

Town of Manlius
Planning Board Agenda
February 24, 2020
6:30PM

Change of Location for the Town of Manlius Planning Board Meeting

Please be advised that The Town of Manlius Planning Board Meeting, including the Public Hearings and all other business, on February 24, 2020 at 6:30pm has been moved to the Immaculate Conception Church in Dwyer Hall located at 400 Salt Springs Street, Fayetteville, NY 13066.

If you have any questions, please call the Town of Manlius Planning and Development Department at 315-637-8619.

1. Pledge Of Allegiance
2. Approval Of Minutes - February 10, 2020

Documents:

[FEBRUARY 10, 2020.PDF](#)

3. COR Development - Monument Sign - Towne Drive

Documents:

[COR DEVELOPMENT - MONUMENT SIGN - TOWNE DRIVE.PDF](#)

4. Brolex Properties - 5912 North Burdick Street, East Syracuse, NY 13057 Public Hearing - Recommendation For Zone Change - Bridle Path/Megnin Farms Apartments - Corner Of Strawmount Trail And State Route 5, Chittenango, NY Tax Map #'s 082.-02-02 And 082.-02-03.0

Documents:

[12-13-19 MEGNIN APARTMENTS - CONCEPT PLAN UPDATE - BRIDAL PATH.PDF](#)
[PARCEL DESCRIPTION - BRIDLE PATH.PDF](#)
[SHORT ENVIRONMENTAL ASSESSMENT FORM - BRIDAL PATH.PDF](#)
[SURVEY - BRIDAL PATH.PDF](#)
[TAX MAP - BRIDLE PATH.PDF](#)
[ZONE CHANGE APPLICATION - BRIDLE PATH.PDF](#)

5. Other Business
6. Adjournment

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

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 10, 2020**

DRAFT

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, and Arnie Poltenson. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Mento

Also, Present: Ellen McGrew, Nick Corbishley, Kira Gridley, Matt Napierala, Jason Klaiber, Joe Woodworth, Vita DeMarchi, John Beecher, Valerie Beecher, Tony L. Waddell, Arthur Egy, William Bertrand, Kim Schwanke, Mark Berratt, Warren Linhart, Jason Klaiber, Steve Brown, Cheryl Demers, Tom & Jessica Umina, Margaret Gacek, Gene Gacek, Josh Eastman, Allison & Eric Sozerbaniewicz, Leisha Dukat, Rich Roche, Gina Godier?, Kay Lin, Edward Gridley, Christine Kelly, Paul Crescenzi, Todd LaFlamme, Dira Elzourkany?, Heather Waters, Brandon Jacobson, Tom Oot

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of January 27, 2020

Nicholas Corbishley & Kira Gridley, 93 Collidge Road, N. Syracuse, NY 13212
PUBLIC HEARING - 2-Lot Subdivision – 5700 Townsend Road, Fayetteville, NY
13066

Tax Map # 091.-02-26.1

Mr. Corbishley and Ms. Gridley presented their application stating that that they would like to subdivide a parcel off of the larger parcel the land so they can eventually build a single-family home.

Lead Agency for SEQR was determined at the meeting of January 27, 2020. Attorney Sutphen indicated for the record that the action is an Unlisted Action under SEQRA.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment. The EAF was filled out accordingly.

Member LeRoy made a motion, seconded by Member Poltenson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to

open the Public Hearing at 6:36pm.

With there being no comment from the public, Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to close the Public Hearing at 6:37pm.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to approve the 2-Lot Subdivision for Nicholas Corbishley and Kira Gridley, titled Corbishley-Gridley Subdivision; prepared by Cottrell Land Surveyors, P.C., dated 11-04-2019; roll 91-2-27.

WJC Works, LLC – 112 Pickard Drive, Syracuse, NY 13211

PUBLIC HEARING - Site Plan – 6985 Collamer Road, East Syracuse, NY 13057

Tax Map # 036.-01-04.0

Chairman Lupia stated that the Applicant was unable to attend the meeting. The Board heard from the applicant at the last meeting, so they are able to proceed with the SEQR declaration.

Member LeRoy made a motion, seconded by Member Poltenson and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Attorney Sutphen indicated for the record that the action is an Unlisted Action under SEQRA.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment. The EAF was filled out accordingly.

Member LeRoy made a motion, seconded by Member Poltenson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 6:40pm.

With there being no comment from the public, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to close the Public Hearing at 6:41pm.

Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to approve the Site Plan Application for WJC Works, LLC as presented; with the condition that the parking shown in the back of the building will be placed in reserve with the finding that upon advice of the Codes Enforcement Officer and review of the building uses, the parking is shown, without the reserve, is sufficient for the current proposed building uses.

