

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
September 17, 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. August 20, 2026

Public Hearing

1. Martin & Caroline Liquori - 8681 Genesee Tpke - Tax Map #082.02-06.1
2. Woodland Hills Subdivision - Appeal

Other Business

1. Dennis Chick - 6420 Hoag Rd - Tax Map #060.-02-04.1

Adjournment

301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
Fax 315-637-0713



Chairperson:
Karrie Catalino

Members:
Warren Linhart
Eric Christensen
Tim Kelly
Jessica Detor

**Minutes
Zoning Board of Appeals
August 20, 2026
6:30 PM**

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

Timothy Kelly
Warren Linhart
Eric Christensen
Jessica Detor

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

In-Person Attendees:

Virtual Attendees:

Pledge Of Allegiance

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. July 16, 2026

Member Kelly made a motion, Seconded by Member Linhart, to approve the minutes from July 16, 2026 as presented by the clerk.

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

Nays: None

Abstain: None

Results: Passed

Public Hearing

1. Jason Lambert & Jennifer Spadotto - 6415 Fremont Rd - Tax Map #053.-01-17.1

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

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

Nays: None

Abstain: None

Results:

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

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

Nays: None

Abstain: None

Results:

The Applicants were present to discuss the project.

Attorney Frateschi addressed the storage of business equipment and stated that a Rural Occupation Permit is required. Director of Planning and Development Thomas Poitras advised that the use could also be addressed through a Special Use Permit process before the Planning Board.

The Powlettes, of 6419 Fremont Road, spoke in opposition to the requested 10-foot side-yard setback variance. They expressed concern that, if granted, the proposed location would place the structure directly adjacent to their bedroom window.

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

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

Nayes: None
Abstain: None
Results: Passed

Board Questions - For Height Variance Request

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? No
2. Whether the Variance will result in an undesirable change in the character of the neighborhood? No - Others like it
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:

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

X 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 6-feet 8-inches for the construction of a 40-foot by 80-foot 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: A special use permit be obtained for a rural occupational permit.

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 one height variance of 6-feet 8-inches to Jason Lambert and Jennifer Spadotto for the property located at 6415 Fremont Rd, East Syracuse, NY 13057, Tax map #053.-01-17.1. The variances are being grant for construction of a 40-foot by 80-foot accessory structure with the condition that a special use permit be obtained for a rural occupational permit.

Ayes: Chairperson Catalino, Member Kelly, Member Linhart, Member Christensen, Member Detor
Nays: None
Abstain: None
Results: Passed

Board Questions - Side Yard Setback Variance

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

Determination of ZBA Based on the Above Factors:

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

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

 X 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 40-foot by 80-foot accessory structure should not 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:
N/A _____

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 deny the side yard variance of 10 ft for 6415 Fremont based on the testimony that was heard during the public hearing. .

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

Member Deter

Nayes: None

Abstain: None

Results: Passed

2. Adam Iskander - 280 Salt Springs Rd - Tax Map #096.-04-02.3

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

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

Nayes: None

Abstain: None

Results:

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

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

Nayes: None

Abstain: None

Results:

The applicant was present to discuss the project.

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

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

Nayes: None

Abstain: None

Results: Passed

Board Questions

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

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method? No
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 4-feet 4-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: No Plumbing

SEQRA Review

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

Member Deter made a motion, Seconded by Member Linhart, to grant a height variance of 4-feet 4-inches to Adam Iskander for the property located at 280 Salt Springs St, Fayetteville, NY 13066, Tax Map #096.-04-02.3. The variance is being granted for the construction of a 40-foot by 60-foot accessory structure with the condition that therein no plumbing.

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

Nays: None

Abstain: None

Results: Passed

3. Kimberley Grossman - 5999 Bowman Rd - Tax Map #073.-01-01.1

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

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

Nays: None

Abstain: None
Results: Passed

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

Ayes: Chairperson Catalino, Member Kelly, Member Linhart, Member Christensen, Member Detor
Nays: None
Abstain: None
Results: Passed

The applicant was present to discuss the project.

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

Ayes: Chairperson Catalino, Member Kelly, Member Linhart, Member Christensen, Member Detor
Nays: None
Abstain: None
Results: Passed

4. Dennis Chick - 6420 Hoag Rd - Tax Map #060.-02-04.1

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

Ayes: Chairperson Catalino, Member Kelly, Member Linhart, Member Christensen, Member Detor
Nays: None
Abstain: None
Results: Passed

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

Ayes: Chairperson Catalino, Member Kelly, Member Linhart, Member Christensen, Member Detor
Nays: None
Abstain: None
Results: Passed

The applicant was not present.

Member Kelly stepped out at 7:45 PM

Member Kelly returned at 7:47 PM

Director of Planning and Development Thomas Poitras explained his decision regarding the proposed use. Based on the information available to him, he determined that the activity constitutes a commercial operation, noting that there is no primary dwelling unit on the property and that the property owner holds a New York State commercial license to operate the business at that location.

Member Detor left at 7:49 PM

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

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

No Vote: Member Detor

Nayes: None

Abstain: None

Results: Passed

Other Business

Chairperson Catalino inquired about the status of the Spectrum building. It was determined that a Certificate of Occupancy (CO) was not being requested at this time, as infrastructure work is still being transferred and remains within the permitted timeframe.

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Linhart and seconded by Member Christensen the Board voted unanimously to adjourn regular session at 07:53 PM.

Respectfully submitted,
Carrie Grevelding
Zoning Board of Appeals



Town of Manlius

Planning & Development

8/17/2026

Zoning Board Referral

8681 Genesee Tpke
Chittenango, NY 13037
Tax Map ID 082.-02-06.1

Property Owners: Martin T Liquori & Caroline Liquori

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 20' x 14' accessory structure. The applicant is requesting a rear yard setback of 34' 11" feet for the accessory structure and will need a variance of 5' 1" 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

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 8/19/2026

1. Property Address: 8681 Genessee Tpke Chittenango, NY 13037

Property Tax Map # 082.02-06.1

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; New Construction of a wood Framed Shed 20'X14'

2. Owner of Property: Martin T. & Caroline Liguori

Owner's Address: 8681 Genessee Tpke Chittenango, NY 13037

Owner's E-Mail: [REDACTED]

Owner's Phone # [REDACTED]

Does Owners reside at property: yes

Signature of Property Owner: Martin T. Liguori

3. Applicant / Representative / Attorney:

Name: INK & HAMMER Construction LLC Company: INK & HAMMER Construction LLC

Address: 103 STOCKTON PLACE Syracuse, NY 13219

Phone: [REDACTED]

E-Mail: [REDACTED]

