

Agenda
Zoning Board of Appeals
June 1, 2023
6:30 PM

1. Virtual Meeting Instructions - June 1, 2023

Documents:

[6-1-23 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - May 18, 2023 - TABLED

4. Andrew Cummings, 7 Edgewood Parkway, Fayetteville (Tax Map # 096.-10-18.0)

Will need two variances for the construction of a 16X16 shed.

Documents:

[ZBA Application.pdf](#)
[5 Criteria Questions.pdf](#)
[Variances Needed.pdf](#)
[Application for Building Permit.pdf](#)
[Building Plans.pdf](#)
[Disclosure Affidavit.pdf](#)
[Image Mate - Photo.pdf](#)
[Survey.pdf](#)

5. Antonina Ruppert, 8218 Verbeck Dr., Manlius (Tax Map # 114.-04-09-.0)

Documents:

[ZBA Application.pdf](#)
[5 Criteria Questions.pdf](#)
[Application for Building Permit.pdf](#)
[Building Plan.pdf](#)
[Disclosure Affidavit.pdf](#)
[Neighbor Letter.pdf](#)
[Survey.pdf](#)
[Variance Needed.pdf](#)

6. John Perry, 7286 W. Meyers Rd., E Syracuse (Tax Map # 046.-02-02.0)

Will need one variance to construct a 384 square foot addition.

Documents:

[ZBA Application.pdf](#)
[Application for Building Permit.pdf](#)
[Disclosure Affidavit.pdf](#)
[Image Mate - Photo.pdf](#)
[Site Plan.pdf](#)
[Variances Needed.pdf](#)

7. Other Business

8. 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 1, 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/81417396023?pwd=dIBBa3VaUi9YTG9MV1Vkd2cwL3pCdz09>

Password to join when prompted:

Password: **555369**

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: 814 1739 6023

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

Password: **555369**

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

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date:

April 22nd, 2023

1. Property Address:

7 Edgewood Parkway Fayetteville
13066

Property Tax Map #

096-10-18.0

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

New construction of a
16' by 16' shed in the back portion
of the yard

2. Owner of Property:

Andrew and Gloria Cummings
Owner's Address: 7 Edgewood Pkwy Fayetteville, NY 13066

Owner's E-Mail:

Andy.Cummings@MSIX.COM

Owner's Phone #:

315-420-3970

Does Owners reside at property:

Yes

Signature of Property Owner:

Andrew Cummings

3. Applicant / Representative / Attorney:

Name:

Company:

Address:

Phone:

E-Mail:

Below this line - For Office Use Only

Application Received by:

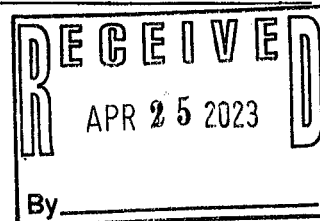
Date:

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:



7 Edgewood Parkway – shed variance:

Area Variances – 5 Criteria Questions

If the applicant requests an area variance from the Town of Manlius Municipal Code, the applicant must consider the 5 criteria questions and be prepared to respond to the ZBA Board if requested to. These questions must be answered on a separate sheet of paper and submitted with your application.

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
3. Whether the requested variance is substantial?
4. Whether the Variance will have an adverse effect on physical or environmental conditions?
5. Whether the alleged difficulty was self-created?

- 1) Due to the terrain of the back yard and National Grid power lines, the proposed is the most conducive place to place the shed.
- 2) We do not believe so.
- 3) No
- 4) No
- 5) No

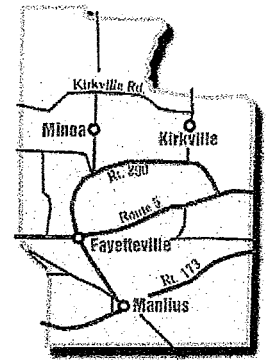


Town of Manlius

Planning and Development

7 Edgewood Pkwy
Fayetteville, NY 13066
Tax Map ID 096.-03-18.0

Zoning Board Referral



Applicant: Andy and Gloria Cummings

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

1. Applicant needs a variance from chapter 155-12 (B). Applicant is requesting a side yard setback of 1 foot and will need a variance of 19 feet to provide relief from the required 20-foot side yard setback requirement.

Side Yard Depth Variance – Required 20' requesting 1' needs a variance of 19'.

2. Applicant seeking a variance from chapter 155-12 (B). Applicant is requesting 15-foot rear yard setback and will need a variance of 25 feet to provide relief from the required 40-foot rear yard setback.

Rear Yard Depth Variance – Required 40' requesting 15' needs a variance of 25'.

A handwritten signature in black ink, appearing to read "Thomas Poitras".

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,

EMAIL: andy-cummings@msn.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:

Andy Cummings + Gloria Cummings 315-247-1242 (Gloria)
315-420-3970 (Andy)

Address of Proposed Work: 7 Edgewood Parkway Fayetteville NY 13066

Contractor Name & Address & Phone Number: Owner - same as above

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: \$ \$12,000

Size of Project: 16' X 16'

Description of Project:

Erect a storage shed at the back left of the property.

