

Agenda
Zoning Board of Appeals
September 21, 2023
6:30 PM

1. Virtual Meeting Instructions - August 17, 2023

Documents:

[9-21-23 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - August 17, 2023

Documents:

[8-17-23 Draft.pdf](#)

4. Cassi Crossman, 7636 Sturbridge Dr., Manlius NY (Tax Map # 110.-06-08.0)

Requesting a 6 foot side yard (east side) variance to construct a 18' X 18' pool deck.

Documents:

[ZBA Application.pdf](#)
[Building Permit Application.pdf](#)
[Variance \(s\) Needed.pdf](#)
[5 Criteria Questions.pdf](#)
[Drawing.pdf](#)
[Image Mate.pdf](#)
[Survey - 7636 Strubridge Dr..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



September 21, 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/86742156487?pwd=ZUVpMEI1cmJrMXU4TXZzY2pMbTFhQT09>

Password to join when prompted:

Password: **319297**

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: 867 4215 6487

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

Password: **319297**

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

Allied Sign Company, 5427 N Burdick St., Fayetteville (tax map # 086.-01-04.2) Requesting two variances in install (1) DS 6-foot 11-foot 13/16-inches X 16-foot internally illuminated pylon sign with faces to be routed with push through Acrylic.

Chairman T. Kelly stated the public hearing was held open from the prior meeting.

Greg Kishel, Allied Sign Company, stated that Telsa has moved the location of the sign as shown in revision (9) of the site plan dated August 15, 2023. Explaining the sign will be 46 feet from the road and on the edge of the parking lot in front of the building and not in the parking lot as previously discussed. In this location it will be more in line with the neighboring signs.

Code Officer Poitras stated that the neighboring business was provided with the revised plan for the sign with a response of thank you.

Member Catalino made a motion, seconded by Member Linhart, to close the public hearing at 6:49 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, but they have come up with a reasonable alternative.
- 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 based on the town code.
- 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, they want a sign to promote their business.

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 **94.92 square feet per face and a variance of 10 feet for the height** 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: **The sign be only placed in the location that is in the revised plan (9) dated August 15, 2023 that is attached to the application submitted.**

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 Linhart to grant an two variances to KDP Manlius LLC, represented by Greg Fishel, Allied Sign Company, for the property located at 5427 North Burdick St., Fayetteville NY 13066 (tax map # 086.-01-04.2). The first variance is being granted for the purpose of a free standing exterior monument sign that has 110.92 square feet per face and a variance of 94.92 square feet is required to provide relief from the 16 square feet that is allowed for a freestanding sign. The second variance is being granted for the purpose of a free standing exterior monument sign is 16 feet and variance of 10 feet is required to provide relief from the 6 feet that is allowed for a freestanding sign from the existing or natural ground level directly beneath the proposed sign.

With a the condition that the sign be only placed in the location that is in the revised plan (9) dated August 15, 2023 that is attached to the application.

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

Nays: 0

All in Favor.

Motion Carries.

Kristen Coulter, 212 McClennan Dr., Fayetteville (tax map # 085.-04-19.0)

John Coulter, the contractor, stated they would like to place a 6-foot by 10-foot mudroom on the south end of the house. Mr. Coulter stated that the existing shed will be moved to the backyard and the existing gate will be replaced and moved over. Mr. Coulter stated that the side entrance is used as the main entry to the house. The addition will have no plumbing, just electricity.

Member Catalino made a motion, seconded by Member Linhart, to open the public hearing at 6:59 PM and it was carried unanimously.

Concerning the distance between the houses Code Officer Poitras stated that they are only concerned with the applicant's property line not the neighbors. Code Officer Poitras stated that the sheetrock will give the house fire protection.

Member KP Kelly asked if the addition would be insulated. Mr. Coulter stated that the addition will be insulated in the walls and floor.

Mr. Andrews the neighbor to the south spoke with Code Officer Poitras and stated that he okay with addition.

