

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
August 20, 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. July 16, 2026

Public Hearing

1. Jason Lambert & Jennifer Spadotto - 6415 Fremont Rd - Tax Map #053.-01-17.1
2. Adam Iskander - 280 Salt Springs Rd - Tax Map #096.-04-02.3
3. Kimberley Grossman - 5999 Bowman Rd - Tax Map #073.-01-01.1
4. Dennis Chick - 6420 Hoag Rd - Tax Map #060.-02-04.1

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
July 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: Lisa Beeman, Acting ZBA Clerk. Joseph Frateschi, Town Attorney. Tom Poitras, Director of Planning and Development.

In-Person Attendees: Xiao Xiao, Yangchum Ma, Patty & Brian Neary and Dr. Hurowitz

Virtual Attendees: None

Pledge Of Allegiance

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

Approval Of Minutes

1. May 21, 2026

Member Kelly made a motion, Seconded by Member Linhart, to approve the minutes from May 21, 2026 as presented by the clerk.

Ayes: None

Nayes: None

Abstain: None

Results: Passed

Public Hearing

1. Xiao Xiao - 4591 Cascades Drive - Tax Map # 108.-02-43.0

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 Deter

Nayes: None

Abstain: None

Results: Passed

Member Deter made a motion, Seconded by Member Linhart, to open the public hearing at 6:31PM.

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

Nayes: None

Abstain: None

Results: Passed

Dr. Hurowitz, 7535 Northfield Lane, spoke against the proposed shed. He stated that he has 2 objections, one being that the shed is on his property line and it will decrease the value of his home and the other objection is that the shed is too big.

Member Kelly asked Director Poitras if he went to the property and measured. Director Poitras stated that he did go to the property and along with the property owner had measured the shed to the property line. There is 5 feet from the side and 10 feet from the rear of the structure to the property line. The statement was made with relative certainty. There will be no electrical or plumbing to the shed.

Member Christensen made a motion, Seconded by Member Linhart, to close the public hearing at 6:38pm.

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? The Board said no because of the topography.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? The Board said no.
3. Whether the requested variance is substantial? The Board said yes.
4. Whether the Variance will have an adverse effect on physical or environmental conditions? The Board said no because there are already existing sheds in the area.
5. Whether the alleged difficulty was self-created? The Board said 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 **GRANTS** the variance as requested with the following conditions: the current screening is to be maintained; if the current screening is removed, it must be replaced with something similar with a minimum height of 6 feet.

SEQRA Review

Chairperson Catalino determined the proposed project and the 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 side yard setback variance of 8-feet and a rear yard setback variance of 15-feet and a rear yard setback variance of 30-feet to Xiao Xiao & Yangchun Ma for the property located at 4591 Cascades Dr, Manlius, NY 13104 Tax Map # 108.-02-43.0. This variance is being granted for the construction of a 10-foot by 14-foot accessory structure with the conditions that the current screening is to be maintained; if the current screening is

removed, it must be replaced with something similar with a minimum height of 6 feet.

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

Nayes: None

Abstain: None

Results: Passed

2. Brain and Patricia Neary - 7831 Rolling Ridge Drive - Tax Map # 111.-07-01.0

Director Poitras stated that if the variance is granted and if the fence is to be placed in the Onondaga County Water Authority easement, the homeowner will have to obtain approval from OCWA to place the fence in the easement. The fence will also have to meet all safety requirements.

Member Christensen made a motion, Seconded by Member Kelly, to open the public hearing at 7:02PM.

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

Nayes: None

Abstain: None

Results: Passed

Member Kelly made a motion, Seconded by Member Linhart, to close the public hearing at 7:06pm.

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? The Board said no.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? The Board said no.
3. Whether the requested variance is substantial? The Board said yes.

4. Whether the Variance will have an adverse effect on physical or environmental conditions? The Board said no.
5. Whether the alleged difficulty was self-created? The Board said 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 **GRANTS** the variance as requested with the following conditions: as per Director Poitras' comments above regarding OCWA.

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 rear yard setback variance of 14-feet to Brian and Patricia Neary for the property located at 7831 Rolling Ridge Dr, Manlius, NY 13104 Tax Map # 111.-07-01.0. This variance is being granted for the construction of a 12-foot by 28-foot inground pool with the condition if the fence is to be placed in the Onondaga County Water Authority easement, the homeowner will have to obtain approval from OCWA to place the fence in the easement. The fence will also have to meet all safety requirements.

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 Deter and seconded by Member Linhart the Board voted unanimously to adjourn regular session at 07:11 PM.

Respectfully Submitted,
Lisa Beeman
Zoning Board of Appeals

Draft



Town of Manlius

Planning & Development

7/8/2026

Zoning Board Referral

6415 Fremont Rd

East Syracuse NY 13057

Tax Map ID: 053.-01-17.1

Property Owners: Jason Lambert & Jennifer Spadotto

A permit cannot be issued 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 80' accessory structure. The applicant is requesting a structure height of 23 feet 8 inches and will need a variance of 6 feet 8" to provide relief from the required 17 foot height requirement.
2. The applicant needs a variance from chapter 155-12(B) for the construction of a 40' x 80' accessory structure. The applicant is requesting a side yard setback of 10 feet and will need a variance of 10 feet to provide relief from the required 20 foot side yard setback requirement.

Thomas 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

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: 7/26/2026

1. Property Address: 6415 Fremont Rd. East Syracuse NY 13057

Property Tax Map # 053.-01-17.1

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

2. Owner of Property: Jason Lambert

Owner's Address: 6415 Fremont Rd.

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: _____

4. A fee of \$250.00 for a residential area variance, \$500.00 for a Commercial area variance, \$350.00/\$550.00 for a use variance, checks are to be made payable to the Town of Manlius.

Area Variances – 5 Criteria Questions

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
3. Whether the requested variance is substantial?
4. Whether the Variance will have an adverse effect on physical or environmental conditions?
5. Whether the alleged difficulty was self-created?

Use Variances:

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

ZBA AREA VARIANCE

- 1) Benefit sought By Applicant Jason Lambert cannot be Achieved as materials and plans have already been purchased By Applicant also have already given contractor deposit on plans for the Building. I own a Bucket truck that needs to come in and out of Building (Ableman) and need minimum of ~~15~~ 15 ft ceiling height, as well as other equipment.
- 2) No the Building will not result in undesirable change in the neighborhood we live on a private rd, not visible from the main rd. We only have 3 other neighbors on this street and have already received approval from all of my neighbors.
- 3) I am requesting a variance due to wall height being 16 ft with a 16x14 overhead door we will exceed the ZBA's 17 ft roof height with a 4/12 pitched roof.
- 4) No Adverse effect on physical or environment conditions as there is ~~other~~ other structures in my area with the same wall and roof height.
- 5) The alleged difficulty was not self created as we have a propane tank and a large tree that I would rather not cut down or have removed this would be for the 20 ft from property line of we are requesting 10 ft from neighbors side of property line only we are fine with measurements from the road and the back of our property.

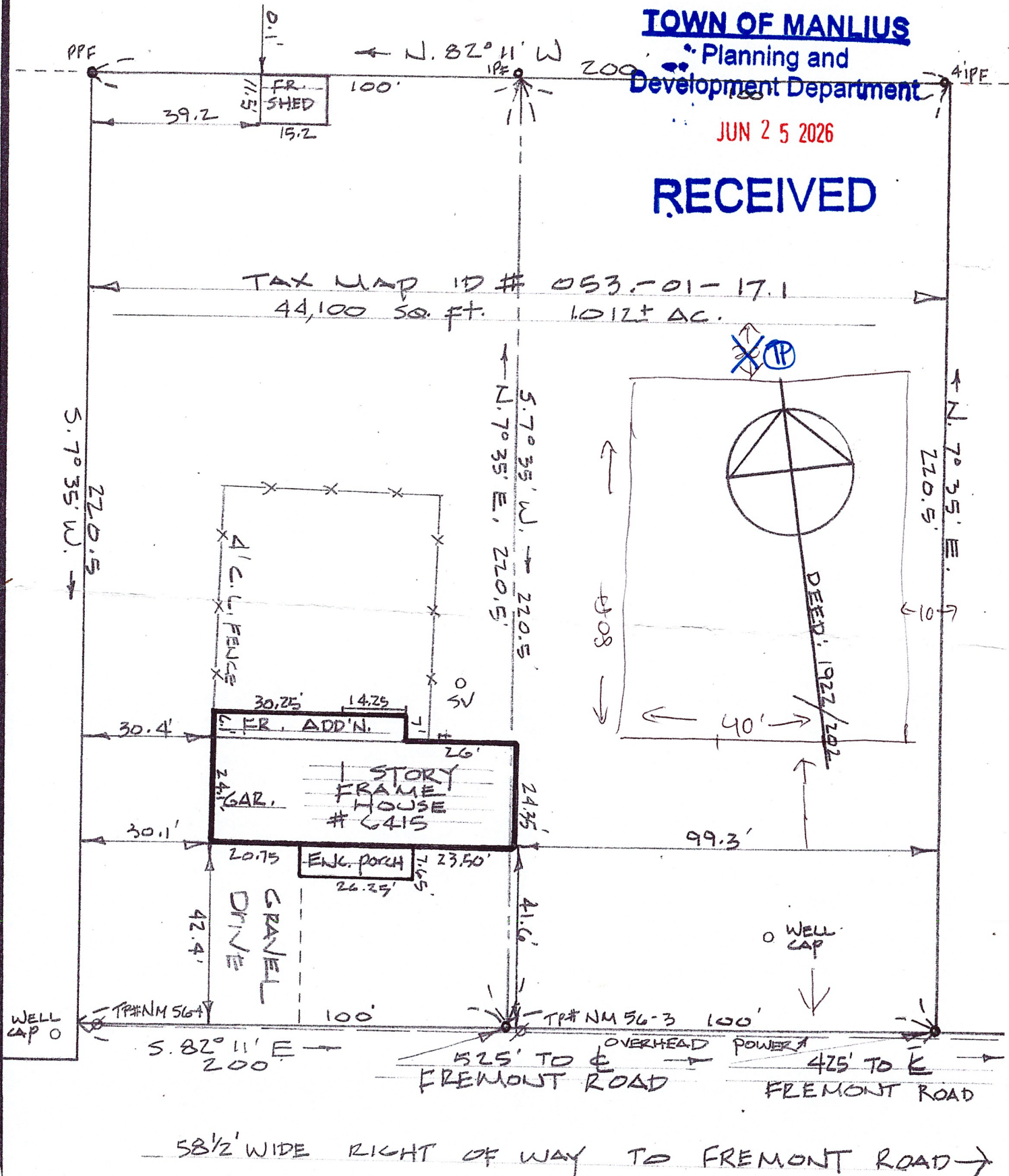
TOWN OF MANLIUS

Planning and
Development Department

JUN 25 2026

RECEIVED

TAX MAP ID # 053-01-17.1
44,100 SQ. FT. 1.012+ AC.



