

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
July 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. May 21, 2026

Public Hearing

1. Xiao Xiao - 4591 Cascades Drive - Tax Map # 108.-02-43.0
2. Brain and Patricia Neary - 7831 Rolling Ridge Drive - Tax Map # 111.-07-01.0

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
May 21, 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. Acting Chairperson Kelly presided, and the following Board members were present:

Absent

Karrie Catalino
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: Ken & Kelli Zesky, Kirkville. Angela & Scott Miller, East Syracuse. George Salloum, Manlius.

Virtual Attendees: Steven Ball

Pledge Of Allegiance

Acting Chairperson Kelly welcomed everyone and called the meeting to order at 6:30 PM. Acting Chairperson Kelly led the 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

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

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

Nayes: None

Abstain: None

Results:

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

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

Nayes: None

Abstain: None

Results: Passed

Steve Ball attended virtually to discuss the project.

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

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

Nayes: None

Abstain: None

Results: Passed

Board Questions

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? No - Not based on lot lines and position of pool.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - Other sheds and pool in the area
3. Whether the requested variance is substantial? No - Side Yard Variance. Yes - Rear yard Variance
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 8-feet and a rear yard setback variance of 27-feet for the construction of a 10-foot by 12-foot accessory structure is the minimum variances that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions:
NONE

SEQRA Review

Acting Chairperson Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Member Deter made a motion, Seconded by Member Christensen, to grant a Side yard setback variance of 8-feet and a rear yard setback variance of 27-feet to Stephen Ball for the property located at 8391 Glen Eagle Dr, Manlius, NY 13104 Tax map #115.-18-08.0. This variance is being granted for the construction of a 10-foot by 12-foot accessory structure.

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

Nayes: None

Abstain: None

Results: Passed

2. Kenneth Zesky - 6693 Manlius Rd N, Kirkville, NY - Tax Map #051.-01-02.1

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

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

Nayes: None
Abstain: None
Results: Passed

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

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

Nayes: None
Abstain: None
Results: Passed

Kenneth Zesky was present to discuss the project.

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

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

Nayes: None
Abstain: None
Results: Passed

Board Questions

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? No - Based on current Town Code
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

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 23-feet 3 1/5- inches for the construction of a 40-foot by 60-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

Acting Chairperson Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Member Linhart made a motion, Seconded by Member Christensen, to grant a height variance of 6-feet 3 1/2 - inches to Kenneth Zesky for the property located at 6693 Manlius Rd N, Kirkville, NY 13082 – Tax Map #051.-01-02.1. This variance is being granted for an existing 40-foot by 60-foot accessory structure.

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

Nayes: None
Abstain: None
Results: Passed

3. George Salloum - 4663 Ring-Necked Path, Manlius, NY - Tax Map #117.3-01-20.0

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

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

Nayes: None
Abstain: None
Results: Passed

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

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

Nayes: None
Abstain: None
Results: Passed

George Salloum was present to discuss project.

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

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

Nayes: None
Abstain: None
Results: Passed

Board Questions

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

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

Determination of ZBA Based on the Above Factors:

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

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a rear yard setback variance of 35-feet for the construction of a 10-foot by 20-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:

Shed has to be placed in accordance with plans submitted. ____ No Plumbing and Electric_____

SEQRA Review

Acting Chairperson Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Member Detor made a motion, Seconded by Member Christensen, to grant a rear yard setback variance of 35-feet to George Salloum for the property located at 4663 Ring-Necked Path, Manlius, NY 13104 – Tax Map #117.3-01-20.0. This variance is being granted for the construction of a 10-foot by 20-foot accessory structure Shed has to be placed in accordance with plans submitted and no plumbing or electric.

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

Nayes: None

Abstain: None

Results: Passed

4. Angela & Scott Miller - 7257 Roumare Rd, East Syracuse - Tax Map #076.-05-10.0

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

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

Nayes: None

Abstain: None

Results: Passed

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

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

Nayes: None

Abstain: None

Results: Passed

Scott Miller was present to discuss the project.

Member Detor made a motion, Seconded by Member Linhart, to close the public

hearing.

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

Nayes: None

Abstain: None

Results: Passed

Board Questions

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

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

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 10-feet for the construction of a 12-foot by 16-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

Acting Chairperson Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Member Christensen made a motion, Seconded by Member Detor, to grant a side yard setback variance of 10-feet to Angela and Scott Miller for the property located at 7257

Roumare Rd, East Syracuse, NY 13057 – Tax Map #076.-05-10.0. This variance is being granted for the construction of a 12-foot by 16-foot accessory structure.

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

Nayes: None

Abstain: None

Results: Passed

Other Business

Clerk Grevelding reminded everyone to check emails for trainings that need to be completed.

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Christensen and seconded by Member Detor the Board voted unanimously to adjourn regular session at 07:13 PM.

Respectfully Submitted,
Carrie Grevelding
Zoning Board of Appeals

To: Zoning Board of Appeals
From: Xiao Xiao
Re: Area Variances - 5 Criteria Questions
Date: June 5, 2026
Address: 4591 Cascades Dr. Manlius NY 13104

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

No. To achieve the benefit of having a residential shed, we evaluated all other areas of the property, none of which are practically feasible:

The Conforming Area:

If the shed were placed in strict compliance with the setback requirements (40-foot rear yard and 20-foot side yard), it would have to be located either on a significant natural slope (as shown in the left photo) or within an established flower garden that is built into a slope and surrounded by large boulders (as shown in the right photo). Preparing that strictly conforming area would require costly and disruptive excavation, grading, and rock removal. Furthermore, forcing the shed into the conforming area pushes it directly into the center of our primary backyard, looming right off our rear deck. This would be aesthetically undesirable and would render the remaining open lawn practically useless for normal residential enjoyment.



The severe slope in the conforming area



The established garden and boulders in the conforming area.

The Alternative Flat Area:

The only other naturally flat location for the shed would be behind the flower bed (as noted on the survey map). However, moving the shed into this location is physically obstructed. The front path to this area is blocked by at least five massive boulders and a mature tree (shown in the left photo), all of which would need to be removed just to clear a pathway. The rear path behind the flower bed is simply too narrow and is similarly obstructed by large boulders and tree trunks (shown in the right photo).

Most importantly, even if we underwent the extreme expense and environmental disruption to clear a path to this alternative flat spot, the shed would still fail to comply with the highly restric-

tive 40-foot rear setback, meaning a similar area variance would be required regardless.



The massive boulders blocking the front path to the alternative location.



The narrow, obstructed rear path to the alternative location.

For these reasons, the requested corner is the only practical location. It avoids severe site and environmental disruption, preserves the open lawn, and uses naturally accessible land. We also worked with the Director of Planning and Development to confirm that the shed's current location is within our property lines.

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

No. The presence of a residential shed is completely consistent with the established character of our neighborhood. For example, a similar accessory structure is clearly visible on the nearby property at 7533 Fanlight Cir. To ensure our shed blends harmoniously into the area, we specifically selected muted earth tones for the body and roof.



The shed on a nearby property (circled on the left)

Furthermore, as shown in the photos below, the requested location benefits from partial natural screening. The mature trees on the side of the shed, along with the large tree and significant boulder-

ders directly behind it, help to break up the sightlines and soften the visual presence of the structure from neighboring properties.



Trees on the side of the shed.



Trees and rocks in the back of the shed.

III. Whether the requested variance is substantial?

Yes, on paper, the variance is large: a 15-foot reduction on the side and a 30-foot reduction on the rear. We do not dispute the math. The shed is 140 square feet. It has no plumbing and no major foundation. Even with the variance, it still sits 5 feet from the side line and 10 feet from the rear line that provides ample room for property maintenance.

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

No. We think that granting the variance prevents adverse environmental effects. If we were to conform to the strict setback requirements, we would have to aggressively alter the natural topography of the lot by leveling slopes, digging up large boulders, and destroying an established garden. By allowing the shed to utilize the requested corner, we are minimizing soil disturbance, avoiding heavy excavation, and preserving the natural landscape of the yard. Additionally, the structure has no plumbing and requires no major foundation.