Member Kelly stated that Onondaga County Planning Board would like to see some

screening or additional landscaping, along the parking lot to shade the neighbors' properties. The Board decided to pass along the recommendation from the Onondaga County Planning Board regarding screening to the Applicant.

Syracuse Signarama – 102 Headson Drive, Syracuse, NY 13214

Site Review – Sign – Manlius Academy Apartments – 4719 Kehoe Lane, Manlius, NY 13104

Tax Map # 114.-04-82.0

Todd LaFlamme, Signarama, explained to the Board that the Academy Place Apartments would like to install a new sign with more square footage because they have been receiving complaints from people not being able to locate the apartments. They would like to install a 42"x70" directional sign.

Chairman Lupia told the applicant that the sign appears to be in the New York State Right of Way and the Town Planning Board has no jurisdiction over anything in the right of way.

Attorney Sutphen asked who owns the parcel that the sign is on. Mr. LaFlamme said Manlius Acad, LLC., Michael Silverberg is his contact and a partner.

Chairman Lupia stated the following concerns:

1. The sign is on a different lot from the use it "advertises" and is also quite a distance from the apartment building.
2. The sign looks to be in the State Right of Way.

Attorney Sutphen stated that if this sign is "legal" in its current location and on a lot, and if this sign is going to be expanded in size, the applicant would have to go to the Zoning Board of Appeals for a Variance because the sign is outside the Town Code guidelines for sign size. But also, the question of the right of way and/or whether this is a non-conforming pre-existing sign/use on the property needed to be further researched.

Member Poltenson suggested re-doing the sign so that the directional arrows are larger.

Chairman Lupia suggested that this application be tabled until we hear back from the Applicant, Mr. Silverberg as to some of the questions presented.

3Gi – Central New York Inland Port, Vacant rural property to the south of Kirkville Road between Girden Rd. and Fremont Rd.

Recommendation for Zone Change

Tax Map #'s 054.-01-28.1, 054.-01-06.1, 054.-01-04.1 & 054.-01-2.1

Matt Napierala did an abbreviated overview of the proposed project and the request for a zone change which had been referred to the Planning Board from the Town Board.

Chairman Lupia asked if the Applicant had an access agreement to move across National Grid property? Mr. Napierala said yes, he would get it to the Board.

Member Kelly asked if there was an agreement with the railroad to remove the oil tanks? Mr. Napierala said that the talks with CSX are ongoing negotiations.

Conversation ensued regarding the access to the property.

Chairman Lupia stated that the Board has taken the information that was provided by the Applicant, The Onondaga County Planning Board, the Planning Boards questions and Town Engineer, Doug Miller's comments and asked the Attorney to put together a resolution. Each Planning Board member indicated that they had seen the proposed resolution in advance and had the opportunity to review and comment therein.

Attorney Sutphen summarized the content of the resolution in part regarding this project. *(The complete resolution is attached)*. The final part of the resolution is as follows:

The Planning Board recommends the above issues for further study and contemplation by the Town Board. Because there are multiple items which require further information, this Board does not at this time make recommendation either for or against the Zone Change application. Ultimately, after review of the within and any other matters that are brought into the knowledge of the Town Board in this process, it is the Town Board that must determine whether a change of Zoning District, a legislative function, is in the best interest of the Town.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to adopt the resolution as attached hereto.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Recommendation for Zone Change – Bridle Path/Megnin Farms Apartments –
Corner of Strawmount Trail and State Route 5, Chittenango, NY
Tax Map #'s 082.-02-02 and 082.-02-03.0

Brandon Jacobson, Brolex Properties, explained to the Board that they would like a Zone Change for this property from its current mixed zoning status to R-5. He stated that they would like to provide a mixed/commercial/residential use for the property. They would like to construct 5 3-story apartment buildings, with elevators, primarily intended to serve seniors and others who can't move into the area due to price point.

Mr. Jacobson advised that the applicant hired Gordon Stansbury to do a traffic study in the area.

Chairman Lupia stated that the Board has received numerous letters from the neighboring residents regarding this project, all of which are in opposition to the zone change. Mr. Lupia expressed concern for residents who purchased homes in this area with belief that the adjacent lands would also be single-family residential.

Mr. Jacobson said that instead of trucking the soil off of the property they were planning to use it to build a berm in the rear of the property to buffer the neighbors.

Member Poltenson said that he went out and looked at the property and said that he would like to see a traffic study.

Member Gilbert has concerns about "sprawl" issues and the higher intensity living arrangements like this. He is concerned we are headed towards building more towards Green Lakes, taking away from the rural setting.

Member Kelly asked who would own the apartments? Mr. Jacobson said he and his partner will build to own it.