Member Linhart made a motion, seconded by Member Miller, to close the public hearing at 7:10 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 because the lot is so narrow.

- 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 because they wanted to add mudroom to the house.

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 3 feet** is the minimum variances 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 Kristen Coulter, 212 McClennan Dr., Fayetteville (tax map # 085.-04-19.0) the variance is granted for the purpose of the construction of a 6-foot by 10-foot addition as presented.

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

Nays: 0

All in Favor.

Motion Carries.

Other Business

None

Adjournment

With there being no other business, Member Linhart made a motion, seconded by Member Miller, and carried unanimously, to end the meeting at 8:15 PM

Respectfully submitted,
Debi Witzel, Secretary

Zoning Board of Appeals

DRAFT

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 08/28/2023

1. Property Address: 7636 Sturbridge Dr. Manlius, NY 13104

Property Tax Map # 110-06-08.0

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

New deck construction

2. Owner of Property: Matthew and Cassi Crossman

Owner's Address: 7636 Sturbridge Dr. Manlius, NY 13104

Owner's E-Mail: Copa0583@hotmail.com / CCrossman@id.cnyric.org

Owner's Phone #: 315-663-7750 / 315-559-0622 Does Owners reside at property: yes

Signature of Property Owner: Matthew R Crossman Cassi Crossman

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: _____

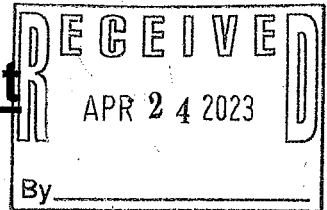
Town of Manlius
Town Clerks Office

AUG 29 2023

Received and Filed

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: Cassi Crossman
Address of Proposed Work: 7636 Sturbridge Dr. Manlius
Phone Number: 315-559-0622
Email Address: ccrossman@jd.cnycic.org
Contractor Name & Address: Self
Contractor Phone Number: _____
Contractor Email Address: _____

Proposed Work:

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

Construction Cost: \$ 4,000

Size of Project: 14' x 18'

Description of Project:

above ground pool deck

Residential - New Structure _____ Existing Structure _____

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

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

Other _____

Description _____

Commercial - New Structure _____ Existing Structure _____

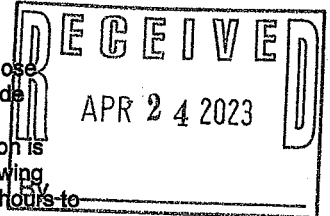
Name of Business: _____ Total Square Feet: _____

Description of Property: _____

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

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

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



Signature: [Signature]

Date: 8-23-23

CODE ENFORCEMENT USE ONLY

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

Received By: 3 Receipt No.: 15300 Fee: \$ 100 Date: 8-24-23

Check #: 478 Cash: Credit Card:

Tax Map # 110. - 06-08.0

Building Permit Number:

Approved: Disapproved: Date:

Remarks: 8/28/23 DENIED SEE VARIANCE REFERRAL (SP)

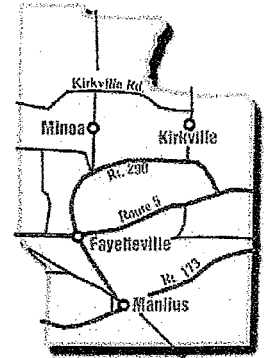
Signature of Code Enforcement Officer

Town of Manlius

Planning and Development

Zoning Board Referral

Tax ID 110.-06-08.0
7636 Sturbridge Dr
Manlius NY 13104-9587



Applicant: Cassi L Jones & Matthew R Crossman

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

1. The applicant needs a variance from chapter 155-7(B) for the construction of an 18-foot by 18-foot deck. The applicant is requesting a side yard setback of 14 feet and will need a variance of 6 feet to provide relief from the required 20-foot side yard setback requirement.

