

Agenda
Town of Manlius
Zoning Board of Appeals
July 18, 2019

1. Pledge Of Allegiance
2. Approval Of Minutes - June 20, 2019

Documents:

[6-20-19 Draft.pdf](#)

3. 6345 Fremont Rd. - Garage

Documents:

[6345 Fremont Rd..pdf](#)

4. Other Business
5. Adjournment

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
June 20, 2019
6:30 PM**

The Town of Manlius, Zoning Board of Appeals assembled at the Town Hall, 301 Brooklea Drive, Fayetteville, New York, with Chairman K.P. Kelly presiding and the following Board members present:

Member	Jim Campbell
Member	Al Ruthig
Member	Clare Miller
Member	Judy Salamone
Secretary	Debi Witzel
Attorney	Jamie Sutphen
Codes Director	Randy Capriotti

Also, Present: Nicole Rowe, James Balintfy, Kristin Keim, Jason Keim, Brian Civitella

The Pledge of Allegiance was recited. The meeting was called to order at 6:30 PM.

Minutes

Member Ruthig made a motion, seconded by Member Campbell, to approve the minutes of May 16, 2019 as submitted by Secretary Witzel and it was carried unanimously.

Legal Notices

Member Salamone made a motion, seconded by Member Campbell to waive the reading of the public notices and it was carried unanimously.

Member Ruthig made a motion, seconded by Member Campbell, to open the public hearing at 6:32 pm in the matter of the – James & Harmony Balintfy, 5793 Tilton Rd., E. Syracuse NY 13057, for a rear yard variance to construct a 16' X 27' inground pool. With a proposed rear yard setback of 9 feet they are requesting a variance of 16 feet to meet the required rear yard setback of 25'. Motion is carries unanimously.

James & Harmony Balintfy, 5793 Tilton Rd., E. Syracuse NY 13057 (tax map # 075.-07-17.0). The applicant is requesting a rear yard variance to construct a 16' X 27' inground pool. With a proposed rear yard setback of 9 feet they are requesting a variance of 16 feet to meet the required rear yard setback of 25'.

Mr. Balintfy stated he would like to have an in-ground pool installed and he needs 16' off the rear property line.

Chairman Kelly proceeded with the applicant through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? Mr. Balintfy answered no – because he wanted to leave room in the yard for the kids to play and for the swing set.

- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Balintfy answered no
- 3) Whether the requested Variance is substantial? Mr. Balintfy answered yes
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Balintfy answered no
- 5) Whether the alleged difficulty was self-created? Mr. Balintfy answered yes

Board Questions

Member Campbell asked if the applicant had notified his neighbors. Mr. Balintfy answered yes. Member Campbell asked why the pool will be in a different location from where the above ground pool sat. Mr. Balintfy answered 2 reasons one the ground sits lower there and two the neighbors 2 large pine trees would drop pinecones into the pool.

Chairman Kelly asked Mr. Balintfy if he would be willing to turn the pool 90° so it would lie across the back of the yard. Mr. Balintfy stated if it were turned it would use up more yard. Randy Capriotti Codes Director stated if he turned the pool, he would then need 1 variance for the rear and 1 for the side which would bring the pool much closer to the side yard. Chairman Kelly asked if a depression in the ground will be left where the old pool was located. Mr. Balintfy stated that the land will be graded to slope towards the fence, covering the area.

Attorney Sutphen asked if the deck that was with the above ground pool was still there. Mr. Balintfy answered no; it was removed with the pool.

With there being no further comments from the public, Member Campbell made a motion, seconded by Member Miller, to close the public hearing at 6:40 pm. The motion is carried unanimously.

Board Discussion

Member Ruthig stated he understands what the applicant is asking for and he feels it will be an improvement over the prior above ground pool.

Member Campbell stated the look of the in-ground pool is in keeping with the neighborhood and there are many in the neighborhood.