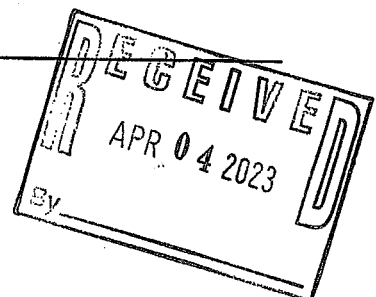
Residential - New Structure _____ **Existing Structure** _____

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: _____ Date: _____

CODE ENFORCEMENT USE ONLY

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

Received By: \$ Receipt No.: 14241 Fee: \$ 100 Date: 4-5-23

Check #: 325 Cash: _____ Credit Card: _____

Tax Map # 096.-03-18.0

Building Permit Number: _____

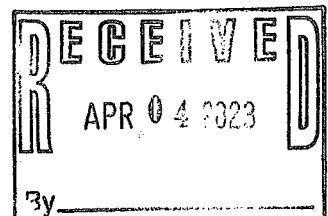
Approved: _____ Disapproved: _____ Date: _____

Remarks:

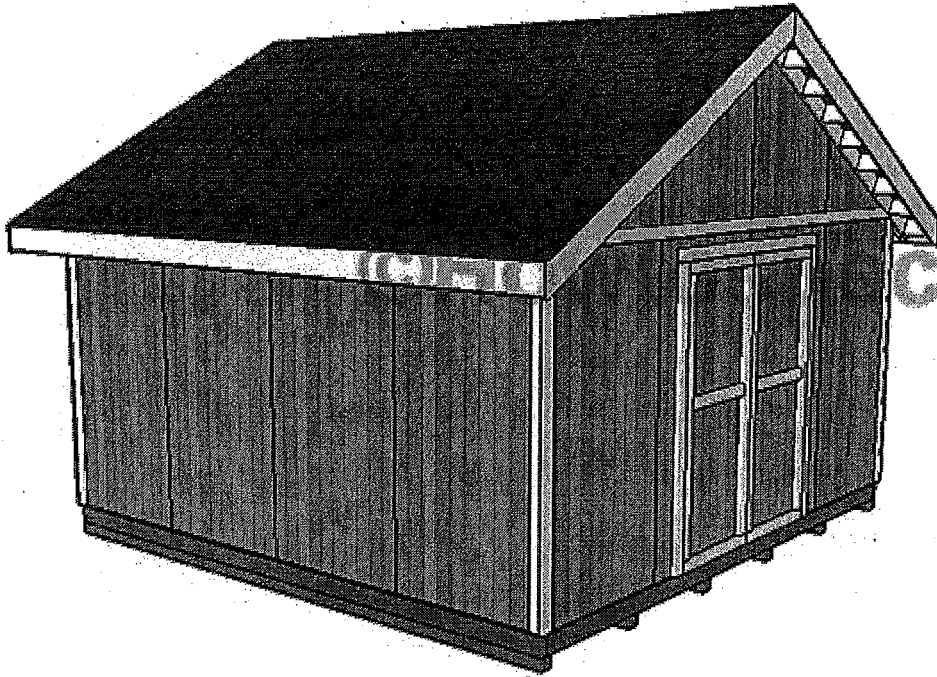
4/17/2023 DISAPPROVED SEE VALUANCE REFERRAL



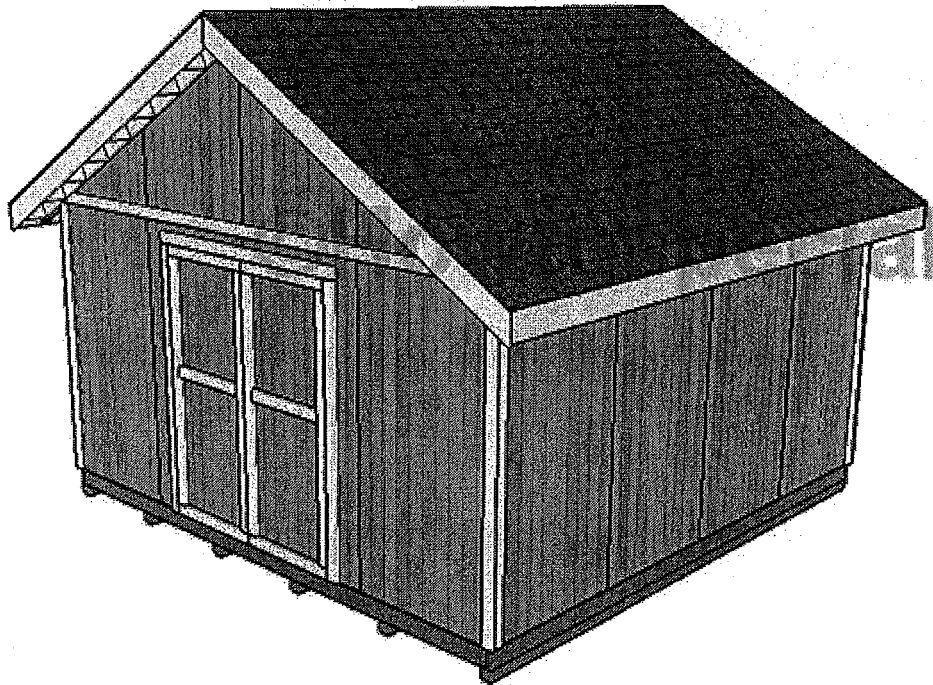
Signature of Code Enforcement Officer



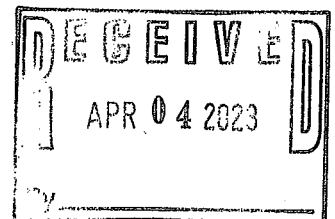
Cummings - Shed - 7 Edgewood Parkway Fayetteville, NY 13066 16' by 16', 8' walls, 13' height



Free 16x16 Shed Plans



16x16 Shed Plans



Shed Roof/gables materials

Where used –

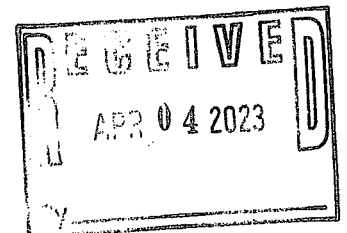
Materials

- G – 4 pieces of T1-11 siding – 32"x48" long, 4 pieces – 48"x59 3/4" long SIDING
- H – 2 pieces of 2x6 lumber – 130" long, 1 piece – 185" long, 2 pieces – 21 1/4" long, 1 piece – 48" long 9xTRUSSES
- H – 4 pieces of 2x4 lumber – 7 1/4" long, 4 pieces – 35" long SUPPORTS
- I – 4 pieces of 2x6 lumber – 130" long, 18 pieces – 8" long 2xOVERHANG
- J – 6 pieces of 2x4 lumber – 48"x96" long, 4 pieces – 48"x48" long, 4 piece – 30 3/4"x96" long, 4 pieces – 11 1/2"x96" long, 4 pieces – 11 1/2"x30 3/4" long ROOF

