Town of Manlius Virtual Meeting
Planning Board Agenda
May 11, 2020
6:30PM

1. Instructions On How To Attend A Virtual Planning Board Meeting

   Documents:

   INSTRUCTIONS FOR BOARD MEETING.PDF

2. Pledge Of Allegiance

3. Approval Of Minutes - March 9, 2020

   Documents:

   MARCH 9, 2020.PDF

4. Brolex Properties - 5912 North Burdick Street, East Syracuse, NY 13057 Initial Presentation - Recommendation For Zone Change - Freeman Estates - 7430 Highbridge Road, Fayetteville, NY 13066 Tax Map #101.-02-02.1

   Documents:

   2020 02 20 TRANSMITTAL.PDF
   EAF.PDF
   FREEMAN ESTATES BNDY MAP.PDF
   GML 239.PDF
   MODERN DESC.PDF

5. Initial Presentation - Recommendation For Zone Change - 5538 North Burdick Street, Fayetteville, NY 13066 Tax Map # 086.-02-07.1

   Documents:

   CONCEPT SITE PLAN.PDF
   DEED OF PROPERTY.PDF
   DISCLOSURE AFFIDAVIT.PDF
   EAF.PDF
   GML REFERRAL.PDF
   LETTER FROM DEC.PDF
   PLANNING BOARD APPLICATION - DENTAL OFFICE.PDF
   ZONE CHANGE APPLICATION.PDF

6. Other Business

7. Adjournment

Instructions on How to Attend the Virtual Planning Board Meeting on

May 11, 2020

If you would like to attend the virtual public meeting you may do so by following the instructions that will be provided on the town website at www.townofmanlius.org or the Town of Manlius Facebook page.

The easiest way to join is to go to our website www.Townofmanlius.org and click the link that is located on the Town Board page. You can also watch our Facebook page by searching for “Town of Manlius”

You can also type in the url below:

https://us02web.zoom.us/j/89377884842?pwd=ak5FODR5NTNUUWVBR1MzS1ZqOVFxQT09

You will be prompted for a password to join:

296160

Enter your email address and name and join the meeting.

The projects scheduled for the May 11, 2020 meeting of the Planning Board are initial presentations and informational presentations only. Virtual public comments will not be accepted on this project during the meeting. Following the presentation, please submit comments to the Planning Board Clerk by email to Lisa Beeman lbeeman@townofmanlius.org or by regular USPS mail attention: Lisa Beeman, Planning Board Clerk, 301 Brooklea Dr. Fayetteville NY 13066.

If you do not have access to the internet or would like to communicate your comments by phone, please call the Planning and Development Office at 315-637-8619, Monday-Friday 9 AM to 2 PM.

TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 9, 2020

DRAFT

The Town of Manlius Planning Board met at the Manlius Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Ann Kelly, Mike LeRoy, Frank Mento. Also, present were Attorney Tim Frateschi and Town Engineer Douglas Miller.

Absent: Member Poltenson and Member Gilbert

Also, Present per sign-in sheet: Town Board Member Heather Waters, Ellen & Mike McGrew, Madeline Bort, Leisha Dukat, Valerie Beecher, Sue Oliver, James Horton, Chris & Cheryl Demers, Doug & Sue Burns, David Brittain, Warren Linhart, Marlene Blumin, Sean Egan, Madeline Bort, Matt Mulcahy, Chelsea Fuller, Stacey Kelso, 2 names are illegible.

The Pledge of Allegiance was recited.

Minutes
Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of February 24, 2020.

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
Chairman Lupia stated that the Town Board had received a letter from Brolex Properties requesting that the application be withdrawn, and no further action be taken.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Recommendation for Zone Change – Freeman Estates – 7430 Highbridge Road, Fayetteville, NY 13066
Tax Map # 101.-02-02.1
Chairman Lupia stated that the Town received a phone call from the Applicant asking to be taken off the agenda until further notice.

Woodland Hills Subdivision (Hoag Lane Development), 201 Solar Street Syracuse, New York 13204
Continued Site Plan - 21-Lot Subdivision – 5290-5320 Hoag Lane, Fayetteville, NY 13066
Tax Map # 104.-01-39.2
Chairman Lupia stated that this project has been going on for almost 2.5 years. There have been numerous meetings and we are concerned that there is inadequate movement. Chairman Lupia the project has stalled and asked Engineer Miller if he knew

how many meetings there have been and what type of meetings there have been since the start of this project.

Town Engineer Doug Miller there have been at least 6 meetings and several phone calls with the applicant. The last meeting was in October 2019 to try and wrap up some loose ends. There was an updated submission in December 2019 received.

The following is a list of some of the items Engineer Miller discussed that are still outstanding:

1. To date no GEO Tech report has been submitted – have been asking for 2 years
2. In the 2019 submission, there are concerns with the drainage basin – there is no dedicated overnight discharge – need more detail
3. Waiting for a letter from the DEC regarding whether the impoundment is a dam on the property
4. SWPPP dates are not consistent – the drawings in the SWPPP do not match any of the drawings from December 2019
5. Have asked for a survey – to date we have not yet received one
6. Composting and fill to grade the property were discussed concerning the amount of truck traffic on Hoag Lane

Engineer Miller stated that he received a 25-page memo back from the Applicant dated February 13, 2020, it references a lot of changes that had been made, but there were no drawings, no updated SWPPP and it appears that there is still a lot of information still missing.