Member LeRoy asked about a traffic study and timeframe of the project.

There was discussion regarding the Board desiring input of neighbors and others in an informational public hearing before this Board. This would assist the Board in hearing all information before making a recommendation to the Town Board.

Member Kelly made a motion seconded by Member Poltenson and carried unanimously to hold a Public Hearing on February 24, 2020 at approximately 6:35pm at a place to be determined because of the size of the crowd.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:59 pm.

Respectfully submitted,
Lisa Beeman, Clerk

In the Matter of the Application of Referral from the Town Board of Manlius to the Planning Board of the Town of Manlius relative to Zone Change application of 3 Gi CNYIP

Recommendation dated February 10, 2020

The Town Board of the Town of Manlius ("Town Board") has referred the matter of the request for zone change made by owner 3 Gi CNYIP, Inc. ("Owner/Applicant")¹ to the Planning Board of the Town of Manlius ("Planning Board") for recommendation. The proposal which was presented to the Planning Board by the applicant on January 20, 2020 seeks a zone change on *part* of two parcels owned by the Owner: 054.0-01-06.1 and 054.0-01-4.1² The exact acreage affected is to be determined, but appears to be approximately 35+/-acres.³

The Planning Board is generally charged with considering the overall orderly development of the Town in the context of actual applications brought before it. In this instance, the Town Board has asked the Planning Board to make a "recommendation" on this matter based upon its unique knowledge of planning and zoning matters within the Town.

This Board has reviewed the parcels at issue in the context of the current zoning map designations, the surrounding zoning designations, the character of the neighborhood and adjacent properties and the uses allowed in Industrial and other zoning districts of the Town. There are several matters which this Board believes deserves further study at the Town Board level and which the Town Board should consider before coming to a conclusion about a Zone Change to Industrial.

1. The applicant has stated the type of use that it would intend – primarily warehouse in nature – should the zone change to Industrial be granted. However, it is critical that the Town Board consider that any type of Industrial Use could be permitted when/if the zone change occurs. These uses could include uses far more "intense" than the warehouse use proposed. As further discussed below, the Town Board should be convinced that *any* Industrial use would be compatible with the area and be in conformance with sound orderly development of the Town.
2. In as much as the Town Board is required to hold a public hearing on a Zone Change, this Board is not inclined to hold a public hearing at this time. However, it is difficult to

¹ The Applicant on this zone change application is 3 GI CNYIP, Inc. though it is noted that the property is apparently jointly owned by 3GI Terminals, LLC. Presumably the Town Board will be assured of ownership of the parcels and that all property owners properly join in the application before any action is taken thereon.

² The application states that 4 parcels are part of this zone change application, however, two of the parcels are already zoned Industrial and are not part of the consideration of the zone change; except to the extent that parcel 054.-01-28.1 fronts on Fremont Road and is the only access the subject parcels would have directly to Fremont Road.

³ The affected tax parcels affected by the zone change consist of a total of approximately 62 acres, not the 75 acres stated in the application. The revised proposal for zone change would affect approximately 2/3 of that 62 acres.

make an informed recommendation without obtaining public input as to the reasonable concerns, impressions and comments that the public may have with respect to the zone change that would intimately affect the daily lives of property owners surrounding the property at issue. This Board suggests that such input is critical to the determination on the Zone change.

- a. There are a significant number of residential uses in close proximity to this property on both Fremont and Kirkville Roads. Indeed, the parcel is bisected on Kirkville by a residential parcel.
 - b. However, both the east and west side of the subject parcels are already zoned Industrial.
 - c. Notwithstanding the existence of some industrial in this area, would the change to Industrial of such a significantly sized parcel, unduly affect the residential and less intense commercial uses that currently surround the parcel ?
3. This Board takes note of the sense of community that is currently presented by the three schools that are in close proximity to the property at issue.
- a. Additional traffic, changes to traffic patterns and intense development of Industrial uses in close proximity to the school uses must be carefully considered by the Town Board as it reviews traffic studies and extracts public input to this application.
 - b. From a Planning standpoint, were the Town to be considering zoning districts anew, it would be likely that any Board would find that Industrial Uses directly adjacent to facilities that house children are incompatible due to the nature of activities that can be carried on in an Industrial zoned area.
4. As the Town Board considers this zone change request, this Board recommends that it is prudent for the Town Board not to be pigeon-holed into a review of just a conversion from RA to Industrial as advocated by the applicant. Rather,
- a. Should a separate/new zone, or even an overlay district be more in line with what would be compatible with this area and would encourage a lower impact industrial use; could there be a new a zone that supports only a transportation--type use?
 - b. Has the Town Board considered that if RA is not the best use of the property from an overall planning perspective or for orderly development ; would the property be better suited to any one of the 7 zoning districts which fall between the current zoning designation of RA and the least restrictive (Industrial) zoning designation of the Town.
 - c. Does the leaving of the parcels at Kirkville Road as RA, but converting the back parcels to Industrial make the overall development of this land less desirable? If the zone was changed to other than Industrial of the entirety of the parcels would other development of a non-industrial nature follow? This is surely present along much of Kirkville Road.