Chairman Kelly proceeded with the board through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no; it is not an unreasonable request for the pool to be placed in the requested location.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no: it is an improvement over the old above ground pool and no further variances needed.
- 3) Whether the requested Variance is substantial? The board answered no; not for the neighborhood and the small lot.

- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no: there are other pools in the neighborhood.
- 5) Whether the alleged difficulty was self-created? The board answered yes: he wants a pool.

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 application **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 variance for 16 feet 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: landscape the balance of the yard to supplement the grade.

SEQRA Review

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

Board Action

Based on the answers provided in the application and before the board, the ZBA determined that the benefit to the applicant outweighed any detriment to the neighborhood.

Member Ruthig made a motion, seconded by Member Campbell, to grant James Balintfy, 5793 Tilton Rd., E. Syracuse NY be granted an area varaince for the purpose of constructing a 16' X 27" pool, resulting in a rear yard setback of 9' and the variance to accomplish that is 16', and carried unanimously.

Jason Keim, 5854 Torrington Circle, E. Syracuse NY (tax map # 076.-10-31.0). The applicant is requesting a rear yard varaince to construct a 12' X 22' inground pool. With an existing rear yard setback of 19 feet they are requesting a 6 foot varaince to meet the required 25' rear yard setback.

Member Ruthig made a motion, seconded by Member Campbell, to open the public hearing at 6:52 pm. The motion carried unanimously.

Mr. Keim stated he wants to build an in-ground pool and needs a 6' of relief from the rear property line.

Chairman Kelly proceeded with the applicant through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? Mr. Keim answered no; property is too steep to do it any other way.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Keim answered no; not in a negative way.
- 3) Whether the requested Variance is substantial? Mr. Keim answered no.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Keim answered no.
- 5) Whether the alleged difficulty was self-created? Mr. Keim answered no.

Board Questions

Member Miller asked if the neighbor were notified especially the neighbor at 711 Carstairs. Mr. Keim answered yes.

Chairman Kelly asked if the pool could be placed by the porch. Mr. Keim answered no. Chairman Kelly asked if they will have trouble getting stairs to the pool. Mr. Keim answered the stairs will come down from the side.

With there being no further comments from the public, Member Ruthig made a motion, seconded by Member Miller, to close the public hearing at 6:55 pm. The motion carried unanimously.

Board Discussion

Member Ruthig stated they did have difficulty finding a location and the pool is only 12' wide and 4' deep.

Chairman Kelly proceeded with the board through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no; the property is too steep to put it anywhere else.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no; pool is smaller than other pools in the area.
- 3) Whether the requested Variance is substantial? The board answered no; only 6 feet.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no; there are other in-ground pools in the area.
- 5) Whether the alleged difficulty was self-created? The board answered yes; wants pool.

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 application **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 variance for 6 feet is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

SEQRA Review

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

Board Action

Based on the answers provided in the application and before the board, the ZBA determined that the benefit to the applicant outweighed any detriment to the neighborhood.

Member Campbell made a motion, seconded by Member Ruthig, to grant Jason Keim, 5854 Torrington Circle, E. Syracuse be granted a rear yard variance to construct 12' X 22' in-ground pool, for a proposed rear yard setback of 19' by way of a variance of 6' to meet the required rear yard setback of 25', and carried unanimously.

Nicole Rowe, 7140 E. Taft Rd., E. Syracuse NY (tax map # 034.-02-22). The applicant is requesting a side yard variance to construct an above ground pool. With an existing side yard set back of 9'4" they are requesting a variance of 10'8" to meet the required side yard setback of 20'.

Ms. Rowe stated she would like to install an in-ground pool and she needs a variance of 10'8".

Member Campbell made a motion, seconded by Member Miller, to open the public hearing at 7:02 pm. The motion carried unanimously.

Chairman Kelly asked if the neighbors had been notified. Mr. Gutierrez answered yes.