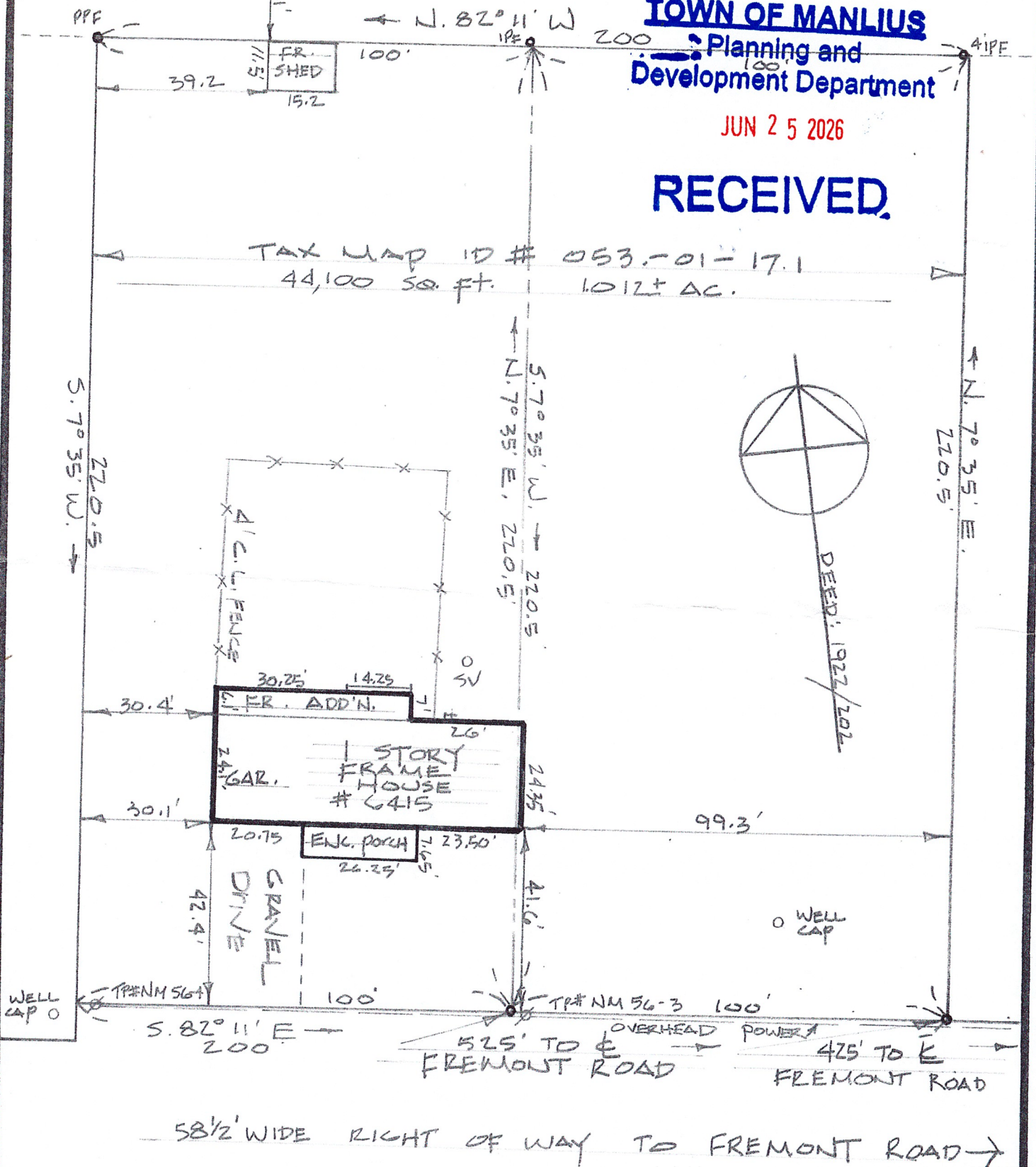
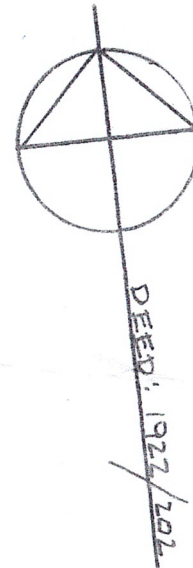
TOWN OF MANLIUS

Planning and Development Department

JUN 25 2026

RECEIVED

TAX MAP ID # 053-01-17.1
44,100 SQ. FT. 1.012+ AC.



Location Survey on part of Farm Lot #33,
Town of Manlius, County of Onondaga and
State of New York.

Known as #6415 Fremont Road.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

MARTIN E. DAVIS

DRAWN BY:

MD

DATE:

04/17/19

SCALE:

1"=30'

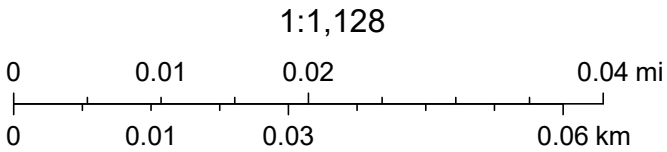
Image Mate 1 - 6415 Fremont Rd



July 30, 2026

Municipalities

Parcels



NYS ITS Geospatial Services



smartbuild
systems

Sales Proposal

Jason - East Syracuse

BUILDING SPECIFICATIONS: 40' W X 80' L X 16'H

- 40' Pre-engineered Wood Trusses 4' over Standard Bottom Chord
- 1' Overhang with Vented Metal Soffit
- Post Hole 4'D X 1' 4"W with 15" Precast Concrete Cookie
- 4 Ply 2x6 Lam. Post (Eaves 8' O.C.) (Gables 8' O.C.)
- SYP 2x12 Double Truss Carrier
- Flat 2x4 SPF 2' O.C. Roof Purlins and 2x4 SPF
- 2' O.C. Wall Girts
- Treated 2x8 Skirtboard

SIDING AND ROOF:

- Evergreen 36" - AG Panel* Roof
- Vented Ridge Cap 14" Wide
- LIGHT STONE 36"- AG Panel* Walls
- Tyvek under wall steel
- Evergreen Siding Trim

ATTACHED BUILDING DETAIL:

DOOR, WINDOW AND CUPOLA DETAIL:

- 1 - 16x14 C.H.I. 2283 Series - Front of Main Building
 - Door Track--15" radius with electric opener
- 1 - 36" Plyco Universal - Front of Main Building
 - Door Knob
- 1 - 36" Plyco Universal - Left of Main Building
 - Door Knob

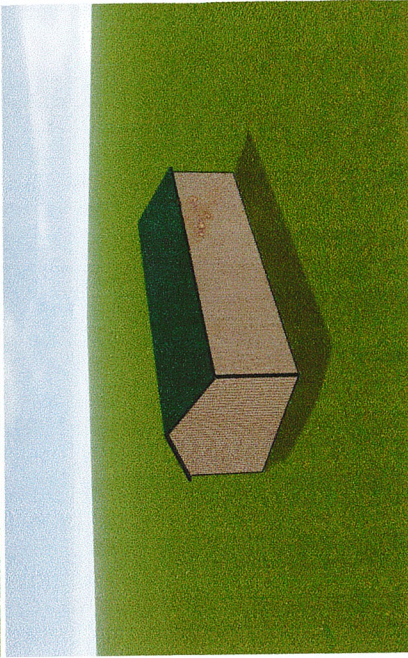
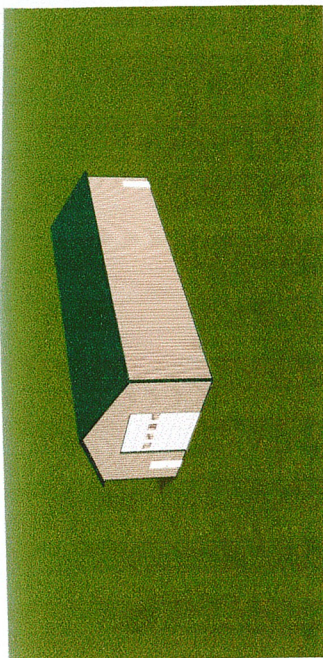
SEE MODEL IN 3D!

[Click to view job](#)

