

301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
Fax 315-637-0713



Chairperson:
Karrie Catalino

Members:
Warren Linhart
Eric Christensen
Tim Kelly
Jessica Detor

**Agenda
Zoning Board of Appeals
January 15, 2026
6:30 PM**

**Use the Manlius Zoning Board of Appeals' recurring Zoom Link!
The same link will be used for all meetings.**

**Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/87987327153>**

Pledge Of Allegiance

Approval Of Minutes

1. November 20, 2025

Organizational Meeting

1.
 - Karrie Catalino - Appointed as Chairperson for the term of 01/01/2026-12/31/2026 by the Town Board
 - Jessica Detor - Appointed as a member for the term of 01/01/2026-12/31/2030 by the Town Board
 - Harris Beach Murtha was appointed as the Zoning Board Attorney by the Town Board for 2026
 - Approve Carrie Grevelding as the Zoning Board Clerk
 - 2026 Board meetings - The board will meet on the third Thursday of the month at 6:30 PM. Schedule as attached:

Public Hearing

1. Peter Cookhouse - 4600 South Eagle Village Rd, Manlius, NY - Tax Map #117.-03-03.0

Other Business

Councilor Bollinger - Upcoming Town Projects

Adjournment

Nayes: 0

All in Favor.

Motion Carries

Andrew Marquart – 7101 Karker Rd, East Syracuse, NY 13057 (Tax Map #038.-01-01.2)

Andrew Marquart was present to discuss the project with the board.

Member Kelly made a motion, seconded by Member Linhart, to close the public hearing at 6:36 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nayes: 0

All in Favor.

Motion Carries

Board Questions

Chairperson Catalino 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. The structure could be built smaller.
- 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.

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 height variance of **6-feet** for the construction of a 40-foot by 50-foot by 23-foot detached pole barn 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 detached pole barn is not used for living quarters.
- The detached pole barn match closely to the residence

SEQRA Review

Chairperson Catalino 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 Kelly made a motion seconded by Member Christensen that the Zoning Board of Appeals to grant a height variance of 6-feet to Andrew Marquart for the property located at 7101 Karker Rd, East Syracuse, NY 13057 (Tax Map #038.-01-01.2). This variance is being granted for the construction of a 40-foot by 50-foot by 23-foot detached pole barn with the condition that the pole barn is not used for living quarters and is matched closely to the residence.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nayes: 0 All in Favor. Motion Carries

Chairperson Catalino reviewed the application for 8343 Craine Dr, Manlius, NY.

Legal Notice

Member Linhart made a motion, seconded by Member Christensen, to waive the reading of the public notice and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nayes: 0 All in Favor. Motion Carries

Member Linhart made a motion, seconded by Member Christensen, to open the public hearing at 6:41 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nayes: 0 All in Favor. Motion Carries

Ryan Hanlon – 8343 Craine Dr, Manlius, NY 13104 (Tax Map #115.-01-10.0)

Ryan Hanlon was present to discuss the project with the board.

Member Linhart made a motion, seconded by Member Kelly, to close the public hearing at 6:47 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nayes: 0 All in Favor. Motion Carries

Board Questions

Chairperson Catalino 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. It could be placed in middle of the yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no.
- 3) Whether the requested Variance is substantial? The board answered yes.
- 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.

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 rear yard setback variance of **33-feet and a side yard setback variance of 15-feet** for the construction of an 18-foot by 12-foot shed 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 Catalino 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 Christensen made a motion seconded by Member Kelly that the Zoning Board of Appeals to grant a rear yard setback variance of 33-feet and a side yard setback variance of 15-feet to Ryan Hanlon for the property located at 8343 Craine Dr, Manlius, NY 13104 (Tax Map #115.-01-10.0). This variance is being granted for the construction of an 18-foot by 12-foot shed.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nayes: 0

All in Favor.

Motion Carries

Chairperson Catalino reviewed the application for 4586 Cascades Dr, Manlius, NY.