Bill of material -

- 26 pieces of 2x6 lumber – 14'
- 9 pieces of 2x6 lumber – 16'
- 4 pieces of 2x6 lumber – 8'
- 9 pieces of 2x4 lumber – 8'
- 13 pieces of 3/4" plywood – 4'x8'
- 1 piece of 1/2" plywood – 4'x8'
- 4 pieces of T1-11 siding – 4'x8'
- 1 5/8" screws, 2 1/2" screws, 3 1/2" screws
- skid ties
- 6d nails

Tar paper/ Asphalt shingles



Shed sub-floor/floor/walls

Left wall (as you are facing the shed, closest to property line), will be built to comply with the following requirement....

- a. R302.1 Exterior Walls - Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Where used –

Materials

- A – 6 pieces of 4×4 lumber – 192" long **SKIDS**
- B – 2 pieces of 2×6 lumber – 192" long, 13 pieces – 189" long **FLOOR FRAME**
- C – 6 pieces of 3/4" plywood – 48"x96" long, 4 pieces – 48"x48" long **FLOOR**
- D – 1 piece of 2×4 lumber – 185" long, 1 piece – 192" long, 2 pieces – 56 1/2" long, 8 pieces – 91 1/2" long, 2 pieces – 86" long, 2 pieces – 75" long **FRONT WALL**
- E – 2 pieces of 2×4 lumber – 192" long, 1 piece – 185" long, 11 pieces – 91 1/2" long **2xSIDE WALLS**
- F – 2 pieces of 2×4 lumber – 113" long, 1 piece – 120" long, 6 pieces – 91 1/2" long **BACK WALL**
- G – 12 pieces of T1-11 siding – 48"x96" long **SIDE WALL**

A and B – pressure treated

Bill of materials –

- 6 pieces of 4×4 lumber – 16'
- 15 pieces of 2×6 lumber – 16'
- 12 pieces of 2×4 lumber – 16'
- 41 pieces of 2×4 lumber – 8'
- 2 pieces of 2×6 lumber – 8'
- 8 pieces of 3/4" plywood – 4'x8'
- 12 pieces of T1-11 siding – 4'x8'
- 1 5/8" screws, 2 1/2" screws, 3 1/2" screws
- skid ties
- joist hanger

Shed Roof/gables materials

NOTE: Roof eaves will be less than 4 inches, in compliance with the following requirement.

"Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm)."

Where used –

Materials

- G – 4 pieces of T1-11 siding – 32"x48" long, 4 pieces – 48"x59 3/4" long SIDING
- H – 2 pieces of 2x6 lumber – 130" long, 1 piece – 185" long, 2 pieces – 21 1/4" long, 1 piece – 48" long 9xTRUSSES
- H – 4 pieces of 2x4 lumber – 7 1/4" long, 4 pieces – 35" long SUPPORTS
- I – 4 pieces of 2x6 lumber – 130" long, 18 pieces – 8" long 2xOVERHANG
- J – 6 pieces of 2x4 lumber – 48"x96" long, 4 pieces – 48"x48" long, 4 piece – 30 3/4"x96" long, 4 pieces – 11 1/2"x96" long, 4 pieces – 11 1/2"x30 3/4" long ROOF

Bill of material -

- 26 pieces of 2x6 lumber – 14'
- 9 pieces of 2x6 lumber – 16'
- 4 pieces of 2x6 lumber – 8'
- 9 pieces of 2x4 lumber – 8'
- 13 pieces of 3/4" plywood – 4'x8'
- 1 piece of 1/2" plywood – 4'x8'
- 4 pieces of T1-11 siding – 4'x8'
- 1 5/8" screws, 2 1/2" screws, 3 1/2" screws
- skid ties
- 6d nails

Tar paper/ Asphalt shingles

Doors – where used –

Materials

- L – 4 pieces of 1×8 lumber – 132" long, 2 pieces – 215 1/4" long TRIMS
- M – 2 pieces of 1×4 lumber – 87 1/2" long, 1 piece – 79" long JAMBS
- N – 2 pieces of 1×4 lumber – 36" long, 1 piece – 80 1/2" long, 1 piece – 29" long, 1 piece of T1-11 siding – 36"x87 1/2" long DOORS

Bill of materials-

- 4 pieces of 1×8 lumber – 12'
- 4 pieces of 1×8 lumber – 10'
- 10 pieces of 1×4 lumber – 10'
- 2 1/2" screws, 3 1/2" screws, 1 5/8" screws
- 4d nails, 6d nails
- 2 brad nails, 1 1/5" brad nails
- hinges & latch

**TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT**

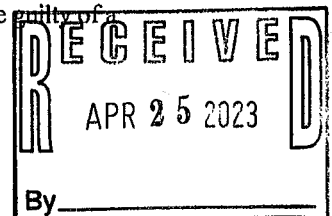
This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

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

I *Tina L. G. J.*, being duly sworn, deposes and says that (s) he is:
 (Notary)
Andrew L. Cummings
 (applicant, petitioner, corporation officer, property owner, etc.)