To manage runoff, we added runner crush stone apron for drainage and to keep water from flowing onto neighboring property. We have not observed any runoff after heavy rains.

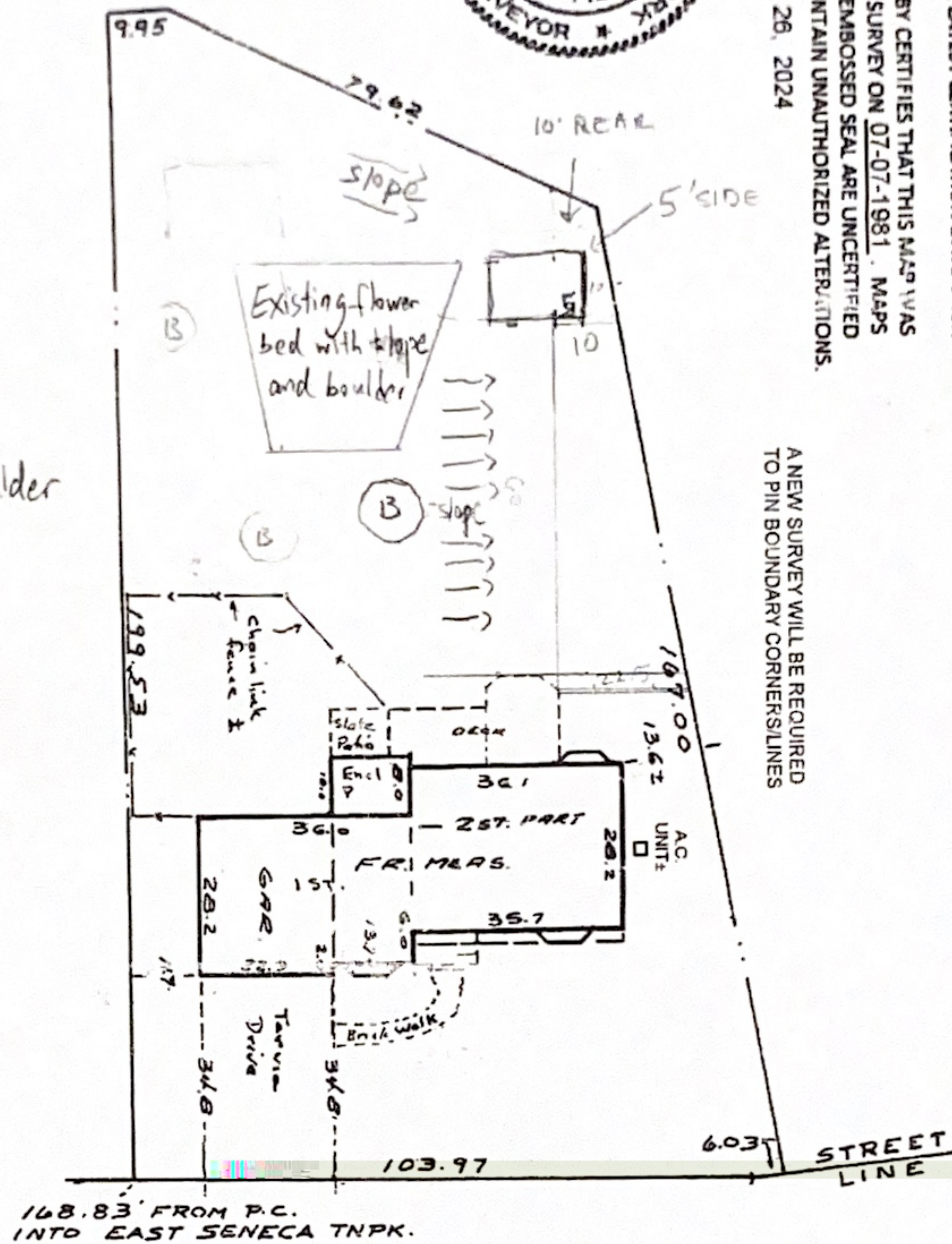
V. Whether the alleged difficulty was self-created?

Yes, in part. Choosing to have a shed for our lawn and garden equipment was our decision. The underlying difficulty, however, was not. Because of the lot's size, its steep slopes, and its large boulders, no other location avoids the need for a variance. Those conditions existed before we owned the property.

(Note: We originally researched the building code and found that structures under 144 sq. ft. are exempt from needing a building permit. Unfortunately, we mistakenly assumed this exemption also applied to the zoning setbacks. It was an honest misunderstanding, and we are respectfully utilizing the proper channel now to remedy it).

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A NEW SURVEY WILL BE REQUIRED TO PIN BOUNDARY CORNERS/LINES



CASCADES DR.

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LOT 12-SEC. B - CASCADES ESTATES
TOWN OF MANLIUS - ONONDAGA CO., N. Y.

SCALE: 1" = 30'
JULY - 1981

COTRELL LAND SURVEYORS, PC
7308 STATE ROUTE 173, MANLIUS, NY 13104
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ID: 108-2-43
Rev./P.14.