Legal Notice

Member Kelly made a motion, seconded by Member Christensen, to waive the reading of the public notice and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nays: 0 All in Favor. Motion Carries

Member Kelly made a motion, seconded by Member Linhart, to open the public hearing at 6:51 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nays: 0 All in Favor. Motion Carries

Michael Doolittle – 4586 Cascades Dr, Manlius, NY 13104 (Tax Map #108.-02-39.0)

Michael Doolittle was present to discuss the project with the board.

Member Linhart made a motion, seconded by Member Miller, to close the public hearing at 6:54 PM and it was carried unanimously.

Ayes: Chairperson Catalino, Member Kelly, Member Miller, Member Christensen, Member Linhart

Nays: 0 All in Favor. Motion Carries

Board Questions

Chairperson Catalino proceeded with the board through the five (5) criteria questions.

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

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.

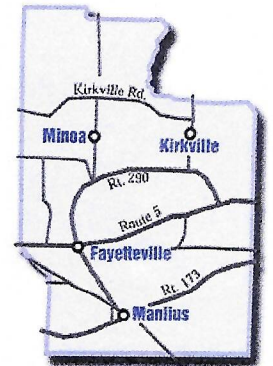
Zoning Board of Appeals Meeting Dates and Deadlines

Meeting Date	Filing Deadline
January 15, 2026	December 31, 2025
February 19, 2026	January 28, 2026
March 19, 2026	February 25, 2026
April 16, 2026	March 25, 2026
May 21, 2026	April 29, 2026
June 18, 2026	May 27, 2026
July 16, 2026	June 24, 2026
August 20, 2026	July 29, 2026
September 17, 2026	August 26, 2026
October 15, 2026	September 30, 2026
November 19, 2026	October 28, 2026
December 17, 2026	November 25, 2026

Please note that these Meeting Dates and Deadlines are subject to change.

Town of Manlius

Planning and Development



Zoning Board Referral

11/20/2025

4600 Eagle Village Rd S
Manlius NY 13104
Tax Map ID: 117.-03-03.0

Applicant: Peter Cookhouse

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

1. The applicant needs a variance from chapter 155-12(A)(1) which references chapter 155-7(A)(2)(b) for the construction of a 40' x 64' accessory structure. The applicant is requesting a height of 25' for the accessory structure and will need a variance of 8 feet to provide relief from the required 17-foot height requirement.

Thomas Poitras
Zoning Officer
Town of Manlius

John Deer, Supervisor

Town Board - Sara Bollinger, Alissa Italiano, Katelyn Kriesel, William Nicholson, Michael Nesci, Ingrid Gonzalez-McCurdy

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

Fee \$100

APPLICATION
TOWN OF MANLIUS – ZONING BOARD OF APPEALS
301 BROOKLEA DR.
FAYETTEVILLE NY 13066
315-637-3521 OR 315-637-8619

PLEASE READ THE FOLLOWING INFORMATION CAREFULLY

THE ZONING BOARD OF APPEALS meets on the 3rd Thursday of the month, this schedule is subject to change. For your application to be placed on the agenda for the Zoning Board, please see the attached list of meeting dates and file deadlines. The placement of your application on the ZBA agenda is subject to caseload and/or the evaluation of your application under the New York State Environmental Quality Review Act and the requirements for referral to the Onondaga County Planning agency.

The ZBA Board reserves the right to limit the number of cases it hears at any one meeting to the first applications received. Additional applications may be delayed until a later meeting despite submissions prior to the File by Date.

An incomplete application will not be considered at all.

Once an application has been scheduled a public meeting notice will be published in the Eagle Bulletin and a meeting agenda will be mailed/emailed to each applicant. All scheduled applications will be open for inspection at the Town of Manlius, Town Clerk's Office.

Unless otherwise notified, all ZBA meetings will begin at 6:30PM at the Manlius Town Hall, 301 Brooklea Dr. Fayetteville NY. The applicant or an authorized representative is encouraged attend the meeting to present their application to the Zoning Board of Appeals Board.

