

Agenda
Zoning Board of Appeals
Town of Manlius
September 19, 2019
6:30 PM

1. Pledge Of Allegiance

2. Approval Of Minutes - August 15, 2019

Documents:

[8-15-19.pdf](#)

3. 8859 Haystack Lane, Chittenango NY

Documents:

[8859 Haystack Lane, Chittenango NY.pdf](#)

4. 8209 Penstock Way, Manlius NY

Documents:

[8209 Penstock Way, Manlius NY.pdf](#)

5. 4450 Treetops Circle, Manlius NY

Documents:

[4450 Treetops Circle, Manlius NY.pdf](#)

6. 6599 Maricarol Lane, Kirkville NY

Documents:

[6599 Maricarol Lane, Kirkville NY.pdf](#)

7. Other Business

8. Adjournment

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
August 15, 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:

Absent	Member	Jim Campbell
	Member	Al Ruthig
	Member	Clare Miller
	Member	Judy Salamone
	Secretary	Debi Witzel
	Attorney	Joseph Frateschi
	Codes Director	Randy Capriotti

Also, Present: Carolyn & Edward Greene, Fritz & Aimee Blok, Kyle & Samantha Haun, Tom Oot.

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

Minutes

Member Miller made a motion, seconded by Member Ruthig, to approve the minutes of July 18, 2019 as submitted by Secretary Witzel and it was carried unanimously.

Legal Notices

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

Member Miller made a motion seconded by Member Salamone, made a motion to open the public hearing at 6:32 PM.

Aimee & Fritz Blok, 7116 N. Manlius Rd., Kirkville NY (tax map # 040.-01-20.0) for a variance of 100-foot frontage instead of the required 200-foot, for a new build home

Tom Oot builder for Aimee & Fritz Blok stated there is 5.26 acres of land to the lot with public water, septic and electric. The trailer that was located on the land has now been removed. Mr. Oot stated the new home will be built 270' back from the road. Mr. Oot stated that without the variance the lot will not be a buildable lot.

Chairman Kelly proceeded with Mr. Oot through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? No, without a variance the land is not useable.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? No, the house will fit with the look of the neighborhood.

- 3) Whether the requested Variance is substantial? No,
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No, none.
- 5) Whether the alleged difficulty was self-created? No

Board Discussion

Chairman Kelly asked how far beyond the neighbor rear line will the house be built? Mr. Oot answered about 100' back from the neighbor property line which will make it about 280' to 300' back from the road. Mr. Oot stated this land is not in a flood zone or wetlands, it is clear.

Mr. Green a neighbor had a question about how the existing survey was done. After a discussion with Mr. Oot, Mr. Greene stated if the house will be 280' to 300' from the road then he is okay with the project.

Member Ruthig made a motion seconded by Member Miller, made a motion to close the public hearing at 6:43 PM.

Member Ruthig stated the new house will be an improvement from what was there and it will be back from the road.

Board Questions

Chairman Kelly preceded with the Board Members the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? No, given acreage of lot.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? No, will be an improvement over existing trailer.
- 3) Whether the requested Variance is substantial? No, given the circumstances/buffering – none.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No, none detected.
- 5) Whether the alleged difficulty was self-created? Yes, but not determinative.

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 100-foot frontage 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 Amiee & Fritz Blok, 7116 N. Manlius Rd., Kirkville NY for a variance of 100' frontage instead of the required 200' for the purpose of building a new home on the 5 acre lot.

The Board voted as follows:

Chairman Kelly	Aye
Member Ruthig	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried

Samantha & Kyle Haun, 5833 Butterfly Circle, E. Syracuse (tax map # 077.-06-09.0) requesting 2 variances to install a 13' X 26' inground pool. First, one they are requesting a 10' rear yard variance to meet the required 25'. Second, they are requesting a 5' front yard setback to meet the required 30'.

Member Salamone made a motion seconded by Member Miller, made a motion to open the public hearing at 6:44 PM.

Samantha Haun stated she would like to install an in-ground pool in her front yard. Because of the way the house was built there is not much of a back yard, so they are requesting the pool be placed in their side yard (which is by code is concerned a front yard because they are on a corner lot.)

Chairman Kelly preceded with Mr. & Mrs. Haun through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? No, because they is no room in the back yard.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? No, they will be adding a nice privacy fence.

Neighbor (Chuck LaDue) on Snowball Run is okay with the fence as long as it does not block his view when pulling out of his driveway. Owners stated that they will be keeping the fence tight to the pool.

- 3) Whether the requested Variance is substantial? No
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No, Pool Company will grade soil away from pool on Snowball Run side.
- 5) Whether the alleged difficulty was self-created? Yes

Member Ruthig asked if the fence will be tight to the pool. Mrs. Haun stated the fence will be solid white PVC and kept close to the pool.

Member Miller asked if the pool would be oval or kidney shaped. Mrs. Haun answered it will be oval to fit the space best. If the pool were pushed forward on the property it would hit a sewer pipe.

Chairman Kelly asked if they could move the pool closer to the house. Mr. Haun answered no because it may cause foundation issues.

Member Ruthig made a motion seconded by Member Salamone, made a motion to close the public hearing at 6:59 PM.

Board Discussion

Member Miller stated she would be surprised to see a pool in this location so close to the road and she feels it would change the character of the neighborhood.

Code Officer Capriotti stated that if you are looking at the front of the house the location of the pool would look okay on the side of the house.

Member Miller stated when she went to LaDue's house no one was there and they did not sign the neighbor notification sheet. Chairman Kelly stated the applicant did relay the LaDue's comments and they were notified as all the neighbors were.

Member Ruthig stated that Snowball Run is the main drive through in the neighborhood and pool will be on that road.

Board Questions

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

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? No, corner lot/unique layout of land requires pool to be built in this spot.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? No, pool will be shielded by a fence.
- 3) Whether the requested Variance is substantial? No, not substantial

- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No, none detected.
- 5) Whether the alleged difficulty was self-created? Yes, but not determinative.

Mrs. Haun stated the neighbor across the street on Snowball Run told her she is in favor of the pool and fence because that would mean the tree would come down and improve her view to the bus.

Determination of ZBA Based on the Above Factors:

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

Member Ruthig stated he believes the board needs to rely on the people in the neighborhood and if the neighbors are okay with the location of the pool then the board should consider that point of view. Member Ruthig stated the work needs to be done tastefully because of the location of the yard.

Member asked about the neighbors on Snowball that is directly across the street from where the fence will be placed.

Mrs. Haun stated the neighbor across the street on Snowball Run told her she is in favor of the pool and fence because that would mean the tree would come down and improve her view to the bus.

 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 to install a 13' X 26' pool 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:

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 Salamone, to granted to Samantha & Kyle Haun, 5833 Butterfly Circle, E. Syracuse for the purpose of installing a 13' X 26' in ground pool the first being a rear yard variance of 10' to meet the required 25' and the second is for a 5' front yard variance to meet the required 30'.

The Board voted as follows:

Chairman Kelly	Aye
Member Ruthig	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

Member Ruthig made a motion seconded by Member Salamone, made a motion to close the public hearing at 6:59 PM.

Member Ruthig made a motion seconded by Member Salamone, to correct the original motion which should be the pool size of 16' X 32' not 13' X 26''.

The Board voted as follows:

Chairman Kelly	Aye
Member Ruthig	Aye
Member Miller	Aye
Member Salamone	Aye

The motion was carried.

Adjournment

With there being no other business, Member Ruthig made a motion, seconded by Member Miller, and carried unanimously, to end the meeting at 7:15 PM.

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

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.

Owner/Applicant – Name and Phone Number: Thomas Umina and Jessica Costosa-
Umina (315) 454-7674 (315) 317-9274

Address of Proposed Work: 8859 Haystack Lane, Chittenango, NY
13037

Contractor Name & Address & Phone Number: Liverpool Pool and Spa 3424
State Route 3, Baldwinsville, NY 13027 (315) 652-3853

Proposed Work: In - ground pool

1. Addition _____	2. Alteration _____	3. Demolition _____	4. Garage _____
5. Shed _____	6. Deck _____	7. Pool <u>X</u> _____	8. Sign _____
9. New Construction _____	10. Fireplace/Woodstove _____	11. Solar _____	
12. Renewal _____	13. Other _____		

Construction Cost: \$ 29,185

Size of Project: 16' x 36'

Description of Project: We would like to build an in-ground pool in our backyard.