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

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



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

-OR-

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

Date: April 25, 20 23
Andrew Cummings
(Print Name of 1st Applicant)
Andrew Cummings
(Signature of 1st Applicant)

(Entity Name)

By (Officer) (Title)
7 Edgewood Pkwy
(Mailing Address of 1st Applicant)
Foxottville, NY 13066
315-420-3920
(Telephone Number)

Date: _____, 20 _____

(Print Name of 2nd Applicant)

(Signature of 2nd Applicant)

(Entity Name)

By (Officer) (Title)

(Mailing Address of 2nd Applicant)

(Telephone Number)

ACKNOWLEDGEMENTS

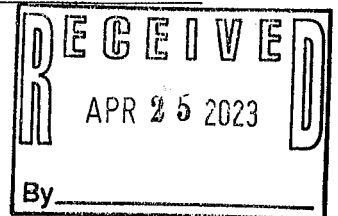
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 25th day of April in the year 20 23, before me, the undersigned, a notary public in and for said state, personally appeared Andrew Cummings
(1st Applicants Name)

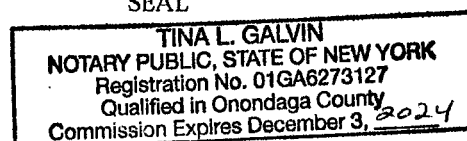
, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

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.

Tina L. Galvin
Notary Public



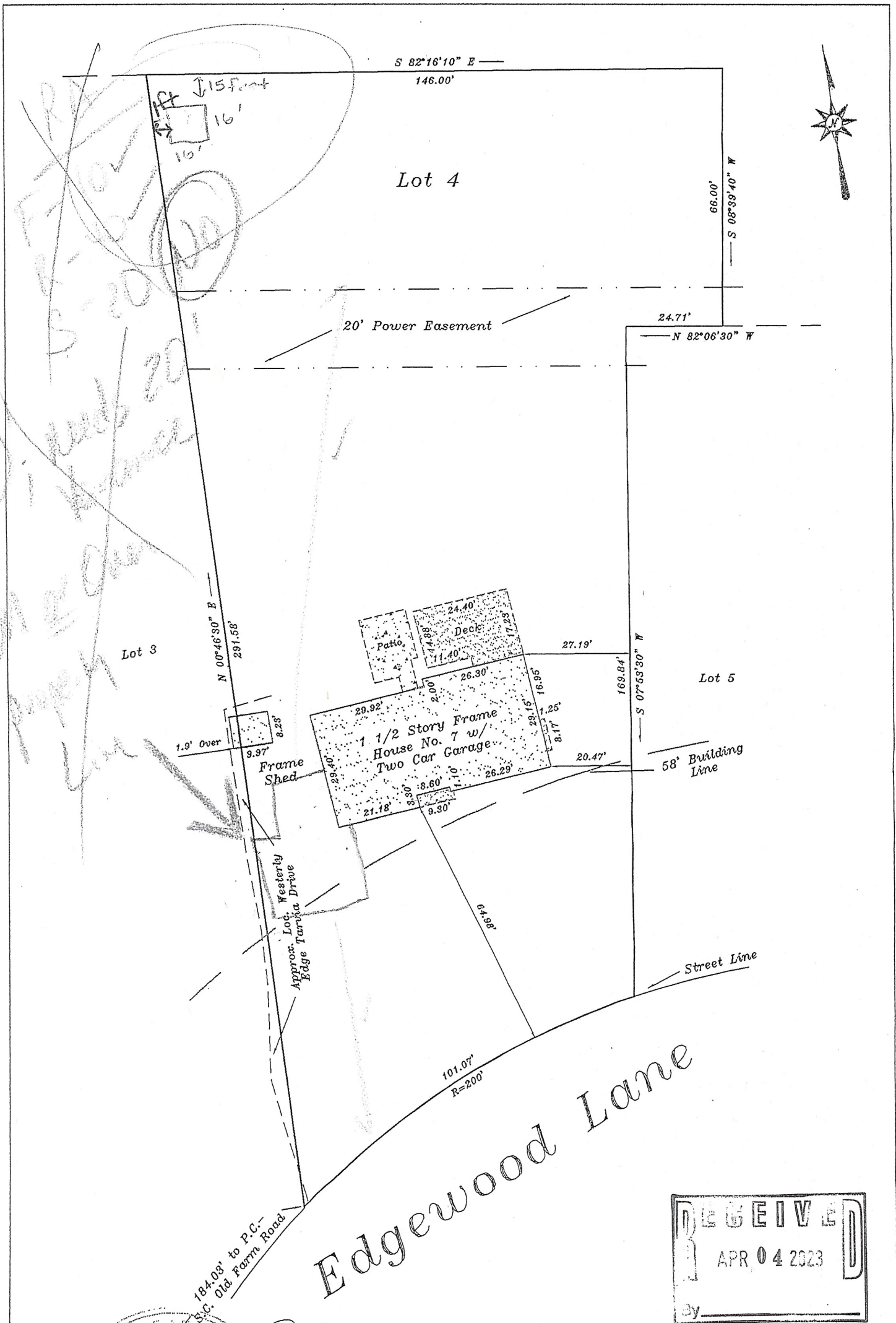
SEAL



/ Edgewood Parkway



C... 7 Edgewood, NY



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

Licensed Land Surveyor

R.J. Lighton Sr. NYSLS 45373
R.J. Lighton Jr. NYSLS 50534
886 E. Brighton Ave., Syracuse N.Y. 13205

Location Survey on Lot# 4 of the Foxwood Farms Tract.

Known as No. 7 Edgewood Lane, Town of Manlius, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 30' Date: 11-02-04

Revisions:

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

APR 25 2023

Date: April 25, 2023

Received and Filed

1. Property Address: 8218 VERBECK DRIVE. Manlius NY

Property Tax Map # 23.4072 LOT 8

13104

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

2. Owner of Property: BRUCE AND Antonina Ruppert

Owner's Address: 8218 VERBECK DR. MANLIUS, NY 13104

Owner's E-Mail: nruppert19@gmail.com

Owner's Phone #: 315-882-2488 Does Owners reside at property: YES

Signature of Property Owner: Antonina Ruppert Bruce Ruppert

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: _____

AREA VARIANCES – 5 CRITERIA QUESTIONS

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

Town of Manlius
Town Clerks Office

APR 25 2023

Received and Filed

The hardship we are claiming is the side yard setback at the time of construction of the existing house 40 years ago was less than under the current R-5 zoning requirements. We can't move the existing house over and moving the sunroom over would put it in the kitchen, which wouldn't work architecturally.