CASCADES \$4591 L12 SB CASCADES EST MAN #108-2 13 (ADD) @19810707LOC @20241126UP.TIF

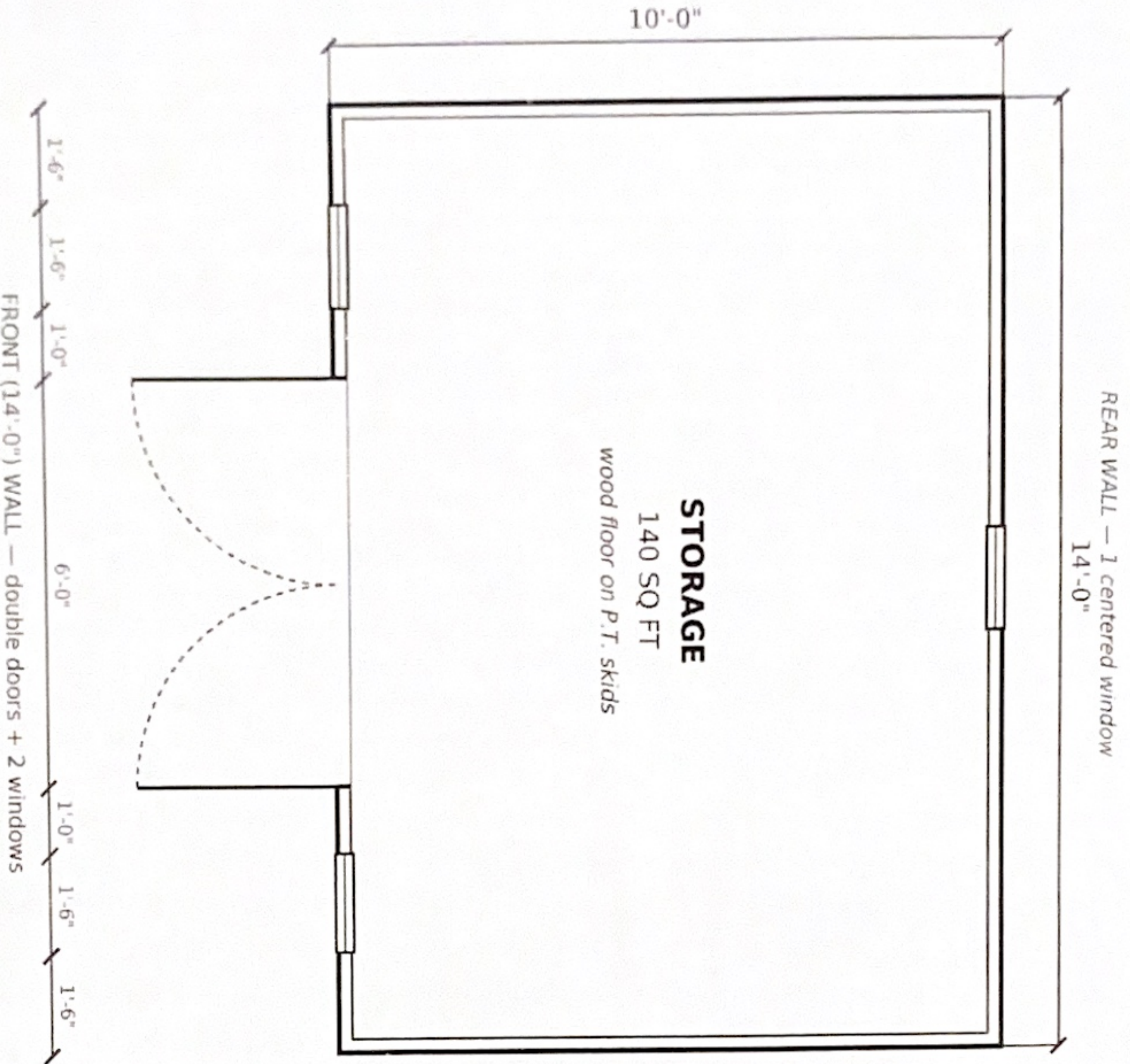
SHED — BUILDING PLAN

4591 Cascades Dr, Manlius, NY 13104 • Tax Map ID 108.-02-43.0 • Accessory structure, 10' x 14' (140 sq ft)

APPROXIMATE AS-BUILT — NOT TO SCALE — FIELD-VERIFY

Sheet 1 of 2

Floor Plan



PLAN KEYNOTES

- Footprint: 14'-0" x 10'-0" (140 sq ft)
- Single open room; no partitions.
- Floor: wood deck on P.T. 4x4 skids, over a compacted crushed-stone pad.
- No slab / no permanent foundation.

DOORS:

- Wood double swing doors, 6'-0" opening, centered on the front (14') wall.

WINDOWS — 18" x 24" (1'-6" x 2'-0"), typ.:

- Two on front wall, one each side of doors, set 1'-0" from the door.
- One centered on the rear (14') wall.
- Gable end (10') walls: no openings.

- No plumbing / no utilities.
- Siting & setbacks: see licensed survey.

