

301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
Fax 315-637-0713



Supervisor:
Sara Bollinger

Town Board:
Ingrid Gonzalez-McCurdy
Alissa Italiano
Katelyn Kriesel
Michael Nesci
William Nicholson

**Agenda
Town Board Meeting
May 27, 2026
6:30 PM**

**Use the Manlius Town Board's recurring Zoom Link!
The same link will be used for all meetings.**

**Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/87987327153>**

Pledge Of Allegiance

Vacant Councilor Position

Proclamation

1. Pride Month 2026

Open Podium

Set Public Hearing Date

1. Moratorium - Battery Storage Facilities - July 8, 2026
2. Moratorium - Data Facilities - July 8, 2026

Town Highway Department

1. Highway Permit - Pioneer Development Company & Paragon Environmental Construction
2. Change Work Orders
Lindsley Excavating LLC
Upstate Companies
Airside Technology Corp

Worker's Comp Renewal

1. Haylor, Freyer & Coon Proposal

Town Facility Study Group

Routine Business

1. Budget Items
2. Announcements
June Events
3. Approval of Minutes
4. Approval of Abstract

Executive Session

Adjournment

Proclamation

This proclamation is Recognizing June 2026 as Pride Month

Whereas: The Town of Manlius stands in solidarity with lesbian, gay, bisexual, transgender, queer and gender-diverse community, celebrating their strength, authenticity, and love in all its forms, and

Whereas: Pride Month was first recognized at the federal level in 1999 by President Bill Clinton, and that recognition has continued through subsequent administrations, as a celebration of the ongoing struggle and contributions of LGBTQ people, and

Whereas: Despite significant progress, members of the LGBTQ community continue to face discrimination, hostility, and barriers to full equality and acceptance; and

Whereas: the Town of Manlius remains steadfast in our values of equity, justice, and inclusion. Our Comprehensive Plan includes fostering a workplace and community that actively dismantles systems of oppression, builds trust, and ensures dignity, belonging, and opportunity for all, and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Manlius does hereby proclaim the month of June 2026 as Pride Month and displays the Rainbow Flag as a visible expression of our commitment to equality, dignity, and inclusion for all.

IN WITNESS WHEREOF, we have hereunto set our hands this 27th day of May, 2026.

*Sara Bollinger
Supervisor*

*Alissa Italiano
Councilor*

*William Nicholson
Councilor*

*Katelyn M. Kriesel
Councilor*

*Ingrid Gonzalez-McCurdy
Councilor*

*Michael Nesci
Councilor*

Councilor

IN THE MATTER

Of

Local Law 2026-__

**A LOCAL LAW IMPOSING A TWELVE (12)
MONTH MORATORIUM ON BATTERY
ENERGY STORAGE SYSTEMS WITHIN
THE TOWN OF MANLIUS**

**CALLING FOR A 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, and virtually on the platform commonly referred to as Zoom, the Town Facebook page and YouTube on the 27th of May 2026, at 6:30 p.m.

The meeting was called to order by Sara Bollinger, Supervisor, and the following were present, namely:

Sara Bollinger	Supervisor
Alissa Italiano	Councilor
Katelyn M. Kriesel	Councilor
Michael Nesci	Councilor
William Nicholson	Councilor
Ingrid Gonzalez-McCurdy	Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2026 - __, entitled “A Local Law Imposing a Twelve (12) Month Moratorium on Battery Energy Storage Systems within the Town of Manlius,” the text of which is as follows:

LOCAL LAW 2026 - __ IMPOSING A TWELVE (12) MONTH MORATORIUM ON BATTERY ENERGY STORAGE SYSTEMS WITHIN 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. AUTHORITY.

This Local Law is enacted pursuant to the New York State Constitution and New York Municipal Home Rule Law §10.

SECTION 2. INTENT.

It is the intent of the Town Board of the Town of Manlius to impose a twelve (12) month moratorium on the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of battery energy storage systems within the Town of Manlius

SECTION 3. LEGISLATIVE PURPOSE.

The purpose of this Local Law is to temporarily halt development of battery energy storage systems, for a period of up to twelve (12) months, while the Town of Manlius considers zoning changes and the enactment of zoning measures to specifically address the matters of community concern.

The Town Board recognizes and acknowledges that the Town needs to study and analyze many considerations that affect the preparation of local legislation to regulate battery energy storage systems. In the coming months, the Town will be diligently working towards the development of regulations that will address, in a careful manner, the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of battery energy storage systems on a Town-wide basis and to adopt land use regulations for provisions to specifically regulate same.

SECTION 4. DEFINITIONS.

BATTERY/BATTERIES: A single cell or a group of cells connected together electronically in a series, in parallel or a combination of both, which can charge, discharge and store energy electrochemically. For the purposes of this Law, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE MANAGEMENT SYSTEM: An electronic system that protects energy storage systems from operating outside of their safe operating parameters and disconnects when temperatures or other conditions are detected.

