

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

**Agenda
Zoning Board of Appeals
May 21, 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. April 16, 2026

Public Hearing

1. Stephen Ball - 8391 Glen Eagle Dr., Manlius, NY - Tax Map #115.-18-08.0
2. Kenneth Zesky - 6693 Manlius Rd N, Kirkville, NY - Tax Map #051.-01-02.1
3. George Salloum - 4663 Ring-Necked Path, Manlius, NY - Tax Map #117.3-01-20.0
4. Angela & Scott Miller - 7257 Roumare Rd, East Syracuse - Tax Map #076.-05-10.0

Other Business

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 Detor

**Minutes
Zoning Board of Appeals
April 16, 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 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:

Virtual Attendees:

Pledge Of Allegiance

KC Did pledge

Approval Of Minutes

1. March 19, 2026

Member Detor made a motion, Seconded by Member Kelly, to approve the minutes from March 19, 2026, as presented by the clerk.

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

Nayes: None
Abstain: None
Results: Passed

Public Hearing

1. Cory Tilton - 7173 Collamer Rd, East Syracuse, NY - Tax Map #036.-02-07.1

Member Kelly made a motion, Seconded by None, 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 Linhart made a motion, Seconded by Member Christensen, to open the public hearing.

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

Nayes: None
Abstain: None
Results: Passed

Corey Tilton was present.

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

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

Nayes: None
Abstain: None
Results: Passed

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? No - Not with intended use
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - Several in the area
3. Whether the requested variance is substantial? No - For intended use and the size of the structure
4. Whether the Variance will have an adverse effect on physical or environmental conditions? No
5. Whether the alleged difficulty was self-created? 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 13-feet 6-inches for the construction of a 70-foot by 120-foot accessory structure 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.

Member Kelly made a motion, Seconded by Member Christensen, to grant a height variance of 13-feet 6-inches to Cory Tilton for the property located at 7173 Collamer Rd, East Syracuse, NY 13057- Tax Map #036.-02-07.1. This variance is being granted for the construction of a 70-foot by 120-foot accessory structure.

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

Nayes: None

Abstain: None

Results: Passed

2. Peter Carapella - 7911 Salt Springs Rd, Fayetteville, NY - Tax Map #095.-02-03.1

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

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

Nays: None
Abstain: None
Results: Passed

Member Deter made a motion, Seconded by Member Kelly, to open the public hearing.

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

Nays: None
Abstain: None
Results: Passed

Peter Carapella was present.

Member Kelly made a motion, Seconded by Member Deter, to close the public hearing.

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

Nays: None
Abstain: None
Results: Passed

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? No - Due to the size of the lot and the slope of the lot.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - There are other accessory buildings in the area
3. Whether the requested variance is substantial? No - Do the shape of the lot
4. Whether the Variance will have an adverse effect on physical or environmental conditions? No
5. Whether the alleged difficulty was self-created? 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 side yard setback variance of 15 feet for an existing 12-foot by 24-foot accessory structure 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 Structure is not enclosed.

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.

Member Linhart made a motion, Seconded by Member Kelly, to grant a side yard setback variance of 15-feet to Peter Carapella for the property located at 7911 Salt Springs Rd, Fayetteville, NY 13066 – Tax Map #095.-02-03.1. This variance is being granted for an existing 12-foot by 24-foot accessory structure with the condition it is not enclosed.

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

Nayes: None

Abstain: None

Results: Passed

3. Joseph Erardi - 7506 Kirkville Rd., East Syracuse, NY - Tax Map #055.-01-26.0

Member Kelly made a motion, Seconded by Member Christensen, 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 Linhart made a motion, Seconded by Member Kelly, to open the public hearing.

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

Nays: None

Abstain: None

Results: Passed

Joseph Erardi was present

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

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

Nays: None

Abstain: None

Results: Passed

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? 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? Yes for the sideyard and Yes for the Height
4. Whether the Variance will have an adverse effect on physical or environmental conditions? No
5. Whether the alleged difficulty was self-created? Yes

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

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 side yard setback variance of 10-feet and a height variance of 13-feet for the construction of a 44-foot by 60-foot cold storage garage 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:

- Applicant receives DEC approval
- No hardwired electric
- No plumbing

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.

Member Kelly made a motion, Seconded by Member Linhart, to grant a side yard setback variance of 10-feet and a height variance of 13-feet to Joseph Erardi for the property located at 7506 Kirkville Rd, East Syracuse, NY 13057 – Tax Map #055.-01-26.0. These variances are being granted for the construction of a 44-foot by 60-foot cold storage garage with the conditions that the applicant receives DEC approval, no hardwired electric and no plumbing.

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

Nays: None

Abstain: None

Results: Passed

Other Business

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Christensen and seconded by Member Deter the Board voted unanimously to adjourn regular session at 07:22 PM.

Respectfully submitted,
Carrie Greveling
Zoning Board of Appeals



Town of Manlius

Planning & Development

Zoning Board Referral

4/27/2026

8391 Glen Eagle Dr
Manlius NY 13104
Tax Map ID: 115.-18-08.0

Applicant: Stephen J Ball

Approval cannot be granted as the project requires a variance.

1. The applicant needs a variance from chapter 155-7(B) for the construction of a 10' x 12' accessory structure. The applicant is requesting a side yard setback of 12 feet for the accessory structure and will need a variance of 8 feet to provide relief from the required 20-foot side yard setback requirement.
2. The applicant needs a variance from chapter 155-7(B) for the construction of a 10' x 12' accessory structure. The applicant is requesting a rear yard setback of 13 feet for the accessory structure and will need a variance of 27 feet to provide relief from the required 40-foot rear yard setback requirement.

Thomas Poitras
Zoning Officer
Town of Manlius

Sara Bollinger, Supervisor

Town Board - Ingrid Gonzalez-McCurdy, Alissa Italiano, Katelyn M. Kriesel, Michael Nesci, William Nicholson

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 4/28/2026

1. Property Address: 8391 Glen Eagle Dr Manlius

Property Tax Map # 313889115.-18-08.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; AREA VARIANCE for 120 sqft Accessory Structure

2. Owner of Property: Stephen Ball

Owner's Address: 8391 Glen Eagle Dr

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: _____

Neighbor Letter of Support: Zoning Variance

Date: 4-28-2026

To the Members of the Zoning Board of Appeals,

I am a neighbor of Steve Ball, residing at 8395 Glen Eagle Dr. Manlius, NY.

I have been informed of the proposed installation of a storage shed at 8391 Glen Eagle Drive, which requires an area variance regarding the 40-foot rear and 20-foot side yard setback. I have reviewed the proposed site plan and the intended location of the shed in the southwest corner of the property.

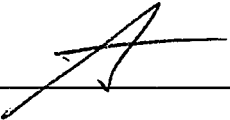
I am writing to formally state that I **have no objection** to the granting of this variance for the following reasons:

1. **Neighborhood Consistency:** The proposed location is consistent with the placement of accessory structures throughout our neighborhood, many of which are located near property lines.
2. **Visual Impact:** The placement of the shed in the corner of the lot is the most logical location and will not negatively impact my view, privacy, or the enjoyment of my property.
3. **Lot Constraints:** I am aware that the existing pool, garden and trees make a 40-foot setback impractical for this lot, and I believe the proposed location is the most appropriate alternative.

I fully support the applicant's request and urge the Board to approve the variance.

Sincerely,

Signature:



Printed Name:

Adam Wojdyla

Neighbor Letter of Support: Zoning Variance

Date: 4/28/2026

To the Members of the Zoning Board of Appeals,

I am a neighbor of Steve Ball, residing at 8387 Glen Eagle Dr. Marlus 13104

I have been informed of the proposed installation of a storage shed at 8391 Glen Eagle Drive, which requires an area variance regarding the 40-foot rear and 20-foot side yard setback. I have reviewed the proposed site plan and the intended location of the shed in the southwest corner of the property.

I am writing to formally state that I **have no objection** to the granting of this variance for the following reasons:

1. **Neighborhood Consistency:** The proposed location is consistent with the placement of accessory structures throughout our neighborhood, many of which are located near property lines.
2. **Visual Impact:** The placement of the shed in the corner of the lot is the most logical location and will not negatively impact my view, privacy, or the enjoyment of my property.
3. **Lot Constraints:** I am aware that the existing pool, garden and trees make a 40-foot setback impractical for this lot, and I believe the proposed location is the most appropriate alternative.

I fully support the applicant's request and urge the Board to approve the variance.

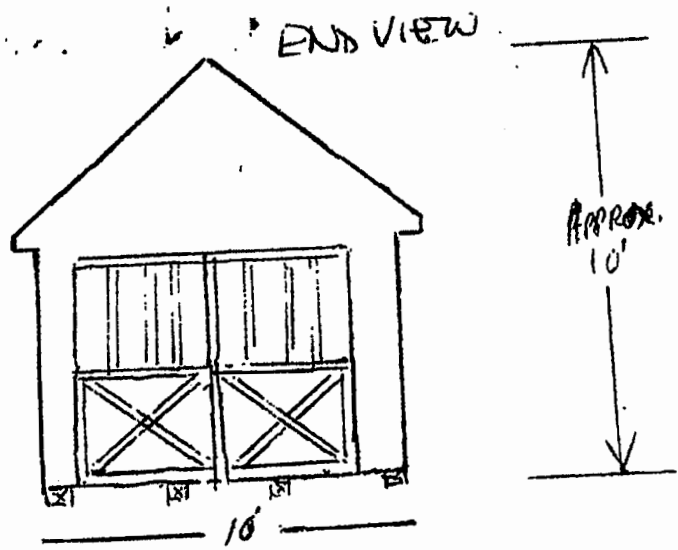
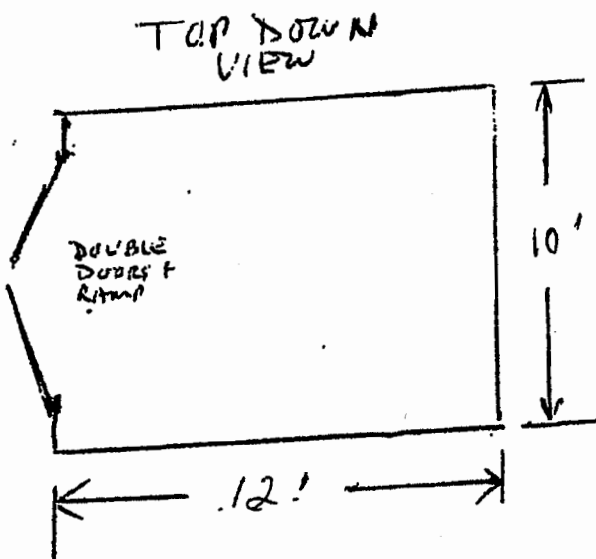
Sincerely,

Signature:



Printed Name:

James V. Karl

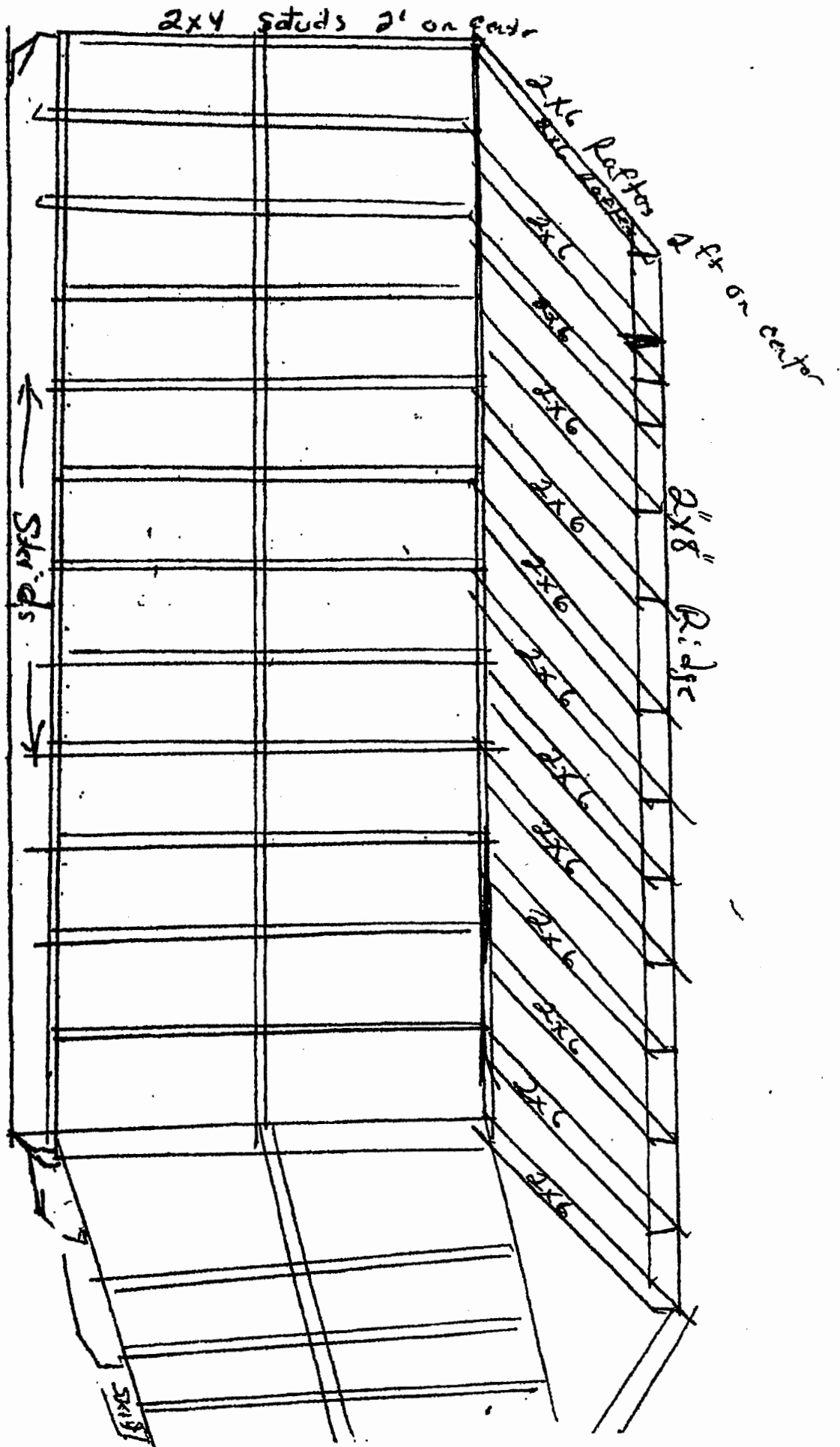


GENERAL SPECIFICATIONS:

- 1.) 4 - 4"x4" P.T. SKIDS
- 2.) 2"x4" P.T. FLOOR JOISTS
12" O.C.
- 3.) 5/8" LP PROSTRUCT FLOOR WITH SMART FINISH
- 4.) CONVENTIONAL 2"x4" WALL FRAMING LUMBER - 24" O.C.
- 5.) 2"x6" RAFTERS - 24" OC WITH 2"x8" RIDGE BOARD.
- 6.) 2"x4" COLLAR TIES AT 48" INTERVALS
- 7.) 9" KILN DRIED WHITE PINE (PAINTED OR STAINED) BOARD & BATTEN SIDING
- 8.) CORRUGATED METAL ROOF
- 9.) CONTINUOUS RIDGE VENT

10' x 12' PROPOSED STORAGE SITED FOR
8391 GLEN EAGLE DRIVE, MANLIUS, NY.

Sheet 1 of 3



Sheet 3 of 2

Image #1: Gable roof, board and batten, metal roof, skids, barn door

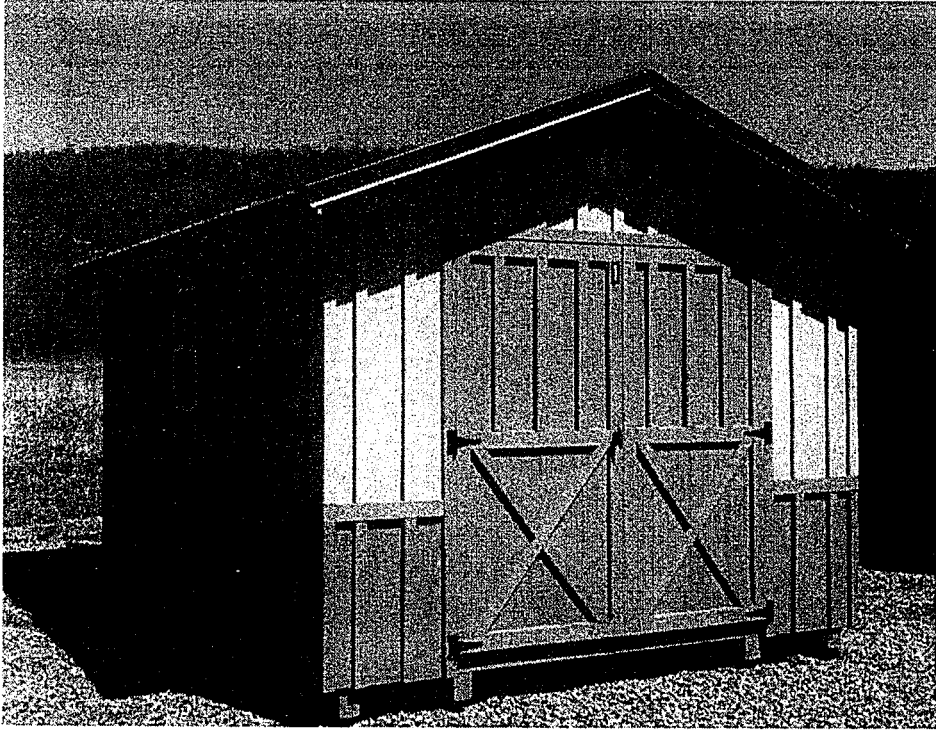


EXHIBIT C: Photographs of proposed site
Image #1: Proposed location, front view



Image #2: View parallel to rear property line, showing neighbor's shed



Image #3: View from rear neighbor's driveway

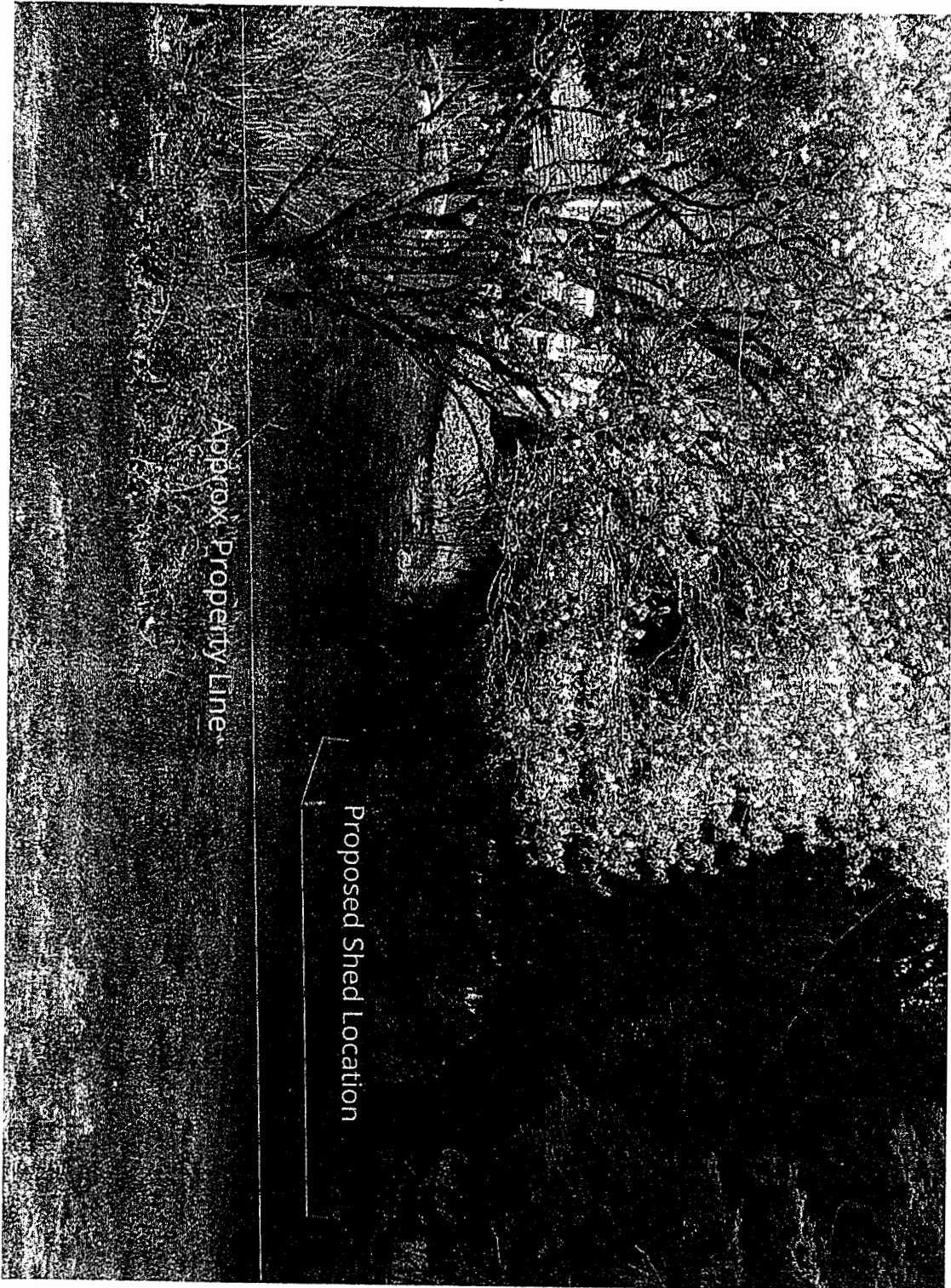
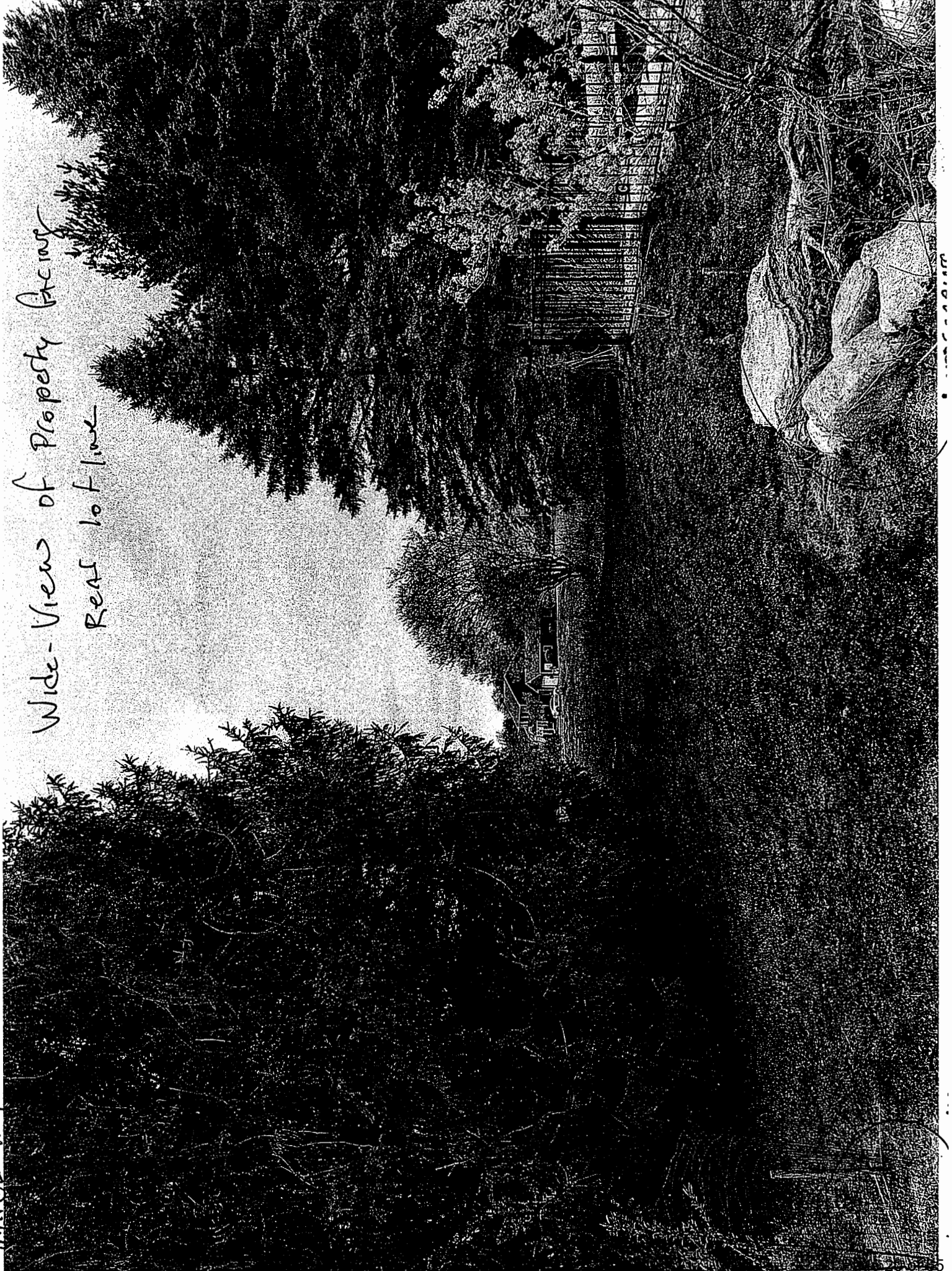