VARIANCE SUBMITTAL REQUIREMENTS

1. Application packet **which must include – Building Permit that has been denied by the Code Officer, ZBA application, survey, building plans, disclosure affidavit and the (*short environmental assessment form - only for commercial property*)** will be needed for the ZBA Board.
2. One **copy** of an accurate survey map of the property drawn by a licensed land surveyor. The survey must designate existing structures and proposed structures or additions. The survey must also show driveways and/or parking spaces as well as the distances from the rear, front and side property lines to the closest point on the primary structure. Distances from accessory or secondary structures to boundary lines should be shown as appropriate.
3. Environmental Assessment Form (*only for commercial property*): Page 1 must be completed by the applicant if short form is used.

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 12-15-25

1. Property Address: 4600 South Eagle vlg. Rd. Manlius ny, 13104

Property Tax Map # 117.-03-03.0


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

2. Owner of Property: Pete Conthouse

Owner's Address: 4600 South Eagle vlg Rd Manlius ny 13104

Owner's E-Mail: ~~PTC~~ TEXME 243 0989@gmail.com

Owner's Phone #: 315-243-0989 Does Owners reside at property: yes

Signature of Property Owner: 

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: _____

This section is for - office use only.

Received by: _____

Date: _____

Payment: _____

Receipt #: _____

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?
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.

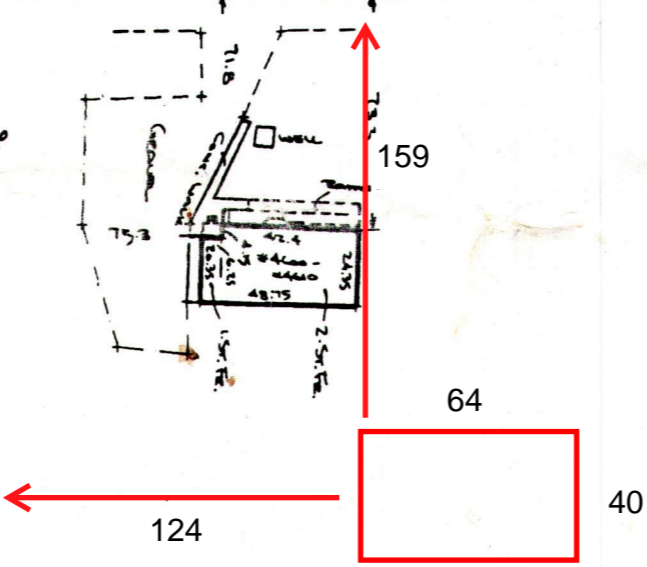
SOUTH EAGLE VILLAGE ROAD

N00°21'00"E
495.00'

CENTERLINE

NW 1/4 JOB WILLIAMS - 1/5

STONE WALL



589°43'29"E ±
1142.46' (DEED)

13,5375 +/- ACRES (DEED)

1240.14' (DEED); 1251.40' (ADJ. SURVEY)
N89°43'15"W ±

506.17' (ADJ. SURVEY)
506.88' (DEED)

NO CHANGE AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION, INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICE
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 CAUTION: THE USE OF OR RELIANCE ON THIS MAP FOR OTHER UNSTATED PURPOSES, SPECIFICALLY FOR, BUT NOT LIMITED TO, CONSTRUCTION, CONSENT OF THE PROPRIETORS IS CONSIDERED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE USER ASSUMES ALL LIABILITY AND RISK OF LOSS FROM SUCH UNSTATED USAGE.

FOR PLANNING AND/OR PERMIT PURPOSES ONLY CIRCA THE LATEST CERTIFICATION DATE.
 THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 6-28-01 OF ONLY THE ROAD FRONTAGE AND SIDELINES, DELINEATED AS SOLID LINES WITH BOTH BEARINGS AND DISTANCES. THE BALANCE OF THE BOUNDARIES (DASHED LINES) HAVE BEEN DRAWN BASED UPON EXISTING MAPS AND RECORDS, AND ARE SUBJECT TO AN ACTUAL SURVEY. VOID UNLESS EMBOSSED SEAL OF SIGNER AFFIXED HERETO.

RECEIVED ON:

David E. Cottrell

PART OF LOT 100 - TOWN OF MANLIUS
 ONONDAGA COUNTY, N. Y.