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5. Access to this site is a primary concern that this Board suggests the Town Board consider with great caution.
 - a. The applicant has removed the part of the parcel that fronts on Kirkville Road from its application for zone change. This presents a double-edged sword to the application. There can be no access to the Industrial site at all from Kirkville Road, leaving limited access to the site access through an RA parcel. The RA parcel cannot serve the Industrial site (an issue that would be further addressed upon plan approval). On the other hand, re-zoning of the part of the parcel that faces Kirkville to Industrial would surely be incompatible with the RA use that bisects the parcels' Kirkville Road facing part, and the uses on the opposite side of Kirkville.
 - b. The applicant has suggested that it has some kind of access from Girden Road, over a fee parcel owned by National Grid, then to a contingent piece owned by applicant to the parcel to be re-zoned. A request to view such access to see if it feasible has been requested but has not been presented or is forthcoming. Access from Girden Road is likely the best access to this site, if it is Industrial, but appears tenuous, at best.
 - c. Access to this site from Fremont Road is limited to two points, which points are greatly separated by intervening parcels. This limits where traffic can enter and exit the site and limits site plan options should the parcel seek site plan approval for any use.
 - d. The Fremont road accesses appear to be limited by wetland and an easement to NY transit.
 - e. The applicant has suggested that access to this site from the southerly CSX railroad site makes this site ideal for industrial development. This Board agrees that such access would change the dynamic of this application markedly. However, as the applicant stated, he has been working on this project for nearly a decade and such access has not been confirmed. It would seem imprudent at this juncture for the Town Board to consider any such potential access in its decision-making process.

6. Traffic must be carefully considered in any zone change request. The Town has been working with the East Syracuse Minoa Schools and Onondaga County Department of Transportation with regard to on-going traffic and safety concerns at the intersection of Kirkville Rd. and Fremont Rd. A high intensity traffic use such as would likely be brought forth by Industrial use, particularly of the warehouse and transportation nature presented, must be carefully studied. This is not in the current purview of this Board, but the Town Board should reflect upon same.

7. Kirkville Road and Fremont Road are Onondaga County Roads. Accordingly, the Onondaga County DOT should be consulted and coordinated with in connection with the Zone Change application and its potential affect on the County Roads.

8. Significant wetlands within the property sought to be zoned may impede industrial or other development of the area. The Town board should seek more information as to how the wetlands would impact various types of development including Industrial, or development of the sort that would be permitted by the current RA, or other zoning.
9. The comments of the Onondaga County Planning Board dated February 5, 2020 should be heeded as to further information the Town should seek in considering the Zone change. Many of the issues raised in the referral are set forth as concerns of the Board herein; in addition to several additional matters set forth in the referral.
10. This Board notes that the property at issue and some of the industrially zoned property surrounding this property has an "industrial" feel relative to other areas of the Town. This must be balanced against the issues raised herein.

The Planning Board recommends the above issues for further study and contemplation by the Town Board. Because there are multiple items which require further information, this Board does not at this time make recommendation either for or against the Zone Change application. Ultimately, after review of the within and any other matters that are brought into the knowledge of the Town Board in this process, it is the Town Board that must determine whether a change of Zoning District, a legislative function, is in the best interest of the Town.

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 1.29.2020

Name of Project: MONUMENT SIGN - TARGET

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: NORTH BURDICK STREET, TOWNE CENTER AT FAYETTEVILLE

Type of Project:

Division of Land Subdivision Accessory Use Zone Change Site Review Other SIGN

Developer: COR DEVELOPMENT

Phone: 315.663.2100

Address: 540 TOWNE DRIVE, FAYETTEVILLE NY

Zip: 13066

Tax Map Number(#)/s: 087.-01-20.0

Present Zoning: RS

Desired Zoning: RS

Total Acreage: 9.76 ACRES

Total Number of Lots: 1

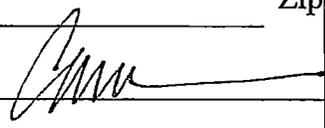
Property Owner/s: TARGET CORPORATION

Phone: _____

Address: P.O. BOX 9456 MINNEAPOLIS MN

Zip: 55440

Tax Map#(s): 087.-01-20.0

Owner's Signature: 