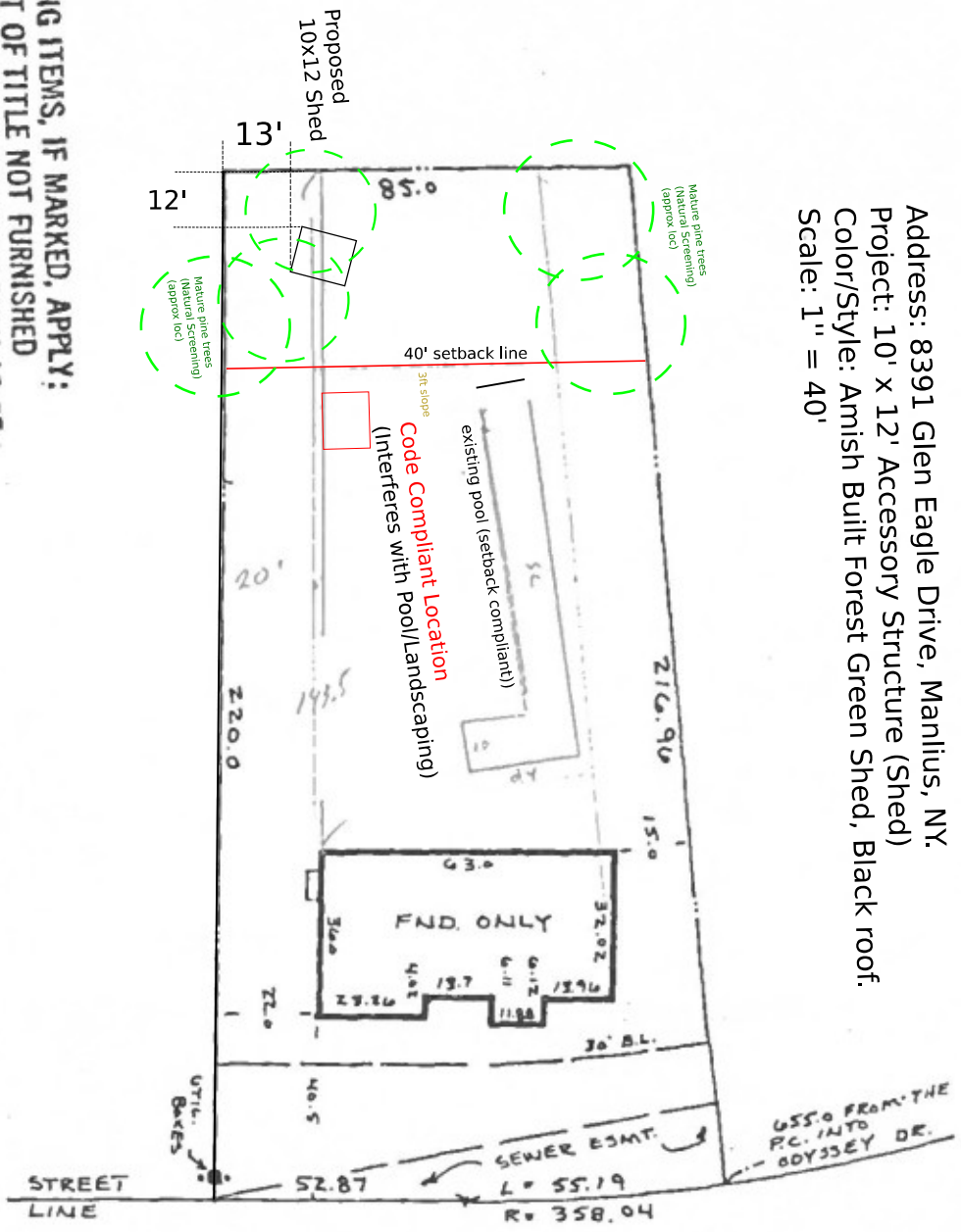
IMAGE #4

Wide-View of Property Facing
Rear 10 f line



100-100-100

Address: 8391 Glen Eagle Drive, Manlius, NY.
Project: 10' x 12' Accessory Structure (Shed)
Color/Style: Amish Built Forest Green Shed, Black roof.
Scale: 1" = 40'



GLEN EAGLE DRIVE

- THE FOLLOWING ITEMS, IF MARKED, APPLY:
- ABSTRACT OF TITLE NOT FURNISHED
 - ABSTRACT OF TITLE CURRENT ONLY AS OF:
 - CERTIFICATION VOID -

LOT 70 ~ SEC. G ~ BENTBROOK EST.
TOWN OF MANLIUS ~ ONONDAGA CO., N.Y.

SCALE: 1" = 40' COTTRELL LAND SURVEYORS, P.C.
DEC. 11, 1991 MANLIUS, N.Y.

337/60

ONLY THE ORIGINAL SURVEY AND RECEIPT THIS SURVEY TO USE OF OR RELIANCE SURVEYOR, FOR WHATEVER AND CERTIFICATION, SURVEY RESPONSIBILITY FOR ALL USE OF THIS MAP ACKNOWLEDGE

UNAUTHORIZED TO THIS SURVEY SECTION 720 EDUCATION

DEC. 11, 1991

FOR PURCHASE & RECORD
CIRCA THE LATEST EDITION
THE UNDERSIGNED
MAP WAS MADE
SURVEY DAT
WITHOUT RE
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1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?

As shown on the submitted survey, the "Code Compliant Location" is situated within the existing pool area and established graded landscaping. Placing the structure in a compliant location would require the removal of existing permanent improvements and regrading, whereas the proposed location utilizes an underused area of the lot.

2. Whether the Variance will result in an undesirable change in the character of the neighborhood?

The proposed shed is consistent with the existing character of the neighborhood. An adjacent property currently features a similar accessory structure situated the same distance from the property line. This project seeks a similar 13' rear setback and utilizes high-quality materials and natural colors (Forest Green/Black) to ensure it remains unobtrusive and aesthetically harmonious with the area. See EXHIBIT B for the shed's specifications and representative images from the builder's website.

3. Whether the requested variance is substantial?

The variance is for a 120-square-foot accessory structure (shed). While the setback reduction is noted, the physical footprint is small and its presence is mitigated by significant natural screening. See EXHIBIT C: Photographs of proposed site for context.

4. Whether the Variance will have an adverse effect on physical or environmental conditions?

The installation does not require removal of trees, regrading or other landscaping and does not interfere with any other easements.

5. Whether the alleged difficulty was self-created?

While the decision to add a shed is personal, the difficulty is created by the 40' rear setback requirement on a lot that already contains a primary residence and a swimming pool, including landscaping and grading, which severely limits functional placement options.

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

-OR-

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

Date: April 29, 20 26

Date: _____, 20 _____

Stephen Ball
(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)

8391 Glen Eagle Dr
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Manlius NY 13104

978-416-1104
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 29th day of April in the year 2026, before me, the undersigned, a notary public in and for said state, personally appeared Stephen Ball
(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

SEAL

LAUREN MARTIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 2MA0026071
Qualified in Onondaga County
Commission Expires June 21, 2028

Image Mate 1 - 8391 Glen Eagle Dr

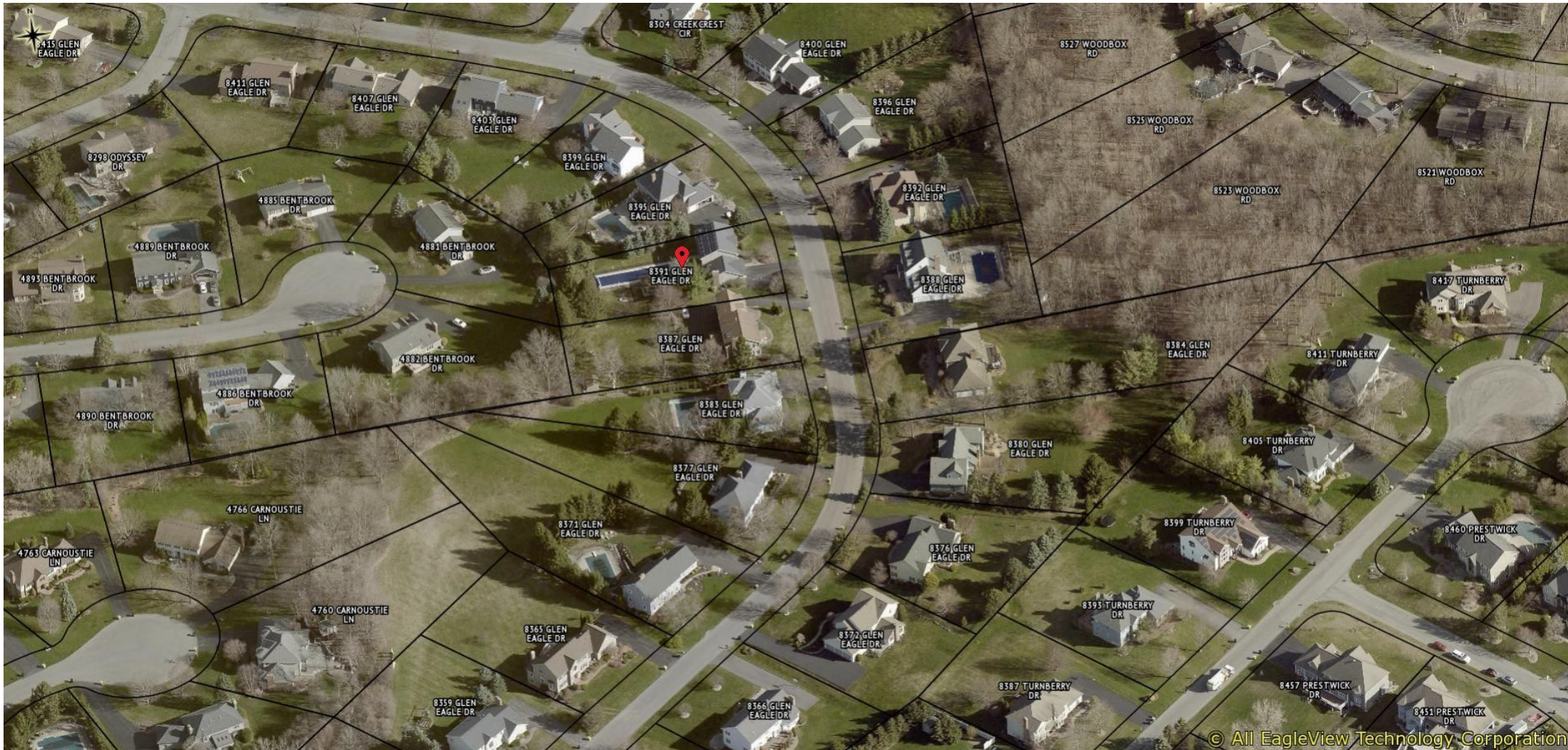
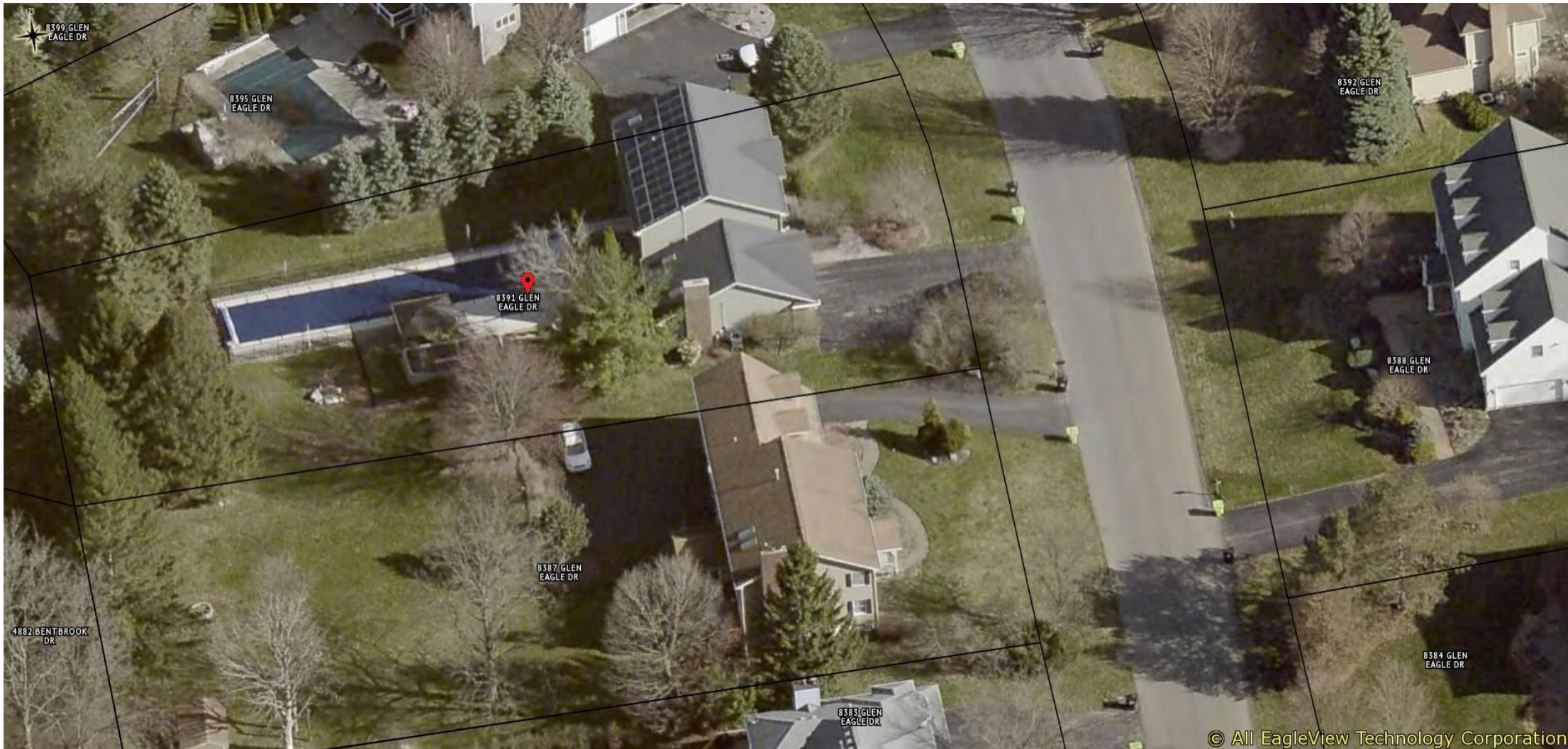
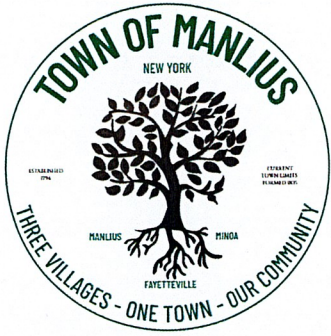


Image Mate 2 - 8391 Glen Eagle Dr





Town of Manlius

Planning and Development

Zoning Board Referral

3/31/2026

6693 Manlius Rd N
Kirkville NY 13082-9759
Tax Map ID 051.-01-02.1

Applicant: Kenneth H Zesky

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 60' accessory structure. The applicant is requesting a height of 23 feet and 3-1/2 inches for the accessory structure and will need a variance of 6 feet 3-1/2 inches feet to provide relief from the required 17-foot height requirement.