Below this line - For Office Use Only

Application Received by: _____ Date: _____

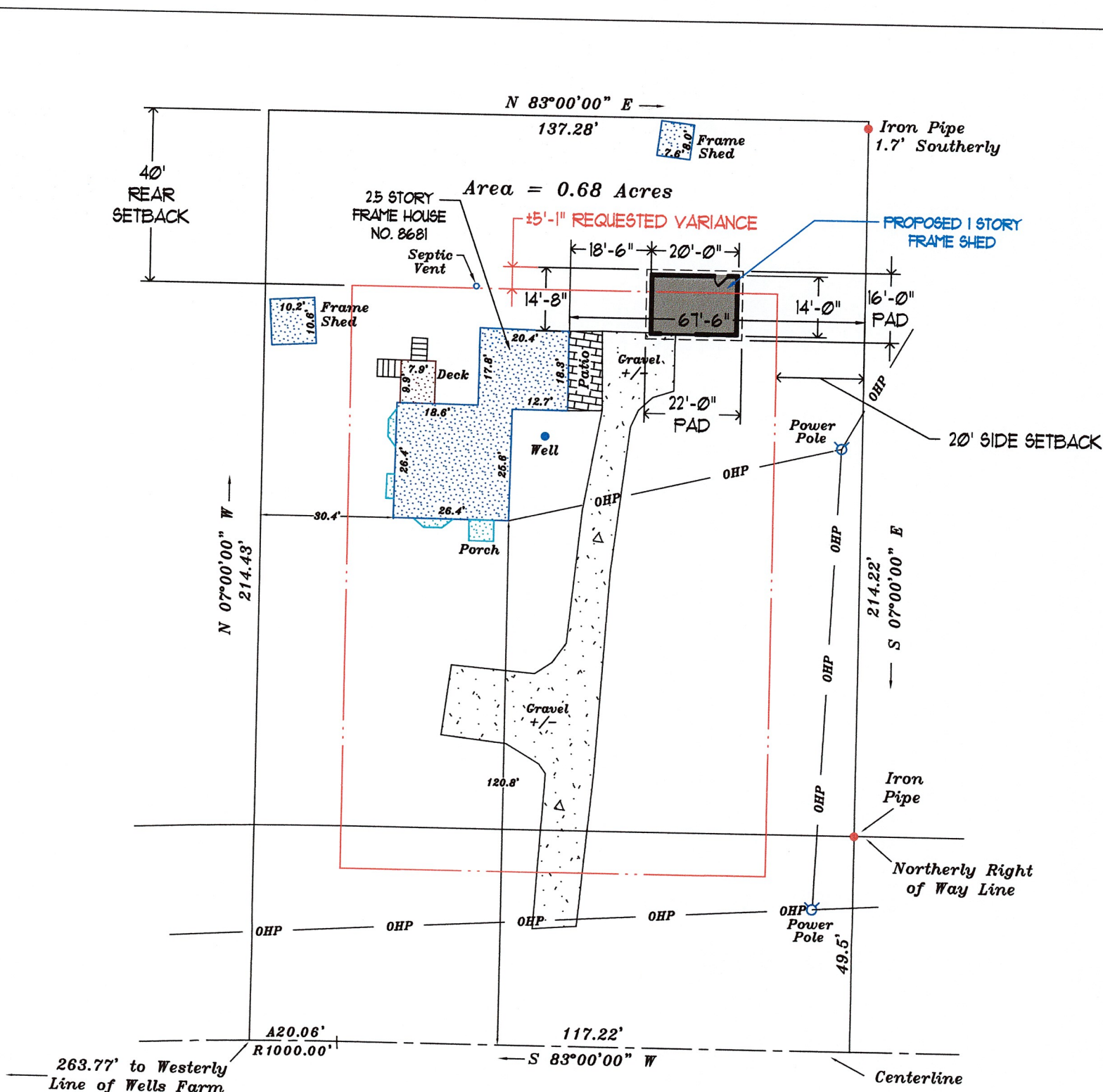
Payment Receipt #: _____

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: _____

Area Variances – 5 Criteria Questions

1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
 - a. No. Due to the existing placement of the primary residence, underground utilities, mature trees, and overall yard topography, this is the only viable location on the lot that allows for the safe installation and functional use of the storage shed without blocking residential access or requiring the removal of major landscaping.
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
 - a. No. The property is uniquely positioned adjacent to expansive, open fields with very few neighboring homes in the immediate vicinity. Because the rear property line borders open land rather than an active residential lot, the 5'-1" setback variance will have zero visual or structural impact on any neighbors. The shed will serve as a standard accessory structure, keeping outdoor equipment neatly stored and maintaining the clean, rural aesthetic of the area.
3. Whether the requested variance is substantial?
 - a. No. The requested variance of 5'-1" is minor, representing less than a 13% deviation from the town's standard 40-foot rear setback requirement. The shed will still maintain a substantial barrier of 34'-11" from the rear property line, remaining well-separated from neighboring properties.
4. Whether the Variance will have an adverse effect on physical or environmental conditions?
 - a. No. The shed is a small, unplumbed, low-impact structure built on a standard foundation pad. It creates no measurable increase in stormwater runoff and preserves existing drainage patterns to the rear yard.
5. Whether the alleged difficulty was self-created?
 - a. While the desire to build the shed is an action by the property owner, the restriction itself is a result of the strict geometry of the town's 40-foot setback rule applied to pre-existing lot boundaries and permanent house placements, which prevents standard residential storage usage.



New York State Route 5 (East Genesee Street)

Town of Manlius
Town Clerks Office

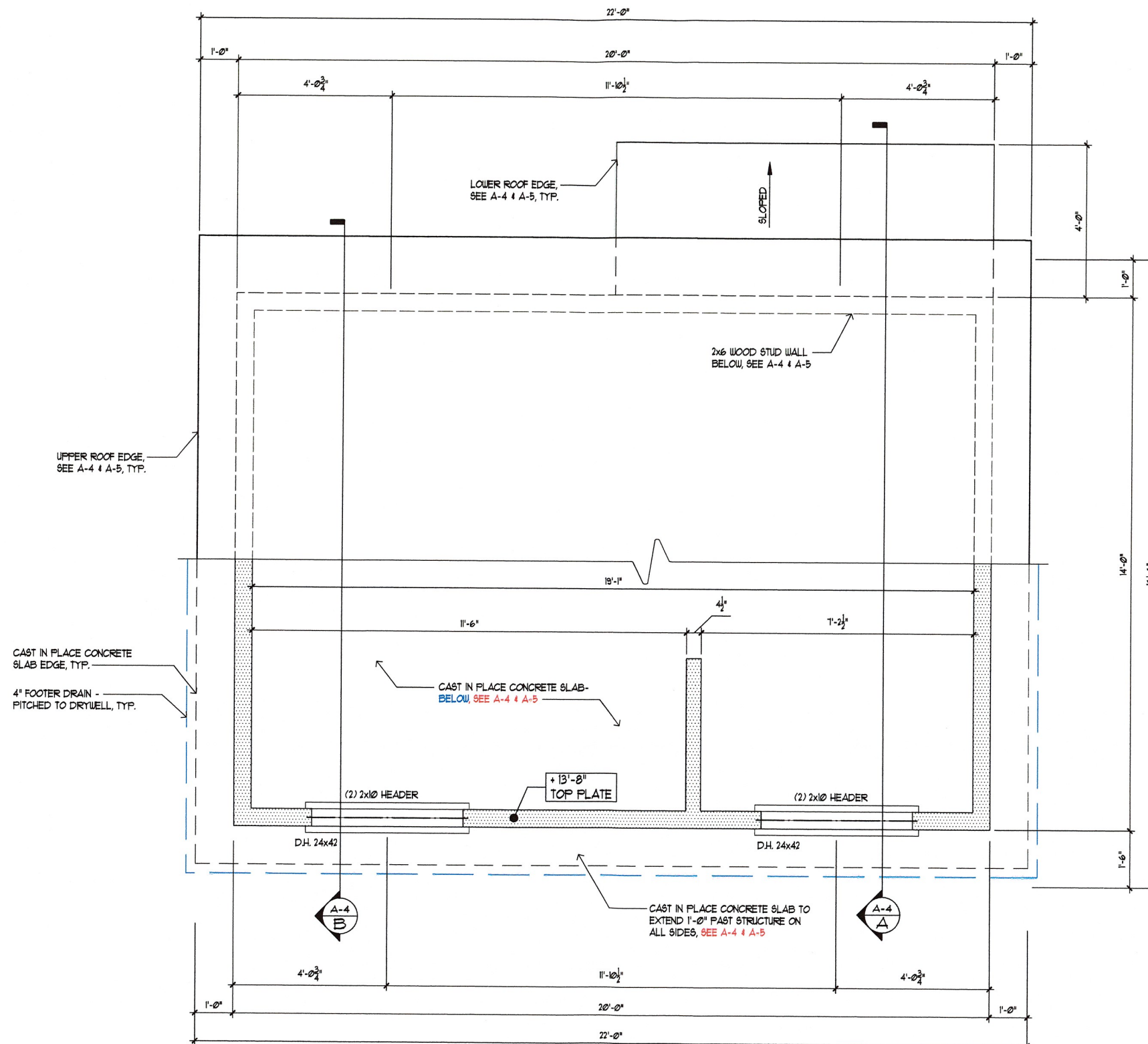
AUG 19 2026

Received and Filed

Date of Fieldwork: 04-20-2026
Tax Id#: 082-02-6.1
Deed: 3156/127
Abstract: Not Provided