Customer: _____

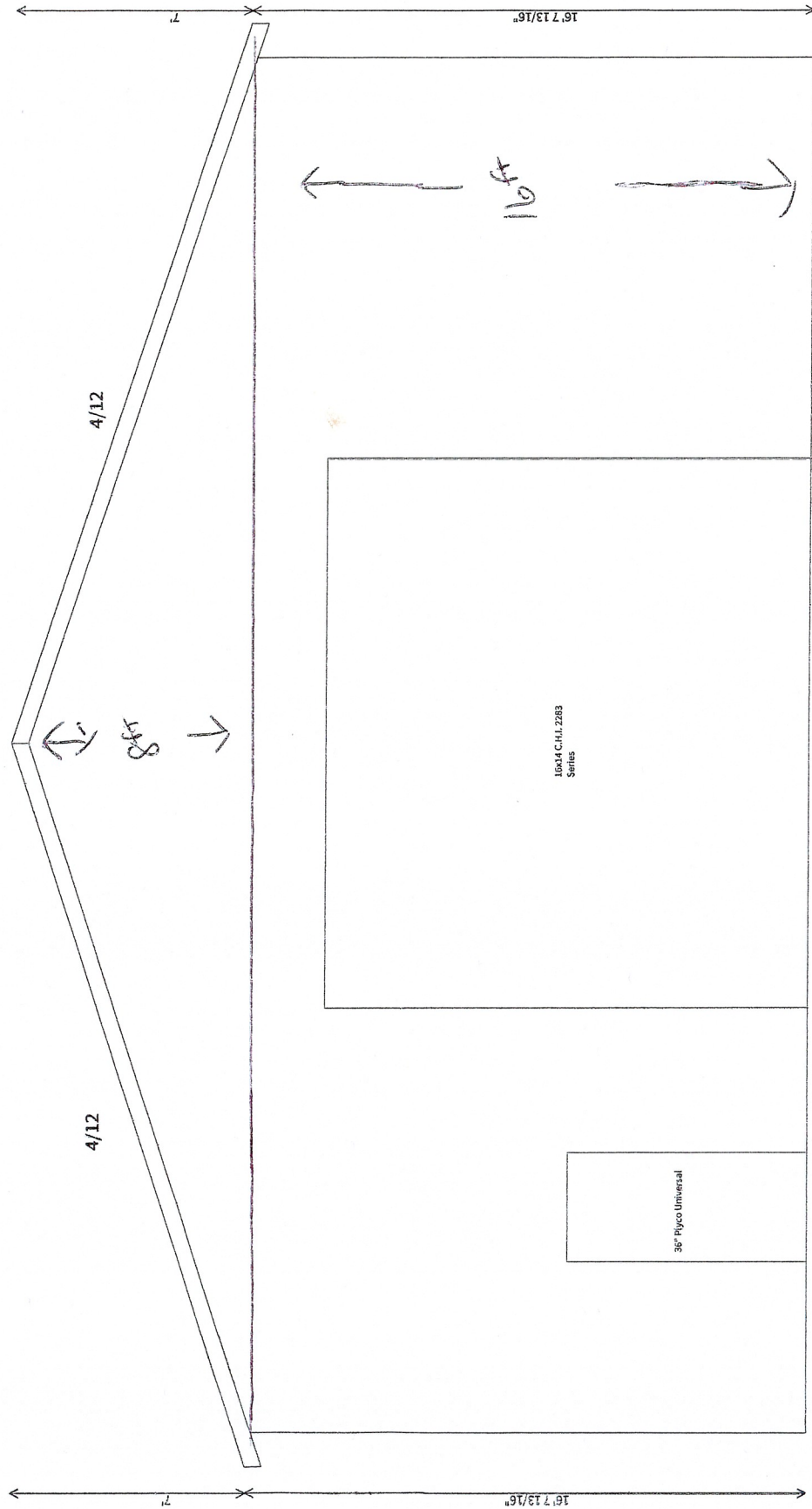
Acceptance Date: _____

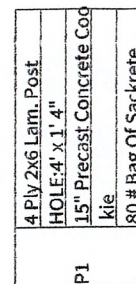
TOTAL PRICE: \$60,606.35



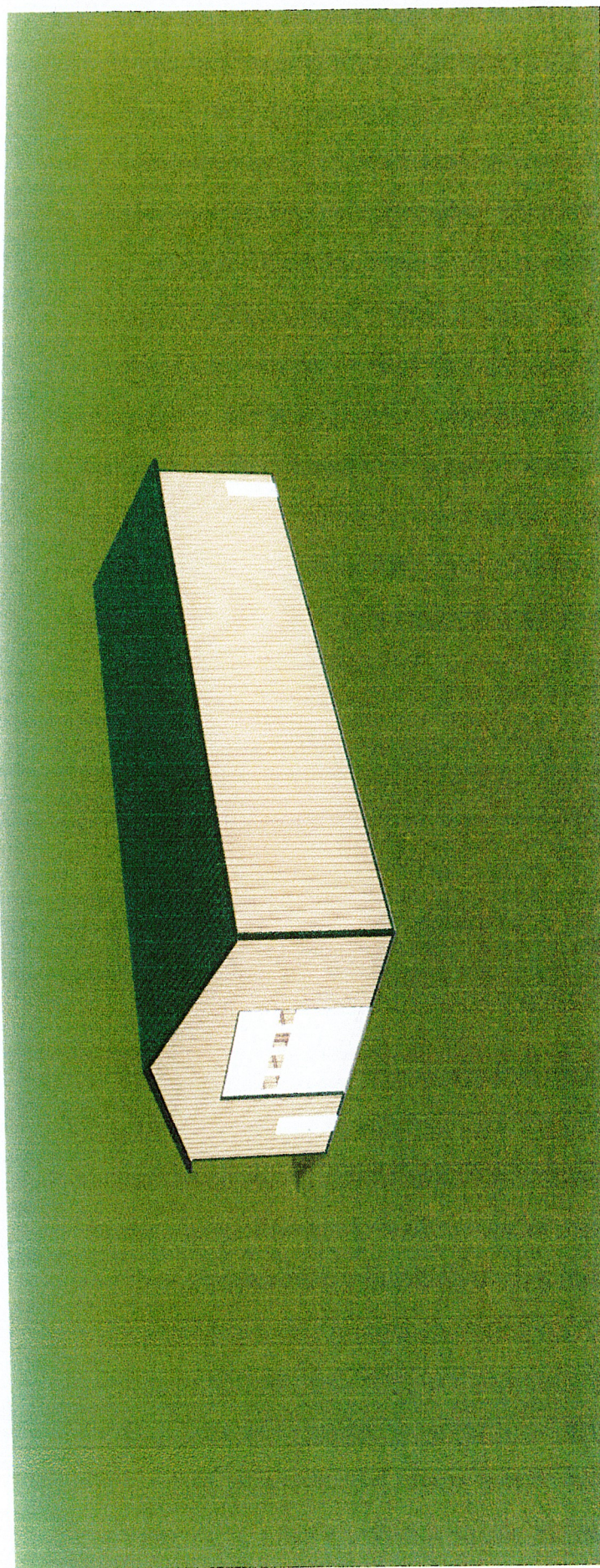
- To be built on customer's level lot
- Customer to pull permit if needed
- 1 Year Builders Warranty

Front Elevation

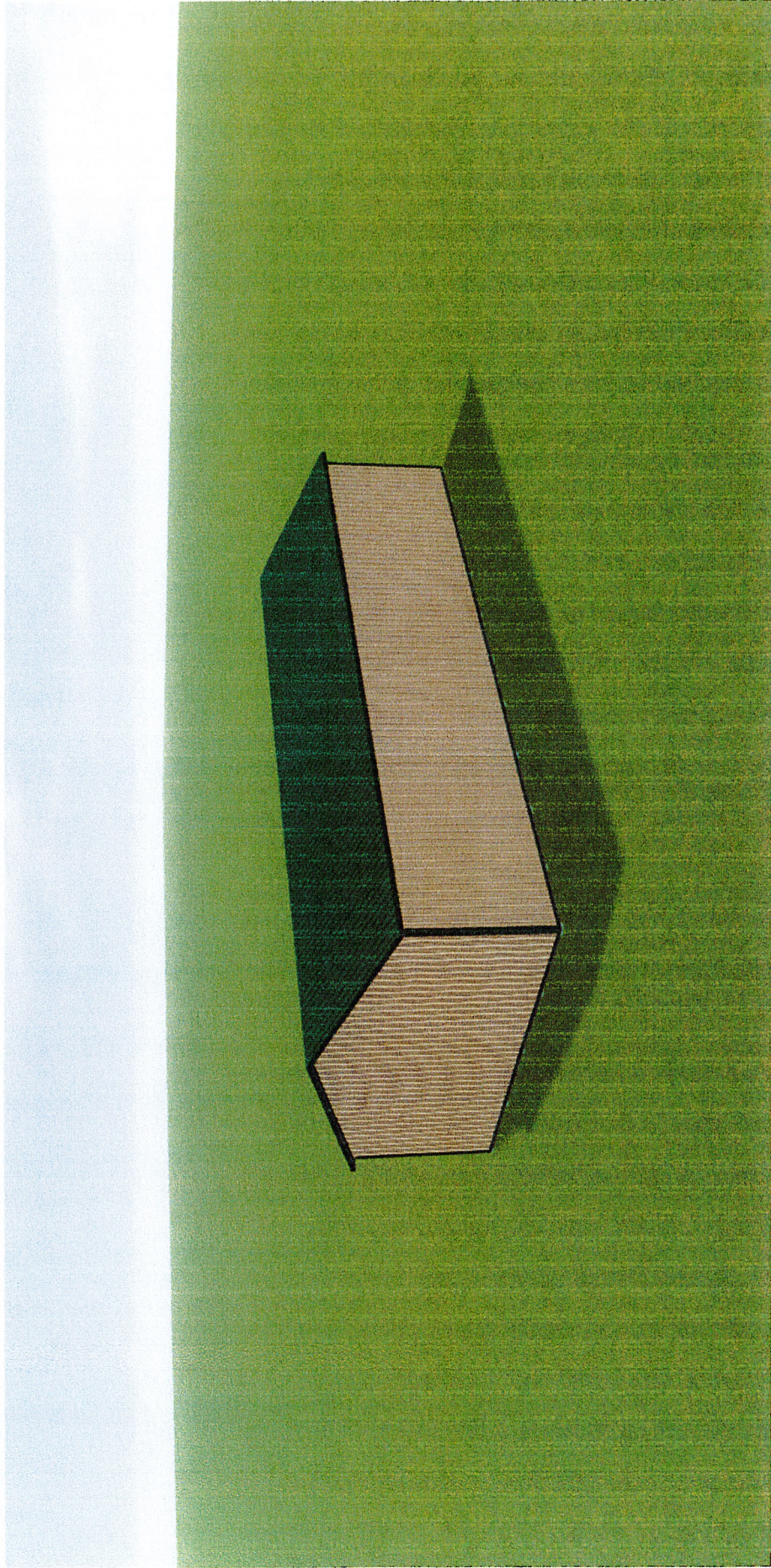




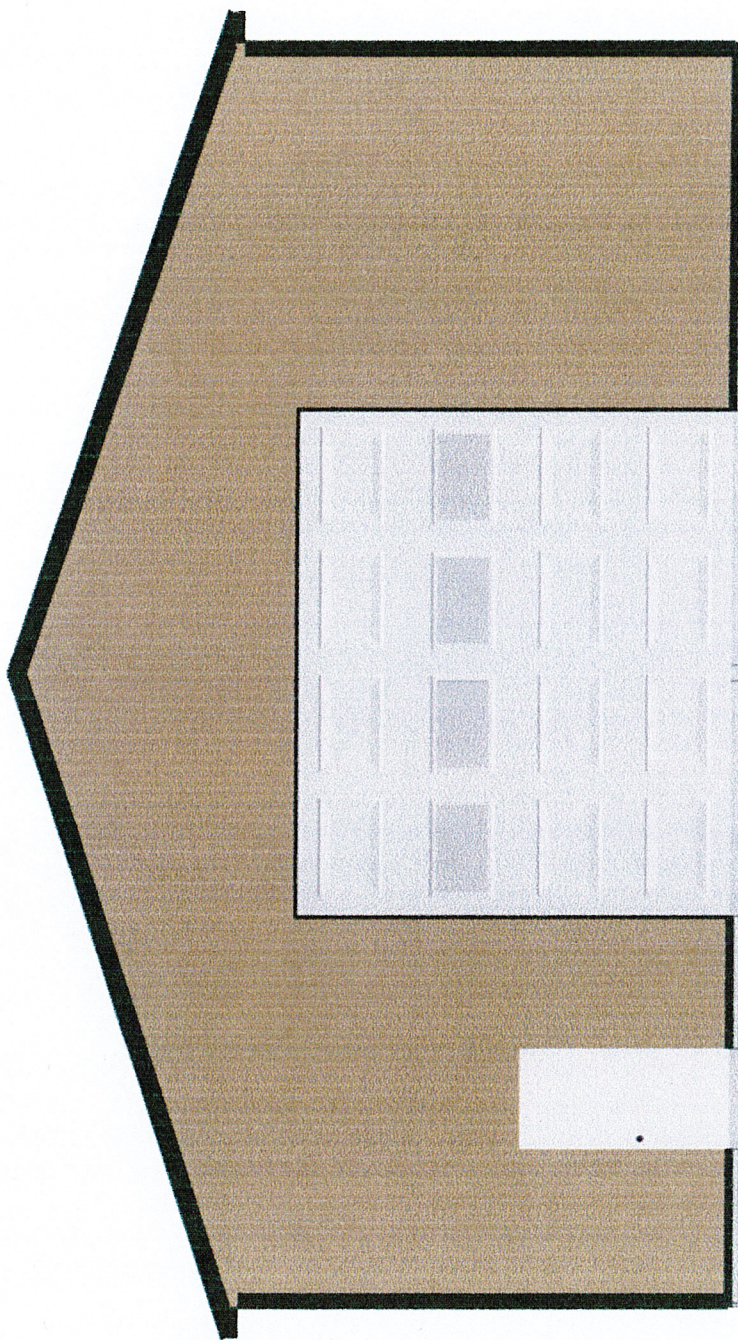
ISO 1



Iso 2



Front Elevation



Cross Section - EXT-1

ROOF MATERIAL: Evergreen Ag Rib 29 Ga

PURLINS: 2x4 SPF Flat
 SUBFASCIA: 2x6 SPF
 FASCIA: Eave Fascia/Post Trim 5 1/2"
 SOFFIT: Vented Metal Soffit

