

**Agenda**  
**Manlius Town Board**  
**April 22, 2020**  
**Open Podium - Cancelled**  
**6:30 PM**

1. Pledge Of Allegiance
2. Approval Of Minutes - March 25, 2020

Documents:

[3-25-20 DRAFT AAW.PDF](#)

3. Approval Of Abstract # 8
4. 6:35 PM Public Hearing - Stop Signs On Quarterhorse Run, Strawmount Trail & Harness Hook Lane

Documents:

[LOCAL LAW 2020-\\_\\_\\_ STOP SIGNS ON QUARTERHORSE RUN, STRAWMOUNT TRAIL, HARNESS HOOK LANE - SET DATE.PDF](#)  
[STOP SIGN PLACEMENT IN MEGNIN FARMS ON STRAWMOUNT AT QUARTER HORSE AND HARNESS HOOK MAP.PDF](#)  
[LOCAL LAW 2020-\\_\\_\\_ STOP SIGNS QUARTERHORSE RUN ENACTING.PDF](#)

5. Initial Presentation - Zone Change Request - 5538 North Burdick St. - RA To RM ( Tax Map # 086.-02-07.1)

Documents:

[APPLICATION.PDF](#)  
[CONCEPT SITE PLAN.PDF](#)  
[DEED OF PROPERTY.PDF](#)  
[DISCLOSURE AFFIDAVIT.PDF](#)  
[EAF.PDF](#)  
[LETTER FROM DEC.PDF](#)

6. RFP For Engineering Services For Salt Springs Water District
7. Emergency Paid Sick Leave Policy - Expiring April 30, 2020
8. Climate Smart Community Pledge - Resolution

Documents:

[RESOLUTION - CLIMATE SMART COMMUNITIES.PDF](#)

9. Correspondence/ New Business

10. Highway Superintendent
11. Planning & Development
12. Attorney
13. Town Clerk
14. Police Chief
15. Town Manager
16. Town Board
17. Supervisor
18. Adjournment

**Please silence cell phones.**



Nayes: 0

All in Favor.

Motion Carries.

**Approval of Abstract # 6**

Councilor Bollinger made a motion, seconded by Councilor Green, to approve Abstract # 6 as submitted by Town Clerk Weber.

TOWN OF MANLIUS		
Fund Summary		
Abstract # 6 - 2020		
<b><u>CODE</u></b>	<b><u>FUND</u></b>	<b><u>TOTALS</u></b>
A	General Fund Townwide	\$ 53,174.85
B	General Fund Town	\$ 5,291.25
CM1	Police Trust	\$ 3,911.37
DA	Highway Fund Townwide	\$ 42,703.92
DB	Highway Fund Town	\$ 2,294.97
SR1	Manlius Trash District	\$ 102,493.16
SR2	Manlius Res Brush District	\$ 11,672.60
SS1	Manlius Con Sewer District	\$ 308.29
SW2	Manlius Con Water District	\$ 29,572.16
W80	Schepp Water District	\$ 207.34
W90	Watervale Water District	\$ 36.71

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

**Public Hearing – Special Permit – Taft Road Solar, LLC, E. Taft Rd., E. Syracuse**

Councilor Kriesel made a motion, seconded by Councilor Green, to waive the reading of the public notice in the matter of the Special Permit – Taft Road Solar, LLC, E. Taft Rd., E. Syracuse, NY.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Councilor Kriesel made a motion, seconded by Councilor Waters, to open the public hearing at 6:34 in the matter of the Special Permit – Taft Road Solar, LLC, E. Taft Rd., E. Syracuse, NY.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Councilor Kriesel made a motion, seconded by Councilor Green, to adjourn the public hearing in the matter of the Special Permit – Taft Road Solar, LLC, E. Taft Rd., E. Syracuse, NY until April 22, 2020.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

**Public Hearing – to consider the matter of a proposed Local Law to Amend Sections of Local Law 2016-8 Regarding Solar Photovoltaic Systems**

Councilor Kriesel made a motion, seconded by Councilor Bollinger, to waive the reading of the public notice in the matter of the proposed Local Law to Amend Sections of Local Law 2016-8 Regarding Solar Photovoltaic Systems.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

Councilor Kriesel made a motion, seconded by Councilor Waters, to open the public hearing at 6:36 PM in the matter of the proposed Local Law to Amend Sections of Local Law 2016-8 Regarding Solar Photovoltaic Systems

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

Councilor Kriesel made a motion, seconded by Councilor Denton, to adjourn the public hearing in the matter of the proposed Local Law to Amend Sections of Local Law 2016-8 Regarding Solar Photovoltaic Systems until April 22, 2020.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

**Public Hearing – to consider the matter of Amending Chapter 139 entitled “Vehicles & Traffic” of the Code of the Town of Manlius for Stop Signs to be located on Quarter Horse Run, Strawmount Trail and Harness Hook Lane**

Councilor Bollinger made a motion, seconded by Councilor Green, to waive the reading of the public notice in the matter of Amending Chapter 139 entitled “Vehicles & Traffic” of the Code of the Town of Manlius for Stop Signs to be located on Quarter Horse Run, Strawmount Trail and Harness Hook Lane

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

Councilor Bollinger made a motion, seconded by Councilor Green, to open the public hearing at 6:37 PM in the matter of Amending Chapter 139 entitled “Vehicles & Traffic” of the Code of the Town of Manlius for the installation of Stop Signs to be located on Quarter Horse Run, Strawmount Trail and Harness Hook Lane

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Councilor Bollinger made a motion, seconded by Councilor Green, to adjourn the public hearing in the matter of Amending Chapter 139 entitled “Vehicles & Traffic” of the Code of the Town of Manlius for Stop Signs to be located on Quarter Horse Run, Strawmount Trail and Harness Hook Lane until April 22, 2020.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

**Emergency Paid Sick Leave Policy – Expiring March 31, 2020**

Attorney Frateschi stated that the emergency paid sick leave policy that is in place does not expire April 30, 2020.

**Correspondence/New Business**

A) Highway Superintendent

B) Planning & Development

Town Manger Oot reported the following on behalf of Town Engineer Miller:

- The annual landfill monitoring report will be finished soon and submitted.
- the MS4 Annual Report submission date has been moved to August 1, 2020
- The Muirfield Drainage Report is ready for review and review meetings will be scheduled.

C) Attorney – No New Business

D) Town Clerk – No New Business

E) Police Chief

Chief Crowell gave an in depth report to the Town Board on how the Department is adapting during the COVID-19 Pandemic.

