

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
March 4, 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. January 15, 2026

Public Hearing

1. Peter Cookhouse - 4600 South Eagle Village Rd, Manlius, NY - Tax Map #117.-03-03.0
2. Matthew and Barbara Sturick - Bowman Rd, East Syracuse, NY - Tax Map #073.-03-03.1

Other Business

Executive Session

Adjournment

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 Deter

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

The Town of Manlius Zoning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Website, Town Facebook page and the Town YouTube Channel. Chairperson Catalino presided, and the following Board members were present:

**Timothy Kelly
Warren Linhart
Eric Christensen
Jessica Deter**

The following Town Officers were present: Carrie Grevelding, ZBA Clerk. Amelia McLean-Robertson, Town Attorney. Tom Poitras, Director of Planning and Development. Councilor Bollinger

In-Person Attendees: None

Virtual Attendees: None

Pledge Of Allegiance

Chairperson Catalino welcomed everyone and called the meeting to order at 6:30 PM. Chairperson Catalino led the Pledge of Allegiance.

Approval Of Minutes

1. November 20, 2025

Member Christensen made a motion, Seconded by Member Kelly, to approve minutes

from November 20, 2025.

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

Nayes: None

Abstain: Member Detor

Results: Passed

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:

Member Kelly made a motion, Seconded by Member Linhart, to approve Carrie Grevelding as the Zoning Board Clerk.

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

Nayes: None

Abstain: None

Results: Passed

Member Kelly made a motion, Seconded by Member Linhart, to approve the 2026 meetings and deadlines as presented.

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

Nayes: None

Abstain: None

Results: Passed

Public Hearing

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

This application was tabled for a future meeting

Other Business

Councilor Bollinger - Upcoming Town Projects

Councilor Bollinger discussed the Burdick Street Genesee Street Corridor Study and the Re-Zoning Project. Councilor Bollinger invited members to be a part of the Re-Zoning Project.

Clerk Grevelding reminded the board to check emails regarding the County Symposium.

Adjournment

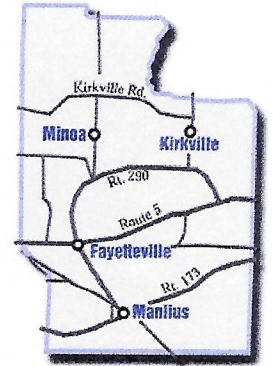
There being no further business to come before the Board, upon motion duly made by Member Kelly and seconded by Member Linhart the Board voted unanimously to adjourn regular session at 7:05 PM .

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals

Draft

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

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. R.D. 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 Coakhouse

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

Owner's E-Mail: [REDACTED]

Owner's Phone #: [REDACTED] 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: _____

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.

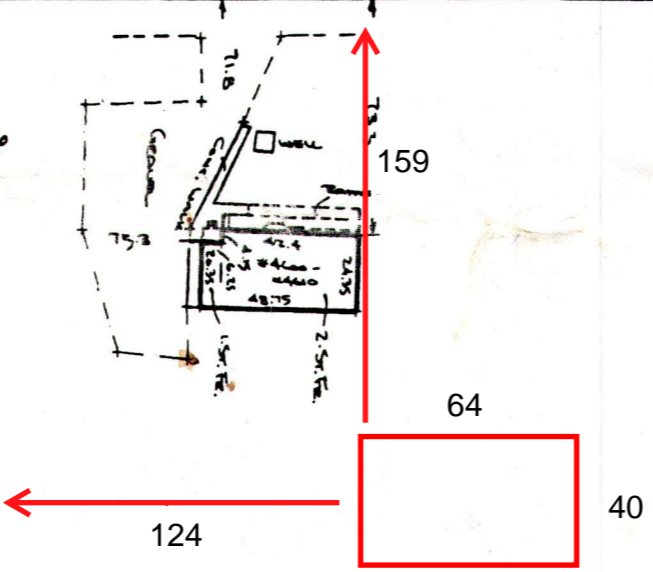
SOUTH EAGLE VILLAGE ROAD

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, AFFIDAVIT ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICE
 COPYRIGHT © 2001
 BY COTTRELL LAND SURVEYORS, P.C.
 ALL RIGHTS RESERVED
 COPIES WITHOUT THE EMBOSSED SEAL ARE UNAUTHORIZED AND MAY HAVE BEEN ALTERED
 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:
 [Signature: David E. Cottrell]

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

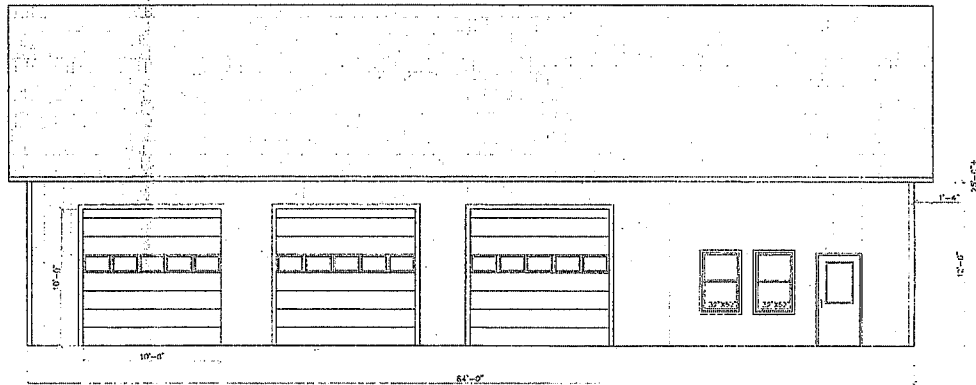
I.D: 117-3-3	FILE: ROLL 117-3-2
DATE: 6-28-01	SCALE: 1" = 60'
REVISIONS	B/P: 371/36

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

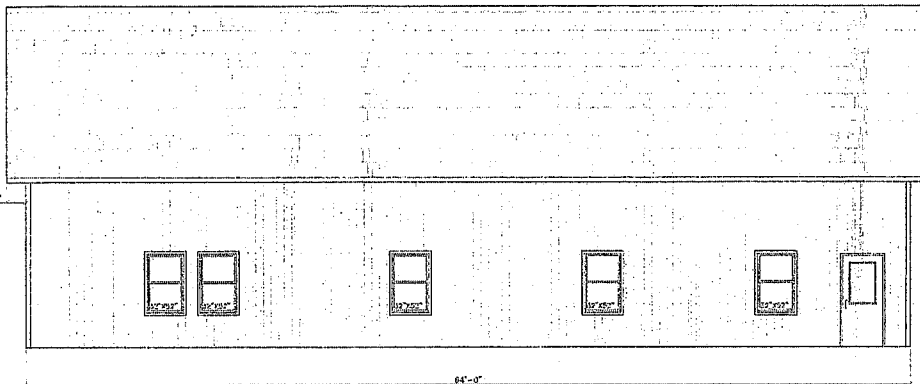
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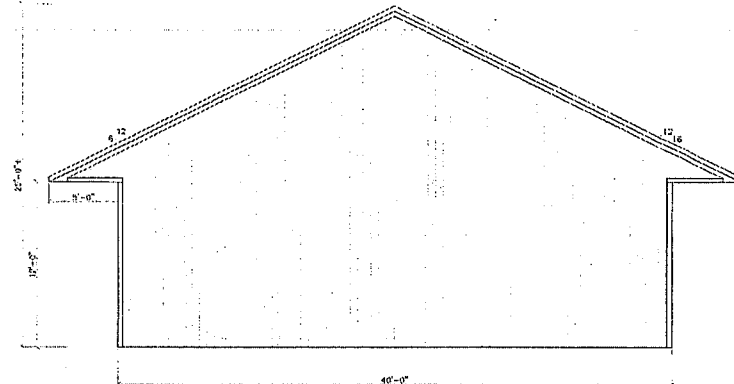
ELEVATION VIEW - GABLE END
SCALE: 1/4" = 1'-0"



