOVE GARAGE WALLS ROOF, SLAB AND FOUNDATION, IF ANY.



**J. HENCE & CO.
DESIGN/BUILD
CONTRACTORS
302 ORVILTON DR
SYRACUSE, NY 13214
315-637-8888**

HRBAC RESIDENCE

DETACHED GARAGE

4649 WHETSTONE RD
MANLIUS, NY 13104

DATE:

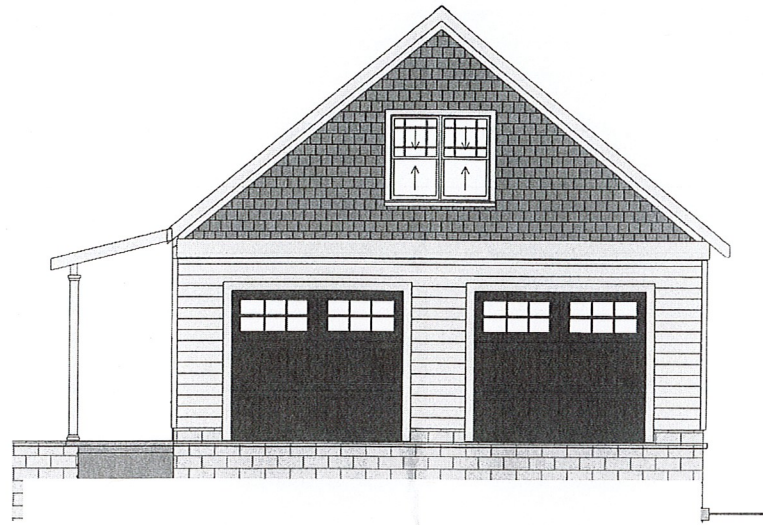
4/4/2023

SCALE:

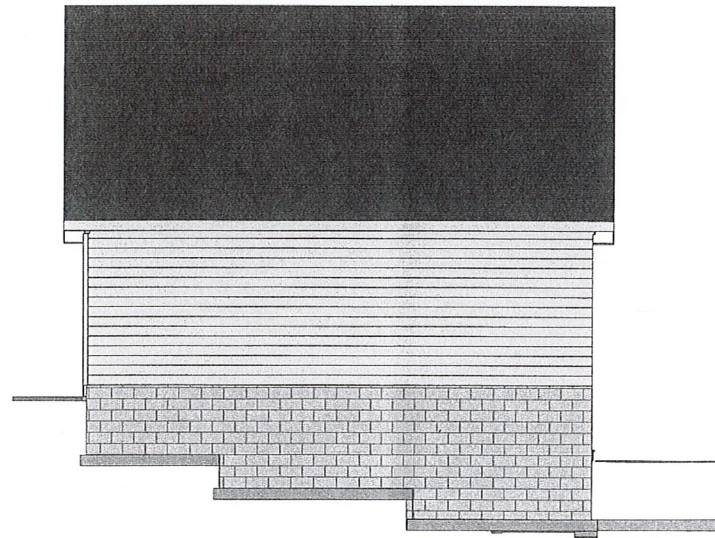
$$1/4'' = 1'$$

SHEET:

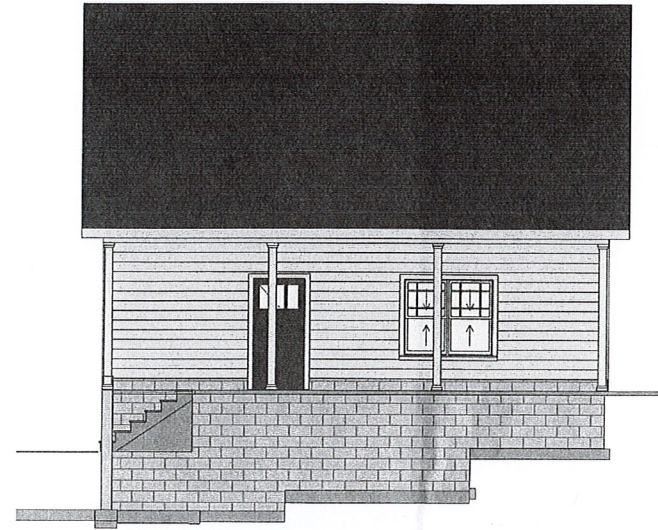
A-1



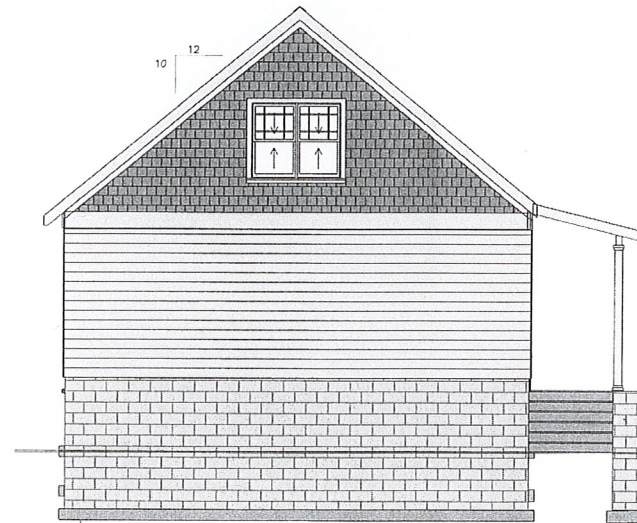
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



J. HENCE & CO.
DESIGN/BUILD
CONTRACTORS
302 ORVILTON DR
SYRACUSE, NY 13214
315-651-8886

HRBAC RESIDENCE

DETACHED GARAGE

4649 WHETSTONE RD
MANLIUS, NY 13104

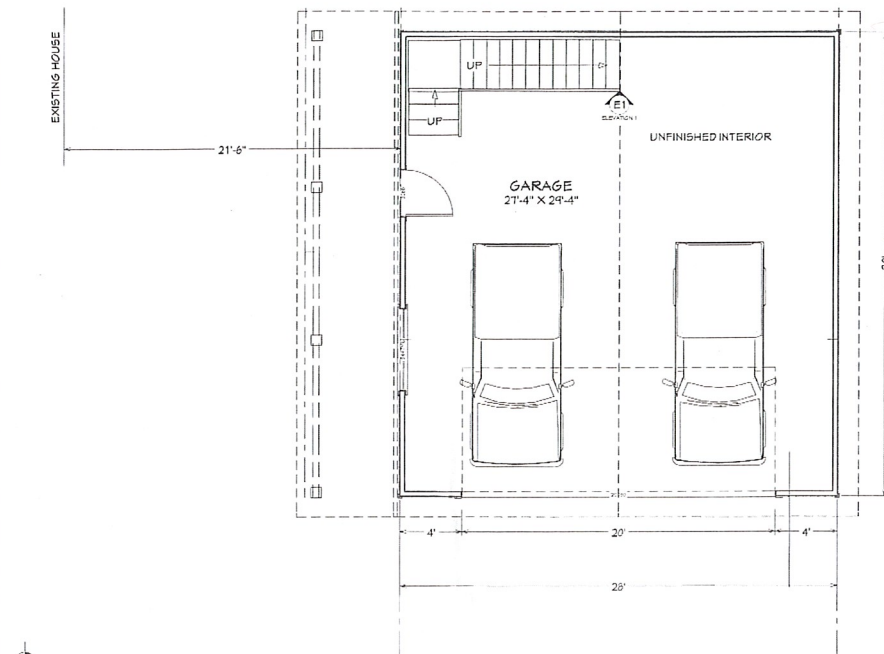
DATE:

4/4/2023

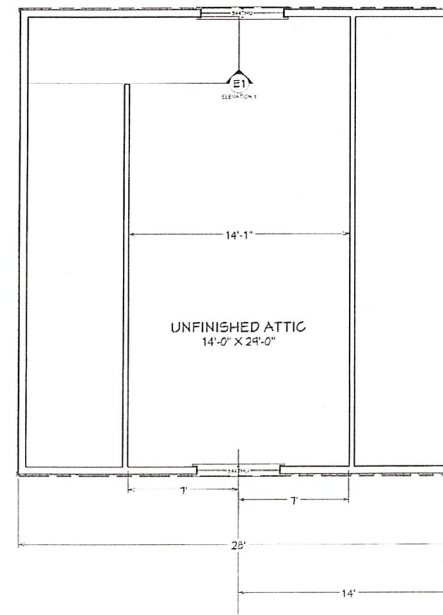
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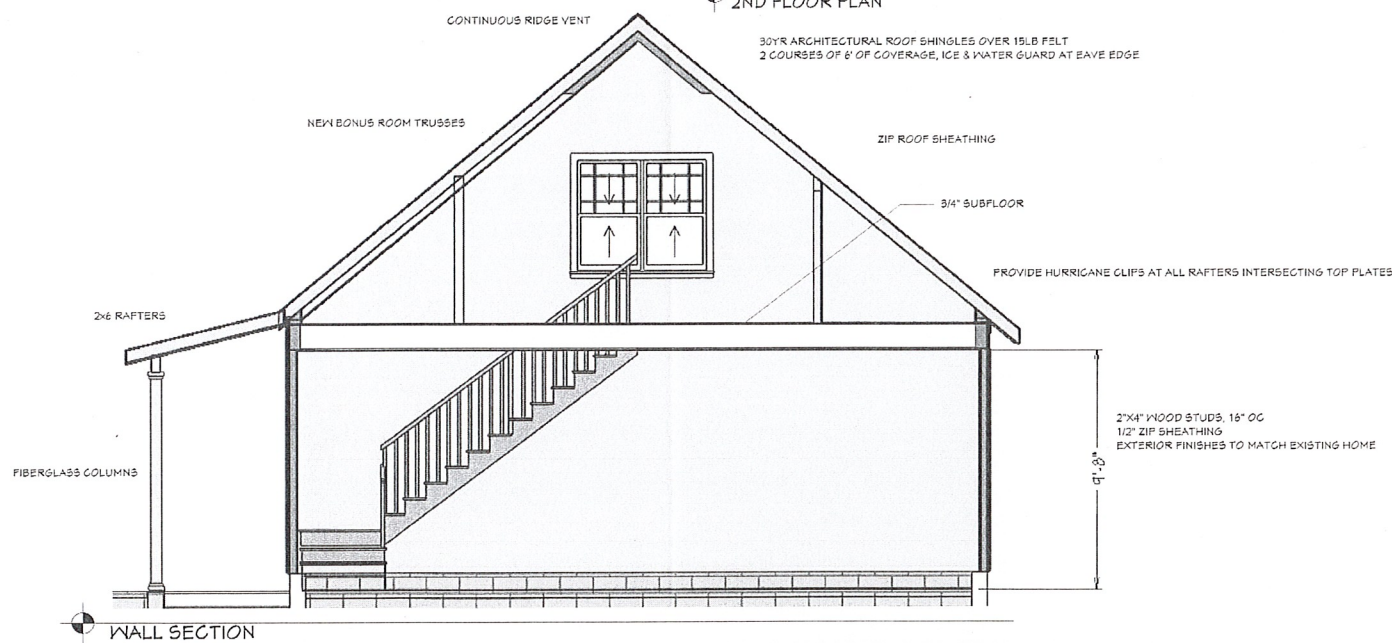
A-3



1ST FLOOR PLAN



2ND FLOOR PLAN



WALL SECTION



J. HENCE & CO.
DESIGN/BUILD
CONTRACTORS
302 ORVILTON DR
SYRACUSE, NY 13214
315-657-8888

HRBAC RESIDENCE

DETACHED GARAGE

4649 WHETSTONE RD
MANLIUS, NY 13104

DATE:

4/4/2023

SCALE:

1/4" = 1'

SHEET:

A-2

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.*

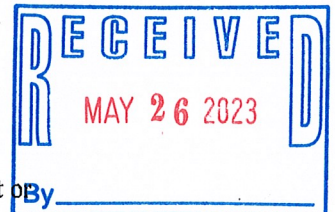
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

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

James Herve
(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: 5/26, 2023

Date: _____, 20____

James Hence
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

[Signature]
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

J. Hence & Co.
(Entity Name)

(Entity Name)

[Signature]
By (Officer) _____ (Title)

By (Officer) _____ (Title)

302 Dryden Dr
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

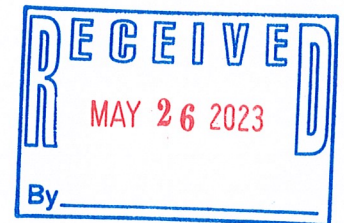
Syracuse NY 13214

315-637-8888
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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



On this 26th day of May in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared _____

(1st Applicant's Name)

, and _____ personally known to me or proved to me on the basis 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, 2027

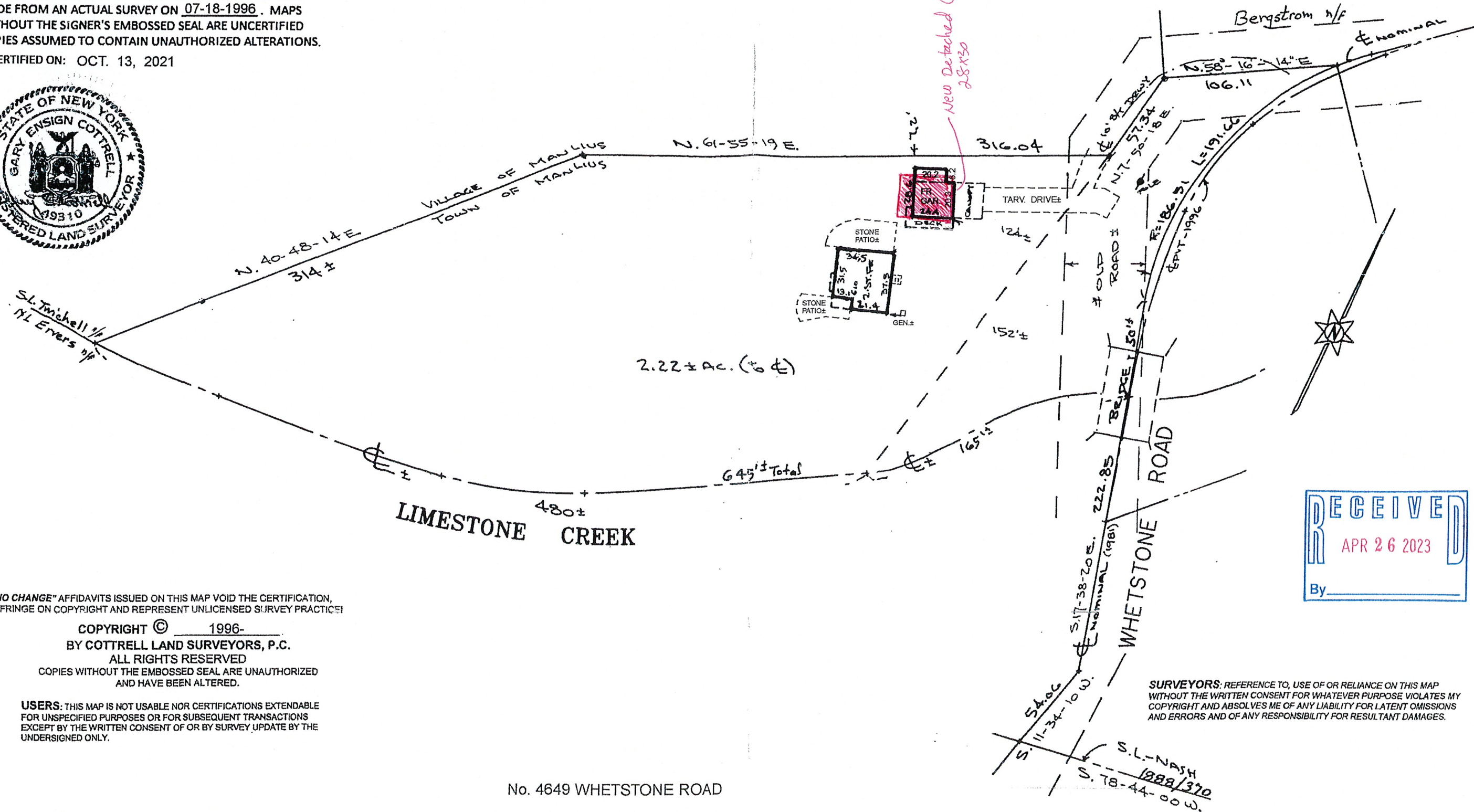
4649 Whetstone Rd.