Printed Name: CASEY PETERSEN

Property Owner/s: _____

Phone: _____

Address: _____

Zip: _____

Tax Map#(s): _____

Owner's Signature: _____

Printed Name: _____

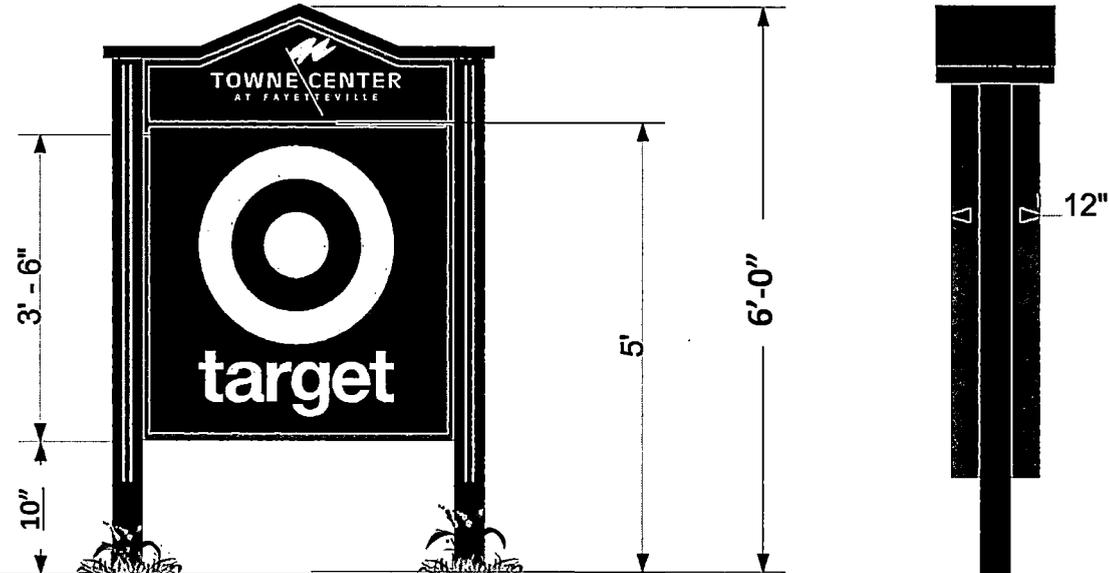
Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

Fee: _____ Paid: _____ Per: Credit/Debit Card Check Cash



SIGNS TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES.



Fabricate and install 1) 3'-6" x 3'-6" double faced LED internally illuminated pylon with lexan faces and vinyl graphics. mounted between 2) posts with new foundation & anchor bolt setup

3630-53 Translucent Vinyl



KASSIS SUPERIOR SIGNS

6699 Old Thompson Rd.
Syracuse, New York 13211
315-463-7446
Fax 315-463-7449

www.KassisSigns.com

DATE: 6/5/19	FILE NAME: Cor _ Target Pylon PL#15574
REV: 1/28/20	CLIENT:
REV 2/10/2020	LOCATION: Fayetteville, NY
REV	DESIGNER: TGT
REV	S&I FS RFP: Jamie Bracy

This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code. Local codes may apply. Local codes may require proper grounding and bonding. (UL 817)