WALL MATERIAL: LIGHT STONE Ag Rib 29 Ga

TOP OF WALL: FJ Metal - Soffit

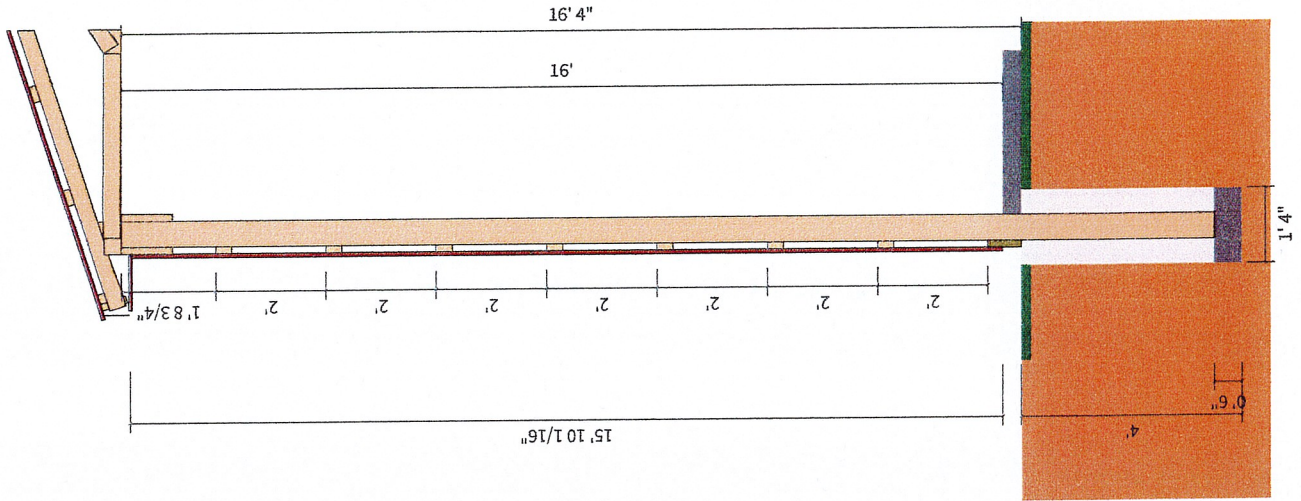
EXTERIOR CARRIER: SYP 2x12

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS:
 4 Ply 2x6 Lam. Post
 INTERMEDIATE POSTS:
 4 Ply 2x6 Lam. Post

EXTERIOR SKIRT BOARD: Treated 2x8
 BOTTOM IS AT GRADE

SIDING BEGINS 0' 4" ABOVE GRADE



4/12 TRUSS SYSTEM
 HEEL HEIGHT: 0' 6 1/4"
 TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
 TRUSS LOADING: (none)

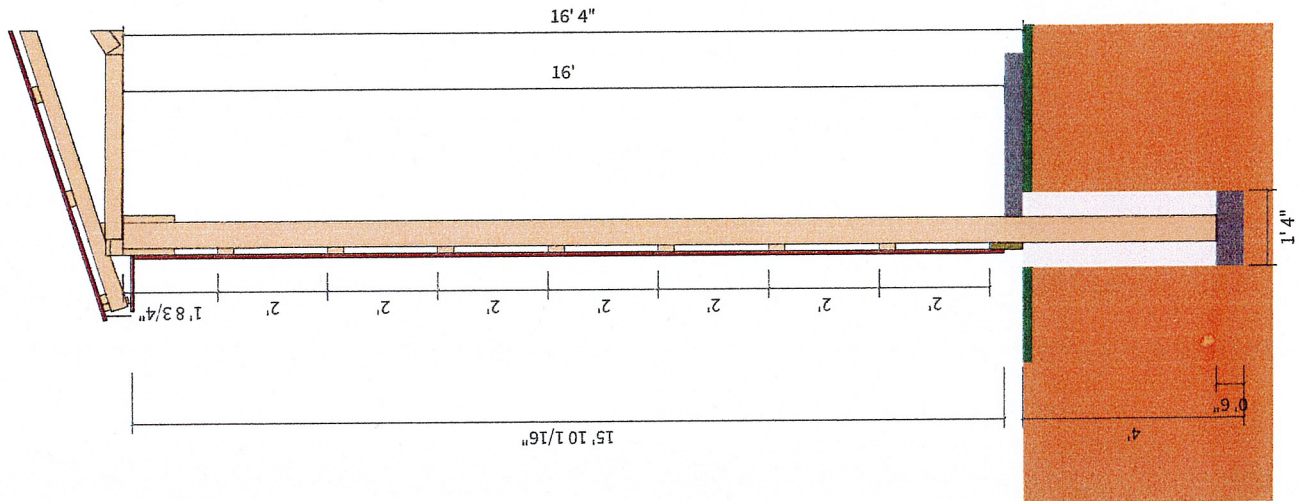
INTERIOR CARRIER: SYP 2x12

SLAB DEPTH 0' 4"

FOUNDATION NOTES:
 POST HOLE: 4' X 1' 4" DIAMETER
 UPLIFT: (none)
 POST TO FOUNDATION: 80 # Bag Of Sackrete
 POST BASE: 15" Precast Concrete Cookie

SIDING BEGINS 0' 4" ABOVE GRADE

POST BASE: 15" Precast Concrete Cookie





Town of Manlius

Planning & Development

7/1/2026

Zoning Board Referral

280 Salt Springs St
Fayetteville NY 13066
Tax Map ID: 096.-04-02.3

Property Owners: Adam Iskander

The building permit cannot be issued as the proposed project requires a variance.

1. The applicant needs a variance from chapter 155-7(A)(2)(b) for the construction of a 40' x 60' accessory structure. The applicant is requesting a height of 21 feet and 4 inches for the accessory structure and will need a variance of 4 feet 4 inches feet to provide relief from the required 17-foot height 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

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

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

VARIANCE SUBMITTAL REQUIREMENTS

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

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 7/27/26

1. Property Address: 280 Salt Springs

Property Tax Map # 096.-04-02-3

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

2. Owner of Property: Adam Iskander

Owner's Address: 280 Salt Springs Fayetteville NY

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: Adam Iskander Company:

Address: 280 Salt Springs Fayetteville NY

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

Below this line - For Office Use Only

Application Received by: Date:

Payment Receipt #:

Date of Denial of Building Permit Application: Current Property Zoning:

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

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.

Area Variances - 5 criteria questions

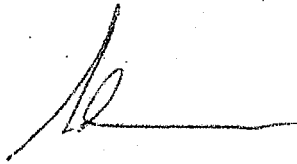
1. No

2. No

3. No

4. No

5. Yes

A handwritten signature, possibly reading "N", is written in black ink.



Sales Proposal

Jason - East Syracuse

BUILDING SPECIFICATIONS: 40' W X 80' L X 16'H

- 40' Pre-engineered Wood Trusses 4' over Standard Bottom Chord
- 1' Overhang with Vented Metal Soffit
- Post Hole 4'D X 1' 4"W with 15" Precast Concrete Cookie
- 4 Ply 2x6 Lam. Post (Eaves 8' O.C.) (Gables 8' O.C.)
- SYP 2x12 Double Truss Carrier
- Flat 2x4 SPF 2' O.C. Roof Purlins and 2x4 SPF
- 2' O.C. Wall Girts
- Treated 2x8 Skirtboard

SIDING AND ROOF:

- Evergreen 36"- AG Panel* Roof
- Vented Ridge Cap 14" Wide
- LIGHT STONE 36"- AG Panel* Walls
- Tyvek under wall steel
- Evergreen Siding Trim

ATTACHED BUILDING DETAIL:

DOOR, WINDOW AND CUPOLA DETAIL:

- 1 - 16x14 C.H.I. 2283 Series - Front of Main Building
 - Door Track--15" radius with electric opener
- 1 - 36" Plyco Universal - Front of Main Building
 - Door Knob
- 1 - 36" Plyco Universal - Left of Main Building
 - Door Knob

SEE MODEL IN 3D!

[Click to view job](#)