Chairman Kelly proceeded with the applicant through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? Ms. Rowe answered no; because of the location of the septic system in the back and the electric lines on side that run back to the solar panels.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Ms. Rowe answered no
- 3) Whether the requested Variance is substantial? Ms. Rowe no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Ms. Rowe answered no
- 5) Whether the alleged difficulty was self-created? Ms. Rowe answered yes because she wants the pool.

Board Questions

Member Campbell asked if any neighbor objected to the pool. Ms. Rowe answered no.

Chairman Kelly did bring up possible moving the pool a bit. After a discussion it was decided not to make changes for safety reasons.

With there being no further comments from the public, Member Ruthig made a motion, seconded by Member Campbell, to close the public hearing at 7:12 pm. The motion carried unanimously.

Chairman Kelly proceeded with the board through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no; because of the septic system and the electric lines on the side.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no; there are other pools in the area and neighbors are in favor.
- 3) Whether the requested Variance is substantial? The board answered no; about halfway
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered yes; applicant wants pool.

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 application **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 variance for 11 feet is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

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

SEQRA Review

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

Board Action

Based on the answers provided in the application and before the board, the ZBA determined that the benefit to the applicant outweighed any detriment to the neighborhood.

Member Ruthig made a motion, seconded by Member Miller, to grant an area variance Nicole Rowe, 7140 E. Taft Rd., E. Syracuse NY. For the purpose of construction an above ground pool. The variance will be 11' leaving a proposed side yard setback of 9' and as purposed requirement of 20' and carried unanimously.

Brian Civitella, 5113 Shiraz Lane, Fayetteville, NY (tax map # 096.-12-10.0). The applicant is requesting a rear yard variance to construct a 12' X 14' shed. With an existing rear yard setback of 17' they are requesting a variance of 23' to meet the required rear yard setback of 40'. With an existing side yard setback of 5' they are requesting a variance of 15' to meet the required side yard setback of 20'.

Member Campbell made a motion, seconded by Member Miller, to open the public hearing at 7:16 pm. The motion carried unanimously.

Mr. Civitella stated he would like to place a shed in the back corner of the yard.

Chairman Kelly proceeded with the applicant through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? Mr. Civitella answered yes; stating that if he followed the required setbacks the shed would be in the middle of the yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Civitella answered no.
- 3) Whether the requested Variance is substantial? Mr. Civitella answered no.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Civitella answered no.
- 5) Whether the alleged difficulty was self-created? Mr. Civitella answered no.

Board Questions

Chairman Kelly asked what the distance between his shed and the neighbors shed will be. Mr. Civitella answered about 20'. Chairman Kelly asked if the shed will be built on site are delivered. Mr. Civitella answered it will be delivered and the shed company will do the site work for the base.

Member Campbell asked if the shed will match the house or have electricity. Mr. Civitella answered it will match the house and no electricity.

Member Miller asked what type of door the shed will have. Mr. Civitella answered a double door. Member Miller asked if the shed will be larger than the neighbors. Mr. Civitella answered the neighbors is 8' X 10 and his is 12' X 14'.

With there being no further comments from the public, Member Ruthig made a motion, seconded by Member Campbell, to close the public hearing at 7:22 pm. The motion carried unanimously.

Chairman Kelly proceeded with the board through the five (5) criteria questions for the Board.

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no; if the setbacks were to be followed the shed would be in the middle of the yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no; because the shed will back up to the neighbors shed.
- 3) Whether the requested Variance is substantial? The board answered no; not considering neighborhood.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no; It is in conformity with other yards, steps away from drainage swale.
- 5) Whether the alleged difficulty was self-created? The board answered yes; he wants a shed.

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 application **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 variance for 23' rear line, 15' sideline 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: that the shed match the existing color and look of the house.

SEQRA Review

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

Board Action

Based on the answers provided in the application and before the board, the ZBA determined that the benefit to the applicant outweighed any detriment to the neighborhood.