A handwritten signature in blue ink, appearing to read 'Thomas Poitras', is written over the printed name.

Thomas Poitras
Zoning Officer
Town of Manlius

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: 4/14/26

1. Property Address: 6693 N. Manlius Rd Hickville, NY 13082

Property Tax Map # 051-01-02-1

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

2. Owner of Property: Kenneth H. Zesky

Owner's Address: 6693 N. Manlius Rd Hickville, NY 13082

Owner's E-Mail: [Redacted]

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

Signature of Property Owner: [Handwritten 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 *Lisa Beeman* , being duly sworn, deposes and says that (s) he is:
encl. #2.
 (Notary)
 KENNETH H. ZESKY SA.
 (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: 4/14, 20 26

Date: _____, 20 _____

Kenneth H. Zesky Sr.
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)


(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

(Telephone Number)

(Telephone Number)


ACKNOWLEDGEMENTS

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

On this 14th day of April in the year 20 26, before me, the undersigned, a notary public in and for said state, personally appeared Kenneth Zesky
(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.



Notary Public

SEAL
Lisa M. Beeman
Notary Public, State of New York
Registration No. 01BE0033483
Qualified in Onondaga County
Commission Expires February 5, 2029

Image 1 - 6693 Manlius Rd N

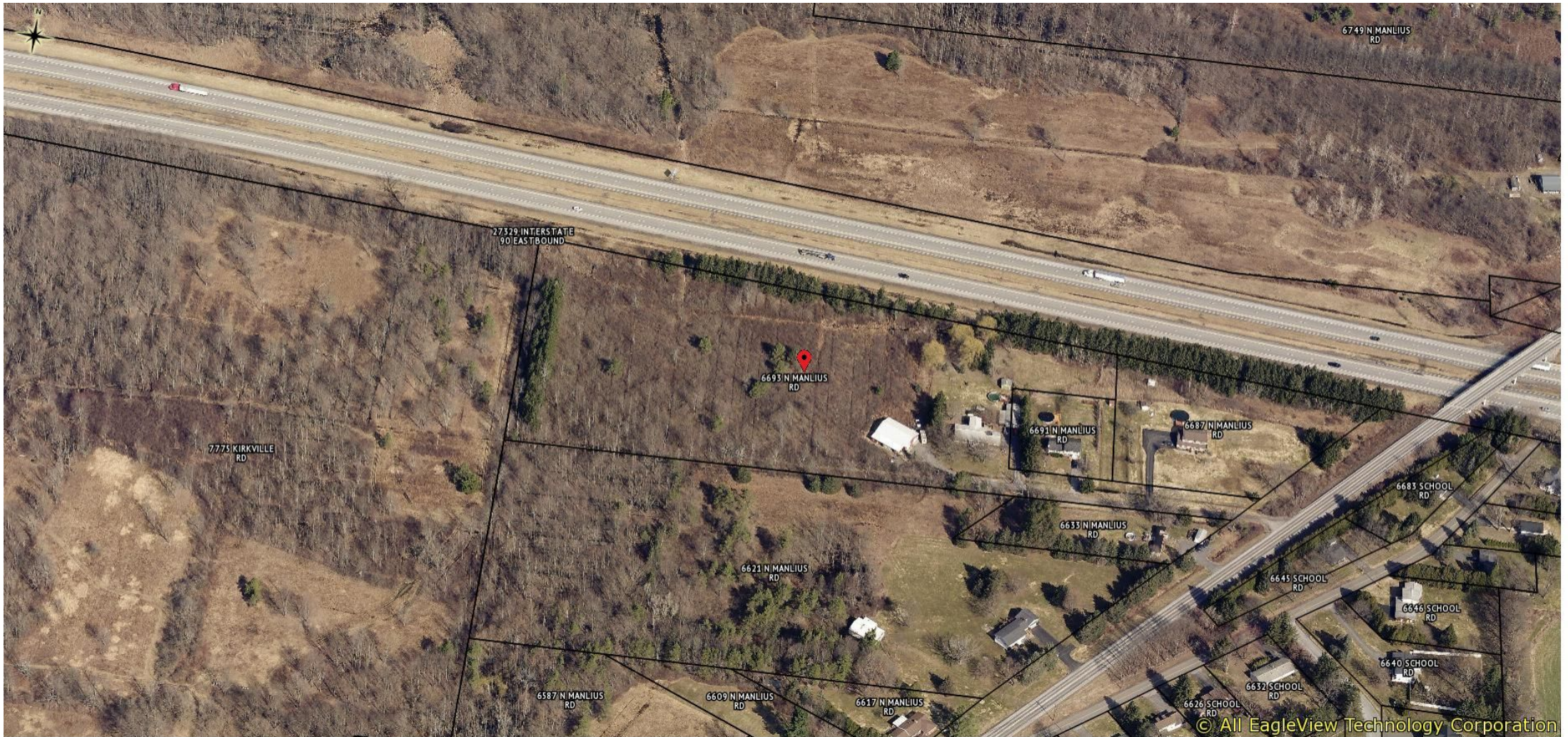
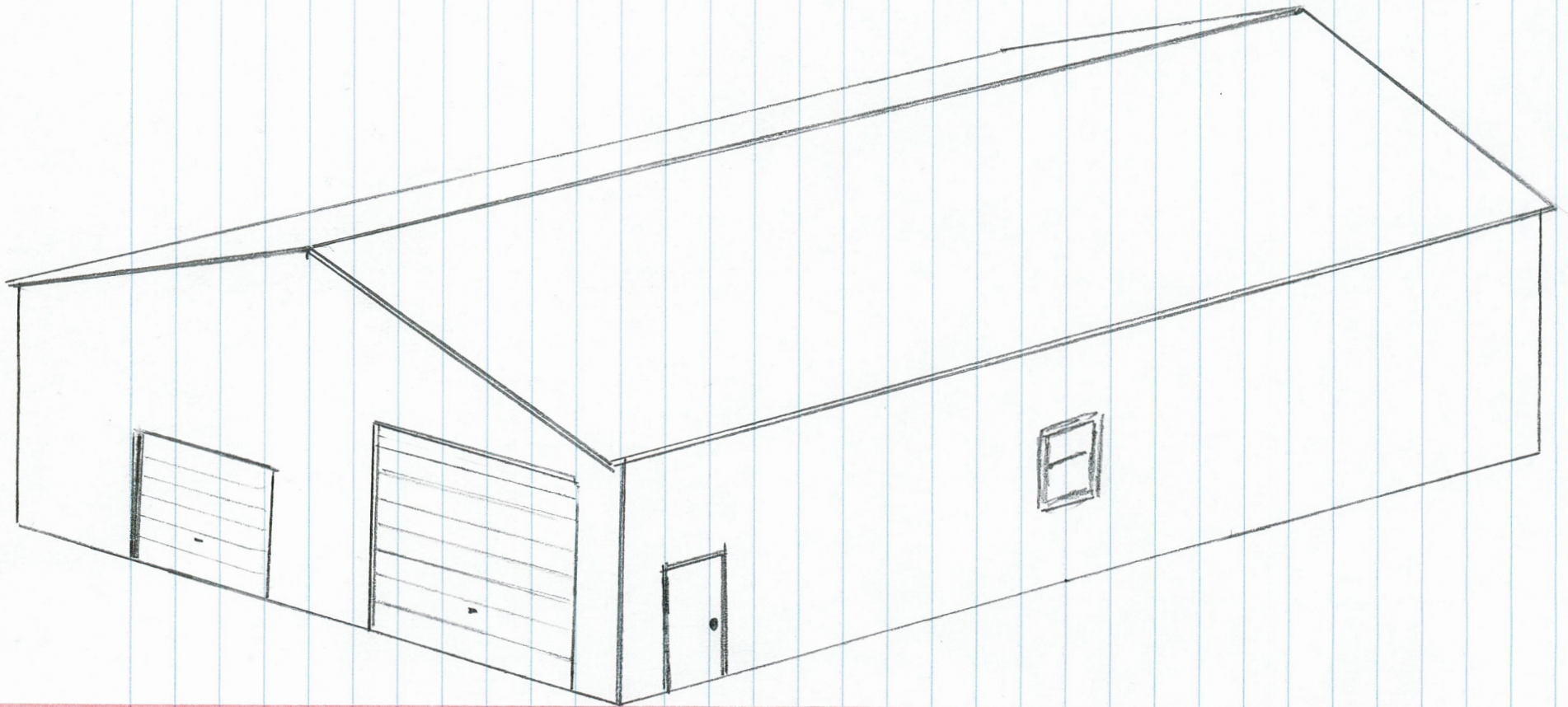