NOTE: INK & HAMMER CONSTRUCTION LLC.
HAS MODIFIED SURVEY FROM ORIGINAL TO
DEPICT PROPOSED SHED. 7-24-2026

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034		Boundary Survey on Part of the Town of Manlius.	
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 8681 N.Y.S. Route 5, Town of Manlius, County of Onondaga, State of New York.	
M.J. McCully NYSLLS 050696		Drawn by: MBM	Scale: 1" = 30'
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Certifications on this boundary survey map signify that the map was prepared with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map. The certifications herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate. Copyright 2026, Michael J. McCully Land Surveying, PLLC, all rights reserved.		Date(s): 04-28-2026	



PROPOSED UPPER PLAN
SCALE: 1/2"=1'-0"

PO BOX # 218 SYRACUSE, NEW YORK 13209
PATRICK@INKANDHAMMERCONSTRUCTION.COM

INK & HAMMER
DESIGN - BUILD
CONSTRUCTION, LLC



PROJECT #:
5002

PROJECT:
LIQUORI WORKSHOP
8681 GENESEE TURNPIKE
CHITTENANGO, NY 13031

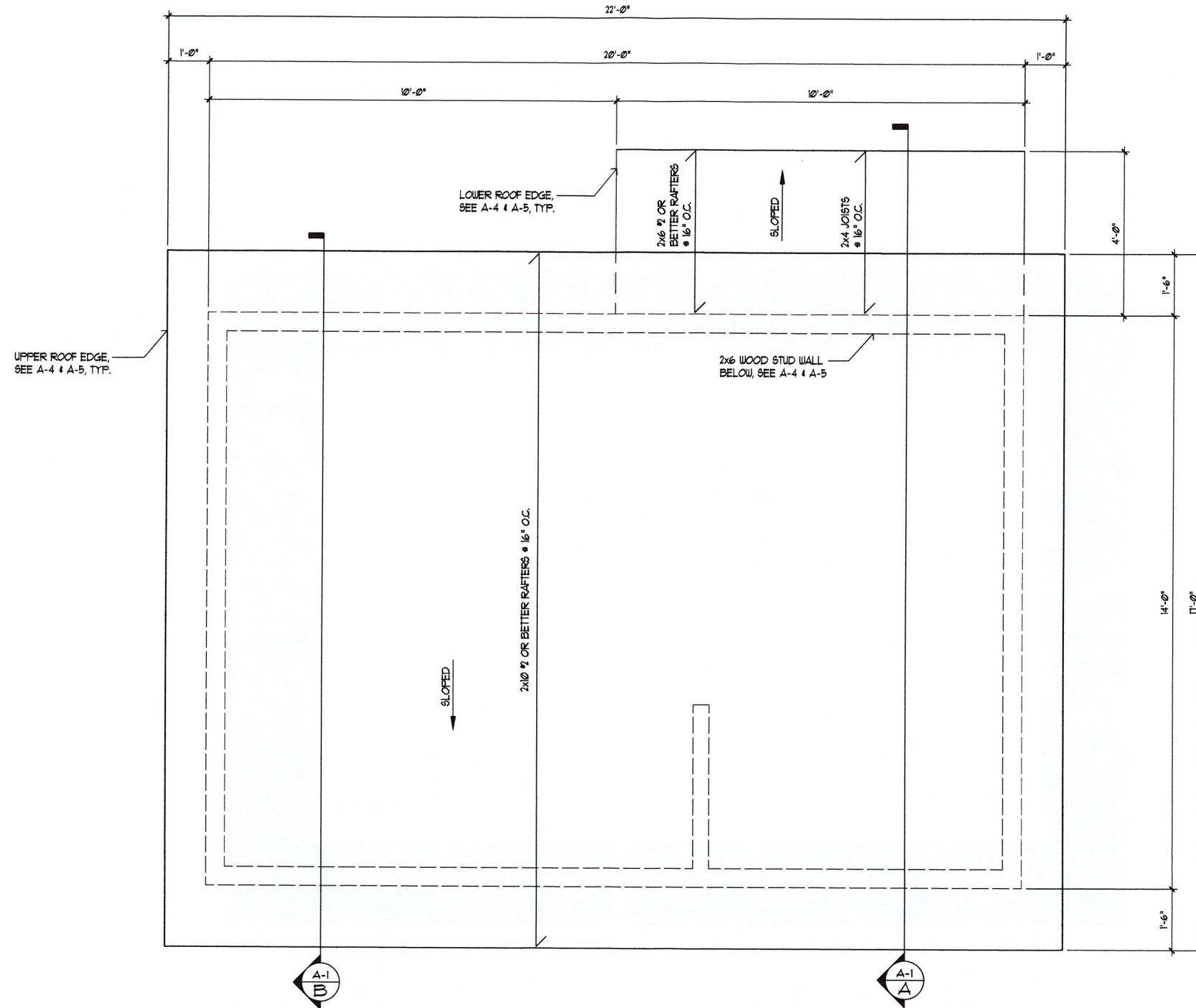
DRAWING:
PROPOSED
UPPER PLAN

SCALE:
AS NOTED
DATE: 7/24/2026

NOTES:

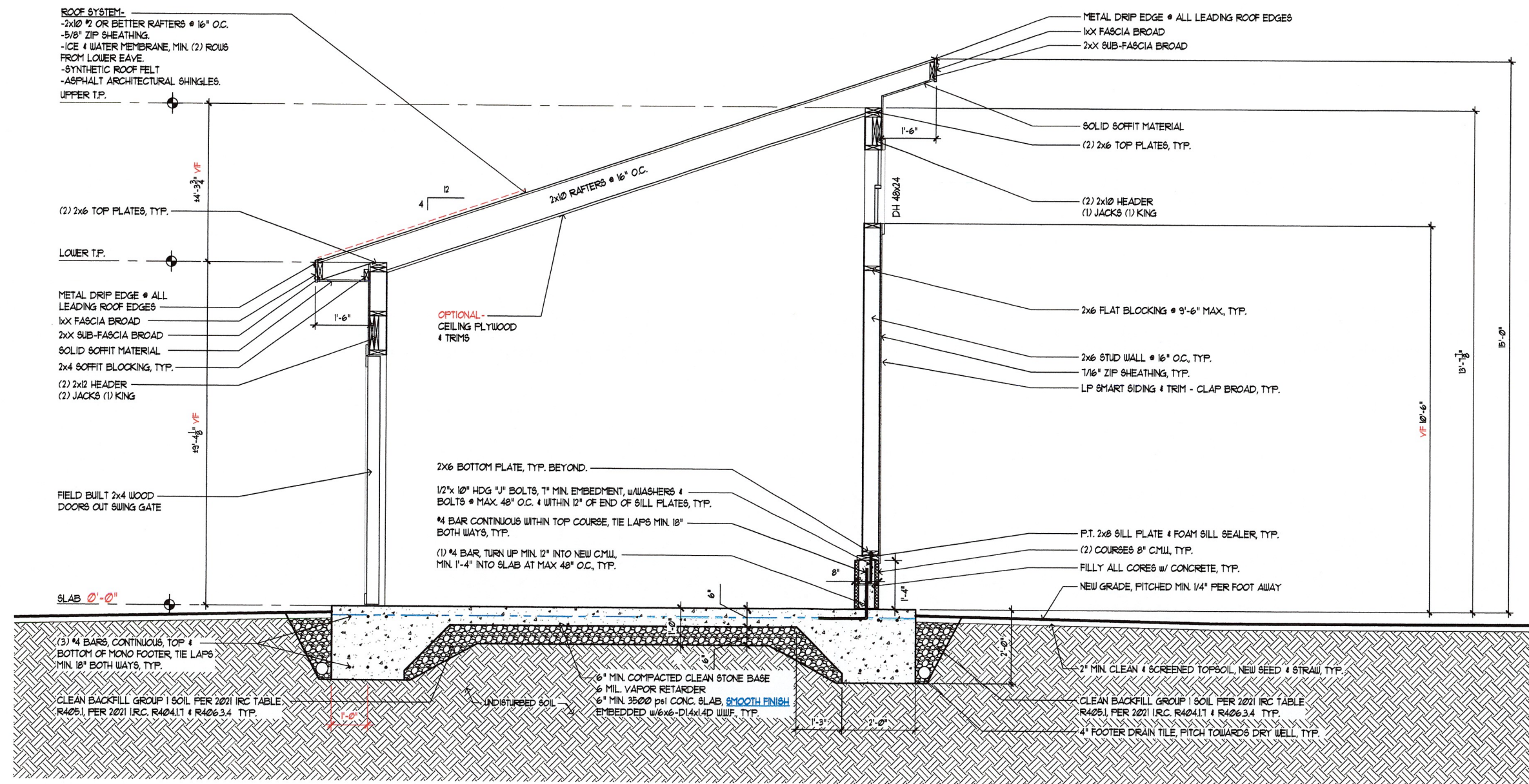
SHEET:

A-1.1



PROPOSED ROOF PLAN
SCALE: 1/2"=1'-0"

PO BOX # 218 SYRACUSE, NEW YORK 13203 PATRICK@INKANDHAMMERCONSTRUCTION.COM		 NORTH
DESIGN - BUILD INK & HAMMER CONSTRUCTION, LLC		
PROJECT #: 5002		
PROJECT: LIQUOR WORKSHOP 8681 GENESEE TURNPIKE CHITTENANGO, NY 13031		
DRAWING: PROPOSED ROOF PLAN		
SCALE: AS NOTED		
DATE: 7/24/2023		
NOTES:		
SHEET:		
A-2		



PROPOSED BUILDING SECTION
 SCALE: 1/2"=1'-0"

PO BOX # 218 SYRACUSE, NEW YORK 13203
 PATRICK@INKANDHAMMERCONSTRUCTION.COM

INK & HAMMER
 DESIGN - BUILD
 CONSTRUCTION, LLC

PROJECT #:
 5002

PROJECT:
 LIQUORI WORKSHOP
 8681 GENESSEE TURNPIKE
 CHITTENANGO, NY 13037

DRAWING:
 PROPOSED
 BUILDING SECTION

SCALE:
 AS NOTED

DATE: 7/24/2026

NOTES:

SHEET:

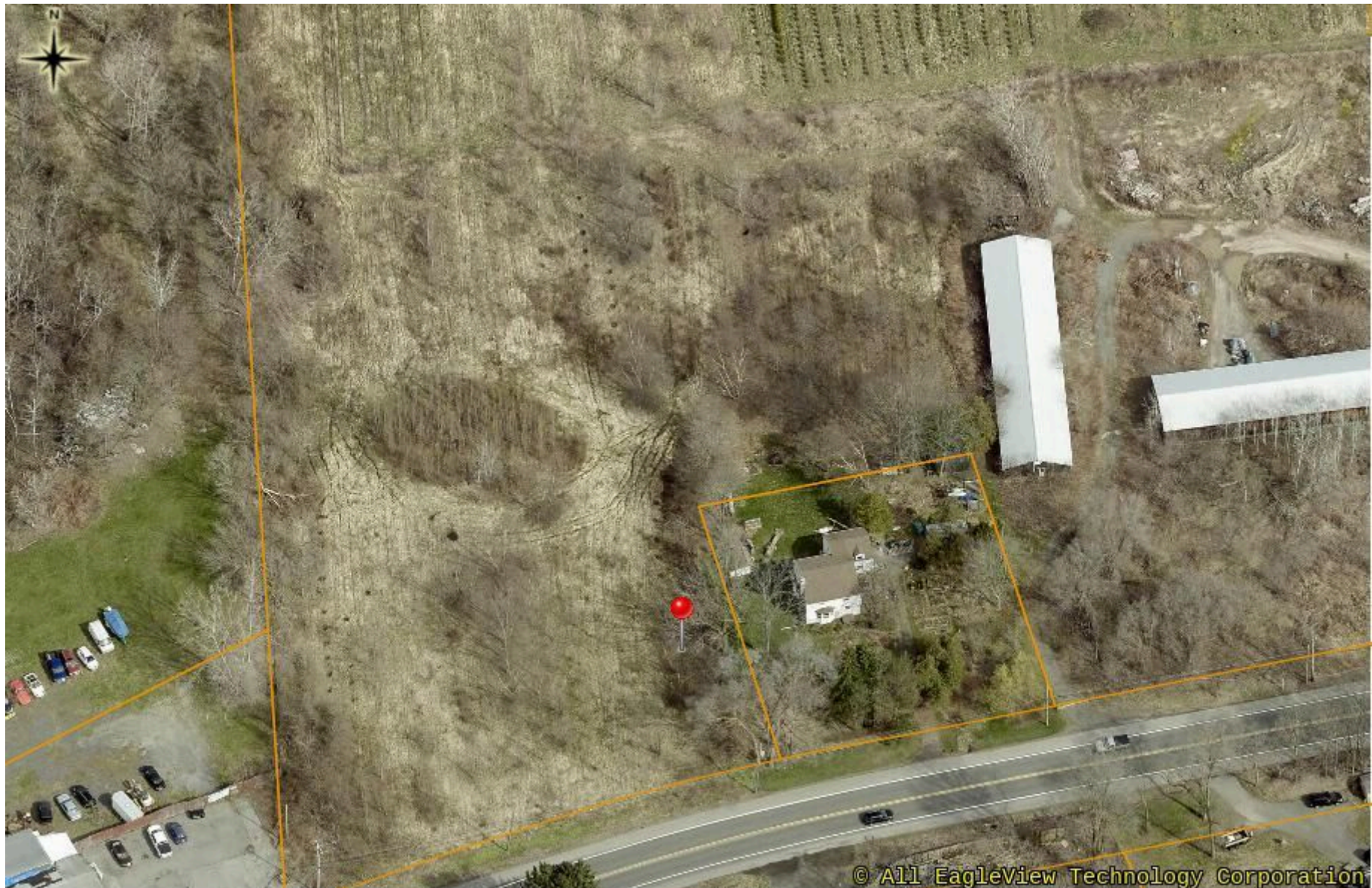
A-5

Image Mate 1 - 8681 Genesee Tpke



© All EagleView Technology Corporation

Image Mate 2 - 8681 Genesee Tpke



TOWN OF MANLIUS
COUNTY OF ONONDAGA

STATE OF NEW YORK

In the Matter of:

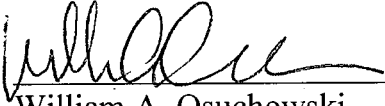
WOODLAND HILLS SUBDIVISION

NOTICE OF
APPEAL

The undersigned, William A. Osuchowski, Managing Member of Hoag Road Properties LLC and the developer of Woodland Hills Subdivision, hereby

APPEALS to the Zoning Board of Appeals, Town of Manlius, County of Onondaga and State of New York, each and every part of the Stop Work Order signed by Thomas A. Potras, Director of Planning and Development.