Member Ruthig made a motion seconded by Member Campbell, to grant two area variances to Brian Civitella, 5113 Shiraz Lane, Fayetteville, NY. For the purpose of constructing a 12' X 14' Shed. The rear yard setback will be 17' requiring a variance of 23', side yard set back will be 5' requiring a variance of 15' and the motion carried unanimously.

Adjournment

With there being no other business, Member Ruthig made a motion, seconded by Member Campbell, and carried unanimously, to end the meeting at 7:33 PM.

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

DRAFT

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 06-06-2019

1. Property Address: 6345 Fremont Road, East Syracuse NY

Property Tax Map # 054 01 14.1

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

Remove old garage and shed, build new
24'x40' garage with a cement pad behind.

2. Owner of Property: Garret and MARI Malone

Owner's Address: 6345 Fremont Road, East Syracuse NY

Owner's E-Mail: Malone.Garret@gmail.com

Owner's Phone #: 315-403-0985 Does Owners reside at property: YES

Signature of Property Owner: Garret Malone

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

4. The Town of Manlius ZBA Board requires that owners of neighboring properties be contacted by the applicant with respect to the proposed variance application. Please see attached instructions and form.

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: _____

\$100

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 normally 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, you must file your complete application by the **file date-which is the last working day of the month by noon**. 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 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 must attend the meeting to present their application to the Zoning Board of Appeals Board.

VARIANCE SUBMITTAL REQUIREMENTS

1. A total of 9 copies of your 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.

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.

The 9 application packets will need to be delivered to the department of Planning & Development by **file by date**.

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.

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.

Replace existing garage + wood frame shed with
a single 24' x 40' garage. A 24' x 10' cement
pad to be poured behind garage.
Old garage + shed total approx. 38 ft long new
proposed garage will be 40' long plus 10' concrete pad.

This section is for - office use only

Received by: _____

Date: _____

Payment: _____

Receipt #: _____

**TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT**

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

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

I _____, being duly sworn, deposes and says that (s) he is:
(Notary)

GARRET MALONE

(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: 14 JUNE, 20 19

GARRET MAIONE
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

6345 Fremont Road
(Mailing Address of 1st Applicant)

ENst SYRACUSE, NY 13057

315-403-0985
(Telephone Number)

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 14th day of JUNE in the year 20 19, before me, the undersigned, a notary public in and for said state, personally appeared Garret Maione

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

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

[Signature]
Notary Public

DEBORAH J WITZEL
Notary Public, State of New York
No. 01WI6162236
Qualified in Onondaga County
Commission Expires March 5, 2023

SCHEDULE #1 - SPECIFICATIONS FOR A 24' x 40'

DETACHED GARAGE FOR Garrett Malone , 6345 Fremont Rd., East Syracuse, New York
13057