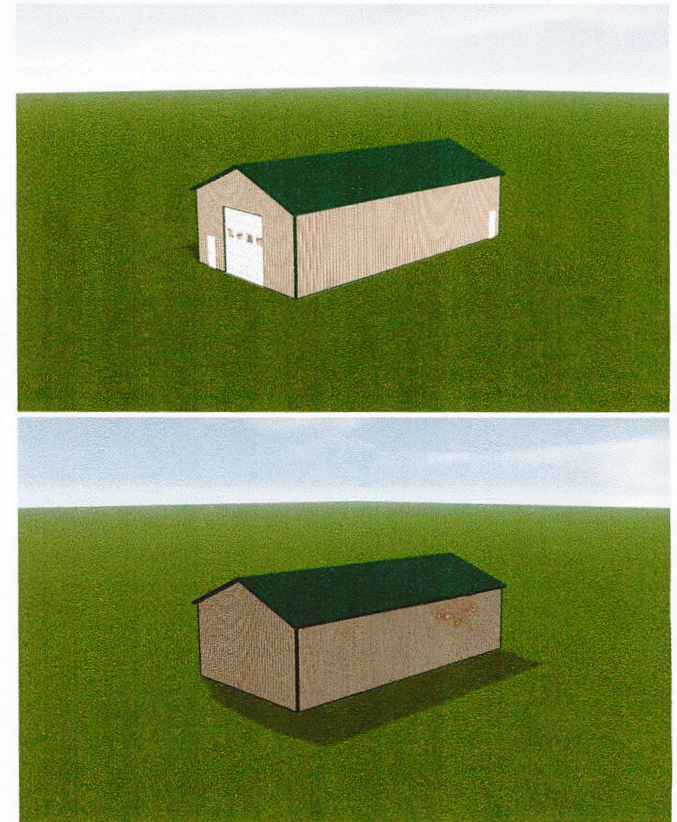
Customer: _____

Acceptance Date: _____

TOWN OF MANLIUS
Planning and
Development Department

JUN 25 2026

RECEIVED

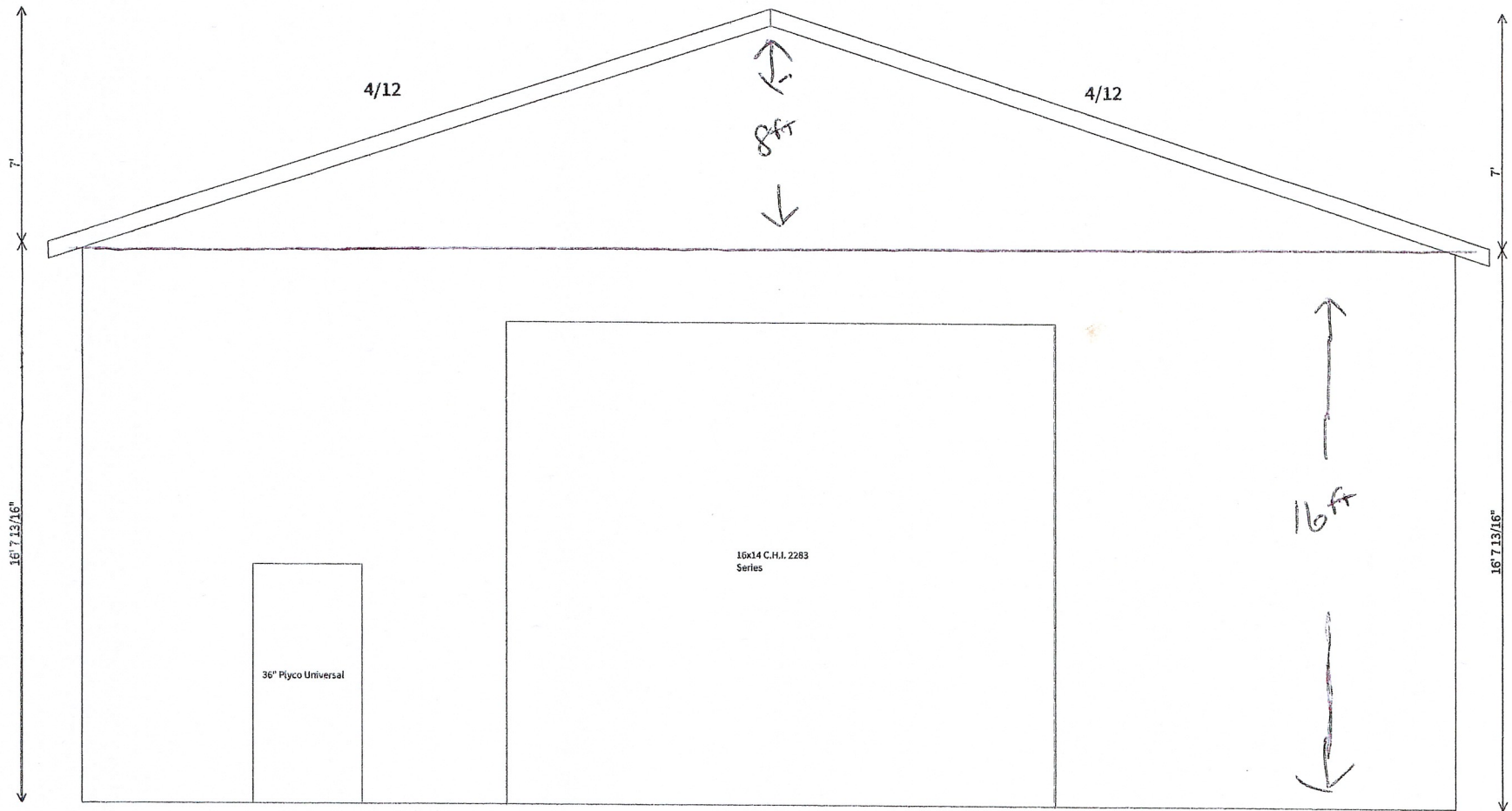


- To be built on customer's level lot
- Customer to pull permit if needed
- 1 Year Builders Warranty

TOTAL PRICE: \$60,606.35

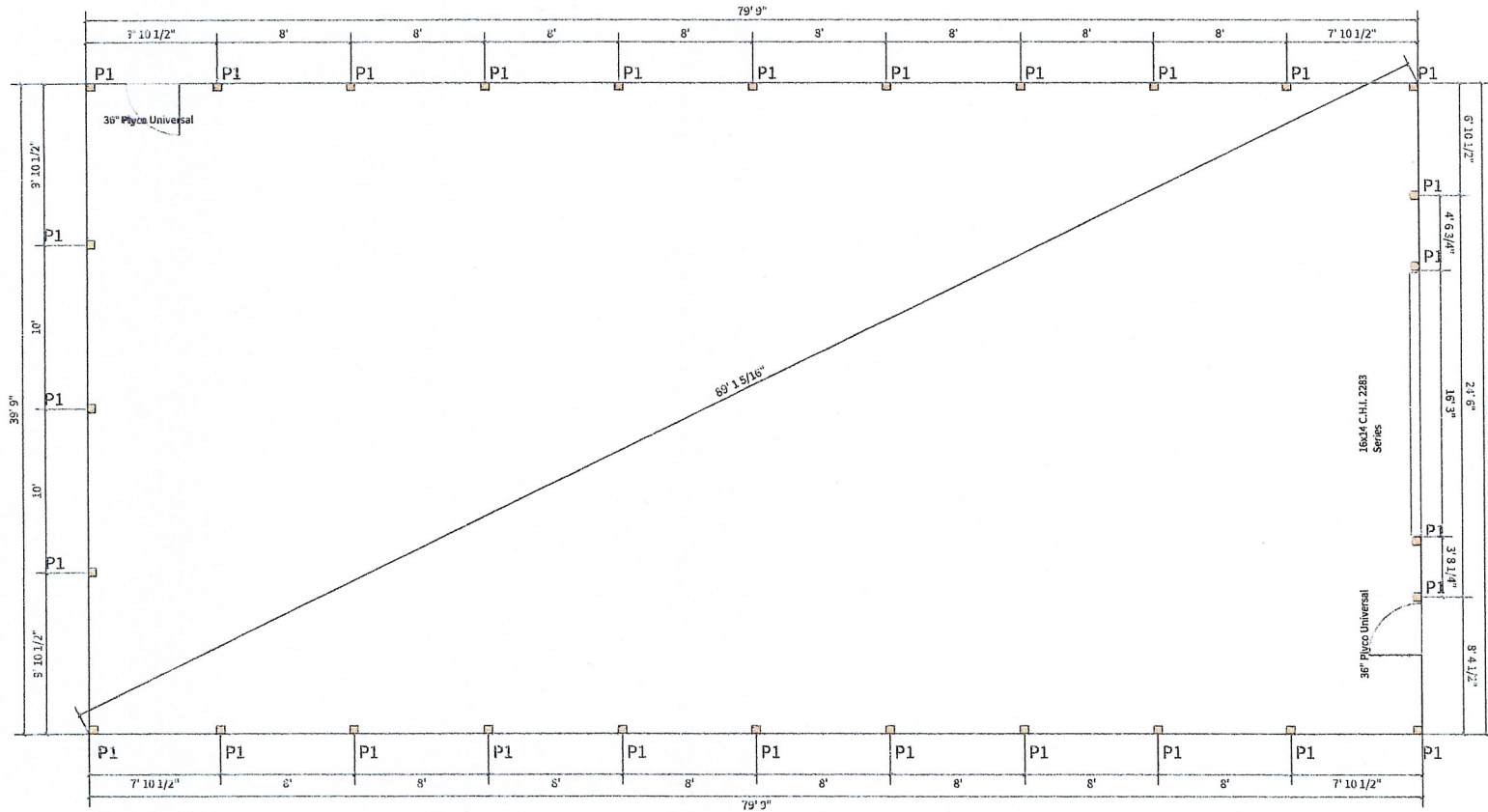
Front Elevation

Job: Jason - East Syracuse
Date: 7/1/2026
Time: 6:32 PM



Post Layout

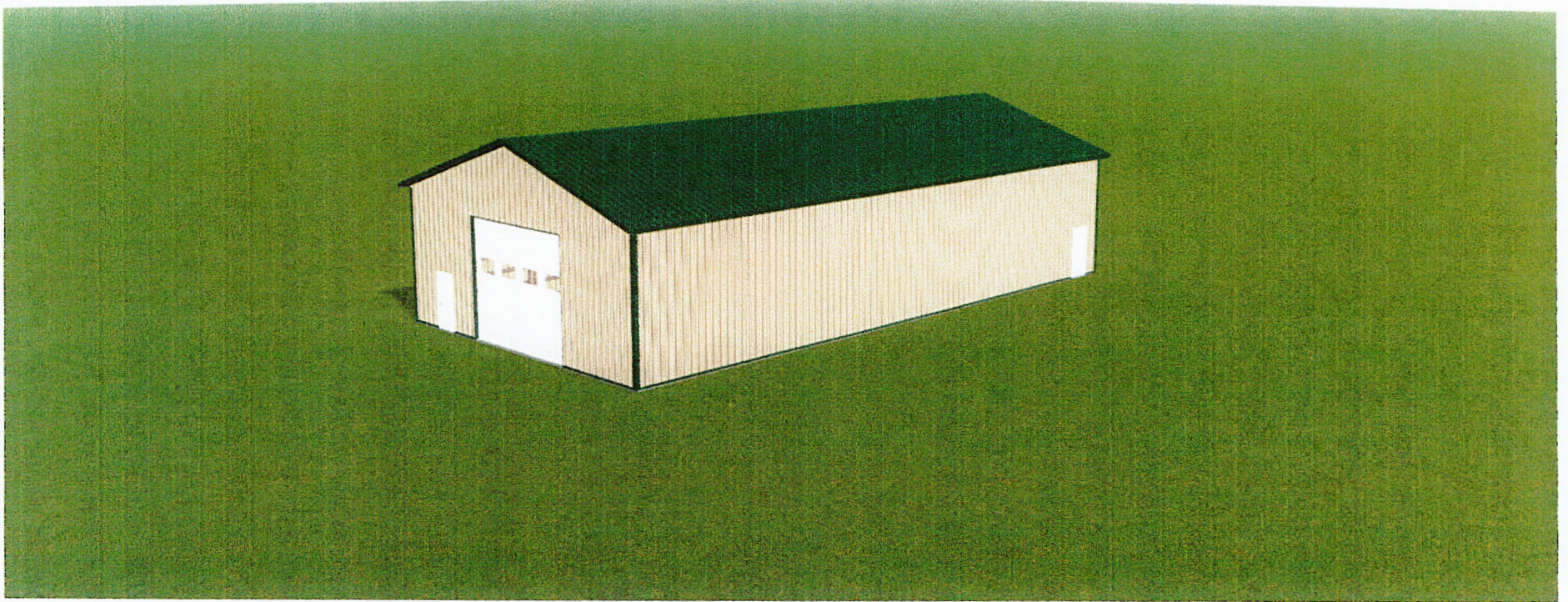
Job: Jason - East Syracuse
Date: 7/1/2026
Time: 6:32 PM