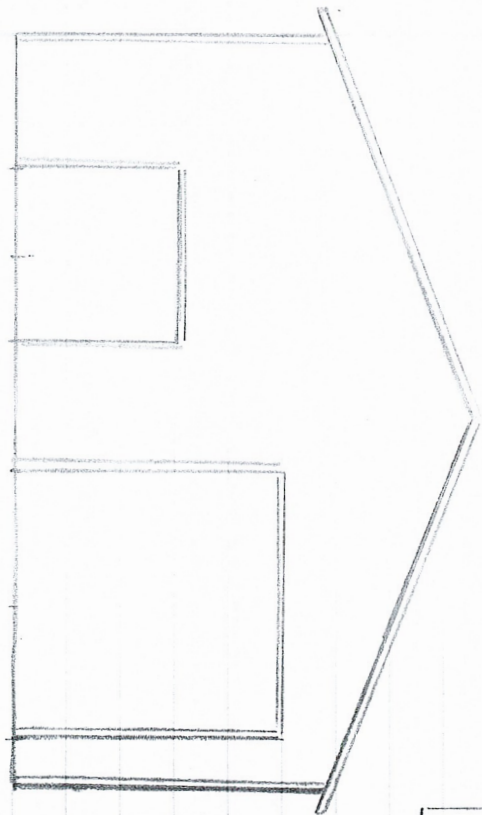
Image 2 - 6693 Manlius Rd N



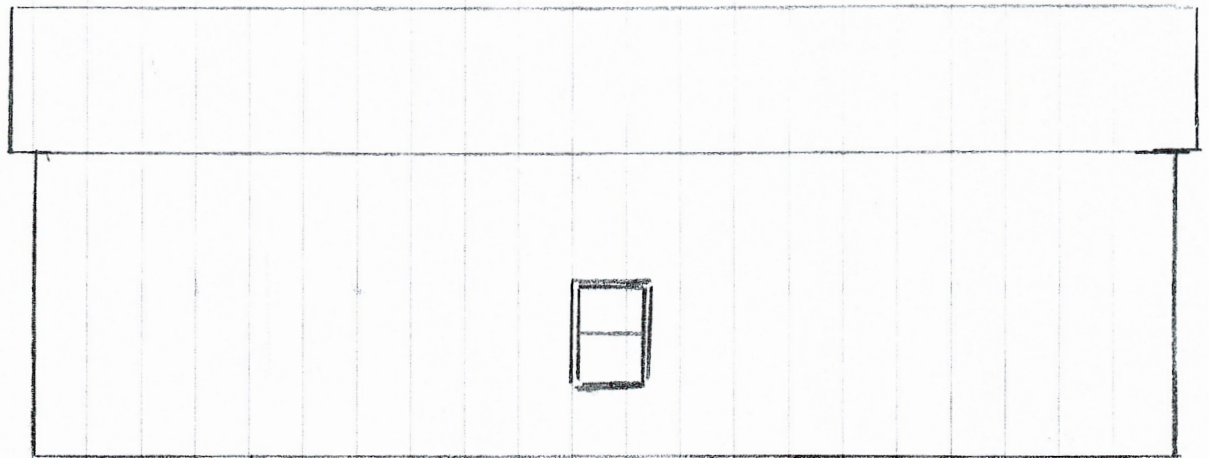
3-22-26
KZ



14.0



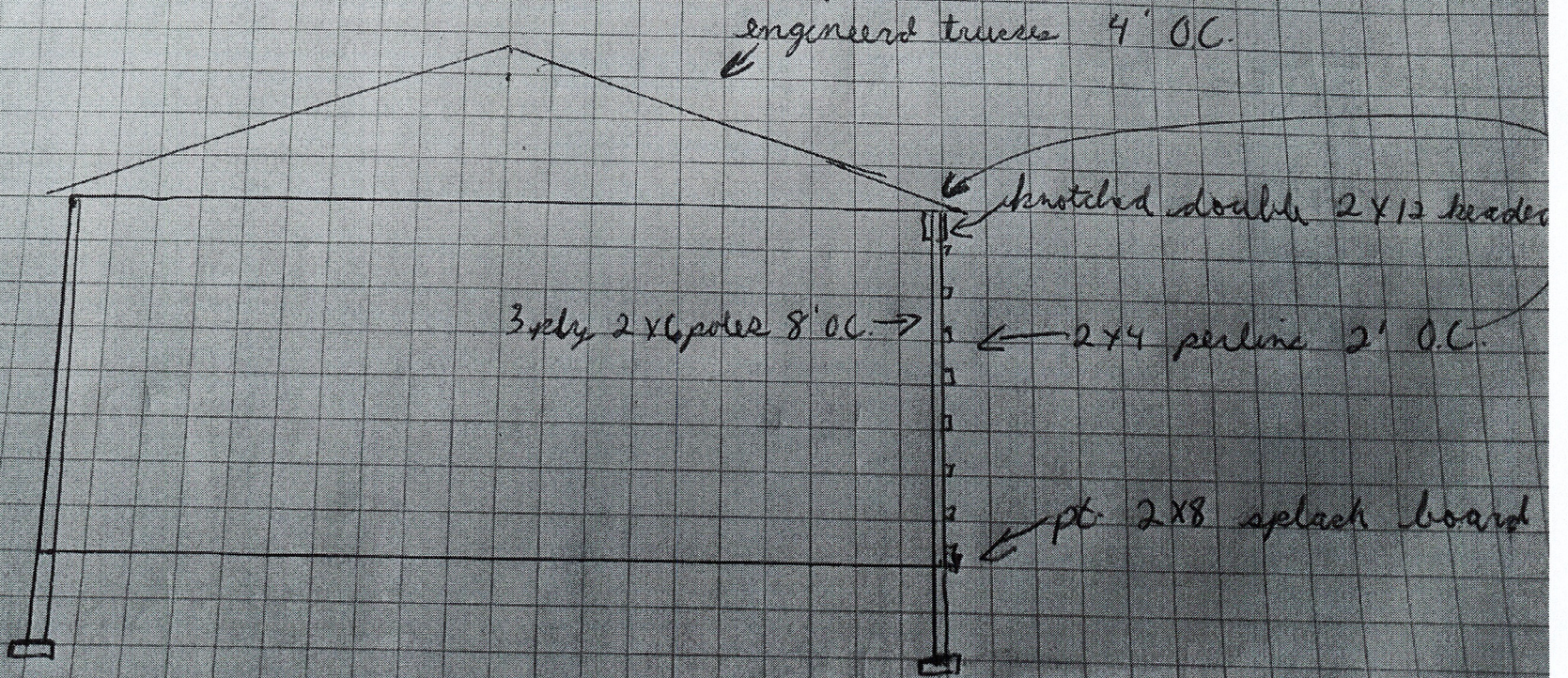
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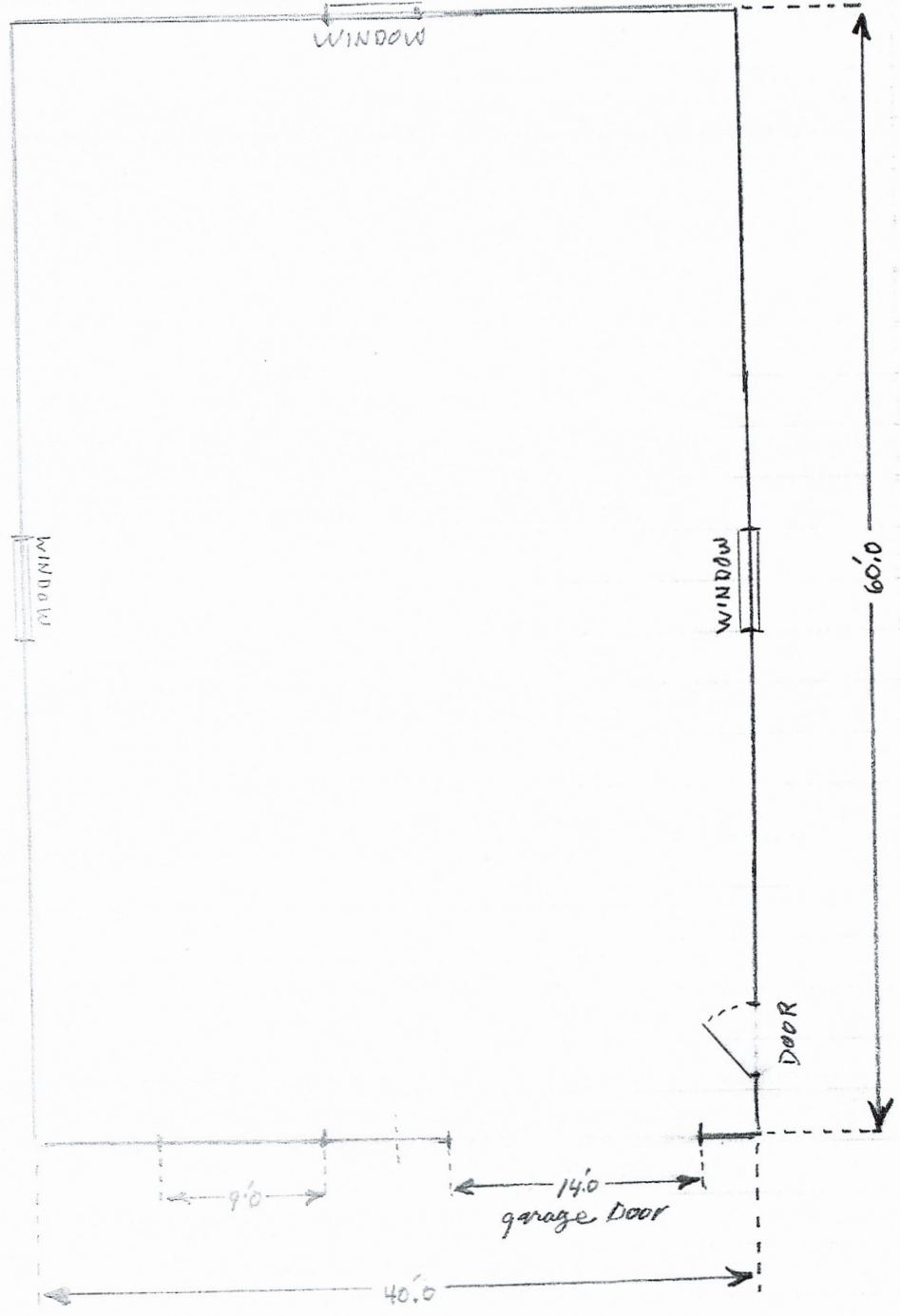


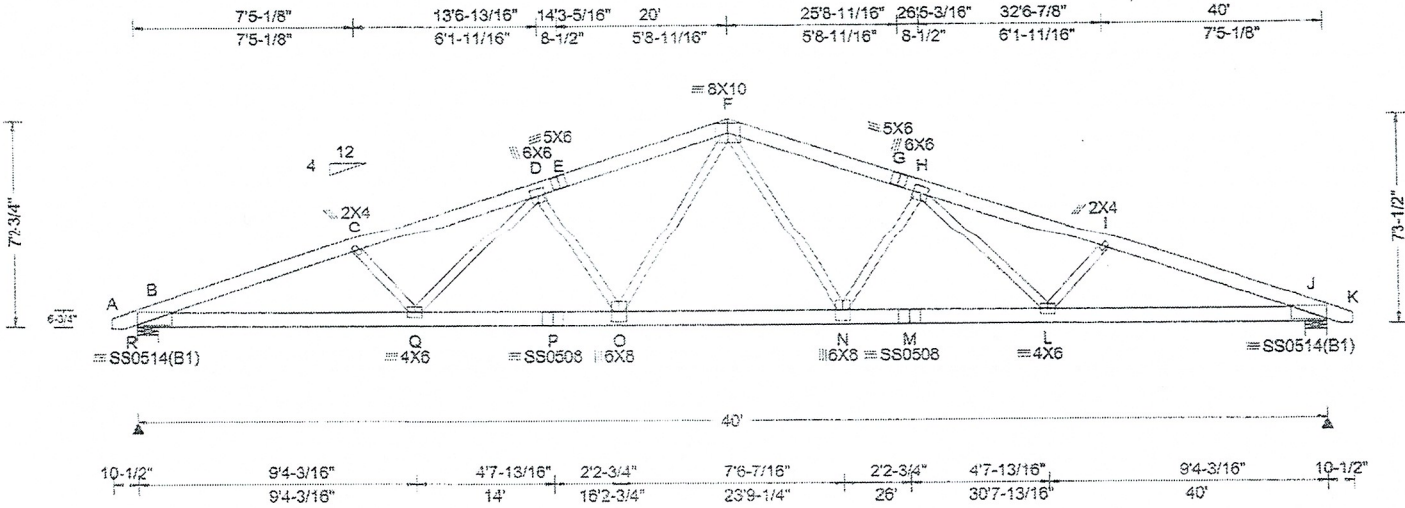
60.0

0-44-26

315-430-7302







Loading Criteria (psf) TCLL: 50.00 TCDL: 5.00 BCLL: 0.00 BCDL: 5.00 Des Ld: 60.00 NCBCLL: 0.00 Soffit: 2.00 Load Duration: 1.15 Spacing: 48.0"	Wind Criteria Wind Std: ASCE 7-16 Speed: 115 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 3.0 psf BCDL: 3.0 psf MWFRS Parallel Dist: h/2 to h C&C Dist a: 4.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.60	Snow Criteria (Pg.Pf in PSF) Pg: 65.0 Ct: 1.1 CAT: II Pf: 50.0 Ce: 1.0 Lu: - Cs: 1.00 Snow Duration: 1.15 Building Code: IBC 2021 TPI Std: 2014 Rep Fac: No FT/RT:10(0)/5(0) Plate Type(s): 16SS.WAVE	Defl/CSI Criteria PP Deflection in loc L/defl L/# VERT(LL): 0.757 N 629 240 VERT(CL): 0.911 O 523 180 HORZ(LL): 0.226 J - - HORZ(TL): 0.272 J - - Creep Factor: 2.0 Max TC CSI: 0.984 Max BC CSI: 0.971 Max Web CSI: 0.941 VIEW Ver: 21.01.01.0429.14	Maximum Reactions (lbs) Gravity Non-Gravity Loc R+ /R- /Rh /Rw /U /RL	
				R 5027 /- /- /1105 /639 /288 J 5027 /- /- /1105 /639 /- Wind reactions based on MWFRS R Brg Wid = 8.5 Min Req = 4.2 J Brg Wid = 8.5 Min Req = 4.2 Bearings R & J are a rigid surface. Members not listed have forces less than 375# Maximum Top Chord Forces Per Ply (lbs) Chords Tens.Comp. Chords Tens. Comp. B - C 2615 -11928 F - G 2092 -8863 C - D 2396 -11057 G - H 2089 -8918 D - E 2070 -8918 H - I 2396 -11057 E - F 2093 -8863 I - J 2514 -11928	

Lumber
 Top chord: 2x6 SP 2400F-2.0E;
 Bot chord: 2x6 SP 2400f-2.0E;
 Webs: 2x4 SPF 1650f-1.5E;

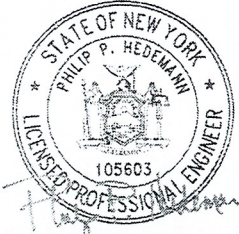
Purlins
 In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	-0.88	20.00
TC	24	20.00	40.88
BC	102	0.15	39.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading
 Truss designed for unbalanced snow loads.

Wind
 Wind loads based on MWFRS with additional C&C member design.
 Wind loading based on both gable and hip roof types.