Dated: August 20, 2026


William A. Osuchowski

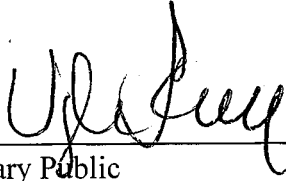
STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss.:

On August 20, 2026,, before me, the undersigned, a Notary Public in and for said State, personally appeared William A. Osuchowski, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity, and that by his/her/their signatures on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Town of Manlius
Town Clerks Office

AUG 20 2026

Received and Filed


Notary Public
Commission expires _____

VAUGHN D. LANG
NOTARY PUBLIC
STATE OF NEW YORK
Reg. No. 02LA4518441
COMMISSION EXPIRES 6/30/ 2026

TOWN OF MANLIUS

OFFICE OF PLANNING & DEVELOPMENT

TAKE NOTICE

ALL PERSONS ARE HEREBY ORDERED TO

STOP WORK

Pertaining to Construction, Alterations, Repairs, Excavation, or Filling
Activities on These Premises At Once

This order is issued by reason of certain deviations from the regulations of
the Town of Manlius and/or New York State. Interested parties are directed to
contact the Office of Planning and Development at (315) 637-8619.

Failure to heed this order may result in a penalty or fine.

Signature: THOMAS A. POTYRAS 
Title: DIRECTOR OF PLANNING AND DEVELOPMENT

Property Owner: Hoag Road Properties LLC
201 Solar St
Syracuse, NY 13204

The removal, mutilation, or covering up of this notice, or
failure to stop work is punishable by fine and/or imprisonment.

Town of Manlius

Office of Planning & Development
301 Brooklea Drive, Fayetteville, NY 13066
(315) 637-8619

NOTICE OF VIOLATION - ORDER TO REMEDY

Owner/Occupant Hoag Road Properties LLC

Owner/Occupant Address: 201 Solar St, Syracuse, NY 13204

Property Violation Address: 5280 Hoag Ln, Fayetteville, NY 13066

Tax Map Number 104-01-39.2

You are hereby notified that a violation(s) exist(s) of the Town of Manlius Chapter 126-7(C) as amended and are committing the offense of: Water quality standards. Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the State of New York..

You are hereby ordered to: The additional Erosion Control items shall be implemented to bring this site into compliance before further work continues.

TDS (Temporary Drainage Swale) needs to be installed with Check Dams along the North and South perimeters of the property leading to the forebays.

Double Row Silt Fence with Wire Backing to be installed along backside perimeter lots 11, 10, 9, 8, 7, 6, 5, 4, 3 with SFO (Silt Fence Outlets)

Super Silt Fence to be installed around forebay leading to wet pond at toe of slope along the entire run of creek with outlets.

Lots 11 – 3 need to be graded per Grading & Drainage Plan L-201 and L-202 to mitigate water runoff.

Baffles need to be added into the Wet Pond and Overflow to further reduce and slow turbidity and sediment loss.

Skimmer needs to be installed at Wet Pond.

Basins, Silt Fence, Silt Fence Outlets will need to be cleaned, de mucked, repaired or replaced when sediment levels have reached $\frac{1}{4}$ height of Erosion Control Measures.

All drainage swales need to be lined with Permanent Turf Reinforcement Matting and seeded with a rye | fescue mixture.

All slopes around Forebay | Wet Pond | Overflow Areas shall be lined with Excelsior Matting and seeded with a rye | fescue mixture.

All lots need to have vegetative cover. If using straw mulch, this should be applied by crimping method or use of a tackifier. Hydroseeding is also acceptable.2

Roads need to be cut in to mitigate waterflow as directed by the plans.

Temporary Drainage Swales need to be installed between each lot to further mitigate and direct watershed into the perimeter swales. Temporary Check dams need to be included by methods of Rip Rap or Filtrex Filter Socks – 12" Diameter minimum

Compliance date: 8/20/2026 to correct the above noted violation(s) of the Town of Manlius Code as amended.

A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; pursuant to subsection D. Penalties. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this chapter shall be guilty of a violation punishable by a fine not exceeding \$350 or imprisonment for a period not to exceed six months, or both for conviction of a first offense; for conviction of a second offense, both of which were committed within a period of five years, punishable by a fine not less than \$350 nor more than \$700 or imprisonment for a period not to exceed six months, or both; and upon conviction for a third or subsequent offense, all of which were

Town of Manlius

Office of Planning & Development
301 Brooklea Drive, Fayetteville, NY 13066
(315) 637-8619

NOTICE OF VIOLATION - ORDER TO REMEDY

Owner/Occupant Hoag Road Properties LLC

Owner/Occupant Address: 201 Solar St. Syracuse, NY 13204

Property Violation Address: 5280 Hoag Ln, Fayetteville, NY 13066

Tax Map Number 104.-01-39.2

You are hereby notified that a violation(s) exist(s) of the Town of Manlius Chapter 126-8(A)(1) as amended and are committing the offense of: The applicant or developer of the land development activity or his or her representative shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the applicant or developer to achieve compliance with the conditions of this chapter. Sediment shall be removed from sediment traps or sediment ponds whenever their design capacity has been reduced by 50%..

You are hereby ordered to: The additional Erosion Control items shall be implemented to bring this site into compliance before further work continues.

TDS (Temporary Drainage Swale) needs to be installed with Check Dams along the North and South perimeters of the property leading to the forebays.

Double Row Silt Fence with Wire Backing to be installed along backside perimeter lots 11, 10, 9, 8, 7, 6, 5, 4, 3 with SFO (Silt Fence Outlets)

Super Silt Fence to be installed around forebay leading to wet pond at toe of slope along the entire run of creek with outlets.

Lots 11 – 3 need to be graded per Grading & Drainage Plan L-201 and L-202 to mitigate water runoff.

Baffles need to be added into the Wet Pond and Overflow to further reduce and slow turbidity and sediment loss.

Skimmer needs to be installed at Wet Pond.

Basins, Silt Fence, Silt Fence Outlets will need to be cleaned, de mucked, repaired or replaced when sediment levels have reached $\frac{1}{4}$ height of Erosion Control Measures.

All drainage swales need to be lined with Permanent Turf Reinforcement Matting and seeded with a rye | fescue mixture.

All slopes around Forebay | Wet Pond | Overflow Areas shall be lined with Excelsior Matting and seeded with a rye | fescue mixture.

All lots need to have vegetative cover. If using straw mulch, this should be applied by crimping method or use of a tackifier. Hydroseeding is also acceptable.2

Roads need to be cut in to mitigate waterflow as directed by the plans.

Temporary Drainage Swales need to be installed between each lot to further mitigate and direct watershed into the perimeter swales. Temporary Check dams need to be included by methods of Rip Rap or Filtrex Filter Socks – 12" Diameter minimum

Compliance date: 8/20/2026 to correct the above noted violation(s) of the Town of Manlius Code as amended.

A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; pursuant to subsection D. Penalties. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this chapter shall be guilty of a violation punishable by a fine not exceeding \$350 or imprisonment for a period not to exceed six months, or both for conviction of a first offense; for conviction of a second offense, both of which were committed within a period

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS**

In the Matter of the Appeal of:

HOAG ROAD PROPERTIES, LLC,

Appellant,

from the Stop-Work Order dated July 30, 2026, issued by the Code Enforcement Officer of the Town of Manlius with respect to the premises located at 5280 Hoag Lane, Fayetteville, New York (Tax Map No. 104.-01-39.2).