Chairman Lupia said that the Board has been holding off on a SEQR determination because the Board feels that they need more information. We don't want to make determination without the additional information. Chairman Lupia said the Board would like to know when it is going to get the items it needs.

Tom Douglas, Applicant, stated that they have reduced the number of lots from 25 to 21; they have created a wooded buffer on the perimeter of the property to further screen the neighbors' property; they have balanced the cut/fill, no material will be coming off of Hoag Lane; they have hired Kenny GEO Tech for the boring holes and they are done; have a letter from the DEC saying that there is no dam on the property; have done a 3rd party traffic study, there will be no traffic impact; have re-designed the project from 1 phase to 7 phases.

Scott Freeman, Landscape Engineer, discussed changes that have been made to the plan; he stated that the project will be 1 stage in 7 phases, he spoke about the timeline for these phases; he talked about bringing compost to work into the existing soils; they will have 2 trees per lot.

DRAFT

Attorney Frateschi asked how much compost needed to be brought in? Mr. Freeman said it depends on what the organic content is. He does not have the details right now so he couldn't tell us the number of truck loads that will be needed.

Rudy Zona, RZ Engineering, spoke about the Engineering issues related to the project. He stated that the retention basin will hold 12' - 14' of water, 14' deep maximum; there will be 6 homes that need grinder pumps, they will be owned by the homeowner, not the Town.

Member Kelly said that she thinks that it is important for the Engineers to get together to discuss the issues.

Member Mento said that he thinks its time for the Applicants team and Engineer Miller to get together to discuss the technical details.

Engineer Miller and Engineer Zona agreed to have a meeting regarding the remaining issues with the project.

Chairman Lupia asked the Applicant to be ready to come back to the Board in 4 weeks. The Applicant asked for 3 weeks, the Chairman agreed that 3 weeks should be sufficient.

OTHER BUSINESS

With there being no further business, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:47 pm.

Respectfully submitted,
Lisa Beeman, Clerk

DRAFT

Print Form | Submit by Email

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

TRANSMITTAL

DATE: 21 February 2020

TO: Town of Manlius

ATTN: Lisa Beeman

PROJECT: Freeman Estates Housing
Route 92
Manlius NY

REF. Town Board review

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN;
☐ Shop Drawings	☐ Approval	☐ Approved as Submitted
☐ Letter	☒ Your Use	☐ Approved as Noted
☒ Prints	☐ As Requested	☐ Returned After Loan
☐ Change Order	☒ Review and Comment	☐ Resubmit
☒ Plans		☐ Submit
☐ Samples	SENT VIA:	☐ Returned
☐ Specifications	☒ Attached	☐ Returned for Correction
☐ Other:	☐ Separate Cover Via:	☐ Due Date:

ITEM	COPIES	DATE	NUMBER	REV. NO.	DESCRIPTION	STATUS
1	12	02/20/20			Zone Change Application	
2	12	02/11/20			EAF	
3	12				Legal Description	
4	12				Survey	
5	12	2-21-20			Site Plan	
6	-	-			CD containing above documents	

REMARKS:

Lisa,

Please see attached documents for the Freeman Estates project. Thank you.

CC:

SIGNED: Nathan LaPierre

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:
Freeman Estates Housing

Project Location (describe, and attach a location map):
7430 Highbridge Road, Fayetteville, NY 13066

Brief Description of Proposed Action:
Project includes the construction of 24 multiple dwelling housing units.

Name of Applicant or Sponsor:	Telephone: (315) 559-0556
Brolex Properties, LLC	E-Mail: brandonjacobsongrg@gmail.com

Address:
5912 North Burdick Street

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

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

3. a. Total acreage of the site of the proposed action? 23.17 acres
   b. Total acreage to be physically disturbed? 4.8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 23.17 acres

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

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

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

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

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

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

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

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

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

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

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✓
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✓	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

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

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

☐ Wetland ☐ Urban ☑ Suburban

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

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

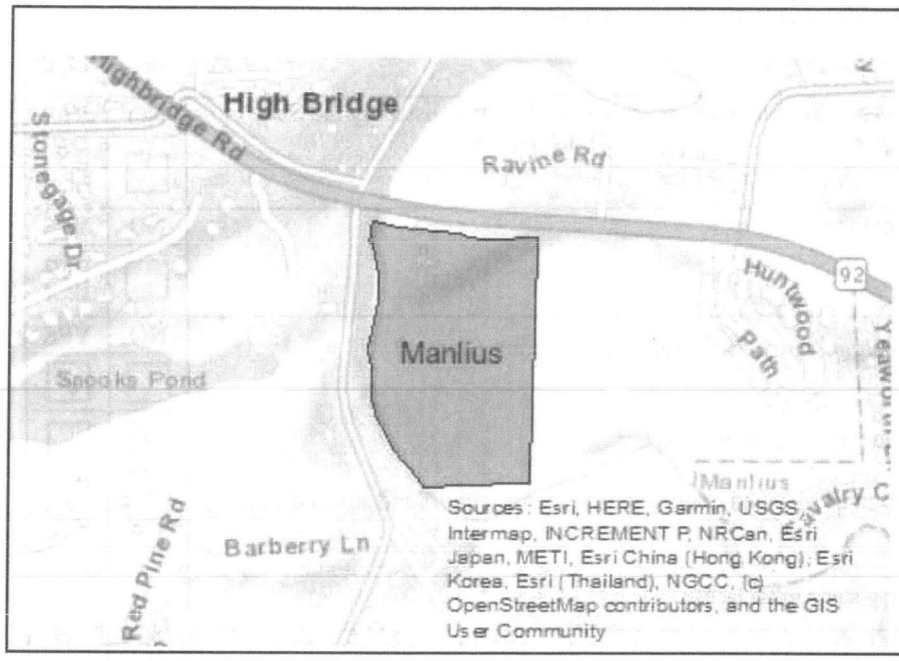
Applicant/sponsor/name: Brolex Properties LLC - Brandon Jacobson Date: 2-11-20