06/15/2023
****WARNING** READ AND FOLLOW ALL NOTES ON THIS DRAWING!**
****IMPORTANT** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS**
 Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety) information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.
 Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
 For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbccomponents.com; ICC: iccsafe.org; AWC: awc.org



Proposal

Page No. _____ of _____ Pages



BLUE RIDGE BUILDERS, LLC
PH: 315-577-2964
PH: 607-227-3240

1965

PROPOSAL SUBMITTED TO <i>Kinnel</i>		PHONE	DATE
STREET		JOB NAME	
CITY, STATE and ZIP CODE <i>Bridgport NY</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS <i>12-11-25</i>	JOB PHONE	

We hereby submit specifications and estimates for:

built 40x60x16 pole barn, w. 40 yr lifetime metal metal roofing + siding, vinyl soffit, metal fascia

1 - 14x14 garage door installed and 1 - 7x8

1 - reg. man door

3 - 3x3 slider windows

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows: _____ dollars (\$ *49,800.*)

1/2 down, rest once complete

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control, Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature _____

NEW YORK STATE THRUWAY

MAP 535, PARCEL 607

DEED POINT OF BEGINNING

Iron Pipe Found
10/7/1996

S 86° 04' E
1061.25'

463.78'

Iron Pipe Found
10/7/1996

Deed Reference:

Fred Standen, Sr. & Dorothy Standen
to
Kenneth H. Zesky & Kelli Zesky
Part of Deed Book 4111, Page 50

Total Area = 10.08 +/- Acres

LOT 2

LOT 1

Michael T. & Candice M. Hinman
(Reputed Owners)

James M. Robinson &
Lori A. Robinson
(Reputed Owners)
Deed Book 3986, Page 27
0.80 +/- Acre

Roger N. & Jessie P. Wittmayer (Reputed Owners)

Kenneth H. Zesky & Kelli Zesky (Reputed Owners)

Formerly, Joseph O. Remlinger

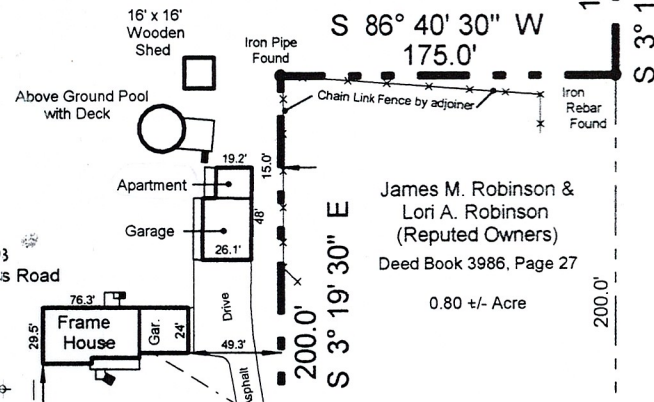
Martin M. Amidon & JP Kennedy (Reputed Owners)

Former easterly line, lands of Charles S. Kippley

N 3° 39' 00" W 504.41'



Proposed New BARN
← 100' →
← 100' →



Onondaga County Water Authority Easement
Deed Book 3956, Page 271

Approximate location of gas line,
10' wide Niagara Mohawk Power
Corp. Easement, Deed Book 3682, Page 119.

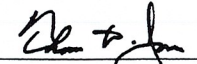
Right of Way, Deed Book 3986, Page 27

NORTH MANLIUS ROAD
MAP 559, PARCEL 639

THOMAS D. JONES

NEW YORK STATE LICENSED LAND SURVEYOR
5727 STONYKILL STREET EAST SYRACUSE, N.Y. 13057
PHONE: (315) 655-8607

The undersigned certifies that this map was made
from an actual survey completed August 14, 2009.


N.Y. State Licensed Land Surveyor No. 49315
Copyright © 2009 Thomas D. Jones
All Rights Reserved

Unauthorized alteration or addition to a survey map bearing
a licensed land surveyors seal is a violation of Section 7209,
Sub-division 2, of the New York State Education Law.

Only copies from the original of this survey marked with an
original of the land surveyors embossed seal shall be
considered to be valid true copies.

Underground utilities and structures are not located by this survey.

Property corner monuments were not placed as a part of this survey.

Lands of Zesky
Lot 2 - Kenneth Zesky Subdivision

Map No. 8890 Filed -/26/1999

Part of Manlius Town Lot No. 26

Town of Manlius Onondaga County, NY

SCALE: 1" = 100' FILE: 479.4

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? *NO*
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? *NO*
3. Whether the requested variance is substantial? *NO*
4. Whether the Variance will have an adverse effect on physical or environmental conditions? *NO*
5. Whether the alleged difficulty was self-created? *YES*

Use Variances:

If the applicant requests to use the subject property for purposes which are not allowed or are prohibited by the Town of Manlius Municipal Code, the applicant must demonstrate unnecessary hardship. To prove unnecessary hardship, the applicant must submit evidence to demonstration that:

1. The applicant is deprived of all economic use or benefit from the property in question, which deprivation must be established by competent financial evidence.
2. The alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
3. That the request use variance, if granted, will not alter the essential character of the neighborhood; and
4. That the alleged hardship has not been self-created.

Use the space below or submit a separate documentation to present the necessary proof. Opportunity will also be given to present proof at the public hearing.

Received by: _____

Date: _____

Payment: _____

Receipt #: _____

EMAIL:

KZ AUTOMOTIVE@YAHOO.COM

APPLICATION FOR BUILDING PERMIT

Department of Planning and Development

301 Brooklea Dr., Fayetteville, NY 13066
(315) 637-8619 Fax: (315) 637-0713

TOWN OF MANLIUS

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

LOCATION OF PROPOSED WORK (Street Address)

Tax Map Number 051-01-02-1

6693 North Manlius Rd Hickville, NY 13082 Lot # 2

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

Blue Ridge Builders 6548 Iron Bridge Rd 315-577-2964
Oriskany, NY 14521 Phone # 607-227-3240

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

Kenneth H Zesky Sr
6693 North Manlius Rd Hickville, NY 13082 Phone # 315-430-7302

PROPOSED WORK, USE OR OCCUPANCY

addition alteration demolition garage new construction deck pool renewal sign
 storage/shed fireplace/wood stove other POLE BARN Construction Cost \$ 49,800.00

RESIDENTIAL-NEW STRUCTURE

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____
Total Sq. Ft. w/o garage _____ Sq. Ft. of garage 2400 sq'

RESIDENTIAL-EXISTING STRUCTURE

of rooms added: _____ Bedroom Family Room Bath Living Space
Other _____ Total Sq. Ft. added: _____

COMMERCIAL:

Name of Business: _____ Total Sq. Ft. of Project _____

All plumbing and sanitary systems to be inspected by Onondaga County Department of Health.
I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.
I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorized representative upon showing proper credentials, to enter the above premises or buildings during reasonable working hours to discharge their duties.

Date: _____ By: _____

Owner Authorization Owner Authorized Agent

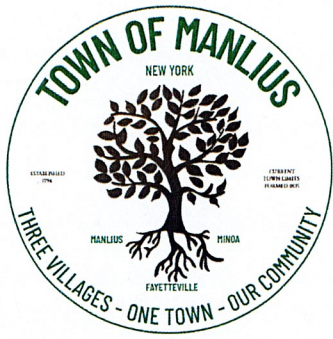
CODE ENFORCEMENT USE ONLY

Occupancy Classification R-3 Planning Board _____ Rec'd by AS Receipt No. 23519
Zoning R-1A Plans Review _____ Building Permit No. _____
Flood Plains Yes Wetlands No Date Application Rec'd _____ Set Backs 40 FT 3' Rear 20 Side
Contractors W/C Ins. ✓ ZBA _____ Fee 310.00 Date Paid 3-23-26

Duplicate Set of Plans Survey and/or Site Plan
 APPROVED DISAPPROVED Date _____

Remarks VARIANCE REQUIRED SEE REFERRAL LETTER 3/31/2026

Signature of Codes Enforcement Officer



Town of Manlius

Planning & Development

Zoning Board Referral

4/16/2026

4663 Ring Necked Path
Manlius NY 13104
Tax Map ID: 117.3-01-20.0

Applicant: George Salloum

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

1. The applicant needs a variance from chapter 155-7(B) for the construction of a 10' x 20' accessory structure. The applicant is requesting a rear yard setback of 5 feet for the accessory structure and will need a variance of 35 feet to provide relief from the required 40-foot setback requirement.

Thomas Poitras
Zoning Officer
Town of Manlius

Sara Bollinger, Supervisor

Town Board - Ingrid Gonzalez-McCurdy, Alissa Italiano, Katelyn M. Kriesel, Michael Nesci, William Nicholson

APR 28 2026

Received and Filed

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: 4/19/26

1. Property Address: 4663 Ring Necked Path, Manlius NY 13104

Property Tax Map # 117.3-01-20.0

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

To place a 10x20 ft shed on my property for storage

2. Owner of Property: George Salloum

Owner's Address: 4663 Ring Necked Path, Manlius NY 13104

Owner's E-Mail: _____

Owner's Phone #: _____ Does Owners reside at property: yes

Signature of Property Owner: _____

3. Applicant / Representative / Attorney:

Name: George Salloum Company: _____

Address: 4663 Ring Necked Path, Manlius NY 13104

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: _____

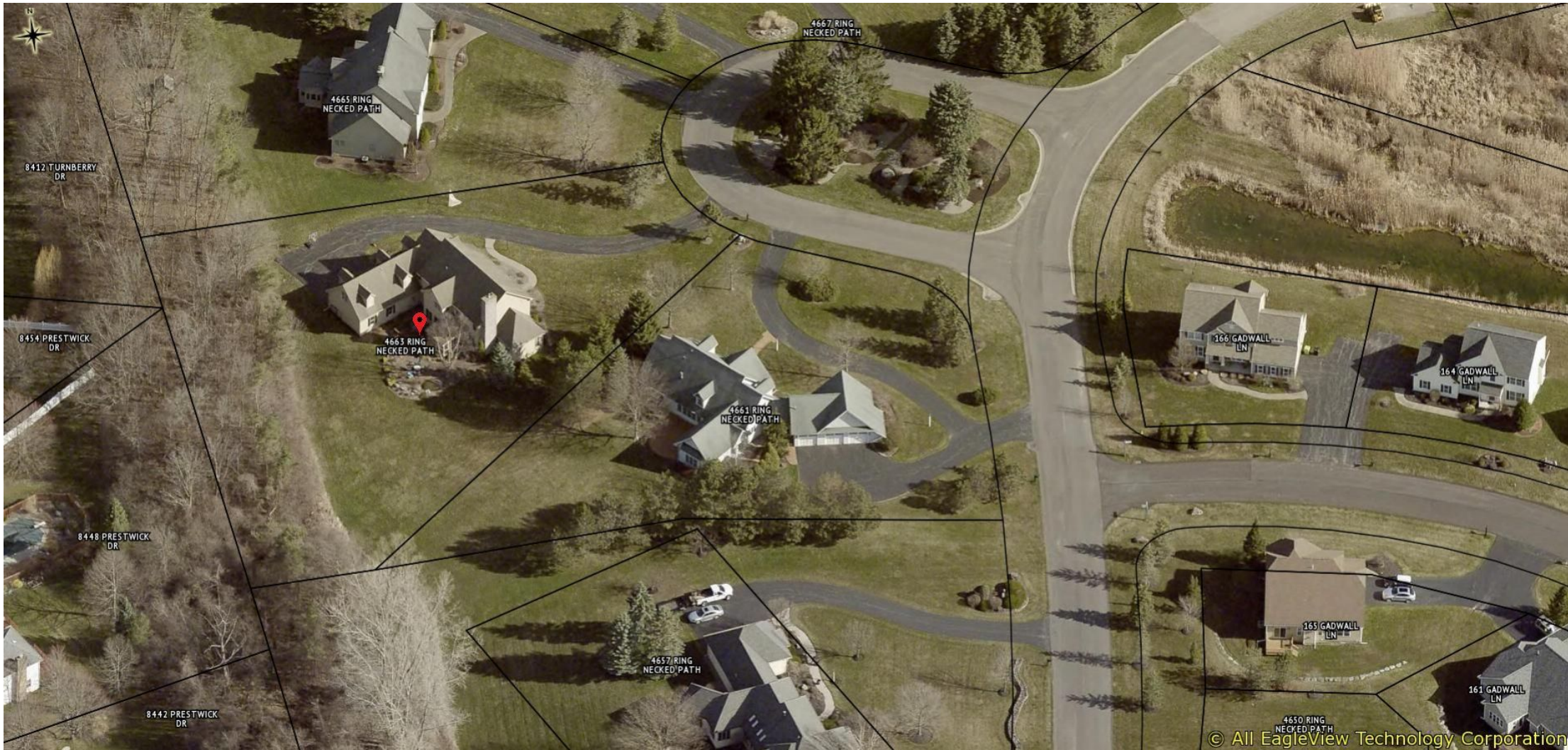
The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