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,

Variance - Criteria Questions

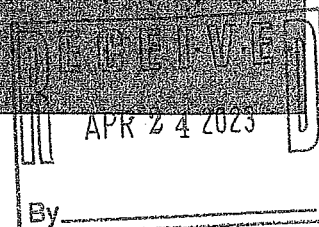
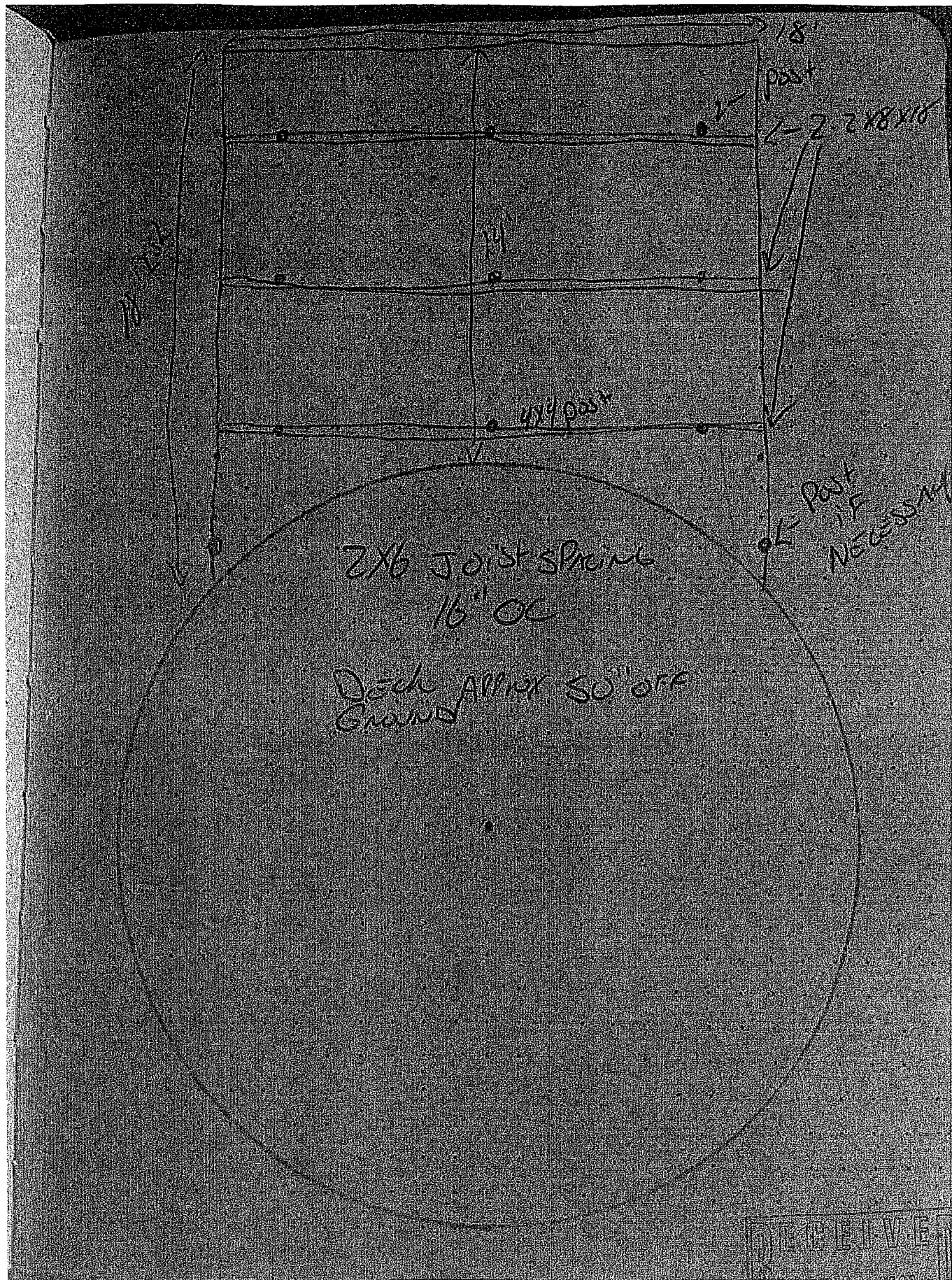
1. No