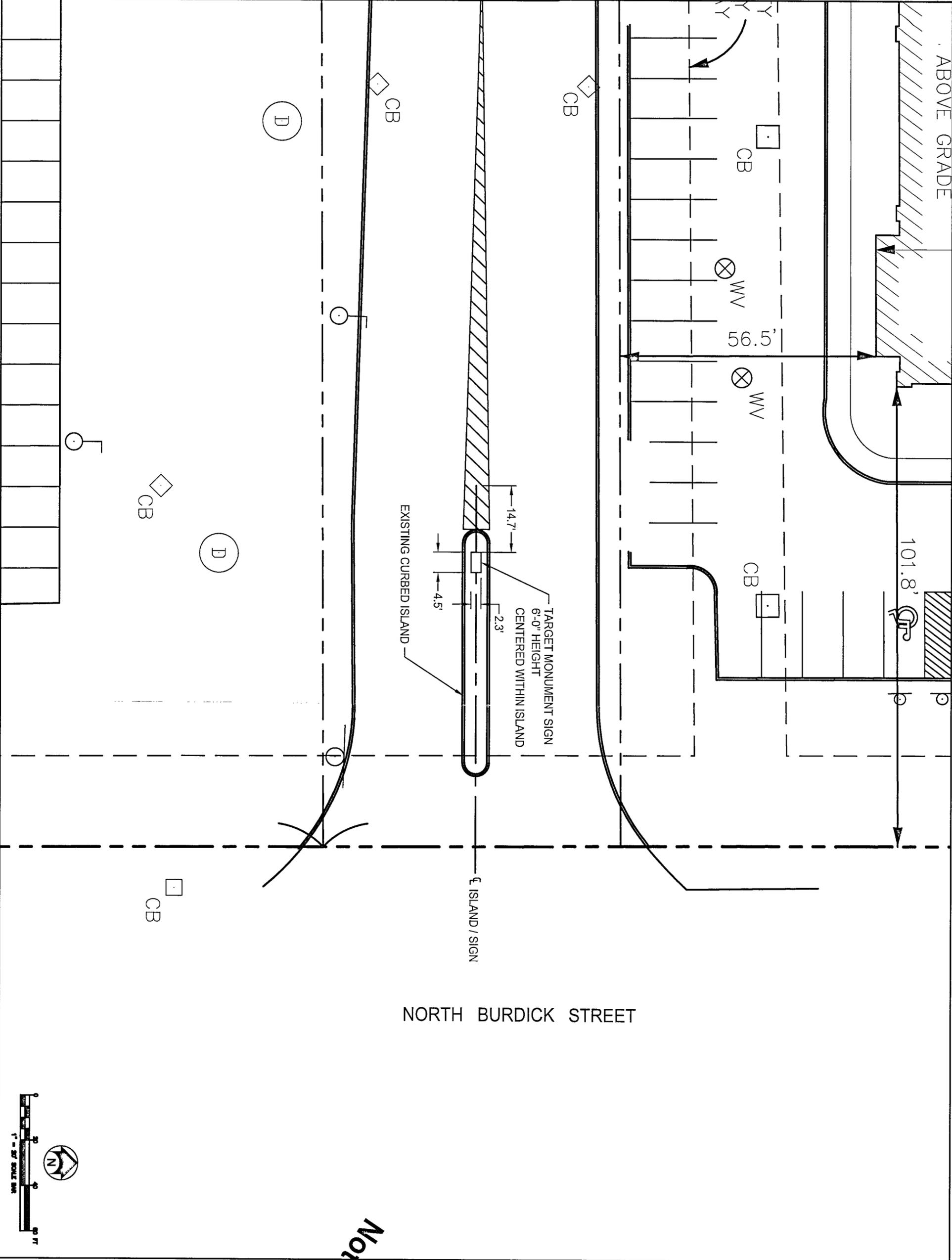
Approved for use on illuminated signs

THE INFORMATION CONTAINED HEREIN IS TO BE USED AS A GENERAL GUIDE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

Customer authorizes Kassis Superior Signs to initiate work on this layout and assumes responsibility for any costs incurred should any changes be made after production has begun. Please send back signed & dated, noting any changes after checking for correct colors, logos & text.

Approved by Customer

Date



NORTH BURDICK STREET

Target Monument Sign
 Towne Center
 at Fayetteville
 Fayetteville, NY 13066

COR Development Company, LLC
 540 Towne Drive
 Fayetteville, NY 13066

B BERGMANN
 ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,
 Landscape Architects & Surveyors, D.P.C.
 280 East Broad Street
 Suite 201
 Rochester, NY 14604
 office: 585.232.5135
 fax: 585.232.4652
 www.bergmannpc.com