Image Mate 1 - 4663 Ring-Necked Path

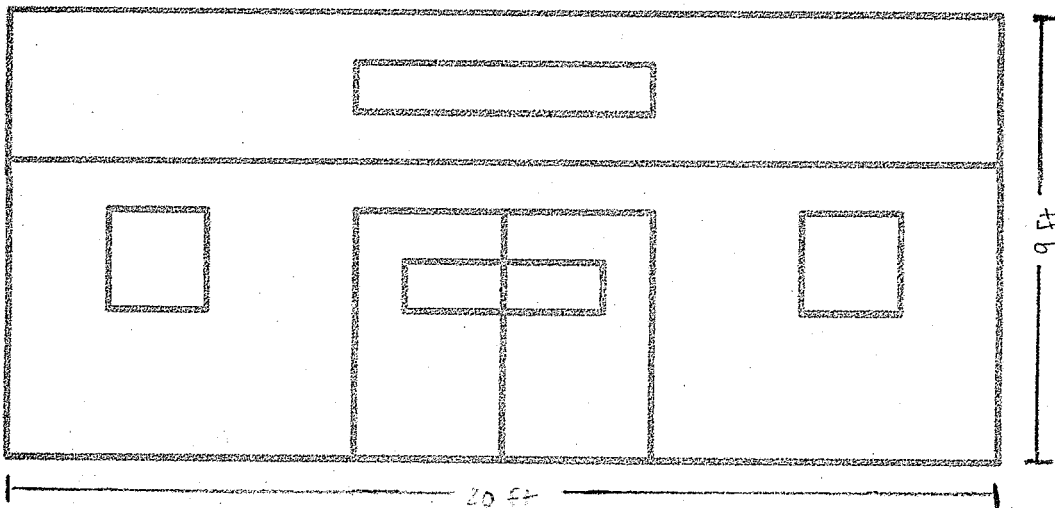


© All-EagleView Technology Corporation

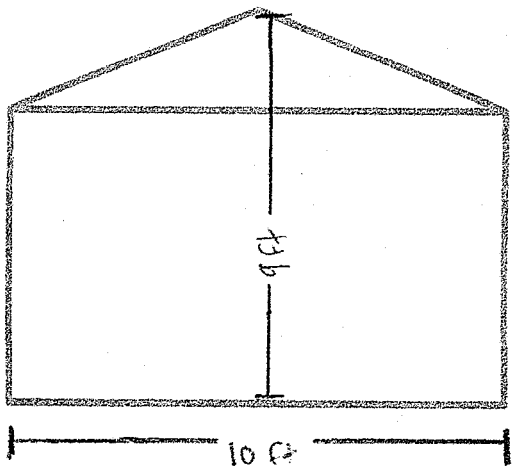
Image Mate 2 - 4663 Ring-Necked Path

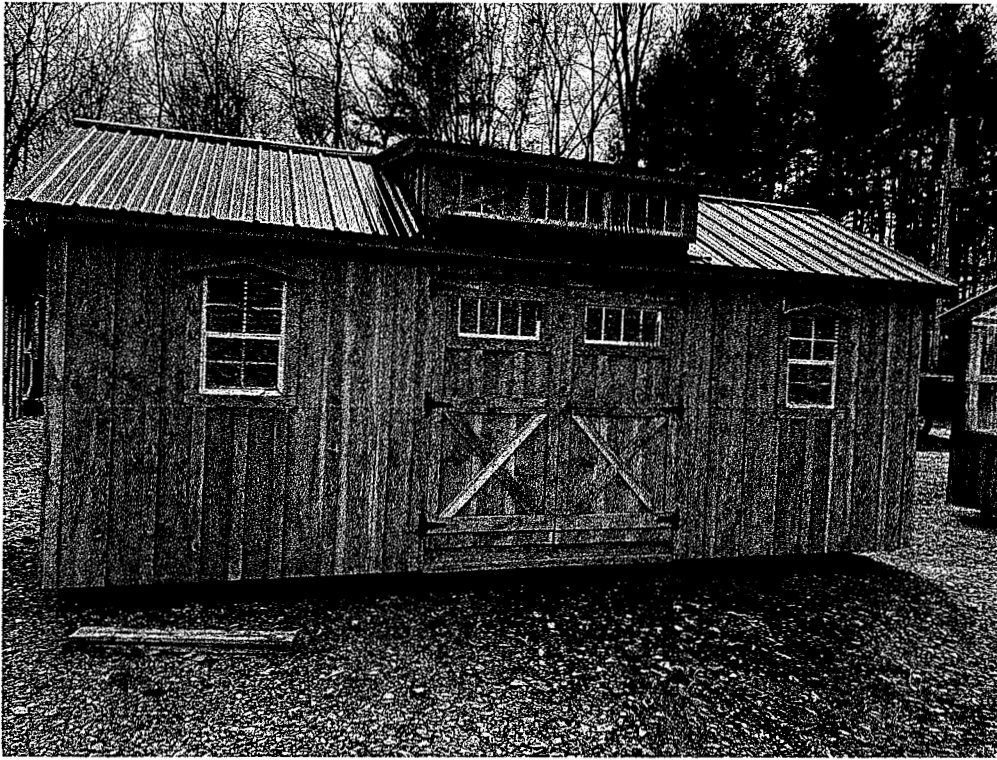


Front



Side





Area Variances - 5 Criteria Questions

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?

- No

2. Whether the Variance will result in an undesirable change in the character of the neighborhood?

- No

3. Whether the requested variance is substantial?

- No

4. Whether the Variance will have an adverse effect on physical or environmental conditions?

- No

5. Whether the alleged difficulty was self-created?

- No

**TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT**

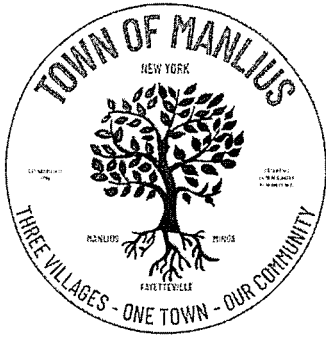
This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

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

I Carrie Greveling, being duly sworn, deposes and says that (s) he is:
 (Notary)
George Sallowm
 (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.
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- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.



Town of Manlius

Planning & Development

Zoning Board Referral

4/20/2026

7257 Roumare Rd
East Syracuse NY 13057-3047
Tax Map ID: 076.-05-10.0

Applicant: Angela and Scott Miller

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

1. The applicant needs a variance from chapter 155-9(B) for the construction of a 12' x 16' accessory structure. The applicant is requesting a side yard setback of 5 feet for the accessory structure and will need a variance of 10 feet to provide relief from the required 15-foot setback requirement.

Thomas Poitras
Zoning Officer
Town of Manlius

Sara Bollinger, Supervisor

Town Board - Ingrid Gonzalez-McCurdy, Alissa Italiano, Katelyn M. Kriesel, Michael Nesci, William Nicholson

APR 21 2026

RECEIVED

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

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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.

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?
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 demonstrate 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.

See attached

Received by: _____

Date: _____

Payment: _____

Receipt #: _____

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 4/21/2026

1. Property Address: 7257 Roumare Road

Property Tax Map # 076,-05-10.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; 12x16 shed

2. Owner of Property: Angela miller

Owner's Address: 7257 Roumare Rd

Owner's E-Mail: [REDACTED]

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

Signature of Property Owner: Angela miller

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 Marian Fernandez being duly sworn, deposes and says that (s) he is:
 (Notary)
Angela Miller
 (applicant, petitioner, corporation officer, property owner, etc.)

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

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

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

-OR-

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

Date: April 21, 2026

Date: _____, 20____

Angela Miller
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

Angela Miller
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title)

By (Officer) _____ (Title)

(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 21st day of April in the year 2026, before me, the undersigned, a notary public in and for said state, personally appeared Angela Miller
(1st Applicants Name)

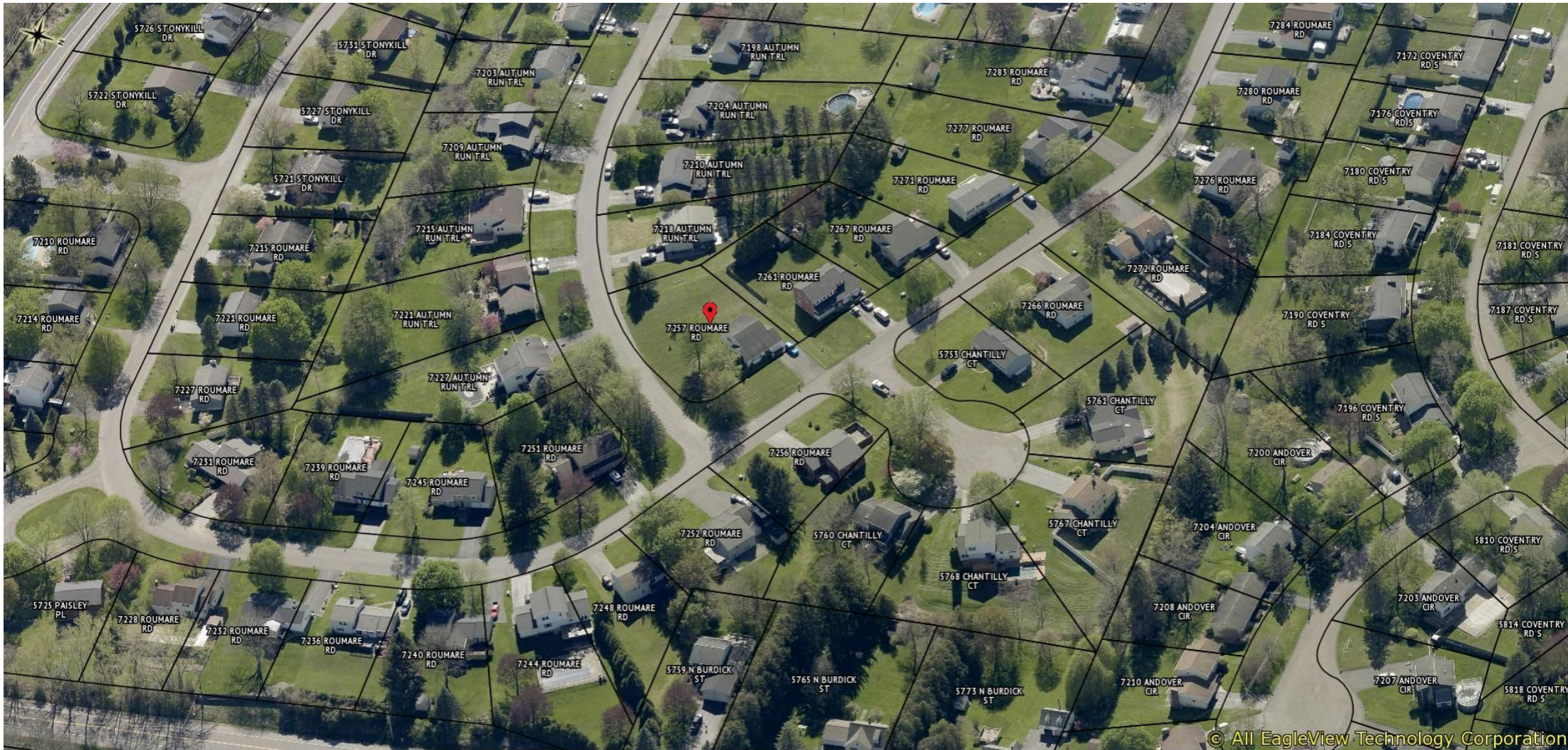
, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

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.

Marian Fernandez
Notary Public

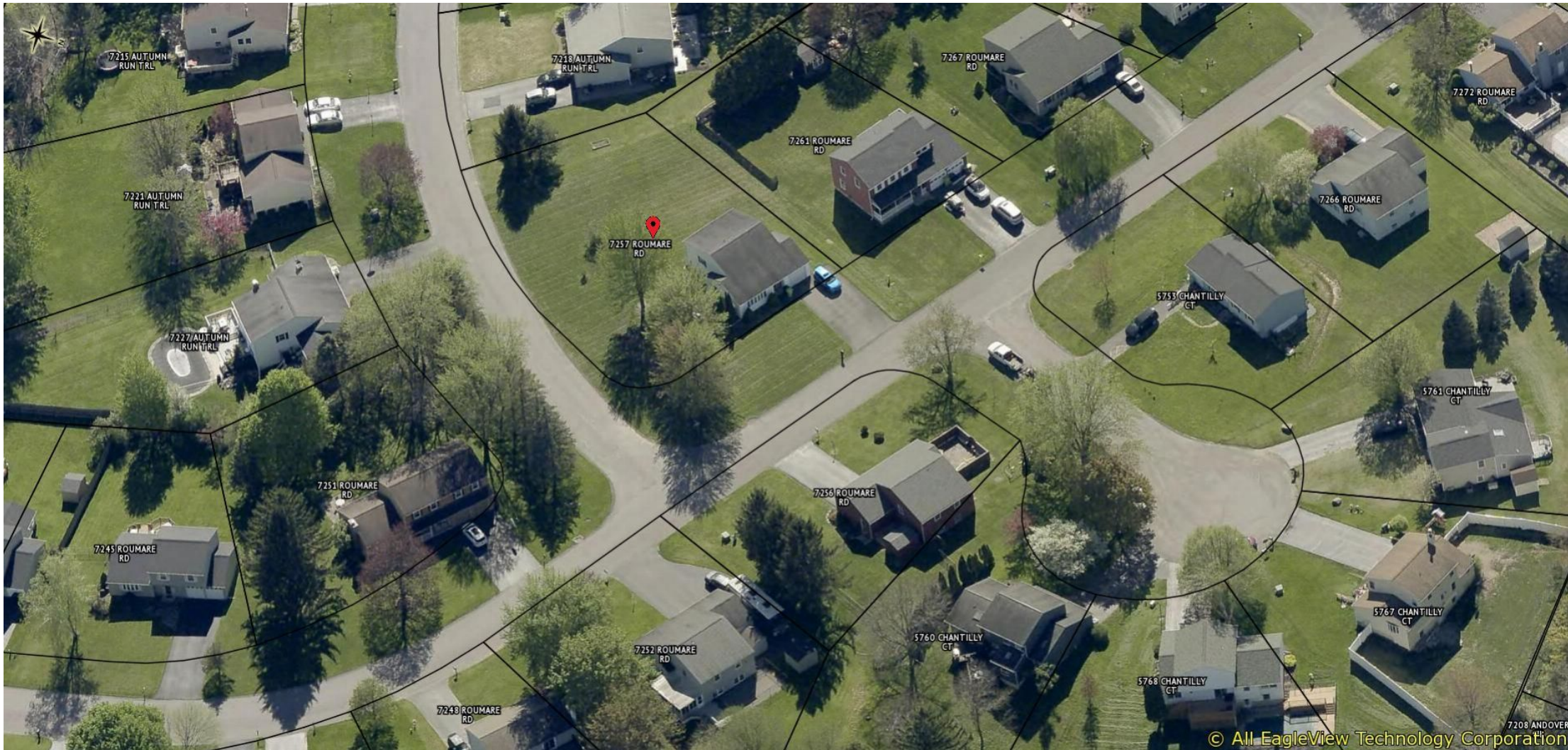
SEAL
MARIAN FERNANDEZ
Notary Public, State of New York
No. 01FE6284591
Qualified in Onondaga County
Commission Expires 06/17/2029