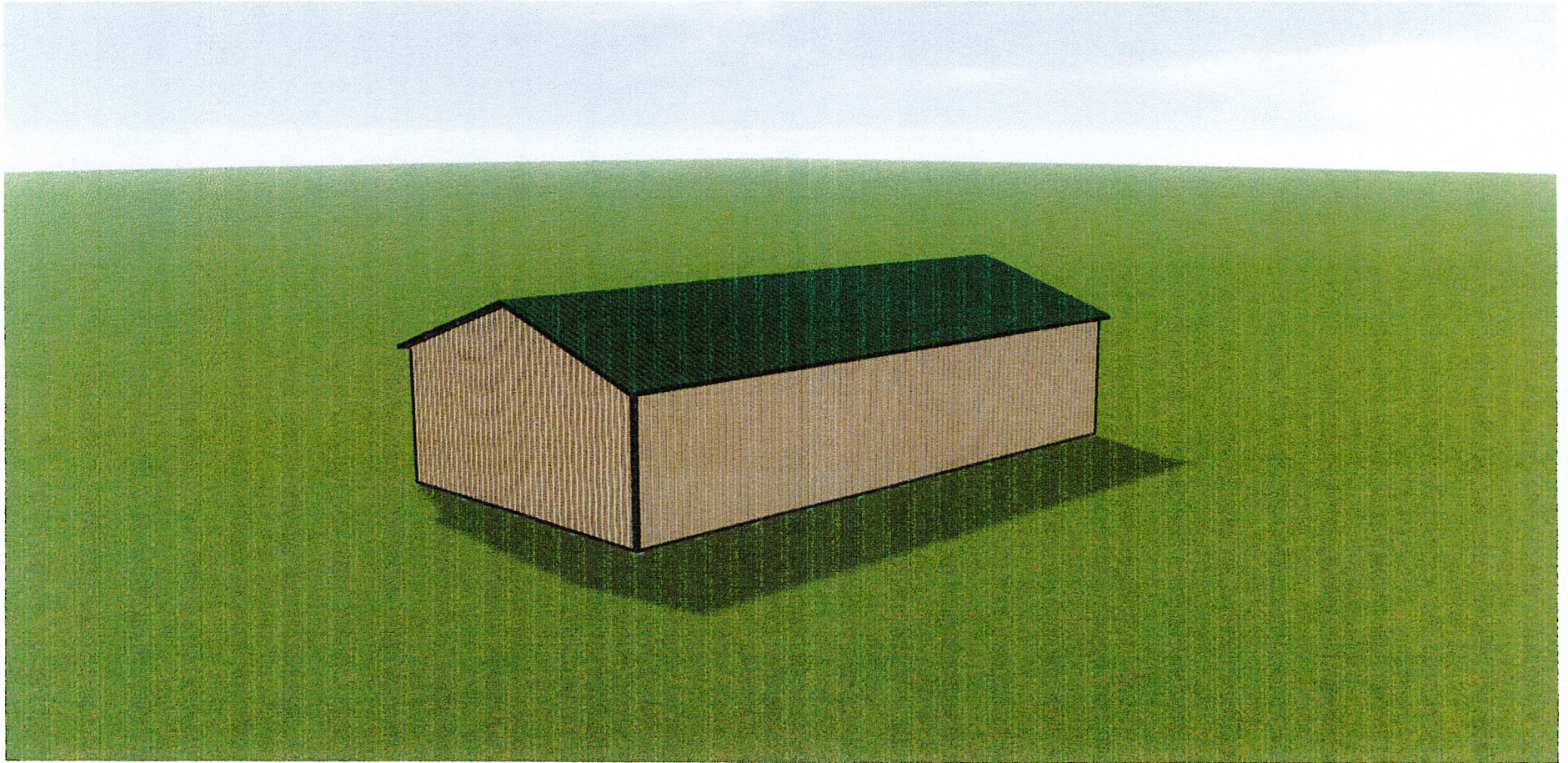


P1	4 Ply 2x6 Lam. Post
	HOLE: 4' x 1' 4"
	15" Precast Concrete Coo kie
	80 # Bag Of Sackrete

Iso 1

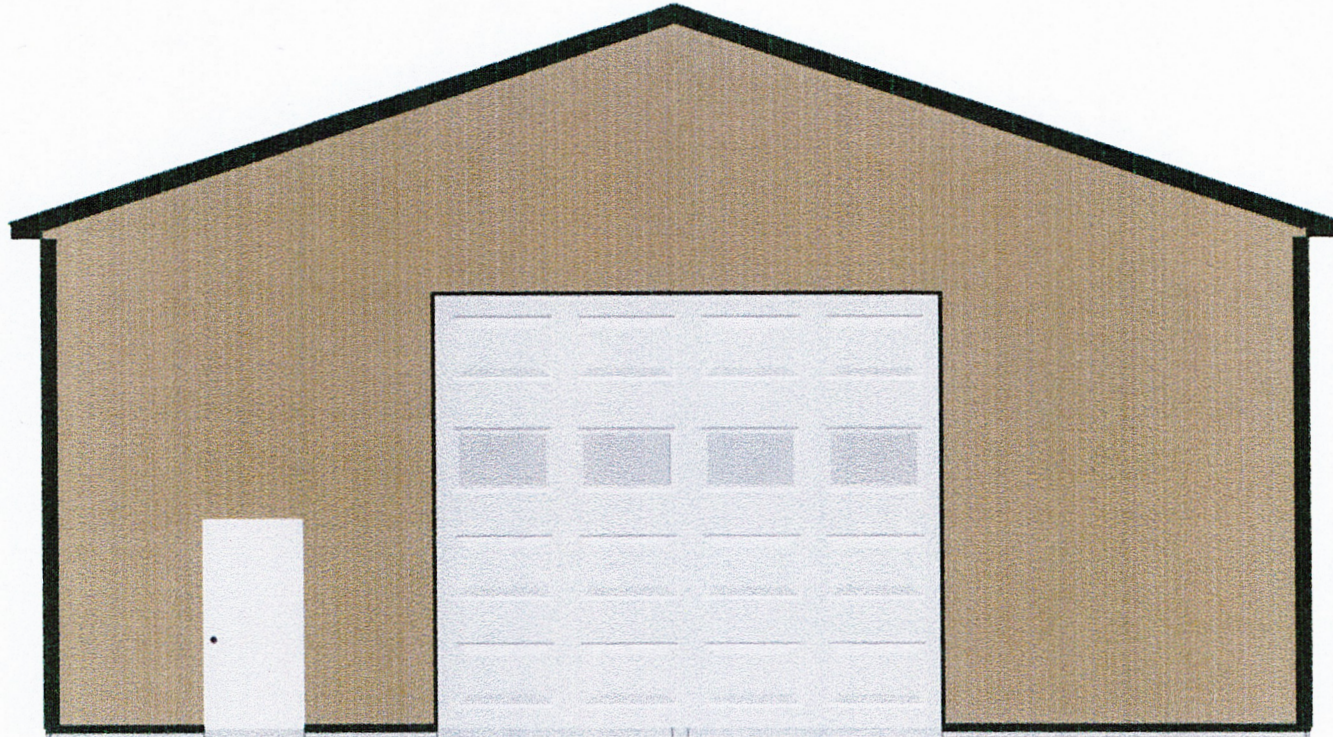
Job: Jason - East Syracuse
Date: 7/1/2026
Time: 6:32 PM





Front Elevation

Job: Jason - East Syracuse
Date: 7/1/2026
Time: 6:32 PM



Cross Section - EXT-1

Job: Jason - East Syracuse
Date: 7/1/2026
Time: 6:32 PM

ROOF MATERIAL: Evergreen Ag Rib 29 Ga

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: Eave Fascia/Post Trim 5 1/2"
SOFFIT: Vented Metal Soffit

WALL MATERIAL: LIGHT STONE Ag Rib 29 Ga

TOP OF WALL: FJ Metal - Soffit

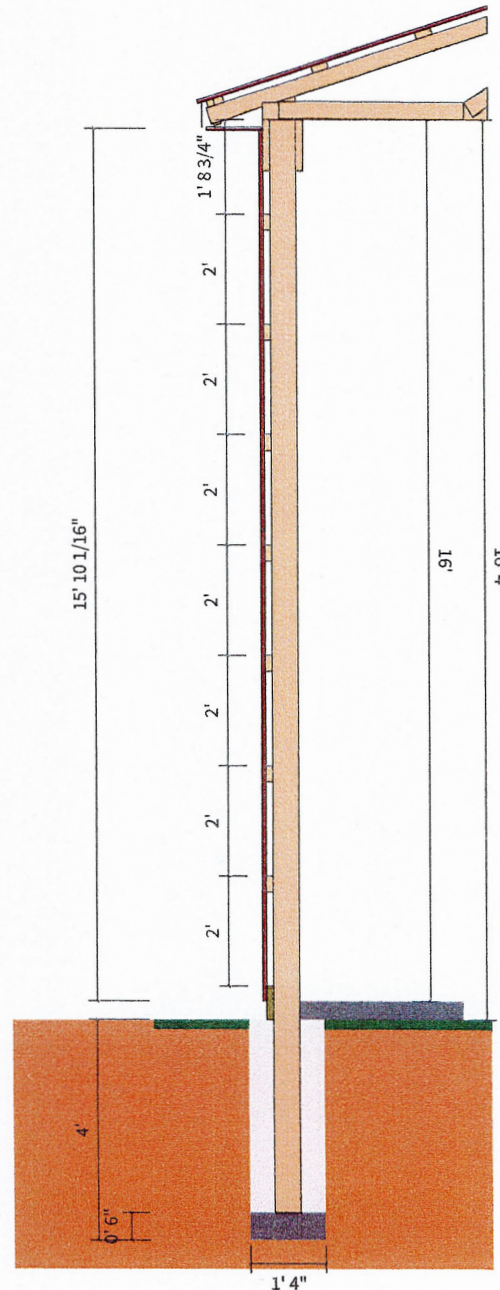
EXTERIOR CARRIER: SYP 2x12

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS:
4 Ply 2x6 Lam. Post
INTERMEDIATE POSTS:
4 Ply 2x6 Lam. Post

EXTERIOR SKIRT BOARD: Treated 2x8
BOTTOM IS AT GRADE

SIDING BEGINS 0' 4" ABOVE GRADE



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6 1/4"
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