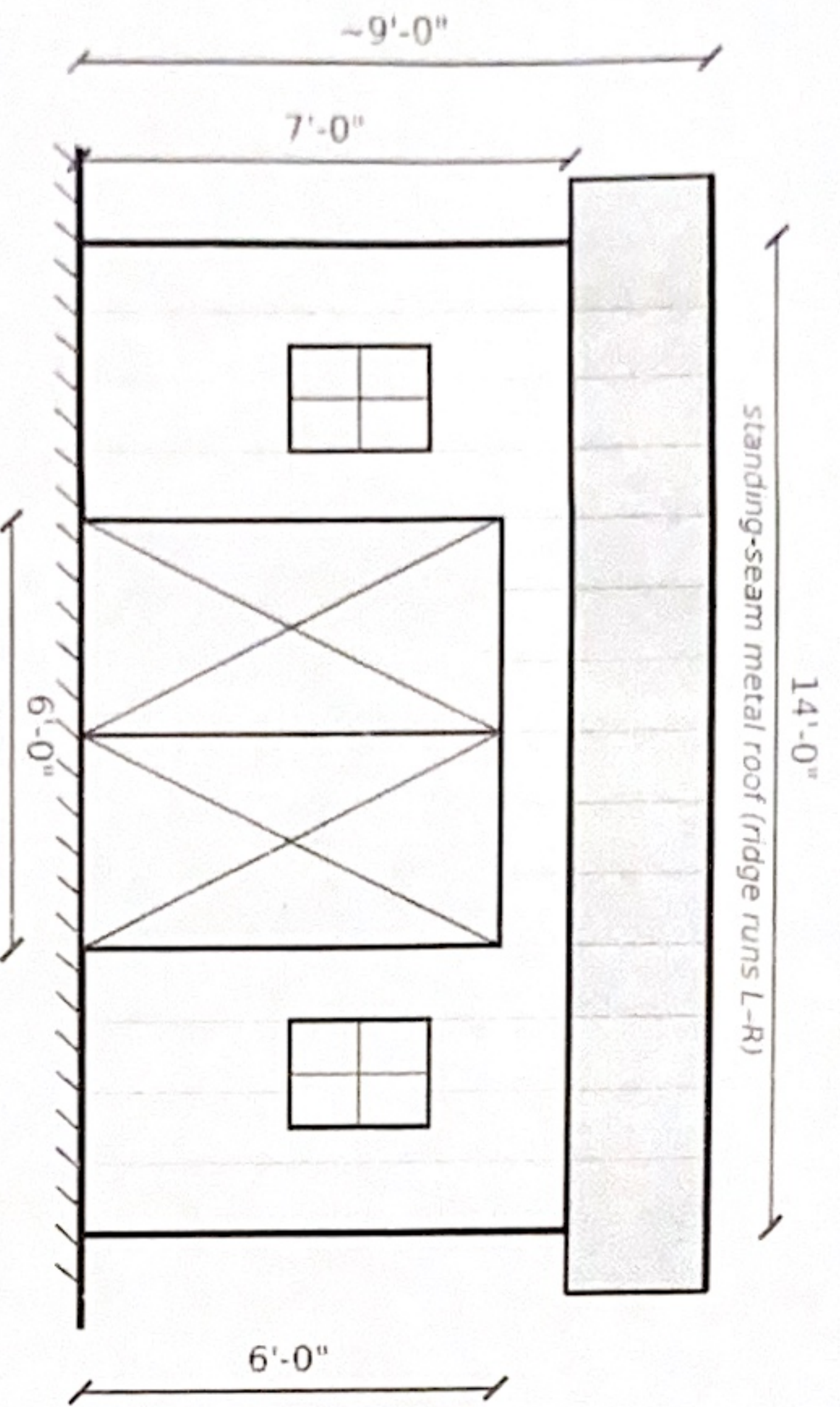
SHED — BUILDING PLAN

4591 Cascades Dr, Manlius, NY 13104 • Tax Map ID 108.-02-43.0 • Accessory structure, 10' x 14' (140 sq ft)

APPROXIMATE AS-BUILT — NOT TO SCALE — FIELD-VERIFY

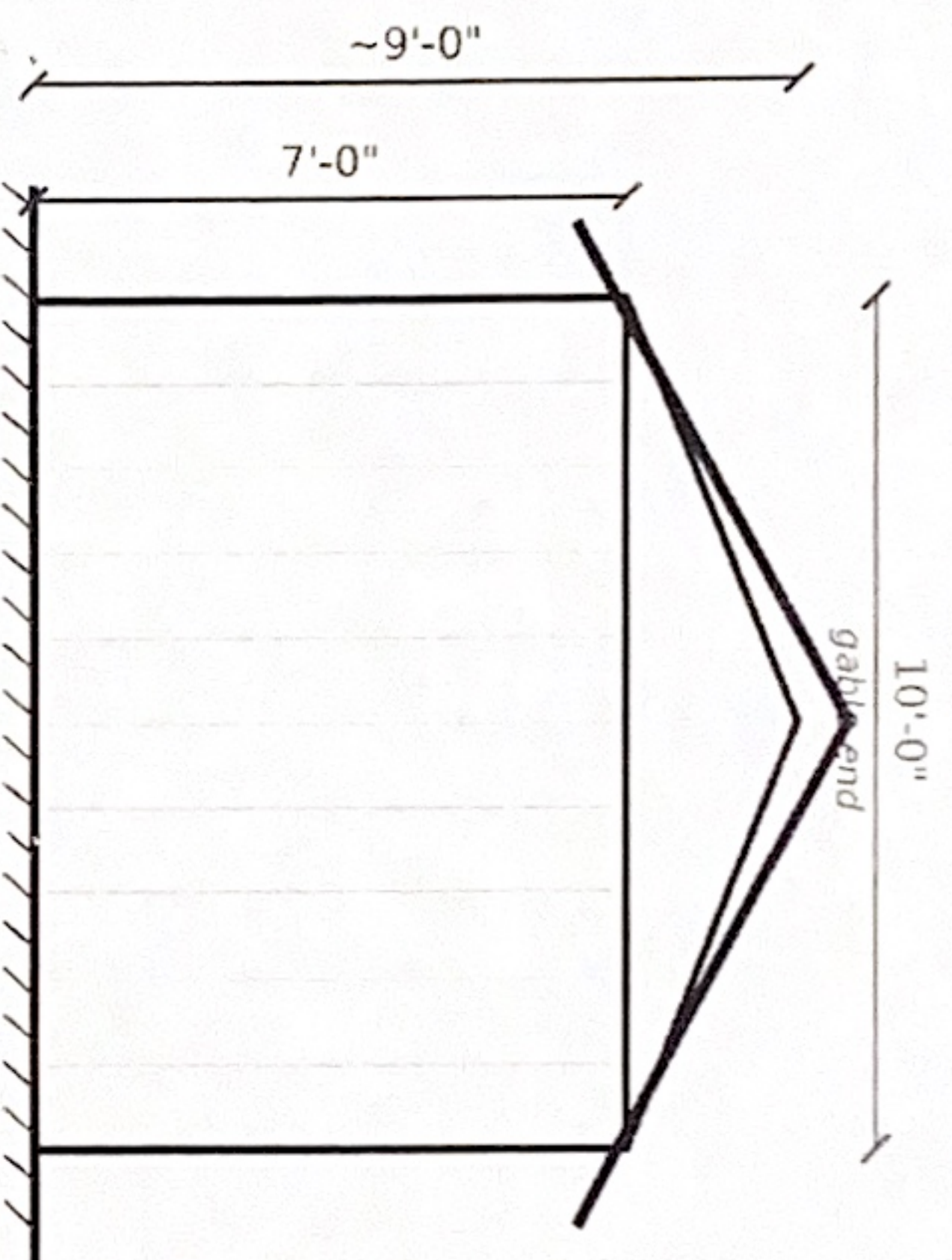
Sheet 2 of 2

Elevations



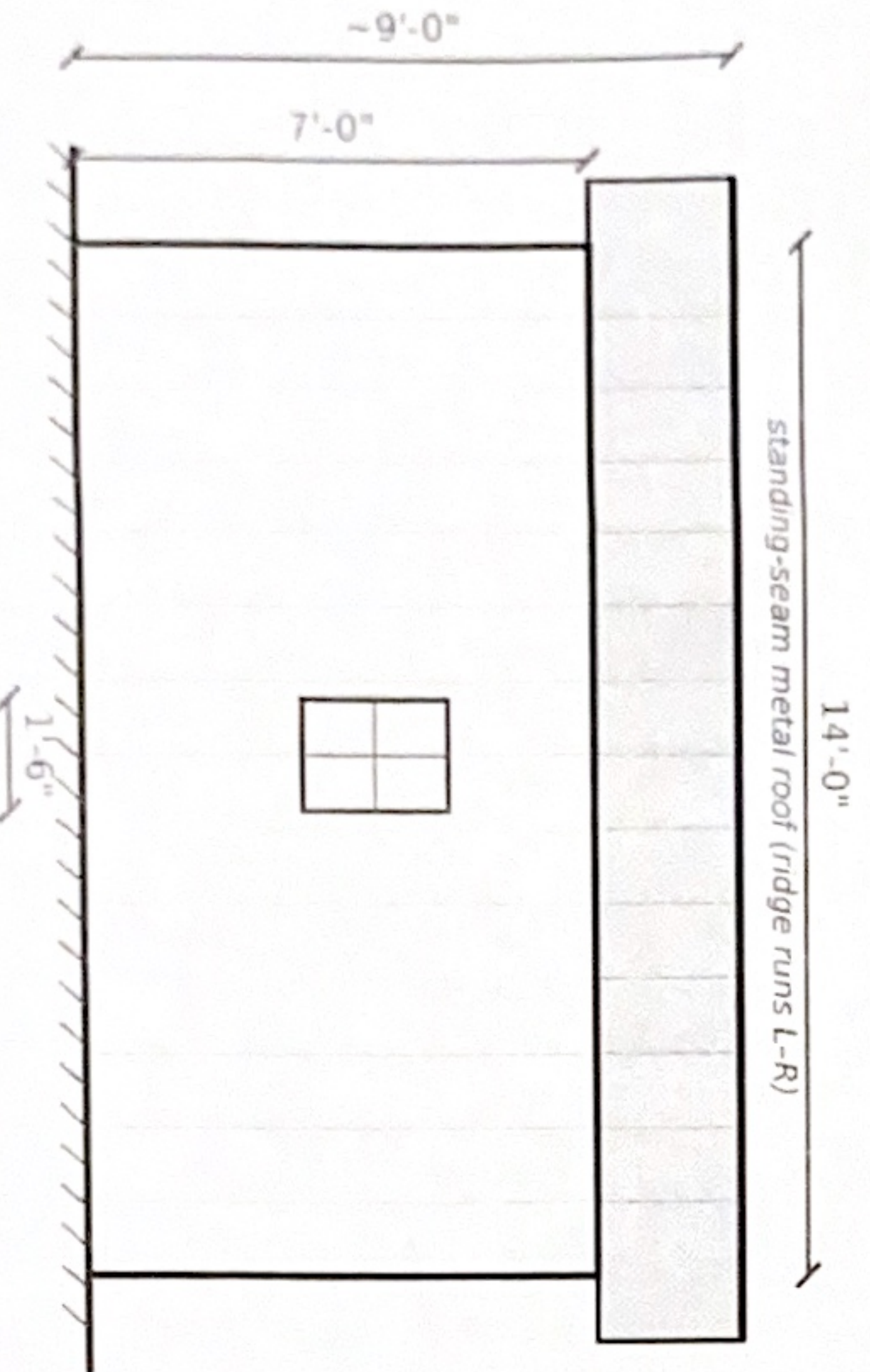
FRONT ELEVATION

(14' wall — doors face into the lot; peak shown on Side Elev.)



SIDE ELEVATION

(10' gable end — typical both sides; no openings)



REAR ELEVATION

(14' wall — one centered window)

CONSTRUCTION & MATERIALS

Use: storage shed (accessory). Size: 10' x 14' = 140 sq ft.
Framing: wood stud walls; wood rafter gable roof.
Siding: vertical board-and-batten, stained dark brown (earth tone).
Roof: brown standing-seam metal; gable, ridge runs along 14' length; ~4:12 (approx).
Doors: wood double swing doors, 6'-0" opening, on front (14') wall.
Windows: 18" x 24" white-trim (typ.) — 2 front (flanking doors), 1 rear (center).
Foundation: P.T. 4x4 skids on a compacted crushed-stone pad; no slab/footings.
Utilities: none — no plumbing, no water, no sewer.
Heights (verify): eave ~7'-0", peak ~9'-0".

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 ~~Xiao Xiao~~ Lisa Beemar, being duly sworn, deposes and says that (s) he is:
(Notary)

Xiao Xiao
(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: 6/9/, 2026

Date: _____, 20____

Xiao Xiao
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

Xiao Xiao
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title)

By (Officer) _____ (Title)

4591 Cascades Dr.
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Manlius NY 13104

607-348-4568
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 9th day of June in the year 2026, before me, the undersigned, a notary public in and for said state, personally appeared Xiao Xiao
(1st Applicants Name)