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

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS
MADE FROM AN ACTUAL SURVEY ON 07-18-1996. MAPS
WITHOUT THE SIGNER'S EMBOSSED SEAL ARE UNCERTIFIED
COPIES ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS.

RECERTIFIED ON: OCT. 13, 2021



"NO CHANGE" AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION,
INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICES!

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AND HAVE BEEN ALTERED.

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FOR UNSPECIFIED PURPOSES OR FOR SUBSEQUENT TRANSACTIONS
EXCEPT BY THE WRITTEN CONSENT OF OR BY SURVEY UPDATE BY THE
UNDERSIGNED ONLY.

No. 4649 WHETSTONE ROAD

PART OF LOT 98 - TOWN OF MANLIUS
ONONDAGA COUNTY, N. Y.

SCALE: 1" = 60'
JULY 18, 1996
COTTRELL LAND SURVEYORS, PC
7308 STATE ROUTE 173, MANLIUS, NY 13104
(315) 682-8121 WWW.COTTRELLSURVEYORS.COM

ID: 112-1-18
FILE: Roll 112-2-1
354/112

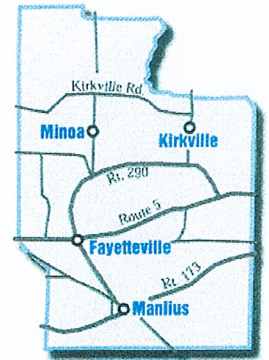


Town of Manlius

Planning and Development

Zoning Board Referral

4649 Whetstone Rd
Manlius NY 13104
Tax Map ID: 112.-01-18.1
Applicant: Eric Hrbac
Contractor: J. Hence & Co.



Building permit application cannot be approved as the project requires a variance.

1. Applicant needs a variance from chapter 155-7 (B). The applicant is requesting a side yard setback of 7 feet and will need a variance of 13 feet to provide relief from the required 20-foot side yard setback requirement.

Thomas Poitras
Zoning Officer
Town of Manlius

John Deer, Supervisor

Town Board – Sara Bollinger, Elaine Denton, Alissa Italiano, Katelyn Kriesel, William Nicholson, Heather Allison Waters,

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-8619 • Fax: (315) 637-0713

www.townofmanlius.org

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 5/21/2023

1. Property Address: 4649 Whetstone Rd Manlius, ny 13104

Property Tax Map # 112.-01-18.1

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

Construction of new 2gar Detached Garage in Place of Existing Detached 2gar Garage

2. Owner of Property: Eric & Maha Hrbac

Owner's Address: 4649 Whetstone Rd Manlius ny 13104

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

Owner's Phone #: 315-383-4104

Does Owners reside at property: yes.

Signature of Property Owner: _____

3. Applicant / Representative / Attorney:

Name: Jamie Hence Company: J. Hence & Co.

Address: 302 Orville Dr Syracuse ny 13214

Phone: 315-637-8888 E-Mail: jhence@henceco.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: _____