DATE	DESCRIPTION

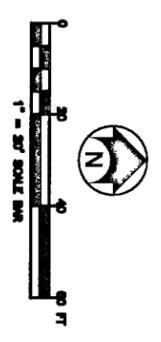
Not For Construction

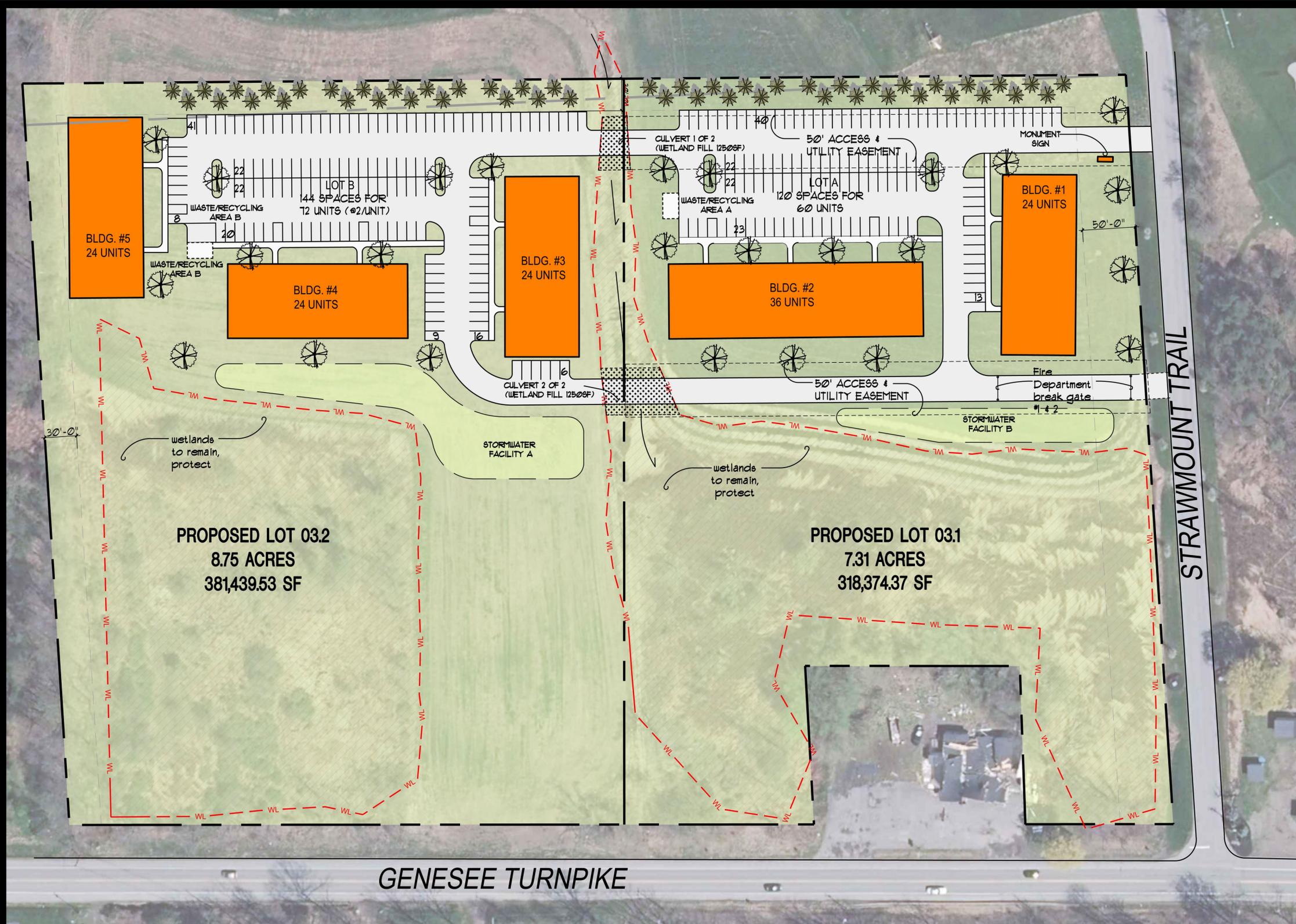
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 Landscape Architects & Surveyors, D.P.C.

Project Manager AMERI, RIA	Architect AMERI, RIA
Designer ESHW, RIA	Engineer ESHW, RIA
Permit Number 0872919	Permit Number 0000100

PRELIMINARY SITE PLAN

PSP-100





TOWN OF MANLIUS ZONING CHART X-MANLIUS-ZONING

1. CURRENT ZONING

- TAX MAP #0822-01-02.0 & 0822-01-03.0 ARE CURRENTLY ZONED RESTRICTED AGRICULTURE (RA) DISTRICTS. TAX MAP PARCEL 0822-01-02.0 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. (b) WINDOW TO FACING BLANK WALL: 30 FEET. (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: LOT 31- 60 X 5000 = 300,000 SF LOT 32- 12 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	12 X 2 = 144 PARKING SPACES
TOTAL	264 PARKING SPACES

PROPOSED PARKING COUNT

LOT 03.1	111 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 31 AND 32 WILL CONFORM TO R-5 ZONING UNDER 10 ACRES IN SIZE. APPROXIMATELY 132 UNITS TO BE CONSTRUCTED WITHIN (5) BUILDINGS.

BRIDLE PATH
GENESEE TURNPIKE TOWN OF MANLIUS
CONCEPT PLAN



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

DECEMBER 13, 2019

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.

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: Scott Freeman - Keplinger Freeman Associates		Telephone: 315-445-7980	
		E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Road			
City/PO: East Syracuse		State: NY	Zip Code: 13057
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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
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. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: SCOTT FREEMAN (KOPUMBA FREEMAN) Date: 12-13-19
Signature: *Scott Freeman* Title: PARTNER