Residential - New Structure _____ **Existing Structure** _____

of Bedrooms _____ **# of Bathrooms** _____ **# of Fireplaces** _____

Total Square Feet w/o Garage _____ **Garage Square Foot** _____

Other _____

Description _____

Commercial – New Structure _____ **Existing Structure** _____

Name of Business: _____ **Total Square Feet:** _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.

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 that above premises or buildings during reasonable working hours to discharge their duties.

Signature:  **Date:** 7/25/19

Zoning: RA (F) 40 (R) 40 (S) 20 Flood Plain _____ Wetlands _____
Received By: B Receipt No.: 4072 Fee: \$ 100 Date: 7-25-19
Check #: 1007 Cash: X Credit Card: X
Tax Map # 082.2-01-14.0

Building Permit Number: _____

Approved: _____ Disapproved: ✓ _____ Date: 8-7-19

Remarks:

Remarks: RA Zone needs 40' Rear property setback, Applicant has 25', needs 15' relief

Randy Cignetti

Signature of Code Enforcement Officer

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 8/20/19

1. Property Address: 8209 Penstock Way

Property Tax Map # _____

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

2. Owner of Property: Simone Quinn-Smith

Owner's Address: 8209 Penstock Way

Owner's E-Mail: squinn2@hotmail.com

Owner's Phone #: 315-399-0618 Does Owners reside at property: yes

Signature of Property Owner: Simone Quinn-Smith

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: _____

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

114 02 160

8209 Penstock Way Lot # 16

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

Common Pools 5210 W Tart Rd, N. Syracuse, NY 13212 Phone # 315-458-3150

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

Simone Quinn-Smith 8209 Penstock Way Phone # 315 399-0618

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☒ pool ☐ renewal ☐ sign
☐ storage/shed ☐ fireplace/wood stove ☐ other _____ Construction Cost \$ 20,000

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: 8/14/19

By: Simone Quinn-Smith

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

CODE ENFORCEMENT USE ONLY		
Occupancy Classification <u>40 40 20</u>	Planning Board _____	Rec'd by <u>JB</u> Receipt No. <u>CC</u>
Zoning <u>R1</u>	Plans Review _____	Building Permit No. _____
Flood Plains _____ Wetlands _____	Date Application Rec'd _____	Set Backs _____
Contractors W/C Ins. _____	ZBA <u>Variance</u>	Fee <u>\$100</u> Date Paid <u>8-14-19</u>
☐ Duplicate Set of Plans	☐ Survey and/or Site Plan	
☐ APPROVED	☒ DISAPPROVED	Date <u>8-14-19</u>
Remarks <u>Applicant needs a rear yard Variance. R-1 Rear yard setback is 40'. Applicant has 16'. Needs 24' relief.</u>		
Signature of Codes Enforcement Officer <u>Bandy Capriotti</u>		

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: August 21, 2019

1. Property Address: 4450 TREE TOPS CIRCLE, MANLIUS N.Y. 13104

Property Tax Map # 110-14-11.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: PLACING A 10'X20' STORAGE SHED IN THE BACK YARD.

2. Owner of Property: CHRISTOPHER D. PANEBIANCO

Owner's Address: 4450 TREE TOPS CIR., MANLIUS, N.Y. 13104

Owner's E-Mail: CHRISP@b1g-inc.com

Owner's Phone #: 315-461-7856/315-430-1213 Does Owners reside at property: YES

Signature of Property Owner: _____

3. Applicant (Representative) / Attorney:

Name: MICHAEL E. PANEBIANCO Company: FATHER

Address: 5701 E. LAKE RD

Phone: 315-430-1213 E-Mail: mepanebianco@aol.com

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: _____

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 110 14 11.0

4450 TREETOP CIRCLE

Map 13104

Lot # 16

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

SELF -

Phone # 315-461-7856

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

CHRISTOPHER PANGRIANCO

4450 TREETOP CIR

Phone # 315-461-7856

PROPOSED WORK, USE OR OCCUPANCY

☐ addition ☐ alteration ☐ demolition ☐ garage ☐ new construction ☐ deck ☐ pool ☐ renewal ☐ sign
☒ storage/shed ☐ fireplace/wood stove ☐ other 10x20 Construction Cost \$ 3000

