# Agenda
# Manlius Town Board
# January 8, 2020
# 6:30 PM

1. Pledge Of Allegiance

2. 2020 Organizational Minutes - Tabled

3. Establish Petty Cash Account For Tax Receiver

4. Approval Of Abstract's # 25 And # 1

5. Brolex Properties - Zone Change Application - Megnin Farms / Bridle Path - Restricted Agricultural (RA) & Commercial B (CB) To Residential 5 (R5) - 082.2-01-02.0/03.0

   Documents:

   SHORT ENVIRONMENTAL ASSESSMENT FORM - BRIDLE PATH.PDF
   TAX MAP - BRIDLE PATH.PDF
   PLANNING BOARD APPLICATION.PDF
   12-13-19 MEGNIN APARTMENTS - CONCEPT PLAN UPDATE - BRIDLE PATH.PDF
   SURVEY - BRIDLE PATH.PDF
   PARCEL DESCRIPTION - BRIDLE PATH.PDF
   ZONE CHANGE APPLICATION - BRIDLE PATH.PDF

6. 3Gi - Central New York Inland Port - Zone Change Application - Restricted Agricultural (RA) To Industrial (ID) - Minoa Kirkville Road - 054.-01-28.1, 054.-01-06.1, 054.-01-4.1, 054.-01-02.1

   The EIS report (#7), Site Plan (#6) and Site Plan Application (#3) are available in the Town Clerk's Office.

   Documents:

   10-SHORT EAF - SIGNED.PDF
   9-LEHR - SURVEY TOPO MAPS.PDF
   8-LEHR - ZONE CHANGE MAPS.PDF
   5-PROPERTY LEGAL DESCRIPTIONS.PDF
   4-ZONE CHANGE APPLICATION (3GI SIGNED).PDF
   2-PROJECT NARRATIVE.PDF
   1-COMMENT RESPONSE LETTER 2019-12-10.PDF

7. American Tower Corp - Renewal Of Special Permit - Cell Tower - 7182 E. Taft Road E. Syracuse NY 13057 - 034.-02-31.1

   Documents:

   SPECIAL PERMIT RENEWAL - AMERICAN TOWER, 7182 E. TAFT RD..PDF
   SP APPROVING EXTENSION - CELL TOWER - AMERICAN TOWER - 7182 E TAFT ROAD.PDF

8. American Tower Corp. - Renewal Of Special Permit - Cell Tower - 6738 Schepps Corners Road Kirkville NY - 048.-02-01.0/1

   Documents:

   SPECIAL PERMIT RENEWAL - AMERICAN TOWER, 6783 SCHEPPS CORNERS RD..PDF
   SP APPROVING EXTENSION - CELL TOWER - AMERICAN TOWER - 6738 SCHEPPS ROAD.PDF

9. Crown Castle - Renewal Of Special Permit - Cell Tower - 5350 Townsend Rd Manlius NY 13104 - 091.-02-21.0/1

   Documents:

   SPECIAL PERMIT RENEWAL - ANNE MARIE ZSAMBA - 5350 TOWNSEND RD..PDF
   SP APPROVING EXTENSION CROWN CASTLE - CELL TOWER - 5350 TOWNSEND RD.PDF

10. David Corbett - Renewal Of Special Permit - 7888 Saintsville Road Kirkville NY - Pole Barn In A Industrial Zone

    Documents:

    SPECIAL PERMIT RENEWAL - DAVID CORBETT, 7888 SAINTSVILLE RD..PDF
    SP APPROVING EXTENSION - RESIDENTIAL USE IN AN INDUSTRIAL DISTRICT - POLE BARN - DAVID CORBETT - 7888 SAINTSVILLE ROAD .PDF

11. Boxcast Contract - Live Streaming

    Documents:

    BOXCAST CONTRACT - LIVESTREAMING.PDF

12. Correspondence/ New Business
13. Highway Superintendent
14. Planning & Development
15. Attorney
16. Town Clerk
17. Police Chief
18. Town Board
19. Supervisor
20. Adjournment

This meeting is being recorded and the audio recording will be posted to the Town Website at www.townofmanlius.org

**Please silence cell phones.**

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

Name of Action or Project:
Bridle Path

Project Location (describe, and attach a location map):
Genesee Tpke and Strawmount Trail

Brief Description of Proposed Action:
Parcels to be subdivided into (2) lots of varying sizes as noted on plan. Project includes the construction of 132 residential units.

| Name of Applicant or Sponsor: | Telephone: 315-445-7980 |
|---|---|
| Scott Freeman - Keplinger Freeman Associates | E-Mail: sf@keplingerfreeman.com |

Address:
6320 Fly Road

| City/PO: | State: | Zip Code: |
|---|---|---|
| East Syracuse | NY | 13057 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☑ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Manlius Town Board & Planning Board approval NYSDEC permit | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? 16.02 acres
   b. Total acreage to be physically disturbed? 7.7 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 16.02 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☑ Suburban

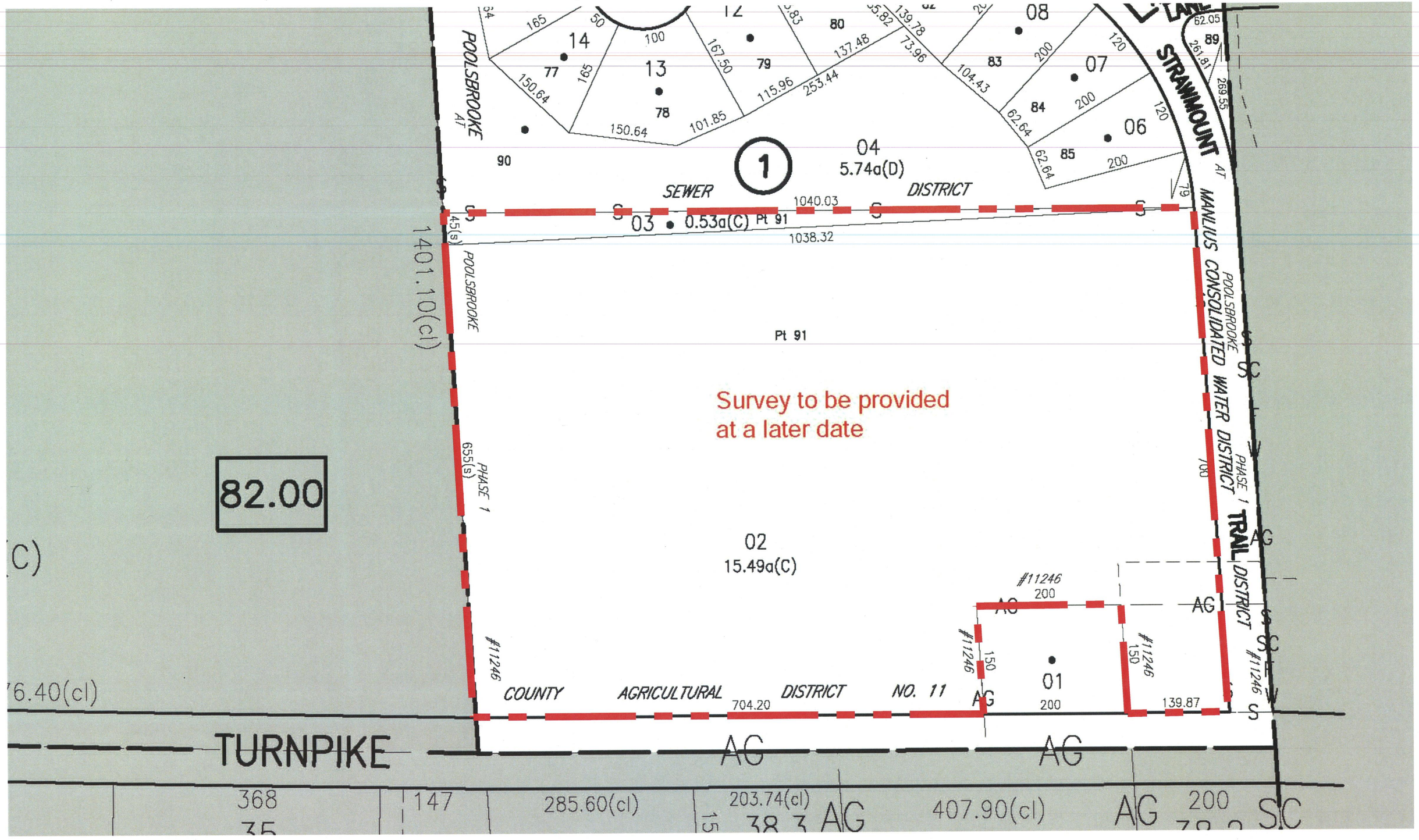
| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | ☐ | ☑ |
| a. Will storm water discharges flow to adjacent properties? | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | ☐ | ☑ |
| If Yes, briefly describe: Storm water will be directed to storm inlets and conveyed to storm water basin(s). | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | ☑ | ☐ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: SCOTT FREEMAN (KEPLINGER FREEMAN) Date: 12-13-19

Signature: [signature] Title: PARTNER

PRINT FORM




BRIDLE PATH - TAX MAP

DECEMBER 13, 2019

Expected Fee: $300

# TOWN OF MANLIUS

## PLANNING DEPARTMENT

## INITIAL APPEARANCE APPLICATION

DATE: November 11, 2019

Name of Project: (Meqnin Farms Apartments) - Bridle Path Project

**Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.**

Location of Project: Meqnin Farms

Type of Project:

( ) Division of Land (X) Subdivision ( ) Accessory Use (X) Zone Change ( ) Site Review ( ) Other

Developer: Brolex Properties, LLC Phone:

Address: 5912 North Burdick Street, Manlius, New York Zip: 13057

Tax Map Number(#)/s: 313-889-082-002-0001-002 15.49 acres
313-889-082-002-0001-003.0 .53 acres

Present Zoning: RA - Restricted Agriculture
CB - Commercial B

Desired Zoning: R5 - Residential 5

Total Acreage: 16.06

Total Number of Lots: 2 · (8.75) (7.31)

Property Owner/s: Donald Meqnin Trust Phone:

Address: 1301 Nottingham Road, Unit C211, Jamesville N.Y. Zip: 13078

Tax Map#(s): 313-889-082-002-001-002
313-889-082-002-001-003.0

Owner's Signature: Donald F. Meqnin

Printed Name: Donald Meqnin

Property Owner/s: Phone:

Address: Zip:

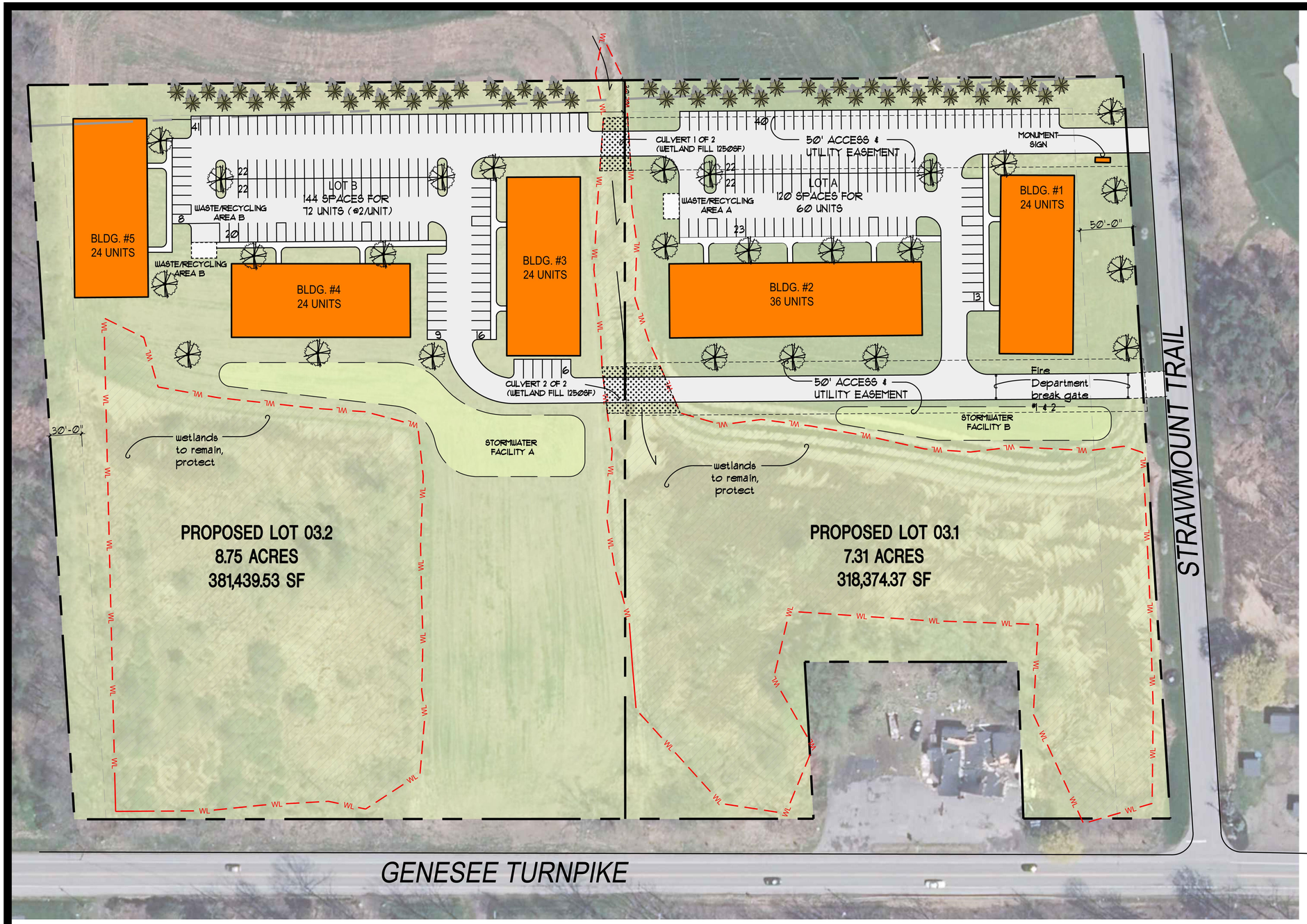
Tax Map#(s): Owner's Signature:

Printed Name:

**Use next page for additional known property owners' information**

Planning Board Meeting Date Assignment:

Fee: Paid: Per: ( ) Credit/Debit Card ( ) Check ( ) Cash




# BRIDLE PATH

## GENESEE TURNPIKE TOWN OF MANLIUS

## CONCEPT PLAN

0 50 100 150

SCALE IN FEET

DECEMBER 13, 2019

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD EAST SYRACUSE, NEW YORK 13057
PHONE (315) 445-7980 FAX (315) 445-7981

## TOWN OF MANLIUS ZONING CHART

X-MANLIUS-ZONING

### 1. CURRENT ZONING

- TAX MAP #082.2-01-02.0 & 082.2-01-03.0 ARE CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS. TAX MAP PARCEL 082.2-01-02.0 IS SPLIT ZONED RA/CB.
- THE FOLLOWING USES ARE PERMITTED IN RA DISTRICTS:
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ACCORDING TO THE SAME RESTRICTIONS.
  - ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.
- THE PROPOSED DEVELOPMENT WILL REQUIRE A ZONE CHANGE TO MEET TOWN OF MANLIUS CODE. EXISTING LOT TO BE SUBDIVIDED INTO (2) NEW LOTS ZONED R-5.

### 2. RA BULK REGULATIONS (EXISTING)

| | |
|---|---|
| MIN. FRONTAGE | N/A |
| MIN. LOT AREA | N/A |
| FRONT YARD SETBACK | 40'-0" |
| SIDE YARD SETBACK | 20'-0" |
| REAR YARD SETBACK | 40'-0" |

### 3. R-5 BULK REGULATIONS (PROPOSED) - 2 NEW LOTS

| | |
|---|---|
| MIN. FRONTAGE | N/A |
| MIN. LOT AREA | NO LESS THAN FIVE ACRES, BUT NO MORE THAN 10 ACRES. |
| SETBACK FROM HIGHWAY | 50'-0" |
| REAR AND SIDE YARD SETBACK | THE DISTANCE EQUAL TO THE HEIGHTS OF THE BUILDING, BUT IN NO CASE LESS THAN 30 FEET. |
| BUILDING SPACING | (a) BLANK WALL TO BLANK WALL: 30 FEET.<br>(b) WINDOW TO FACING BLANK WALL: 30 FEET.<br>(c) WINDOW TO VISIBLE WINDOW: 40 FEET. |
| BUILDING LENGTH | THE MAXIMUM LENGTH OF EACH BUILDING SHALL BE 60 FEET UNLESS A MINIMUM OFFSET OF FOUR FEET IS ESTABLISHED FOR EACH SIXTY-FOOT SECTION. |
| BUILDING HEIGHT | NOT MORE THAN 40 FEET OR THREE STORIES, INCLUDING BASEMENT OR CELLAR, WHICHEVER IS LESS. |
| USEABLE DISTRICT SPACE | 5000 SF PER 2 BEDROOM DWELLING NEEDED:<br>LOT 3.1- 60 X 5000 = 300,000 SF<br>LOT 3.2- 72 X 5000 = 360,000 SF |

### 4. PARKING

| | | |
|---|---|---|
| MIN. PARKING REQUIREMENT | | 2 SPOTS PER BEDROOM |
| PROPOSED BEDROOMS | | |
| | LOT 03.1 | 60 X 2 = 120 PARKING SPACES |
| | LOT 03.2 | 72 X 2 = 144 PARKING SPACES |
| | TOTAL | 264 PARKING SPACES |
| PROPOSED PARKING COUNT | | |
| | LOT 03.1 | 117 PARKING SPACES |
| | LOT 03.2 | 136 PARKING SPACES |
| | TOTAL | 253 PARKING SPACES (-11) |

### 5. PROPOSED DEVELOPMENT

PARCEL TO BE SUBDIVIDED INTO (2) LOTS OF VARYING SIZES AS NOTED ON PLANS. LOT 3.1 AND 3.2 WILL CONFORM TO R-5 ZONING UNDER 10 ACRES IN SIZE. APPROXIMATELY 132 UNITS TO BE CONSTRUCTED WITHIN (5) BUILDINGS.

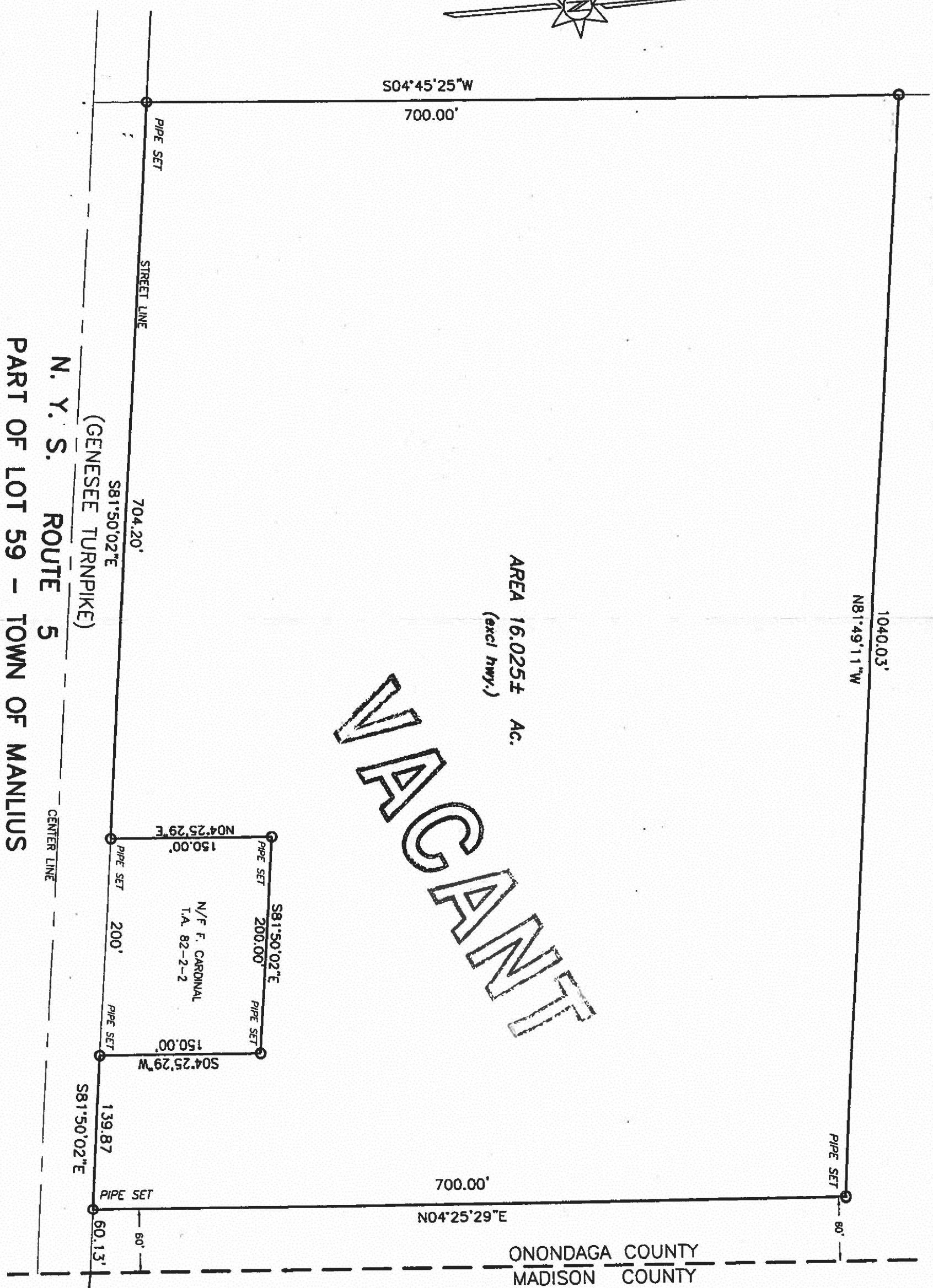
I.D:
FILE:
B/P: 381/054

*"NO CHANGE"* AFFIDAVITS ISSUED ON THIS MAP VOID THE CERTIFICATION, INFRINGE ON COPYRIGHT AND REPRESENT UNLICENSED SURVEY PRACTICE!

COPYRIGHT © 2005-
BY COTTRELL LAND SURVEYORS, P.C.
ALL RIGHTS RESERVED
COPIES WITHOUT THE EMBOSSED SEAL ARE UNAUTHORIZED AND HAVE BEEN ALTERED.

**USERS**: THIS MAP IS NOT USABLE NOR CERTIFICATIONS EXTENDABLE FOR UNSPECIFIED PURPOSES OR FOR SUBSEQUENT TRANSACTIONS EXCEPT BY THE WRITTEN CONSENT OF OR BY SURVEY UPDATE BY THE UNDERSIGNED ONLY.

**SURVEYORS**: REFERENCE TO, USE OF OR RELIANCE ON THIS MAP WITHOUT THE WRITTEN CONSENT FOR WHATEVER PURPOSE VIOLATES MY COPYRIGHT AND ABSOLVES ME OF ANY LIABILITY FOR LATENT OMISSIONS AND ERRORS AND OF ANY RESPONSIBILITY FOR RESULTANT DAMAGES.




# PART OF LOT 59 – TOWN OF MANLIUS
## ONONDAGA CO., N. Y.

SCALE: 1" = 100'
NOV. 1, 2005

COTTRELL LAND SURVEYORS, P.C.
MANLIUS, NY – (315) 682-8121

Rev. 5/07/07

*FOR CONVEYANCE AND/OR MORTGAGE PURPOSES OCCURRING WITHIN ONE YEAR OF THE LATEST CERTIFICATION DATE ONLY.*

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 03.16.05
VOID WITHOUT EMBOSSED SEAL

Gary E. Cottrell

POOLS_MEGNIN_2005_11_01.DWG

POOLSBRK.CRD

S:\Mad\Poolsbrk\Manlius\POOLS_MEGNIN_2005-11-01.dwg, 11x17L, 5/7/2007 3:37:58 PM, Ledger (11x17in), 1:1, STA-5

**ALL THAT TRCT OR PARCEL OF LAND** situated in the Town of Manlius, County of Onondaga, State of New York, being part of Lot 58 and 59 in said Town and being more specifically described as follows:

**Beginning at a point** in the northerly line of N.Y. Route #5, (a/k/a E. Genesee Street), at the intersection of said northerly line with the easterly line of Lot 59 Town of Manlius, (being also the easterly line of Onondaga County and the westerly line of Madison County),.

**Running thence** N81°50'02"W a distance of 60.13 feet to the point and place of beginning,

**Thence** S04°25'29"W a distance of 700 feet along the westerly side of Strawmount Trail,

**Thence** N81°49'11"W a distance of 1040.03 feet,

**Thence** S04°45'25"W a distance of 700 feet to a point on the north side of N.Y.Route #5,

**Thence** S81°50'02"E along the northerly line of N.Y. Route #5 a distance of 704.20 feet,

**Thence** N04°25'29"E a distance of 150 feet,

**Thence** S81°50'02"E a distance of 200 feet,

**Thence** S04°25'29"W a distance of 150 feet,

**Thence** S81°50'02"E a distance of 139.87 feet along the northerly line of N.Y. Route #5, to the point and place of beginning, containing 16.025+/- acres of land

Subject to easements and restrictions of record.

# TOWN OF MANLIUS
# ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change Brandon Jacobson, managing member of Brolex Properties, LLC

   Address of person applying 5912 North Burdick Street, Manlius, NY 13057

   Cell Number _____ Phone Number (315) 559-0556

2. Name: (owner of record) of land where Zone Change would occur Donald Megnin Trust & Megnin Farms

   Address (owner of record) 1301 Nottingham Road, Unit C211, Jamesville NY 13078

   Cell Number (owner of record) _____ Phone Number _____

3. Tax Map Number of property where Zone Change would occur 082.2-01-02.0 & 082.2-01-03.0
4. Is this property located in a flood hazard area? No

   If so, what flood area is the property in it in?

   _____

5. Present zoning classification of property RA - Restricted Agriculture / CB - Commercial B
6. Desired zoning classification R5 - Residential 5

   Reason for Change of Zone (use additional sheets if necessary) Apartments are not a permitted use in Restricted Agricultural and Commercial Business Districts.

7. What is lot size? 16.02 acres
8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? Yes
9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? No
10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? Yes

    If yes, please specify Property is adjacent to the Madison County boundary line.

11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? Yes

If yes, please specify Property is adjacent to NY-5.

12. List the uses of all abutting property residential housing, commercial nursery, vacant land

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:
    - An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
    - Copy of a survey of the premises certified by a New York State licensed surveyor.
    - Legal description of the premises.
    - This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 12-17-19

Donald Megnin
Applicant 1

Date 12-17-19

Brandon Jacobson, managing member of Brolex Properties, LLC
Applicant 2

Date

Applicant

# 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. Donald Megnin, being duly sworn, deposes and says that (s) he is:

property owner
(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: _____, 20_____.

_____
(Print Name)

_____
(Signature)

_____
(Entity Name)

_____
By (Officer) (Title)

_____
(Mailing Address of Applicant)

_____
(Telephone Number)

Date: 1/2/2020, 20_____.

DONALD F. MEGNIN
(Print Name)
Trustee

Donald F. Megnin
(Signature)

_____
(Entity Name)

_____
By (Officer) (Title)

1321 NOTTINGHAM RD APT C211, JAMESVILLE NY 13078
(Mailing Address of Applicant)

315 396 0080
(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 2ND day of JANUARY in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared DONALD F. MEGNIN _____, and _____ 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.

Brenda R. Green
Notary Public

BRENDA R. GREEN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Cayuga County
01GR6338517
MY COMMISSION EXPIRES 8/11/2022

# 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. Brandon Jacobson, being duly sworn, deposes and says that (s) he is:

managing member of Brolex Properties, LLC
(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: _____, 20_____.

_____
(Print Name)

_____
(Signature)

_____
(Entity Name)

_____
By (Officer) (Title)

_____
(Mailing Address of Applicant)

_____
(Telephone Number)

Date: _____, 20_____.

_____
(Print Name)

_____
(Signature)

_____
(Entity Name)

_____
By (Officer) (Title)

_____
(Mailing Address of Applicant)

_____
(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this _____ day of _____ in the year 20_____, before me, the undersigned, a notary public in and for said state, personally appeared _____,
_____, and _____ 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.

_____
Notary Public

# CORPORATE ACKNOWLEDGEMENT

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

Brandon Jacobson, being duly sworn, deposes and says the s(he) is the managing member of Brolex Properties, LLC corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

Applicant Signature

Subscribed to me before this day
Of December 30, 2019

Notary Public

TAYLOR ROESCHLAUB
NOTARY PUBLIC STATE OF NEW YORK
ONONDAGA
LIC. #01RO6399976
COMM. EXP. 11/04/2023

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

Name of Action or Project:
3Gi - Central New York Inland Port

Project Location (describe, and attach a location map):
Town of Manlius - Industrial corridor adjacent to the CSX Dewitt train yard

Brief Description of Proposed Action:
The project will involve the zone change of three properties adjacent to the CSX rail yard. The construction includes a 2-acre gravel container pooling yard and a 'short term' access road off of Fremont Road to the containment yard. This will also include the construction of a +/- 700 SF modular office building and a truck scale for cargo monitoring.

| Name of Applicant or Sponsor: | Telephone: 315-269-7767 |
|---|---|
| 3Gi-CNYIP (Contact: Chris Beck) | E-Mail: ebeck@synapsellc.com |

Address:
360 Erie Blvd East

| City/PO: | State: | Zip Code: |
|---|---|---|
| Syracuse | NY | 13202 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☑ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Zone Change - Town Board of Manlius, Site Plan Approval - Manlius Planning Board, Wetland Crossing Permit - DEC, SOCPA Approval | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? 92 acres
   b. Total acreage to be physically disturbed? 3.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 92 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☑ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? ( w/ proposed zone change to industrial) | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ☑ | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ☑ |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☑ | ☐ |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ☑ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ☐ | ☑ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ 0.3 acre impact to jurisdictional wetland to create access to Fremont Road. | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☑ Agricultural/grasslands ☐ Early mid-successional

☑ Wetland ☐ Urban ☐ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☐ | ☑ |
| 16. Is the project site located in the 100-year flood plan?<br>overall project site is within 100yr flood<br>Phase 1 project area is outside | ☐ | ☑ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes, | ☐ | ☑ |
| a. Will storm water discharges flow to adjacent properties? | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>Mitigated stormwater runoff will discharge to existing wetland at rates less than existing conditions | ☑ | ☐ |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment: | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☑ | ☐ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

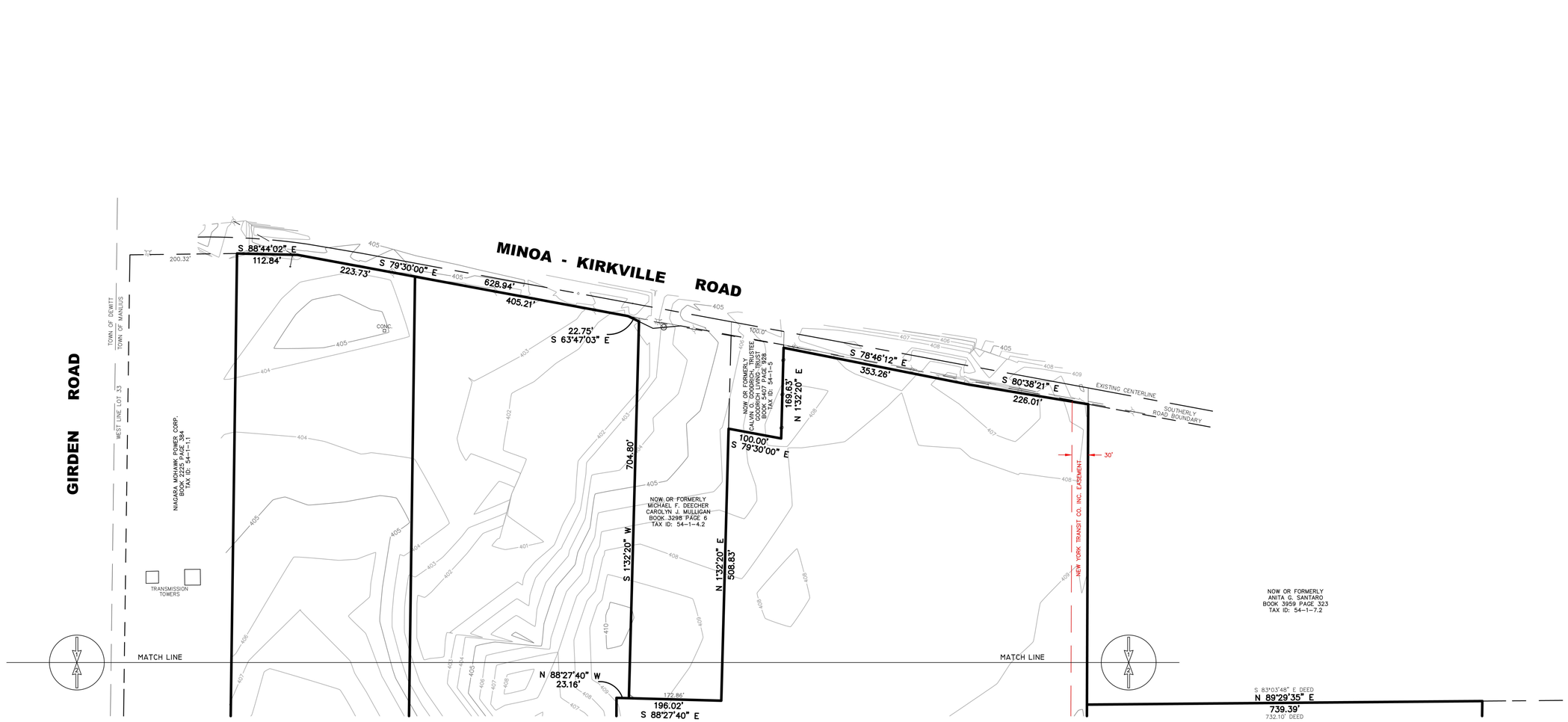
Applicant/sponsor/name: MATTHEW R NAPIERALA P.E ENGINEER AGENT FOR OWNER Date: 17 DECEMBER 2019

Signature: [signature] Title: MANAGING ENGINEER

PRINT FORM

LEGEND:

- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- MANHOLE
- FIRE HYDRANT
- CHAIN LINK FENCE




# TOPOGRAPHICAL MAP
# LANDS OF
# 3GI CNYIP, INC.

SHEET 1 OF 2

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

Elevation and Contours based on North American Datum of 1988 (NAVD88).

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |


LEHR
LAND SURVEYORS D.P.C.
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com


I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

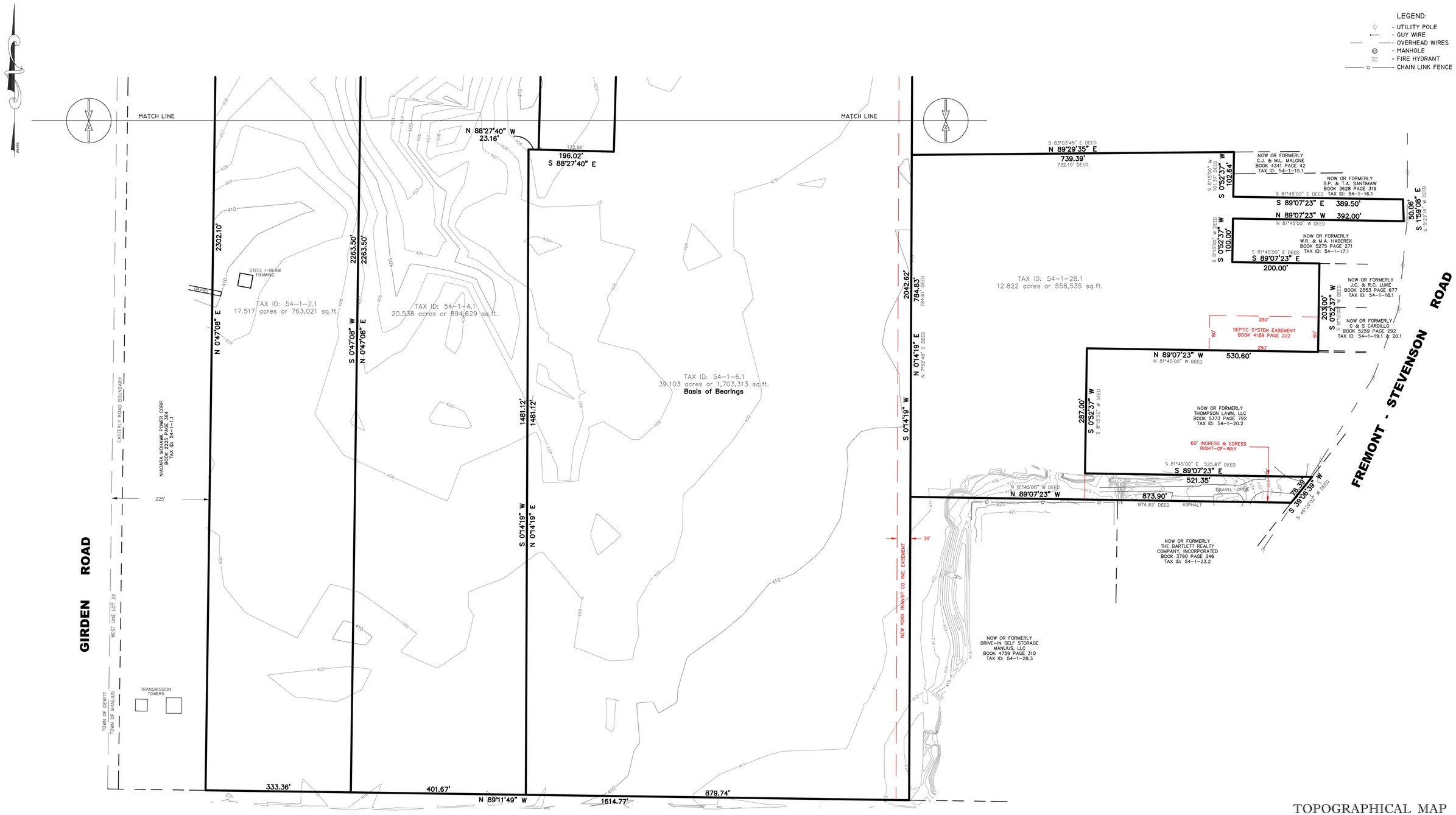
LOCATION SURVEY ON PART OF LOT No.33.
TOWN OF MANLIUS

KNOWN AS MINOA-KIRKVILLE ROAD, TOWN OF MANLIUS, COUNTY OF ONONDAGA, NEW YORK

| FIELD DATE: | MAP DATE: | SCALE: | DRAWN BY: |
|---|---|---|---|
| 26 NOV 2019 | 3 DEC 2019 | 1"=100' | WJH |

REVISIONS:

DRAWING No. 19-J-67
*0* *1*




# TOPOGRAPHICAL MAP
# LANDS OF
# 3GI CNYIP, INC.

SHEET 2 OF 2

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

Elevation and Contours based on North American Datum of 1988 (NAVD88).

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |


LEHR
LAND SURVEYORS D.P.C.
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com


I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

LOCATION SURVEY ON PART OF LOT No.33.
TOWN OF MANLIUS

KNOWN AS MINOA-KIRKVILLE ROAD, TOWN OF MANLIUS, COUNTY OF ONONDAGA, NEW YORK

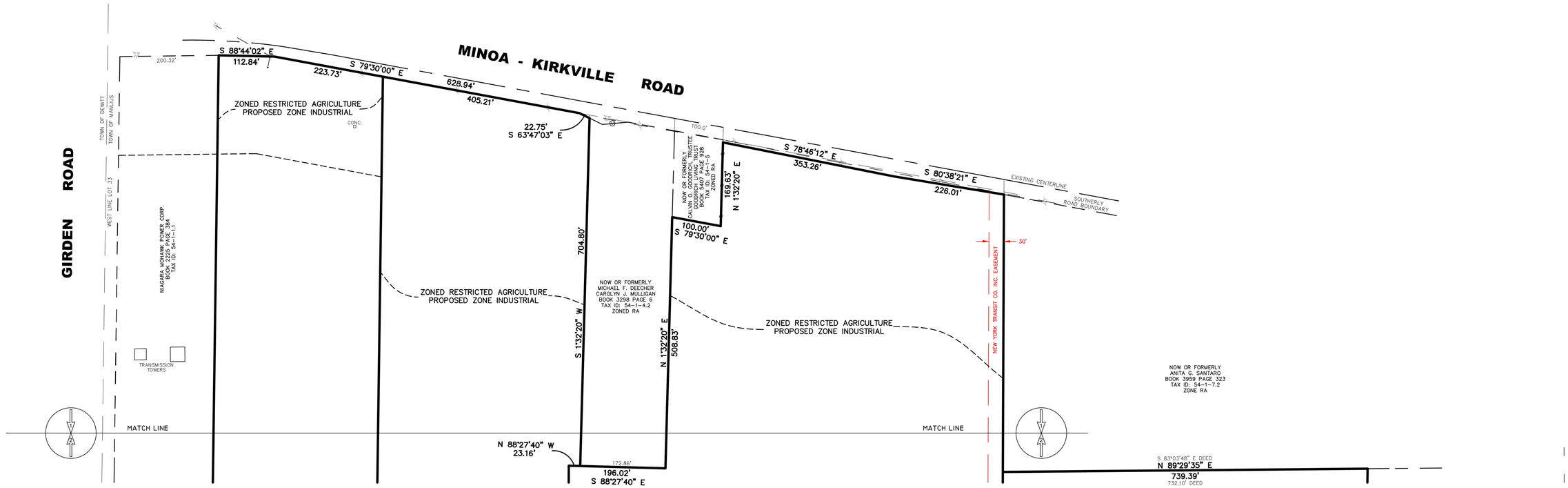
| FIELD DATE: | MAP DATE: | SCALE: | DRAWN BY: |
|---|---|---|---|
| 26 NOV 2019 | 3 DEC 2019 | 1"=100' | WJH |

REVISIONS:

DRAWING No. 19-J-67
*D* *1*

LEGEND:

- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRES
- MANHOLE
- FIRE HYDRANT
- CHAIN LINK FENCE




# ZONE CHANGE MAP
# LANDS OF
# 3GI CNYIP, INC.

SHEET 1 OF 2

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |


LEHR
LAND SURVEYORS D.P.C.
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com


I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

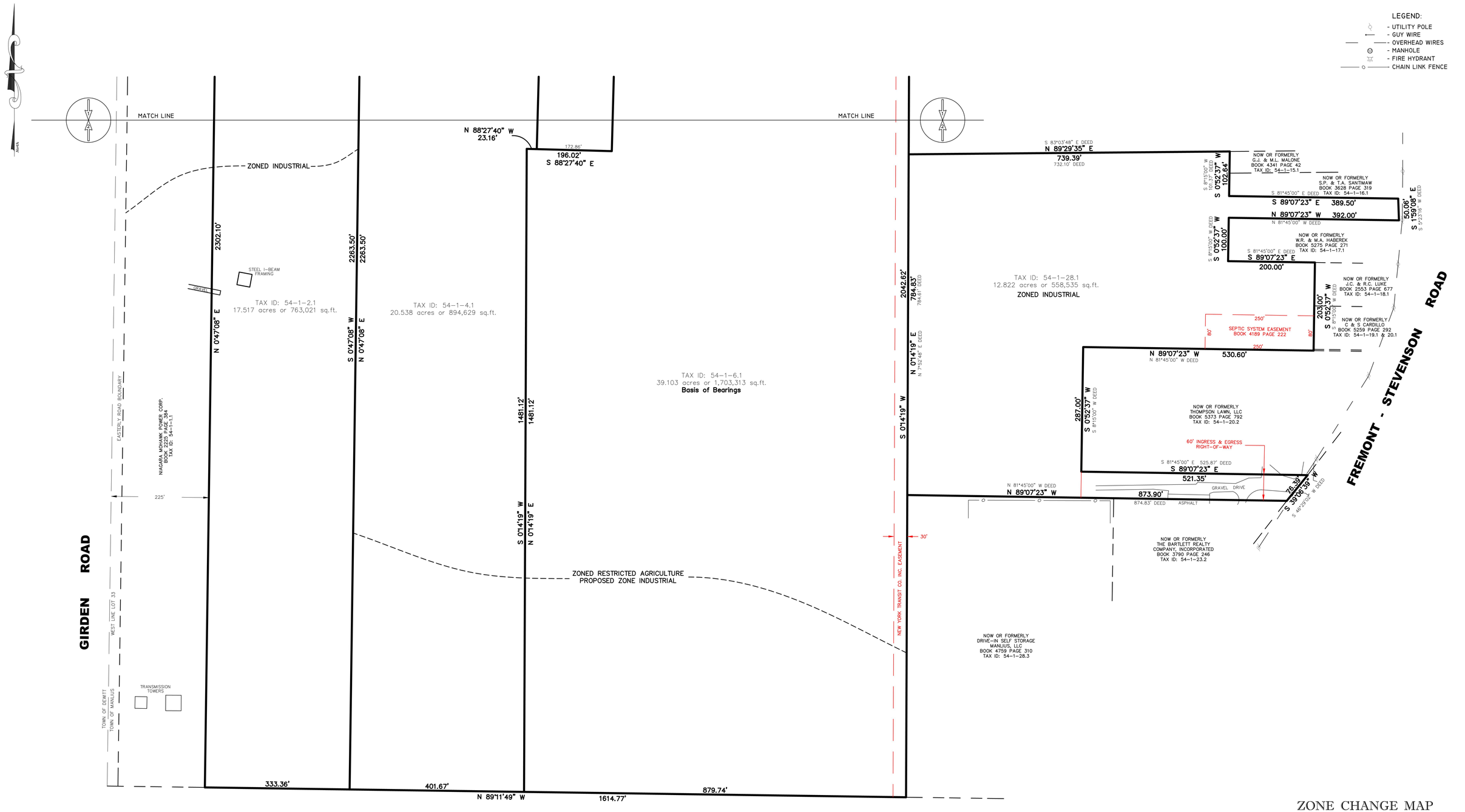
LOCATION SURVEY ON PART OF LOT No.33.
TOWN OF MANLIUS

KNOWN AS MINOA–KIRKVILLE ROAD, TOWN OF MANLIUS,
COUNTY OF ONONDAGA, NEW YORK

| FIELD DATE: | MAP DATE: | SCALE: | DRAWN BY: |
|---|---|---|---|
| 26 NOV 2019 | 3 DEC 2019 | 1"=100' | WJH |

REVISIONS:

DRAWING No. 19–J–67
*D* *1*




# ZONE CHANGE MAP
# LANDS OF
# 3GI CNYIP, INC.

SHEET 2 OF 2

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

| No. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |


LEHR
LAND SURVEYORS D.P.C.
116 SALINA STREET – SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com


I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

LOCATION SURVEY ON PART OF LOT No.33.
TOWN OF MANLIUS

KNOWN AS MINOA-KIRKVILLE ROAD, TOWN OF MANLIUS, COUNTY OF ONONDAGA, NEW YORK

| FIELD DATE: 26 NOV 2019 | MAP DATE: 3 DEC 2019 | SCALE: 1"=100' | DRAWN BY: WJH |
|---|---|---|---|
| REVISIONS: | | DRAWING No. 19-J-67 *D* *1* | |

Lehr Land Surveyors D.P.C.
Land Surveying & Planning

Suite 6
116 Salina Street
Liverpool, New York 13088
315-451-3333
FAX: 315-451-3392
EMAIL: info@lehrlandsurveyors.com

December 09, 2019


**Surveyor's Description**
Tax Id: 54-1-2.1
Town of Manlius

RE: Minoa-Kirkville Road

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Manlius, County of Onondaga and State of New York and being Lot No.33 in said Town, and being more particularly described as follows:

**BEGINNING** at a point in the southerly road boundary of Minoa – Kirkville Road, said point being easterly a distance of 200.32' from the easterly road boundary of Girden Road, said point also being the northeasterly corner of land now or formerly owned by Niagara Mohawk Power Corporation as recorded in the Onondaga County Clerk's Office in Book 2225 of Deeds, Page 384;

**thence S 88º44'02" E**., along the southerly road boundary of said Minoa – Kirkville Road, a distance of **112.84 feet** to an angle point in said road boundary;

**thence S 79º30'00" E**., continuing along the southerly road boundary of said Minoa – Kirkville Road, a distance of **223.73 feet** to a point;

**thence S 0º47'08" W.,** a distance of **2263.50 feet** to the northerly line of lands now or formerly owned by CSX Transportation Inc.;

**thence N 89º11'49" W**., along the northerly line of said CSX Transportation Inc., a distance of **333.36 feet** to the easterly line of said Niagara Mohawk Power Corporation;

**thence N 0º47'08" E**., along the easterly line of said Niagara Mohawk Power Corporation, a distance of **2302.10 feet** to the point of beginning;

Containing 17.517 acres or 763,021 square feet of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights-of-ways of record.

Lehr Land Surveyors D.P.C.
Land Surveying & Planning

Suite 6
116 Salina Street
Liverpool, New York 13088
315-451-3333
FAX: 315-451-3392
EMAIL: info@lehrlandsurveyors.com

December 09, 2019


**Surveyor's Description**
Tax Id: 54-1-4.1
Town of Manlius

RE: Minoa-Kirkville Road

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Manlius, County of Onondaga and State of New York and being Lot No.33 in said Town, and being more particularly described as follows:

**BEGINNING** at a point in the southerly road boundary of Minoa – Kirkville Road, said point being easterly a distance of 536.89' from the easterly road boundary of Girden Road;

**thence S 79º30'00" E**., along the southerly road boundary of said Minoa – Kirkville Road, a distance of **405.21 feet** to an angle point in said road boundary;

**thence S 63º47'03" E**., continuing along the southerly road boundary of said Minoa – Kirkville Road, a distance of **22.75 feet** to its intersection with the westerly line of lands now or formerly owned by Michael F. Deecher and Carolyn J. Mulligan as recorded in the Onondaga County Clerk's Office in Book 3298 of Deeds, Page 6;

**thence S 1º32'20" W.,** along the westerly line of said Deecher and Mulligan, a distance of **704.80 feet** to a point;

**thence N 88º27'40" W**., a distance of **23.16 feet** to a point;

**thence S 0º14'19" W**., a distance of **1481.12 feet** to its intersection with the northerly line of lands now or formerly owned by CSX Transportation Inc.;

**thence N 89º11'49" W.,** along the northerly line of said CSX Transportation Inc., a distance of **401.67 feet** to a point;

**thence N 0º47'08" E.,** a distance of **2263.50 feet** to the point of beginning.

Containing 20.538 acres or 894,629 square feet of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights-of-ways of record.

Lehr Land Surveyors D.P.C.
Land Surveying & Planning

Suite 6
116 Salina Street
Liverpool, New York 13088
315-451-3333
FAX: 315-451-3392
EMAIL: info@lehrlandsurveyors.com

December 09, 2019


**Surveyor's Description**
Tax Id: 54-1-6.1
Town of Manlius

RE: Minoa-Kirkville Road

**ALL THAT TRACT OR PARCEL OF LAND** situate in the Town of Manlius, County of Onondaga and State of New York and being Lot No.33 in said Town, and being more particularly described as follows:

**BEGINNING** at a point in the southerly road boundary of Minoa – Kirkville Road, said point being the northeasterly corner of property now or formerly owned by Calvin O. Goodrich, Trustee of the Goodrich Living Trust as recorded in the Onondaga County Clerk's Office in Book 5407 of Deeds, Page 928;

**thence S 78º46'12" E**., along the southerly road boundary of said Minoa – Kirkville Road, a distance of **353.26 feet** to an angle point in said road boundary;

**thence S 80º38'21" E**., continuing along the southerly road boundary of said Minoa – Kirkville Road, a distance of **226.01 feet** to its intersection with the westerly line of lands now or formerly owned by Anita G. Santaro as recorded in the Onondaga County Clerk's Office in Book 3959 of Deeds, Page 323;

**thence S 0º14'19" W.,** along the westerly line of said Santaro and the westerly line of lands now or formerly owned by Drive-In Self Storage Manlius, LLC as recorded in the Onondaga County Clerk's Office in Book 4759 of Deeds, Page 310 a distance of **2042.62 feet** to a its intersection with the northerly line of lands now or formerly owned by the CSX Transportation Inc.;

**thence N 89º11'49" W.,** along the northerly line of said CSX Transportation Inc., a distance of **879.74 feet** to a point;

**thence N 0º14'19" E.,** a distance of **1481.12 feet** to a point;

**thence S 88º27'40" E.,** partially along the lands now or formerly owned by Michael F. Deecher and Carolyn J. Mulligan as recorded in the Onondaga County Clerk's Office in Book 3298 of Deeds, Page 6, a distance of **196.02 feet** to a point;

**thence N 1º32'20" E.,** along the easterly line of said Deecher and Mulligan, a distance of **508.83 feet** to its intersection with the southerly line of said Goodrich;

**thence S 79º30'00" E.,** along the southerly line of said Goodrich, a distance of **100.00 feet** to a point;

**thence N 1º32'20" E.,** along the easterly line of said Goodrich, a distance of **169.63 feet** to the point of beginning.

Containing 39.103 acres or 1,703,313 square feet of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights-of-ways of record.

# TOWN OF MANLIUS
# ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change 3Gi (Contact: Chris Beck)
   Address of person applying 360 Erie Boulevard East, Syracuse, NY 13202
   Cell Number (315) 269-7767 Phone Number (315) 849-0898
2. Name: (owner of record) of land where Zone Change would occur 3Gi CNYIP Inc.
   Address (owner of record) 360 Erie Boulevard East, Syracuse, NY 13202
   Cell Number (owner of record) _____ Phone Number (315) 849-0898
3. Tax Map Number of property where Zone Change would occur 054.-01-28.1, 054.-01-06.1 54.-01-4.1, &054.-01-02.1
4. Is this property located in a flood hazard area? Yes
   If so, what flood area is the property in it in?
   100-Year Floodplain
5. Present zoning classification of property Residential Agricultural & Industrial
6. Desired zoning classification Industrial
   Reason for Change of Zone (use additional sheets if necessary) Lots to the east, south, and west under common ownership are industrial zoned. A zone change would provide consistent zoning for the parcels in common ownership and would allow for the proposed future use of a container pooling yard and inland port as a natural extension of the CSX rail yard
7. What is lot size? Four (4) parcels totaling 75.7 total acres
8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? Yes
9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? No
10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? Yes
    If yes, please specify The center line of Girden Road is the Town of DeWitt boundary.
11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? Yes

If yes, please specify Pine Grove Middle School

12. List the uses of all abutting property Residential properties, the CSX rail yard, a self-storage unit facility, and vacant forested/wetland area.

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

36: CNYIP, Inc.

Date 12/17/19 By: Richard C Reed
Applicant 1 CEO

Date _____ _____
Applicant 2

Date _____ _____
Applicant

# 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. Eckardt C. Beck being duly sworn, deposes and says that (s) he is:

CEO of 3G: CNYIP, Inc. (Applicant)

(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: December 17th, 20 19.

Eckardt C. Beck
(Print Name)

(Signature)

36: CNY IP, Inc.
(Entity Name)

Eckardt C. Beck, Chief Executive Officer
By (Officer) (Title)

360 Erie Boulevard East, Syracuse, NY 13202
(Mailing Address of Applicant)

(315) 269-7767
(Telephone Number)

Date: _____, 20_____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

## ACKNOWLEDGEMENTS

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

On this 17th day of December in the year 20 19, before me, the undersigned, a notary public in and for said state, personally appeared Eckardt C. Beck, _____, and _____ 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.

Notary Public

BRENDAN V. COTTER
Notary Public, State of New York
No. 02CO6152108
Qualified in Oneida County
My Commission Expires August 28, 2022

# CORPORATE ACKNOWLEDGEMENT

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

Eckardt C. Beck, being duly sworn, deposes and says the s(he) is the Chief Executive Officer of 3G: CNYIP, Inc. corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

Eckardt C Beck
Applicant Signature

Subscribed to me before this 17th day
Of December, 2019

Notary Public

BRENDAN V. COTTER
Notary Public, State of New York
No. 02CO6152108
Qualified in Oneida County
My Commission Expires August 28, 2022

06/29/16 LB

# Zone Change Application

For:

**CENTRAL NEW YORK INLAND PORT**
**TOWN OF MANLIUS, NY**

Prepared for:

**3Gi**
360 ERIE BOULEVARD EAST
SYRACUSE, NY 13202

Prepared by:

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NEW YORK 13104
Telephone: (315) 682-5580
Fax: (315) 682-5544

December 2019

## *EXECUTIVE SUMMARY*

### A. INTRODUCTION

3Gi CNYIP Inc. (3Gi) is the leading private entity responsible for the development of the Central New York Inland Port (CNYIP), which will offer increased opportunities for importing and exporting by providing infrastructure for dedicated international intermodal service to and from the Port Authority of New York and New Jersey (PANYNJ). By increasing the amount of materials that are transported via rail relative to the amount transported by truck, the project will contribute to more efficient use of energy and reduction in greenhouse gas emissions while enhancing the import/export markets in NYS. 3Gi's CNYIP will be integrated into the existing Dewitt Rail Yard located south of Kirkville Road between Girden Road and Fremont Road in the Town of Manlius. The Dewitt Rail Yard has been operated by CSX since 1857 and is located along a route that extends from Boston to Cleveland. The rail yard and subject site is on a Class 1 railroad, is a part of the NYS Transportation Master Plan, and is also within the Federal Intermodal Corridor, making the project eligible for federal funding. In 2018, New York State funded $19 million to CSX to make improvements to the DeWitt Rail Yard in order to allow for international container service, which will commence in September of 2019. By developing a functional CNYIP, 3Gi plans to take advantage of the economic opportunity presented by international container service and therefore provide numerous socioeconomic and environmental benefits to the Central New York region.

### B. ECONOMIC INCENTIVES

3Gi, in business with Intransit Container, Inc., (ICI), will provide logistic services that match international import containers with exporters who need empty containers. Coordinating importers and exporters to take full advantage of round trip empty international containers is the primary business opportunity filled by 3Gi CNYIP and ICI Port of Worcester. Together, 3Gi and ICI fill a need for regional importers and exporters to send and receive a greater volume of goods from international markets in a more cost-effective and fuel-efficient manner. This business relationship will provide a streamlined alternative to shipping via truck, which is far more time and cost intensive.

### C. FACILITY OPERATIONS

The CNYIP will be set up to provide management of incoming and outgoing cargo for the Dewitt Rail Yard, where there is none today. CSX is in the business of transporting cargo; they do not manage cargo once it reaches its destination. The inland port will store, organize, coordinate, distribute, and manage the cargo from the transporter to and from the manufacturer and the buyer. The establishment of an effective inland port will start with the development of an international container yard for CSX containers. The container yard will take in off-loaded international containers, store them in a yard, and mitigate the truck transport of the containers to their final destination. The container yard will also take in empty containers and coordinate their distribution to Central New York exporters for filling. Once they are loaded with product, the containers will be returned to the CNYIP for export via rail back to the PANYNJ for international distribution on container ships.

Future expansion of CNYIP is unknown at this time but could potentially include the development of on-site warehousing for the short-term aggregation of products and the infrastructure required to coordinate the exporting of those products. It could also include the laying of track inside the CNYIP owned property, enabling CSX to switch the rail cars into the 3Gi operated container yard and thereby allow for the control of export loading and the ability to aggregate large numbers of containers to be shipped on the same train.

### D. ENVIRONMENTAL IMPACT

The implementation of a Central New York Inland Port will have a positive impact on the environment. Currently, CNY exporters have to transport their goods via truck (tractor trailer) down and through New York City to the PANYNJ. Not only is truck transport more expensive (greater than 5 times the cost of rail transport), but it is harmful to the environment due to excessive carbon emission from the trucks. Rail transport has significantly lower carbon emissions and therefore a smaller environmental impact.

Adjacent to the proposed site there are several NYSDEC freshwater wetlands and a FEMA 100-year floodplain area. The proposed project will avoid much of the jurisdictional wetland areas and only require a small impact for the

road extension from the container yard to Kirkville Road. The project will include properly sized stormwater mitigation basins to mitigate any effects to storm water runoff conditions resulting from the proposed development. A wetland delineation and determination report has been compiled and is included in Appendix C of this report.

## E. TRAFFIC IMPACT

As it exists today, the main route for international truck traffic that is entering or exiting the CSX operated DeWitt Rail Yard is via North Central Avenue and Fremont Road. Beginning in September of 2019, CSX will use this existing route for all international cargo transportation by truck. The long-term plan for the CNYIP is to reroute this truck traffic through the 3Gi site onto Girden Road before accessing Kirkville Road. This will alleviate the potential traffic burden from the prospective increase in international container service, thus avoiding the two schools and residential neighborhood located along Fremont Road. The traffic improvement proposed by 3Gi is a great enhancement to the existing condition. The temporary access road (Temp Road 1) proposed in Phase 1 will access the international container yard from Fremont Road. The first permanent option for site access from Girden Road (Perm Road 1) will be via an existing easement directly west of the site. The second permanent option for site access from Girden Road (Perm Road 2) will be to the northwest across the northern part of the wetland area. Perm Road 2 will require coordination with NYS in order to obtain funding, but will have a much smaller impact on the adjacent wetlands.

The intersection of Girden Road and Kirkville Road is only a three quarter-mile drive to Interstate 481. The connection to the NYS Thruway (Interstate 90) is only two miles north of this point and is only another 6 miles from Interstate 81. Therefore, from the future road improvement on Girden Road, international cargo will have a direct connection from the CSX railroad to the entirety of New York State, the northeastern United States, and eastern Canada. To assess the potential impact that the trip generation from the full build-out of the project will have on Girden Road and Kirkville Road, a traffic impact study has been prepared for this project and is included in Appendix D of this report.

## F. PROJECT BENEFITS

The CNYIP has many potential socio-economic and environmental benefits to the Central New York Region. The greatest positive outcome is the prospective economic growth that would accompany a reduction in shipping costs associated with a shift from importing and exporting by truck to rail. Many businesses within the CNY region have indicated that transportation costs are a significant cost of sales and consideration in their growth potential as well as retaining their business in NYS. Additionally, the long-term shift to importing and exporting by rail will result in a reduction in emissions of greenhouse gases through a decrease in tractor trailers on NYS roadways.

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING

110 FAYETTE STREET
MANLIUS, NEW YORK 13104

December 18, 2019

Randy Capriotti, Director of Code Enforcement
Town of Manlius, Planning and Development
301 Brooklea Drive
Fayetteville, NY 13066

**Re: 3Gi – Central New York Inland Port Project**

Dear Mr. Capriotti,

Enclosed for your review is a complete set of plans and documents for a zone change request and site plan review for the 3Gi property north of the CSX rail yard. We look forward to presenting to the Town of Manlius Planning Board meeting on January 6th, 2020. Below are responses to the submission comment letter from Miller Engineers dated September 11th, 2019.

1) *The site is currently zoned Restricted Agricultural (RA) and the proposed warehousing and storage container parking is not an allowable use.*
   **This submission contains the necessary application and materials to apply for a zone change.**

2) *Submission of site plan and supporting data is required should a zone change be requested… and shall include at a minimum the following information…*
   a) *A properly certified survey of the property…*
      **A certified survey of the subject parcels is included in this submittal and includes site features and existing topography. Additionally, zone change maps of the properties are also included.**

   b) *The site plan showing proposed building locations and land use areas.*
      **A site plan of the proposed container pooling operation is included in this submittal.**

   c) *Traffic circulation, parking and loading spaces, and pedestrian walks.*
      **The proposed access driveway off of Fremont Road is included on the site plan. There are no associated parking spaces or pedestrian facilities required for the current proposal.**

   d) *Landscaping plans, including site grading and landscape design.*
      **A landscaping and grading plan is included in this submittal.**

   e) *Preliminary architectural drawings for buildings…*
      **For the current proposal, only a small prefabricated modular office building is proposed. Colors and materials have yet to be determined. Some examples of what this office building could look like are shown on the following page. Warehouse buildings are included in the master development plan for the property and are shown only as an example of potential future proposals.**

PH 315-682-5580 • FAX 315-682-5544 • EMAIL:MNAP@NAPCON.COM

Figures 1&2: Examples of prefabricated modular office buildings.

f) *Preliminary engineering plans, including street improvements, drainage systems, and public utility extensions.*
**All proposed improvements have been included in the site plan. The only utilities proposed at this time are several pole-mounted site lights. Placeholders for stormwater management are shown on the site plan to mitigate future impervious area on the site.**

3) *For more specific detailed information, the applicant should be directed to reference the Town Zoning Code, procedures for zone change and site plan submission requirements.*
**We have reviewed section §155-28 'Site Plan Review' in the Town of Manlius zoning code, and believe that we have addressed all of the applicable requirements.**

Any and all future comments will be addressed accordingly. If you have any questions or if you need any other additional information, please contact us.

Respectfully submitted,

NAPIERALA CONSULTING
Professional Engineer, P.C.

*Matthew R. Napierala*

Matthew R. Napierala, P.E.
Managing Engineer / President

TOWN OF MANLIUS
TOWN CLERK'S OFFICE
DEC 23 2019

# TOWN OF MANLIUS
## Special Permit Renewal Application

DATE: 12/6/19 Tax Map # 034.-02-31.1/1

I American Tower Asset Sub II, LLC as applicant relative to property located
*Applicant's Name*

at 7182 East Taft Rd., E. Syracuse, NY Cell Tower # 306968

hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on 5/11/1994 Yes____ No X
*Date*

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Update Contact Information:

Name American Tower Corporation - Attention Zoning Dept.

Address 10 Presidential Way Woburn, MA 01801

Phone 781.926.4500 E-mail zoning@americantower.com

*Applicant's Signature* 12-10-19 *Date*

Margaret Robinson, Senior Counsel,
American Tower Asset Sub II, LLC
*Applicant Print Name*

No issues or complaints
per Randy C. ok to Approve

**IN THE MATTER**

**of**

**The Application of SYRACUSE TELEPHONE COMPANY for a Special Permit Pursuant to Chapter 30, Article IV, Section 30.460 of the Town of Manlius Code.**

**RESOLUTION GRANTING A SPECIAL PERMIT**

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 11th day of May, 1994, at 7:30 p.m.

The meeting was called to order by Richard L. Lowenberg, Supervisor, and the following were present, namely:

| | |
|---|---|
| Richard L. Lowenberg | Supervisor |
| Campbell J. Tellman | Councilman |
| Frank Purpura | Councilman |
| Robert A. Bird | Councilman |
| John S. Curtis | Councilman |
| William S. Tanner | Councilman |
| John R. Loeffler | Councilman |

Absent: none

The following resolution was moved, seconded and unanimously adopted:

**WHEREAS**, application has been made to the Town Board of the Town of Manlius for a Special Permit to allow the applicant to construct a cellular radiotelephone facility with a 120′ tower and 14′ x 20′ radio equipment shelter on certain premises located in a Restrict Agricultural District, which premises are described as follows:

> **ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York, being more particularly described as follows:**
>
> **BEGINNING at a point, which point of beginning is the following courses and distances from the intersection of the center line of East Taft Road with the center line of Fremont Road; North 87° 00′ 00" east along the center line of East Taft Road a distance of 2,353.2 feet to a point; thence south 2° 29′ 00" east a distance of 274.75 feet to a point; thence north 87° 00′ 00" east a distance of 25.30 feet to the point of beginning; thence south 3° 00′ 00" east a distance of 200 feet to a point; thence south 87° 00′ 00" west a distance of 200 feet to a point; thence north 3° 00′ 00" west a distance of 200 feet to a point; thence north 87° 00′ 00" east a distance of 200 feet to the point of beginning.**
>
> **TOGETHER WITH a right of way running southerly from East Taft Road to the above described parcel, such right of way being more particularly described as follows:**
>
> **BEGINNING at a point in the center line of East Taft Road north 87° 00′ 00" east along said center line a distance of 2,353.2 feet; thence south 2° 29′ 00" east a distance of 274.75 feet to a point in the northerly boundary of the above described parcel; thence south 87° 00′ 00" west along said northerly boundary of the above described parcel a distance of 30 feet to a point; thence north 2° 29′ 00" west a distance of 274.75 feet to a**

**point in the center line of East Taft Road; thence north 87° 00′ 00" east along the center line of East Taft Road a distance of 30 feet to the point of beginning.**

**The above described premises are more particularly set forth on a survey map entitled "SURVEY MAP OF PART OF LOT 6 TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK" dated November 29, 1993, revised November 30, 1993, and further revised January 7, 1994, prepared by Robert M. Burleigh, LLS 049727, a copy of which map is attached to this legal description, incorporated herein and made a part hereof.**

**Being a portion of premises conveyed by Frances C. Myers, surviving spouse of Robert F. Myers, to Dale Marie Snyder and Kathleen J. Snyder by Warranty Deed dated December 28, 1984 and recorded in the Onondaga County Clerk's Office on January 16, 1985 in Book 3149 of Deeds at page 21; and**

**WHEREAS,** the Planning Board of the Town of Manlius has reviewed the application and recommends to the Town Board the granting of the requested Special Permit for the parcel of land hereinbefore described; and

**WHEREAS,** the Onondaga County Planning Board recommends that the special permit be approved with the following conditions;

- That the location of access drive onto East Taft Road meet the Onondaga County Department of Transportation specifications for a commercial drive.
- That a distance of 40′ from the centerline of East Taft Road be reserved for future county highway development.

**WHEREAS,** applicant, as lessee and not the owner of the above described parcel is unable to comply with the condition regarding the reservation of land for future county highway development; and

**WHEREAS,** the Town Board of the Town of Manlius held a Public Hearing on the 11th day of May, 1994, at 7:45 p.m., at which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

**WHEREAS,** all requirements of the State Environmental Quality Review Act have been complied with; and

**WHEREAS,** in the opinion of the members of the Town Board, the granting of the Special Permit requested by the applicant herein will not adversely affect the health, safety, morals, and/or the general welfare of the public; and the Town Board members may impose additional standards for the Special Permit to preserve the general character of the neighborhood in which such special use is to be placed;

**NOW, THEREFORE, be it**

**RESOLVED,** that it is the finding of the Town Board of the Town of Manlius that:

1. The use possesses characteristics that will blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius.

2. The location, size of the use and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature, and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

7. The proposal provides for adequate parking in accordance with the Zoning Ordinance of the Town of Manlius; and be it further

**RESOLVED,** that the applicant be, and hereby is, granted a Special Permit pursuant to the provisions of Chapter 30, Article IV, Section 30.460, of the Town of Manlius Municipal Code for the purpose of constructing a cellular radiotelephone facility with a 120′ tower and 14′ x 20′ radio equipment shelter on the premises

located in the Town of Manlius heretofore described; and be it further

**RESOLVED,** that the Special Permit shall be issued by the Town Clerk upon the agreement in writing by the applicant to the conditions imposed by the Special Permit.

## SPECIAL PERMIT

Pursuant to a Resolution of the Town Board of the Town of Manlius on the Application of **SYRACUSE TELEPHONE COMPANY**, which Resolution was passed at a regular meeting of the Town Board of the Town of Manlius, held on the 11th day of May, 1994, permission is hereby granted to applicant, effective upon the mutual execution of this Permit, to construct a cellular radiotelephone facility with a 120′ tower and 14′ x 20′ radio equipment shelter to be located on certain premises in the Town of Manlius, owned by applicant, which premises are more particularly described as follows:

> **ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York, being more particularly described as follows:**
>
> **BEGINNING at a point, which point of beginning is the following courses and distances from the intersection of the center line of East Taft Road with the center line of Fremont Road; North 87° 00′ 00" east along the center line of East Taft Road a distance of 2,353.2 feet to a point; thence south 2° 29′ 00" east a distance of 274.75 feet to a point; thence north 87° 00′ 00" east a distance of 25.30 feet to the point of beginning; thence south 3° 00′ 00" east a distance of 200 feet to a point; thence south 87° 00′ 00" west a distance of 200 feet to a point; thence north 3° 00′ 00" west a distance of 200 feet to a point; thence north 87° 00′ 00" east a distance of 200 feet to the point of beginning.**
>
> **TOGETHER WITH a right of way running southerly from East Taft Road to the above described parcel, such right of way being more particularly described as follows:**

**BEGINNING at a point in the center line of East Taft Road north 87° 00′ 00" east along said center line a distance of 2,353.2 feet; thence south 2° 29′ 00" east a distance of 274.75 feet to a point in the northerly boundary of the above described parcel; thence south 87° 00′ 00" west along said northerly boundary of the above described parcel a distance of 30 feet to a point; thence north 2° 29′ 00" west a distance of 274.75 feet to a point in the center line of East Taft Road; thence north 87° 00′ 00" east along the center line of East Taft Road a distance of 30 feet to the point of beginning.**

**The above described premises are more particularly set forth on a survey map entitled "SURVEY MAP OF PART OF LOT 6 TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK" dated November 29, 1993, revised November 30, 1993, and further revised January 7, 1994, prepared by Robert M. Burleigh, LLS 049727, a copy of which map is attached to this legal description, incorporated herein and made a part hereof.**

**Being a portion of premises conveyed by Frances C. Myers, surviving spouse of Robert F. Myers, to Dale Marie Snyder and Kathleen J. Snyder by Warranty Deed dated December 28, 1984 and recorded in the Onondaga County Clerk's Office on January 16, 1985 in Book 3149 of Deeds at page 21; and**

This Permit will continue in force until terminated by the Town Board for breach of one or more of the conditions pursuant to which it is granted, and the implementation thereof will be in accordance with the following conditions:

1. This Special Permit and the uses allowed pursuant thereto shall expire ten (10) ~~three (3)~~ years from the date of the mutual execution of the Permit.

2. This Special Permit is expressly conditioned upon the applicant meeting the specifications of the Onondaga County Department of Transportation for a commercial drive in regard to the location of the access drive onto East Taft Road.

3. This Special Permit and the privileges granted hereunder shall be personal to the applicant herein and shall be non-transferrable to any other party.

4. If the special use ceases for more than six (6) months for any reason, the Permit shall expire.

The applicant, by the acceptance of this Special Permit, agrees to all of the above terms and conditions; and in the event he shall fail for any reason to perform any of the said terms and conditions on his part to be performed, said permit shall be revoked.

Gloria C. Miller

**GLORIA C. MILLER**
**Town Clerk of the Town of Manlius**
**Onondaga County, New York**

The undersigned, **SYRACUSE TELEPHONE COMPANY**, does hereby accept the foregoing Special Permit and agrees to perform all of the terms and conditions thereof.

By: James A. Staley

Title: MANAGER OF REAL ESTATE & CONSTRUCTION
SYRACUSE TELEPHONE COMPANY

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

On this 11th day of May, 1994, before me the subscriber, personally appeared SYRACUSE TELEPHONE COMPANY, to me personally known and known to me to be the same person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

Gloria C. Miller
Notary Public

GLORIA C. MILLER
NOTARY PUBLIC, State of New York
Qualified in Onondaga County No. 4627261
My Commission Expires Apr. 30, 1996

**I, GLORIA C. MILLER,** Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting the Board duly called and held on the 11th day of May, 1994; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I FURTHER CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS THEREOF,** I have hereunto set my hand and affixed the seal of the Town of Manlius, this 11th day of May, 1994.

**DATED: May 11, 1994**
**Fayetteville, New York**

Gloria C. Miller

**GLORIA C. MILLER**
**Town Clerk of the Town of Manlius**
**Onondaga County, New York**

**[SEAL]**

| IN THE MATTER<br>Of<br>**The Application of AMERICAN TOWER for Special Permit Pursuant to Chapter 155, Section 155-17 and 155-27 of the Town of Manlius Code** | **RESOLUTION EXTENDING SPECIAL PERMIT** |
|---|---|

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 8th day of January, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

| | |
|---|---|
| Edmond J. Theobald | Supervisor |
| Sara W. Bollinger | Councilor |
| John T. Deer | Councilor |
| Elaine M. Denton | Councilor |
| Karen M. Green | Councilor |
| Katelyn M. Kriesel | Councilor |
| Heather Allison Waters | Councilor |

The following resolution was moved, seconded and adopted with the following vote:

| | |
|---|---|
| Theobald | _____ |
| Bollinger | _____ |

Deer _____

Denton _____

Green _____

Kriesel _____

Waters _____

**WHEREAS,** application has been made to the Town Board of the Town of Manlius for an extension of a Special Permit for the purpose of permitting the continuation of cellular tower located at 7182 East Taft Road, E. Syracuse (0034-02-31.1/1);

**WHEREAS**, The Town Board of the Town of Manlius held a Public Hearing on the 11th day of May, 1994, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and there was no public comment against the Project; and

**WHEREAS**, in 1994 the Board declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR;

**WHEREAS**, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit and as set forth in the resolution adopted by the Board in May 1994, which resolutions are incorporated herein and ratified;

**WHEREAS**, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

**WHEREAS**, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius, including providing sufficient cellular services to Town residents.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

**RESOLVED**, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (through January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining a cellular

tower for telecommunication devices at 7182 East Taft Road, E. Syracuse, New York, and be it further

**RESOLVED**, that the Special Permit shall be under the same terms and conditions as were issued by the Town Clerk in 1994, which is attached.

**I, ALLISON WEBER**, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 8th day of January, 2020; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 8h day of January, 2020.

DATED: January 8, 2020
Fayetteville, New York

_____

**ALLISON WEBER**
**Town Clerk of the Town of Manlius**

TOWN OF MANLIUS
TOWN CLERK'S OFFICE
DEC 23 2019
RECEIVED AND FILED

# TOWN OF MANLIUS
## Special Permit Renewal Application

DATE: 12/6/19 Tax Map # 048.-02-01.0/1

I UniSite, LLC as applicant relative to property located
*Applicant's Name*

at 6738 Schepps Corners Rd. Kirkville, NY Cell Tower # 91937

hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on 9/16/1998 Yes____ No X
*Date*

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Update Contact Information:

Name American Tower Corporation - Attention Zoning Dept.

Address 10 Presidential Way Woburn, MA 01801

Phone 781.926.4500 E-mail zoning@americantower.com

*Applicant's Signature* 12-10-19 *Date*

Margaret Robinson, Senior Counsel,
UniSite, LLC
*Applicant Print Name*

No issues or complants
per Randy C. ok To Approve

| IN THE MATTER of The Application of Omnipoint Communications, Inc. for a Permit Pursuant to Chapter 72 of the Code of the Town of Manlius. | GRANTING A COMMERCIAL DEVELOPMENT PERMIT FOR DEVELOPMENT IN AREA OF FLOOD HAZARD |
|---|---|

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 16th day of September, 1998, at 7:30 p.m.

The meeting was called to order by Thomas J. George, Supervisor, and the following were present, namely:

| | |
|---|---|
| Thomas J. George | Supervisor |
| Campbell J. Tellman | Councilor |
| Elaine M. Coppola | Councilor |
| Robert A. Bird | Councilor |
| John S. Curtis | Councilor |
| William S. Tanner | Councilor |
| Karen B. DeBlois | Councilor |

Absent: None

The following resolution was moved, seconded and adopted:

SYLIB01\1751\1

**WHEREAS**, application has been made to the Town Board of the Town of Manlius for a Commercial Development Permit to erect a 150 foot cellular communication tower with associated PCS wireless communications equipment in a flood hazard area, which premises are identified as Tax Map No. 048-02-01.1 and are more fully described as follows:

> ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York, being part of Military Lot 26 and being more particularly described as follows:
>
> Commencing at an iron pipe found near the Northwest corner of property now or formerly of Donald L. and Patricia Backus per deed 1,2437,p.431; thence S 22° 22′ 08″ E., in said property, a distance of 506.58 feet to the POINT OF BEGINNING.
>
> 1. Thence, N. 90° 00′ 00″ E., continuing in said property, a distance of 50.00 feet.
>
> 2. Thence, S. 00° 00′ 00″ E., continuing in said property, a distance of 50.00 feet.
>
> 3. Thence, S. 90° 00′ 00″ W., continuing in said property, a distance of 50.00 feet
>
> 4. Thence, N 00° 00′ 00″ W., continuing in said property, a distance of 50.00 feet to the POINT OF BEGINNING.
>
> Containing 0.057+/- Acres/2500 square feet of land.
>
> This parcel subject to all easements and restrictions of record.

; and

SYLIB01\1751\1

**WHEREAS**, the Town Board of the Town of Manlius held a Public Hearing on the 12th day of August, 1998, at 7:45 p.m. at which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

**WHEREAS**, the proposed development is in conformity with the provisions of Chapter 72 of the Code of the Town of Manlius, entitled "Flood Damage Prevention"; and

**WHEREAS**, in the opinion of members of the Town Board, the granting of said Commercial Development Permit requested by the applicant herein will not adversely affect the health, safety and welfare of persons residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the municipality; and

**WHEREAS**, all other requirements of the State Environmental Quality Review Act have been complied with;

**NOW, THEREFORE**, be it

**RESOLVED**, that the applicant be, and hereby is, granted a Commercial Development Permit pursuant to the provisions of Chapter 72 of the Code of the Town of Manlius, for the purpose of erecting a 150 foot cellular communication tower with PCS wireless

communications equipment on the premises located in the Town of Manlius heretofore described; and be it further

**RESOLVED**, that the Commercial Development Permit shall be issued by the Town Clerk upon the agreement in writing by the applicant to the conditions imposed by the Commercial Development Permit, attached herewith.

SYLIB01\1751\1

## COMMERCIAL DEVELOPMENT PERMIT

Pursuant to a Resolution of the Town Board of the Town of Manlius on the Application of Omnipoint Communications, Inc., which Resolution was passed at a regular meeting of the Town Board of the Town of Manlius, held on the 16th day of September, 1998, permission is hereby granted to applicant, effective upon the mutual execution of this Permit, to erect a 150 cellular communication tower with PCS wireless communications equipment located on certain premises in the Town of Manlius, which premises are more particularly described as follows:

> ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York, being part of Military Lot 26 and being more particularly described as follows:
>
> Commencing at an iron pipe found near the Northwest corner of property now or formerly of Donald L. and Patricia Backus per deed 1,2437,p.431; thence S 22° 22′ 08″ E., in said property, a distance of 506.58 feet to the POINT OF BEGINNING.
>
> 1. Thence, N. 90° 00′ 00″ E., continuing in said property, a distance of 50.00 feet.
>
> 2. Thence, S. 00° 00′ 00″ E., continuing in said property, a distance of 50.00 feet.
>
> 3. Thence, S. 90° 00′ 00″ W., continuing in said property, a distance of 50.00 feet
>
> 4. Thence, N 00° 00′ 00″ W., continuing in said property, a distance of 50.00 feet to the POINT OF BEGINNING.

SYLIB01\1751\1

Containing 0.057+/- Acres/2500 square feet of land.

This parcel subject to all easements and restrictions of record.

This Permit is issued subject to the following conditions:

1. That Applicant submit a plan certified by a registered professional engineer that the flood-proofing measures to non-residential structures are consistent with the flood protection elevation and associated flood factors for the particular area and the design or plan conforms and complies with the pertinent requirements of the Code of the Town of Manlius, Section 72.9.

2. That erection of a 150 foot cellular communication tower with PCS wireless communications equipment will be constructed in a manner consistent with the need to minimize flood damage, including specifically, but without limitation, that said structure shall have either the lowest floor, including basement, elevated to at least one foot above the 100-year flood level, or, together with attendant utility and sanitary facilities, be flood-proofed so that below the 100-year flood level the structure is watertight with walls substantially impermeable to the passage of water, and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered architect shall certify that the standards contained in this paragraph are satisfied.

3. The tower and PCS wireless communications equipment shall be anchored to prevent flotation, collapse, or lateral movement of the structure.

4. The tower and PCS wireless communications equipment shall be constructed with materials and utility equipment resistant to flood damage.

5. The tower and PCS wireless communications equipment shall be constructed using methods and practices that minimize flood damage.

6. That adequate drainage will be provided to reduce exposure to flood hazard.

7. The applicant shall obtain and comply with all terms of the Special Permit.

The applicant, Omnipoint Communications, Inc., by the acceptance of this Development Permit, agrees to all of the terms and conditions of the Permit, and in the event it shall fail for any reason to perform any of the said terms and conditions on its part to be performed, said Permit shall be revoked. This Permit shall not represent a waiver of any other requirement pursuant to any law, ordinance, regulation, or legally enforceable condition.

Gloria C. Miller

**GLORIA C. MILLER**
**Town Clerk of the Town of Manlius**
**Onondaga County, New York**

SYLIB01\1751\1

The undersigned, does hereby accept the foregoing Development Permit and agrees that all of the terms and conditions thereof will be performed.

**OMNIPOINT COMMUNICATIONS, INC.**

**By:** _____
**Name:** Thomas Ball
**Title:** Manager

**STATE OF NEW YORK )**

**) SS.:**
**COUNTY OF ONONDAGA )**

On the 18th day of September, 1998, before me personally came to me personally known, who, being by me duly sworn, did depose and say that he is the Manager of the corporation described in and which executed the above Instrument; that he signed his name thereto by order of the Board of Directors of said corporation.

GLORIA C. MILLER
NOTARY PUBLIC, State of New York
Qualified in Onondaga County No. 4627261
My Commission Expires Apr. 30, 2000

Gloria C. Miller
Notary Public

SYLIB01\1751\1

**I, GLORIA C. MILLER,** Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 16th day of September, 1998; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I FURTHER CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF,** I have hereunto set my hand and affixed the seal of the Town of Manlius, this 16th day of September, 1998.

**DATED:** **September 16, 1998**
**Fayetteville, New York**

Gloria C. Miller
**GLORIA C. MILLER**
**Town Clerk of the Town of Manlius**
**Onondaga County, New York**

[SEAL]
**COMMERCIAL_FLOOD_PERMIT_2**

SYLIB01\1751\1

| IN THE MATTER<br>Of<br>**The Application of AMERICAN TOWER for Special Permit Pursuant to Chapter 155, Section 155-17 and 155-27 of the Town of Manlius Code** | **RESOLUTION EXTENDING SPECIAL PERMIT** |
|---|---|

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 8th day of January, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

| | |
|---|---|
| Edmond J. Theobald | Supervisor |
| Sara W. Bollinger | Councilor |
| John T. Deer | Councilor |
| Elaine M. Denton | Councilor |
| Karen M. Green | Councilor |
| Katelyn M. Kriesel | Councilor |
| Heather Allison Waters | Councilor |

The following resolution was moved, seconded and adopted with the following vote:

| | |
|---|---|
| Theobald | _____ |
| Bollinger | _____ |

Deer _____

Denton _____

Green _____

Kriesel _____

Waters _____

**WHEREAS,** application has been made to the Town Board of the Town of Manlius for an extension of a Special Permit for the purpose of permitting the continuation of cellular tower located at 6738 Schepp's Corners Road, Kirkville, New York (048-02-01.0/1);

**WHEREAS**, The Town Board of the Town of Manlius held a Public Hearing on the 12th day of August, 1998, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and there was no public comment against the Project; and

**WHEREAS**, in 1998 the Board declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR;

**WHEREAS**, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit and as set forth in the resolution adopted by the Board in September 1998, which resolution is incorporated herein and ratified;

**WHEREAS**, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

**WHEREAS**, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius, including providing sufficient cellular services to Town residents.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

**RESOLVED**, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (through January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining a cellular tower for telecommunication devices at 6738 Schepps Corners Road, Kirkville, New York, and be it further

**RESOLVED**, that the Special Permit shall be under the same terms and conditions as were issued by the Town Clerk in 1998, which is attached.

**I, ALLISON WEBER**, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 8th day of January, 2020; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 8h day of January, 2020.

DATED: January 8, 2020
Fayetteville, New York

_____

**ALLISON WEBER**
**Town Clerk of the Town of Manlius**

# TOWN OF MANLIUS
## Special Permit Renewal Application

DATE: 9/11/19 Tax Map # 091.-02-21.0/1 Tower # 816784

I Anne Marie Zsamba as applicant relative to property located
*Applicant's Name*

at 5350 Townsend Road

hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on May 12, 2010 Yes ___ No X NO changes!
*Date*

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Update Contact Information:

Name Anne Marie Zsamba, Crown Castle

Address 3 Corporate Park Drive, Suite 101, Clifton Park NY 12065

Phone 201-236-9224 E-mail annemarie.zsamba@crowncastle.com

Anne Zsamba 9/11/19
*Applicant's Signature* *Date*

Anne Marie Zsamba, Crown Castle
*Applicant Print Name*
Real Estate Specialist

TOWN OF MANLIUS
TOWN CLERK'S OFFICE
SEP 12 2019
RECEIVED AND FILED

- No issues or complaints
per Randy C. OK to Approve

**IN THE MATTER**

**of**

**The Application of Syracuse SMSA Ltd. Partnership for a Special Permit Pursuant to Chapter 155, Article IV, Section 155-26 of the Code of the Town of Manlius.**

**RESOLUTION GRANTING A SPECIAL PERMIT**

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 9th day of June, 1999, at 7:30 p.m.

The meeting was called to order by Thomas J. George, Supervisor, and the following were present, namely:

| | |
|---|---|
| Thoams J. George | Supervisor |
| Campbell J. Tellman | Councilor |
| Elaine M. Coppola | Councilor |
| Robert A. Bird | Councilor |
| John S. Curtis | Councilor |
| William S. Tanner | Councilor |
| Karen B. DeBlois | Councilor |

Absent: none

The following resolution was moved, seconded and adopted:

**WHEREAS**, application has been made to the Town Board of the Town of Manlius for a Special Permit to allow the applicant to construct and operate a cellular telephone transmitting facility on certain premises located in a RA District, which premises are described as follows:

All that tract or parcel of land situate in the Town of Manlius, County of Onondaga and State of New York, and being more particularly described as follows:

Commencing at a point on the centerline of Townsend Road, said point being 1494.7 feet north of the centerline intersection of Salt Springs Road (County Route 132); thence

A) Easterly, forming an angle of 88° 25' 22" in the southeast quadrant a distance of 210.44 feet to the point and place of beginning; thence

1) Easterly, a distance of 66 feet, forming an angle of 181° 10' 55" in the southerly quadrant from the aforementioned tie line; thence

2) Northerly, forming an interior angle of 90° with the previous course a distance of 66 feet; thence

3) Westerly, forming an interior angle of 90° with the previous course a distance of 66 feet; thence

4) Southerly, forming an interior angle of 90° with the previous course a distance of 66 feet to the point and place of beginning, containing 0.1± acres of land.

; and

**WHEREAS,** the Planning Board of the Town of Manlius has reviewed the application and recommends to the Town Board the granting of the requested Special Permit for the parcel of land hereinbefore described subject to the following conditions:

a) The site plan must show the fall zone of the proposed tower;

b) The site plan must show the residences further to the north;

c) The Lamb residence on Salt Springs Road must be notified of the cell tower proposal; and

d) The fencing shall be PVC black coated.

**WHEREAS**, the applicant has submitted a site plan dated May 25, 1999 showing compliance with the site plan concerns raised by the Planning Board; and

**WHEREAS,** the Town Board of the Town of Manlius held a Public Hearing on the 26th day of May, 1999, at 7:45 p.m., at which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

**WHEREAS**, the Town Board of the Town of Manlius hereby declares itself to be Lead Agency for purposes of the environmental review of this application, determines this to be an unlisted action, and makes a negative declaration; and

**WHEREAS,** all requirements of the State Environmental Quality Review Act have been complied with; and

**WHEREAS,** in the opinion of the members of the Town Board, the granting of the Special Permit requested by the applicant herein will not adversely affect the health, safety, morals, and/or the general welfare of the public; and the Town Board members may impose additional standards for the Special Permit to preserve the general character of the neighborhood in which such special use is to be placed;

**NOW, THEREFORE, be it**

**RESOLVED,** that it is the finding of the Town Board of the Town of Manlius that:

1. The use possesses characteristics that will blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius.

2. The location, size of the use and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the

streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The tower, once constructed, will generate only one to two vehicle trips to the site per month for maintenance and inspection.

4. The tower will not create any significant noise.

5. The tower capacity to allow for co-location reduces the need for additional towers in the area.

6. Access to the site will be minimized by a 6 foot high chain link fence encircling the tower and a gate preventing access to the fenced area.

7. The site is located across from an active quarry and a significant distance from any homes.

8. The tower will be surrounded and screened by existing vegetation.

9. The location, nature, and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

10. The use does not conflict with any master plan or part thereof.

11. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

12. The proposal will not significantly increase the possibility of nuisance or noise from the site.

13. The tower will be unmanned and therefore, the proposal provides for adequate parking in accordance with the Zoning Ordinance of the Town of Manlius.

14. The applicant has demonstrated that no existing or approved tower can accommodate its coverage needs.

and, be it further

**RESOLVED,** that the applicant be, and hereby is, granted a Special Permit pursuant to the provisions of Chapter 155, Article IV, Section 155-26, of the Code of the Town of Manlius for the purpose of constructing and operating a cellular telephone transmitting facility on the premises located in the Town of Manlius heretofore described; and be it further

**RESOLVED,** that the Special Permit shall be issued by the Town Clerk upon the agreement in writing by the applicant to the conditions imposed by the Special Permit.

1. This Special Permit and the uses allowed pursuant thereto shall expire five (5) years from the date of the mutual execution of the Permit, provided, however, that if the applicant has complied with all material aspects of the Permit, then the Town shall renew the Permit for additional five (5) year periods as determined by the Town.

2. This Special Permit and the privileges granted hereunder shall be personal to the applicant herein and shall be non-transferrable to any other party, without prior approval from the Town, which approval shall not be unreasonable withheld.

3. The Applicant shall submit to the Town a no-hazard determination as required by the FAA.

4. The Applicant shall maintain a current FCC license for the operation of the proposed Tower.

5. The Tower shall be located in accordance with the plans submitted by applicant and designed by Constich Engineering, revised date, May 25, 1999.

6. The applicant shall negotiate in good faith for and allow shared use of the proposed Tower by others for reasonable consideration upon reasonable conditions.

7. The applicant shall impose no more than a reasonable charge for shared use, based upon generally accepted accounting principles. The charge may include, but is not limited to, a pro rata share of the cost of site selection, planning, project administration, land costs (including taxes), site design, construction and maintenance financing, return on equity, depreciation, and all of the costs of adapting the Tower or equipment to reasonably accommodate a shared user over a reasonable lease term.

22. Prior to the issuance of the Special Permit, the applicant shall cause to be issued to the Town a bond in an amount determined to cover the estimated costs of removal of the proposed Tower and site restoration. The amount of the bond will be set by the Town Board upon consideration of the recommendation of the Town's Facilities Planning Coordinator. Such bond shall be maintained and continuously in effect as a condition of the Special Permit. The form and content of the bond shall be subject to review and approval of the Town Attorney.

23. The Applicant shall comply with the terms and conditions of any Flood Development Permit issued to it by the Town.

The applicant, by the acceptance of this Special Permit, agrees to all of the above terms and conditions; and in the event it shall fail for any reason to perform any of the said terms and conditions on its part to be performed, said permit shall be revoked.

Gloria C. Miller

**GLORIA C. MILLER**
**Town Clerk of the Town of Manlius**
**Onondaga County, New York**

The undersigned, John Engelbert, does hereby accept the foregoing Special Permit and agrees to perform all of the terms and conditions thereof.

**SYRACUSE SMSA LTD. PARTNERSHIP**

By: John Engelbert

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

On this 10 day of ~~June~~ Aug 1999, before me the subscriber, personally appeared John Engelbert, to me personally known and known to me to be the same

person described in and who executed the within instrument, and he acknowledged to me that he executed the same.

GLORIA C. MILLER
NOTARY PUBLIC, State of New York
Qualified in Onondaga County No. 4627261
My Commission Expires Apr 30, 2000

Gloria C. Miller
Notary Public

**I, GLORIA C. MILLER,** Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting the Board duly called and held on the 9th day of June, 1999; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I FURTHER CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS THEREOF,** I have hereunto set my hand and affixed the seal of the Town of Manlius, this 9th day of June, 1999.

**DATED:** **June 9, 1999**
**Fayetteville, New York**

Gloria C. Miller
**GLORIA C. MILLER**
**Town Clerk of the Town of Manlius**
**Onondaga County, New York**

| IN THE MATTER<br>Of<br>**The Application of CROWN CASTLE for Special Permit Pursuant to Chapter 155, Section 155-17 and 155-27 of the Town of Manlius Code** | **RESOLUTION EXTENDING SPECIAL PERMIT** |
|---|---|

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 8th day of January, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

| | |
|---|---|
| Edmond J. Theobald | Supervisor |
| Sara W. Bollinger | Councilor |
| John T. Deer | Councilor |
| Elaine M. Denton | Councilor |
| Karen M. Green | Councilor |
| Katelyn M. Kriesel | Councilor |
| Heather Allison Waters | Councilor |

The following resolution was moved, seconded and adopted with the following vote:

| | |
|---|---|
| Theobald | _____ |
| Bollinger | _____ |

Deer _____

Denton _____

Green _____

Kriesel _____

Waters _____

**WHEREAS,** application has been made to the Town Board of the Town of Manlius for an extension of a Special Permit for the purpose of permitting the continuation of a cellular tower located at 5350 Townsend Road, Manlius, New York (09-02-21.0/1);

**WHEREAS**, The Town Board of the Town of Manlius held a Public Hearing on the 26th day of May, 1999, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

**WHEREAS**, in 1999 the Board declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR;

**WHEREAS**, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit and as set forth in the resolution adopted by the Board in June 1999 and extended by resolution of the Board in May of 2010, which resolutions are incorporated herein and ratified;

**WHEREAS**, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

**WHEREAS**, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius, including providing sufficient cellular services to Town residents.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

**RESOLVED**, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (through January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining a cellular tower for telecommunication devices at 5350 Townsend Road, and be it further

**RESOLVED**, that the Special Permit shall be under the same terms and conditions as were issued by the Town Clerk in in 1999 and 2010, which is attached.

**I, ALLISON WEBER**, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 8th day of January, 2020; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 8h day of January, 2020.

DATED: January 8, 2020
Fayetteville, New York

_____

**ALLISON WEBER**
**Town Clerk of the Town of Manlius**

# TOWN OF MANLIUS
## Special Permit Renewal Application

DATE: 12/6/19 Tax Map # 070-03-43.0

I DAVID J. CORBETT as applicant relative to property located
*Applicant's Name*

at 7888 SAINTSVILLE RD KIRKVILLE NY

hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on _____ Yes____ No ✓
*Date*

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Update Contact Information:

Name DAVID J. CORBETT

Address 117 WILSON DR E. SYR. NY 13057

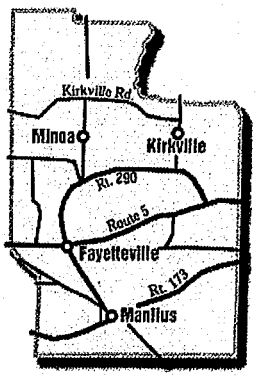
Phone 315 6563395 E-mail DJC287@AOL.COM

David J. Corbett 12-6-19
*Applicant's Signature* *Date*

DAVID J. CORBETT
*Applicant Print Name*

# Town of Manlius

Planning & Development




December 16, 2019

Town of Manlius Board

RE: Special Use Permit
David Corbett
7888 Saintsville Rd.

Tax ID #: 070-03-43.0

Town Board:

I visited the site relating to the Special Use Permit for 7888 Saintsville Road regarding the property belonging to David Corbett. The property has had no renovations since the last permit back in 2012. There have been no problems with the property or with any of the neighbors. After speaking with David Corbett, I recommend the Town Board approve the Special Use Permit.

Sincerely;

Randy Capriotti
Director of Code Enforcement

Edmond J. Theobald, Supervisor

Town Board – John R. Loeffler, David M. Marnell Sr., Nicholas J. Marzola, Richard Rossetti, Vincent Giordano, Karen Green

301 Brooklea Drive • Fayetteville, NY 13066 • Telephone: (315) 637-8619 • Fax: (315) 637-0713
www.townofmanlius.org

**IN THE MATTER**

**Of**

**The Application of DAVID CORBETT for Special Permit Pursuant to Chapter 155, Section 155-17 and 155-27 of the Town of Manlius Code**

**RESOLUTION APPROVING SPECIAL PERMIT**

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 12th day of September, 2012, at 7:00 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

| | |
|---|---|
| Edmond J. Theobald | Supervisor |
| Nicholas J. Marzola | Councilor |
| Vincent Giordano | Councilor |
| Karen Green | Councilor |
| Sandra A. Schepp | Councilor |
| John R. Loeffler | Councilor |
| David Marnell, Sr. | Councilor |

The following resolution was moved, seconded and adopted with the following vote:

| | |
|---|---|
| Theobald | Aye |
| Loeffler | Aye |
| Schepp | Aye |

| | |
|---|---|
| Marzola | Aye |
| Green | Aye |
| Marnell | Aye |
| Giordano | Aye |

**WHEREAS,** application has been made to the Town Board of the Town of Manlius for a Special Permit for the purpose of permitting the construction of a garage/pole barn for cold storage in an Industrial District;

**WHEREAS,** the Planning Board of the Town of Manlius has reviewed the application and on September 10, 2012 recommended to the Town Board the granting of the requested Special Permit with the following conditions:

a. The proposed garage/pole barn match the existing garage/pole barn in color and material;

b. Any additional garage/pole barn set forth on the site plan submitted by the applicant be located as set forth on the site plan and match the the existing garage/pole barn in color and material;

c. The garage/pole barn shall be for the personal use of the property owner and will not be leased or used for commercial purposes;

**WHEREAS**, The Town Board of the Town of Manlius held a Public Hearing on the 12th day of September, 2012, at 7:05pm, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and there was no public comment against the Project; and

**WHEREAS**, the Board has declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR for the following reasons, which are set forth in more detail in the Short Environmental Assessment Form considered by the Board at its September 12, 2012 meeting: the intended use of the property fits within the zoning for the property with a special permit; the character of the property line to address any concerns by neighbors; the proposed visual and aesthetic impacts will be negligible based on the information provided by the applicant;

**WHEREAS**, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit because it is an accessory use to a residential property;

**WHEREAS**, in the opinion of the members of the Town Board, the granting of said Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

**WHEREAS**, the Town Board may impose additional standards upon the Special Permit to preserve the general character of the neighborhood in which the proposed special use is to be placed;

**WHEREAS**, all other requirements of Law have been complied with;

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that will blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the

Town of Manlius because the neighboring properties are vacant pasture land currently owned by a family member of the applicant.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

**RESOLVED**, that the applicant be, and hereby is, granted a Special Permit pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose constructing a garage/pole barn for private use of applicant related to storage of the property owners personal property, and be it further

**RESOLVED**, that the following conditions shall be applied to the Special Permit:

a. The proposed garage/pole barn shall match the existing garage/pole barn in color and material;

b. Any additional garage/pole barn set forth on the site plan submitted by the applicant be located as set forth on the site plan and match the existing garage/pole barn in color and material;

c. The garage/pole barn shall be for the personal use of the property owner and will not be leased or used for commercial purposes;

**RESOLVED**, that the Special Permit shall be issued by the Town Clerk upon the agreement in writing by the applicant to the conditions imposed by Special Permit, which is attached.

**SPECIAL PERMIT**

Pursuant to a Resolution of the Town Board of the Town of Manlius on the Application of DAVID CORBETT which Resolution was passed at a regular meeting of the Town Board of the Town of Manlius, held on September 12, 2012, permission is hereby granted to applicant, effective upon the mutual execution of this Permit, to construct a storage garage/pole barn at 7888 Saintsville Rd., Kirkville NY 13082 (070.-03-43.0).

This Permit will continue in full force until terminated by the Town Board for breach of one or more of the conditions pursuant to which it is granted, and the implementation thereof will be in accordance with the following conditions:

1. The Special Permit and the uses allowed pursuant thereto shall expire in seven (7) years, on September 30, 2019 and any renewal may not be unreasonably withheld.
2. This Special Permit shall be transferable as set forth in Section 155-27(G) of the Town of Manlius Code.
3. The following conditions shall be applied to this special permit:
   a. The proposed garage/pole barn match the existing garage/pole barn in color and material;
   b. Any additional garage/pole barn set forth on the site plan submitted by the applicant be located as set forth on the site plan and match the existing garage/pole barn in color and material;
   c. The garage/pole barn shall be for the personal use of the property owner will not be leased or used for commercial purposes;

The applicant, by the acceptance of this Special Permit, agrees to all of the above terms and conditions on her part to be performed, this Special Permit shall be automatically revoked.

Allison Edsall, Town Clerk
Town of Manlius
Onondaga County, New York

The undersigned, on behalf of DAVID CORBETT does hereby accept the foregoing Special Permit and agrees to perform all of the terms and conditions thereof.

By:
Name:
Title:

STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss:

On the 13th day of September in the year 2012 before me, the undersigned, personally appeared David Corbett, personally known to me or proved to me on the bases 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 the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

DEBORAH W. DEMMON
Notary Public, State of New York
Qualified in Onondaga County
No. 01DE6162236
Commission Expires March 5, 2015

**I, ALLISON EDSALL**, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 12th day of September, 2012; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 12th day of September, 2012.

DATED: September 12, 2012
Fayetteville, New York

**ALLISON EDSALL**
**Town Clerk of the Town of Manlius**

| IN THE MATTER<br>Of<br>**The Application of DAVID CORBETT for Special Permit Pursuant to Chapter 155, Section 155-17 and 155-27 of the Town of Manlius Code** | **RESOLUTION EXTENDING SPECIAL PERMIT** |
|---|---|

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 8th day of January, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

| | |
|---|---|
| Edmond J. Theobald | Supervisor |
| Sara W. Bollinger | Councilor |
| John T. Deer | Councilor |
| Elaine M. Denton | Councilor |
| Karen M. Green | Councilor |
| Katelyn M. Kriesel | Councilor |
| Heather Allison Waters | Councilor |

The following resolution was moved, seconded and adopted with the following vote:

| | |
|---|---|
| Theobald | _____ |
| Bollinger | _____ |

Deer _____

Denton _____

Green _____

Kriesel _____

Waters _____

**WHEREAS,** application has been made to the Town Board of the Town of Manlius for an extension of an already issued Special Permit for the purpose of permitting the continuation of a garage/pole barn for cold storage in an Industrial District;

**WHEREAS**, The Town Board of the Town of Manlius held a Public Hearing on the 12th day of September, 2012, at 7:05pm, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

**WHEREAS**, in 2012 the Board declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR for the following reasons, which are set forth in more detail in the Short Environmental Assessment Form considered by the Board at its September 12, 2012 meeting: the intended use of the property fits within the zoning for the property with a special permit; the character of the property line to address any concerns by neighbors; the proposed visual and aesthetic impacts will be negligible based on the information provided by the applicant;

**WHEREAS**, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit because it is an accessory use to a residential property;

**WHEREAS**, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

**WHEREAS**, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that will blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius because the neighboring properties are vacant pasture land currently owned by a family member of the applicant.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

**RESOLVED**, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (to January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining garage/pole barn for private use of applicant related to storage of the property owners personal property, and be it further

**RESOLVED**, that the Special Permit shall be under the same terms and conditions as were issued by the Town Clerk in 2012, which is attached.

**I, ALLISON WEBER**, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 8th day of January, 2020; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 8th day of January 2020.

DATED: January 8, 2020
Fayetteville, New York

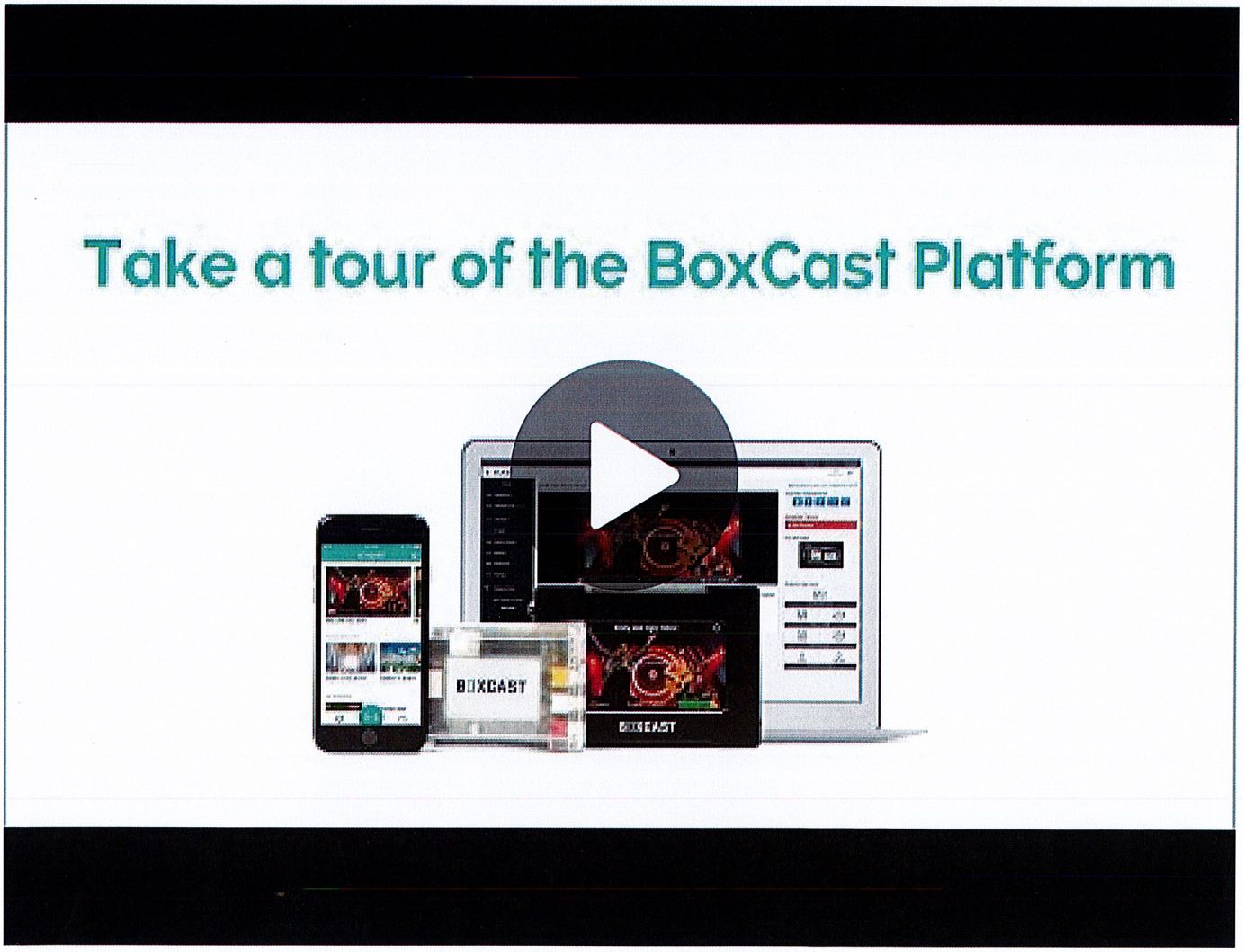
_____

**ALLISON WEBER**
**Town Clerk of the Town of Manlius**

BOXCAST

# Live Streaming for Town of Manlius, NY

**Prepared by Joe Kurnick**



# Top Features

## Unlimited Streaming Up to 1080p

Stream all of your events with no limit on the number of broadcasts you host. Deliver high-quality video with resolutions up to 1080p. Expand your audience by streaming to as many viewers as you can reach. *Maximum of one million viewer minutes/month.*

## Automated Streaming with Advanced Scheduling

Eliminate the task of starting and ending of your broadcast with pre-set scheduling. Only available using BoxCaster, BoxCaster Pro, or Broadcaster App. Save time and plan ahead by scheduling broadcasts days or weeks before you go live. Set recurring broadcasts or upload your events in bulk.

## Unlimited Destinations

Stream to your website, Facebook Live, YouTube, Periscope (Twitter), a hosted link, Chromecast, any RTMP destination or a your mobile apps.

## Unlimited Full Support

Our expert live streaming specialists are available by phone or email 7 days a week. With backgrounds in video and audio production, and experience serving thousands of customers and setups, our support team is equipped to answer any live streaming question.

## Automatic Recording and Video Storage

Let viewers watch the automatically recorded broadcast using the same links and embeds. Store unlimited broadcasts on the BoxCast Platform for up to 90 days. Download audio or video of your broadcasts or export them to YouTube, Vimeo or Kaltura.

### Analytics

Understand your reach with engagement graphs and data on total views, unique viewers, and average view duration. See where in the world your viewers are watching, with a live interactive map. Take a detailed look at how viewers watch your content with data on viewing destinations, devices, browsers and operating systems, and playback quality.

# Included Features

### Streaming

- Unlimited Viewers
- Unlimited Streaming
- Up to 1080p Resolution
- Automated Streaming
- Advanced Scheduling
- Unlimited Team Members
- 1 Concurrent Broadcasts
- 8 Hour Maximum Broadcast Duration (24 Hours on Request)
- Ad-Free
- Cloud Transcoding

### Destinations

- Stream to Your Website
- Stream to Facebook Live
- Stream to YouTube
- Stream to Periscope (Twitter)
- Stream to Any RTMP Destination
- Stream to Your Mobile Apps
- Stream to a Hosted Link
- Stream to Chromecast
- Stream to Apple TV
- Stream to Roku

### Analytics

- Viewer Engagement Stats
- Geo-Analytics
- Viewer Insights

### Video Player

- Social Sharing
- Channels
- Mobile-Friendly Player
- Live DVR
- Adaptive Bitrate Playback
- Countdown Timer
- Pre-Broadcast Video

### Video Management

- Downloading + Exporting
- Audio Downloading
- RSS Feeds for Third-Party Applications
- Automatic Recording
- Video Storage for 90 Days
- Trimming
- Broadcast Replacements

- Stream to Amazon Fire TV

### Support + Monitoring

- Unlimited Full Support
- Stream Diagnostics
- Broadcaster App Monitoring
- Encoder Management

- Broadcast Uploads

### Monetization

- Donations

### Developer

- Viewer SDKs

# Pricing & Payment

| Name | Price | QTY | Subtotal |
|---|---|---|---|
| BoxCaster | $399.00 | 1 | $399.00 |
| Coupon: BoxCaster Discount | -$399.00 | 1 | -$399.00 |
| Standard 2-3 Day Shipping | $9.99 | 1 | $9.99 |
| Essential Plan (Annual) | $1,188.00 | 1 | $1,188.00 |
| | | Subtotal | **$1,197.99** |
| | | **Total** | **$1,197.99** |

plus applicable taxes

## Payment Details

Once you sign and accept this proposal, you will be forwarded to a page to setup your account and provide payment information.

**Accepted Payment Methods:** Credit Card, Bank (ACH), Purchase Order, Check

# Let's do this!

Sign the proposal and complete the checkout on the following page to get started with BoxCast today.

If you have any remaining questions, please don't hesitate to contact me.

- Joe

To accept, sign here:

By accepting this proposal, you agree to the BoxCast Service Agreement, Terms of Service and Privacy Policy.

1. Early termination fee of $650 or the remaining contract balance (whichever is less) applies for cancellations before the annual contract term.

Automatically renews at the end of the contract term.