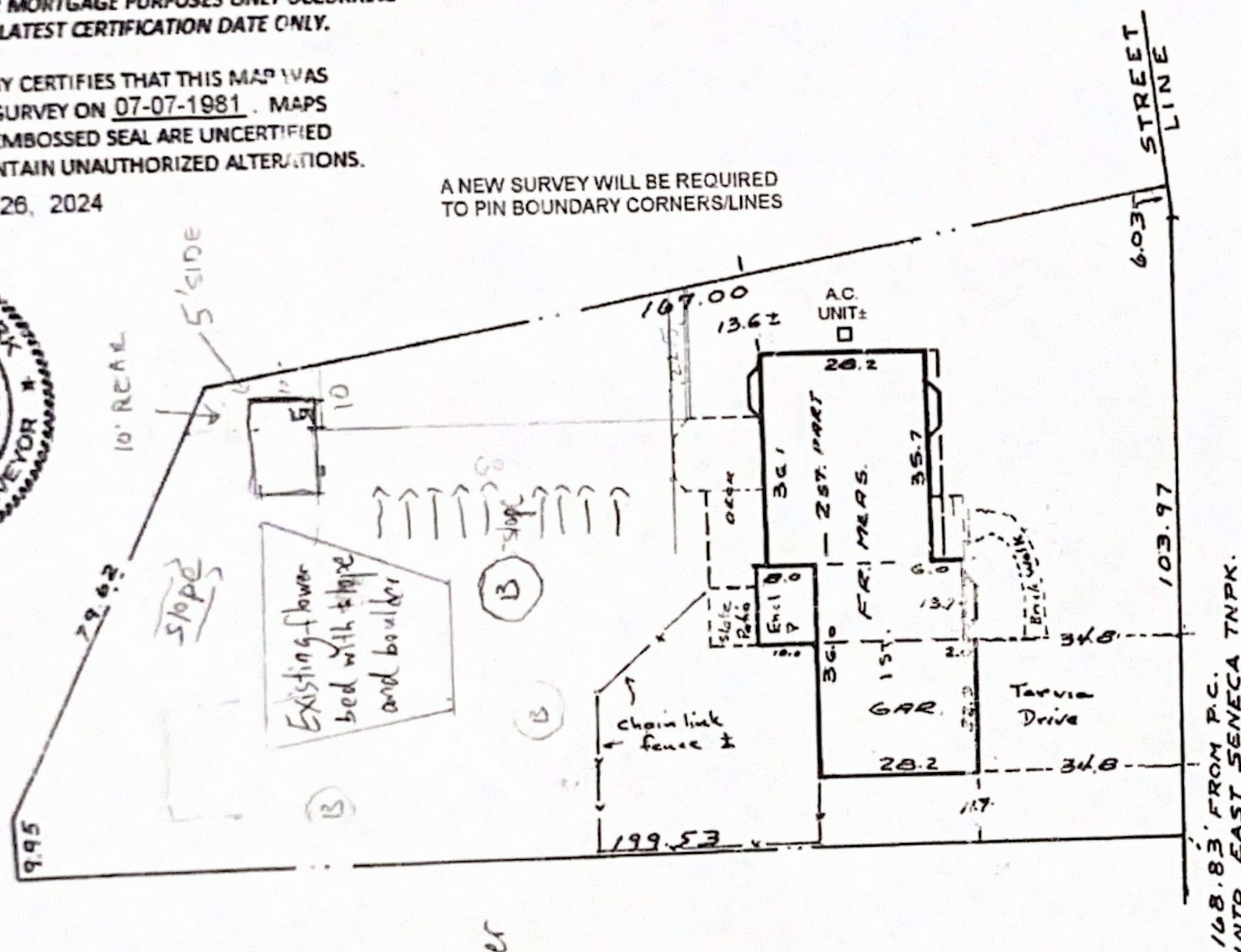
, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

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.

Lisa Beeman
Notary Public

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

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$B = \text{boulder}$

No. 4591 CASCADES DRIVE

LOT 12- SEC. B - CASCADES ESTATES
TOWN OF MANLIUS- ONONDAGA CO., N. Y.
SCALE: 1" = 30'
JULY 7 - 1981
COTTRELL LAND SURVEYORS, PC
7308 STATE ROUTE 173, MANLIUS, NY 13104
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CASCADES DR.

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----- 2024-12-20 CASCADES EST MAN #108-2 'S (ADD) @19810707LOC @20241126UP.TIF

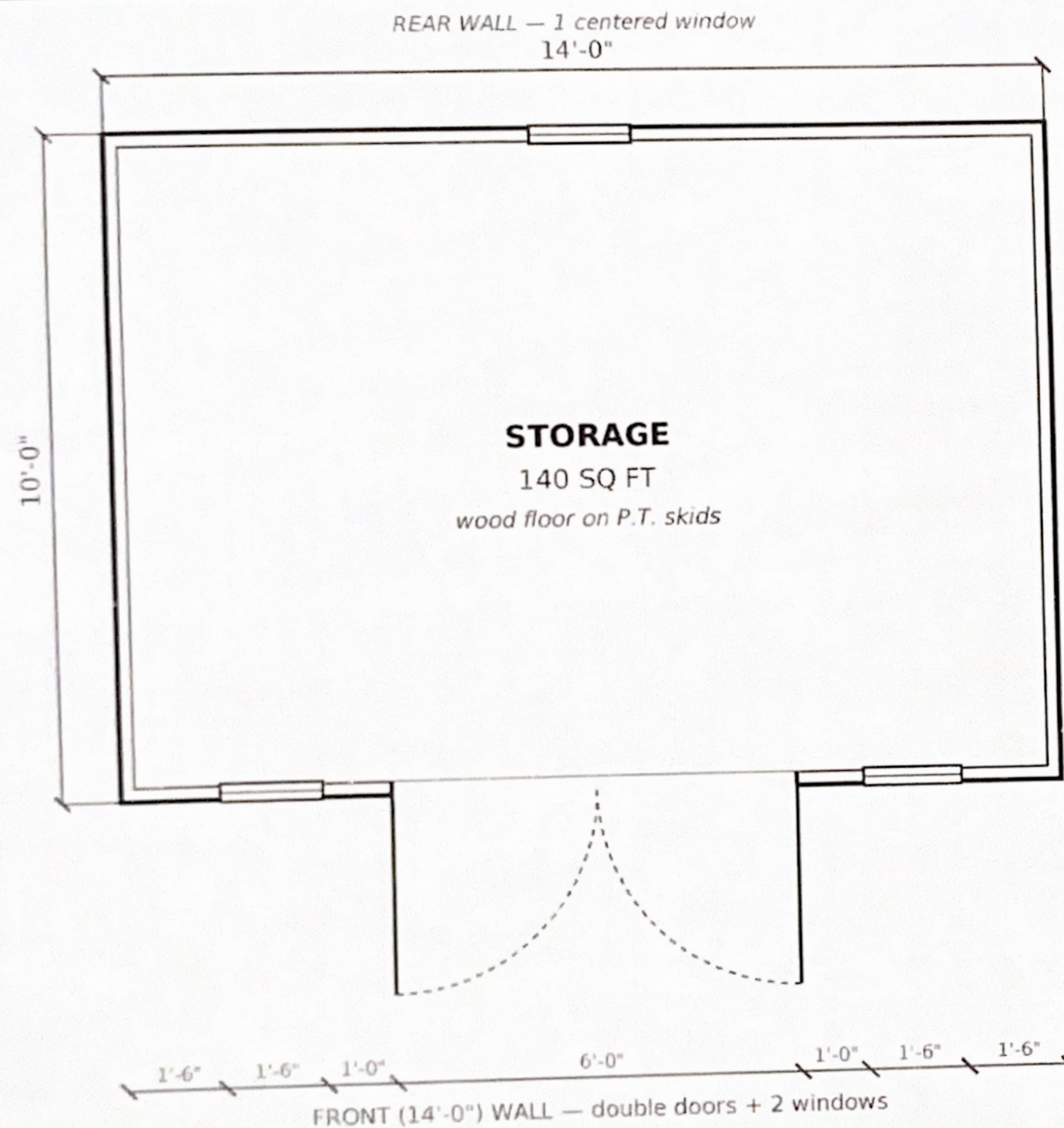
SHED — BUILDING PLAN

Sheet 1 of 2

Floor Plan

4591 Cascades Dr, Manlius, NY 13104 • Tax Map ID 108.-02-43.0 • Accessory structure, 10' x 14' (140 sq ft)

APPROXIMATE AS-BUILT — NOT TO SCALE — FIELD-VERIFY



PLAN KEYNOTES

- Footprint: 14'-0" x 10'-0" (140 sq ft)
- Single open room; no partitions.
- Floor: wood deck on P.T. 4x4 skids, over a compacted crushed-stone pad.
- No slab / no permanent foundation.