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 2301, 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: JIM
PROJ. ENGR.: JIM
PROJ. INSR.: JIM
CHECKED BY: JIM

NO.	DATE	DESCRIPTION
FOR APPROVAL		
SIGNATURE		
REVISIONS		



McCormick Engineering P.C.
294 Shure Road
Geneva, New York 14455
(585) 721-7219

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

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

JOB No. 25-304

1.1. A NUMBER OF SECTION TYPICALS DEPENDENT ON THE
 DATE THIS SECTION WAS LAST REVISED. CHECK THE
 DATE OF THE SECTION AND THE DATE OF THE TYPICALS.
 IF THE TYPICALS ARE OLDER THAN THE SECTION, THE
 SECTION SHALL BE REVISED TO REFLECT THE TYPICALS.
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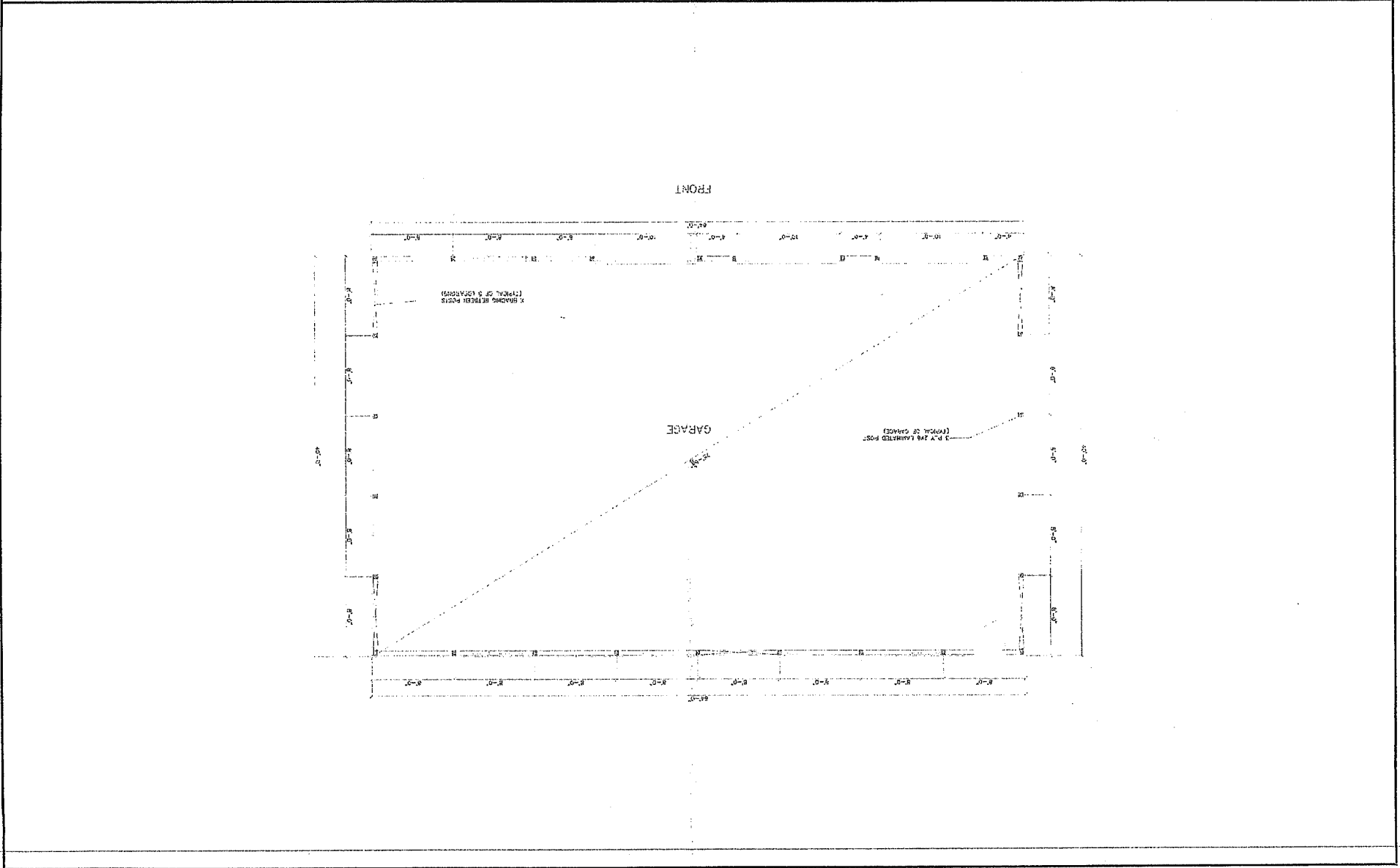
DATE	03/28/25
CHECKED BY:	JTM
DESIGNED BY:	JTM
DRAWN BY:	JTM
PROJ. ENGR.:	JTM
PROJ. MGR.:	JTM
REVISIONS	
FOR APPROVAL	
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION OR PURCHASING OF MATERIALS.	

STATE OF NEW YORK
 OFFICE OF THE ENGINEER
 LICENSE NO. 12345
 EXPIRES 12/31/2025

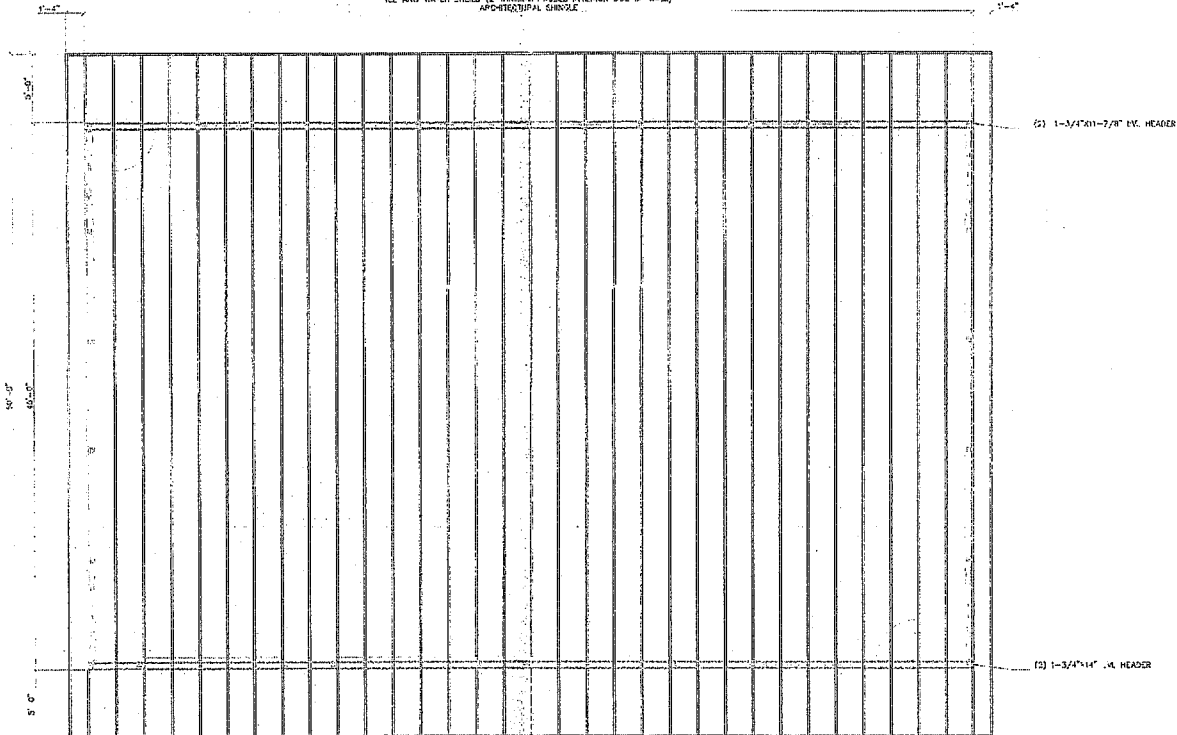
Mc Cormick Engineering P.C.
 224 South Road
 Great Neck, New York 11040
 (516) 721-2729

