

Eff. 2018

Village of Fayetteville  
ZONING BOARD OF APPEALS  
Mark Colvin, Chairperson  
Telephone: (315) 637-9864 Fax: (315) 637-0106  
425 East Genesee Street  
Fayetteville, NY 13066

### ZONING BOARD of APPEALS

(Please fill out the application completely)

Tax Map Number of Property:

013-01-040

Zoning District of Property:

residential

Date Filed: 8/23/22

Application Fee: 150<sup>00</sup>

Applicant: David Impellizzeri

Telephone: \_\_\_\_\_

Co-Applicant: \_\_\_\_\_

Applicant's Address: 108 Huntleigh Ave

Email: dimpell71@gmail.com

Owner of Property: David Impellizzeri

Telephone: \_\_\_\_\_

Property Address: 108 Huntleigh Ave

Denied by Codes Enforcement on: 8-9-22

When did the Planning Board review the application? Sept. 12, 2022

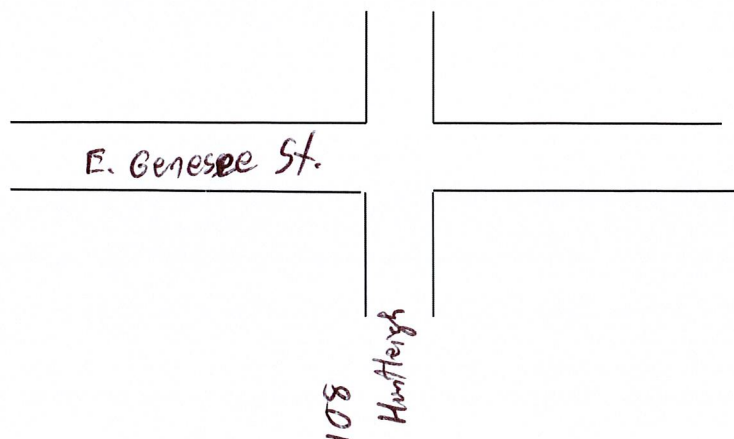
Planning Board's recommendation or determination: \_\_\_\_\_

If the property is located within the historic district, when did the Historic Preservation

Commission (HPC) review the application? N/A

HPC's recommendation or determination: \_\_\_\_\_

The Zoning Board members routinely visit each site. In order to assist them in finding your property, please locate BELOW the property with cross street names, and provide any other features which might assist the Board in identifying the property. If the land is vacant, please designate distances from cross streets in feet or tenths of a mile, or stake the frontage of the property.



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Size of Parcel: 1/4 acre Width 80 feet Depth 130 feet Total Area \_\_\_\_\_ Shape rectangle

Current Use of the Property:

Residential

Is the property located within 500 feet of: (Please check one.)

YES NO

A boundary line of the Village of Fayetteville?

(☒) ( )

An existing or proposed County, State, or Highway Road?

(☒) ( )

An existing or proposed County, State Park, or Recreation Area?

( ) (☒)

Right of way or County owned or used stream or drainage channel?

( ) (☒)

County or State owned lands with public building?

( ) (☒)

Is the property located within a flood plain or floodway?

( ) (☒)

Appeal is made herewith for:

( ) Interpretation of the Zoning Ordinance or Zoning Map

(☒) Variance from the **AREA** restrictions of the Zoning Ordinance (See page 3.)

( ) Variance from the **USE** restrictions of the Zoning Ordinance (See page 4.)

( ) Other – Appeal

The applicant requests a variance from the following Section(s) of the Code, granting the following relief:

Code Section (Title, Article)	Subject	Permitted	Proposed	Extent of Relief Requested
<u>187-54</u>	<u>Side</u>	<u>10'</u>	<u>5'</u>	<u>5'</u>
<u>187-54</u>	<u>REAR</u>	<u>50'</u>	<u>5'</u>	<u>45'</u>
_____	_____	_____	_____	_____

Description of Proposed Use:

\_\_\_\_\_  
\_\_\_\_\_

Proposed Hours of Operation:

Mon \_\_\_\_\_ Tues \_\_\_\_\_ Wed \_\_\_\_\_ Thur \_\_\_\_\_ Fri \_\_\_\_\_ Sat \_\_\_\_\_ Sun \_\_\_\_\_

Expected Peak Hours:

Weekday \_\_\_\_\_ Weekday Evening \_\_\_\_\_ Weekend Day \_\_\_\_\_ Weekend Evening \_\_\_\_\_

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Expected Parking Needs: N/A

Expected Exterior Storage: 12' x 20' shed for a wood shop

Description of any proposed interior improvements: power

Description of drainage flows and controls: N/A

Full description of any proposed exterior improvements: shed for work shop

Existing/Proposed Signage: N/A

**AREA VARIANCE:** The questions below are the criteria for which an area variance request is determined.

- 1) Will there be an undesirable change in the character of the neighborhood or a detriment to nearby properties?
- 2) Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance?
- 3) Is the area variance request substantial?
- 4) Will the variance have an adverse effect on the physical or environmental conditions in the neighborhood or district?
- 5) Was the alleged difficulty self-created?

The above-stated questions will be discussed and evaluated by the Zoning Board of Appeals. Please state the basis for your variance request and attach that statement to this application.

See proposed print from Tuff Shed



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**\*ATTENTION APPLICANTS: YOU OR PERSON(S) ACTING ON YOUR BEHALF **MUST** **ATTEND** THE SCHEDULED PUBLIC HEARING IN ORDER FOR YOUR APPLICATION TO BE REVIEWED.**

Print Name of Property Owner: David Impellizzeri

Signature of Property Owner: David A. Impellizzeri Date: 8/24/22

Print Name of Property Owner: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

State of New York

County ONONDAGA }

David Impellizzeri being duly sworn, deposes and says that s/he is the person who has signed this application; that s/he is the owner, authorized by the said owner to make and file this application; that s/he has read and understands this application; that all statements contained therein are true to the best of his/her knowledge and belief; and the work will be performed in accordance with the application and the plans and specifications filed therewith.

David A. Impellizzeri

Signature(s) of Applicant

Sworn to before me this 24 day of August 2022

Notary Public Karen R. Shepardson

County ONONDAGA

KAREN R. SHEPARDSON  
Notary Public, State of New York  
Qualified in Onondaga County  
Reg. No. 01SH6292763  
My Commission Expires 11-04-2025

\*\*\*\*\* OFFICIAL USE ONLY \*\*\*\*\*

Received by: K. Shepardson Date: 8-24-2022

	APPROVED	DENIED	DATE
Codes Enforcement Review:	_____	<u>8/24</u>	<u>8-9-22</u>
Planning Board Review:	_____	_____	_____
Zoning Board of Appeals:	_____	_____	_____
Condition(s) made part of approval:	_____		

## Karen Shepardson

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**From:** David Impellizzeri  
**Sent:** Saturday, August 27, 2022 5:09 PM  
**To:** Karen Shepardson  
**Subject:** Statement for variance request 108 Huntleigh

Hello Ms. Shepardson,

As requested, here is the brief statement of my intentions for the accessory structure.

I am requesting to build an accessory structure that is 12 feet by 20 feet for the purpose of setting up a hobby woodshop. It will be professionally prefabricated and installed by Tuff Shed.

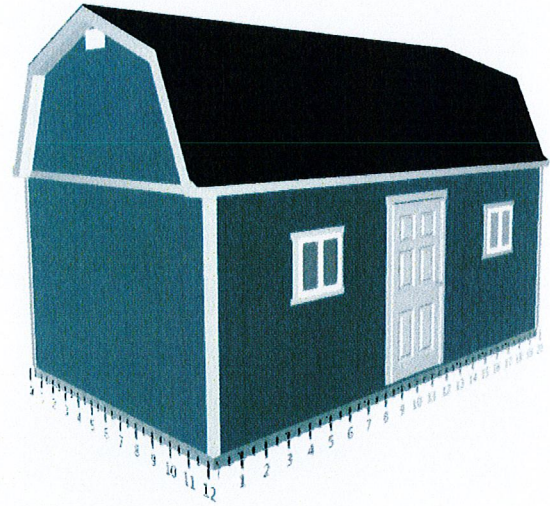
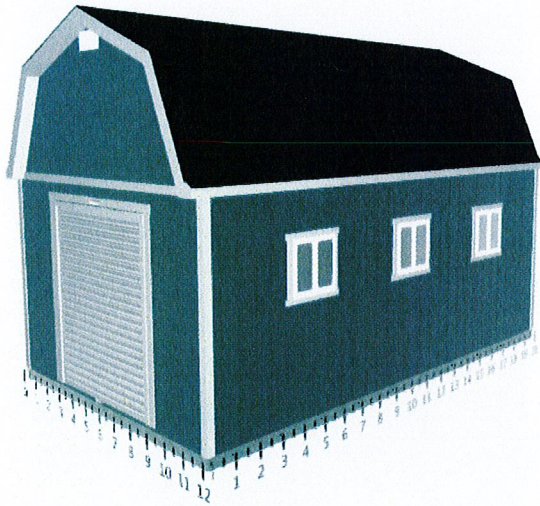
Thank you

David Impellizzeri

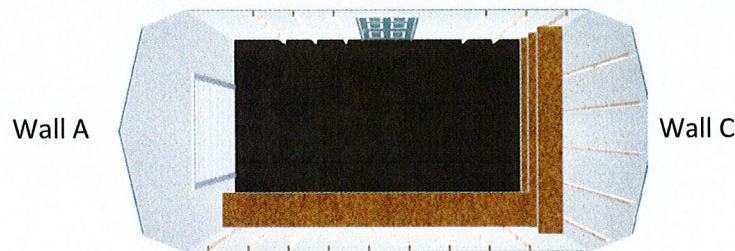
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David Impellizzeri  
108 Huntleigh Avenue  
Fayetteville NY 13066  
Q-1714206



Wall D



Wall A

Wall C

Wall B

## Base Details

### Building Size & Style

Premier Pro Tall Barn - 12' wide by 20' long

### Paint Selection

Base: Sheffield Gray, Trim: Delicate White

### Roof Selection

Charcoal Dimensional Premium Shingle

### Drip Edge

White

### Is a permit required for this job?

Yes

### Who is pulling the permit?

Tuff Shed

## Options Details

### Special Instructions

Install stairs as close to the residential door as possible, customer is supplying paint color to be applied by us.

### Doors

Roll-Up Canister Door (6' x 7'),  
6-Panel Residential Door (Left Hand Inswing),

### Windows

5 Ea 2'x2' Insulated Horizontal Sliding Window

### Floor and Foundation

240 Sq Ft 16" OC Joist Spacing

### Interior

36 Lin Ft Shelving - 16" deep  
20 Lin Ft 24" Workbench  
216 Sq Ft Overhead Loft

### Vents

2 Ea 16"x8" Wall Vent - White

### Shelving Locations

Shelving on Side C at 20", 39", 60".

### Workbench Locations

Workbench on Side B at 39".

## Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 24" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Grass