Town of Manlius
Town Clerks Office

APR 25 2023

Received and Filed

EMAIL: nruppert19@gmail.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

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 114 04 09.0

8218 Verbeck Dr. Manlius, NY Lot # 8

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

Yankee Builders Phone # 315-247-9144

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

Antonina Ruppert & Bruce Ruppert
3 Season Room 8218 Verbeck Dr. Phone # 315-882-2488
Manlius, NY 315-521-4540

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign

☐ storage/shed ☐ fireplace/wood stove ☒ other 3 Season Construction Cost \$ 37,500
Room where previous deck was situated.

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 204 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: April 10, 2023 By: Antonina Ruppert

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification —

Planning Board —

Rec'd by B Receipt No. 14271

Zoning R5

Plans Review —

Building Permit No. —

Flood Plains — Wetlands —

Date Application Rec'd —

Set Backs —

Contractors W/C Ins. —

ZBA —

Fee 250 Date Paid 4-10-23

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☐ DISAPPROVED

Date —

Remarks VARIANCE REQUIRED FOR PROPOSED SCOPE OF WORK 4/24/2023

SEE VARIANCE REFERRAL.

mm/ntdx
Signature of Codes Enforcement Officer



Yankee Builders
7649 Number 4 West Road
Fabius NY 13063
315-247-9144
YankeeBuilders7@yahoo.com

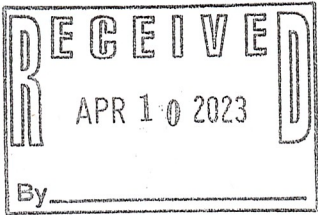
ESTIMATE
EST0097

DATE
12/26/2022

TOTAL
USD \$37,500.00

TO
Nina Ruppert
8218 Verbeck Drive
Manlius, Ny 13104
☎ 315-882-2488
nruppert19@gmail.com

DESCRIPTION	RATE	QTY	AMOUNT
16'x14' 3 Season Room -Yankee Builders will demo and dispose of existing deck(\$1,500). -A roughly 16'x14' structure will be built. -Pressure treated framing for the deck. 2x10 joists. 4x6 posts below frost line on concrete footers. 3/4" subfloor. -2x6 exterior walls with zip plywood sheathing. -2x10 rafters with zip plywood sheathing. -Walls and ceiling will be insulated with fiberglass insulation to code. Floor will have 2 inch foam board installed. -Roofing and siding to match house. Asphalt shingles 4'x8' stock panels with cedar trim. -5'x5' slider windows will be installed(8 total viwinco windows) -Two windows matching angle of roof will be installed in the peak of gable.(viwinco) -One sliding glass door will be installed.(paradigm) -Walls will be sheetrock. -Ceiling will be tongue and groove. -Trim will be primed colonial. -Electrical will be done to code. Recessed lights on angled ceiling and a ceiling fan installed in center of room. Outlets will be installed to code as well as 3-220v baseboard heaters.	\$37,500.00	1	\$37,500.00



APR 25 2023

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

Received and Filed

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)
Antoine Ruppert
(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.

APR 25 2023

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

-OR-

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

Date: April 25, 20 23

Date: _____, 20 _____

Antonina Ruppert
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

Antonina Ruppert
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title)

By (Officer) _____ (Title)

8218 Verbeck Dr.

(Mailing Address of 2nd Applicant)

(Mailing Address of 1st Applicant)

Manlius, NY

315-882-2488
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 25th day of April in the year 20 23, before me, the undersigned, a notary public in and for said state, personally appeared Antonina Ruppert

, and _____
(1st Applicants Name)
(2nd Applicants Name) 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.

[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

I am in agreement that this
Addition can be built.

Cynthia Scott
8216 Verbeck Dr.

Town of Manlius
Town Clerks Office

APR 25 2023

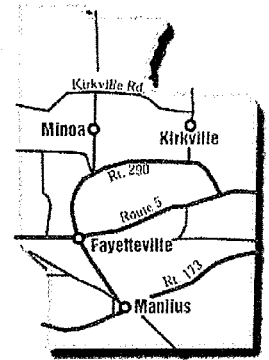
Received and Filed

Town of Manlius

Planning and Development

Zoning Board Referral

7286 West Myers Rd
East Syracuse, NY 13057
Tax Map ID 046.-02-020



Applicant: John Perry

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

1. Applicant needs a variance from chapter 155-12 (B). The applicant is requesting a rear yard setback of 16 feet 2 inches and will need a variance of 23 feet 10 inches to provide relief from the required 40-foot rear yard setback requirement. This variance will include an existing two car garage with a rear yard setback of 16 feet 2 inches and the proposed attached addition with a rear yard setback of 18'.
 - a. Rear Yard Depth Variance – Required 40' requesting 16'2" needs a variance of 23' 10".
2. Applicant needs a variance from chapter 155-12 (B). The applicant is requesting a rear yard setback of 22 feet 7 inches and will need a variance of 17 feet 5 inches to provide relief from the required 40-foot rear yard setback requirement.
 - a. Rear Yard Depth Variance – Required 40' requesting 22'7" needs a variance of 17'5".


Thomas Poitras
Zoning Officer
Town of Manlius

Town of Manlius
Town Clerks Office

MAY 04 2023

Received and Filed

John Deer, Supervisor

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

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 04/26/2023

1. Property Address: 7286 West Myers Rd East Syracuse

Property Tax Map # 046-02-02-0

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

small addition to house fitness spa

2. Owner of Property: John E Perry Shirley Lenia

Owner's Address: 7286 West Myers Rd East

Owner's E-Mail: j.perry 423 @ gmail . com

Owner's Phone #: 315 430 5885 Does Owners reside at property: yes

Signature of Property Owner: [Signature]

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

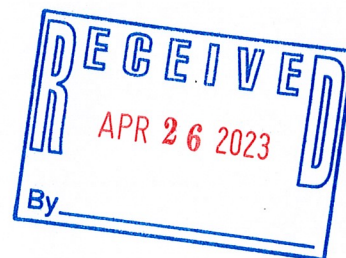
Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

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



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.