**CERTIFICATION PURSUANT
TO TOWN LAW § 267-a(6)**

**To: The Zoning Board of Appeals
Town of Manlius**

I, Thomas A. Poitras, Director of Planning and Development and Code Enforcement Officer for the Town of Manlius, am the administrative official who issued the Stop-Work Order dated July 30, 2026, concerning the property located at 5280 Hoag Lane, Fayetteville, New York (Tax Map No. 104.-01-39.2) (the “Stop-Work Order”), owned by Hoag Road Properties, LLC (the “Property”).

On or about August 20, 2026, a Notice of Appeal was filed on behalf of Hoag Road Properties, LLC, appealing the Stop-Work Order to this Board. Pursuant to Town Law § 267-a(6), the filing of that appeal operates as an automatic stay of all proceedings in furtherance of the action appealed from, unless I certify to this Board that, by reason of facts stated in this certificate, a stay would cause imminent peril to life or property.

I hereby certify that a stay of the Stop-Work Order would cause imminent peril to property, based upon the following facts within my personal knowledge:

1. The Property remains out of compliance with the approved Stormwater Pollution Prevention Plan and applicable requirements of Town Code Chapter 126 (Stormwater Management and Erosion and Sediment Control). As of my most recent inspection, the site had not been stabilized and required erosion and sediment control measures had not been implemented, notwithstanding the Notices of Violation and Orders to Remedy previously issued to the property owner.

2. On or about August 21, 2026, I was informed that representatives of National Grid and other utility companies were present at the Property this week marking utility locations, and that residents in the vicinity have been advised that sewer work is expected to begin within the week.

3. In light of the foregoing, resumption of land development activity, excavation, utility installation, or other site work at the Property before the site has been properly stabilized and the outstanding violations corrected presents a substantial risk of erosion, uncontrolled sediment discharge, and damage to adjoining properties, drainage infrastructure, and water resources in the vicinity of the Property. The Property has not been stabilized in accordance with the temporary construction area seeding standard set forth in Section 4.58 of the New York State Standards and Specifications for Erosion and Sediment Control (NYS DEC, November 2016), and full compliance with all applicable erosion and sediment control requirements, not merely temporary measures, is necessary before land development activity may safely resume.

4. Absent continued enforcement of the Stop-Work Order during the pendency of the appeal, this risk of harm to property is imminent and would not be adequately addressed if enforcement of the Order were stayed pending the Board's determination of the appeal.

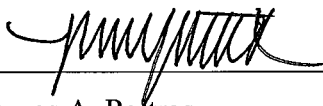
5. For these reasons, I certify, pursuant to Town Law § 267-a(6), that a stay of the Stop-Work Order pending determination of the appeal would cause imminent peril to property.

6. Accordingly, the Stop-Work Order shall remain in full force and effect notwithstanding the filing of the Notice of Appeal, pending further order of this Board or a court of competent jurisdiction.

###

I, Thomas A. Poitras, affirm the foregoing statements to be true under the penalties of perjury, pursuant to CPLR 2106, except as to those matters stated to be based upon information received by me in my official capacity, which I believe to be true.

Dated: August 24, 2026



Thomas A. Poitras

2000-2001

SWPPP SITE ASSESSMENT AND INSPECTION LOG



Project Name	Woodland Hills Subdivision	NOI Permit #	HQF-PWTR-4SD2C
Location	Hoag Lane, Fayetteville NY	Municipality	Town of Manlius
Inspection Date	Tuesday, August 11, 2026	Time of Inspection	1:00 pm
Weather	Sunny	Rainfall since last inspection	0.85 in.
Inspection Type	Compliance	Report #	2026-50
Inspection Freq.	Twice a week		

Email Distribution List			
☒	Recipient	Organization	Email Address
☐	Thomas Poitras	Manlius	tpoitras@townofmanlius.gov
☐	Storm Water Admin	Manlius	manliusstormwateradmin@townofmanlius.gov
☐	Scott Freeman	KFA	sf@keplingerfreeman.com
☐	Vincent Ryan	KFA	vr@keplingerfreeman.com
☐	Tom Douglas		thomasallenhomes@gmail.com
☐	Joe Muller	JKT	jmueller@jktobin.com
☐	OPR Developers	OPR	contact@oprdevelopers.com
☐	Bill Osuchowski		billoski51@gmail.com
☐			

Overall Inspection Quality	
☐	Satisfactory
☐	Marginal
☒	Unsatisfactory
General Notes	
Site was inactive during inspection. Some fixed have been made, but still not in compliance with SPEDES. Disturbed areas are at >65% unstabilized. New straw work that has occurred and is at an acceptable level, but this is only a fraction of the unstabilized area. Refer to images in report.	

Jacob Keplinger
Qualified Inspector

Vincent Ryan P&A
Professional Signature

Onsite Compliance Documentation

- ☒ Has a Notice of Intent been filed with NYSDEC?
- ☒ Can the SWPPP be found in an accessible location for viewing onsite such as a mailbox?
- ☒ Have all disturbances of 5 acres or more been approved prior to the disturbance?

Site Condition / Housekeeping

Yes No N/A

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls ? |
| ☐ | ☒ | ☐ | Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls? |
| ☒ | ☐ | ☐ | All disturbance is within the limits of the approved plan? |
| ☐ | ☒ | ☐ | Have receiving lake/bay, stream, and / or wetland been impacted by silt from project? |
| ☒ | ☐ | ☐ | Is construction site litter, debris and spoils appropriately managed? |
| ☐ | ☒ | ☐ | Are facilities and equipment necessary for implementation of erosion and sediment control in working order and / or properly maintained? |
| ☐ | ☒ | ☐ | Is construction impacting adjacent properties |
| ☒ | ☐ | ☐ | Is dust adequately controlled? |

Additional Notes

Site was issued a Notice of Violation from the town of Manlius on 07/30/26 (Chapter 126-8(A)(1))

Silt Fence



Photo Taken: 2026-08-11

Condition:

- | | |
|-------------------------------------|------------|
| ☐ | Excellent |
| ☐ | Good |
| ☐ | Needs Work |
| ☒ | Poor |

Additional comments:

Silt fence is yet to be properly addressed. Fabric is not keyed into ground. Clean sediment out of area and reinstall silt fence, keying fabric 3-4" into ground.

Corrective action: Remove and properly dispose of accumulated sediment; reinstall fence to the SWPPP detail with fabric toed into a trench a minimum of 6 inches, backfilled and compacted, and fabric securely fastened to posts. Stabilize the disturbed area created by sediment removal. Complete by 08/07/2026. Post-completion photograph required and to be attached within 7 calendar days of the verifying inspection.

General Grading/Clearing	
 Photo Taken: 2026-08-11	Condition:
	☐ Excellent
	☐ Good
	☐ Needs Work
	☒ Poor
8/11 comments: Site is in the process of being strawed, with ~2.5 acres of straw applied to unstabilized areas. Adequate shape straw cover is thick enough to hold. Continue to straw remaining unstabilized areas with a similar level of cover. Approximately 12.5 acres of graded, inactive subgrade. Straw mulch has been applied but is discontinuous and unanchored; wind redistribution has left bare soil across an estimated 75% of the mulched area, with mulch accumulated in windrows and low spots. Loose, unconsolidated surface soils with visible tracking and rill initiation observed. Shallow ponding observed (Figures 8, 9), indicating surface compaction and impeded drainage. Corrective action: Reapply straw mulch uniformly to achieve a minimum of 90% uniform coverage of the protected surface, and anchor by crimping, tackifier, or netting — the observed wind displacement indicates the previous application was not anchored. Given the season and the expected duration of inactivity, temporary seeding in combination with anchored mulch is recommended in lieu of mulch alone. Regrade or scarify ponded areas to restore positive drainage prior to mulching. Complete by 08/07/2026.	