I.D: 117-3-3	FILE: ROLL 117-3-2
DATE: 6-28-01	SCALE: 1" = 60'
REVISIONS	B/P: 371/36

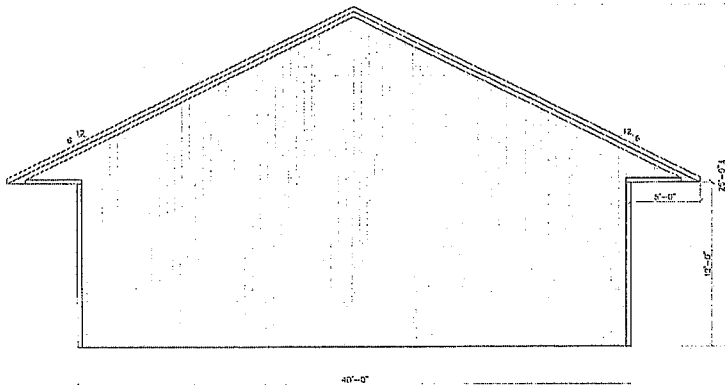
COTTRELL LAND SURVEYORS, P.C.
 7308 JAMESVILLE ROAD
 MANLIUS, N. Y. 13104 PHONE (315) 682-8121

EQUAL PLT
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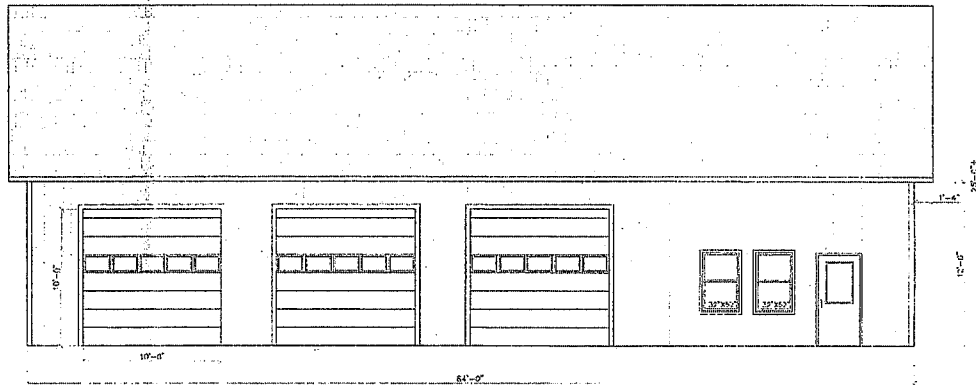
<p>1/4" = 1'-0"</p> <p>Date: 01/26/25</p> <p>DWG. A-1.0</p>	<p>Scale:</p> <p>1/4" = 1'-0"</p> <p>Date: 01/26/25</p> <p>DWG. A-1.0</p>	<p>226 South Eagle Village Rd Manlius, NY 13104 Town of Manlius, Onondaga County</p>	<p>JOB No. 25-304</p> <p>226 South Eagle Village Rd Manlius, NY 13104 (315) 721-7219</p>		<p>NOT TO SCALE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION													<p>CHECKED BY: JTL</p> <p>DATE: 01/26/25</p> <p>FOR APPROVAL:</p> <p>DESIGNED BY: JTL</p> <p>DRAWN BY: JTL</p>	<p>IF A SECTION OF OTHER 2200, 2200A, 2200B, 2200C, 2200D, 2200E, 2200F, 2200G, 2200H, 2200I, 2200J, 2200K, 2200L, 2200M, 2200N, 2200O, 2200P, 2200Q, 2200R, 2200S, 2200T, 2200U, 2200V, 2200W, 2200X, 2200Y, 2200Z, 2200AA, 2200AB, 2200AC, 2200AD, 2200AE, 2200AF, 2200AG, 2200AH, 2200AI, 2200AJ, 2200AK, 2200AL, 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2200FH, 2200FI, 2200FJ, 2200FK, 2200FL, 2200FM, 2200FN, 2200FO, 2200FP, 2200FQ, 2200FR, 2200FS, 2200FT, 2200FU, 2200FV, 2200FW, 2200FX, 2200FY, 2200FZ, 2200GA, 2200GB, 2200GC, 2200GD, 2200GE, 2200GF, 2200GG, 2200GH, 2200GI, 2200GJ, 2200GK, 2200GL, 2200GM, 2200GN, 2200GO, 2200GP, 2200GQ, 2200GR, 2200GS, 2200GT, 2200GU, 2200GV, 2200GW, 2200GX, 2200GY, 2200GZ, 2200HA, 2200HB, 2200HC, 2200HD, 2200HE, 2200HF, 2200HG, 2200HH, 2200HI, 2200HJ, 2200HK, 2200HL, 2200HM, 2200HN, 2200HO, 2200HP, 2200HQ, 2200HR, 2200HS, 2200HT, 2200HU, 2200HV, 2200HW, 2200HX, 2200HY, 2200HZ, 2200IA, 2200IB, 2200IC, 2200ID, 2200IE, 2200IF, 2200IG, 2200IH, 2200II, 2200IJ, 2200IK, 2200IL, 2200IM, 2200IN, 2200IO, 2200IP, 2200IQ, 2200IR, 2200IS, 2200IT, 2200IU, 2200IV, 2200IW, 2200IX, 2200IY, 2200IZ, 2200JA, 2200JB, 2200JC, 2200JD, 2200JE, 2200JF, 2200JG, 2200JH, 2200JI, 2200JJ, 2200JK, 2200JL, 2200JM, 2200JN, 2200JO, 2200JP, 2200JQ, 2200JR, 2200JS, 2200JT, 2200JU, 2200JV, 2200JW, 2200JX, 2200JY, 2200JZ, 2200KA, 2200KB, 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2200YN, 2200YO, 2200YP, 2200YQ, 2200YR, 2200YS, 2200YT, 2200YU, 2200YV, 2200YW, 2200YX, 2200YY, 2200YZ, 2200ZA, 2200ZB, 2200ZC, 2200ZD, 2200ZE, 2200ZF, 2200ZG, 2200ZH, 2200ZI, 2200ZJ, 2200ZK, 2200ZL, 2200ZM, 2200ZN, 2200ZO, 2200ZP, 2200ZQ, 2200ZR, 2200ZS, 2200ZT, 2200ZU, 2200ZV, 2200ZW, 2200ZX, 2200ZY, 2200ZZ</p>
NO	DATE	DESCRIPTION																					