EMAIL: JPerry423@gmail.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

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 096 - 0202 - 0

7286 W. Myers Rd East Syracuse Lot # _____

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

Phone # _____

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

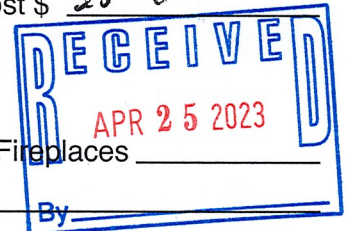
John Perry 7286 W. Myers Rd East Syracuse Phone # 315 430 5885

PROPOSED WORK, USE OR OCCUPANCY

☒ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☐ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 25,000

RESIDENTIAL-NEW STRUCTURE

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



RESIDENTIAL-EXISTING STRUCTURE

of rooms added: _____ ☐ Bedroom ☐ Family Room ☐ Bath ☐ Living Space
Other 6 ym / spa Total Sq. Ft. added: 384 sq ft.

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: 04/25/23 By: [Signature]

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

40 40 20
Occupancy Classification _____
Zoning RA
Flood Plains _____ Wetlands _____
Contractors W/C Ins. _____

Planning Board _____
Plans Review _____
Date Application Rec'd _____
ZBA _____

Rec'd by [Signature] Receipt No. 14369
Building Permit No. _____
Set Backs _____
Fee 185.00 Date Paid 4/25/23

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☐ DISAPPROVED

Date _____

Remarks 4/25/2023 PROPOSED SCOPE REQUIRES VARIANCES. SEE VARIANCE REFERRAL

[Signature]
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.*

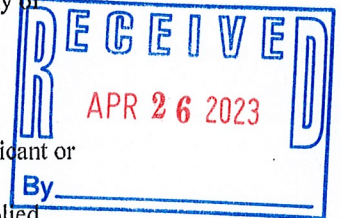
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Tina L. Galvin, being duly sworn, deposes and says that (s) he is:
(Notary)

John Perry
(applicant, petitioner, corporation officer, property owner, etc.)

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

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



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

-OR-

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

Date: April 26, 2023

Date: _____, 20____

John Perry
(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)

(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

7286 E Myers Rd
Kent Syracuse NY 13207
315 430 5885

(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

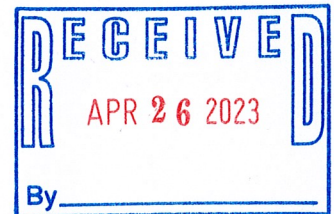
On this 26th day of April in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared John Perry

(1st Applicant's Name)

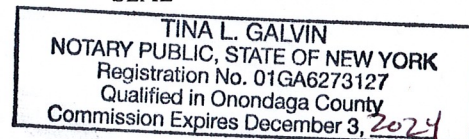
, and _____ personally known to me or proved to me on the basis
(2nd Applicant's Name)

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.

[Signature]
Notary Public



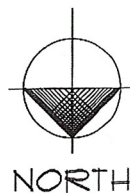
SEAL



7286 Myers Rd.



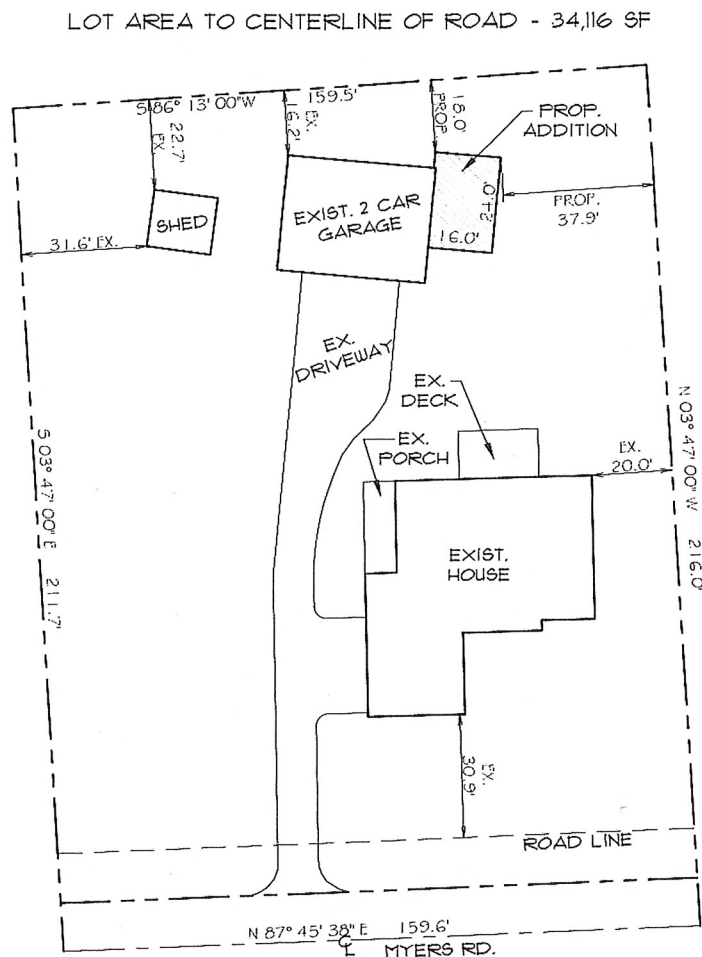
02/20/2021



SITE PLAN

SC.: 1" = 30'-0"

SITE INFORMATION IS OBTAINED FROM SURVEY
DONE BY JAMES R. LIGHTON, L.L.S. DATED 11/13/2003
ADDITIONAL INFORMATION BY EGGLESTON & KRENZER
ARCHITECTS P.C.