INTERIOR CARRIER: SYP 2x12

SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 4' X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: 80 # Bag Of Sackrete
POST BASE: 15" Precast Concrete Cookie

Cross Section - EXT-3

Job: Jason - East Syracuse
Date: 7/1/2026
Time: 6:32 PM

ROOF MATERIAL: Evergreen Ag Rib 29 Ga

PURLINS: 2x4 SPF Flat
SUBFASCIA: 2x6 SPF
FASCIA: Eave Fascia/Post Trim 5 1/2"
SOFFIT: Vented Metal Soffit

WALL MATERIAL: LIGHT STONE Ag Rib 29 Ga

TOP OF WALL: FJ Metal - Soffit

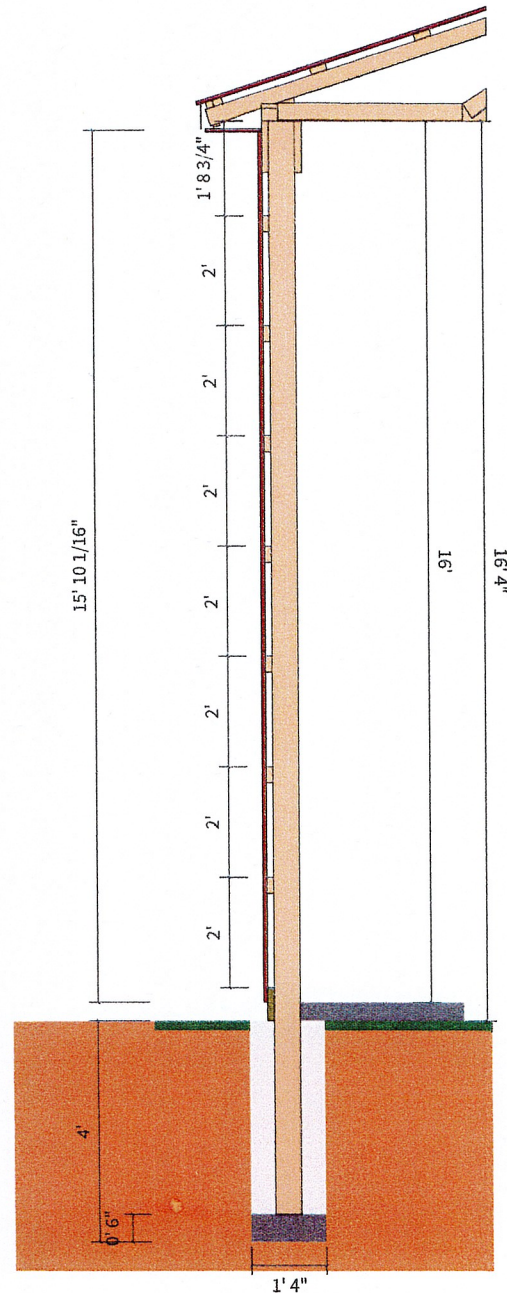
EXTERIOR CARRIER: SYP 2x12

EXTERIOR WALL GIRTS: 2x4 SPF

CORNER POSTS:
4 Ply 2x6 Lam. Post
INTERMEDIATE POSTS:
4 Ply 2x6 Lam. Post

EXTERIOR SKIRT BOARD: Treated 2x8
BOTTOM IS AT GRADE

SIDING BEGINS 0' 4" ABOVE GRADE



4/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6 1/4"
TRUSS SPACING: 48 IN. O. C.

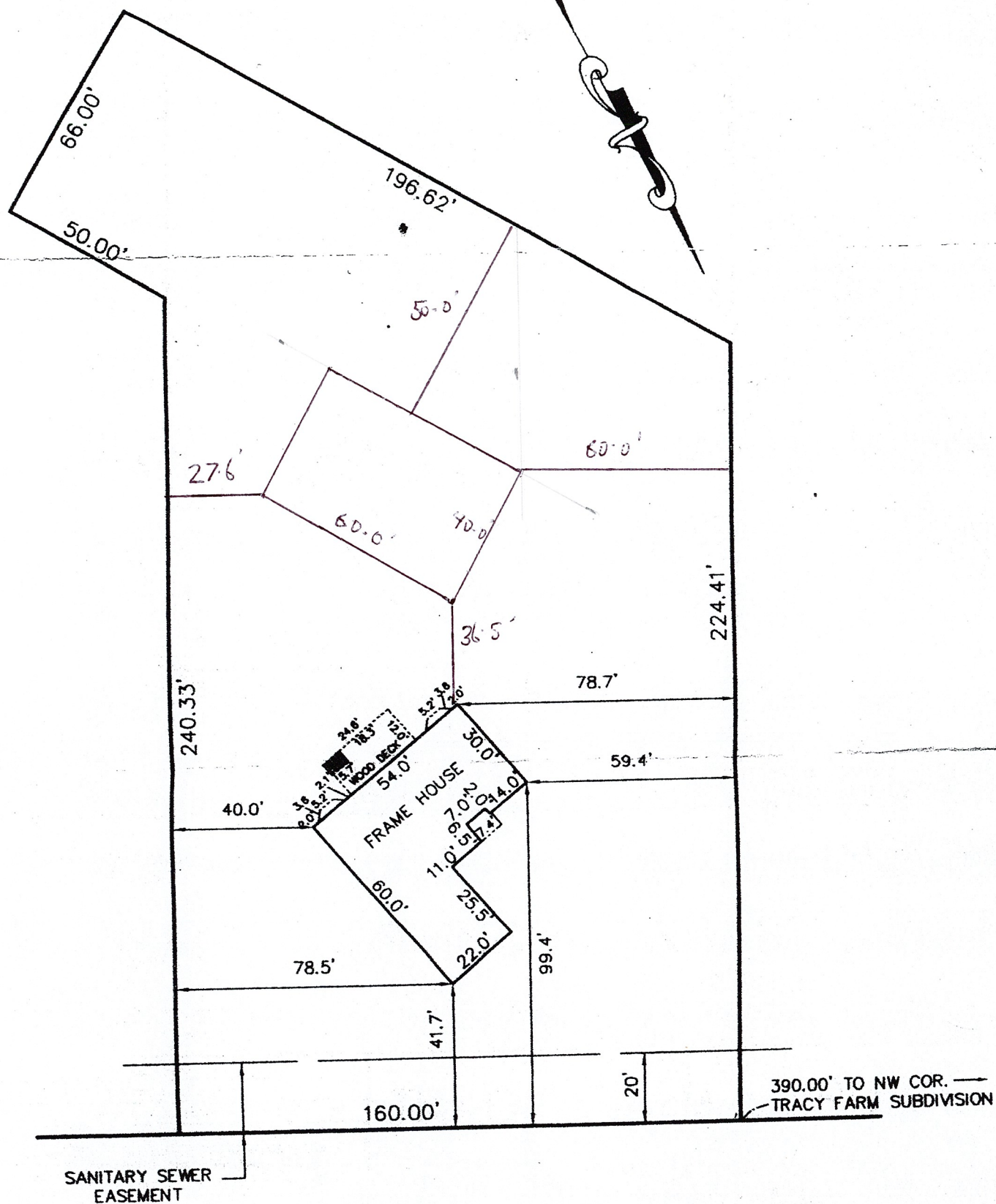
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
TRUSS LOADING: (none)

INTERIOR CARRIER: SYP 2x12

SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 4' X 1' 4" DIAMETER
UPLIFT: (none)
POST TO FOUNDATION: 80 # Bag Of Sackrete
POST BASE: 15" Precast Concrete Cookie

1



SALT SPRINGS ROAD

TRACY4L.dwg

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of the laws of the State of New York.

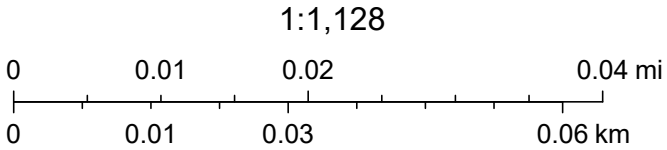
Image Mate 1 - 280 Salt Springs Rd



July 30, 2026

Municipalities

Parcels



NYS ITS Geospatial Services



Town of Manlius

Planning & Development

7/14/2026

Zoning Board Referral

Lot #1
5999 Bowman Rd
East Syracuse NY 13057-9554
Tax Map ID: 073.-01-01.1

And

Lot #2
Proposed Lot Bowman Rd
Tax Map ID: TBD

Property Owners: Kimberley M Grossman

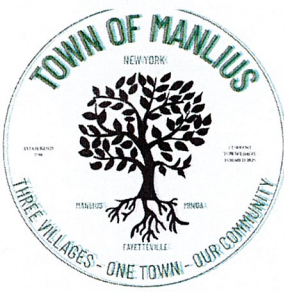
Approval cannot be granted as the proposed subdivision requires variances.

Lot #1

1. The applicant needs a variance from chapter 155-12(B) for a proposed subdivision of land. The applicant has an existing 1 story home that has a side yard setback of 19.7' and requires a variance of .3' to provide relief from the required 20-foot side yard setback.
2. The applicant needs a variance from chapter 155-12(B) for a proposed subdivision of land. The applicant has an existing 1-story home that has a front yard setback of 37' and requires a variance of 3' to provide relief from the required 40-foot side yard setback.
3. The applicant needs a variance from chapter 155-12(B) for a proposed subdivision of land. The applicant has an existing 1-story home and is requesting a side yard setback of 10' and requires a variance of 10' to provide relief from the required 20-foot side yard setback.
4. The applicant needs a variance from chapter 155-12(A)(1) for a proposed subdivision of land. The applicant has an existing 1-story home and is requesting a road frontage of 97.93' and requires a variance of 52.07' to provide relief from the required 150' road frontage requirement.
5. The applicant needs a variance from chapter 155-12(A)(1) for a proposed subdivision of land. The applicant has an existing 1-story home and is requesting an area of 30,262.3 sqft and requires a variance of 9,737.7 sqft to provide relief from the required 40,000 sqft requirement.

Sara Bollinger, Supervisor

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



Town of Manlius

Planning & Development

Lot #2

1. The applicant needs a variance from chapter 155-12(A)(1) for a proposed subdivision of land. The applicant has an existing 1-story home and is requesting a road frontage of 92.54' and requires a variance of 57.46' to provide relief from the required 150' road frontage requirement.

The subject variances are based on the requirement for the property to be served by public sanitary sewers.

Subdivision of the property requires approval by the Town of Manlius Planning Board.