F) Town Board

Councilor Bollinger presented a Request For Proposal for engineering services for the proposed Salt Springs Water District.

Councilor Bollinger made a motion, seconded by Councilor Kriesel, to authorize the publication of a Request for Proposal for engineering services for the proposed Salt Springs Water District as presented to the board.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Councilor Green stated that the Department of Recreation has published the Spring/Summer Brochure but registration is not open at this time.

Councilor Green stated that the Deer Management Program has been suspended due the COVID-19 Pandemic.

Councilor Waters discussed the adaptations the Arbor Day Foundation for the Tree City USA Program during the Pandemic.

Councilor Waters stated that there are two open positions on the Board of Assessment Review and the Town is still accepting applications.

Councilor Deer reported that he has spent a lot of time at Town Hall while the Town adapts to handling the COVID-19 Pandemic and it has been really great to see everyone pitch in and help.

Councilor Kriesel stated that she has a Zoom meeting with the CNY Land Bank to discuss how the Town can handle abandoned properties.

The Town Board encouraged everyone to complete their census data online.

#### G) Supervisor

Supervisor Theobald thanked everyone at Town Hall for their service and discussed the ways that residents can keep themselves safe and healthy during the COVID-19 Pandemic.

Town Manager Oot stated that the cleaning company will be providing additional sanitizing services at Town Hall until further notice.

There being no further business to come before the Board, upon motion duly made by Councilor Green and seconded by Councilor Kriesel the Board voted unanimously to adjourn regular session at 7:04 PM.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Respectfully Submitted by:

Allison A. Weber  
Town Clerk

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**IN THE MATTER**

**Of**

**Local Law 2020-\_\_\_**

**An Local Law Further Amending Chapter 139  
Entitled “Vehicles & Traffic” of the Code of the  
Town of Manlius.**

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**RESOLUTION CALLING FOR  
PUBLIC HEARING**

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 11<sup>th</sup> day of March, 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 Bollinger	Councilor
John Deer	Councilor
Elaine Denton	Councilor
Karen Green	Councilor
Katelyn Kriesel	Councilor
Heather Waters	Councilor

Absent:

The following resolution was moved, seconded and adopted:

**WHEREAS**, a Local Law has been introduced before the Board, to wit: Local Law 2020 - \_\_\_\_, entitled “A Local Law Further Amending Chapter 139 entitled Vehicles & Traffic of the Code of the Town of Manlius,” the text of which is as follows:

**LOCAL LAW 2020 -\_\_ AMENDING CHAPTER 139 ENTITLED “VEHICLES & TRAFFIC” OF THE CODE OF THE TOWN OF MANLIUS**

**BE IT ORDAINED AND ENACTED** by the Town Board of the Town of Manlius, County of Onondaga, State of New York, as follows:

Section 1. That Chapter 139-5, entitled “T-intersections” of the Code of the Town of Manlius, as amended, is further amended as follows:

<b>Intersection of</b>	<b>Stop Sign on</b>
Quarter Horse Run	Eastern most intersection of Strawmount Trail on the southwest corner
Strawmount Trail	Mid-section of Quarter Horse Run on the northwest corner
Harness Hook Lane	Northwest corner at intersection of Quarter Horse Run

Section 2. This local law shall take upon the filing with the Secretary of State.

**WHEREAS**, at the recommendation of the Town Highway Superintendent, the stops sign proposed herein are for the benefit and safety of the residents of the Town of Manlius;

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Manlius, County of Onondaga, State of New York, shall hold a Public Hearing in the matter of the adoption of the aforesaid Local Law, and that such Hearing shall be held at the Town Hall of the Town of Manlius, located at 301 Brooklea Drive, Fayetteville, New York, on March \_\_\_\_, 2020 at 6:\_\_\_\_ p.m. and be it further

**RESOLVED**, that the Town Clerk give notice of such Public Hearing by the publication of a notice in at least one newspaper circulated in the Town, specifying the time when and the place where such Public Hearing will be held, and in general terms, describing the proposed Ordinance. Such notice shall be published once at least five (5) days prior to the Public Hearing.

**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 11th day of March 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 11th day of March, 2020.

DATED: March 11, 2020  
Fayetteville, New York

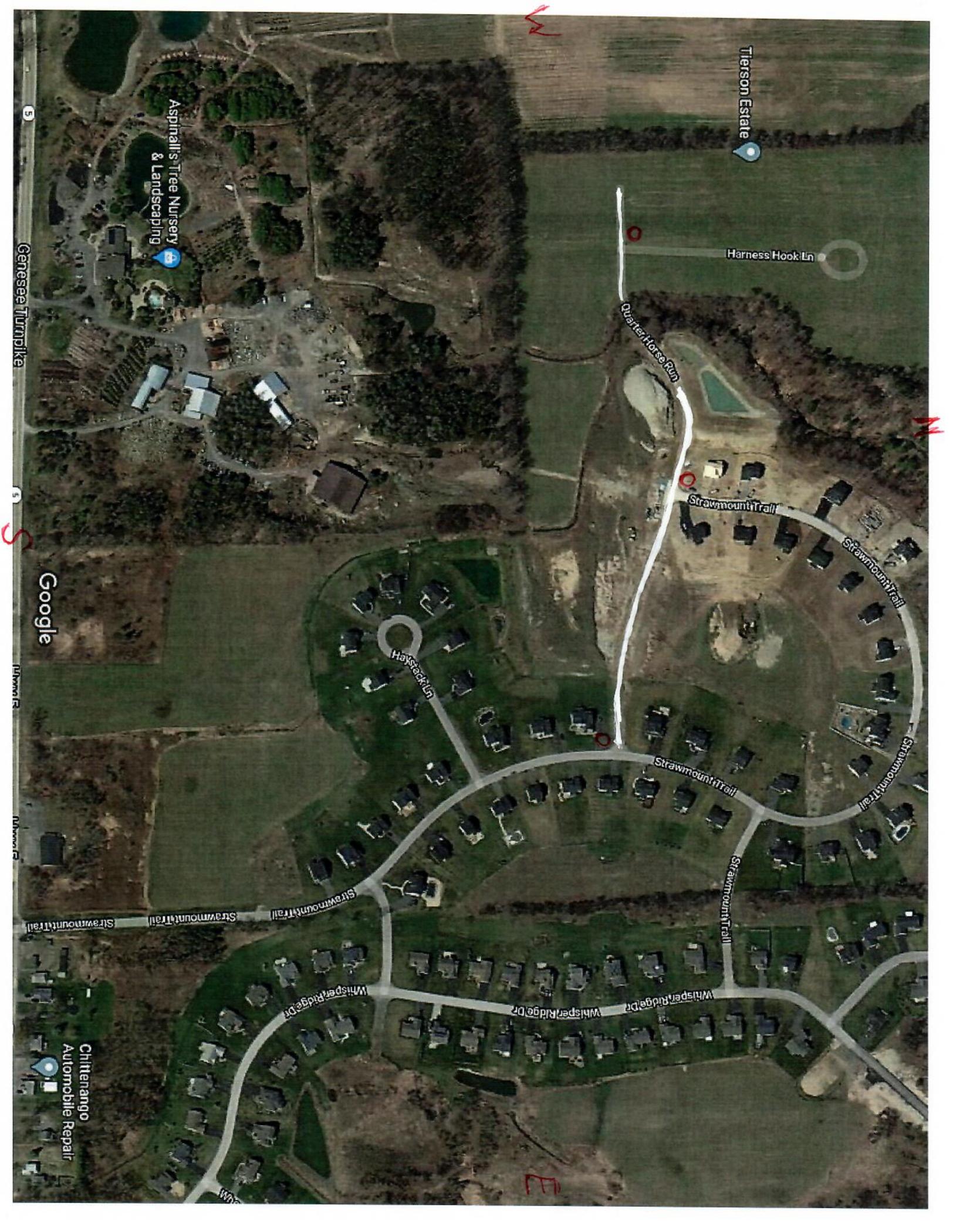
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**ALLISON WEBER**  
**Town Clerk of the Town of Manlius**  
**Onondaga County, New York**