ADDITION
JOHN PERRY
7286 MYERS RD.
TN. OF MANLIUS, NY

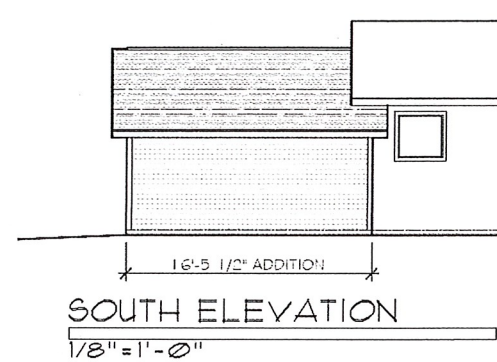
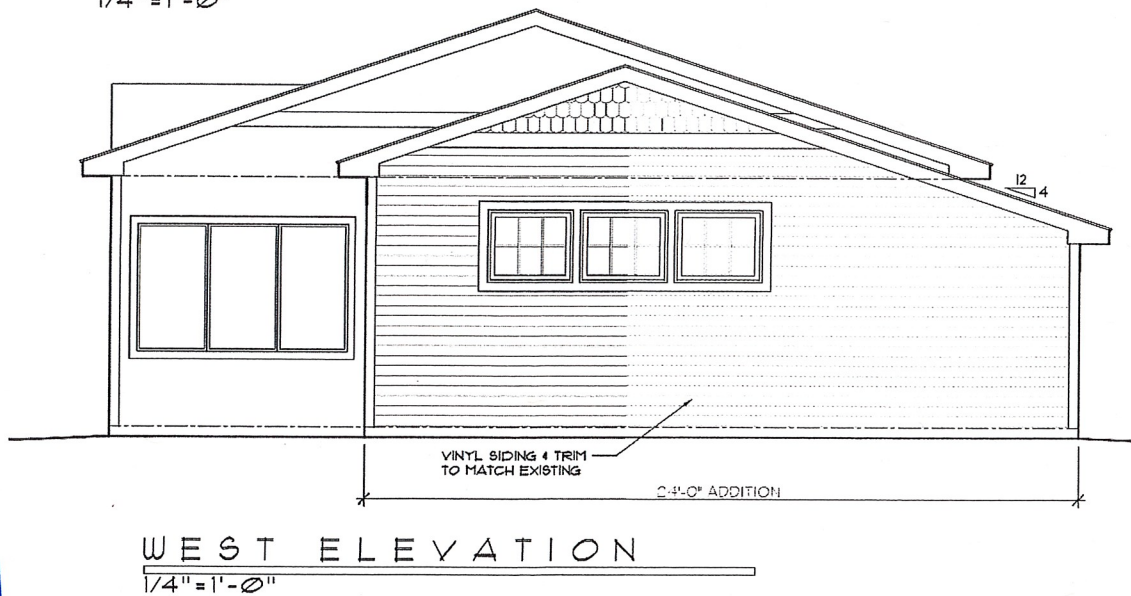
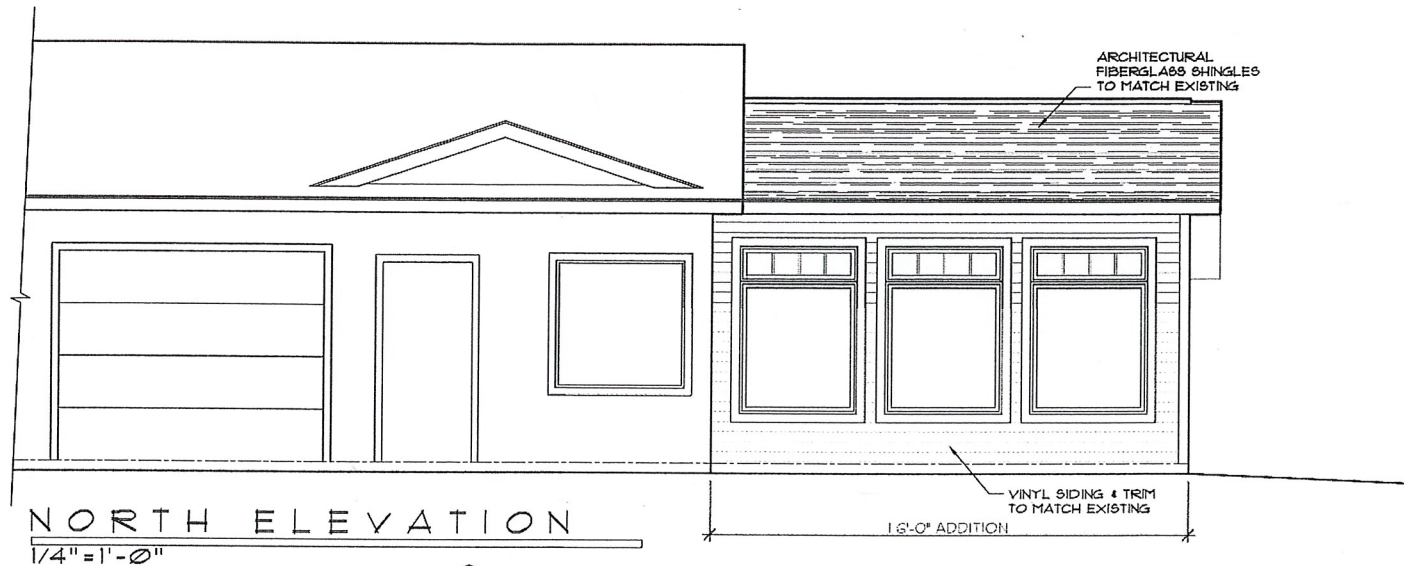
a r c h i t e c t
EGGLESTON & KRENZER, ARCHITECTS PC
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23074