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

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:

July 25, 2026

1. Property Address:

5999 Bowman Road, East Syracuse, NY 13057

Property Tax Map # _____

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

2. Owner of Property:

Kimberley Grossman

Owner's Address:

5999 Bowman Rd, E. Syracuse, NY 13057

Owner's E-Mail

Owner's Phone #

Does Owners reside at property:

Yes

Signature of Property Owner:

3. Applicant / Representative / Attorney:

Name:

Kimberley Grossman

Company:

Address:

5999 Bowman Rd, E. Syracuse, NY 13057

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: _____

4. A fee of \$250 for a residential area variance, \$500 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 #: _____

Image Mate 1 - 5999 Bowman Rd



July 30, 2026

Municipalities

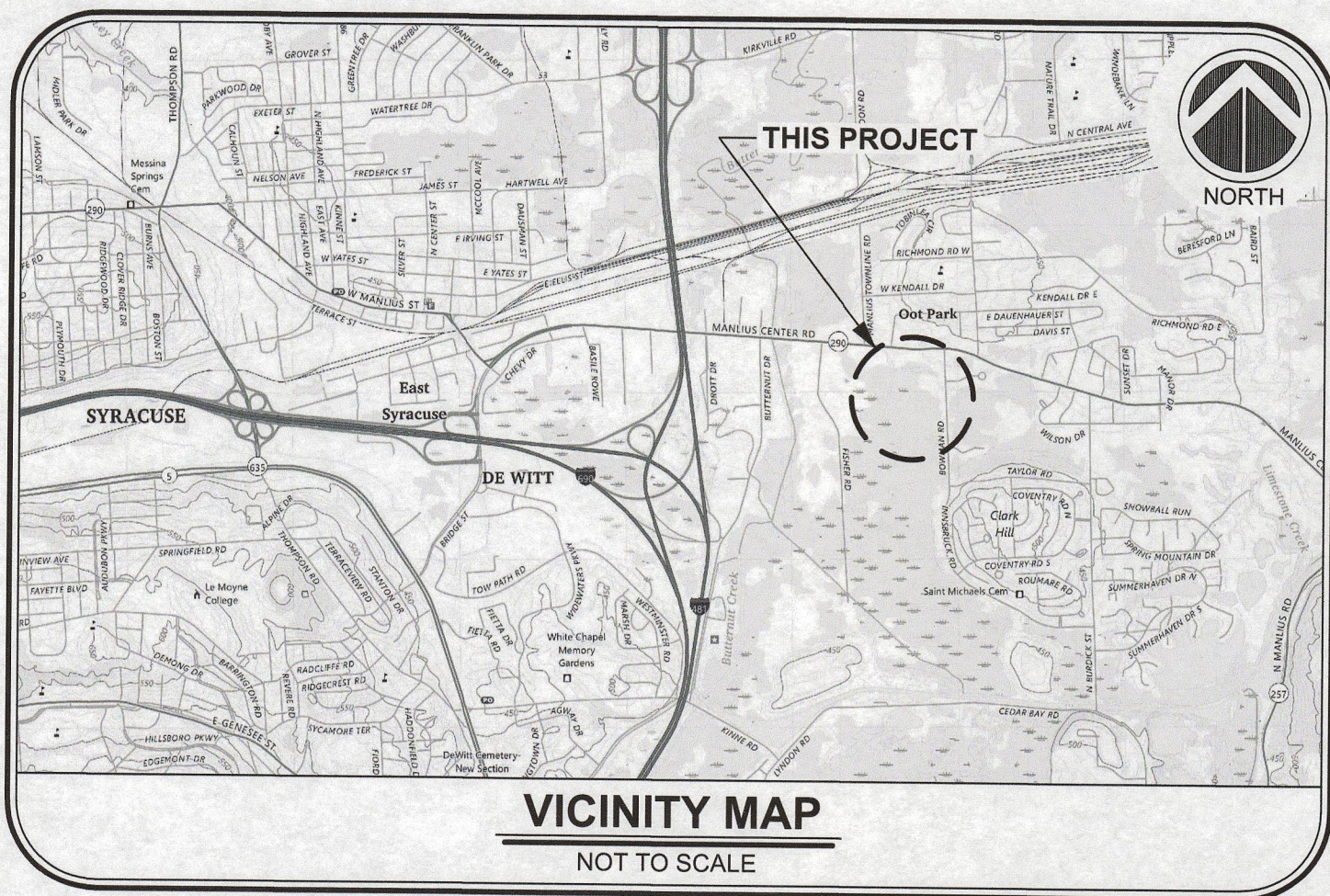
Parcels

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

NYS ITS Geospatial Services



MISCELLANEOUS NOTES:

MN 1 Underground facilities, structures and utilities have been placed on this drawing from field locations, where visible or from recorded drawings provided to the undersigned. Therefore, locations should be considered approximate only. There may be other facilities or utilities, the existence of which are not known; for this reason, UFPO shall be contacted a minimum of 48 hours prior to any underground excavation.

MN 2 Elevations are tied to the North American Vertical Datum of 1988 (NAVD 88). Contours are shown from an USGS overlay of the Syracuse East Quadrangle Map. Contours should be considered approximate only.

DEED REFERENCE:

D.R. #1 Jack S. Fraser, Jr.
to
Kimberley M. Stoquert,
f.k.a. Kimberley M. Sotherden
Quitclaim Deed - Dated: September 5, 2002
Liber 4745 of Deeds / Page 348
Being Tax Parcel No. 73.00-1-1.1

LEGEND:

- ⊙ Denotes Existing Iron Rod
- ⊙ Denotes Existing Iron Pipe
- ⊕ Denotes Existing Water Valve
- ⊕ Denotes Existing Power Pole
- ⊕ Denotes Existing Manhole
- W — Denotes Water Line (See MN 1)
- SA — Denotes Sanitary Sewer Line (See MN 1)
- OH — Denotes Overhead Utility Line (See MN 1)
- MB Denotes Existing Mailbox
- 420 — Denotes Existing Ground Contour Per USGS Overlay (See MN 2)
- [Hatched Box] Denotes Existing New York State Regulated Freshwater Wetlands By Environmental Resource Map Overlay

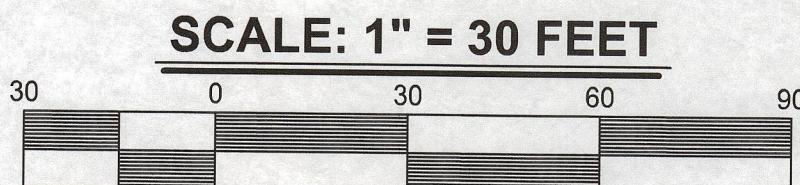
ZONING INFORMATION

MUNICIPALITY	TOWN OF MANLIUS
STATUS	CURRENT, ZONING DATED: March 8, 2023
STATUTE	ZONED 'RA', RESTRICTED AGRICULTURE DISTRICT
ITEM	
Minimum Lot Area	40,000 SQ. FT. (With Public Sanitary Sewer)
Minimum Lot Width	150 FEET (With Public Sanitary Sewer)
Minimum Front Yard Setback	40 FEET
Minimum Side Yard Setback	20 FEET
Minimum Rear Yard Setback	40 FEET
Source Information	Tom Poltras - Codes Enforcement Officer
Address	301 Brookline Drive, Fayetteville, NY 13066
Phone/Fax Number	(315) 637-8619 / (315) 637-0713
Notes	Hours: 8:30 am - 4:30 pm, Monday - Friday Closed Weekends And Holidays

JUL - 1 2026

Received and Filed

CALL BEFORE YOU DIG:
NYS CODE RULE 753 REQUIRES
THAT YOU CALL BEFORE YOU DIG
UDIG-NY
CALL DIG SAFELY NEW YORK
AT 811 OR 1-800-962-7962



Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's Seal Is A Violation Of Section 7209-2, Of The New York State Education Law.
Only Copies From The Original Of This Survey Marked With The Land Surveyor's Signature And An Original Embossed Or Ink Seal Shall Be Considered Valid True Copies.

PRELIMINARY

TOTAL ACREAGE THIS SURVEY IS "3.136± ACRES"
(136,612.3± Sq. Ft.)

FLOOD NOTE:
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 38067C0241F, which bears an effective date of November 4, 2016, and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from F.E.M.A.

NO.	DATE	REVISION	BY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS
AN ACCURATE MAP OF AN ACTUAL FIELD SURVEY
DATED: June 9, 2026 AND
THAT BOTH MAP AND SURVEY ARE CORRECT.

THOMAS A. PARKER L.S. #050268

"PROPOSED 2-LOT SUBDIVISION"
Lands Of
Kimberley M. Stoquert
5999 Bowman Road
Being Part Of Farm Lot 44 In The Town Of Manlius
Town Of Manlius - Onondaga County
State Of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
4873 NYS Route 5, Vernon, NY 13476
Tel: 315.953.4200
Fax: 315.953.4202
Website: www.delta-eas.com

Designed by: N/A
Drawn by: J. Ariglio
Reviewed by: T. Parker
Date: June 9, 2026
Last Revised:
Scale: 1"= 30 Feet
Project Number: 2026.265.001

SHEET
1
OF
1



Town of Manlius Planning & Development

5/14/2026

6420 Hoag Rd
Kirkville NY 13082
Tax Map ID: 060.-02-04.1
Applicant: Dennis Chick

RE: Proposed structure requiring variance from Zoning Board of Appeals

Based upon my further review, it was determined the proposed structure of a commercial greenhouse is not a permitted use/structure in the restricted agricultural district as outlined in Chapter 155-12 of the Town of Manlius general legislation. As such, the Zoning Board of Appeals cannot move forward with the area variance application. At this time an alternative path will need to be proposed to the Town of Manlius for review if you plan to continue to pursue the development of the commercial greenhouse.

Thomas Poitras
Director of Planning and Development
Town of Manlius

Sara Bollinger, Supervisor

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

JUL 14 2026

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

Received and Filed

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:
 (Notary)
Dennis Chik
 (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: 7/19/, 20 26

Date: _____, 20 _____

Dennis Chick
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

[Signature]
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

Frie Side Farm LLC
(Entity Name)

(Entity Name)

By (Officer) _____ (Title) _____

By (Officer) _____ (Title) _____

371 Fyler rd
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Kirkville NY 13082

315 254 3390
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 14 day of July in the year 20 26, before me, the undersigned, a notary public in and for said state, personally appeared Dennis Chick
(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

Lisa M. Beeman
Notary Public, State of New York
Registration No. 01BE0033483
Qualified in Onondaga County
Commission Expires February 5, 20 29

SEAL

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 7/14/2026

1. Property Address: 6420 Hoag rd Kirkville NY, 13082

Property Tax Map # 060-02-04.1

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Challenge of code officers letter of

denial, greenhouse is not commercial by Town of
Manlius Definition of code 155-3

2. Owner of Property: Dolans

Owner's Address: 6263 Pools Brook rd Kirkville NY 13082

Owner's E-Mail: _____

Owner's Phone #: 315-412-4742 Does Owners reside at property: _____

Signature of Property Owner: _____

3. Applicant / Representative / Attorney:

Name: Dennis Chich Company: Erie Side Farm

Address: 6420 Hoag rd Kirkville

Phone: 315-254-3390 E-Mail: Erie.Sidefarmcny@gmail.com

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
Town Clerks Office

JUL 14 2026

Received and Filed