RESIDENTIAL-NEW STRUCTURE

N/A
of Bedrooms 0 # of Bathrooms 0 # of Fireplaces 0
Total Sq. Ft. w/o garage _____ Sq. Ft. of garage _____

RESIDENTIAL-EXISTING STRUCTURE

N/A
of rooms added: 0 ☐ 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: 8/9/2019

By: Christopher D. Pangrianco

☐ Owner Authorization

☒ Owner

☐ Authorized Agent

40 40 20

CODE ENFORCEMENT USE ONLY

Occupancy Classification _____ Planning Board _____ Rec'd by B Receipt No. 4231
Zoning R1 Plans Review _____ Building Permit No. _____
Flood Plains _____ Wetlands _____ Date Application Rec'd _____ Set Backs _____
Contractors W/C Ins. _____ ZBA needs 15' relief Fee 173 Date Paid _____

☐ Duplicate Set of Plans

☐ Survey and/or Site Plan

☐ APPROVED

☒ DISAPPROVED

Date 8-9-19

Remarks R-1 Zone needs 20' for side yard setback. Applicant has 5', needs 15' relief on side yard

Randy Capriotti
Signature of Codes Enforcement Officer

TOWN OF MANLIUS - ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 8-22-19

1. Property Address: 6599 MARICAROL LANE, KIRKVILLE, NY 13082
Property Tax Map # 51-02-39

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property: NEW CONSTRUCTION OF A DETACHED GARAGE.

2. Owner of Property: KENNETH W. EGGERT

Owner's Address: 6599 MARICAROL LANE, KIRKVILLE, NY 13082

Owner's E-Mail: kweggett.01@gmail.com

Owner's Phone #: 315-447-4160

Does Owners reside at property: YES

Signature of Property Owner: Kenneth W. Eggert

3. Applicant / Representative / Attorney:

Name: SAME 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: _____

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

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.

Owner/Applicant - Name: KENNETH W. EGGERT 315-447-1160

Address of Proposed Work: 6599 MARICAROL LN., KIRKVILLE, NY 13082

Contractor Name & Address & Phone Number: REEVE GARAGE BUILDERS
(315) 440-6394 89 HOAG DRIVE, PHOENIX, NY 13135

Proposed Work: _____

- | | | | |
|---------------------------|-------------------------------|---------------------|---|
| 1. Addition _____ | 2. Alteration _____ | 3. Demolition _____ | 4. Garage ☒ |
| 5. Shed _____ | 6. Deck _____ | 7. Pool _____ | 8. Sign _____ |
| 9. New Construction _____ | 10. Fireplace/Woodstove _____ | 11. Solar _____ | |
| 12. Renewal _____ | 13. Other _____ | | |

Construction Cost: \$ 19,615⁰⁰

Size of Project: 24' W x 28' L x 15' H

Description of Project:

STAND ALONE GARAGE TO BE LOCATED BEHIND
EXISTING HOUSE

Residential - New Structure _____ Existing Structure _____

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

Commercial - New Structure _____ Existing Structure _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the
Town of Manlius.

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 that above premises or buildings during reasonable working hours to
discharge their duties.

Signature: Kenneth W. Eggert Date: 8/05/19

CODE ENFORCEMENT USE ONLY

Zoning: R1 (F) 40 (R) 40 (S) 20 Flood Plain _____ Wetlands _____

Received By: JS Receipt No.: 4201 Fee: \$ 141 Date: 8-7-19

Check #: 6176 Cash: _____ Credit Card: _____

Tax Map # 051 - 02-39.0

Building Permit Number: _____

Approved: _____ Disapproved: X Date: 8-13-19

Remarks:
R-1 Side yard setback is 20'. Applicant has 13'. Needs
7' relief from side yard setback of 20'

Randy Cipriotti
Signature of Code Enforcement Officer