## Stop Sign Placement in Megnin Farms

### For Quarter Horse Run, Strawmount Trail, and Harness Hook

- ❖ On the Southwest corner of Quarter Horse Run at the eastern section of Strawmount Trail
- ❖ On the Northwest corner of Strawmount Trail at the mid-section of Quarter Horse Run
- ❖ On the Northwest corner of Harness Hook Lane at the intersection of Quarter Horse Run



Tierson Estate

Harness Hook Ln

Quarter Horse Run

Strawmount Trail

Strawmount Trail

Strawmount Trail

Strawmount Trail

Strawmount Trail

Strawmount Trail

Whisper Ridge Dr

Whisper Ridge Dr

Whisper Ridge Dr

Aspirall's Tree Nursery & Landscaping

3

Genesee Turnpike

3

Google

Whisper Ln

Whisper Ln

Chittenango Automobile Repair

E

S

W

W

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**IN THE MATTER**

**Of**

**Local Law 2020-\_\_\_**

**An Local Law Further Amending Chapter 139  
Entitled “Vehicles & Traffic” of the Code of the  
Town of Manlius.**

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**RESOLUTION ENACTING  
LOCAL LAW**

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 \_\_\_<sup>th</sup> day of April, 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 Bollinger	Councilor
John Deer	Councilor
Elaine Denton	Councilor
Karen Green	Councilor
Katelyn Kriesel	Councilor
Heather Waters	Councilor

Absent:

The following resolution was moved, seconded and adopted:

**WHEREAS**, a Local Law has been introduced before the Board, to wit: Local Law 2020 - \_\_\_, entitled “A Local Law Further Amending Chapter 139 entitled Vehicles & Traffic of the Code of the Town of Manlius,” the text of which is as follows:

**LOCAL LAW 2020 -\_\_ AMENDING CHAPTER 139 ENTITLED “VEHICLES & TRAFFIC” OF THE CODE OF THE TOWN OF MANLIUS**

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Quarter Horse Run	Eastern most intersection of Strawmount Trail on the southwest corner
Strawmount Trail	Mid-section of Quarter Horse Run on the northwest corner
Harness Hook Lane	Northwest corner at intersection of Quarter Horse Run

Section 2. This local law shall take upon the filing with the Secretary of State.

**WHEREAS**, at the recommendation of the Town Highway Superintendent, the stops sign proposed herein are for the benefit and safety of the residents of the Town of Manlius;

**WHEREAS**, the Town Board held a virtual public hearing on Local Law 2020-\_\_ and provided the public with an opportunity to speak for or against this Local Law;

**WHEREAS**, the Town Board accepts the recommendation of the Town Highway Superintendent regarding the placement of the stop signs pursuant to the Local Law;

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Town Board of the Town of Manlius hereby adopts Local Law 2020-\_\_\_ as set forth above; and be it further

**RESOLVED**, that the Town Clerk shall file this local law with the New York State Department of State within twenty (20) days of the adoption of this Local Law.

**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 \_\_\_th day of April 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.

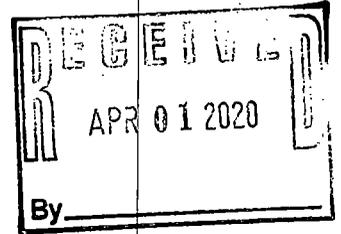
**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this \_\_\_\_\_th day of April, 2020.

DATED: April \_\_\_\_, 2020  
Fayetteville, New York

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**ALLISON WEBER**  
**Town Clerk of the Town of Manlius**  
**Onondaga County, New York**



**TOWN OF MANLIUS  
ZONE CHANGE APPLICATION**

1. Name of Person applying for Zone Change: 5538 NBurdick, LLC  
Address of person applying: 125 East Jefferson Street, Suite 1510, Syracuse, NY 13202  
Cell Phone: 315-877-5113 Phone Number: 315-877-5113
2. Name of owner of record of land where Zone Change would occur: John Messenger  
Address: (owner of record) c/o James H. Messenger, Jr., Esq., 440 South Warren Street,  
Suite 703, Syracuse, NY 13202  
Cell Phone: \_\_\_\_\_ Phone Number (owner of record): \_\_\_\_\_
3. Tax Map Number of property where Zone Change would occur: 086.-02-07.1
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: Residential Agricultural (RA)
6. Desired zoning classification: Residential Multiple Use (RM)  
Reason for change of Zone (use additional sheets if necessary): dental practice
7. What is the lot size? 4.1 Ac – see enclosed survey
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? No

If yes, please specify: \_\_\_\_\_

11. Is the property within five hundred (500) feet of the boundary of any existing or proposed County or State park or other recreational 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, specify The Erie Canal.

12. List the uses of all abutting property: Residential Agricultural (RA), Residential Multiple Use (RM)

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.