2. No

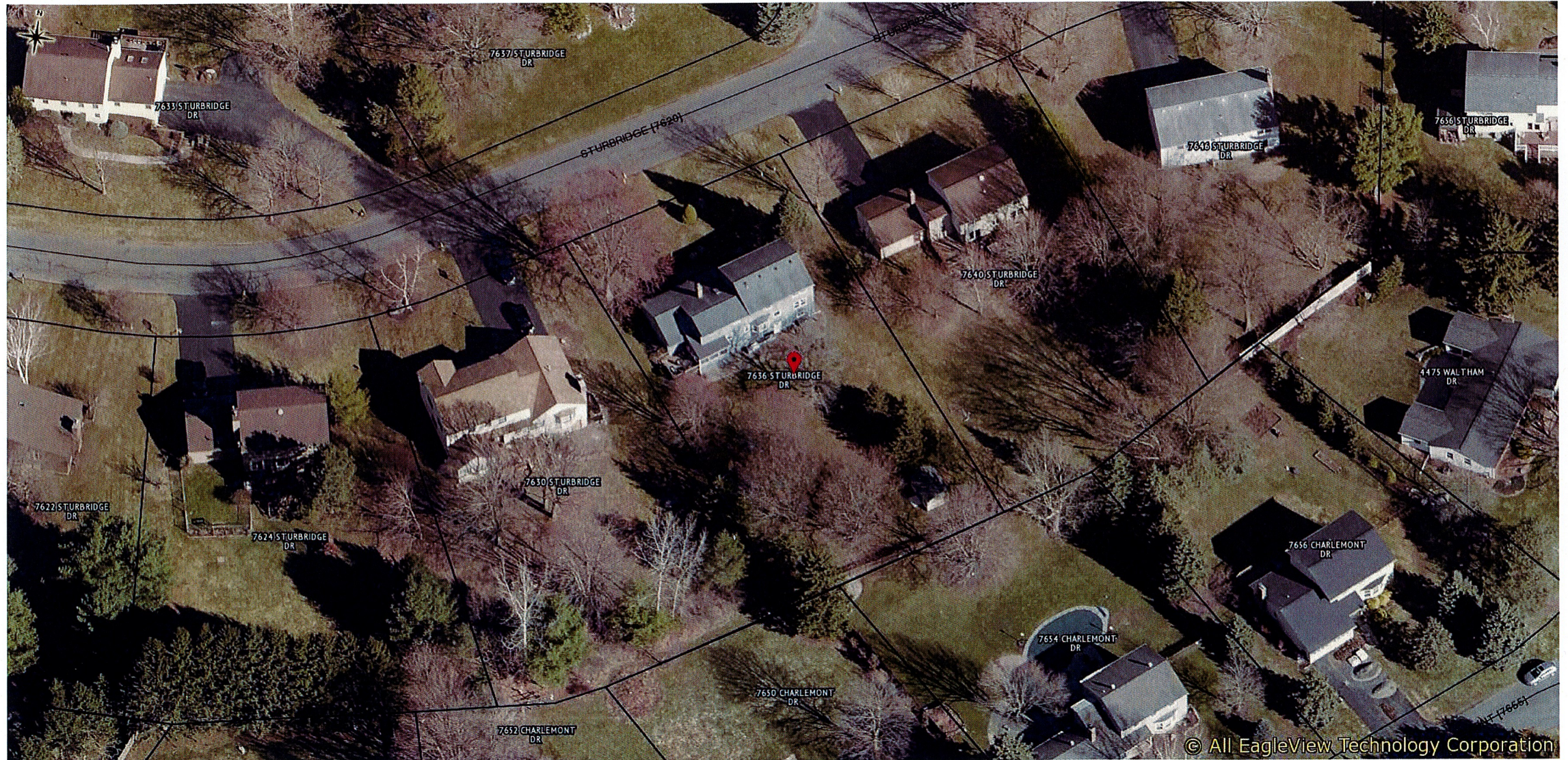
3. No

4. No

5. No



/636 Sturbridge Dr.