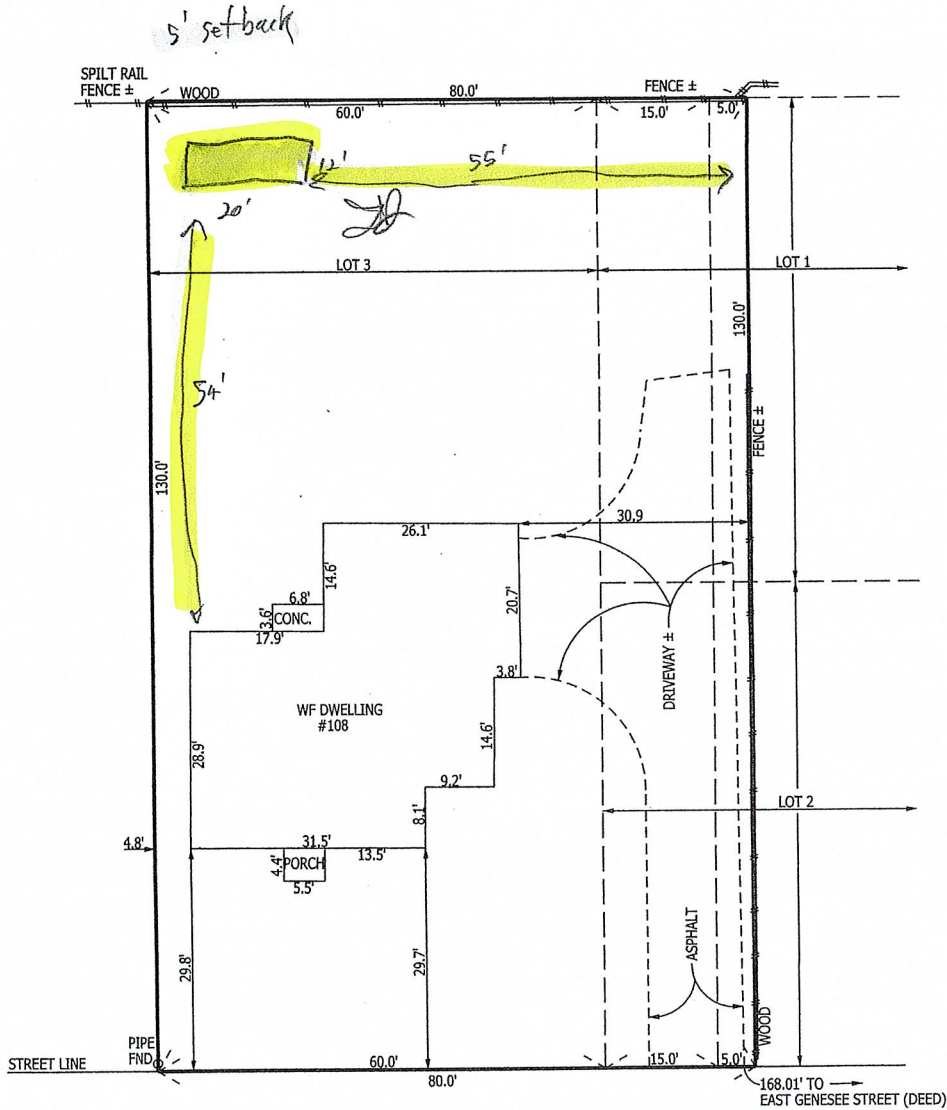
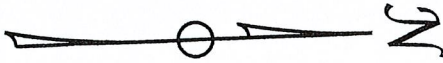


NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS  
& EXCEPTIONS OF RECORD WHICH AN UPDATED  
ABSTRACT WOULD SHOW.

RECHECKED & RECERTIFIED

4/20/22 *M. J. Dussing*



# HUNTLEIGH AVENUE

CERTIFIED TO

LOCATION SURVEY FOR: 108 HUNTLEIGH AVENUE

LOT: 3 AND PART OF 1 & 2 TRACT: HUNTLEIGH PARK, BLOCK A  
VILLAGE OF FAYETTEVILLE  
TOWN OF MANLIUS

COUNTY OF ONONDAGA

STATE OF NEW YORK

PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN.  
OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS UNLESS OTHERWISE  
INDICATED.  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL  
SURVEY.

N.Y.S. LICENSED LAND SURVEYOR NO. 050692 N.Y.S. LICENSED LAND SURVEYOR NO. 049001



**DUSSING LAND SURVEYING, LLC**

**JAMES M. DUSSING SR. LIC. NO. 050692**

SYRACUSE, NEW YORK  
PHONE: 315-256-5372

DATE: 7/28/21

SCALE: 1" = 20'

FILE NO.: 21-878