Applicant Signature	Authorized Party	
<i>John Messenger</i>	Title	Date
Property Owner Signature	Owner	03/24/2020
	Title	Date

10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county? No

If yes, please specify: \_\_\_\_\_

11. Is the property within five hundred (500) feet of the boundary of any existing or proposed County or State park or other recreational 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, specify The Erie Canal.

12. List the uses of all abutting property: Residential Agricultural (RA), Residential Multiple Use (RM)

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- 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.

  
\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Authorized Party  
Title

03/25/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Title

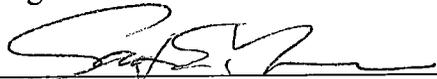
\_\_\_\_\_  
Date

**LIMITED LIABILITY COMPANY/CORPORATE ACKNOWLEDGMENT**

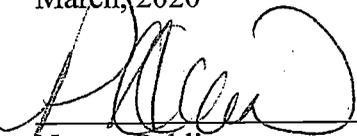
State of New York    )  
County of Onondaga   )

On the 24<sup>th</sup> day of March in the year 2020, before me personally came **SCOTT DUMAS** to me known, who, being by me duly sworn, did depose and say that he resides at 208 North Manlius Street, Fayetteville, New York 13066, that he is an Authorized Party for 5538 NBurdick, LLC, the limited liability company described in and which executed the above instrument; that he know(s) the seal of said limited liability company, that the seal affixed to said instrument is such company's seal; that it was so affixed by authority of the members of said limited liability company, and that he signed his name thereto by like authority.

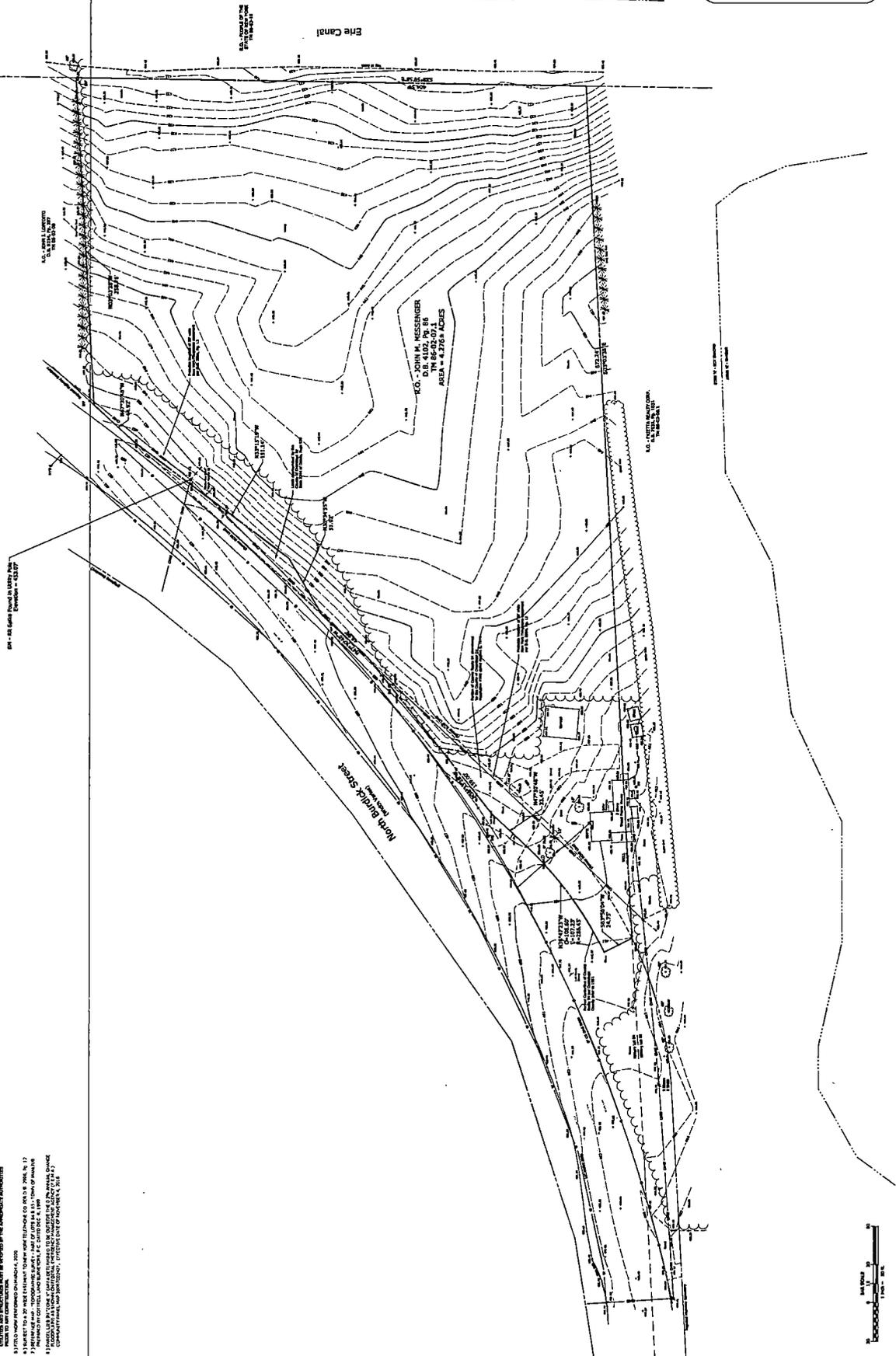
Signature

  
\_\_\_\_\_  
Scott Dumas

Sworn to me this 24<sup>th</sup> day of  
March, 2020

  
\_\_\_\_\_  
Notary Public

PRISCILLA MARIE ALLEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01AL6233564  
Qualified in Onondaga County  
Commission Expires December 27, 2022



**LEGEND**

- Contour Lines
- Property Lines
- Easement Lines
- Utility Lines
- Fences
- Roads
- Railroads
- Water Bodies
- Structures
- Trees
- Other

**BOUNDARY AND TOPOGRAPHIC SURVEY MAP**  
 PART OF  
 LOTS 64 AND 65  
 155 NORTH BEDFORD STREET  
 PART OF SECTION 10 T. 42  
 TOWN OF ASTOR  
 COLUMBIAN COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
 100 EAST 42ND STREET, 10TH FLOOR  
 NEW YORK, NY 10017  
 TEL: (212) 692-1234  
 FAX: (212) 692-1235

DATE: 11/15/23  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 SCALE: 1" = 20.00'

DATE: 11/15/23  
 DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 SCALE: 1" = 20.00'