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: E 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 STRONG TO HOOK OR APPROVED EQUAL
 TRUSS BRACING PER THE MANUFACTURER
 1" TENSILE AND 2000# DRAWING
 ICE AND WATER SHEET 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 TIE'S 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

<small>WARNING</small> THIS IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNDER WHOSE LICENSE SIGN APPEARS ON THIS DRAWING, TO ALTER IN ANY MANNER OR FOR ANY PURPOSE, IF NOT PERMITTED ALREADY, THE ORIGINAL ENGINEER SHALL AFFIX TO THE HEAD OF HIS SEAL AND THE SIGNATURE "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.	DRAWN BY: <u>JTM</u>			McCormick Engineering P.C. 4600 South Eagle Village Rd Manlius, NY 13104 Town of Manlius, Onondaga County 251 State Road Onondaga, New York, 13155 (585) 721-2310	ROOF FRAMING PLAN						
	PROJ. ENGR: <u>JTM</u>					FOR APPROVAL DESCRIPTION	4600 South Eagle Village Rd Manlius, NY 13104 Town of Manlius, Onondaga County				
	PROJ. MGR: <u>JTM</u>							DATE: <u>09/28/25</u>	Scale: 1/2" = 1'-0"	Date: 09/26/25	DWG. A-1.2
	CHECKED BY: <u>JTM</u>							REVISIONS	JOE No. 25-304		

Image Mate 1 - 4600 South Eagle Village Rd



© All EagleView Technology Corporation

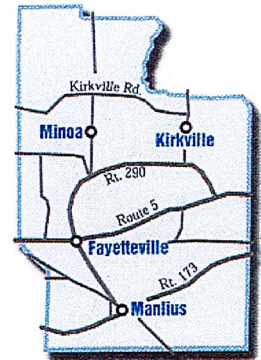
Image Mate 2 - 4600 South Eagle Village Rd



© All EagleView Technology Corporation

Town of Manlius

Planning and Development



Zoning Board Referral

2/4/2026

Bowman Rd

Tax Map ID: Future Lot To Be Determined Upon Approval of Subdivision

Current Lot: 073.-03-03.1

Applicant: Barbara A Sturick

The applicant is requesting a variance from chapter 155-12(A)(1) for a future subdivision's open, unimproved land suitable for the installation of a septic field explicitly identified and reserved for such purposes. The applicant is requesting a septic system area of 6,400 square feet and will need a variance of 3,600 square feet to provide relief from the required 10,000 square foot 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

Journal of the Board of Directors

Meeting of the Board of Directors

January 15, 2014

Agenda Item 1: Approval of Minutes

Resolution No. 1

Resolution No. 2

The Board of Directors met on January 15, 2014, at 10:00 AM in the Board Room. The meeting was called to order by the Chairman, Mr. [Name], who welcomed all members and guests. The minutes of the previous meeting were read and approved. The Board then discussed and approved the following resolutions:

[Handwritten Signature]

original

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.

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VARIANCE SUBMITTAL REQUIREMENTS

1. Application packet **which must include – Referral Letter from 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. **When submitting your application, you must also submit 7-hard copies of the listed materials**
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.

4. A fee of \$300.00 for a residential area variance, \$300.00 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?
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?

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.

Received by: _____

Date: _____

Payment: _____

Receipt #: _____

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 1/27/26

1. Property Address: BOWMAN Rd VACANT LAND

Property Tax Map # 073.-03-03.1

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

subdivision 61.17 ACRES vacant land, 2.29 acre buildable lot per letter; TOWN MANLIUS CODES OFFICE, NY STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, COUNTY SEPTIC DESIGN

2. Owner of Property: Barbara Stueick

Owner's Address: 5839 Bowman Rd

Owner's E-Mail: _____

Owner's Phone #: _____ 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: _____

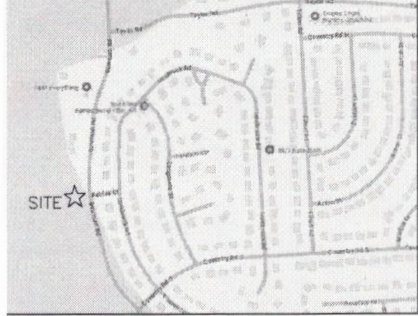
1/19/2026
Matthew and Barbara Sturick
5839 Bowman Road
East Syracuse, NY 13057

Ref: Town of Manlius 5 Variance Criteria for consideration

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method: No. We believe the licensed professional documentation submitted with the application is the most feasible and acceptable methods for the subdivision and building construction on the 2.296-acre lot and NYS Licensed Engineer design Septic Plans.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No. There are only two homes located on this side of the road so the proposed development would not create an undesirable change to the character of the neighborhood. A new home would be an improvement and is more desirable and eye appealing than a vacant lot.
3. Whether the requested variance is substantial? Per letter hereto attached dated January 26, 2026, from Engineer Edward Reid we do not believe the request is substantial considering information provided.
4. Whether the Variance will have an adverse effect on physical or environmental conditions? The subdivision and the development of the lot as presented will not have any physical or environmental adverse effects, a Wetlands Delineation has been completed and submitted with application.
5. We do not believe the alleged difficulty has been self-created in this instance. We did our due diligence and hired professionals in the required fields.

Thank you in advance for your consideration.

Matt and Barbara Sturick



LOCATION MAP
(NOT TO SCALE)



MATTHEW EGGLESTON, N.F.
INSTR #2024-2325
TAX MAP #073.0-03-4.1

JOSEPH ALEXANDER, N.F.
INSTR #2023-3696.3
TAX MAP #051.0-04-03.1

①
58.8± Acres (per tax map)
(REMAINING LANDS)
BARBARA STURICK, N.F.
TAX MAP #073.0-03-03.1



MATTHEW STURICK, N.F.
INSTR #2024-2324
TAX MAP #073.00-01-01

MUNICIPAL APPROVAL
APPROVED TOWN OF MAHLIUS

ZONING NOTE:

- ZONED: RESTRICTED AGRICULTURAL-(R-A)
- PER TOWN CODE
- MIN. LOT WIDTH 200' (WITH SEPTIC SYSTEM)
- MIN. LOT AREA 100,000 SF (WITH SEPTIC SYSTEM)
- SEE LOT 1B FOR BUILDING SETBACKS

COUNTY HEALTH DEPARTMENT APPROVAL

I HEREBY APPROVE THIS TRACT MAP:

BARBARA STURICK
5839 BOWMAN RD.
EAST SYRACUSE, N.Y. 13057

The undersigned surveyor hereby certifies that this plat was made from an actual field survey completed on July 15, 2025.

Forrest L. Sequin
Forrest L. Sequin, P.E. - N.Y.S. No. 01-09194

This survey made with the horizontal distance measured by electronic distance measurement (EDM) and the vertical distance measured by leveling. The survey was conducted in accordance with the provisions of the State Education Law. The survey was conducted in accordance with the provisions of the State Education Law. The survey was conducted in accordance with the provisions of the State Education Law.

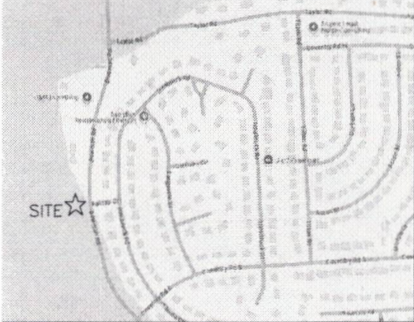


FINAL PLAN
LANDS OF STURICK
PART OF LOT 5.3 - TOWN OF MAHLIUS
ONONDAGA COUNTY, NEW YORK

DESIGNED AND MAP PREPARED BY:
SEGUIN LAND SURVEYING, PLLC
Forrest L. Sequin, L.S.
4847 Mount Hope, Cheektowack, NY 14227

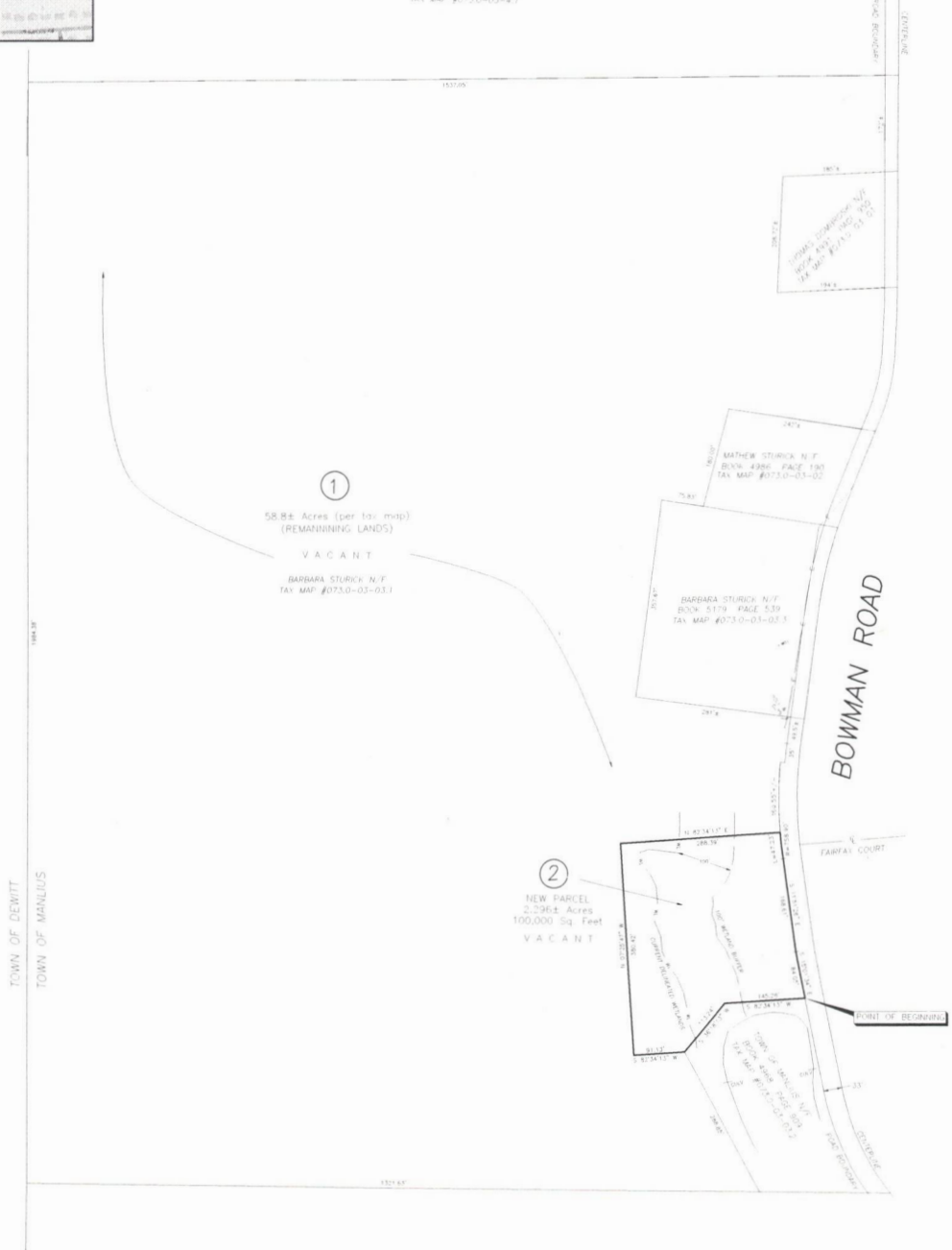
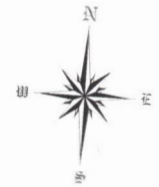
SCALE: 1" = 100'
DATE: 07/14/2025
PROJECT NO: 2025





LOCATION MAP
(NOT TO SCALE)

MATTHEW EGLESTON N/F
INSTR #2024-2325
TAX MAP #073.0-03-4.7



JOSEPH ALEXANDER N/F
INSTR #2023-36863
TAX MAP #053.0-04-03.1

MATTHEW STURICK N/F
INSTR #2024-2324
TAX MAP #074.00-01-01

WETLAND NOTE:
WETLANDS DELINEATED BY E.H. FRANTZ ENVIRONMENTAL
ON 08/06/2025

ZONING NOTE:
ZONED RESTRICTED AGRICULTURAL (R-A)
- PER TOWN CODE
- MIN. LOT WIDTH 200' (WITH SEPTIC SYSTEM)
- MIN. LOT AREA 100,000 S.F. (WITH SEPTIC SYSTEM)
- SEE LOT TB FOR BUILDING SETBACKS

MUNICIPAL APPROVAL
APPROVED TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL

I HEREBY APPROVE THIS TRACT MAP:

BARBARA STURICK
5675 BOWMAN RD
EAST S-RACUSE, N.Y. 13057

The undersigned surveyor hereby certifies that this map was made and is in full and correct compliance on July 15, 2025.

Forrest L. Seguin, PLS
Forrest L. Seguin, PLS - N.Y.S. Lic. No. 050384
SUBJECT TO THE PROVISIONS OF AN UP-TO-DATE ABSTRACT OF TITLE

THIS MAP WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2020 AND THE REGULATION OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF NEW YORK.



FINAL PLAN
LANDS OF STURICK
PART OF LOT 5.3 - TOWN OF MANLIUS
MONROGIA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:
SEGUN LAND SURVEYING, PLLC
8187 DIXIE ROAD, CHESTERFIELD, NY 13037
PHONE: 518.763.7447

SCALE: 1" = 400'
DATE: 07.14.2025
PROJECT NO: 2025-01
JOB NO: 2025-01-01





January 26, 2026

Town of Manlius
Attn: Tom Poitras – CEO
301 Brooklea Drive
Fayetteville, New York 13066

**RE: Septic System Information
Sturick Subdivision
Bowman Road**

Dear Tom:

It has been brought to my attention that questions arose during a recent planning board meeting regarding the above subdivision and specifically the septic system.

At the request of the Sturick's, I completed a septic design to serve a proposed single-family residence on the proposed lot. I should also note this design was completed after survey was done, which included the limits of the delineated jurisdictional wetland features with setback buffers, as confirmed by the NYSDEC. Further, in Onondaga County the review and approval of all septic systems fall under the purview of the Onondaga County Health Department with all residential septic designs completed in accordance with the "*New York State Department of Health Standards for Individual Onsite Wastewater Treatment Systems, Appendix 75-A.*" Given the current soil conditions on the site, as found during the required percolation testing and deep hole test witnessing, it is evident the proposed lot can support a conventional septic system with a required area of approximately 1,400 square feet with an approximate 700 square feet additionally reserved for a future expansion, if needed.

Lastly, it should also be noted that all subdivisions in Onondaga County are reviewed and approved by the same Department of Health, therefore, any proposed subdivision would, by default, require a septic system design to supplement that filing for review/approval.

Should you have any questions or concerns regarding the above, please do not hesitate to contact me directly.

Very truly yours,
EDWARD REID ENGINEERING,^{pllc}

Edward K. Reid, P.E.



Consultant Parcel Jurisdictional Determination Review Letter

December 3, 2025

Consultant:

E.H. Frantz
E.H. Frantz Environmental
5781 Ridge Road
Cazenovia, NY 13035
Sent Via Email – ehfrantz@gmail.com

Landowner:

Matthew Sturick
5839 Bowman Road
East Syracuse, NY 13057

**RE: DEC Review of Consultant Parcel Jurisdictional Determination
Project Jurisdictional Determination – Wetland Concurrence for wetland
delineation performed November 6, 2025. Part of a tax parcel subdivision
Part of Tax Parcel: 073.0-03-03.1
Town of Manlius, Onondaga County, New York**

The New York State Department of Environmental Conservation (DEC) has reviewed your proposed parcel jurisdictional determination (JD) for the subject parcel(s). Based on the information provided on November 6, 2025, DEC jurisdiction over on-site freshwater wetlands is summarized in the following table.

Wetland ID	Jurisdictional Status	Jurisdictional Criteria Acreage/Unusual Importance (UI)	Classification (I, II, III, IV)	Classification Rationale
Identified Wetland	DEC Regulated	Wetland is within Urban Area, Contiguous to a previously mapped Wetland	II	Located within a FEMA 100-year Floodplain; Wetland is within urban area

This determination shall remain valid for a period of five (5) years from the date of this letter, expiring after December 1, 2025.

Please be advised, an Article 24 Freshwater Wetlands permit is required to conduct any regulated activities within DEC regulated freshwater wetlands and associated adjacent areas. For further information regarding what constitutes a regulated activity, please refer to 6 NYCRR Part 663 Freshwater Wetlands Permit Requirements Regulations or contact the appropriate DEC Bureau of Ecosystem Health office.

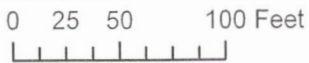
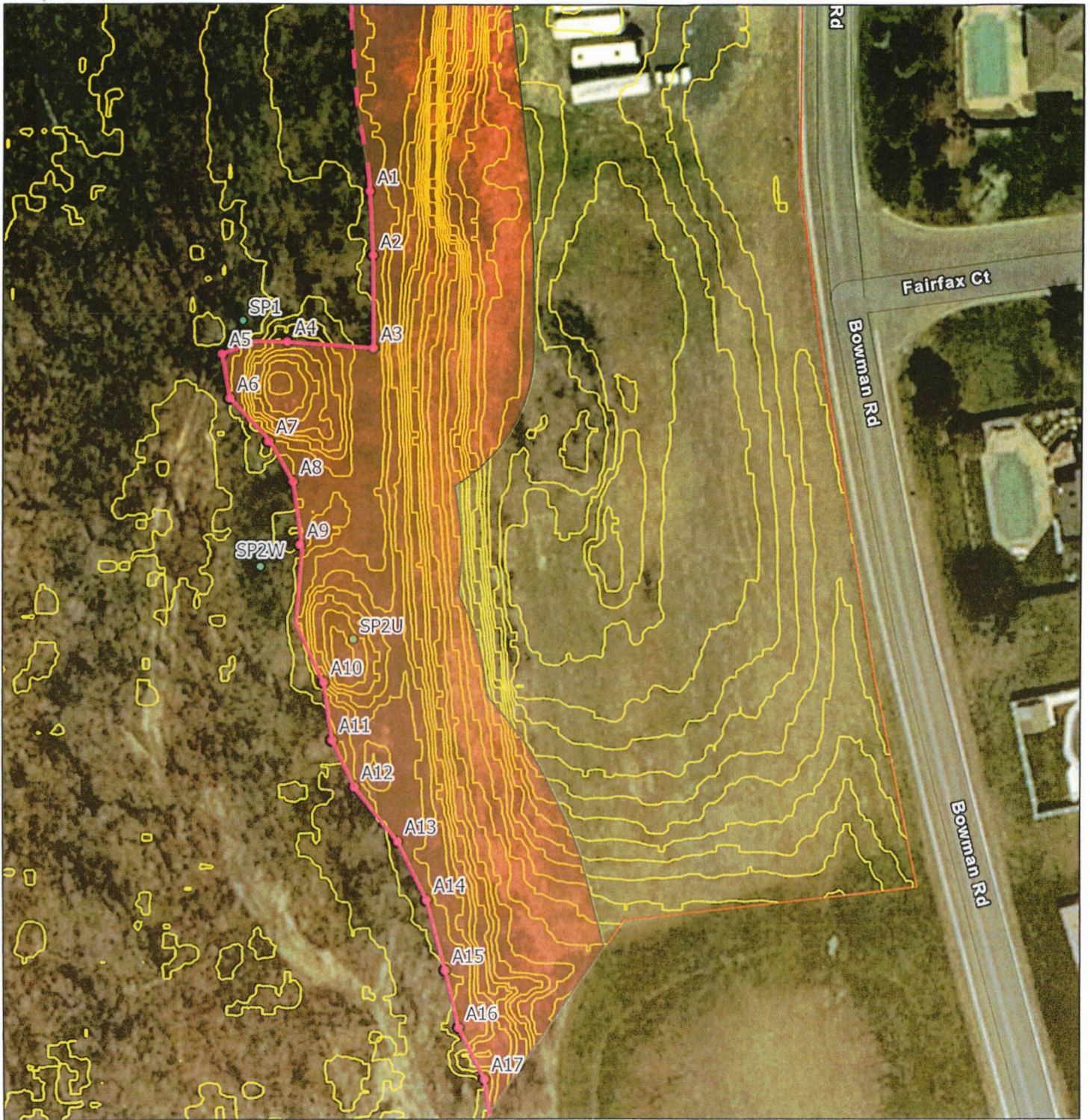
This letter of determination refers only to the wetland area investigated and detailed on the attached map. No project plans were submitted, therefore, any areas not shown on this map would require additional data and review for an updated delineation. If prior to, or during construction, the project area changes outside of the investigated area for any reason, this determination may also be subject to change. In the event of a change to the project plans, please contact the appropriate DEC Bureau of Ecosystem Health office for further guidance.

Please note, this letter relates only to DEC freshwater wetlands jurisdiction and does not address the potential need for any other DEC permits, or any permits or approvals that may be required from other agencies or municipalities.

If you have any questions or concerns regarding this determination, please contact DEC Region 7 Bureau of Ecosystem Health at R7beh@dec.ny.gov

Sincerely,

Michael Oot
 Biologist, Bureau of Habitat
 Region 7, NYSDEC



Current Delineated Wetlands

PROJECT: Matt Sturick Property
 Town of Manulis
 Onondaga County, NY

- Field Point
- Sample Point
- Contours
- Bowman Road Parcel (61.17 ac)
- ~ Wetland Boundary
- - - Approximate Wetland Boundary
- 100ft Buffer

PERCOLATION TEST INFORMATION

TEST HOLE	TIME FOR 1" DROP	SOIL INFORMATION
P1	40 MIN.	0-4" TOPSOIL 4-60" FINE SILT W/ GRAVEL AND TRACE CLAY
P2	35 MIN.	NO BEDROCK NO GROUNDWATER

PERFORMED BY: EDWARD REID, P.E.
PERFORMED ON: 10/19/2025
START TIME: 9:00 AM

DESIGN BASED ON:
PERC HOLE DEPTH: 30"
TEST DEPTHS: 18"-24"
STABILIZED PERC RATE: 40 MIN/INCH
USING A 24" TRENCH; 6" ON CENTER
DESIGN FLOW = 330 GAL/DAY (3 BEDROOM HOUSE)
REQUIRED LENGTH OF TRENCH: 248 LF *
LENGTH OF TRENCH USED: 260 LF

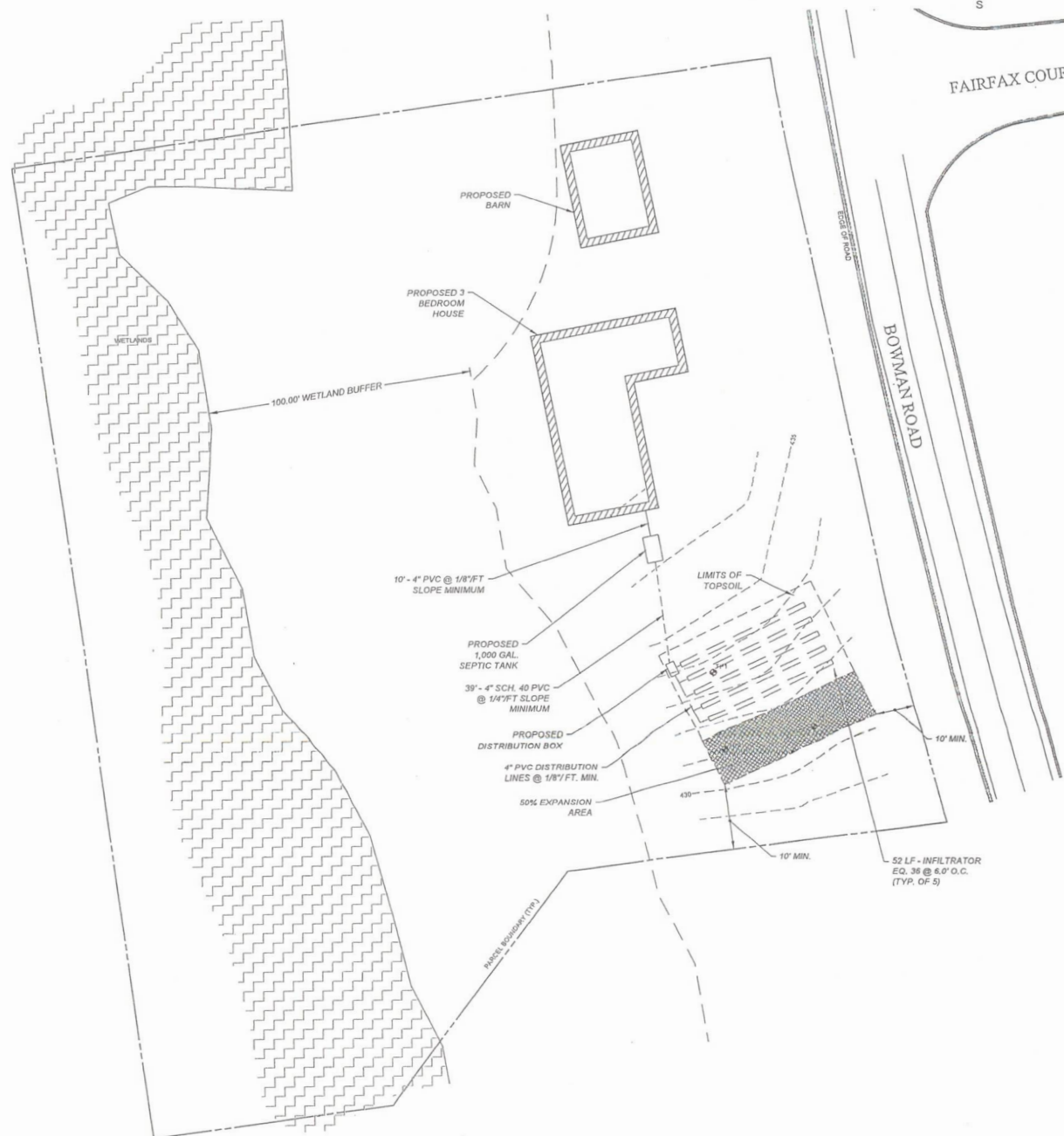
* USING A 25% REDUCTION AS THE EQUALIZER (330 X 0.75 = 248)
(OR APPROVED EQUAL) IS BEING PROPOSED.

THEFORE, (5) - 5' LINES HAVE BEEN PROPOSED.



FAIRFAX COURT

BOWMAN ROAD



Know what's below.
Call before you dig.

EXCEPT AS PROVIDED UNDER SECTION 7209
SUBDIVISION 3 OF THE NEW YORK STATE
EDUCATION LAW, UNAUTHORIZED
ALTERATION IS PROHIBITED.



EDWARD K. REID, P.E.

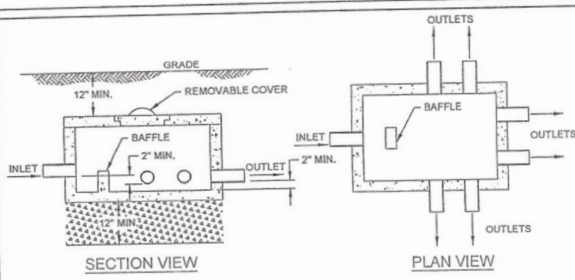
NO.	DATE

MONTVILLE SEPTIC
BOWMAN ROAD
TOWN OF MANLIUS

SEPTIC PLAN

PREPARED BY: EDWARD REID ENGINEERING, PLLC 1461 S. 401 ST. #200 FAIRFIELD, NY 14455	DESIGNED BY: EKR	DRAWN BY: CJM	CHECKED BY: 	DATE: 10/29/2025	PROJECT NO.:	202559	REVISION NO.:		PREPARED FOR: TAYLOR MONTVILLE 8086 BETHEL NEW LANE CICERO, NEW YORK 13538	SCALE: AS NOTED	DWG CA100
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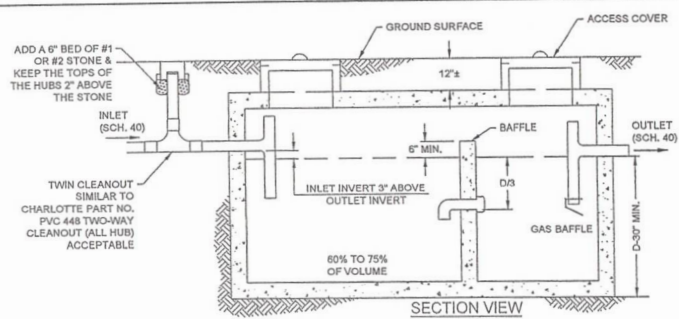


NOTES:

1. PIPE JOINTS TO BE SEALED WITH AN ASPHALTIC MATERIAL OR EQUIVALENT.
2. INVERT ELEVATIONS OF ALL PIPE MUST BE EQUAL.
3. THE SLOPES OF OUTLET PIPES BETWEEN THE DISTRIBUTION BOX AND DISTRIBUTOR LATERALS SHOULD BE 1/8" PER FOOT.
4. SEE SITE PLAN FOR OUTLET LOCATIONS FROM DISTRIBUTION BOX.

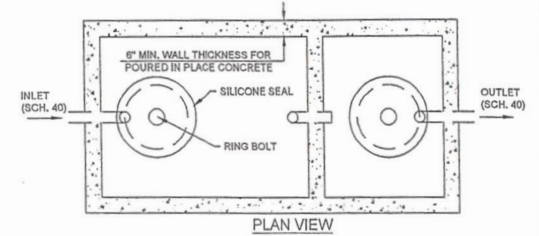
DISTRIBUTION BOX DETAIL

NOT TO SCALE

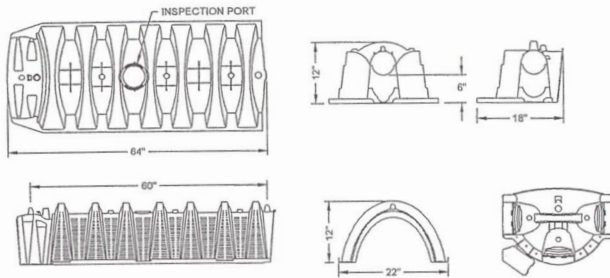


1,000 GAL. SEPTIC TANK DETAIL

NOT TO SCALE



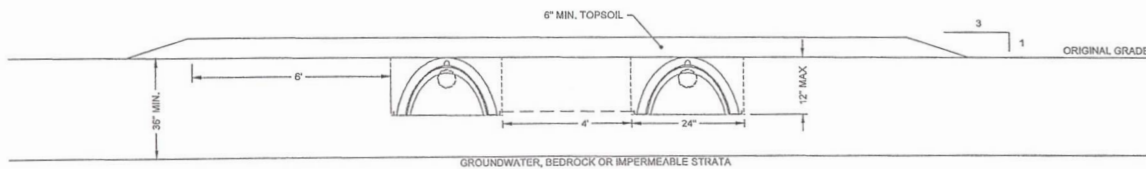
PLAN VIEW



INFILTRATOR SYSTEMS INC. QUICK5 EQUALIZER 36 AND MULTI-PORT END CAP DETAIL (OR APPROVED EQUAL)

NOTES:

1. TRENCH BOTTOMS SHALL BE LEVEL.
2. TRENCHES SHALL BE PARALLEL TO GROUND CONTOURS.
3. ON SLOPED LOTS, TOPSOILS COVER SHALL BE BLENDED INTO THE UPHILL AREAS TO PREVENT RUNOFF FROM GETTING TRAPPED AT THE TOP OF THE SYSTEM.
4. TOPSOIL SHALL EXTEND AT LEAST 6' BEYOND ENDS TO THE TRENCHES BEFORE STARTING 1 ON 3 EDGES OF THE FILL.



SHALLOW TRENCH SYSTEM WITH 3' OF USEABLE SOIL

NOT TO SCALE



STANDARD ABSORPTION TRENCH SYSTEM - SEPARATION REQUIREMENTS

NOT TO SCALE

3'5" MIN TO MAN MADE POND WHO NATURAL OUTLET.

- 1 FOOTING DRAINS TO BE PUMPED OUT VIA SUMP PUMP OR 4" PVC GRAVITY FOOTER DRAIN, CHECK VALVE REQUIRED.
- 2 4" SEWER PIPE, TIGHT JOINT, MINIMUM SLOPE 1/4" PER FOOT. (CAST IRON OR PVC)
- 3 SEPTIC TANK.
- 4 4" SEWER PIPE, TIGHT JOINT, MINIMUM SLOPE 1/8" PER FOOT. (PVC)
- 5 DISTRIBUTION BOX
- 6 4" SEWER PIPE, TIGHT JOINT.
- 7 GRAVELLESS CHAMBERS TO BE LAID FLAT.

EXCEPT AS PROVIDED UNDER SECTION 2303 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW, UNAUTHORIZED ALTERATION IS PROHIBITED



EDWARD K. REID, P.E.

NO.	DESCRIPTION	DATE

DETAILS			
PREPARED BY:	EDWARD REID ENGINEERING, PLLC	3800 BOWMAN ROAD FARMINGVILLE, NY 11737	PREPARED FOR:
DESIGNED BY:	EKA	DRAWN BY:	CM
CHECKED BY:		SCALE:	AS NOTED
DATE:	10/29/2025	PROJECT NO.:	202559
		REVISION NO.:	



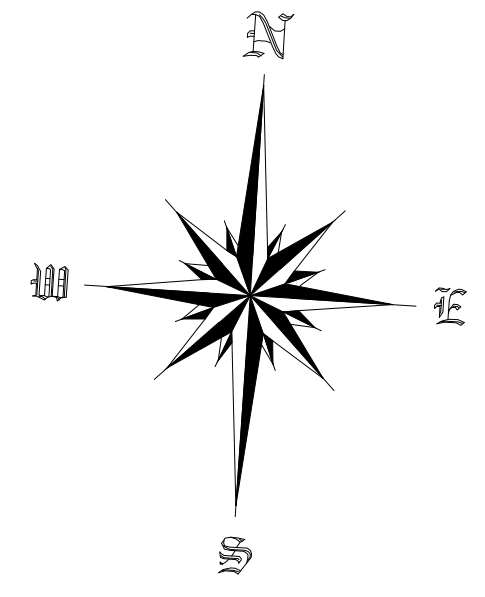
Know what's below.
Call before you dig.