FRONT

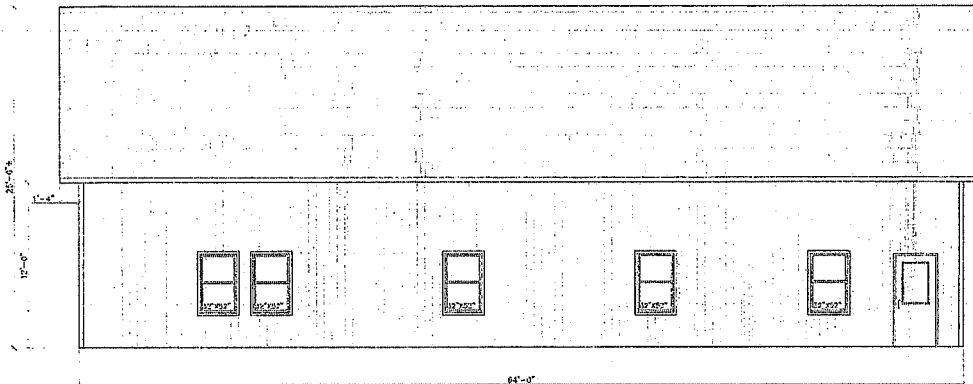
REAR



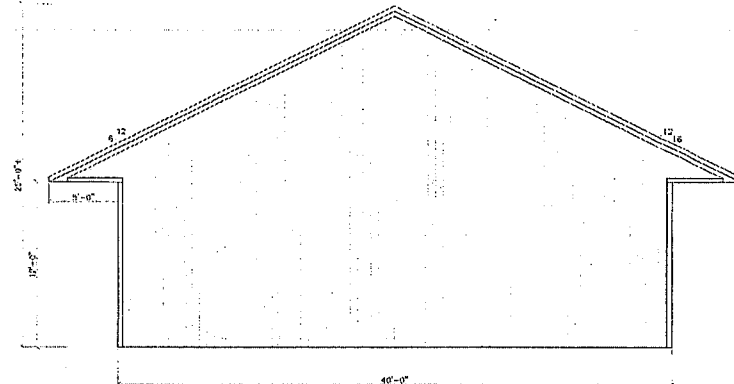
ELEVATION VIEW - GABLE END
SCALE: 1/4" = 1'-0"