DATE:
24 APR 2023

1 OF 1

RECEIVED



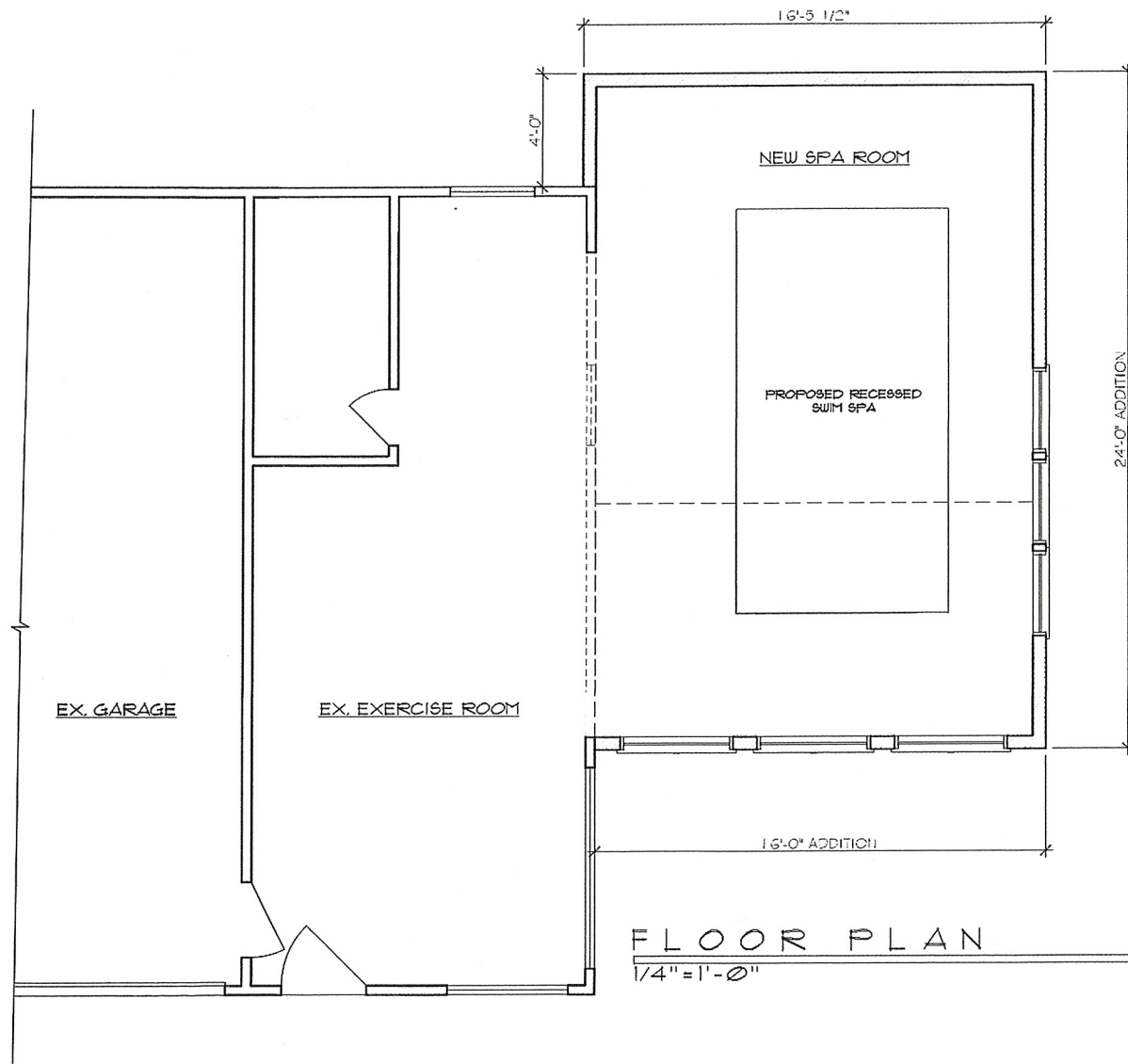
ADDITION FOR:
JOHN & SHIRLEY PERRY
7286 MYERS ROAD
TN OF MANLIUS, NY

architect
EGGLESTON & KRENZER ARCHITECTS, P.C.
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23074

DATE:
25 APR 2023

1 OF 2



architect
EGGLESTON & KRENZER ARCHITECTS, P.C.
1391 EAST GENESEE STREET
SKANEATELES, NY 13152
(315) 685-8144

PROJ: 23074

DATE:
25 APR 2023

2 OF 2

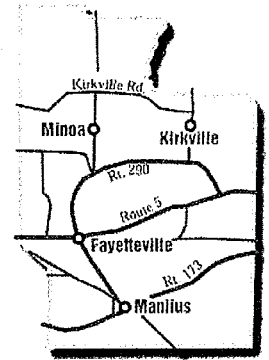
ADDITION FOR:
JOHN & SHIRLEY PERRY
7286 MYERS ROAD
TN OF MANLIUS, NY

Town of Manlius

Planning and Development

Zoning Board Referral

7286 West Myers Rd
East Syracuse, NY 13057
Tax Map ID 046.-02-020



Applicant: John Perry

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

1. Applicant needs a variance from chapter 155-12 (B). The applicant is requesting a rear yard setback of 16 feet 2 inches and will need a variance of 23 feet 10 inches to provide relief from the required 40-foot rear yard setback requirement. This variance will include an existing two car garage with a rear yard setback of 16 feet 2 inches and the proposed attached addition with a rear yard setback of 18'.
 - a. Rear Yard Depth Variance – Required 40' requesting 16'2" needs a variance of 23' 10".
2. Applicant needs a variance from chapter 155-12 (B). The applicant is requesting a rear yard setback of 22 feet 7 inches and will need a variance of 17 feet 5 inches to provide relief from the required 40-foot rear yard setback requirement.
 - a. Rear Yard Depth Variance – Required 40' requesting 22'7" needs a variance of 17'5".


Thomas Poitras
Zoning Officer
Town of Manlius

Town of Manlius
Town Clerks Office

MAY 04 2023

Received and Filed

John Deer, Supervisor

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