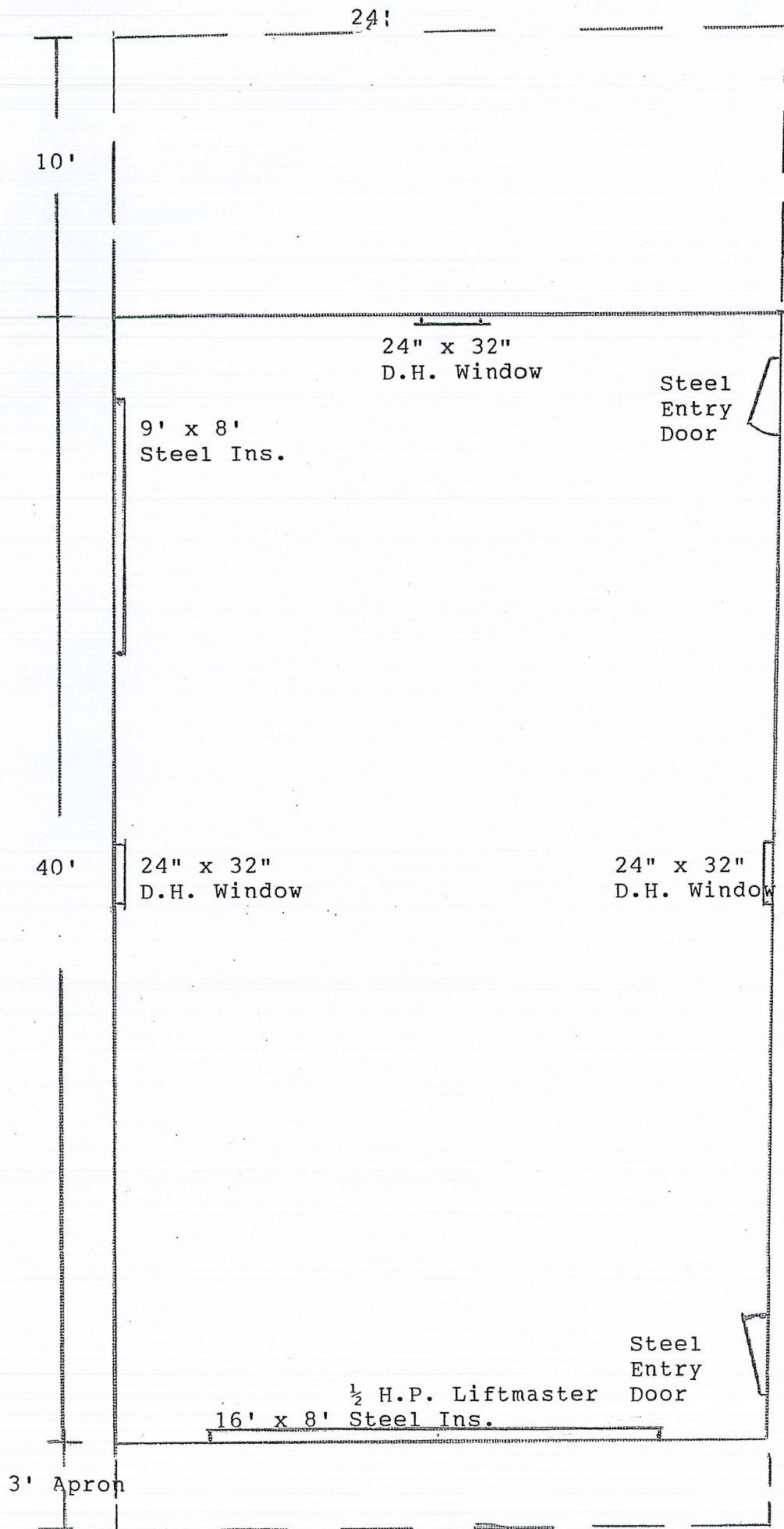
1. CONCRETE WORK - Furnish all labor, materials and equipment necessary to construct the 24' x 40' concrete slab as indicated on the floor plan. The slab shall be nominally 5" thick. 6x6 - 10/10 wire mesh reinforcing steel with two rows of 1/2" rebar on slab bolsters around perimeter. The forms are to be substantial, true to line, and accurately placed. Concrete shall be 4000# mix and shall contain air entrainment to provide a greater protection against salt damage. Placement shall be per owner's four stakes, unless otherwise specified. 25 yards of Runner Crush shall be supplied by G.C. There may be a variation of the amount of fill needed (Tree Roots, Buried Trash, Extremely Wet Areas) which The Owner will be responsible for, in additional compensation. (Our Cost) G.C. is not responsible for concrete cracks that are not controlled. (saw cutting) The construction shall take place on 3 Course of Concrete Blocks. There shall be a 3' apron and a 10' x 24' Pad.