*J.M.*  
 JAMES MALE, P.E.  
 11/15/23

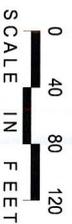
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 2020.
2. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
3. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATE(S):
4. THE SURVEY WAS CONDUCTED BY THE FOLLOWING SURVEYOR(S):
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING REGULATIONS:
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING PRACTICES:
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING METHODS:
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING EQUIPMENT:



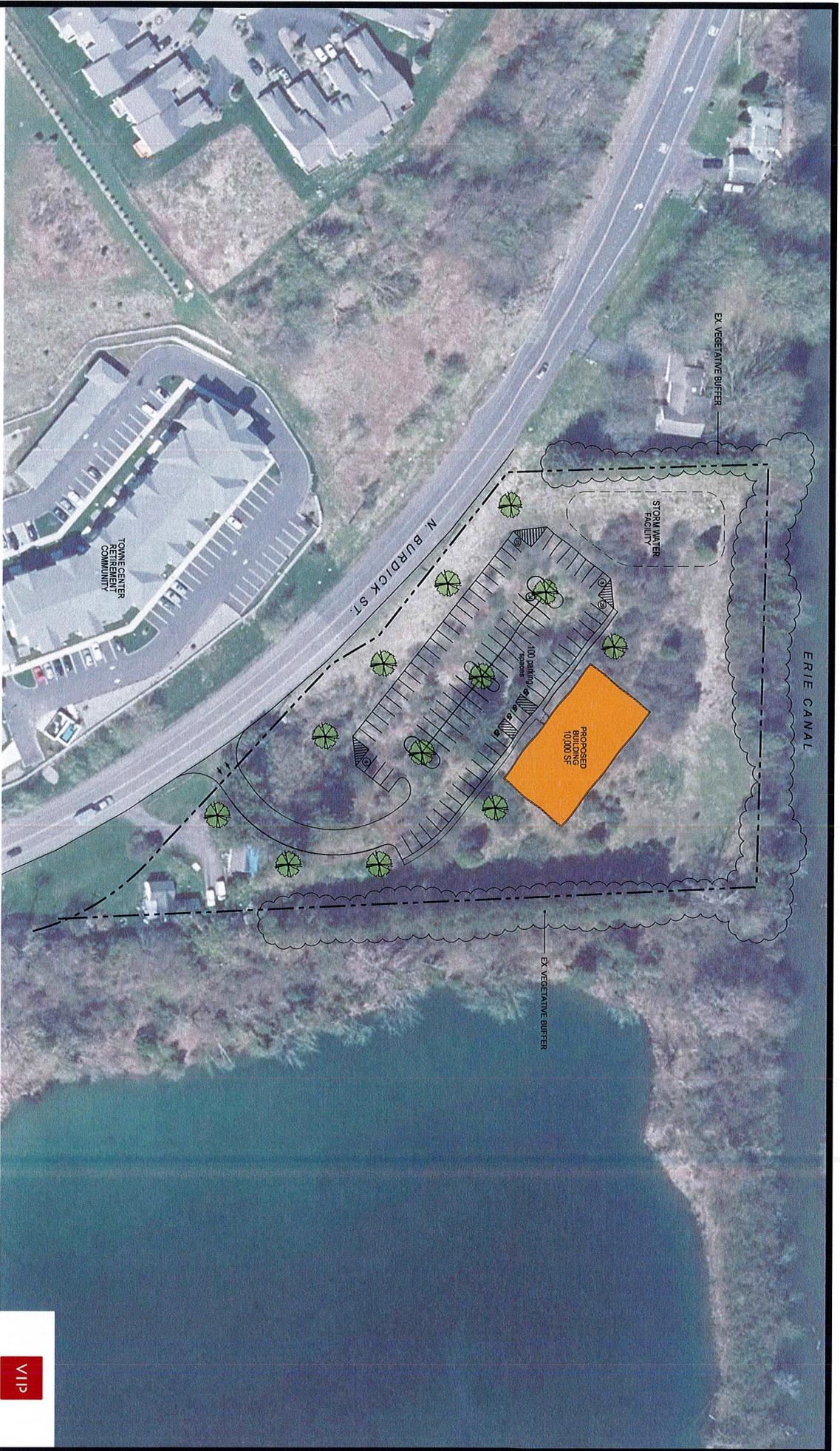
THIS MAP WAS PREPARED BY THE SURVEYOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

# N. BURDICK ST. OFFICE BUILDING CONCEPT SITE PLAN A

FEBRUARY 5, 2020



**STRUCTURES**  
**K&L** KEDJUNGER  
F. REEMAN  
LANDSCAPE ARCHITECTS & LAND PLANNERS



N. BURDICK ST.

PROPOSED BUILDING 10,000 SF

100 parking spaces

STORM WATER FACILITY

EX. VEGETATIVE BUFFER

ERIE CANAL

EX. VEGETATIVE BUFFER

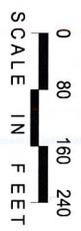
TOWNE CENTER COMMUNITY





**N. BURDICK ST. OFFICE BUILDING  
CONCEPT SITE PLAN A - SITE DISTANCE**

FEBRUARY 5, 2020



**STRUC**  
**VIIP**





CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 11th day of September, nineteen hundred and ninety-six BETWEEN

MADELINE M. DOUGHERTY, of 236 North Midler Avenue, Syracuse, New York 13206

as executrix of the last will and testament of WILLIAM P. DOUGHERTY 5538 Burdick Street, Fayetteville, New York 13066 who died on the 7th day of January, nineteen hundred and ninety-five party of the first part, and

JOHN M. MESSENGER, of 4891 Sweet Road, Manlius, New York 13104

party of the second part,

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Onondaga County, New York on March 29, 1995 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

Ninety-Nine Thousand Five Hundred Dollars (\$99,500.00) dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the, more fully set forth and described in the attached Schedule "A"



RECEIVED \$ 398. REAL ESTATE SEP 11 1996 TRANSFER TAX ONONDAGA COUNTY 001628

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ONONDAGA COUNTY CLERK'S OFFICE

RTR: James A. Messenger, Jr., Atty 441 S. Salina St Syracuse, NY 13202

12170

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid. Subject to the trust fund provisions of section thirteen of the... The word "party" shall be construed as if it read "parties" in this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly signed and sealed the day and year first above written.

IN PRESENCE OF:

Signature of Madeline M. Dougherty, Executrix

Handwritten initials or mark at the bottom right.