Signature: _____ Title: managing member of Brolex Properties LLC

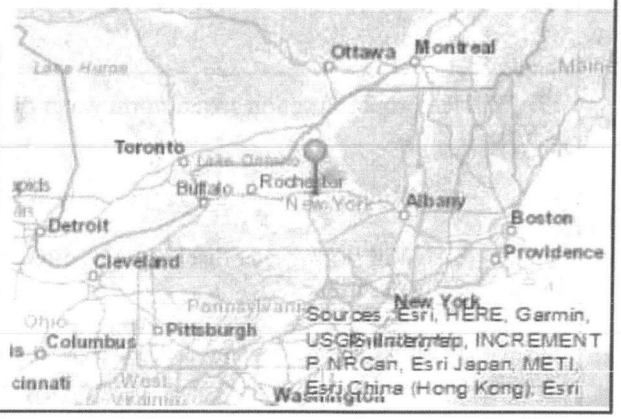
PRINT FORM

EAF Mapper Summary Report

Thursday, February 06, 2020 4:50 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

XREFS: NONE

PROJECT NUMBER: 20.0150

MAP NOTES

1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.

2.) FIELD WORK PERFORMED ON FEBRUARY 4, 2020 WITH 6"-12" SNOW & ICE COVER.

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

5.) ORTHOIMAGERY SHOWN HEREON OBTAINED FROM THE GIS CLEARINGHOUSE WEBSITE - 2018 NYSDOP HIGH RESOLUTION IMAGERY. IMAGERY IS SHOWN FOR REFERENCE PURPOSES ONLY.

MAP REFERENCES

1.) FINAL PLAN - THATCHWOOD; FM 5978

2.) FINAL PLAN - CAVALRY GREEN; FM 5983

3.) RESUBDIVISION - CAVALRY GREEN; FM 12690

4.) FINAL PLAN - HUNT WOOD AMENDED; FM 7092

STATE OF NEW YORK
DAVID MICHAEL SLISKI
050105
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

02/20/2020

DAVID M. SLISKI PLS # 50105 DATE

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
	1				
	2				
	3				
	4				
	5				
	6				
	7				
	8				
	9				

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2020
C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : DMS

CHECKED : DMS

PROJ. NO : 20.0150

SCALE : 1" = 100 FT.

DATE : FEB 20, 2020

BOUNDARY SURVEY MAP

FOR THE LANDS NOW OR FORMERLY OF

ELINOR G. FREEMAN REVOCABLE TRUST

7430 HIGHBRIDGE ROAD

PART OF LOT 85

TOWN OF MANLIUS

ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

SHEET 1 OF 1

DWG. NO: 20-0184

CAD DWG. FILE NAME: Freeman Estates_bndy.dwg

CAD DWG. FILE NAME: \\Sy-fp\data\Projects\200150\Survey\Freeman Estates_bndy.dwg

GML 239 Referral Notice

To: Onondaga County Planning Board
1100 Civic Center
421 Montgomery Street
Syracuse, New York 13202
Phone: 435-2611

From: Municipal Board: Town Board, Planning Board
Referring Officer: Allison Weber & Lisa Beeman
Mail original resolution to:
aweber@townofmanlius.org
lbeeman@townofmanlius.org

Re: General Municipal Law §239 Referral ✓ Informal Review ____ 3-Mile Limit Review ____

1. Applicant: Brolex Properties LLC **2. Site Address:** 7430 Highbridge Rd Fayetteville 13066

3. Tax Map Number(s): 101.-02-02.1 **4. Acres:** 23.17

5. Is the site within the county sanitary district? (Yes) No

6. Is the site currently serviced by public water? (Yes) No

7. On-site waste water treatment is currently provided by: (Public Sewer) or Septic System

8. Current Zoning: R-1 **9. Current Land Use:** R-5 & R-A

10. Project Description: Project includes the Construction of 24 Multiple Dwelling housing units.

11. OCPB Jurisdiction:

Text Adoption or Amendment **Site is located within 500' of:** Rte 92 *(Specify by Name)*

Check All That Apply:
- ✓ **a municipal boundary**
- ✓ **a state or county thruway/highway/roadway**
- **an existing or proposed state or county park/recreation area**
- **an existing or proposed county-owned stream or drainage channel**
- **a state or county-owned parcel on which a public building or institution is situated**
- **a farm operation located in an agricultural district** (Incl Ag Data Statement pursuant to AML § 305-a)

Referred Action(s)

If referring multiple, related actions, please identify the referring municipal board if different from above.

12. Text Adoption or Amendment **Referring Board:**

Comprehensive Plan Local Law Zoning Ordinance Other ____

13. Zone Change **Referring Board:** Town Board

Proposed Zone District: R-5 & R-A Number of Acres: 23.17

Purpose of the Zone Change: To Construct 24 Multiple Dwelling Houses

14. Site Plan **Project Site Review** **Referring Board:** Planning Board

Proposed Improvements: ____

Proposed Use: To construct 24 Multiple Dwelling housing units

Will the proposed project require a variance? Yes (No) Type: Area Use

Specify: ____

Is a state or county DOT work permit needed? If (Yes:) (State) or County No

Specify: Road cut on Rte 92 (Possibly)

15. Special Permit **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Will the proposed project require a variance? Yes No Type: Area Use

16. Subdivision **Referring Board:**

Name of Subdivision: _____ Preliminary Final

Number of Lots: _____ Type: Commercial / Industrial (Circle One) Residential → Single / Multi / Both (Circle One)

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? Yes No

Will the proposed subdivision require a variance? Yes No Type: Area Use

Is a state or county DOT work permit needed? If Yes: State or County No

Specify: _____

17. Variance **Referring Board:**

Area Use

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

_____

SEQR Determination

Action: Check One

- Type I
- Type II
- Unlisted Action
- Exempt

Finding:

- Positive Declaration – Draft EIS
- Conditional Negative Declaration
- Negative Declaration
- No Finding (Type II Only)

SEQR determination made by (Lead Agency): TBD Research Date: _____

Attachments

Survey Subdivision Plat (map) Environmental Assessment Form Proposed Text

Site Plan Local Application Form Ag Data Statement Other _____

This referral, as required by GML §239 l, m & n, includes complete information, and supporting materials to assist the Onondaga County Planning Board (OCPB) in its review. If no formal action is taken by the OCPB within 30 days, the referring board may proceed without the OCPB's recommendation, unless an extension of time is agreed upon, or unless the OCPB's recommendation is received 2 days prior to municipal review.

Allison A. Weber, Town Clerk 315-637-3521 — 3/3/2020

Name, Title & Phone Number of Person Completing this Form — Transmittal Date

FREEMAN REVOCABLE TRUST – MODERN DESCRIPTION

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Town of Manlius, County of Onondaga, State of New York, being part of Lot 85 and being more particularly bounded and described as follows:

Beginning at a point in the southerly line of Highbridge Road (a.k.a. New York State Route 92 – S.H. 9354) at the intersection with the center of Limestone Creek; thence along the said southerly line of Highbridge Road, the following six (6) courses and distances: 1.) South 78 deg. 22 min. 43 sec. East a distance of 135.52 feet to a point; thence 2.) South 84 deg. 24 min. 21 sec. East a distance of 310.15 feet to a point; thence 3.) South 65 deg. 35 min. 08 sec. East a distance of 53.56 feet to a point; thence 4.) South 87 deg. 32 min. 54 sec. East a distance of 147.67 feet to a point; thence 5.) North 84 deg. 38 min. 33 sec. East a distance of 181.59 feet to a point; and 6.) South 86 deg. 31 min. 13 sec. East a distance of 11.27 feet to a point in the division line between the lands now or formerly of the Elinor G. Freeman Revocable Trust as described in Book 4922 of Deeds at Page 120 on the west and the lands now or formerly of Huntwood Homeowners Association, Inc. as described in Book 3391 of Deeds at Page 96 on the east; thence South 00 deg. 20 min. 25 sec. West along said division line, a distance of 1262.85 feet to a point in the division line between the said lands of Freeman Revocable Trust on the north and the lands now or formerly of Uzma & Shehzad Sheikh as described in Book 5199 of Deeds at Page 88 on the south; thence South 86 deg. 25 min. 25 sec. West along the division line between the said lands of Freeman Revocable Trust on the north and the said lands of Sheikh, the lands now or formerly of Brian and Sallie Biittner as described in Instrument No. 2018-035108, the lands now or formerly of Gary T. and Carol A. Wilkerson as described in Instrument No. 2019-001067, the lands now or formerly of Carmen J. Guinta and Gretchen E. Pearson as described in Book 5062 of Deeds at Page 704, the lands now or formerly of Henry A. and Mary Manos Laframboise as described in Book 5367 of Deeds at Page 825, the lands now or formerly of Robyn A. Bombard as described in Book 4765 of Deeds at Page 432, the lands now or formerly of Mark A. and Nicole L. Miller as described in Instrument No. 2019-015014 & the lands now or formerly of Thomas W. and Lucille K. Miller as described in Book 2914 of Deeds at Page 295, in part by each, on the south, a distance of 582.81 feet to a point in the said center of Limestone Creek; thence northerly along the said center of Limestone Creek, as it winds and turns, a distance of about 1451 feet to the Point of Beginning, said point being North 09 deg. 58 min. 07 sec. West a distance of 1389.88 feet from the last mentioned point. Containing 23.717 acres of lands, more or less.