ELEVATION VIEW - FRONT
SCALE: 1/4" = 1'-0"



ELEVATION VIEW - REAR
SCALE: 1/4" = 1'-0"



ELEVATION VIEW - GABLE END
SCALE: 1/4" = 1'-0"

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, CONDITIONS AND WINDOW/DOOR LOCATIONS AND SIZES PRIOR TO BEGINNING CONSTRUCTION OR PURCHASING OF MATERIALS.

WARNING
IT IS A VIOLATION OF SECTION 2303, SUBSECTION 2, OF THE NEW YORK STATE BUILDING LAW FOR ANY PERSON, WHICH HAS A LEGAL APPEARANCE ON THIS DRAWING, TO ALTER IN ANY WAY OR TITLE OF THIS DRAWING, IF AN ERROR IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DRAWING HIS SEAL AND THE WORDS: "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

DRAWN BY:	JJM		
PROJ. ENGR.:	JJM		
PROJ. INSR.:	JJM	05/26/25	FOR APPROVAL
CHECKED BY:	JJM	DATE	DESCRIPTION
REVISIONS			



McCormick Engineering P.C.
294 Shure Road
Geneva, New York 14456
(585) 721-7219

4600 South Eagle Village Rd
Manlius, NY 13104
Town of Manlius, Onondaga County

ELEVATION VIEWS		
Scale:	Sheet:	DWG.:
1/4" = 1'-0"	05/26/25	A-1.01

1.1. A NUMBER OF SECTION TOWNS, DEPARTMENTS OF THE
 STATE, LOCAL AGENCIES AND INDIVIDUALS, TO WHOM
 THIS DRAWING IS REFERRED FOR REVIEW, SHALL BE
 ADVISED BY THE ARCHITECT, ENGINEER, ARCHITECTURAL
 AND ENGINEERING FIRM OF THE DATE OF SUCH REVIEW, AND A
 SPECIFIC INDICATION OF THE ACTION TO BE TAKEN.