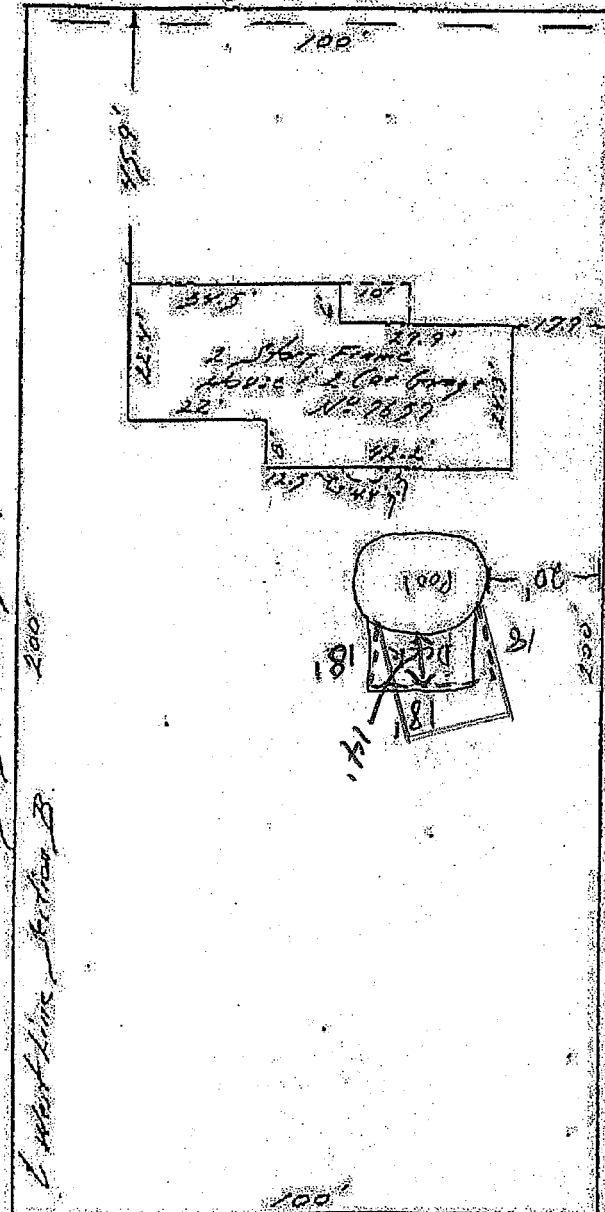


Starbridge

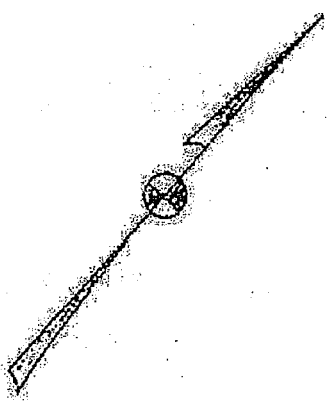
Drive

N. 52° 37' 45" E. -

RECEIVED
APR 24 2023
BY



*Flt. line
underground utility
lines*



N. 52° 37' 45" E. -

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY AND SAME IS CORRECT.

R. J. EIGHTON

R. J. EIGHTON
SYRACUSE, N.Y.

Location survey on Lot #7, Section "B", of the Longmeadow Tract.

Known as 16.7657 Starbridge Dr., Town of Manlius, County of Onondaga, New York.

DRAWN BY: M.S.E. SCALE: 1" = 30' DATE: Oct. 1, 1992

REVISIONS: