

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
April 16, 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. March 19, 2026

Public Hearing

1. Cory Tilton - 7173 Collamer Rd, East Syracuse, NY - Tax Map #036.-02-07.1
2. Peter Carapella - 7911 Salt Springs Rd, Fayetteville, NY - Tax Map #095.-02-03.1
3. Joseph Erardi - 7506 Kirkville Rd., East Syracuse, NY - Tax Map #055.-01-26.0

Other Business

Adjournment

301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
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Chairperson:
Karrie Catalino

Members:
Warren Linhart
Eric Christensen
Tim Kelly
Jessica Detor

**Minutes
Zoning Board of Appeals
March 19, 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, and the Town Facebook page. Chairperson Catalino presided, and the following Board members were present:

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

The following Town Officers were present: Carrie Grevelding, ZBA Clerk. Joseph Frateschi, Town Attorney. Tom Poitras, Director of Planning and Development.

In-Person Attendees: Gardar Olafsson, Syracuse. Kevin Favreau, Syracuse. Paul Ryan. East Syracuse. Edward (Teddy) Ryan, East Syracuse.

Virtual Attendees: Susan Cunningham

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. March 4, 2026

Member Kelly made a motion, Seconded by Member Linhart, to approve minutes from

March 4, 2026 as presented by the clerk.

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

Nayes: None
Abstain: None
Results: Passed

Wayne Welshans - 303 Palmer Dr, Fayetteville, NY - Tax Map #087.-09-18.0

Member Kelly made a motion, Seconded by Member Christensen, to deem the application abandoned and to dismiss the application.

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

Nayes: None
Abstain: Member Detor
Results: Passed

Public Hearing

1. Paul Ryan - Huntwood Path - Appeal

Member Christensen made a motion, Seconded by Member Linhart, to waive the reading of the public notice.

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

Nayes: None
Abstain: None
Results: Passed

Member Christensen made a motion, Seconded by Member Detor, to open public hearing.

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

Nayes: None
Abstain: None
Results: Passed

Paul Ryan, the applicant, was present to present his case regarding the appeal of the

issuance of Building Permit #0091-24 for the property located at 4812 Huntwood Path. Supporting documents were provided to the Board for reference.

Attorney Frateschi questioned Director of Planning Tom Poitras regarding any written determinations made concerning the property in question. Mr. Poitras advised that the only written determination made by him or his department was the issuance of the permit on June 26, 2024.

Clerk Grevelding read 2 correspondences from residents regarding the appeal that was brought forward by Mr. Ryan.

Member Christensen made a motion, Seconded by Member Linhart, to close public hearing.

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

Nayes: None
Abstain: None
Results: Passed

Attorney Frateschi presented the following resolution to the ZBA for adoption:

This Board has reviewed the documents which are part of the record on this appeal and has heard all matters presented in a Public Hearing duly held at the Town of Manlius Zoning Board of Appeals on March 19, 2026. The Board, therefore, makes the following Findings and Determinations with respect to this Appeal:

The record reveals in relevant part as follows:

On June 26, 2024, a building permit (the "Building Permit") was issued for construction of a Privacy Wing Wall (the "Wall") upon land owned by Susan Cunningham at 4812 Huntwood Path, which is located in the Town of Manlius, County of Onondaga, State of New York (the "Premises").

Pursuant to the testimony of Director of Planning and Development Tom Poitras at the March 19, 2026 Public Hearing, no further written determinations have been made by the Town of Manlius or any officer or employee of the Town of Manlius and filed in his office related to the Wall or the Premises since June 26, 2024.

On February 25, 2026, the Applicant submitted an Appeal to the Zoning Board of Appeals, challenging the June 26, 2024 determination of the Codes Enforcement Officer. The Applicant offered many exhibits in support of the Appeal.

A Public Hearing was held at the Town of Manlius Zoning Board of Appeals meeting on

March 19, 2026. Testimony was given by Paul Ryan, Tom Poitras, Director of Planning and Development and correspondence from neighboring property owners was read into the Record. The document package submitted February 25, 2026 as well as the testimony and correspondence provided at the Public Hearing constitute the record. The Public Hearing was closed on March 19, 2026.

Question Presented on Appeal:

Is the Appeal of the Applicant submitted February 25, 2026 timely, or is it barred by the Statute of Limitations?

Decision:

The Building Permit for the Wall was issued by the Code Enforcement Officer on June 26, 2024 and was filed in his office that day pursuant to his testimony. Pursuant to the testimony of the Director of Planning and Development, there have been no other determinations that have been made related to the Wall or the Premises. NY Town Law Section 267-a (5) (b) requires that an appeal regarding the issuance of the Building Permit be made within 60 days of issuance and filing of the official's determination.

The time within which the Applicant was required to request the Zoning Board of Appeals to review the determination expired over one year prior to the Appeal herein.

Chairperson Catalino made a motion to adopt the resolution as read, Seconded by Member Christensen.

Clerk Grevelding Performed a Roll Call Vote

Chairperson Catalino - Aye

Member Kelly - Aye

Member Linhart - Aye

Member Christensen - Aye

Member Detor - Aye

Results: Passed

Other Business

Member Kelly made a motion, Seconded by Chairperson Catalino, to enter Executive Session to discuss matters pertaining to pending or possible litigation.

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

Nayes: None

Abstain: None

Results: Passed

Member Christensen made a motion, Seconded by Member Kelly, to exit executive session.

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

Nays: None

Abstain: None

Results: Passed

Adjournment

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

Respectfully Submitted,
Carrie Grevelding
Zoning Board of Appeals

Draft

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 – 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.

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 3/24/26

1. Property Address: 7173 Collamer Rd East Syracuse, NY 13057

Property Tax Map # 36.00 - 02 - 07.100

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

2. Owner of Property: Cory & Shannon Tilton

Owner's Address: 7173 Collamer Rd East Syracuse, NY 13057

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: Jon Ames Company: N/A

Address: 7279 Lakeshore Rd Cicero, NY 13039

Phone: [REDACTED] E-Mail: [REDACTED]

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

Planning and Development

Zoning Board Referral

3/18/2026

7173 Collamer Rd
East Syracuse NY 13057
Tax Map ID: 036.-02-07.1

Applicant: Cory Tilton

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 70' x 120' accessory structure. The applicant is requesting a structure height of 30 feet and 6 inches and will need a variance of 13 feet 6 inches to provide relief from the required 17 foot height requirement.

Thomas Poitras
Zoning Officer
Town of Manlius

John Deer, Supervisor

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

Image Mate 1 - 7173 Collamer Rd



Image Mate 2 - 7173 Collamer Rd



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Town of Manlius

Planning and Development

3/6/2026

Cory and Shannon Tilton
7173 Collamer Rd, East Syracuse NY 13057
Tax ID: 036.-02-08.1
Re: Proposed accessory structure

The proposed accessory structure is located within the New York State Department of Environmental Conservation informational freshwater wetland mapping area. A freshwater wetland Jurisdictional Determination (JD) which is a formal assessment conducted by DEC to determine if an area meets the criteria for classification as a regulated freshwater wetland and/or adjacent area under the Freshwater Wetlands Act will be required. Links for the NYSDEC Freshwater Wetlands Jurisdictional Determination Request are attached in the email.

Additionally, two other items will be required after the Freshwater Wetlands Jurisdictional Determination.

1. The proposed structure will need to be located on 7173 Collamer Rd East Syracuse NY 13057, Tax ID 036.-02-07.1. This can be accomplished by consolidating lot 036.-02-08.1 with lot 036.-02-07.1 or a lot line adjustment move the lot line of 036.-02-08.1 north to give more property to lot 036.-02-07.1.
 - a. The division of land, as identified in, shall be governed by the following administrative review process: Upon receipt of a request for a division of land, including a location survey plan map showing all buildings, easements, existing infrastructure, existing and proposed lot lines, as well as receipt of the fee therefor as specified by the Town Board, the Town Codes Enforcement Officer shall review such request and approve the same, providing that the proposed division of land complies with all Town zoning and other laws, rules and regulations.
2. A height variance from the Zoning Board of Appeals will be required to be obtained as the proposed structure is over 17' in height.

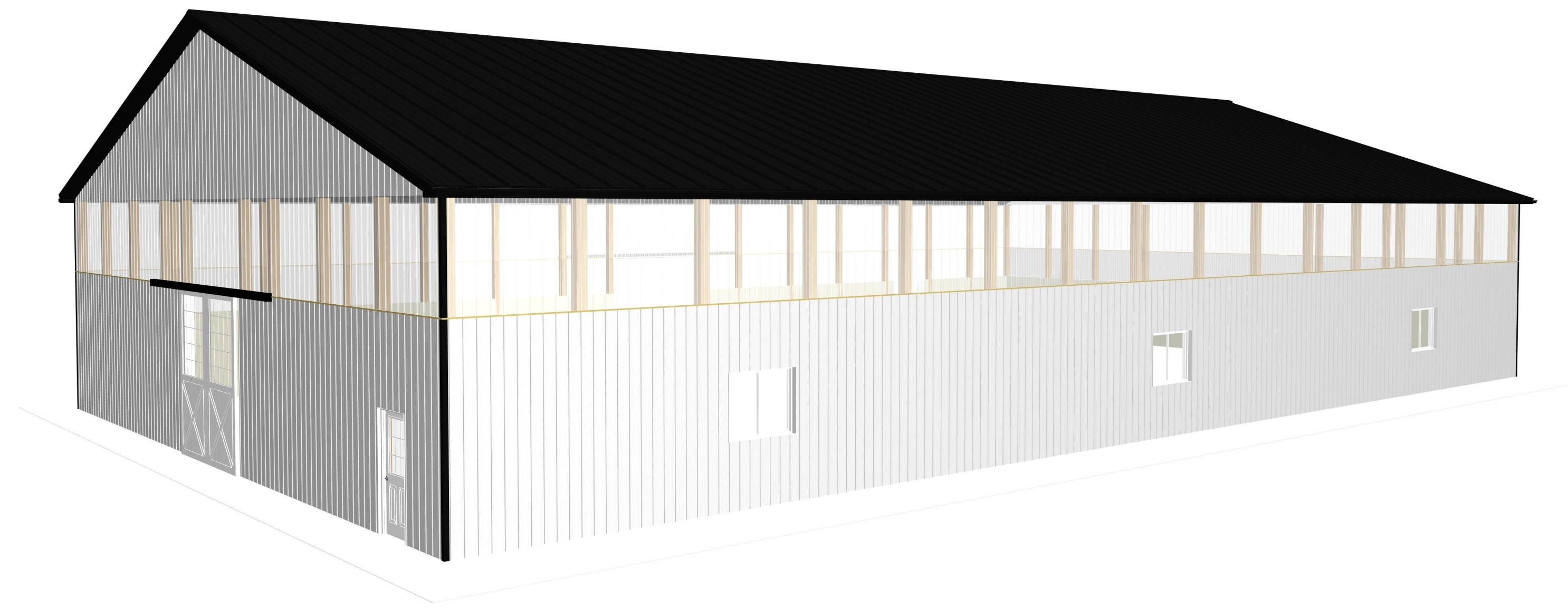
If you have any further questions, please contact me.

Thomas A Poitras
Director of Planning and Development
Town of Manlius

John Deer, Supervisor

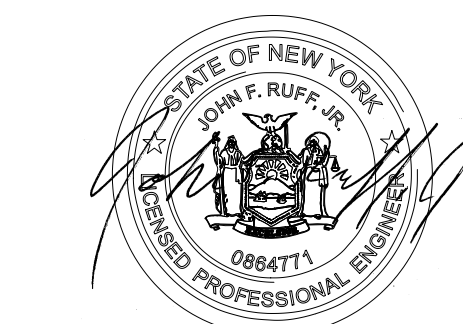
Town Board – Sara Bollinger, Ingrid Gonzalez-McCurdy, Alissa Italiano, Katelyn Kriesel, Michael Nesci, William Nicholson

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-3521 • Fax: (315) 637-0713
www.townofmanlius.gov



A NEW INDOOR RIDING ARENA FOR:

**SHANNON & CORY TILTON
7173 COLLAMER RD
EAST SYRACUSE NY 13057**



RUFF ENGINEERING CO.
6140 BOYERTOWN PIKE
DOUGLASSVILLE, PA 19518
(610) 689-9004

CODE INFORMATION
MUNICIPALITY: TOWN OF MANLIUS, NY
COMPLY W/ 2025 NYS BUILDING CODE.

GENERAL PARAMETERS:	REQUIREMENT	REFERENCE
OCCUPANCY TYPE(S):	(U) RIDING ARENA	
CONSTRUCTION TYPE(S):	58	
ALLOW. NO. OF STORIES:	1	SECTION 504.4
ALLOWABLE HEIGHT:	40'	SECTION 504.3
ALLOW. BUILDING AREA:	8,965 S.F. INCLUDING 63% FRONTAGE INCREASE	SECTION 506
ALLOW. MAX. FIRE AREA W/O SPRINKLER SYSTEM:	N/A	SECTION 903.2
OTHER SPRINKLER REQTS.:	NONE	SECTION 903.2
REQUIRED OPEN SPACE:	25' MIN. AROUND BUILDING PERIMETER.	SECTION 506.3

ACTUAL DATA
1 STORY: 8400 SQ. FEET.
SPRINKLER NOT REQUIRED.

FIRE ALARM NOT REQUIRED
EGRESS CAPACITY: COMPLAINT AS SHOWN
SUBMITTALS & INSPECTIONS

1. DEFERRED SUBMITTALS: CONTRACTOR TO PROVIDE CODE OFFICIAL & ENGINEER W/ SHOP DWGS SIGNED & SEALED BY REG. ENGR. IN 2025 BY CONSTRUCTION PRIOR TO INSTALLATION OF FOLLOWING: WOOD TRUSSES
2. CONTRACTORS TO PROVIDE TESTING W/ REPORTS AS REQUESTED BY CODE OFFICIALS AS LISTED IN THE CODES. INCL. SPECIAL TESTING PER SECTION R-401.4. REFER TO PERMIT APPLICATIONS AND CODE REVIEWS FOR DETAILS.

GENERAL STRUCTURAL NOTES:

- FOUNDATIONS DESIGNED FOR ASSUMED 2500 PSF ALLOW. NET SOIL BEARING. CONTRACTOR TO VERIFY. OWNER TO PAY FOR SOIL TESTS AND FOR REVISIONS & INCREASED CONSTRUCTION COSTS IF SOIL INADEQUATE.
- PLACE FILL & BACKFILL IN MAX. 8' LIFTS. DO NOT BUILD ON WEAK SOIL.
- DESIGN LIVE LOADINGS AS FOLLOWS:
- G.S.L.: 80 PSF (ULTIMATE) 56 PSF (ASD) - SEISMIC USE GROUP: 1
- WIND: 115 MPH (EXPOSURE B) - SEISMIC REST: WOOD-FRAME
- CONC. WORK TO MEET TO ALL PROVISIONS OF LATEST EDS. OF ACI 302 & 318, INCL. FREEZING & HOT WEATHER PROVISIONS. TYPE 1 CEMENT PER ASTM C150. MAX. 1 IN. STONE PER ASTM C33. SLUMP 4 in +/- 1 in. NO CALC. CHLORIDE. CONCRETE TO HAVE 28-DAY MIN. COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT 4000 PSI AT EXPOSED EXT. WORK. AIR ENTRAIN CONCRETE AT EXT. HORZ. SURFACES: 6% +/- 1.5%. CONC. TO BE MOST CURED OR PROTECTED W/ MEMBRANE.
- USE 2.0E-2600 FIB LVL BEAMS
- WOOD FRAMING DESIGN COMPLIES W/ NDS 2024

WOOD ROOF TRUSS NOTES:

- TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED TO MEET PITCH & DIMS SHOWN ON THE DWGS. AND TO MEET DESIGN LOADING REQTS FOR THIS LOCATION. TRUSSES SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES, AND SHALL INCORPORATE ALL APPLICABLE LOADING COMBINATIONS, INCL. MIN. REQUIRED BOTTOM CHORD LOADING AS SET FORTH IN APPLICABLE IRC CODE. MAX. TRUSS DEFLECTION UNDER ROOF LIVE LOAD TO BE LESS THAN L/900. CONTRACTOR SHALL SUBMIT FOR REVIEW TO ARCHITECT THE TRUSS DESIGN CALCULATIONS AND DRAWINGS SIGNED AND SEALED BY LICENSED ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- TRUSSES SHALL BE DESIGNED TO ACCOMMODATE DRIFT LOADS & EQUIP. WEIGHTS IN ADDITION TO UNIFORM ROOF DEAD AND LIVE LOADS.
- LUMBER USED FOR CHORDS AND WEBS SHALL BE A MINIMUM 2 IN. NOM. WIDTH SURFACED FOUR SIDES W/ MOISTURE CONTENT NOT EXCEEDING 19%. LUMBER SHALL BE GRADE STAMPED WITH THE APPROPRIATE WMPA OR SPB STAMP INDICATING COMPLIANCE WITH PS-20 LUMBER DEFECTS OCCURRING IN THE CONNECTOR PLATE AREA.
- GALVANIZED STEEL CONNECTOR PLATES SHALL BE FABRICATED FROM MIN. 0.036 INCH THICK STEEL SHEET CONFORMING TO ASTM A446, GRADE A & ASTM A325. C&G PLATES SHALL SECURELY FASTEN (A. DOWN ON BOTH FACES OF TRUSS IN ACCORDANCE WITH ACCEPTED STANDARDS & PROCEDURES AND BE CAPABLE OF TRANSFERRING THE FULL MEMBER CAPACITIES.
- SECURELY BRACE TRUSSES DURING ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE. ERECTION BRACING SHALL HOLD TRUSSES STRAIGHT AND PLUMB UNTIL DECKING & PERMANENT BRACING ARE INSTALLED. INSTALL PERMANENT BRACING AS REQ'D BY DESIGN PRIOR TO APPLICATION OF LOAD. PERMANENT BRACING SHOWN ON ARCH. DWGS. IS MIN. REQ'D - PROVIDE ADDITIONAL PER TRUSS MFR. DESIGN.
- SECURE TRUSSES TO THE SUPPORTING STRUCTURE WITH GALVANIZED FRAMING ANCHORS. ANCHORS IN CONTACT WITH PT. LUMBER SHALL HAVE G90 GALVANIZATION. CONNECTIONS MUST RESIST ALL DESIGN LOADS.

ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER BUILDING PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.

PROJECT # 7070

DRAWN BY:
BENUEL RIEHL

REVISIONS;
1. L. ZOOK - 2.2.2026

PAGE: 1 / 1

DATE:
11.10.2025

DRAWING TITLE:
COVER PAGE

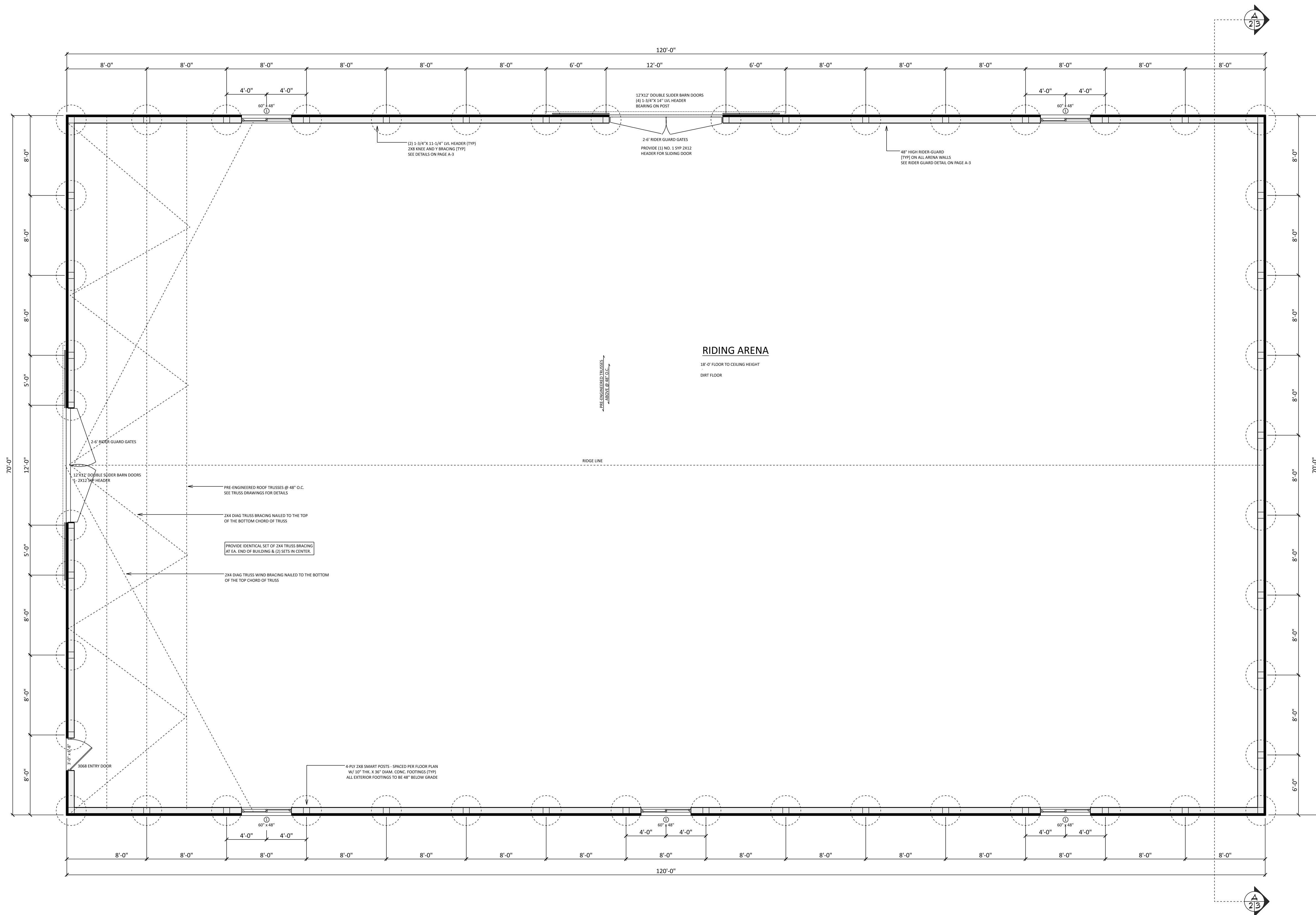
SHEET NO.
A-1

CONTRACTOR:
BIGFOOTBARNLLC
1203 ROTHVILLE RD
LITITZ PA 17543

DAVID S KING 717-419-1809

CLASSIC
D E S I G N L L C
1203 ROTHVILLE RD
LITITZ PA 17543
Drafting & Architectural Services

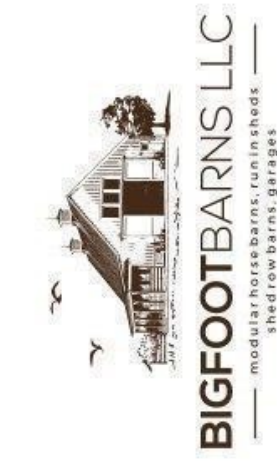
A NEW INDOOR RIDING ARENA FOR:
SHANNON & CORY TILTON
7173 COLLAMER RD
EAST SYRACUSE NY



WINDOW SCHEDULE			
OPENING	PRODUCT CODE	SIZE	COUNT/TOP OF OPENING/COMMENT
1	3048 SLIDER	80' x 48'	5 30'

MAIN FLOOR
SCALE: 3/16" = 1'-0"

CONTRACTOR:



DAVID S KING 717-419-1809



Drafting & Architectural Services

A NEW INDOOR RIDING ARENA FOR:

SHANNON & CORY TILTON
7173 COLLAMER RD
EAST SYRACUSE NY

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PROJECT # 7070

DRAWN BY:
BENUEL RIEHL

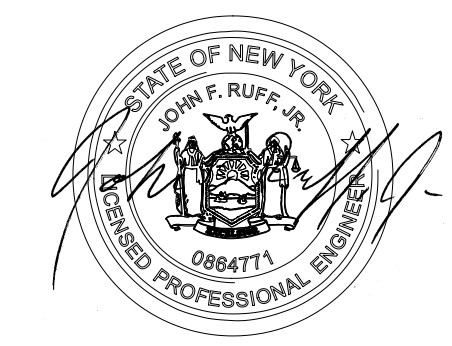
REVISIONS:
I. L. ZOOK - 2.2.2026

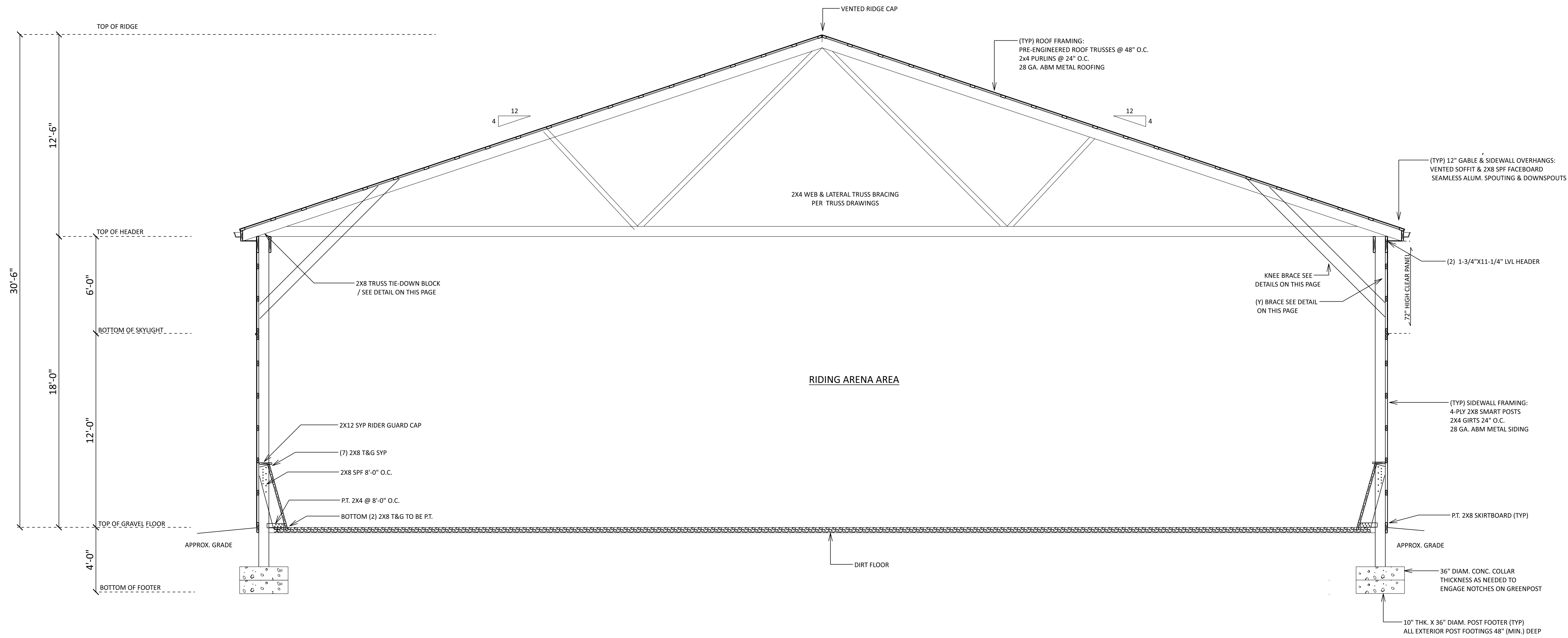
PAGE: 2 / 3

DATE:
11.10.2025

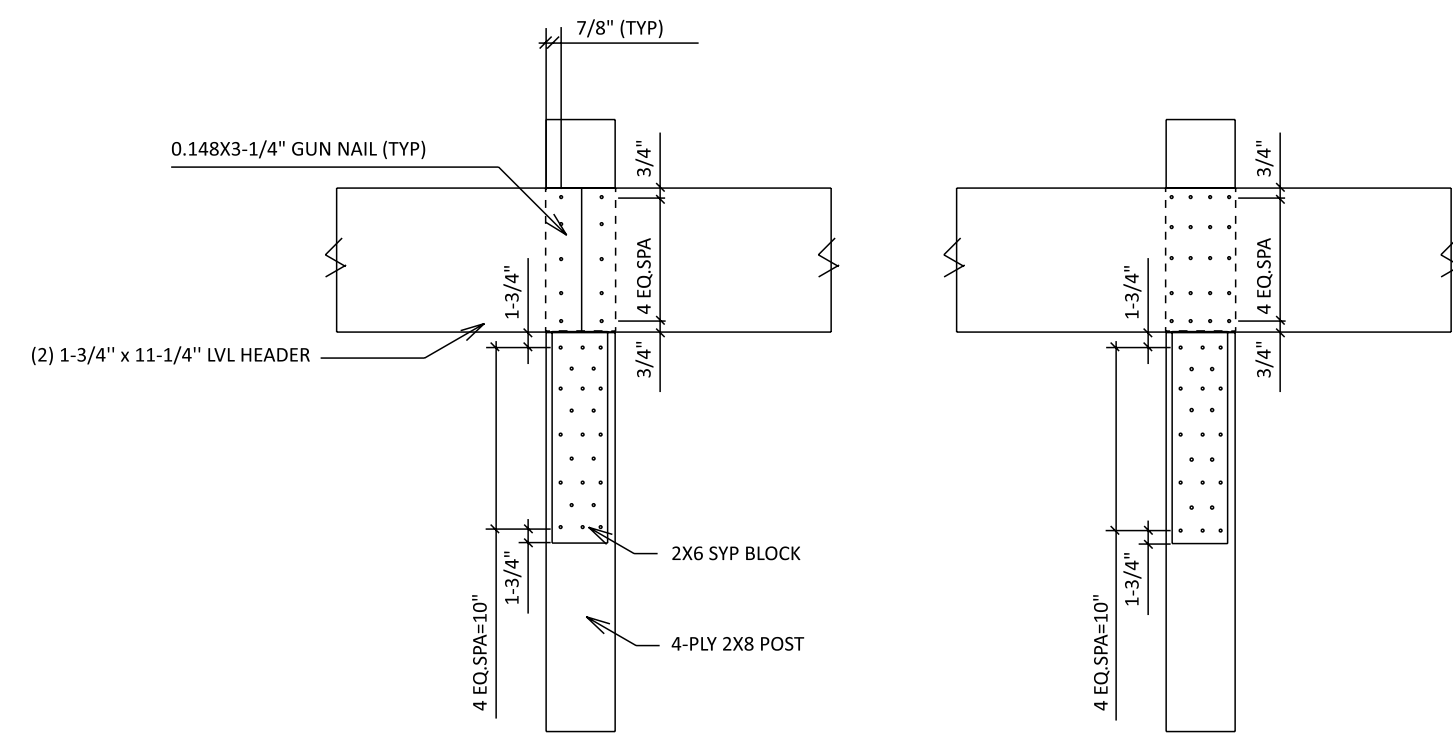
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MAIN FLOOR PLAN

SHEET NO.
A-2

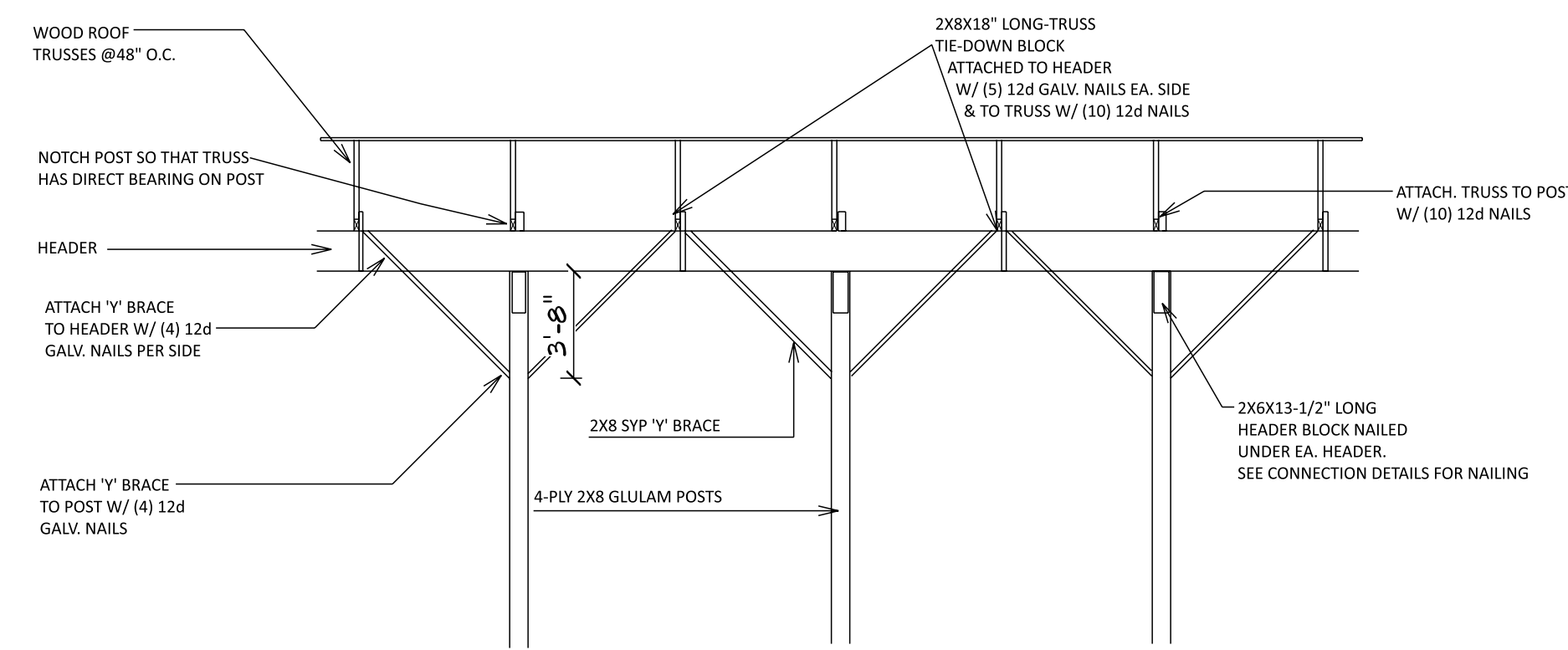




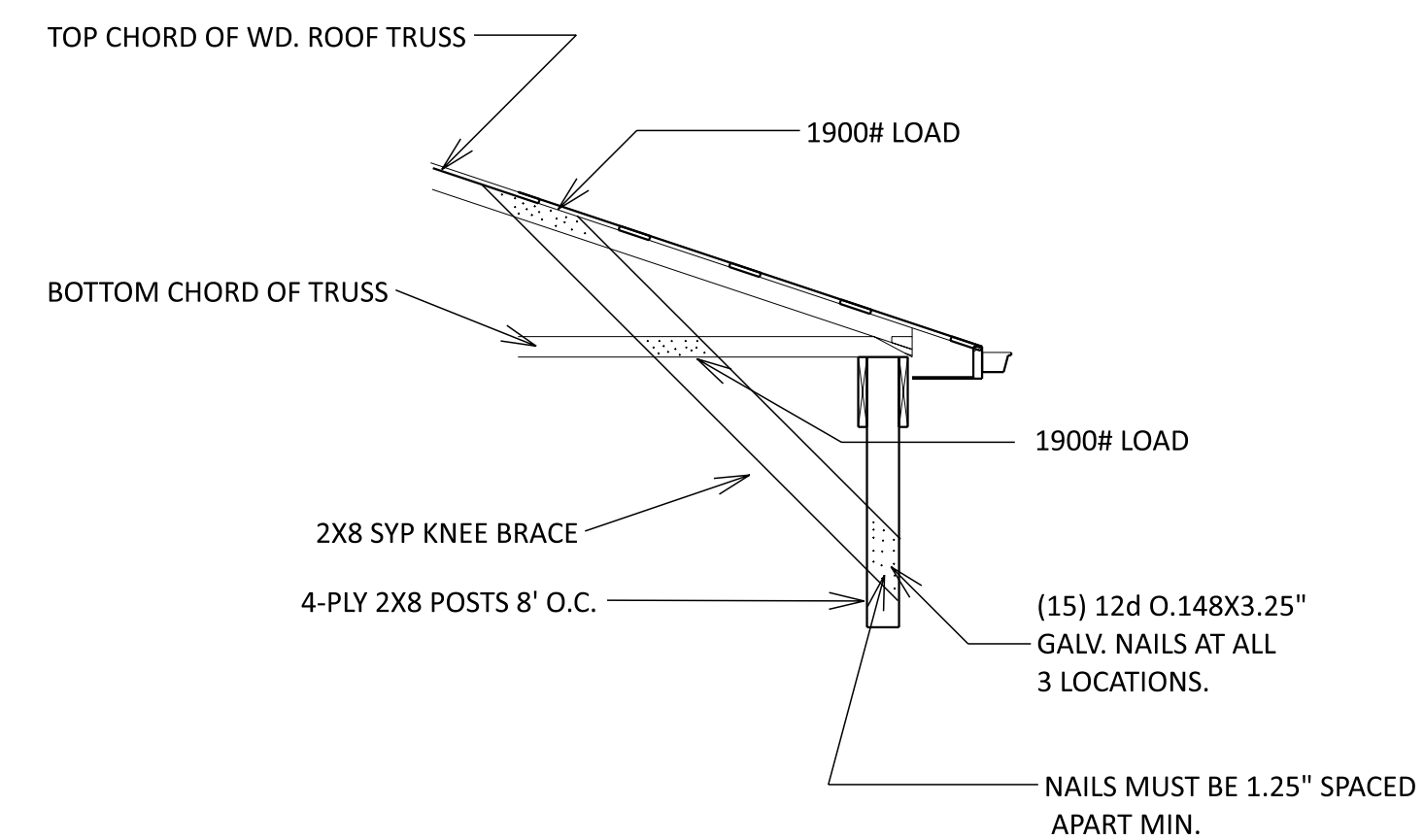
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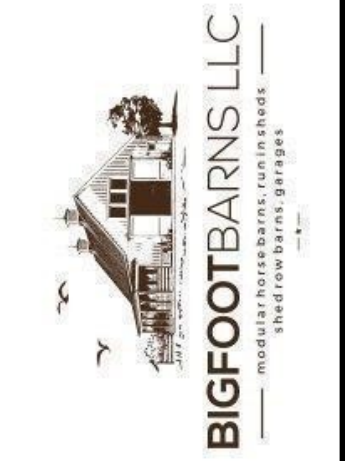
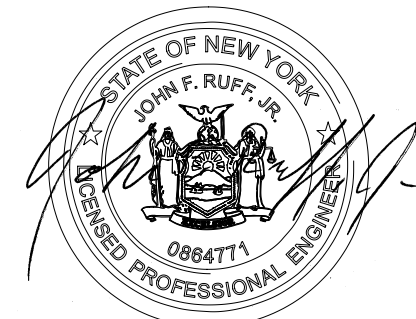
BUILDING HEADER TO POST CONNECTION DTL.
SCALE: 1" = 1'-0"



ARENA (Y) BRACE DTL.
SCALE: 1/4" = 1'-0"



ARENA KNEE BRACE DETAIL
SCALE: 3/8" = 1'-0"



CONTRACTOR:
DAVID S KING 717-419-1809



A NEW INDOOR RIDING ARENA FOR:

SHANNON & CORY TILTON
7173 COLLAMER RD
EAST SYRACUSE NY

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PROJECT # 7070

DRAWN BY:
BENUEL RIEHL

REVISIONS:
I. L. ZOOK - 2.2.2026

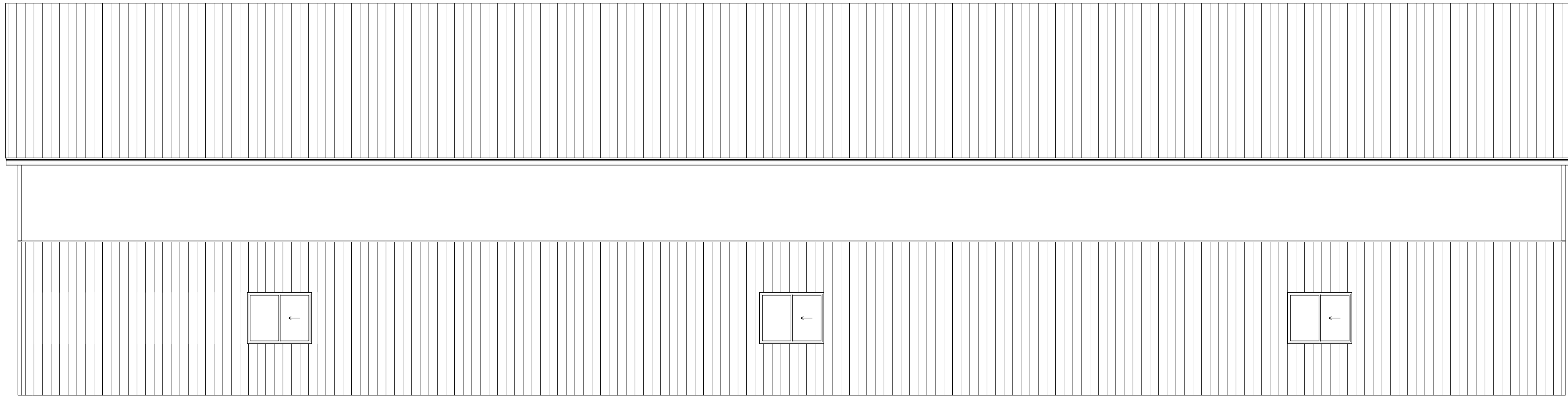
PAGE: 3 / 3

DATE:
11.10.2025

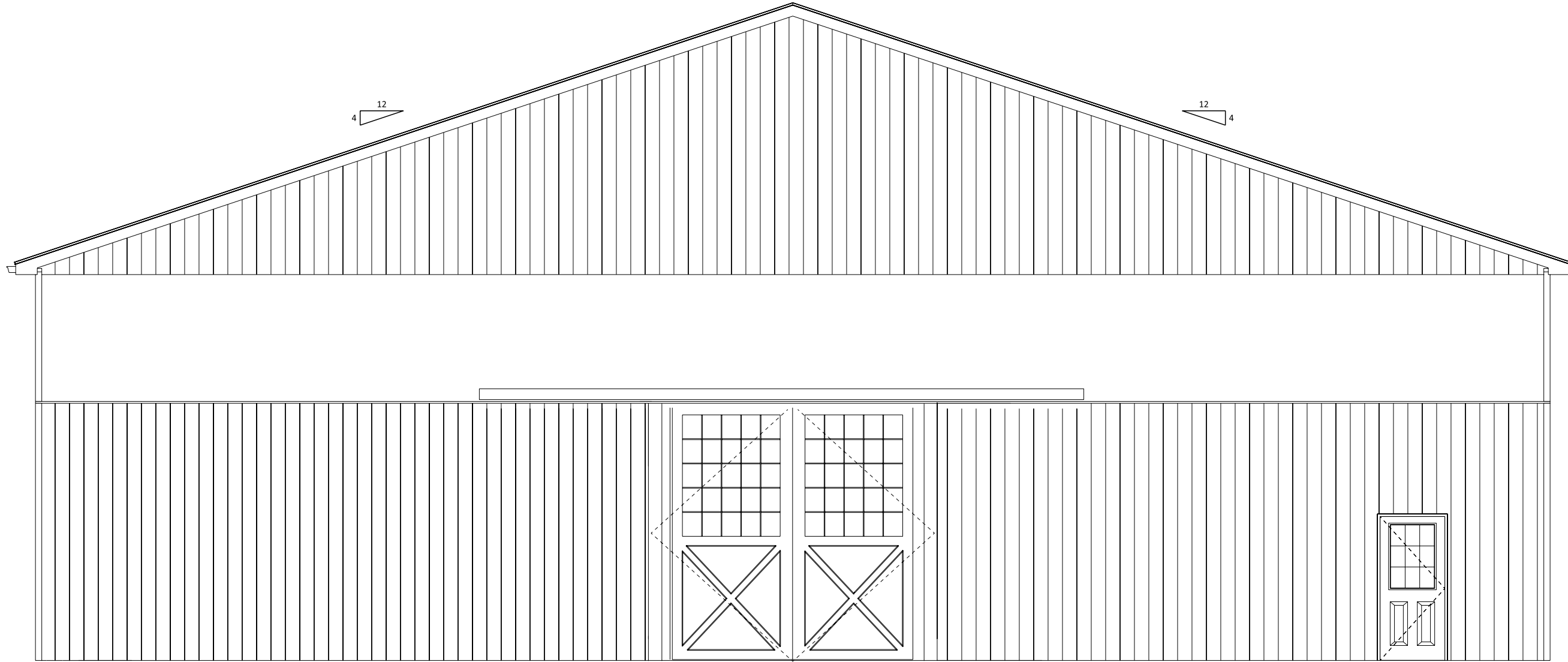
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CROSS SECTIONS

SHEET NO.

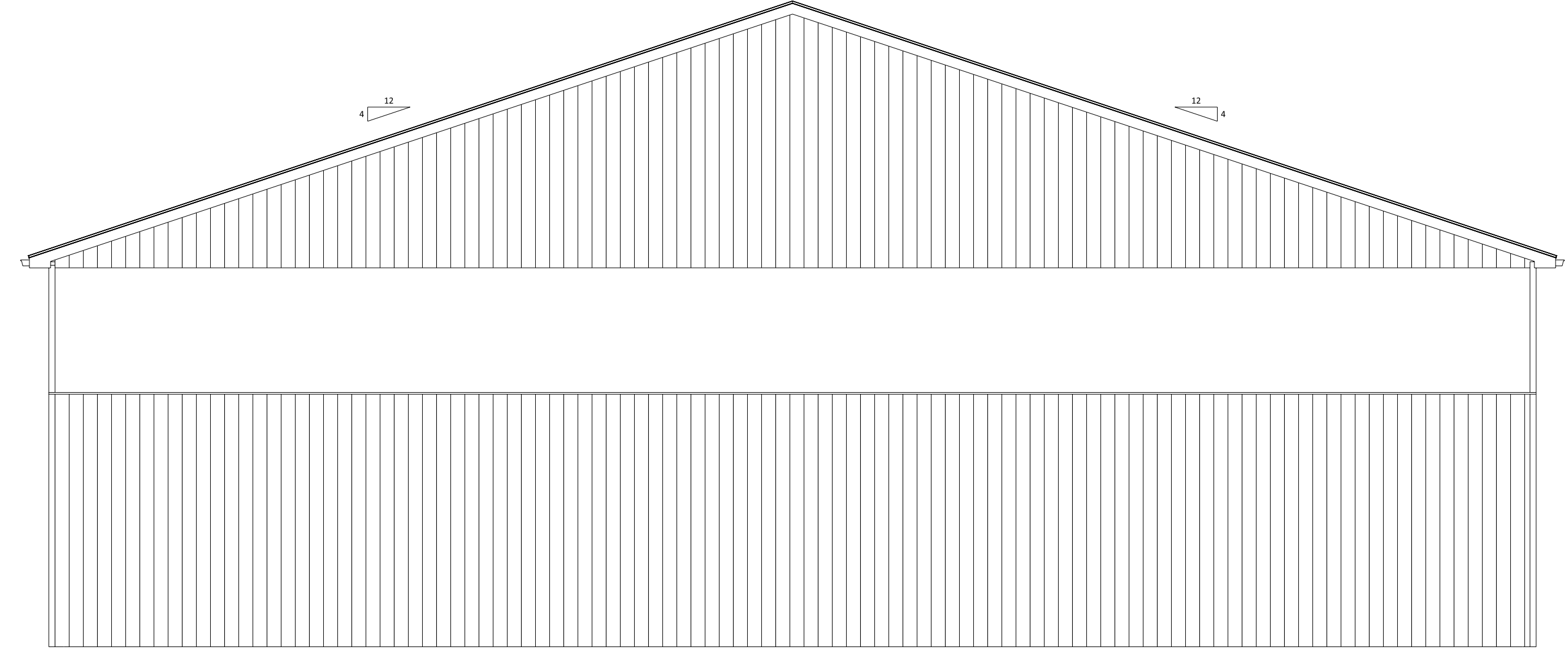
A-3



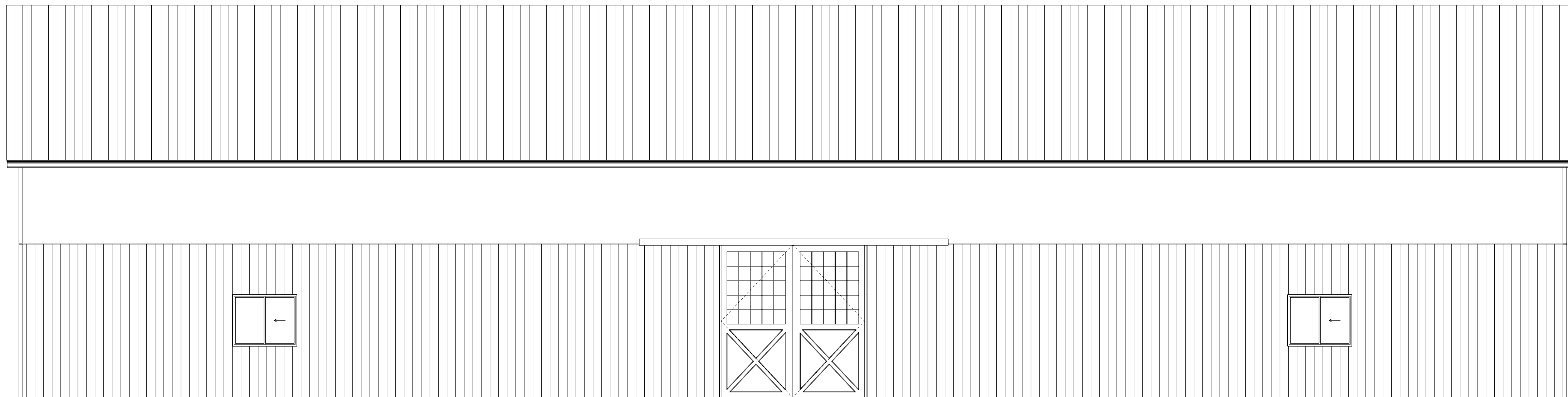
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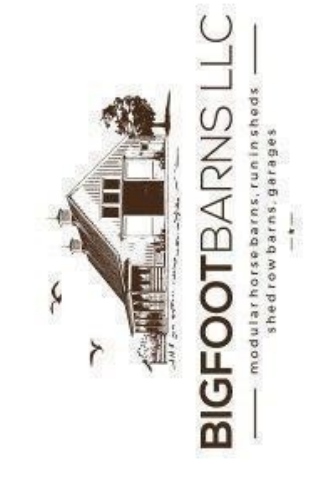
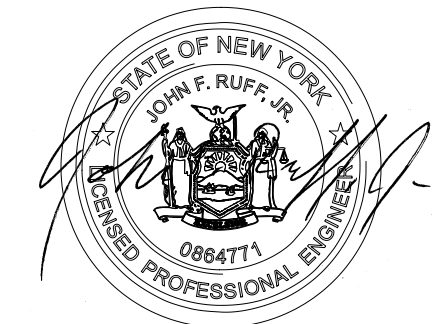
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



CONTRACTOR:
BIGFOOTBARNSLLC
MEANS FOR THE BARN, MEANS FOR THE BARN
1203 ROTHVILLE RD
LITITZ PA 17543

DAVID S KING 717-419-1809
CLASSIC
D E S I G N I C
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A NEW INDOOR RIDING ARENA FOR:
SHANNON & CORY TILTON
7173 COLLAMER RD
EAST SYRACUSE NY

PROJECT # 7070

DRAWN BY:
BENUEL RIEHL

REVISIONS:
I. L. ZOOK - 2.2.2026

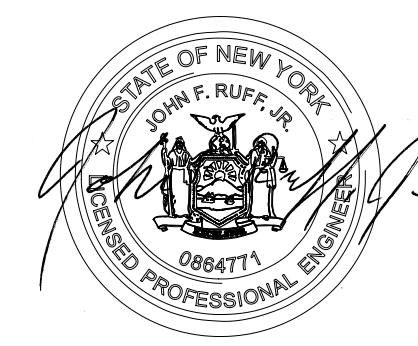
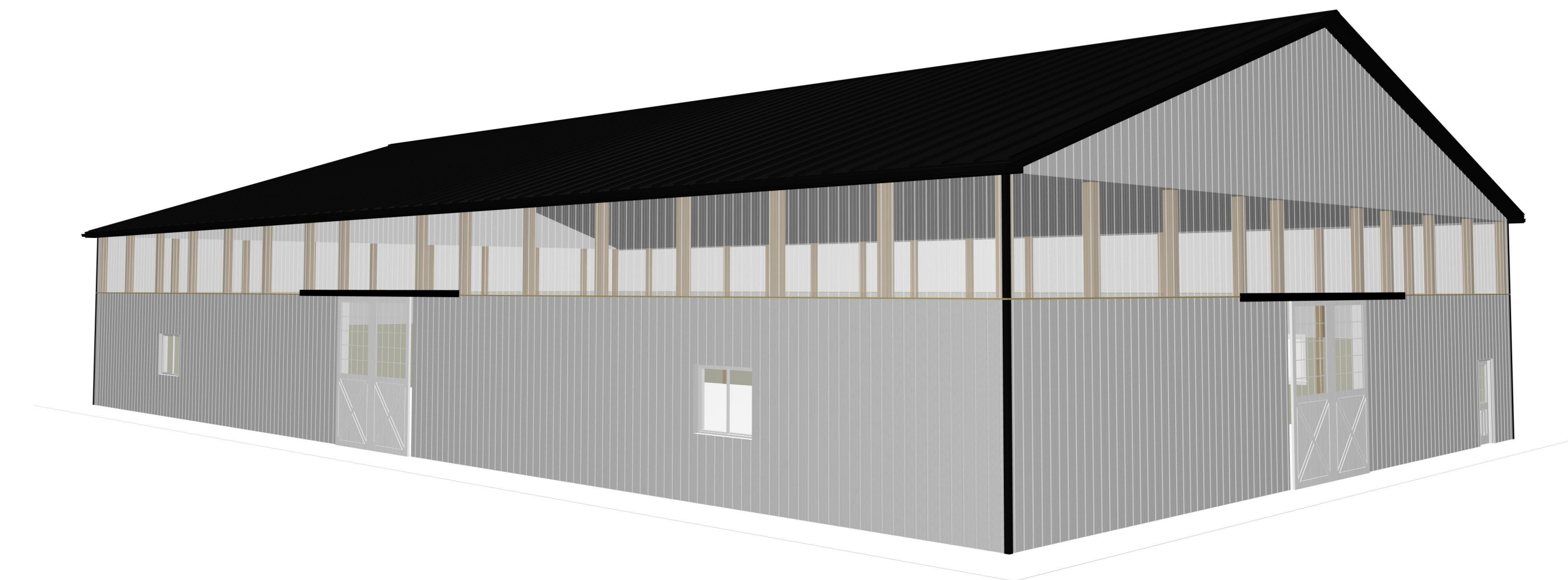
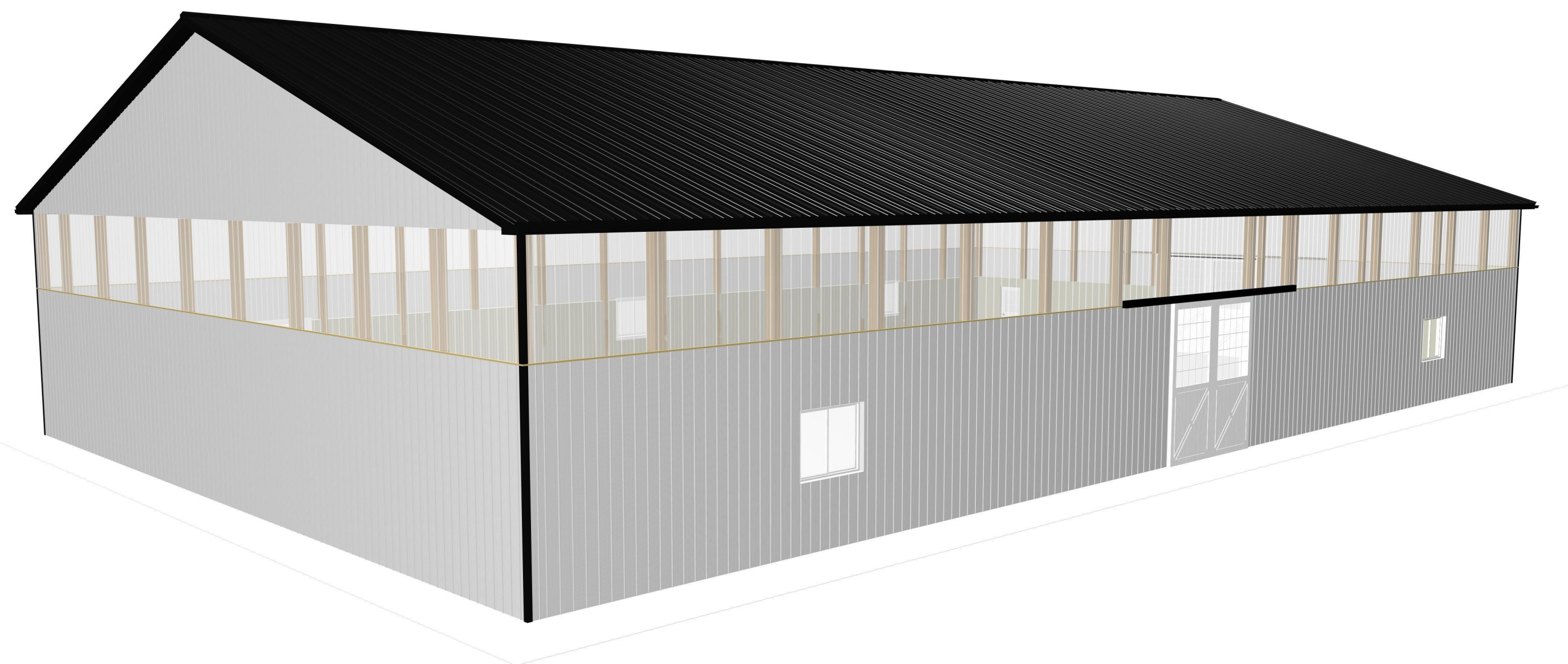
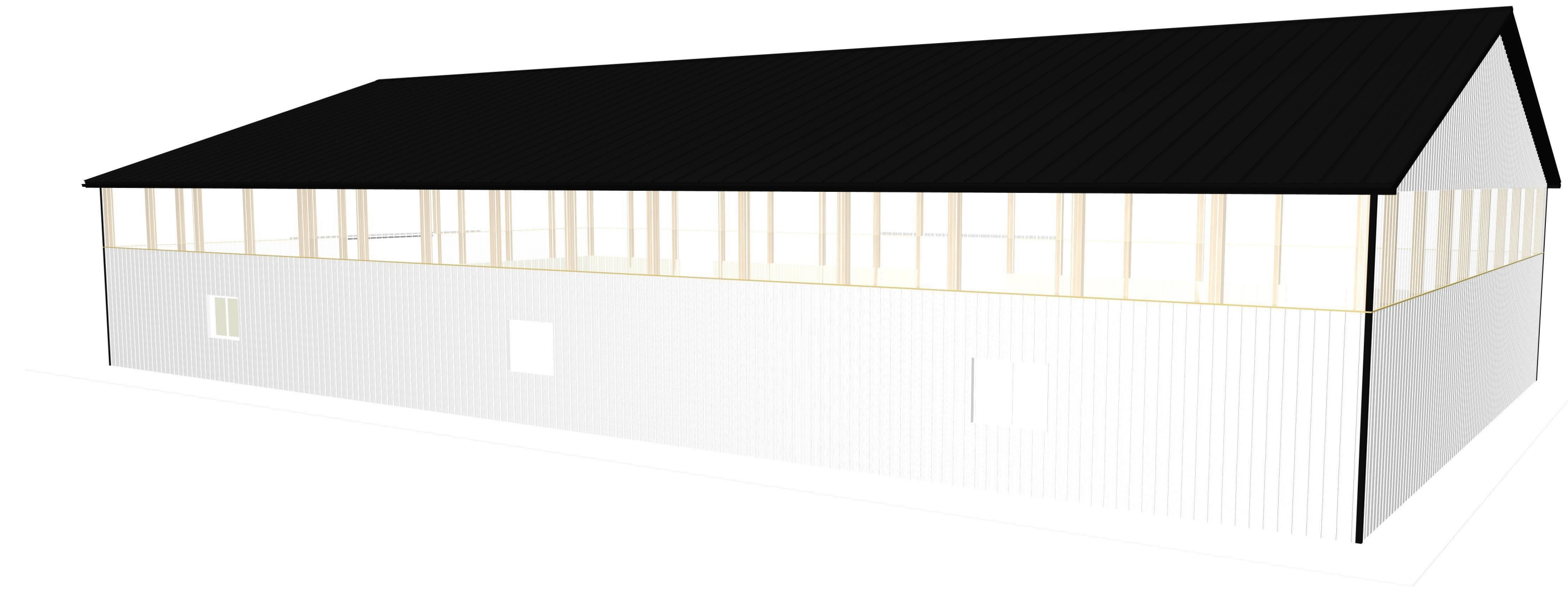
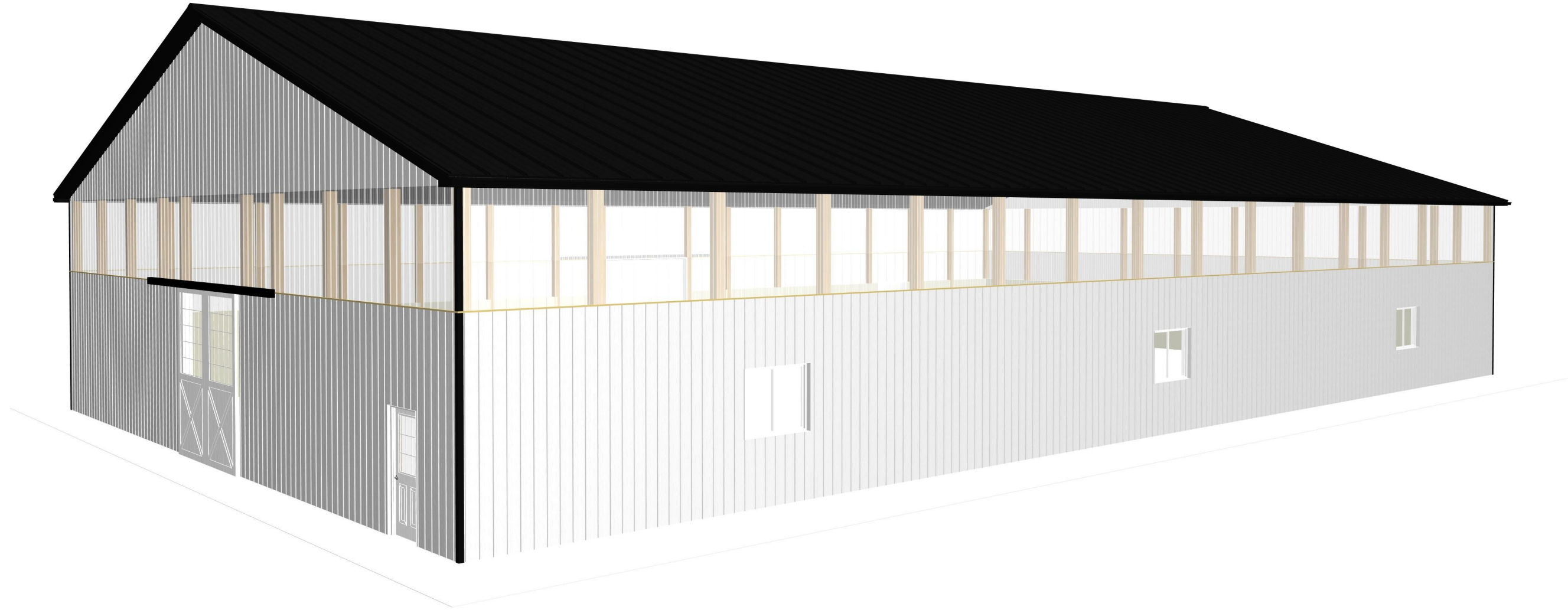
PAGE: 4 / 6

DATE:
11.10.2025

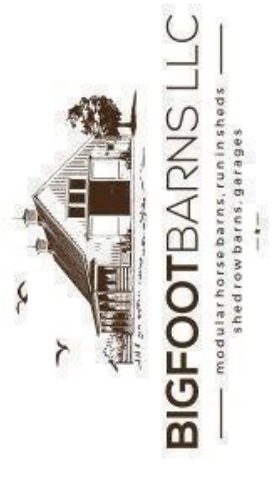
DRAWING TITLE:
ELEVATIONS

SHEET NO.
A-4

ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER BUILDING PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.



CONTRACTOR:



DAVID S KING 717-419-1809

CLASSIC
D E S I G N, L L C
1203 ROTHVILLE RD
LITITZ PA 17543

Drafting & Architectural Services

A NEW INDOOR RIDING ARENA FOR:

SHANNON & CORY TILTON
7173 COLLAMER RD
EAST SYRACUSE NY

ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER BUILDING PROJECTS. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ANY STRUCTURAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.

PROJECT # 7070

DRAWN BY:
BENUEL RIEHL

REVISIONS:
I. L. ZOOK - 2.2.2026

PAGE: 5 / 6

DATE:
11.10.2025

DRAWING TITLE:
3D RENDERINGS

SHEET NO.
A-5

**THERRE &
 GREVELDING THERRE
 (R.O.)**
 5194-558
 TAX MAP PARCEL:
 36.-02-08.1
 8.43 ACRES±

**THERRE &
 GREVELDING THERRE
 (R.O.)**
 5194-556
 TAX MAP PARCEL:
 36.-02-07.1
 2.21 ACRES±

TRIFUMOVSKI (R.O.)
 5428-316
 TAX MAP PARCEL:
 36.-02-09

FUMARA (R.O.)
 2023-9570
 TAX MAP PARCEL:
 36.-02-10

ABOLD (R.O.)
 5335-558
 TAX MAP PARCEL:
 36.-02-11.2

KWIEK (R.O.)
 5117-435
 TAX MAP PARCEL:
 36.-02-06

COLLAMER ROAD
 (NYS ROUTE 298)

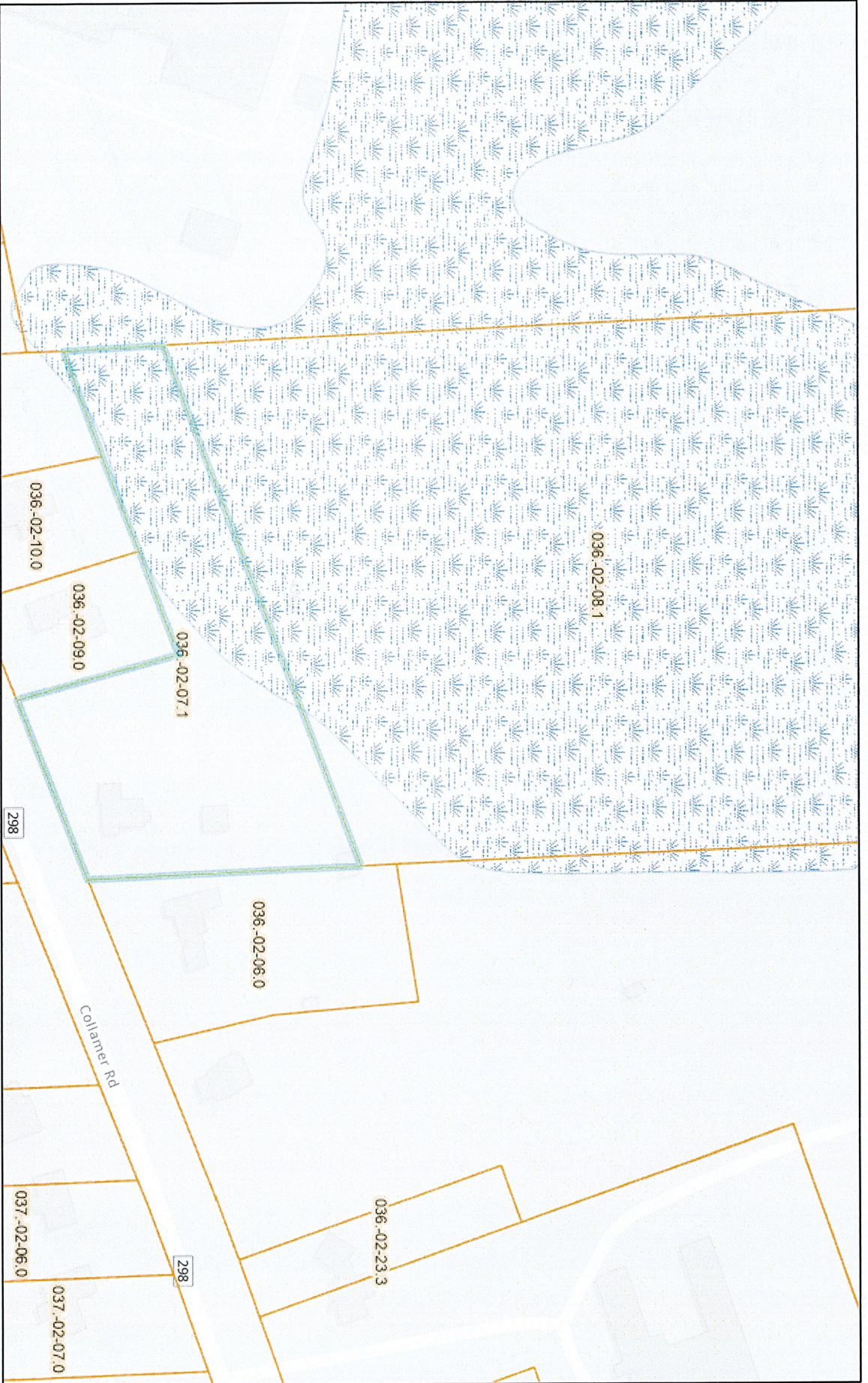
REFERENCES

1. NORMAN DARNEY FARM SUBDIVISION BY CORRELL LINDSEY

R.O. (R.O.)
 12-74
 P. PARCEL:
 02-22

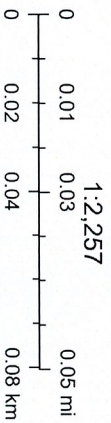
WIGGERS AFFIDAVITS ON THIS MAP VOID THE CERTIFICATION COPIES

Letter ANSI A Landscape



February 23, 2026

-  Municipalities
-  NYSDEC Informational Wetlands
-  Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrisen, Rijkswaterstaat, GSA, Geoland.

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 – 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 \$250.00 for a residential area variance, \$500.00 for a Commercial area variance, \$350.00/\$550.00 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: 3/23/2026

1. Property Address: 7911 SALT SPRINGS ROAD, FAYETTEVILLE

Property Tax Map # 095 - 02 - 03.1

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; new construction, of Carport to park a trailered boat

2. Owner of Property: Peter Carapella

Owner's Address: 7911 Salt Springs Road, FAYETTEVILLE

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: _____

**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 Bonnie L. Olsson, being duly sworn, deposes and says that (s) he is:
(Notary)

Peter A. Carapella
(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: March 23, 2026

Date: _____, 20____

Peter A. Carapella
(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)

7911 salt springs Road
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Foyetteville, NY 13066

[Redacted]
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 23rd day of March in the year 2026, before me, the undersigned, a notary public in and for said state, personally appeared Peter A. Carapella
(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.

[Signature]
Notary Public

Bonnie L. Olsson
Notary Public, State of New York
Reg. No. 01OL5075218
Qualified in Madison County
Commission Expires March 31, 2027

SEAL



Town of Manlius

Planning and Development

Zoning Board Referral

3/10/2026

7911 Salt Springs Rd
Fayetteville NY 13066-9620
Tax Map ID: 095.-02-03.1

Applicant: Peter A Carapella

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

1. The applicant needs a variance from chapter 155-12(B) for the construction of a 12' x 24' accessory structure (detached carport). The applicant is requesting a side yard setback of 5 feet and will need a variance of 15 feet to provide relief from the required 20-foot side yard setback requirement.

Thomas A Poitras
Director of Planning and Development
Town of Manlius

John Deer, Supervisor

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

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-3521 • Fax: (315) 637-0713
www.townofmanlius.gov

Zoning variance

From: Ryan Connolly ([REDACTED])

To: [REDACTED]

Date: Sunday, January 4, 2026 at 09:30 PM UTC

To whom it may concern,

We have spoken with our neighbor, Pete Carapella, regarding construction of a structure close to our adjoining property line as it pertains to scope of the project, setbacks, and proximity to the property line and our existing fence line. We have no concerns about the placement of the structure in any of these regards.

Sincerely,
Ryan Connolly
Kelly Connolly
5231 Duguid Rd.
Fayetteville

zoning variance agreement letter

From: Seongjin Jeremiah Park [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Date: Monday, January 5, 2026 at 04:17 AM UTC

Dear Town of Manlius,

We are Seongjin Park and Yaejin Moon, the owners of 7905 Salt Springs Rd, Fayetteville, NY, a neighboring property to Pete Carapella's 7911 Salt Springs Rd property.

We were informed by Mr. Carapella that he is applying for a zoning variance to build a parking structure for his boat. We have no objection to his application for varying the zone, and we fully support Mr. Carapella's plan to build the structure.

Mr. Carapella has been a great neighbor to our house, and we greatly appreciate the presence of his household next to us.

Thank you.

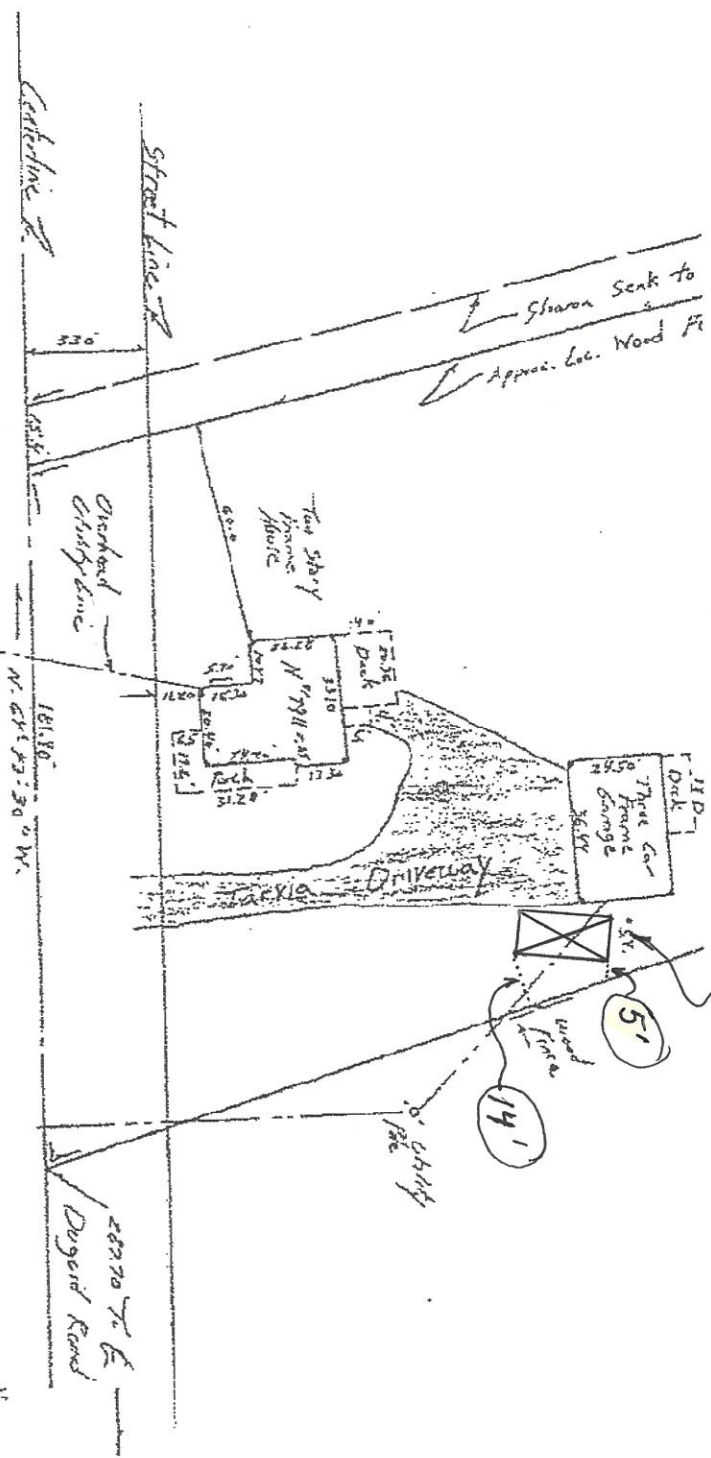
--
Seongjin Park, Ph.D.
[REDACTED]



R. J. BISHOP
 LICENSED LAND SURVEYOR
 AND SURVEYOR
 SYRACUSE, N.Y.
 NYSLSN 45878

THIS MAP WAS MADE
 HERE BY ME AND SAME IS CORRECT

SALT Springs Road



Location Survey on Part of Military
 Lot 76, * Town of Manlius *

Known as No. 7911 Salt Springs Road,
 Town of Manlius, County of Onondaga,
 State of New York.

J. R. H. J. H.
 SCALE: 1"=50'
 DATE: 2-26-9

REVISIONS:

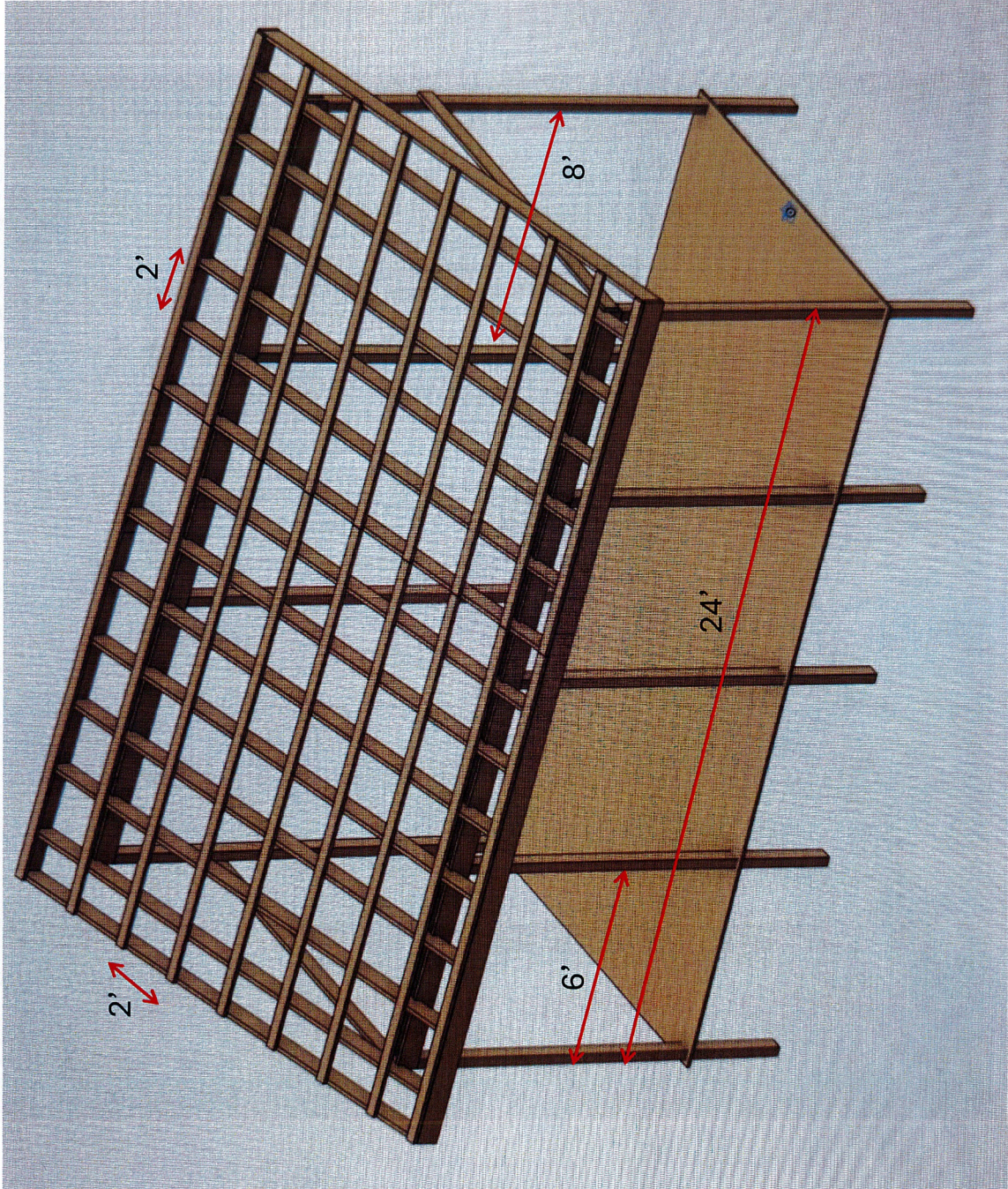
OK

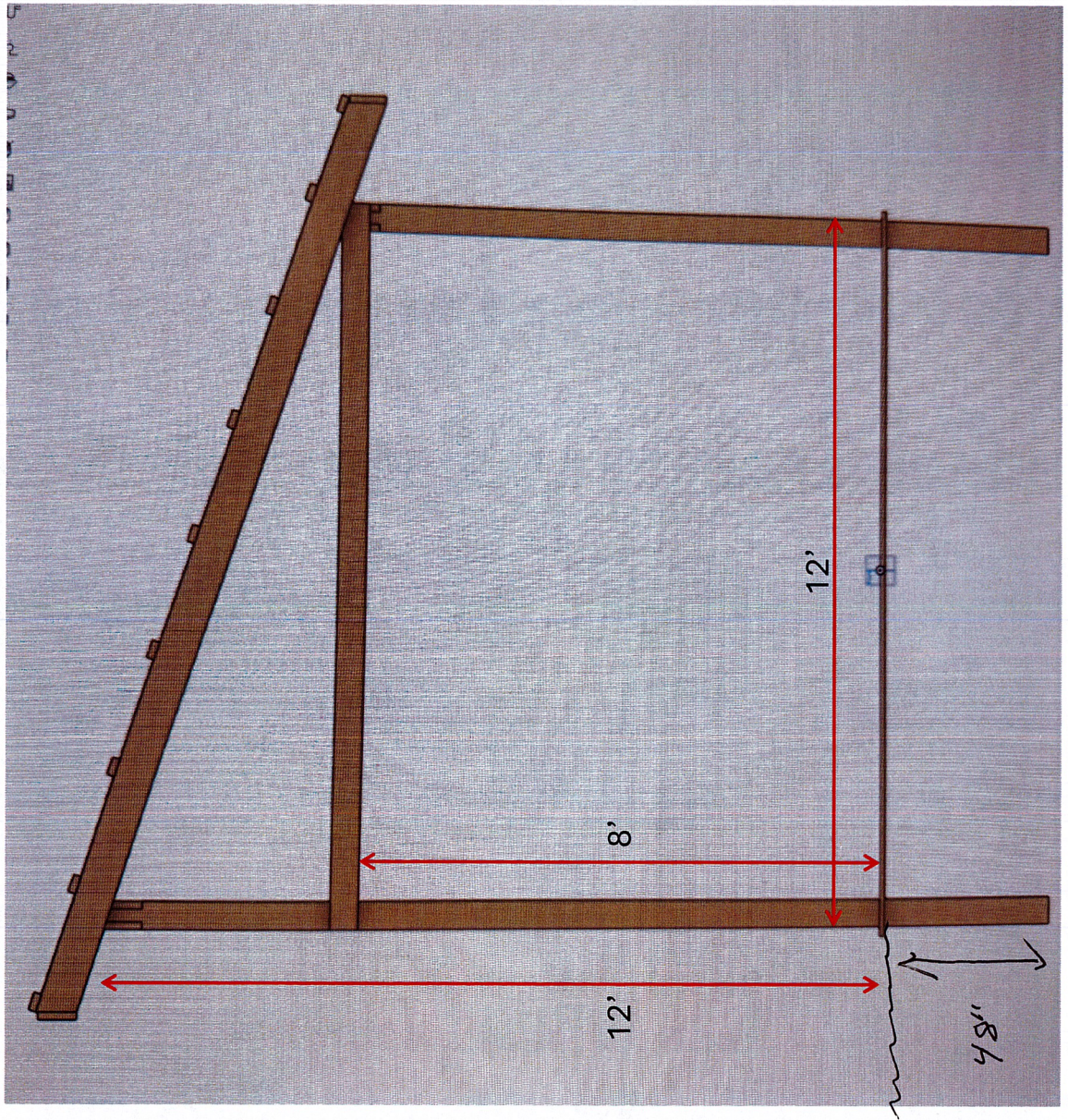
Image Mate 1 - 7911 Salt Springs Rd



Image Mate 2 - 7911 Salt Springs Rd







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

MAR 24 2026

Received and Filed

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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: _____

1. Property Address: 7506 Kirkville RD E.54R 13057

Property Tax Map # 055-01-26-0

The Applicant's Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Extension (cold storage)

2. Owner of Property: Joseph G ERARDI

Owner's Address: 7506 Kirkville RD E.54R 13057

Owner's E-Mail: [REDACTED]

Owner's Phone #: [REDACTED] Does Owners reside at property: Yes

Signature of Property Owner: Joseph G Erardi

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

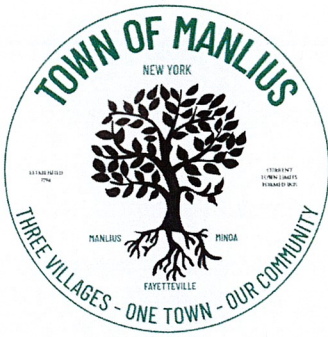
Below this line - For Office Use Only

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

Planning and Development

Zoning Board Referral

3/13/2026

7506 Kirkville Rd
East Syracuse NY 13057-9420
Tax Map ID: 055.-01-26.0

Applicant: Joseph Erardi

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

1. The applicant needs a variance from chapter 155-12(B) for the construction of a 44' x 60' cold storage garage addition. The applicant is requesting a side yard setback of 10 feet and will need a variance of 10 feet to provide relief from the required 20-foot side yard setback requirement.

Thomas Poltras
Zoning Officer
Town of Manlius

John Deer, Supervisor

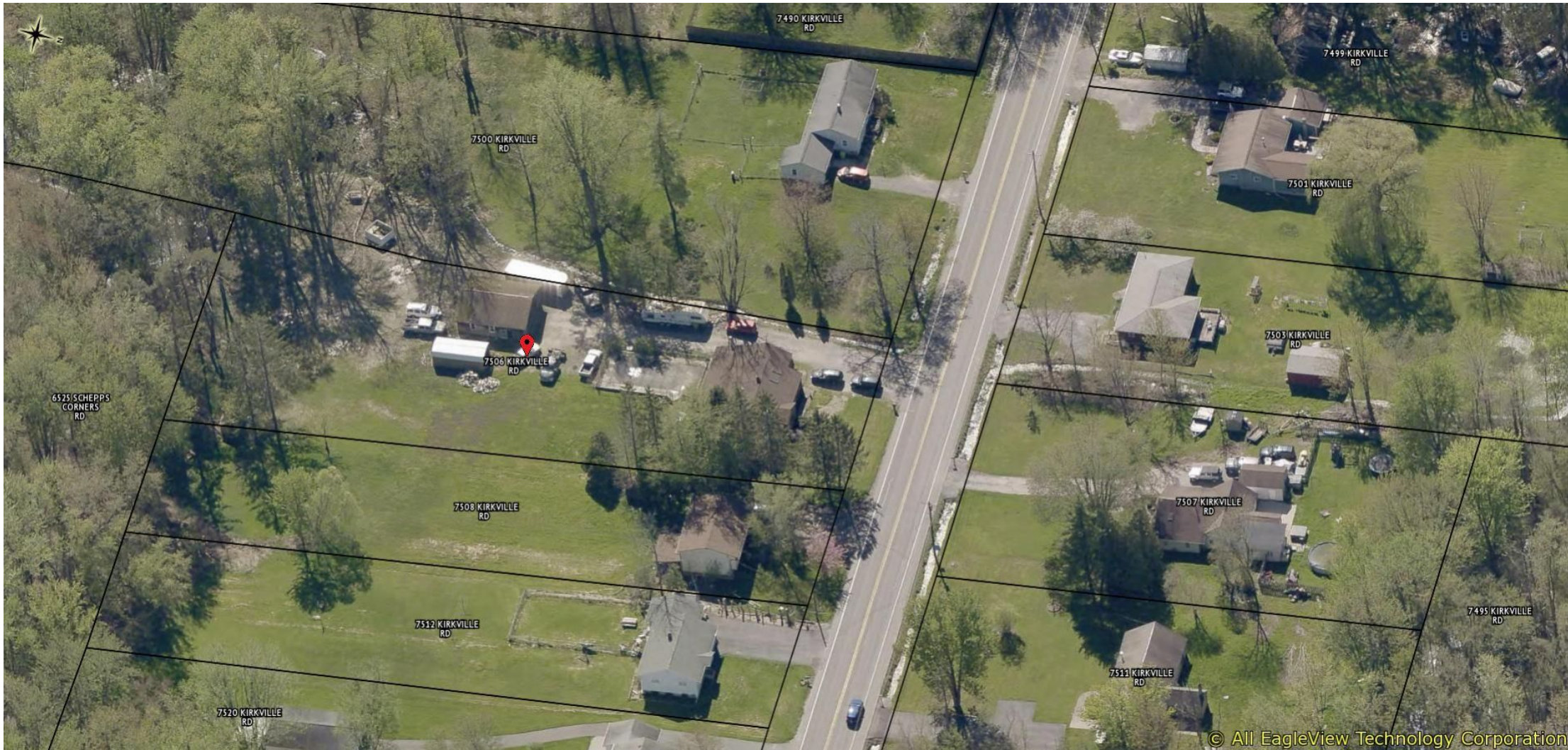
Town Board - Sara Bollinger, Ingrid Gonzalez-McCurdy, Alissa Italiano, Katelyn Kriesel, Michael Nesci, William Nicholson

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-3521 • Fax: (315) 637-0713
www.townofmanlius.gov

Image Mate 1 - 7506 Kirkville Rd



Image Mate 2 - 7506 Kirkville Rd

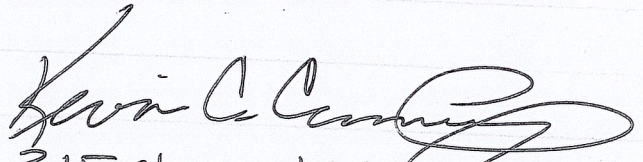


To Whom it May Concern:

3/23/2016

I, Kevin Cummings, resident of 7500 Kirkville Rd adjoining the property of 7506 Kirkville Rd, owned by Joseph Esardi,

am in agreement to the 10 foot variance required at the proposed construction of the building at 7506 Kirkville Rd


315-439-2667 call



RIGHT SIDE ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

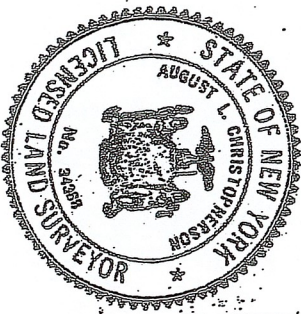
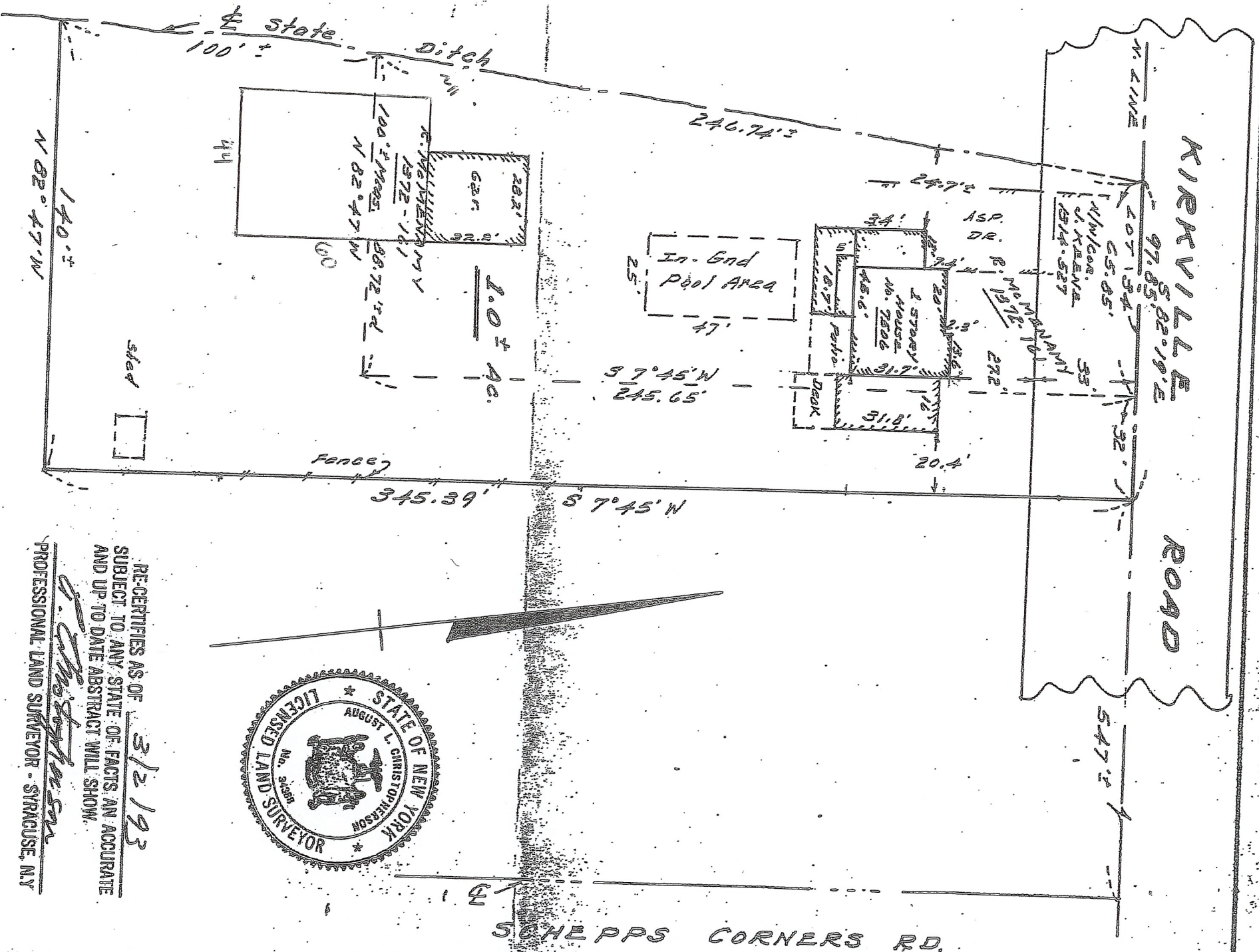
THESE PLANS SHALL BE USED ONLY AS SHOWN ON THESE PLANS AND NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REVISIONS TO THESE PLANS SHALL BE INDICATED BY CIRCLED NUMBERS AND BY THE ARCHITECT'S SIGNATURE.



NO.	REVISION	BY	DATE
1.			
2.			
3.			
4.			
5.			
6.			
7.			

edward reid engineering, p.c.
2100 Country Road
Farmingdale, New York 11735
315.569.4339

PROJECT TITLE		ENHARD GARAGE ADDITION	
JOB NO.		ELEVATIONS	
PROJECT LOCATION		1000 (PROVIDED ROAD) TOWN OF MIDDLEBURY	
DESIGN BY	DATE	PROJECT NO.	02811
SCALE	1/4" = 1'-0"	DATE	1/10/03



RE-CERTIFIES AS OF 3/2/93
 SUBJECT TO ANY STATE OF FACTS, AN ACCURATE
 AND UP-TO-DATE ABSTRACT WILL SHOW.
A. Christopherson
 PROFESSIONAL LAND SURVEYOR - SYRACUSE, N.Y.

Dead Ref: 3581-340
 Building location surveys do not include placing of property corner
 stakes.
 It is a violation of Article 146 of the NYS Education Law to alter
 any item on this map without the consent of the undersigned sur-
 veyor or his successor.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS
 MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY
 SHOWN HEREON, COMPLETED APRIL 5 10 74
 AND THAT BOTH SURVEY AND MAP ARE CORRECT.
 APRIL 8 10 74 *A. Christopherson*

8C
 "SPORTS" EPOD
 Licensed Land Surveyor

MAP OF
 PART OF PARR LOT 34
 TOWN OF MANLIUS
 ONONDAGA COUNTY, N. Y.
 KNOWN AS NO. 7506 KIRRVILLE ROAD
 AUGUST L. CHRISTOPHERSON
 LICENSED LAND SURVEYOR
 SYRACUSE, N. Y.
 SCALE 1" = 40'
 DATE OF MAP
 APRIL 8 1974



Environmental Resource Mapper


Search

Tools

Layers and Legend

Wetland Layers

All Layers


 Previously Mapped Freshwater Wetlands
(Outside of the Adirondack Park)

 Informational Freshwater Wetland Mapping 

National Wetlands Inventory

 Estuarine and Marine Deepwater

 Estuarine and Marine Wetland

 Freshwater Emergent Wetland

 Freshwater Forested/Shrub Wetland

 Freshwater Pond

 Lake

 Other

 Riverine

Reference Layers

Tell Me More...

Need A Permit?

Contacts