2. ROUGH CARPENTRY - Furnish all labor, materials, and equipment necessary to complete all rough carpentry work indicated on the floor plan. Work under rough carpentry includes erecting of studs, plates, headers, cripples, nailers, trusses, roof sheathing, etc. Framing lumber shall be construction grade white fir or equivalent. Roof sheathing shall be 1/2" C.D. plywood. Roof trusses shall be 24' long, 4/12 pitch, and placed 24" o.c. Roof fascia overhang shall be nominally 12". Interior height shall be 10' 1" ft. Wall framing shall be 2"x 4"s 16" o.c.

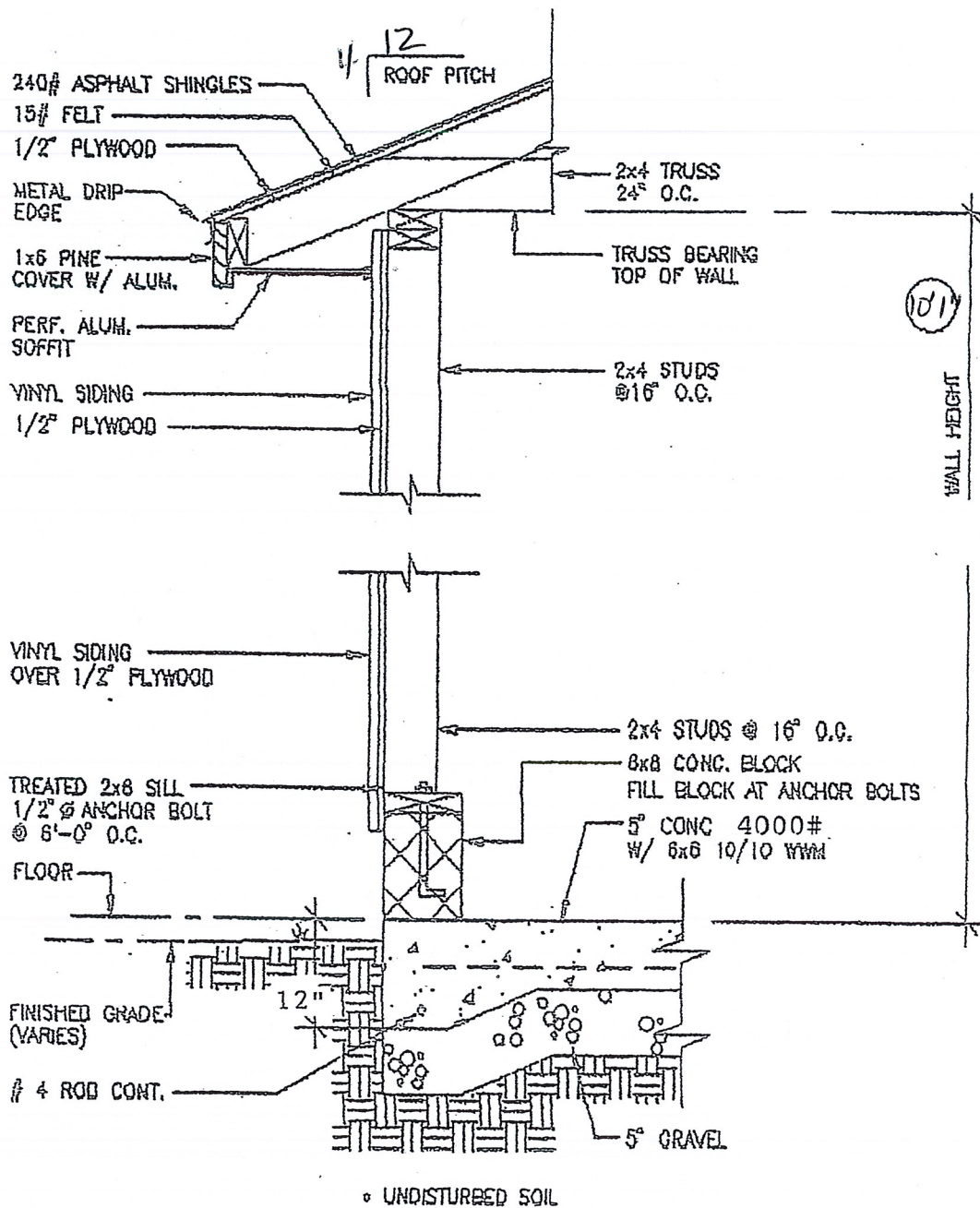
3. FINISH CARPENTRY - Furnish all labor, materials, and equipment necessary to complete all finish carpentry. Work shall include all exterior trim, siding, doors, and windows as indicated on the plan view. The exterior trim, consisting of fascia, rake and soffits, is to be Aluminum. The siding shall be Vinyl - Owner's choice of G.C.'s Colors. The garage doors shall be 1 - 9' x 8' Steel Ins. & 1 - 16' x 8' Steel Ins., by General Door Co. or equivalent. The service door shall be 2 - 2' 8" x 6' 8" 6 panel steel, insulated, Without glass, with a keyed entry lockset. The windows shall be 3 - 24" x 32" double hung.