DATE	BY	REVISIONS
03/28/25	JIM	FOR APPROVAL

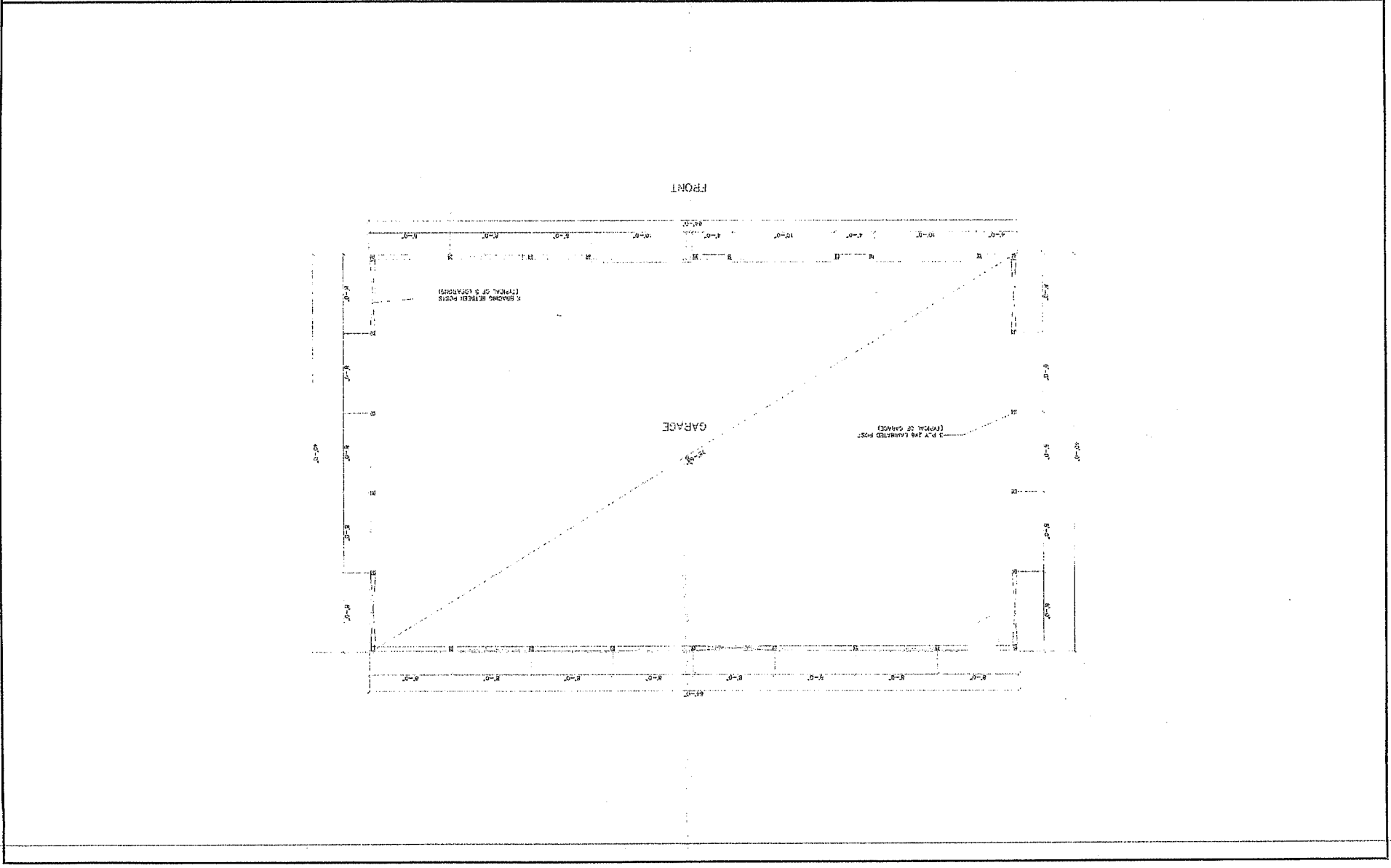
CONTRACTOR TO FIELD VERIFY ALL
 DIMENSIONS AND CONDITIONS PRIOR TO
 BEGINNING CONSTRUCTION OR
 PURCHASING OF MATERIALS.



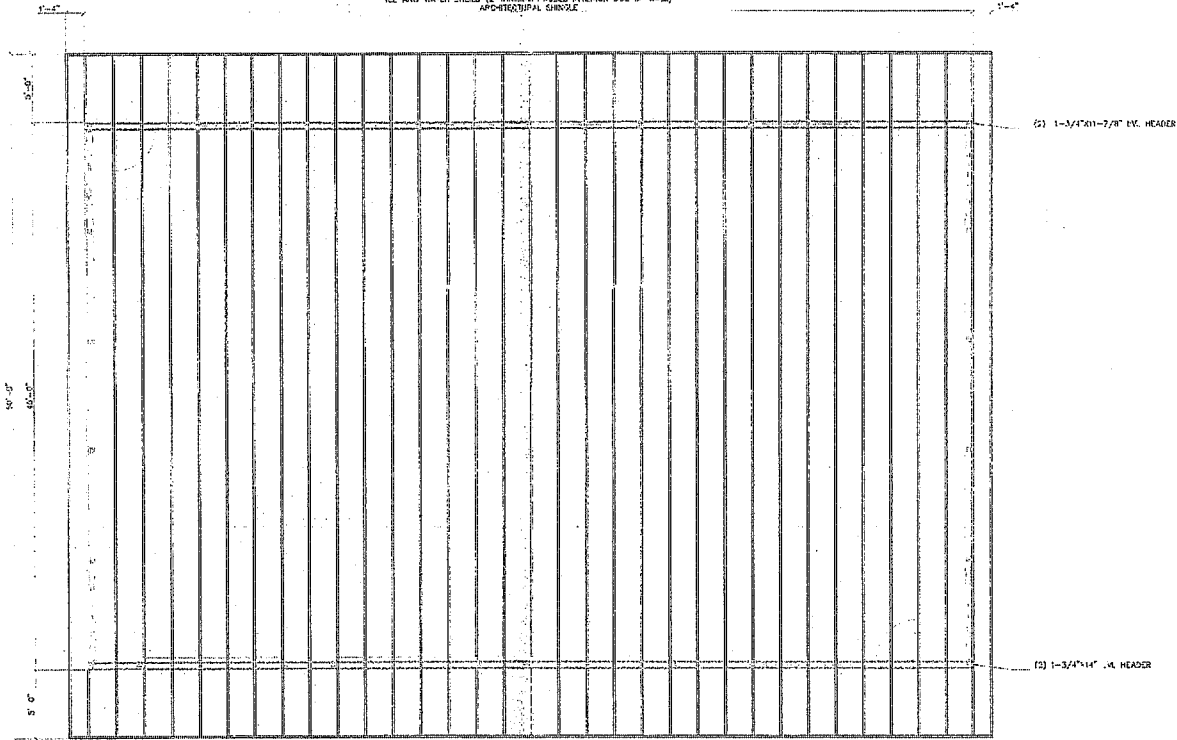
McCormick Engineering P.C.
 224 South Park
 Central Islip, New York 11724
 (516) 721-2729