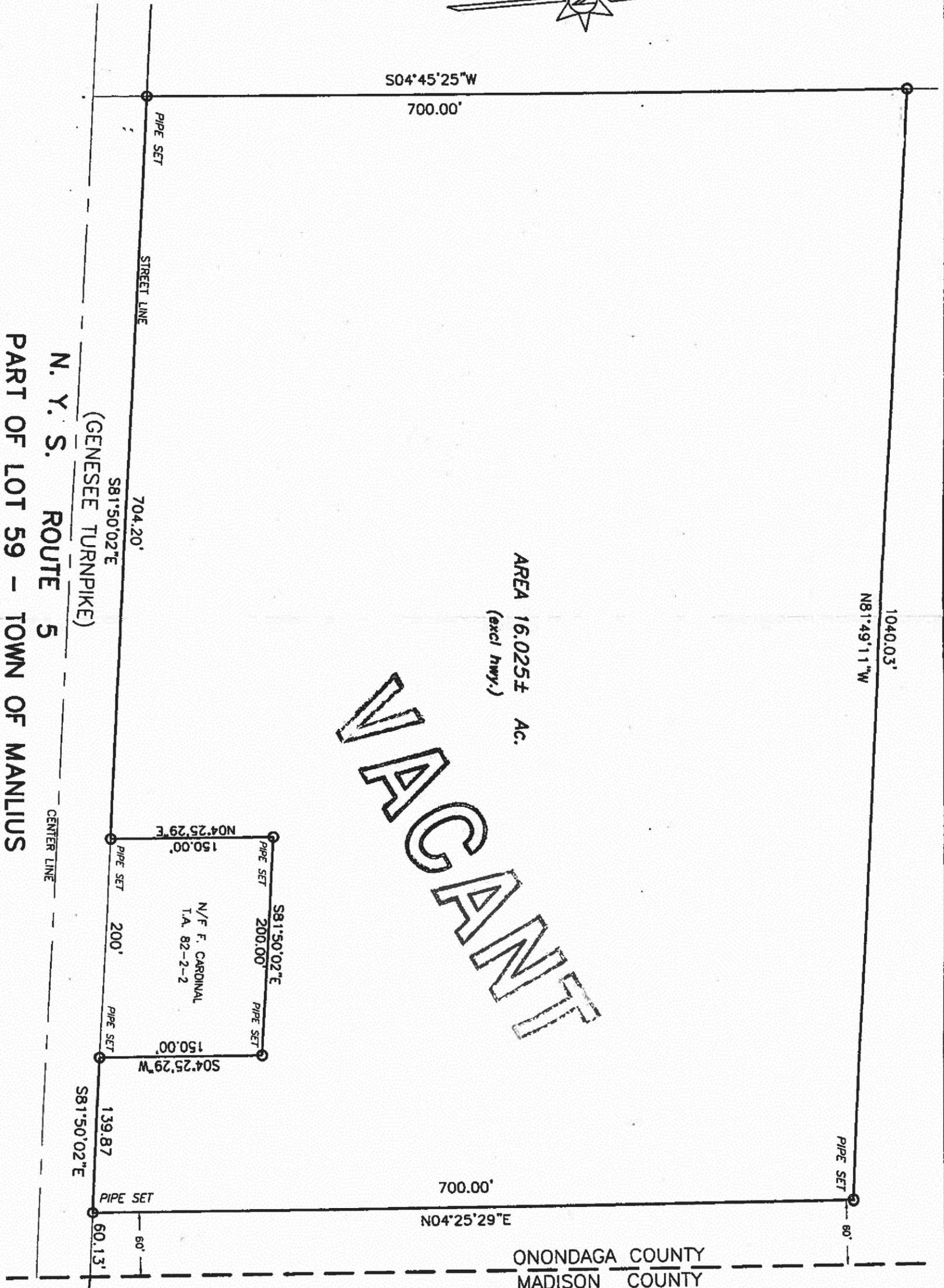
I.D:
FILE:
B/P: 381/054

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UNDERSIGNED ONLY.



AREA 16.025± AC.
(excl hwy.)

VACANT

N. Y. S. ROUTE 5
(GENESEE TURNPIKE)
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. 5/5/07

POOLS_MEGNIN_2005_11_01.DWG

POOLSBRK.CRD

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



BRIDLE PATH - TAX MAP
 DECEMBER 13, 2019

**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

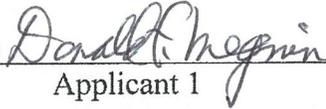
13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

- 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____.

Date: 1/2/2020, 20____.

(Print Name)

DONALD F. MEGNIN
(Print Name) *Trustee*

(Signature)

Donald F. Megnin
(Signature)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

(Mailing Address of Applicant)

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

(Telephone Number)

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



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.

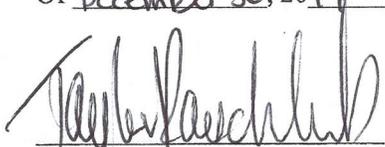
CORPORATE ACKNOWLEDGEMENT

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