N. BURDICK ST. OFFICE BUILDING
CONCEPT SITE PLAN A

FEBRUARY 5, 2020

0 40 80 120
SCALE IN FEET

VIP STRUCTURES

KFA KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

N. BURDICK ST. OFFICE BUILDING

CONCEPT SITE PLAN A - SITE DISTANCE

FEBRUARY 5, 2020

0 80 160 240

SCALE IN FEET

VIP STRUCTURES

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING

T. 278—Standard N.Y.B.T.U. Form 8005A—Executor's Deed, Individual or Corporation (single sheet) BOOK 4102 PAGE 0086 JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

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

398.

THIS INDENTURE, made the 11 th. 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, late of 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

RECORDED SEP 11 2 15 PM '96 ONON. CO. CLERK OFFICE CLERK

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 th[redacted]
The word "party" shall be construed as if it read "parti[redacted] indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly [redacted]d the day and year first above written.

IN PRESENCE OF:

Madeline M. Dougherty
MADELINE M. DOUGHERTY, Executrix

RTR: James A. Messenger, JR, Atty 441 S. Salina ST Syracuse, NY 13202

09122

13170

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°-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°-51'-30" West a distance of 258.76 feet to a point in the northeasterly line of N. Burdick Street,

Thence South 36°-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°-20'-11" East a distance of 151.14± feet to an angle point,

South 19°-39'-47" east a distance of 51.92± feet to a point in the original northeasterly line of N. Burdick Street,

Thence South 36°-35'-40" East a distance of 48.98± feet along the original northeasterly line of N. Burdick Street to a point

Thence South 27°-38'-20" East a distance of 159.0 feet along the original northeasterly line of N. Burdick Street to a point,

Thence South 36°-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°-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°-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 25th 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

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

LIMITED LIABILITY COMPANY/CORPORATE ACKNOWLEDGMENT

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

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 1is 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. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No	Manlius Town Board zone change	3-30-20
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Town of Manlius Planning Board Approval	May 2020
c. City, Town or Village Zoning Board of Appeals ☐Yes☐No		
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	Onondaga County DOT, OCWA, OCWEP	TBD
f. Regional agencies ☐Yes☐No		
g. State agencies ☑Yes☐No	NYS DEC SPDES Permit	TBD
h. Federal agencies ☐Yes☐No		

i. Coastal Resources.	
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?	☐Yes☑No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?	☐Yes☑No
iii. Is the project site within a Coastal Erosion Hazard Area?	☐Yes☑No

C. Planning and Zoning

C.1. Planning and zoning actions.	
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? • **If Yes,** complete sections C, F and G. • **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1	☑Yes☐No
C.2. Adopted land use plans.	
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?	☐Yes☑No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☐Yes☐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):	☐Yes☑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):	☐Yes☑No

C.3. Zoning	
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? Restricted Agriculture	☑ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☐ Yes ☑ 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? RM	☑ Yes ☐ No
C.4. Existing community services.	
a. In what school district is the project site located? Fayetteville - Manlius	
b. What police or other public protection forces serve the project site? Town of Manlius Police Department	
c. Which fire protection and emergency medical services serve the project site? Fayetteville Fire Department, EAVES Ambulance	
d. What parks serve the project site? Old Erie Canal State Park, Pools Brook Park	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial	
b. a. Total acreage of the site of the proposed action? 4.10 acres b. Total acreage to be physically disturbed? 4.00 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.10 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: _____	☐ Yes ☑ 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)	☐ Yes ☑ No
ii. Is a cluster/conservation layout proposed? *iii.* Number of lots proposed? _____ *iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	☐ Yes ☐ No
e. Will the proposed action be constructed in multiple phases? *i.* If No, anticipated period of construction: 12 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: _____	☐ Yes ☑ No

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 25 height; 75 width; and 140 length

iii. Approximate extent of building space to be heated or cooled: 10,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑Yes ☐No

If Yes,

i. Purpose of the impoundment: storm water

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑Other specify: storm water

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: .5 acres

v. Dimensions of the proposed dam or impounding structure: 6 ' deep height; 320' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐Yes ☐No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: 4,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
If Yes:

- Name of district or service area: CWR40-County Water, WT050-Manl cons water sup
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 4,000 gallons/day

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

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Meadowbrook-Limestone Wastewater Treatment Plant (WWTP)
- Name of district: SW012-Consolidated Sewer
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: Sanitary is available approximately 1000' south of our project site along N. Burdick St. The sanitary line will be extended to the site.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes ☐No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.32 acres (impervious surface)

_____ Square feet or 4.10 acres (parcel size)

ii. Describe types of new point sources. storm water associated with building and parking lot

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Storm water will be directed to an on-site storm water facility.