PROJECT	DATE	REVISION	CHECKED BY	DATE	DWG

CA500
SHEET NO. 02 OF 02

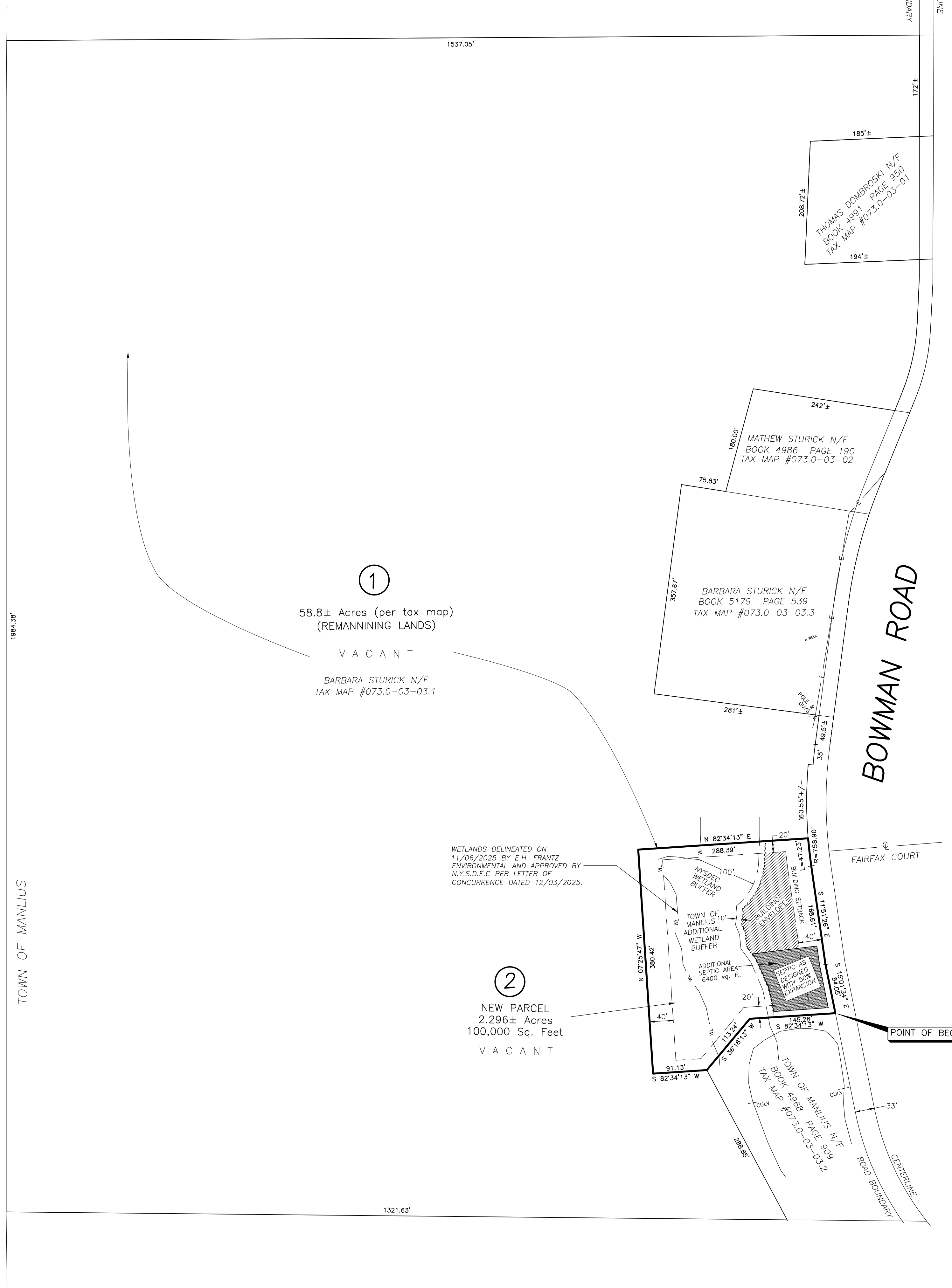


LOCATION MAP
(NOT TO SCALE)



MATTHEW EGLESTON N/F
INSTR. #2024-2325
TAX MAP #073.0-03-4.1

JOSEPH ALEXANDER N/F
INSTR. #2023-36963
TAX MAP #053.0-04-03.1



①
58.8± Acres (per tax map)
(REMANNING LANDS)
VACANT
BARBARA STURICK N/F
TAX MAP #073.0-03-03.1

WETLANDS DELINEATED ON
11/06/2025 BY E.H. FRANTZ
ENVIRONMENTAL AND APPROVED BY
N.Y.S.D.E.C PER LETTER OF
CONCURRENCE DATED 12/03/2025.

②
NEW PARCEL
2.296± Acres
100,000 Sq. Feet
VACANT

MATTHEW STURICK N/F
INSTR. #2024-2324
TAX MAP #074.00-01-01

MUNICIPAL APPROVAL
APPROVED TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL

ZONING NOTE:

- ZONED: RESTRICTED AGRICULTURAL-(R-A),
- PER TOWN CODE
 - MIN. LOT WIDTH 200' (WITH SEPTIC SYSTEM)
 - MIN. LOT AREA 100,000 S.F. (WITH SEPTIC SYSTEM)
 - MIN. FRONT YARD DEPTH 40'
 - MIN. SIDE YARD DEPTH 20'
 - MIN. REAR YARD DEPTH 40'



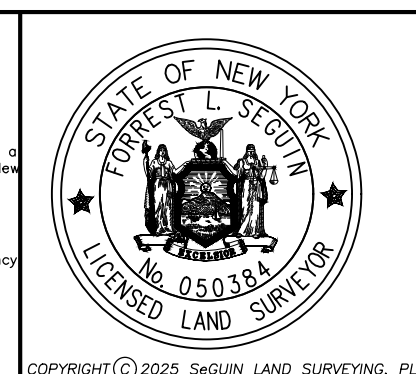
I HEREBY APPROVE THIS TRACT MAP:

BARBARA STURICK
5839 BOWMAN RD.
EAST SYRACUSE, N.Y. 13057

The undersigned surveyor hereby certifies that
this map was made from an actual field survey
completed on July 15, 2020.

Forrest L. SeGuin
Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.

Only survey maps with the surveyor's
embossed seal are genuine, true and
correct copies of the surveyor's original
work and opinion.
Unauthorized alteration or addition to a survey
map being a criminal offense under the
provisions of section 7209, subsection 2, of the
New York State Education Law.
The certification is limited to the persons for
whom the survey map is prepared and on his
behalf to the title company, governmental agency
and the lending institution listed hereon.
Certification are not transferable to additional
parties or subsequent owners.
The location of underground improvements,
structures, and utilities are not covered by
the certificate.



SUBDIVISION - FINAL PLAN
LANDS OF STURICK
PART OF LOT 53 - TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

FORREST L. SeGUIN, PLS
SeGUIN LAND SURVEYING, PLLC
FAIRFAX COURT ROAD, CHITENANGO, N.Y. 13037
PHONE: (315) 263-1642

SCALE: 1" = 100'
DATE: 01/28/2026
PROJECT NO. 25097
TAX MAP NO. 073.0-03-3.1
DWC: STURICK 3.0 ACRES

February 13, 2026

Mr. Thomas Poitras, Director of Planning and Development
Town of Manlius
301 Brooklea Drive
Manlius, NY 13066

**RE: Zoning Board of Appeals – Area Variance Application, Septic Reserve Area
Bowman Road, TM# 073-03-3.1**

Dear Mr. Poitras:

At the request of the Town, LaBella Associates has reviewed the materials submitted in support of the applicant's request for an area variance from §155-12(A)(1) of the Town Code. The applicant seeks relief from the requirement that any lot served by on-site septic must include a minimum of 10,000 square feet of open, unimproved land suitable for installation of a septic field. The proposal provides approximately 6,400 square feet of septic reserve area and therefore requires a variance of 3,600 square feet.

As requested, our comments are limited to whether the proposed reduction in septic reserve area would affect septic system functionality and whether it may result in potential adverse physical or environmental impacts. This is not a full technical review of the septic design. Onondaga County Department of Health (DOH) has the final review and approval authority for septic systems within the Town.

Ramifications of Septic Reserve Area Reduction. Assuming the wetland delineation and soil test results are accurate, the lot appears to have sufficient area to accommodate a septic system sized for a three-bedroom residence including a designated future expansion area.

Potential Adverse Effects on Physical or Environmental Conditions. We do not anticipate adverse environmental impacts solely as a result of the reduced septic reserve area. If the system is designed and installed in accordance with County DOH standards, impacts to groundwater or adjacent properties should be minimized. DOH standards require the inclusion of a designated expansion area providing space for repair or replacement, which reduces the likelihood of future environmental concerns associated with system failure. Additionally, the septic system components are located outside the required 100-foot wetland buffer reducing potential impacts to wetland resources.

Recommended Conditions. Should the Board choose to grant the requested variance, we recommend that any approval be conditioned upon:

1. Approval of the septic system design by the Onondaga County Department of Health prior to issuance of any building permit.
2. Identification and preservation of the septic reserve area as open, unimproved land on the final subdivision plat.



Additional Notes

The following items relate to overall lot buildability and may be more appropriately addressed by the Planning Board as part of subdivision or site plan review:

- Depiction of water supply sources on the plans. The applicant will need to demonstrate compliance with required separation distances between well/water service line and septic system components in accordance with DOH standards.
- Depiction of the proposed driveway location on the plans and confirmation from the Town Highway Superintendent that a driveway at the proposed location is feasible (e.g., adequate sight distance, slope, drainage, etc.).

Please feel free to contact us if the Board requires any additional clarification.

Respectfully submitted,
LABELLA ASSOCIATES, D.P.C.

Kate Powers

Kate Powers
Senior Planner

cc (via e-mail): Carrie Grevelding, Town Clerk, Town of Manlius
Mike Simon, LaBella Associates
Jonathan Derworiz, LaBella Associates