General Clearing and Grading	
 Photo Taken: 2026-08-11	Condition:
	☐ Excellent
	☐ Good
	☒ Needs Work
	☐ Poor
Temporary swale has been constructed as a fix until further storm piping can be installed. Check dams may require additional stone.	

Soil Stockpile	
 Photo Taken:2026-08-11	Condition:
	☐ Excellent
	☐ Good
	☒ Needs Work
	☐ Poor
Thoroughly apply straw to allow for temporary stabilization of inactive stockpiles. Anchor by crimping, tackifier, or netting. Planned correction date: Monday (8/3)	

Outfall #01	
 Photo Taken:2026-08-11	Condition:
	☒ Excellent
	☐ Good
	☐ Needs Work
	☐ Poor
No offsite turbidity witnessed during inspection.	

Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 10



Figure 11

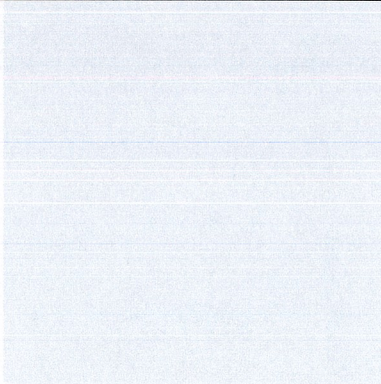
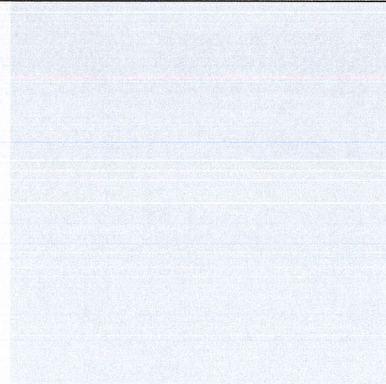
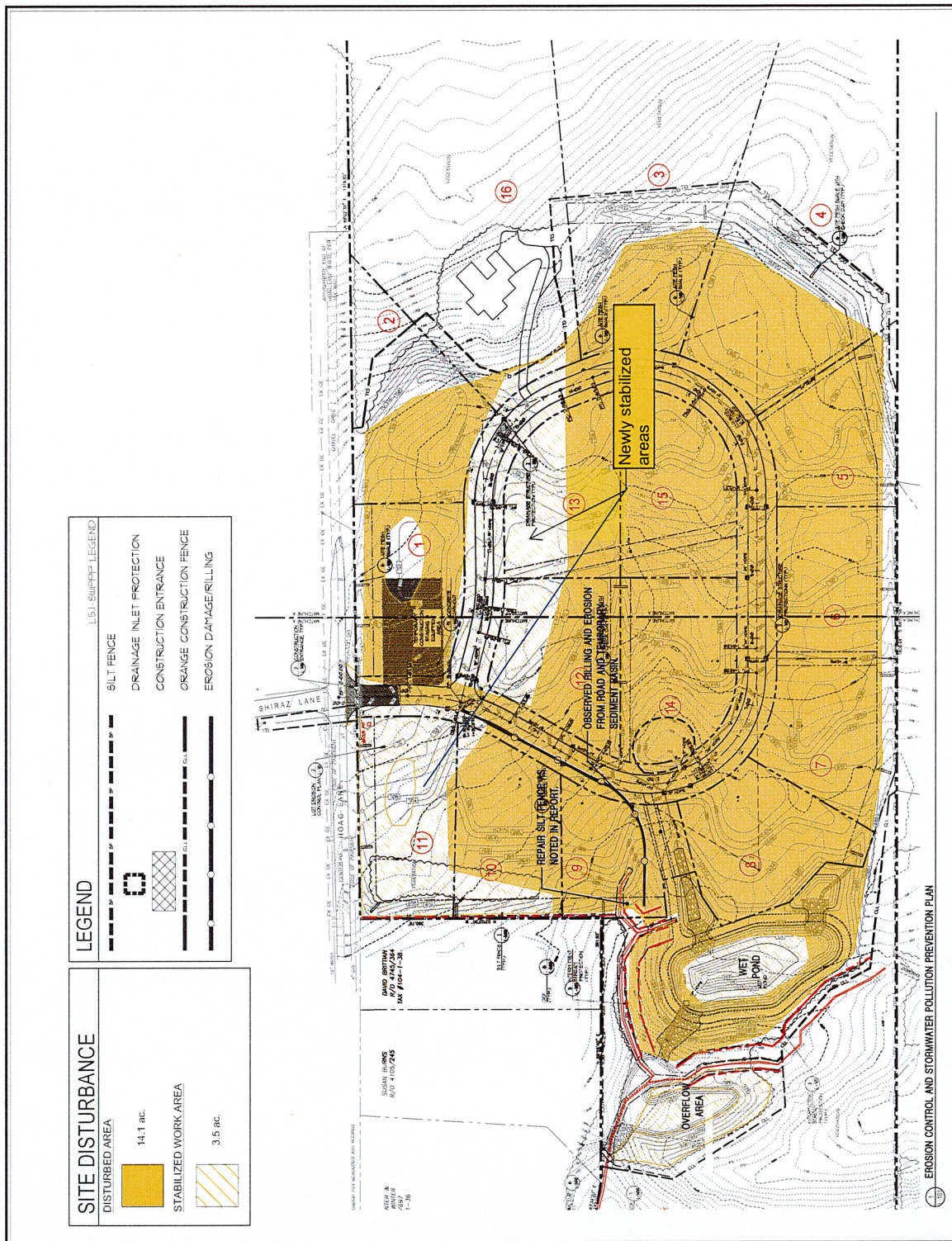


Figure 12





SWPPP SITE ASSESSMENT AND INSPECTION LOG



LANDSCAPE ARCHITECTURE & LAND PLANNING

6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

Project Name	Woodland Hills Subdivision	NOI Permit #	HQF-PWTR-4SD2C
Location	Hoag Lane, Fayetteville NY	Municipality	Town of Manlius
Inspection Date	Friday, August 21, 2026	Time of Inspection	9:30 am
Weather	Sunny	Rainfall since last inspection	0.01 in.
Inspection Type	Compliance	Report #	2026-53
Inspection Freq.	Twice a week		

Email Distribution List			
☒	Recipient	Organization	Email Address
☐	Thomas Poitras	Manlius	tpoitras@townofmanlius.gov
☐	Storm Water Admin	Manlius	manliusstormwateradmin@townofmanlius.gov
☐	Scott Freeman	KFA	sf@keplingerfreeman.com
☐	Vincent Ryan	KFA	vr@keplingerfreeman.com
☐	Tom Douglas		thomasallenhomes@gmail.com
☐	Joe Muller	JKT	jmueller@jktobin.com
☐	OPR Developers	OPR	contact@oprdevelopers.com
☐	Bill Osuchowski		billoski51@gmail.com
☐			

Overall Inspection Quality	
☐	Satisfactory
☐	Marginal
☒	Unsatisfactory

General Notes
No changes in site conditions since the last inspection. Site was inactive during inspection. Contractor shall address remedial actions specified in the stop work order from the Town of Manlius prior to site development.

Jacob Keplinger
Qualified Inspector

Vincent Ryan P&A
Professional Signature

Onsite Compliance Documentation

- ☒ Has a Notice of Intent been filed with NYSDEC?
- ☒ Can the SWPPP be found in an accessible location for viewing onsite such as a mailbox?
- ☒ Have all disturbances of 5 acres or more been approved prior to the disturbance?