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

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? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 125,000 KWHR

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 6:00pm
- Saturday: -
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: 7:00am - 4:00pm
- Saturday: closed
- Sunday: closed
- Holidays: closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? If yes: *i.* Provide details including sources, time of day and duration:	☐ Yes ☑ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Describe:	☐ Yes ☐ No
n. Will the proposed action have outdoor lighting? If yes: *i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Building mounted dark sky compliant lighting directed towards the parking lot. Lights will be mounted 10' off the ground. Lights will not impact nearby/ adjacent properties.	☑ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Describe:	☐ Yes ☑ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:	☐ Yes ☑ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? If Yes: *i.* Product(s) to be stored *ii.* Volume(s) _____ per unit time _____ (e.g., month, year) *iii.* Generally, describe the proposed storage facilities:	☐ Yes ☑ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? If Yes: *i.* Describe proposed treatment(s):	☐ Yes ☑ No
ii. Will the proposed action use Integrated Pest Management Practices?	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? If Yes: *i.* Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) *ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: • Operation: *iii.* Proposed disposal methods/facilities for solid waste generated on-site: • Construction: • Operation:	☐ Yes ☑ No

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

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 Covertype	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: _____			

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

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? ☑Yes ☐No

If Yes,

i. Identify Facilities:

Town Center Retirement Community, North East Medical Center

e. Does the project site contain an existing dam? ☐Yes ☑No

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:

_____

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? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- 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: _____

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? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

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? ☐Yes ☑ No

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: ☐Yes ☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ 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? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6 feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

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:
- ☑ Well Drained: 85.4 % of site
- ☑ Moderately Well Drained: 14.6 % of site
- ☐ Poorly Drained ____% of site

f. Approximate proportion of proposed action site with slopes:
- ☑ 0-10%: 90 % of site
- ☐ 10-15%: ____% of site
- ☑ 15% or greater: 10 % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑Yes ☐No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, 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? ☑Yes ☐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? ☐Yes ☑No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☑Yes ☐No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
insects, mammals, birds

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? ☑ Yes ☐No
If Yes:
i. Species and listing (endangered or threatened):
Northern Long-eared Bat

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? ☐Yes ☑No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

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? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

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

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.

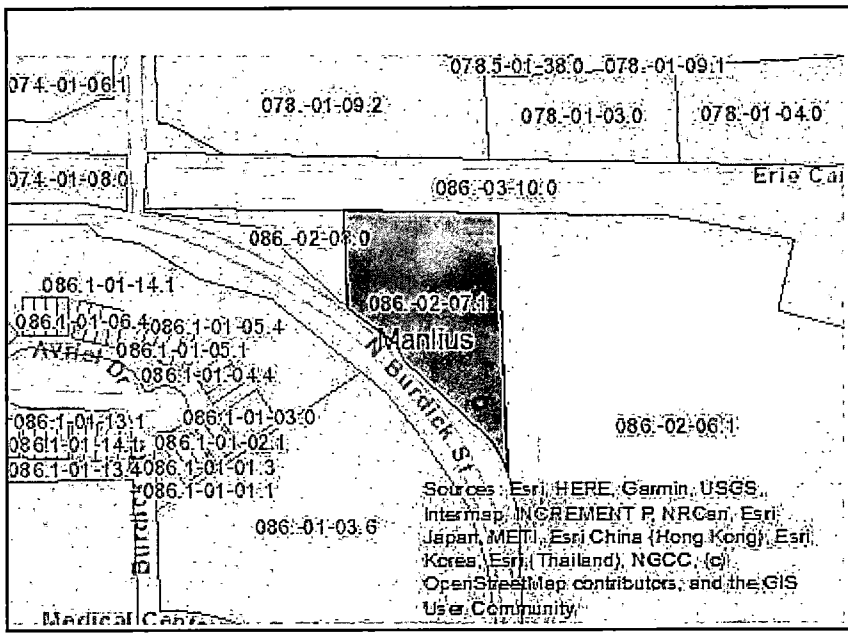
Applicant/Sponsor Name Scott Freeman - Keplinger Freeman Associates Date 3-30-20

Signature Scott J. Freeman Title Landscape Architect

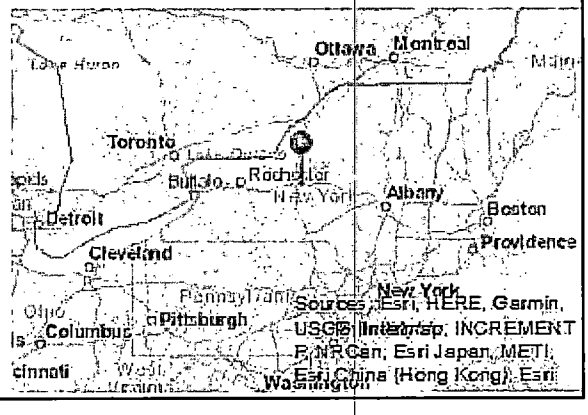
PRINT FORM

EAF Mapper Summary Report

Thursday, March 26, 2020 1:00 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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

Onondaga County Planning Board
GML 239 Referral Notice

Referring Municipality/Board: Town of Manlius Town Board
Referral Contact: Allison Weber
Contact Email/Phone: aweber@townofmanlius.org/ 315-637-3521
Type of Referral: ■ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review
1. Project Applicant: _____ **2. Site Address:** 5538 North Burdick Street, Fayetteville 13066
3. Tax ID Number(s): 086.-02-07.1 **4. Total Acres:** 4.1
5. Current Zoning: RA **6. Current Land Use:** Vacant
7. Project Description: Project to include a new 10,000 square foot building (Dental Practice) to also include 100 parking spaces, utilities, landscaping and a storm water plan.

Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.