4600 South Eagle Village Rd
 Manlius, NY 13104
 Town of Manlius, Onondaga County

Scale: 1/4" = 1'-0"
 Date: 03/20/25
 DWG. A-1.1
 FOUNDATION PLAN



PRE-ENGINEERED TRUSSES
 EXTERIOR SLOPE: 1:12 WITH 3" FINISHED OVERLAP, 2" OF MAX. G.C. = 6"
 HURRICANE RE DOWN'S REQUIRED ON BOTH ENDS OF EVERY TRUSS
 STRAPS INSTALLED BETWEEN THE HEADERS, STRAPS STRONGER THAN OR APPROVED EQUAL
 TRUSS BRACING PER THE MANUFACTURER
 1" TENSILE AND 2000# DRAWING
 ICE AND WATER SHIELD TO BE INSTALLED INSIDE OF WALL
 ARCHITECTURAL SHINGLE



NOTES:

1. INSTALL TRUSSED SPACES IN ACCORDANCE WITH THE TRUSS MANUFACTURER.
2. TRUSSES INSTALLED BETWEEN HEADERS - HURRICANE RE DOWN STRAPS BY SIMPSON STRONG TIE OR APPROVED EQUAL HURRICANE TIES ARE REQUIRED ON BOTH ENDS OF EVERY TRUSS/RAFTER.

TRUSS DESIGN LOADS

GROUND SNOW LOAD	20 PSF
TOP CHORD DEAD LOAD	20 PSF
BOTTOM CHORD DEAD LOAD	10 PSF

WARNING
 THIS IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE
 STATE ENGINEERING LAW FOR ANY TRUSS, UNDER
 WHICH ANYONE SIGN APPEARS ON THIS DRAWING TO ALTER IN
 ANY MANNER OR FOR IN THIS DRAWING. IF YOU SIGN
 ALTERNATE, THE ALTERNATE ENGINEER SHALL AFFIX TO THE DRAWING
 HIS SEAL AND THE SIGNATURE "ALTERNATE" FOLLOWED BY
 HIS SIGNATURE AND THE DATE OF SUCH ALTERNATE AND A
 SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWN BY: JTM
 PROJ. ENGR: JTM
 PROJ. MGR: JTM
 DATE: 09/28/25
 CHECKED BY: JTM

REVISIONS	
NO.	DESCRIPTION



McCormick Engineering P.C.
 251 State Road
 Orangetown, New York, 14455
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 JOE No. 25-364

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 Town of Manlius, Onondaga County

ROOF FRAMING PLAN	
Scale: 1/2" = 1'-0"	Date: 09/28/25
DWG. A-1.2	

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