4. ROOFING - Furnish all labor, materials, and equipment necessary to do all roofing work. Roofing work shall include felt underlayment, shingles, nails, and metal edge bead. Underlayment is 15# saturated felt roofing paper. The shingles shall be asphalt square butt seal-down shingles in Owner's choice of G.C.'s Colors. Metal edge bead shall be placed along the fascia and rake.

5. MISCELLANEOUS - Materials, labor, and equipment necessary for painting or staining shall be supplied by the owner. The owner is responsible for obtaining the required building permit. Completion shall occur within 4 to 6 Weeks from start date of the construction barring unforeseen difficulties (e.g. weather delays, strikes, etc.). G.C. Shall tear down and expose of the existing garage. There shall be a 1/2 Hp Liftmaster opener installed.



Plan View of a Detached Garage for Garrett Malone
Note: Measurements Approx. Scale: 3/16" = 1'



WALL SECTION
SCALE: 1" = 1'-0"

APPLICATION FOR BUILDING PERMIT

Department of Planning and Development

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

TOWN OF MANLIUS

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

LOCATION OF PROPOSED WORK (Street Address)

Tax Map Number

054 - 01 - 14.1

6345 Fremont Road

Lot #

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

Phoenix, NY 13135

H. Langdon Garage Builders 187 Rt. 57

Phone # 315-695-7073

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

Garrett & Marie Malone 6345 Fremont Rd. E. Syr.

Phone # 315-403-0985

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☒ demolition ☐ garage ☒ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☐ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 34,605.00

RESIDENTIAL-NEW STRUCTURE

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Sq. Ft. w/o garage _____ Sq. Ft. of garage _____

RESIDENTIAL-EXISTING STRUCTURE

of rooms added: _____ ☐ Bedroom ☐ Family Room ☐ Bath ☐ Living Space

Other _____ Total Sq. Ft. added: _____

COMMERCIAL:

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

All plumbing and sanitary systems to be inspected by Onondaga County Department of Health.

I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.

I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorized representative upon showing proper credentials, to enter the above premises or buildings during reasonable working hours to discharge their duties.

Date: May 14, 19

By: Marie Malone

☐ Owner Authorization

☐ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY

Occupancy Classification

Planning Board

Rec'd by

Receipt No.

Zoning

Plans Review

Building Permit No.

Flood Plains Wetlands

Date Application Rec'd

Set Backs

Contractors W/C Ins.

ZBA

Fee

Date Paid

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☒ DISAPPROVED

Date

Remarks

R-3 Zone: Rear Setback is 25'. Applicant will be 3' from Property Line. Needs 22' relief.

Signature of Codes Enforcement Officer

Untitled Map

Write a description for your map.

Legend

-  6345 Fremont Rd
-  Fremont Rd.

 6351 Fremont Rd.

6345 Fremont Rd

 6337 Fremont Rd.

Google Earth

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200 ft