Water Service *Provider:* _____
8a. Existing: ■ Municipal ☐ Individual Well ☐ None
8b. Proposed: ■ New or Additional Municipal Connection ☐ New or Additional Individual Well ☐ No Change

Wastewater Service *Provider:* _____
9a. Existing: ☐ Municipal Sanitary Sewer ■ Individual Septic System ☐ None
9b. Proposed: ■ New or Additional Municipal Connection ☐ New or Additional Individual Septic System ☐ No Change

Notes: _____

10. ■ **OCPB Jurisdiction** (check ALL that apply and specify)

☐ **Text Adoption/Amendment** -or- ■ **Site is located within 500 feet of:**
- ☐ a municipal boundary: _____
- ■ a state or county thruway/highway/roadway: North Burdick Street
- ■ an existing or proposed state or county park/recreation area: Erie Canal
- ■ an existing or proposed county-owned stream or drainage channel: Erie Canal
- ☐ a parcel containing a state or county-owned building/institution: _____
- ☐ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

11. ☐ **Text Adoption** -or- ☐ **Text Amendment** **Referring Board:** _____
(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)
Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).

Summary of the proposed additions/changes: _____

12. ■ **Zone Change** (Includes map amendments) **Referring Board:** Manlius Town Board

Proposed Zoning District: RM Number of Acres Affected: 4.1
Purpose and Proposed Use: Project to include a new 10,000 square foot building (Dental Practice) to also include 100 parking spaces, utilities, landscaping and a storm water plan.

13. ☐ **Site Plan** -or- ☐ **Project Site Review** **Referring Board:**

Proposed Use/Improvements: _____

14. ☐ **Special Permit** **Referring Board:**

Section of local zoning code that requires a special permit for this use: _____

Purpose: _____

15. ☐ **Preliminary Subdivision** -or- ☐ **Final Subdivision** **Referring Board:**

Name of Subdivision: _____

Number of Proposed Lots and Use Type (residential and/or commercial): _____

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

16. ☐ **Use Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

17. ☐ **Area Variance** **Referring Board:**

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

18. ☐ **Other Authorization** **Referring Board:**

Indicate the referable action and provide any other applicable details: _____

SEQR Information

Action (check one):

- ☐ Type I
- ☐ Type II
- ☐ Unlisted Action

Determination of Significance (if known):

- ☐ Positive Declaration – Draft EIS Required
- ☐ Conditional Negative Declaration (for Unlisted Actions only)
- ☐ Negative Declaration
- ☐ No Finding (Type II Actions only)

Lead Agency (if known): _____ **Date Lead Agency Assigned:** _____

In order for a referral to be considered complete, *the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR*, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

Attachments

- ■ Survey
- ☐ Site Plan
- ☐ Subdivision Plat
- ■ Local Application Form
- ■ EAF/Related Materials
- ☐ Ag Data Statement
- ☐ Laws/Texts
- ☐ Other _____

This referral, as required by NYS GML §239 l, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

Allison Weber/ Town Clerk	315-637-3521/ aweber@townofmanlius.org	
Name/Title of Person Completing This Form	*Phone/Email*	*Transmittal Date*

NEW YORK STATE OF OPPORTUNITY. | **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 Developlment
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,

Roger Daniel Mackay

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: April 28, 2020

Name of Project: 5538 North Burdick Street

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: 5538 North Burdick Street, Manlius, New York

Type of Project:

○ Division of Land ○ Subdivision ○ Accessory Use ⊗ Zone Change ○ Site Review ○ Other _____

Developer: 5538 NBurdick, LLC Phone: (315) 877-5113

Address: 125 East Jefferson Street, Suite 1510, Syracuse, New York Zip: 13202

Tax Map Number(#)/s: 086.-02-07.1

Present Zoning: Residential Agricultural (RA) Desired Zoning: Residential Multiple Use (RM)

Total Acreage: 4.1 Ac Total Number of Lots: 1 Lot

Property Owner/s: John Messenger Phone: (315) 471-3030

Address: c/o James Messenger, Esq., 440 South Warren St, Syracuse, NY Zip: 13202

Tax Map#(s): 086.-02-07.1 Owner's Signature: John Messenger

Printed Name: John Messenger

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

Tax Map#(s): _____ Owner's Signature: John Messenger

Printed Name: John Messenger

Use next page for additional known property owners' information

---

Planning Board Meeting Date Assignment: _____

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

Planning Board - Initial

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner's: [illegible] Phone: 315-877-5013

Address: [illegible] Zip: 13202

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

Printed Name: Scott Dennis, Authorized Signatory

Property Owner's: Phone:

Address: Zip:

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

Printed Name:

Property Owner's: Phone:

Address: Zip:

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

Printed Name:

Property Owner/s: Phone:

Address: Zip:

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

Printed Name:

Property Owner/s: Phone:

Address: Zip:

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

Printed Name:

Property Owner/s: Phone:

Address: Zip:

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

Printed Name:

RECEIVED
APR 01 2020
By

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.

	Authorized Party	
Applicant Signature	Title	Date
Jon Messenger	Owner	03/24/2020
Property Owner Signature	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

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- 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.

	Authorized Party	03/25/20
Applicant Signature	Title	Date
Property Owner Signature	Title	Date

LIMITED LIABILITY COMPANY/CORPORATE ACKNOWLEDGMENT

State of New York)
County of Onondaga)

On the 24th 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 24th 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

MAP NOTES

1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS

2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS

3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, CONDITIONS, OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.