DOORS:

- Wood double swing doors, 6'-0" opening, centered on the front (14') wall.

WINDOWS — 18" x 24" (1'-6" x 2'-0"), typ.:

- Two on front wall, one each side of doors, set 1'-0" from the door.
- One centered on the rear (14') wall.
- Gable end (10') walls: no openings.

- No plumbing / no utilities.
- Siting & setbacks: see licensed survey.

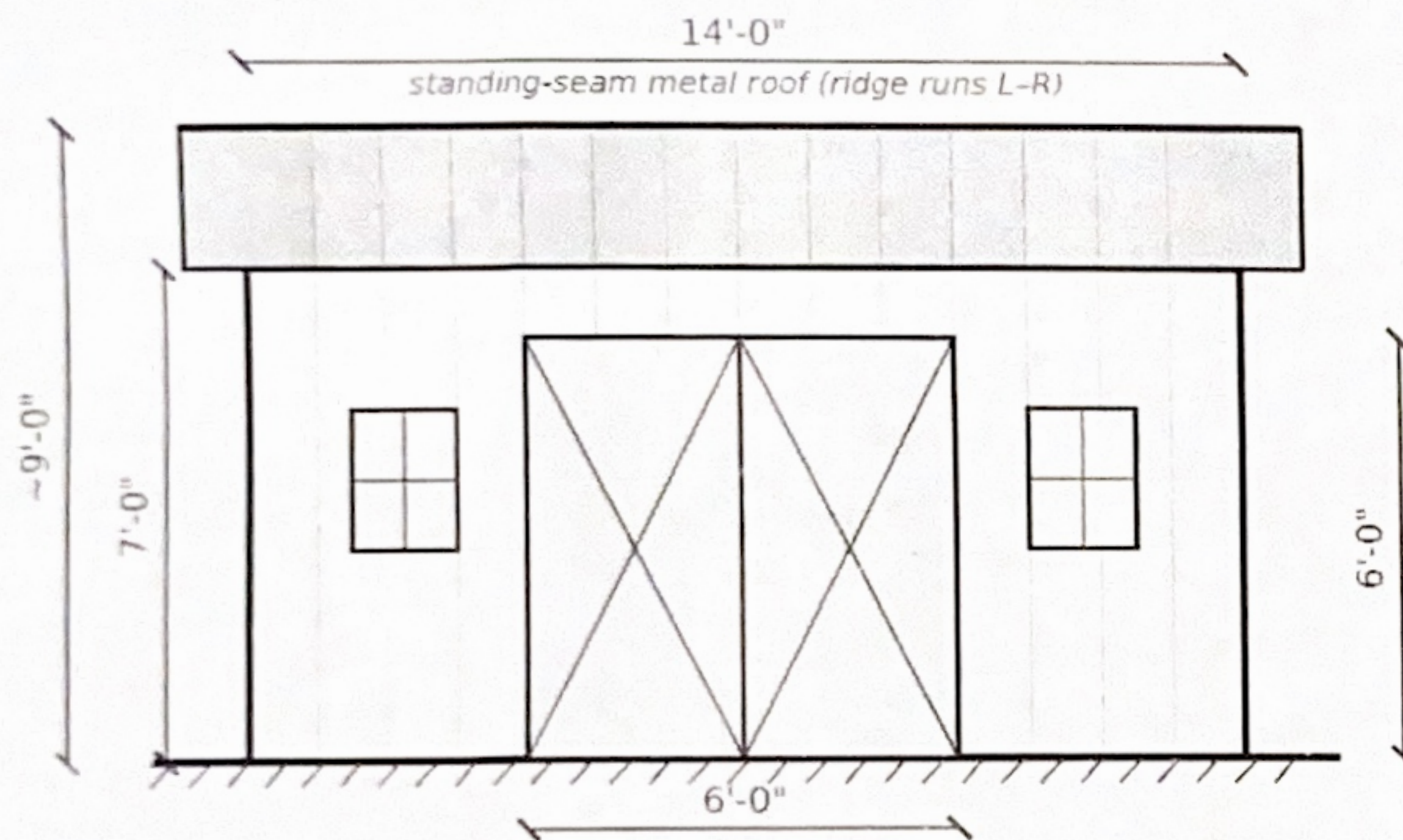
SHED — BUILDING PLAN

4591 Cascades Dr, Manlius, NY 13104 • Tax Map ID 108.-02-43.0 • Accessory structure, 10' x 14' (140 sq ft)

Sheet 2 of 2

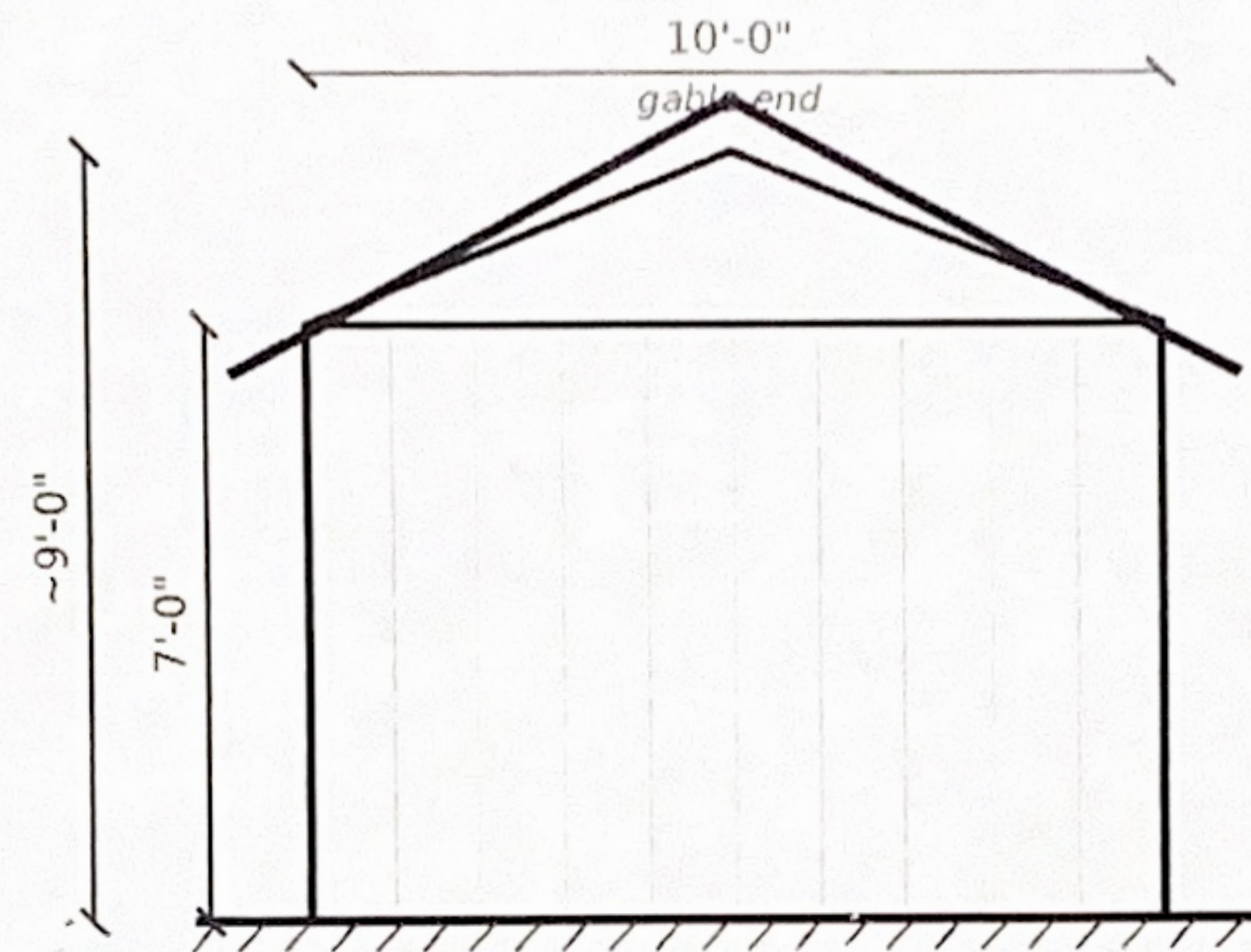
Elevations

APPROXIMATE AS-BUILT — NOT TO SCALE — FIELD-VERIFY



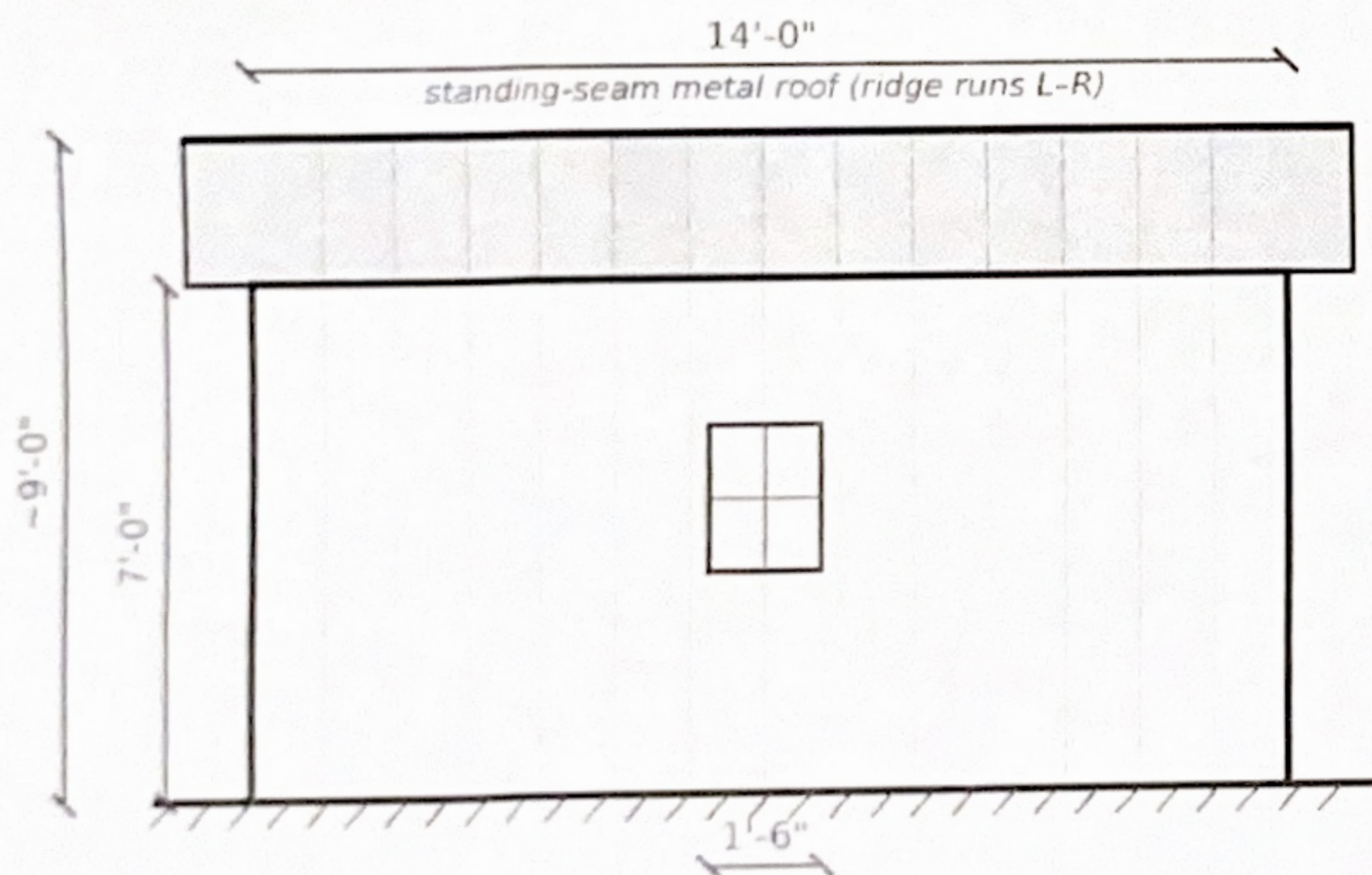
FRONT ELEVATION

(14' wall — doors face into the lot; peak shown on Side Elev.)



SIDE ELEVATION

(10' gable end — typical both sides; no openings)



REAR ELEVATION

(14' wall — one centered window)