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Manlius, County of Onondaga, and State of New York, being part of Lot 64 in said Town and being more specifically described as follows:

Beginning at a point in the easterly line of Lot 64 Town of Manlius, (being also the westerly line of Lot 65 Town of Manlius), at the intersection of said easterly line with the southerly Blue Line of the former Erie Canal,

Running thence North  $78^{\circ}-04'-50''$  West a distance of 404.59 feet along the southerly Blue Line of the former Erie Canal to a point,

Thence south  $7^{\circ}-51'-30''$  West a distance of 258.76 feet to a point in the northeasterly line of N. Burdick Street,

Thence South  $36^{\circ}-35'-40''$  East a distance of 44.92± feet along the northeasterly line of N. Burdick street to a point, (said point being the northwesterly corner of an Appropriation by the County of Onondaga for the widening of N. Burdick Street as recorded in Book of Deeds 2544 at Page 935 in Onondaga County Clerk's Office),

Thence on the following courses and distances along the northeasterly line of N. Burdick Street, as widened by said Appropriation,

South  $42^{\circ}-20'-11''$  East a distance of 151.14± feet to an angle point,

South  $19^{\circ}-39'-47''$  east a distance of 51.92± feet to a point in the original northeasterly line of N. Burdick Street,

Thence South  $36^{\circ}-35'-40''$  East a distance of 48.98± feet along the original northeasterly line of N. Burdick Street to a point

Thence South  $27^{\circ}-38'-20''$  East a distance of 159.0 feet along the original northeasterly line of N. Burdick Street to a point,

Thence South  $36^{\circ}-35'-40''$  East a distance of 33.45 feet along the original northeasterly line of N. Burdick Street to a point of curve,

Thence on a curve to the right with a radius of 286.45 feet a distance of 107.23 feet along the original northeasterly line of N. Burdick Street to a point,

Thence North  $74^{\circ}-51'-12''$  East a distance of 24.75 feet to a point in the easterly line of Lot 64 Town of Manlius,

Thence North  $7^{\circ}-51'-30''$  East a distance of 672.24 feet along the easterly line of Lot 64 Town of Manlius to the point of beginning.

Subject to easements and restrictions of record.

**TOWN OF MANLIUS**

**DISCLOSURE AFFIDAVIT**

This affidavit is a part of and must be completed and attached to every application, petition, request submitted to 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     )  
COUNTY OF ONONDAGA )

I. **SCOTT DUMAS**, being duly sworn deposes and says that (s)he is:

An authorized signatory for the applicant 5538 NBurdick, LLC.

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

I have reviewed §809 of the General Municipal Law and am familiar with the provisions contained therein.

- 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 provision 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/.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 the attached sheet.

Date: March 25, 2020



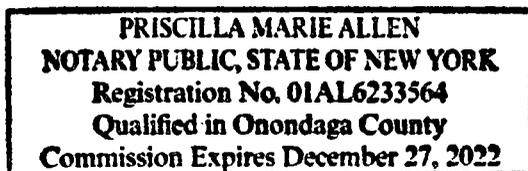
\_\_\_\_\_  
Scott Dumas, Authorized Signatory  
5538 NBurdick, LLC  
124 E. Jefferson Street, Suite 150, Syracuse, NY 13202  
315-877-5113

State of New York    )  
County of Onondaga    )

On the 25<sup>th</sup> day of March in the year 2020, before me the undersigned, a notary public in and for said state, personally came SCOTT DUMAS personally known to me or provided to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me that he executed the same in his capacity and that by his signature on the Petition, the individual or the person upon behalf of which the individual acted executed the instrument.



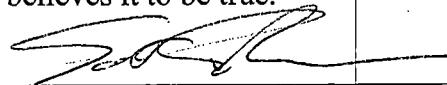
\_\_\_\_\_  
Notary Public



LIMITED LIABILITY COMPANY/CORPORATE ACKNOWLEDGMENT

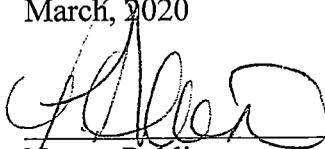
State of New York    )  
                                  )  
County of Onondaga )       ss.

SCOTT DUMAS, being by me duly sworn, deposes and says that he is an Authorized Party for 5538 NBurdick, LLC, the limited liability company described 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

Sworn to me this 25 day of  
March, 2020



Notary Public

**PRISCILLA MARIE ALLEN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01AL6233564  
Qualified in Onondaga County  
Commission Expires December 27, 2022**

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project:		
Project Location (describe, and attach a general location map): 5538 N Burdick Street, Fayetteville, NY 13066		
Brief Description of Proposed Action (include purpose or need): Project includes the construction of a new 10,000 sf+/- building. Site work includes a 100 stall parking lot, utilities, landscaping, and a storm water management facility.		
Name of Applicant/Sponsor: 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
Project Contact (if not same as sponsor; give name and title/role): Scott Dumas	Telephone: 315.877.5113	
	E-Mail: scottdumas107@gmail.com	
Address: 5015 Campuswood Drive Suite 101		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Property Owner (if not same as sponsor): John Messenger	Telephone:	
	E-Mail:	
Address: 440 South Warren St. Ste 703		
City/PO: Syracuse	State: NY	Zip Code: 13202

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)			
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>	
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Manlius Town Board zone change	3-30-20	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Manlius Planning Board Approval	May 2020	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No			
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No			
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County DOT, OCWA, OCWEP	TBD	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No			
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC SPDES Permit	TBD	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No			
i. Coastal Resources.			
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <ul style="list-style-type: none"> <li>If Yes, complete sections C, F and G.</li> <li>If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) If Yes, identify the plan(s):  _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? If Yes, identify the plan(s):  _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? <u>Restricted Agriculture</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? <u>RM</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located? <u>Fayetteville - Manlius</u>	
b. What police or other public protection forces serve the project site? <u>Town of Manlius Police Department</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Fayetteville Fire Department, EAVES Ambulance</u>	
d. What parks serve the project site? <u>Old Erie Canal State Park, Pools Brook Park</u>	

**D. Project Details**

<b>D.1. Proposed and Potential Development</b>	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>commercial</u>	
b. a. Total acreage of the site of the proposed action? <u>4.10</u> acres b. Total acreage to be physically disturbed? <u>4.00</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>4.10</u> acres	
c. Is the proposed action an expansion of an existing project or use? i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  ii. Is a cluster/conservation layout proposed? iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Will the proposed action be constructed in multiple phases? i. If No, anticipated period of construction: <u>12</u> months ii. If Yes: • Total number of phases anticipated _____ • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year • Anticipated completion date of final phase _____ month _____ year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