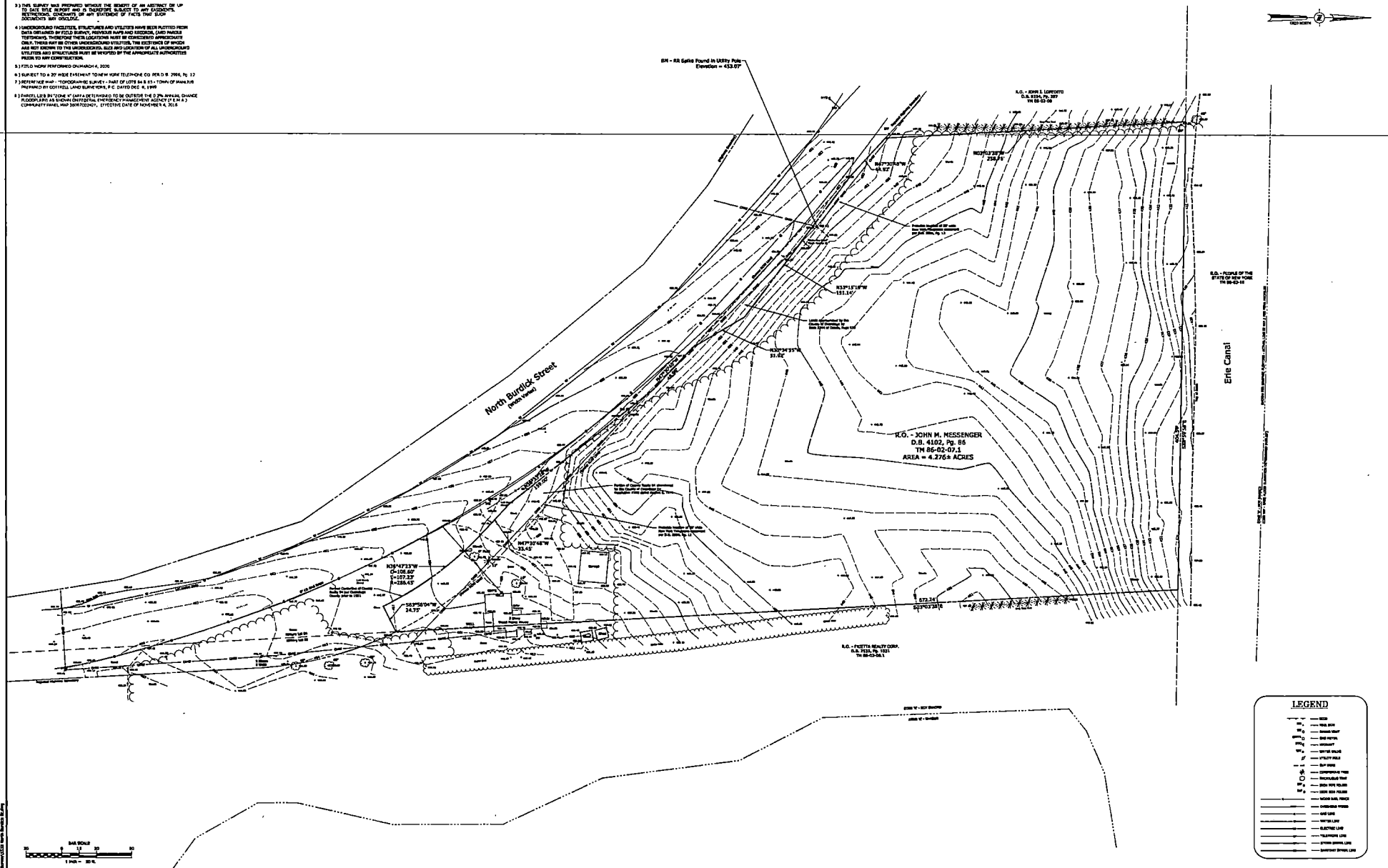
4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PARCEL TESTIMONY). THEREFORE THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

5.) TITLE WORK PERFORMED ON MARCH 4, 2020

6.) SUBJECT TO a 20' WIDE EASEMENT TO NEW YORK TELEPHONE CO. PER D.B. 2986, Pg. 12

7.) REFERENCE MAP - TOPOGRAPHIC SURVEY - PART OF LOTS 84 & 85 - TOWN OF MANLIUS PREPARED BY CONTROL LAND SURVEYORS, P.C. DATED DEC. 6, 1999

8.) PARCEL LIES IN "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL MAP 36067C0242F, EFFECTIVE DATE OF NOVEMBER 4, 2016



LEGEND

I CERTIFY THAT THIS SURVEY MAP PREPARED BY THE ABOVE FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

03/10/20

DAVID M. SUSKI PLS # 50105 DATE

"ONLY COPIES OF THIS MAP BEARING IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY"

DAVID M. SUSKI
P.L.S. NO. 50105

STATE OF NEW YORK
DAVID M. SUSKI
LICENSED
LAND SURVEYOR

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

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APPROVED:
DRAFTED : JAD
CHECKED : DMS
PROJ. NO : 20.0155
SCALE : 1" = 30 FT.
DATE : MARCH 6, 2020

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

PART OF
LOTS 84 AND 85
5538 NORTH BURDICK STREET

PART OF MILITARY LOT 84

TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK

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SHEET 1 OF 1
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