CONSTRUCTION & MATERIALS

Use: storage shed (accessory). Size: 10' x 14' = 140 sq ft.

Framing: wood stud walls; wood rafter gable roof.

Siding: vertical board-and-batten, stained dark brown (earth tone).

Roof: brown standing-seam metal; gable, ridge runs along 14' length; ~4:12 (approx).

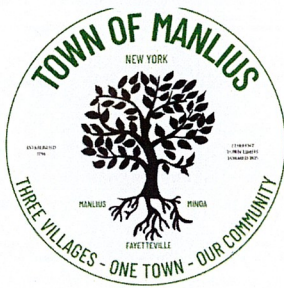
Doors: wood double swing doors, 6'-0" opening, on front (14') wall.

Windows: 18" x 24" white-trim (typ.) — 2 front (flanking doors), 1 rear (center).

Foundation: P.T. 4x4 skids on a compacted crushed-stone pad; no slab/footings.

Utilities: none — no plumbing, no water, no sewer.

Heights (verify): eave ~7'-0"; peak ~9'-0".



Town of Manlius

Planning & Development

6/1/2026

Zoning Board Referral

4591 Cascades Dr
Manlius NY 13104-2368
Tax Map ID 108.-02-43.0

Property Owners: Xiao Xiao & Yangchun Ma

Approval cannot be granted as the project requires a variance.