Image Mate 1 - 7257 Roumare Rd



© All EagleView Technology Corporation

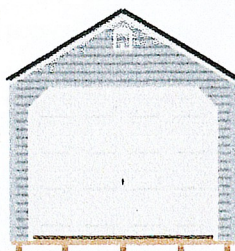
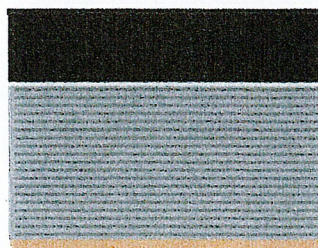
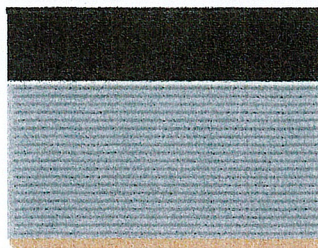
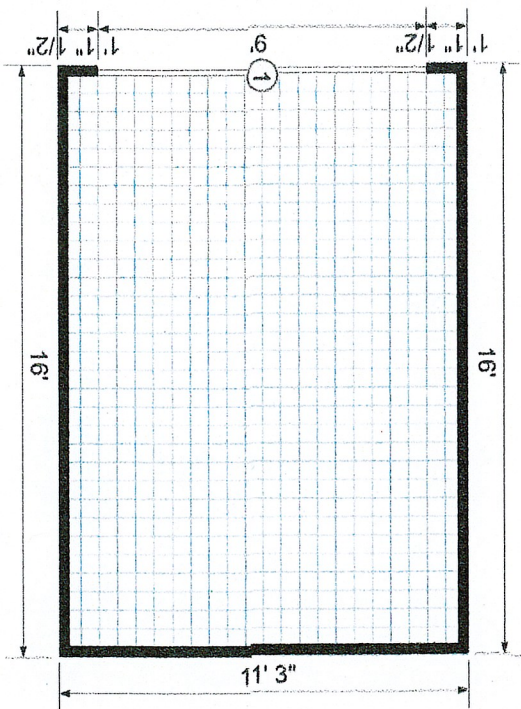
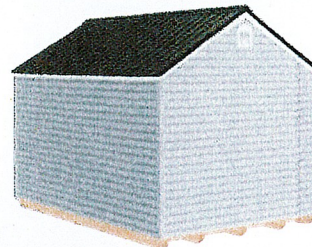
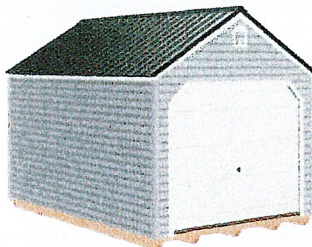
Image Mate 2- 7257 Roumare Rd





Heritage Structures
 (315) 309-0378
 lakeport@heritagestructures.online

Building Configuration



Terms and Conditions

Here's the legal stuff.. The 3D rendering provided is a representation of the product and may differ from the actual product. Heritage Structures permits cancellations or changes at no charge within 5 days of signing your order. After this period, cancellations are subject to a 10% fee of the order subtotal. Changes made after the 5-day period will incur a change order fee of \$150 or more and may result in a revised delivery timeframe. Full payment is due upon delivery for buildings purchased outright. A \$50 fee will be charged for NSF checks. Customer is responsible for obtaining all necessary building permits and ensuring compliance with local regulations. Additionally, customer must ensure adequate site access and, if anchors are ordered, call 811 to verify safe digging locations. Customer assumes full responsibility for any yard or property damage due to inadequate access or unfavorable conditions. In the event of incomplete payment, Heritage Structures LLC reserves the right to enter the property without prior notice and repossess the building; additional charges may apply. Gravel Pad pricing applies only to sites with a slope of 8 inches or less. Any additional slope will incur extra charges. Any building being delivered inside Buffalo, NY city limits that exceeds 12' 5" in overall width requires special hauling permits, and will be subject to additional hauling fees

Contact
 Signature _____

Date _____



Heritage Structures
 (315) 309-0378
 lakeport@heritagestructures.online



Scan or Click to
 Checkout Online

Order Information

Store Heritage Structures of Lakeport
Sales Person Aaron Ballard P:(315) 309-0378
Order Date 04/16/2026
Est. Delivery Period 05/07/2026 - 05/28/2026
Order Type Sale
Product Type Building
Product Build Build to Order

Bill To **Ship To**

Name Angela Miller
Phone (315) 884-5000
Email wife007@icloud.com
Address
Name Angela Miller
Phone (315) 884-5000
Email wife007@icloud.com
Address

Item	Price	Qty	Total	Tax
12x16 Vinyl Cape Cod Cottage		1		
12x16x7 Cape Cod Cottage	Included	1		✓
4" Dutch Lap Vinyl	Included	1		✓
Flint (vinyl)	Included	1		✓
Vinyl Trim	Included	1		✓
White (vinyl)	Included	1		✓
Classic Rib Metal	Included	1		✓
Black (metal)	Included	1		✓
Deluxe Vent for Vinyl Units	Included	2		✓
Standard Tall Walls	Included	1		✓
① 9x7 Panel Garage Door		1		✓
White Door Panel	Included	1		✓
6' Wide Ramp		1		✓
Poly Floor Shield		1		✓

Note: the ① refers to the index number on the plan view.

Sub-total
 Sales Tax (8%)
Order Total

*Prices subject to change. All quotes are valid for 7 days from date of quote.

Quote Notes

None

Available Purchase Methods

Purchase this building using any of the available purchase methods.

Rent-to-Own
 24 Month RTO
 36 Month RTO
 48 Month RTO
 60 Month RTO

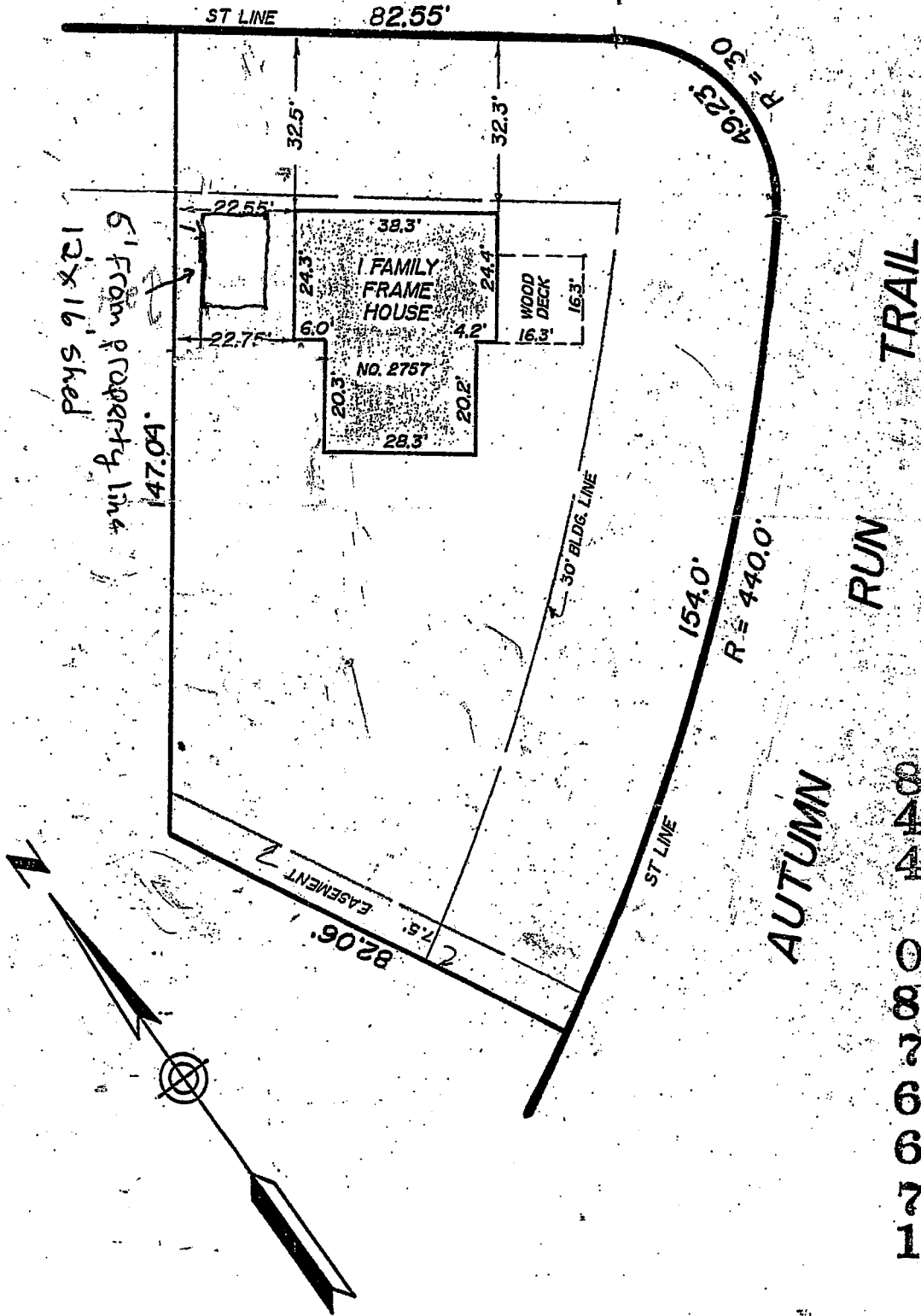
Purchase Outright
 Deposit 20% of Order Total)

Financing
 Deposit 5% of Order Total)

Terms and Conditions

Here's the legal stuff... The 3D rendering provided is a representation of the product and may differ from the actual product. Heritage Structures permits cancellations or changes at no charge within 5 days of signing your order. After this period, cancellations are subject to a 10% fee of the order subtotal. Changes made after the 5-day period will incur a change order fee of \$150 or more and may result in a revised delivery timeframe. Full payment is due upon delivery for buildings purchased outright. A \$50 fee will be charged for NSF checks. Customer is responsible for obtaining all necessary building permits and ensuring compliance with local regulations. Additionally, customer must ensure adequate site access and, if anchors are ordered, call 811 to verify safe digging locations. Customer assumes full responsibility for any yard or property damage due to inadequate access or unfavorable conditions. In the event of incomplete payment, Heritage Structures LLC reserves the right to enter the property without prior notice and repossess the building; additional charges may apply. Gravel Pad pricing applies only to sites with a slope of 8 inches or less. Any additional slope will incur extra charges. Any building being delivered inside Buffalo, NY city limits that exceeds 12' 5" in overall width requires special hauling permits, and will be subject to additional hauling fees

ROUMARE ROAD



LOCATION SURVEY ON LOT #285, SECTION "H", OF THE FREMONT HILLS EXT. TRACT.

KNOWN AS NO. 7257 ROUMARE ROAD, TOWN OF MANLIUS, COUNTY OF ONONDAGA, NY.

DRAWN BY: FLY SCALE: 1" = 30' DATE: 11

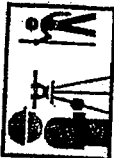
451-3333

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR

DOUGLAS R. LEHR NYST 15,10000

LEHR LAND SURVEYORS



LIVERPOOL, NEW YORK

Miller - shed 12 x 16

We have a one car attached garage. We have to move the garbage and recycling cans every time we pull the car in and out of the garage. It is also very tight in the garage with a car, lawn mower, snow blower etc.

We were going to add another attached garage, but the electrical panel and electric meter are both located on the outside wall of the garage. Moving them would be prohibitively expensive.

We want to put a custom 12 x 16 shed 5 feet away from the garage. The 5 feet is a requirement from National Grid so they can access the electric meter. The sheds vinyl siding, roof and garage door will be the same color as the house. We want the shed placed next to the garage, so we can easily access the contents. We plan on putting in the shed: garbage and recycling cans, snow blower, riding lawn mower, etc.