Site Condition / Housekeeping

Yes No N/A

☐ ☒ ☐

Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls? |
| ☒ | ☐ | ☐ | All disturbance is within the limits of the approved plan? |
| ☐ | ☒ | ☐ | Have receiving lake/bay, stream, and / or wetland been impacted by silt from project? |
| ☒ | ☐ | ☐ | Is construction site litter, debris and spoils appropriately managed? |
| ☐ | ☒ | ☐ | Are facilities and equipment necessary for implementation of erosion and sediment control in working order and / or properly maintained? |
| ☐ | ☒ | ☐ | Is construction impacting adjacent properties |
| ☒ | ☐ | ☐ | Is dust adequately controlled? |

Additional Notes

Site was issued a Notice of Violation from the town of Manlius on 07/30/26 (Chapter 126-8(A)(1))

Silt Fence



Photo Taken: 2026-08-21

Condition:

- | | |
|-------------------------------------|------------|
| ☐ | Excellent |
| ☐ | Good |
| ☐ | Needs Work |
| ☒ | Poor |

Additional comments:

Corrective action: Remove and properly dispose of accumulated sediment; reinstall fence to the SWPPP detail with fabric toed into a trench a minimum of 6 inches, backfilled and compacted, and fabric securely fastened to posts. Stabilize the disturbed area created by sediment removal. Post-completion photograph required and to be attached within 7 calendar days of the verifying inspection.

General Grading/Clearing



Photo Taken:2026-08-21

Condition:

- | | |
|-------------------------------------|------------|
| ☐ | Excellent |
| ☐ | Good |
| ☒ | Needs Work |
| ☐ | Poor |

An additional ~0.6 acres have been strawed. Some bare spots due to no anchoring present. **Anchor strawed areas by crimping, tackifier, or netting. Coverage is becoming spotty.** This is not the full extent of the area that requires straw/temporary stabilization.

General Clearing and Grading



Photo Taken:2026-08-21

Condition:

- | | |
|-------------------------------------|------------|
| ☐ | Excellent |
| ☒ | Good |
| ☐ | Needs Work |
| ☐ | Poor |

KFA recommends adding additional rip-rap stone to swale check dams.

Soil Stockpile



Photo Taken:2026-08-21

Condition:

- | | |
|-------------------------------------|------------|
| ☐ | Excellent |
| ☐ | Good |
| ☒ | Needs Work |
| ☐ | Poor |

Stockpiles have not yet been addressed. Thoroughly apply straw to allow for temporary stabilization of inactive stockpiles. Anchor by crimping, tackifier, or netting.

Outfall #01



Photo Taken: 2026-08-18

Condition:

- | | |
|-------------------------------------|------------|
| ☒ | Excellent |
| ☐ | Good |
| ☐ | Needs Work |
| ☐ | Poor |

No offsite turbidity witnessed during inspection.

Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



LEGEND

SITE DISTURBANCE

DISTURBED AREA

11.0 ac.

STABILIZED WORK AREA

6.6 ac.

LSI-SUPPP LEGEND

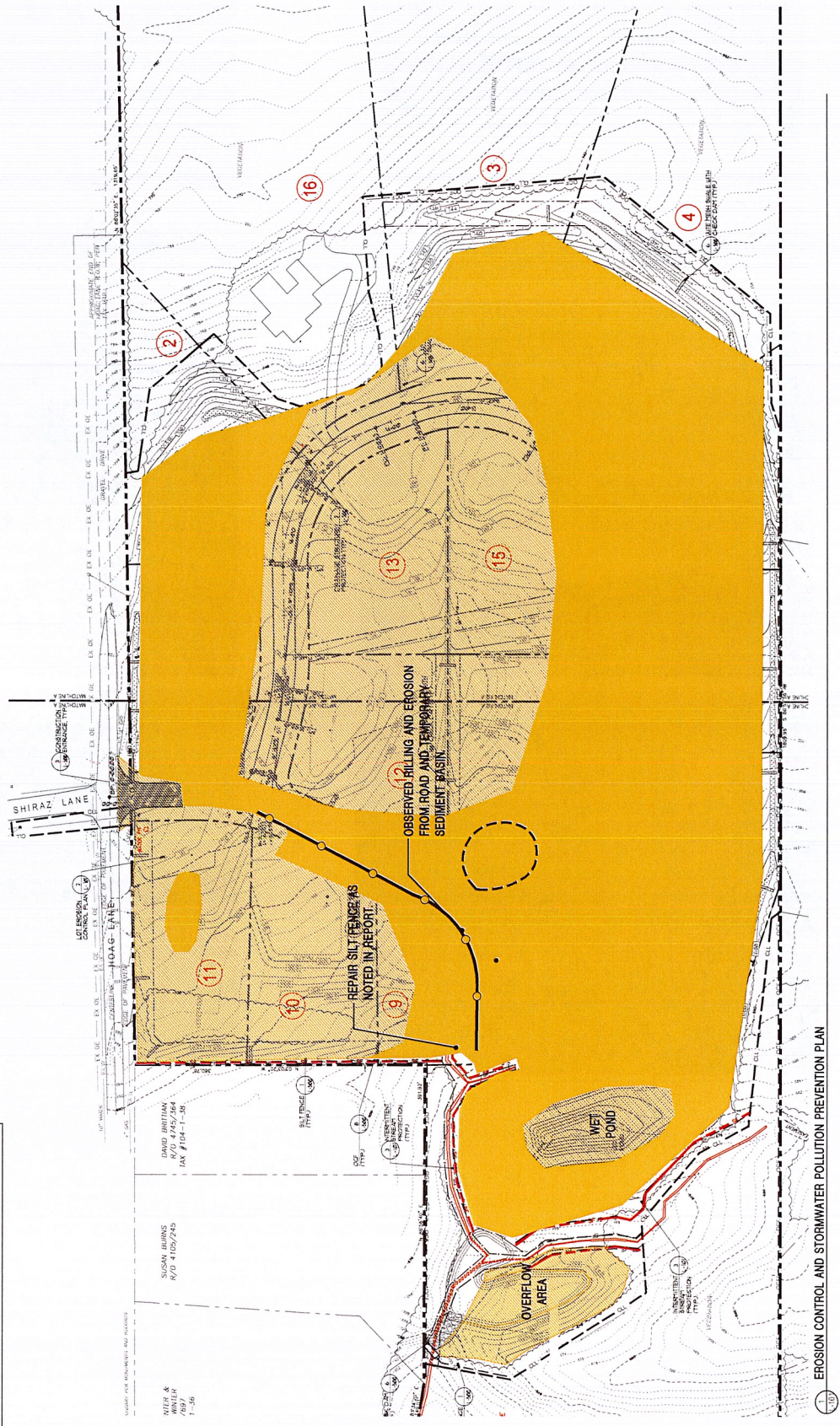
SILT FENCE

DRAINAGE INLET PROTECTION

CONSTRUCTION ENTRANCE

ORANGE CONSTRUCTION FENCE

EROSION DAMAGE/RILLING





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

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 #: _____

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: _____

E-Mail: _____

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

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

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

Town of Manlius
Town Clerks Office

JUL 14 2026

Received and Filed

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: 7/14/, 20 26

Dennis Chick
(Print Name of 1st Applicant)

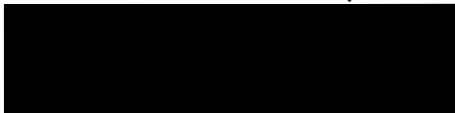
[Signature]
(Signature of 1st Applicant)

Frie Side Farm LLC
(Entity Name)

By (Officer) _____ (Title) _____

371 Fyler rd
(Mailing Address of 1st Applicant)

Kirkville NY 13082



Date: _____, 20 _____

(Print Name of 2nd Applicant)

(Signature of 2nd Applicant)

(Entity Name)

By (Officer) _____ (Title) _____

(Mailing Address of 2nd Applicant)

(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 Applicant's Name)

, and _____ personally known to me or proved to me on the basis
(2nd Applicant's 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