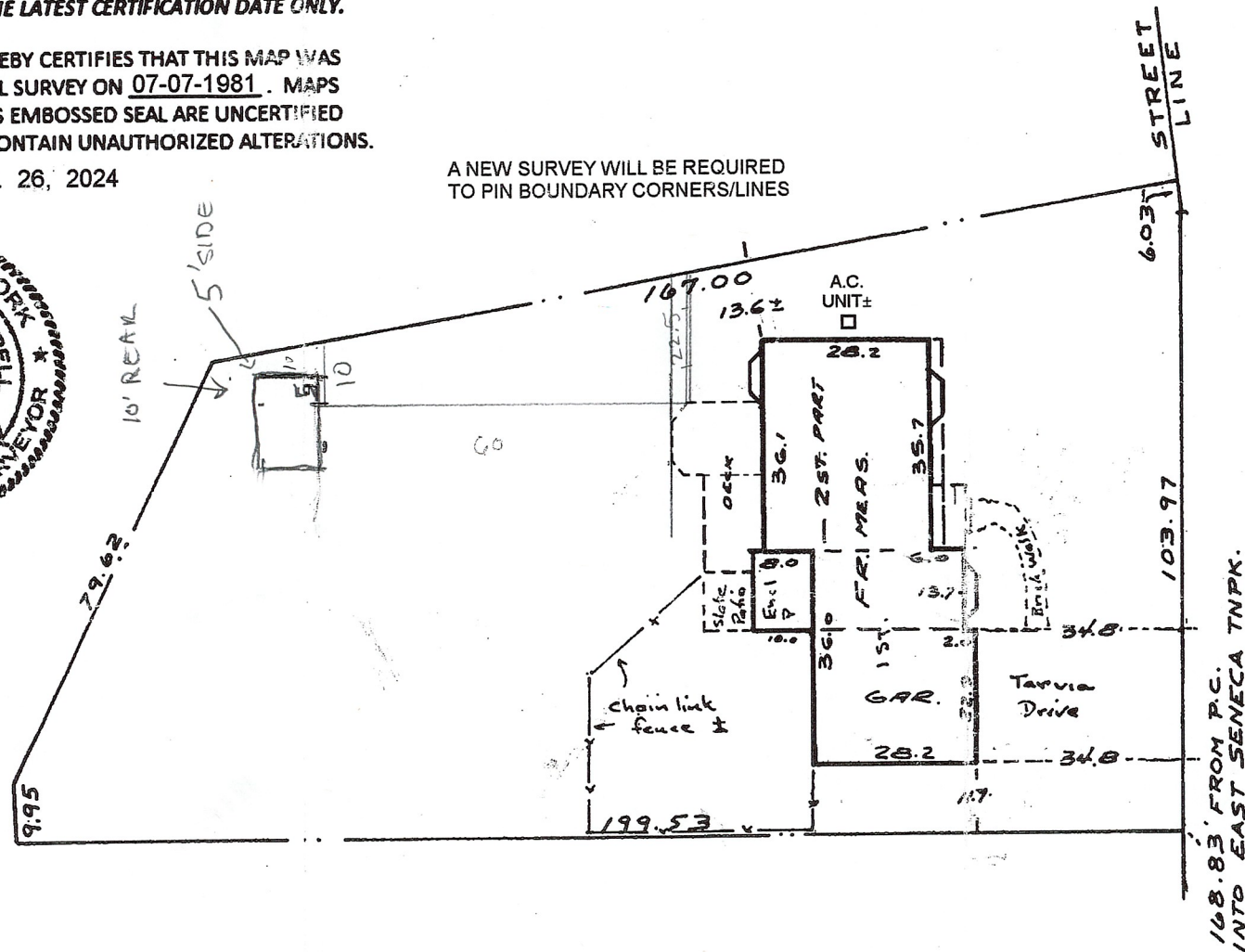
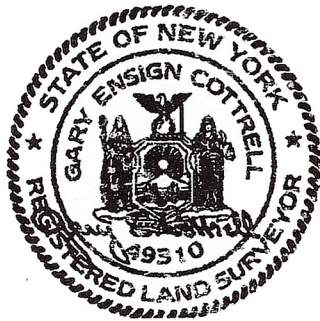
1. The applicant needs a variance from chapter 155-7(B) for the construction of a 10' x 14' accessory structure. The applicant is requesting a side yard setback of 5 feet for the accessory structure and will need a variance of 15 feet to provide relief from the required 20-foot side yard setback requirement.
2. The applicant needs a variance from chapter 155-7(B) for the construction of a 10' x 14' accessory structure. The applicant is requesting a rear yard setback of 10 feet for the accessory structure and will need a variance of 30 feet to provide relief from the required 40-foot rear yard setback requirement.

Thomas Poitras
Director of Planning and Development
Zoning Officer
Town of Manlius

Sara Bollinger, Supervisor

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

**A NEW SURVEY WILL BE REQUIRED
TO PIN BOUNDARY CORNERS/LINES**



CASCADES DR.

**"NO CHANGE" AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION,
INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICE!**

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AND HAVE BEEN ALTERED.

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SURVEYORS: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP WITHOUT THE WRITTEN CONSENT FOR WHATEVER PURPOSE VIOLATES MY COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.

No. 4591 CASCADES DRIVE

LOT 12- SEC.B- CASCADES ESTATES
TOWN OF MANLIUS- ONONDAGA CO., N.Y.

SCALE: 1" = 30'
JULY 7 - 1981

COTTRELL LAND SURVEYORS, PC
7308 STATE ROUTE 173, MANLIUS, NY 13104
(315) 682-8121 WWW.COTTRELLSURVEYORS.COM

ID: 108-2-43
200/P.14.

CASCADES \$439 | LIZ SB CASCADES ES1 MAIN # 108-Z-43 (ADD) @ 198 107 07 LOC @ ZUZ4 11200F: 11F

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 6/5/2026

1. Property Address: 4591 Cascades Dr. Manlius NY 13104

Property Tax Map # 108.-02-43.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: Area variance for 140 sqft accessory structure

2. Owner of Property: Xiao Xiao, Yangchun Ma

Owner's Address: 4591 Cascades Dr. Manlius NY 13104

Owner's E-Mail: Xiaopv@icloud.com

Owner's Phone #: 607-348-4568 Does Owners reside at property: Yes

Signature of Property Owner: Xiao Xiao

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: _____

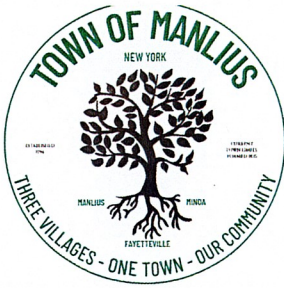
The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

Image Mate 1 - 4591 Cascades Dr



Image Mate 2 - 4591 Cascades Dr





Town of Manlius

Planning & Development

Zoning Board Referral

7831 Rolling Ridge Dr
Manlius NY 13104
Tax Map ID 111.-07-01.0

Property Owners: Brian Neary & Patricia Neary

Permit approval cannot be granted as the proposed project requires a zoning area variance.

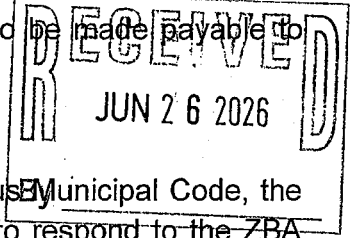
1. The applicant needs a variance from chapter 155-7(B) for the construction of a 12' x 28' inground pool. The applicant is requesting a rear yard setback of 26 feet for the accessory structure and will need a variance of 14 feet to provide relief from the required 40-foot rear yard setback requirement.

Thomas Poitras
Director of Planning and Development
Zoning Officer
Town of Manlius

Sara Bollinger, Supervisor

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

4. A fee of \$100.00 for a residential area variance, \$200.00 for a Commercial use variance, \$350.00/\$450.00 for a use variance, checks are to be made payable to the Town of Manlius.



Area Variances – 5 Criteria Questions

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? *NO*
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? *NO*
3. Whether the requested variance is substantial? *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 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.

Received by: _____

Date: _____

Payment: _____

Receipt #: _____

**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 VADAN M PATEL, being duly sworn, deposes and says that (s) he is:
(Notary)

Brian + Patricia Neary
VP (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: June 26, 2026

Brian Neary
(Print Name of 1st Applicant)

(Signature of 1st Applicant)

N/A
(Entity Name)

N/A
By (Officer) (Title)

7831 Rolling Ridge Dr.
(Mailing Address of 1st Applicant)

Manlius, NY 13104

315-456-8561
(Telephone Number)

Date: June 26, 2026

Patricia Neary
(Print Name of 2nd Applicant)

Patricia Neary
(Signature of 2nd Applicant)

N/A
(Entity Name)

N/A
By (Officer) (Title)

7831 Rolling Ridge Dr.
(Mailing Address of 2nd Applicant)

Manlius, NY 13104

585-737-0554
(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 26th day of JUNE in the year 20 26, before me, the undersigned, a notary public in and for said state, personally appeared _____

, and Patricia Anne Neary (1st Applicants Name)
(2nd Applicants Name) personally known to me or proved to me on the basis

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.

Vadon M Patel
Notary Public

SEAL

VADAN M PATEL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6414590
Qualified in Onondaga County
My Commission Expires 03-22-2029

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 6/25/2026

1. Property Address: 7831 Rolling Ridge Dr., Manlius, NY 13104

Property Tax Map # 111.-07-01.0

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

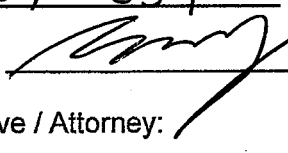
Installation of a 12' x 28' inground pool

2. Owner of Property: Brian & Patricia Neary

Owner's Address: 7831 Rolling Ridge Dr., Manlius, NY 13104

Owner's E-Mail: patricia.neary27@gmail.com

Owner's Phone #: 585-737-0554 Does Owners reside at property: yes

Signature of Property Owner:  & Patricia Neary

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: _____

Image Mate 1 - 7831 Rolling Ridge Dr



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Image Mate 2 - 7831 Rolling Ridge Dr