<p>ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>iii. Will the proposed action cause or result in disturbance to bottom sediments? If Yes, describe: _____</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? If Yes:</p> <ul style="list-style-type: none"> <li>• acres of aquatic vegetation proposed to be removed: _____</li> <li>• expected acreage of aquatic vegetation remaining after project completion: _____</li> <li>• purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____</li> <li>• proposed method of plant removal: _____</li> <li>• if chemical/herbicide treatment will be used, specify product(s): _____</li> </ul>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>v. Describe any proposed reclamation/mitigation following disturbance: _____</p>	
<p>c. Will the proposed action use, or create a new demand for water? If Yes:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>i. Total anticipated water usage/demand per day: _____ 4,000 gallons/day</p>	
<p>ii. Will the proposed action obtain water from an existing public water supply? If Yes:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<ul style="list-style-type: none"> <li>• Name of district or service area: CWR40-County Water, WT050-Manl cons water sup</li> <li>• Does the existing public water supply have capacity to serve the proposal?</li> <li>• Is the project site in the existing district?</li> <li>• Is expansion of the district needed?</li> <li>• Do existing lines serve the project site?</li> </ul>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>iii. Will line extension within an existing district be necessary to supply the project? If Yes:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<ul style="list-style-type: none"> <li>• Source(s) of supply for the district: _____</li> </ul>	
<p>iv. Is a new water supply district or service area proposed to be formed to serve the project site? If Yes:</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• Proposed source(s) of supply for new district: _____</li> </ul>	
<p>v. If a public water supply will not be used, describe plans to provide water supply for the project: _____</p>	
<p>vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.</p>	
<p>d. Will the proposed action generate liquid wastes? If Yes:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>i. Total anticipated liquid waste generation per day: _____ 4,000 gallons/day</p>	
<p>ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater</p>	
<p>iii. Will the proposed action use any existing public wastewater treatment facilities? If Yes:</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<ul style="list-style-type: none"> <li>• Name of wastewater treatment plant to be used: Meadowbrook-Limestone Wastewater Treatment Plant (WWTP)</li> <li>• Name of district: SW012-Consolidated Sewer</li> </ul>	
<ul style="list-style-type: none"> <li>• Does the existing wastewater treatment plant have capacity to serve the project?</li> <li>• Is the project site in the existing district?</li> <li>• Is expansion of the district needed?</li> </ul>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>



<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____  125,000 KWHR</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  grid</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>l. Hours of operation. Answer all items which apply.</p> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00am - 6:00pm</li> <li>• Saturday: _____ -</li> <li>• Sunday: _____ -</li> <li>• Holidays: _____ -</li> </ul> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:00am - 4:00pm</li> <li>• Saturday: _____ closed</li> <li>• Sunday: _____ closed</li> <li>• Holidays: _____ closed</li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): vacant land

ii. If mix of uses, generally describe: \_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.10	1.32	+1.22
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4	2.78	-1.22
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation?  i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  If Yes,  i. Identify Facilities:  <u>Town Center Retirement Community, North East Medical Center</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?  If Yes:  i. Dimensions of the dam and impoundment:  • Dam height: _____ feet  • Dam length: _____ feet  • Surface area: _____ acres  • Volume impounded: _____ gallons OR acre-feet  ii. Dam's existing hazard classification: _____  iii. Provide date and summarize results of last inspection:  _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  If Yes:  i. Has the facility been formally closed?  • If yes, cite sources/documentation: _____  ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  _____  iii. Describe any development constraints due to the prior solid waste activities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  If Yes:  i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  If Yes:  i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____  <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____  <input type="checkbox"/> Neither database  ii. If site has been subject of RCRA corrective activities, describe control measures: _____  iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  If yes, provide DEC ID number(s): _____  iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ >6 feet	
b. Are there bedrock outcroppings on the project site? If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Predominant soil type(s) present on project site:	
Cazenovia Silt Loam _____	85.4 %
Palmyra Gravelly Loam _____	14.6 %
_____	%
d. What is the average depth to the water table on the project site? Average: _____ >6 feet	
e. Drainage status of project site soils:	
<input checked="" type="checkbox"/> Well Drained: _____	85.4 % of site
<input checked="" type="checkbox"/> Moderately Well Drained: _____	14.6 % of site
<input type="checkbox"/> Poorly Drained _____	% of site
f. Approximate proportion of proposed action site with slopes:	
<input checked="" type="checkbox"/> 0-10%: _____	90 % of site
<input type="checkbox"/> 10-15%: _____	% of site
<input checked="" type="checkbox"/> 15% or greater: _____	10 % of site
g. Are there any unique geologic features on the project site? If Yes, describe: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ii. Do any wetlands or other waterbodies adjoin the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name Federal Waters _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? If yes, name of impaired water body/bodies and basis for listing as impaired: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? If Yes: i. Name of aquifer: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<p>m. Identify the predominant wildlife species that occupy or use the project site:  insects, mammals, birds _____  _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If Yes:  i. Describe the habitat/community (composition, function, and basis for designation): _____  _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:  • Currently: _____ acres  • Following completion of project as proposed: _____ acres  • Gain or loss (indicate + or -): _____ acres</p>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If Yes:  i. Species and listing (endangered or threatened): _____</p> <p>Northern Long-eared Bat</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If Yes:  i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  i. If Yes: acreage(s) on project site? _____  ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If Yes:  i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature  ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If Yes:  i. CEA name: _____  ii. Basis for designation: _____  iii. Designating agency and date: _____</p>	

<p>e. 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?</p> <p>If Yes:</p> <p>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site    <input type="checkbox"/> Historic Building or District</p> <p>ii. Name: _____</p> <p>iii. Brief description of attributes on which listing is based: _____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>f. 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?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site?</p> <p>If Yes:</p> <p>i. Describe possible resource(s): _____</p> <p>ii. Basis for identification: _____</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?</p> <p>If Yes:</p> <p>i. Identify resource: <u>Old Erie Canal State Park, Butternut Creek Trail, Ryder Park, Green Lakes State Park, Canal Landing Park</u></p> <p>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Park / Local Park</u></p> <p>iii. Distance between project and resource: _____ &lt;5 miles.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?</p> <p>If Yes:</p> <p>i. Identify the name of the river and its designation: _____</p> <p>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>

**F. Additional Information**

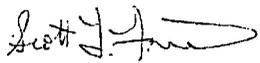
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

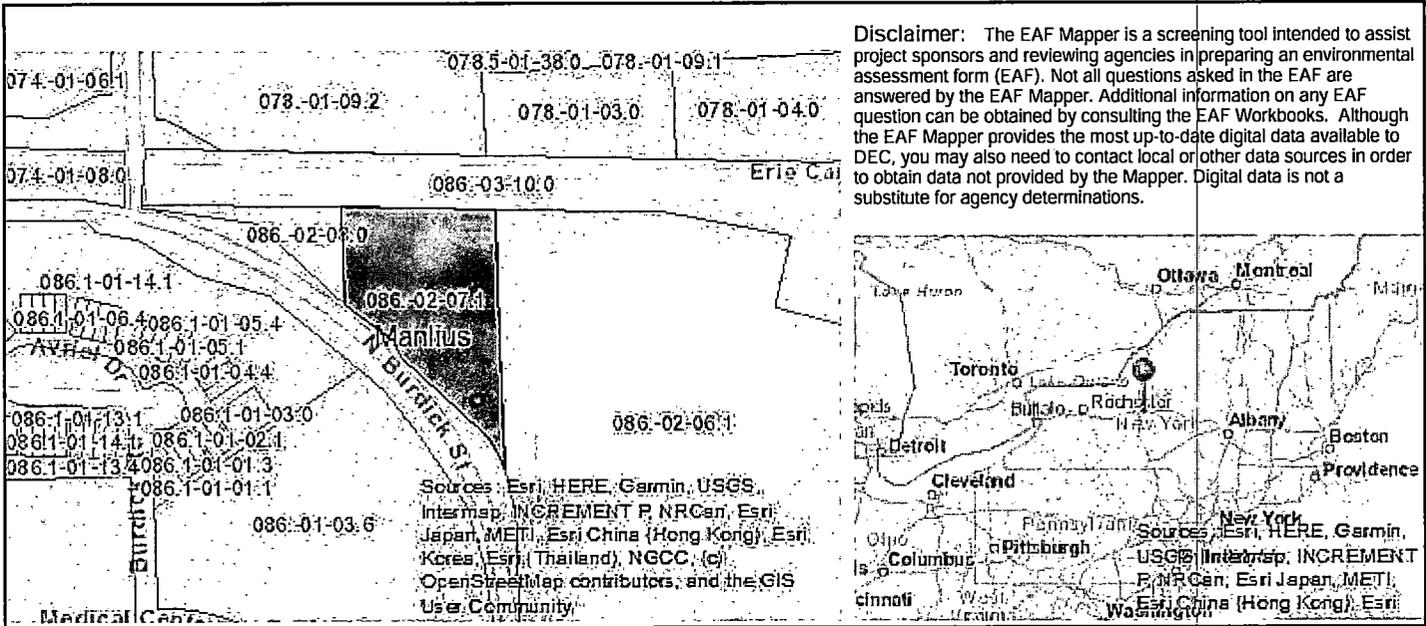
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Scott Freeman - Keplinger Freeman Associates    Date 3-30-20

Signature     Title Landscape Architect

# EAF Mapper Summary Report

Thursday, March 26, 2020 1:00 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat	
E.2.p. [Rare Plants or Animals]	No	
E.3.a. [Agricultural District]	No	
E.3.c. [National Natural Landmark]	No	
E.3.d [Critical Environmental Area]	No	
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.	
E.3.f. [Archeological Sites]	Yes	
E.3.i. [Designated River Corridor]	No	



**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

March 14, 2020

Vincent Ryan  
Project Manager  
Keplinger Freeman Associates  
6320 Fly Rd.  
Suite 109  
Syracuse, NY 13057

Re: DEC  
Burdick St. Commercial Development  
5538 N Burdick St, Town of Manlius, Onondaga County, NY  
20PR01563

Dear Vincent Ryan:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay  
Deputy Commissioner for Historic Preservation  
Division for Historic Preservation

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**Division for Historic Preservation**

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

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**IN THE MATTER**  
**Of**  
**RESOLUTION ADOPTIONG THE**  
**CLIMATE SMART COMMUNITIES**  
**PLEDGE**

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**RESOLUTION**

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 \_\_\_\_<sup>th</sup> day of April, 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 Bollinger	Councilor
John Deer	Councilor
Elaine Denton	Councilor
Karen Green	Councilor
Katelyn Kriesel	Councilor
Heather Allison Waters	Councilor

**WHEREAS**, the Town of Manlius (hereinafter “local government”) believes that climate change poses a real and increasing threat to our local and global environments and is primarily due to the burning of fossil fuels; and

**WHEREAS**, the effects of climate change will endanger our infrastructure, economy and livelihoods; harm our farms, orchards, and ecological communities, including native fish and

wildlife populations; spread invasive species and exotic diseases; reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and

**WHEREAS**, we believe that our response to climate change provides us with an unprecedented opportunity to save money, and to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructures; and

**WHEREAS**, we believe the scale of greenhouse gas (GHG) emissions reductions required for climate stabilization will require sustained and substantial efforts; and

**WHEREAS**, we believe that even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come,

**IT IS HEREBY RESOLVED** that Town of Manlius, in order to reduce greenhouse gas emissions and adapt to a changing climate, adopts the New York State Climate Smart Communities pledge, which comprises the following ten elements:

- 1) **Build a climate-smart community.**
- 2) **Inventory emissions, set goals, and plan for climate action.**
- 3) **Decrease energy use.**
- 4) **Shift to clean, renewable energy.**
- 5) **Use climate-smart materials management.**
- 6) **Implement climate-smart land use.**
- 7) **Enhance community resilience to climate change.**
- 8) **Support a green innovation economy.**
- 9) **Inform and inspire the public.**
- 10) **Engage in an evolving process of climate action.**

**BE IT FURTHER RESOLVED** that the Clerk of the Town of Manlius shall complete the online registration form and upload the resolution by following the steps at

<https://climatesmart.ny.gov/actions-certification/getting-started/> to register with New York State as a Climate Smart Community and be added to the online list;

**BE IT FURTHER RESOLVED** that the Clerk shall take any other action that is required by the State of New York to give this Resolution its full and complete effect.

**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 \_\_\_<sup>th</sup> day of April, 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 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 \_\_\_<sup>th</sup> day of April, 2020.

**DATED: April \_\_\_, 2020**  
**Fayetteville, New York**

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**Allison Weber**  
**Town Clerk of the Town of Manlius**  
**Onondaga County, New York**