BATTERY ENERGY STORAGE SYSTEM: A rechargeable energy storage system consisting of electrochemical storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment designed to store energy to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1 or Tier 2 Energy Storage System as follows:

- A. Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to 600 kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.
- B. Tier 2 Battery Energy Storage Systems have an aggregate capacity greater than 600 kWh or are comprised of more than one storage battery technology in a room or enclosed area. Such systems shall include so-called "independent" or "stand-alone" systems or systems which are incidental to another primary use, including but not limited to any wind energy or solar energy systems.
- C. **CELL:** The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store and deliver electrical energy.

SECTION 5. MORATORIUM.

- A. The Town Board hereby enact a moratorium which shall prohibit the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of battery energy storage systems anywhere within the Town of Manlius.
- B. This moratorium shall be in effect for a period of twelve (12) months from the effective date of this Local Law and shall expire on the earlier of (i) the date twelve (12) months from said effective date of this Local Law, unless renewed; or (ii) the enactment by the Town Board of a resolution indicating that the Town Board is satisfied that the need for the moratorium no longer exists.
- C. This moratorium shall apply to all zoning districts and all real property within the Town of Manlius.
- D. Battery energy storage systems which have previously been approved and/or are located on Town-owned property are hereby expressly excluded from this moratorium and may be sited, established, placed, installed, constructed, erected and/or operated in accordance with the approved plans. Further modification, enlargement and/or alteration of previously approved battery energy storage systems is prohibited while the moratorium is in effect.

SECTION 6. RELIEF FROM PROVISIONS OF THIS LOCAL LAW.

- A. The Town Board reserves to itself the power to vary or adapt the strict application of the requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved.

B. Application for relief shall be filed in triplicate with the Town Director of Planning and Development, together with a filing fee of \$250.00. The application shall specifically identify the property involved, recite the circumstances pursuant to which the relief is sought and the reasons for which the relief is claimed. Any costs, including expert consulting fees or attorneys' fees, incurred by the Town shall be reimbursed to the Town by the Applicant. The Town Board shall apply Use Variance criteria, in reviewing any application for relief.

C. The Town Board may refer any applications for relief herein to the Town Zoning Board of Appeals for its advice and recommendations, but all decisions on granting or denying such relief shall be made solely by the Town Board after determining whether or not the requested relief is compatible with any contemplated amendments to the Town Zoning Law. Unless completely satisfied that the proposed relief is compatible, the Town Board shall deny the application.

D. The Town Board shall conduct a public hearing on any request for relief within forty-five (45) days of receipt by the Town's Director of Planning and Development and shall issue its final decision on requests for relief within thirty (30) days from the date of the public hearing.

SECTION 7. PENALTIES.

Any person, firm or corporation that shall establish, place, construct, enlarge and/or erect any battery energy storage systems in violation of the provisions of this Local Law, or shall otherwise violate any of the provisions of this Local Law, shall be subject to:

A. A fine not to exceed One Thousand and 00/100 Dollars (\$1,000.00) or imprisonment for a term not to exceed fifteen (15) days, or both. Each day a violation continues shall be considered a new violation.

B. A civil action inclusive of injunctive relief in favor of the Town to cease any and all such actions which conflict with this Local Law and, if necessary, to remove any constructions, improvements or related items or by-products which may have taken place in violation of this Local Law.

SECTION 8. ENFORCEMENT.

This Local Law shall be enforced by the Director of Planning and Development of the Town of Manlius or such other zoning enforcement individual(s) as designated by the Town Board. It shall be the duty of the enforcement individual(s) to advise the Town Board of all matters pertaining to the enforcement of this Local Law.

SECTION 9. VALIDITY AND SEVERABILITY.

If any clause, sentence, paragraph, subdivision or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not impair or invalidate the remainder thereof but shall be limited in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the proceeding in which such judgment is rendered.

SECTION 10. EFFECTIVE DATE.

This Local Law shall take effect immediately upon passage and thereafter shall be filed with the New York State Department of State. It shall remain in full force and effect for a period of twelve (12) months from the date of passage.

RESOLVED, that the Town Board of the Town of Manlius, County of Onondaga, State of New York, shall hold a Public Hearing on said proposed Local Law 2026-___, 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 July 8, 2026, at 6:35 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 Local Law. Such notice shall be published once at least five (5) days prior to the Public Hearing.

I, CARRIE GREVELDING, 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 27th day of May, 2026; 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 27th day of May, 2026.

DATED: May 27, 2026
Fayetteville, New York

Carrie Greveling
Town Clerk of the Town of Manlius
Onondaga County, New York

IN THE MATTER

Of

Local Law 2026-__

**A LOCAL LAW IMPOSING A TWELVE (12)
MONTH MORATORIUM ON
COMMERCIAL CRYPTOCURRENCY
MINING OPERATIONS AND DATA
PROCESSING CENTERS WITHIN THE
TOWN OF MANLIUS**

**CALLING FOR A 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, and virtually on the platform commonly referred to as Zoom, the Town Facebook page and YouTube on the 27th of May 2026, at 6:30 p.m.

The meeting was called to order by Sara Bollinger, Supervisor, and the following were present, namely:

Sara Bollinger	Supervisor
Alissa Italiano	Councilor
Katelyn M. Kriesel	Councilor
Michael Nesci	Councilor
William Nicholson	Councilor
Ingrid Gonzalez-McCurdy	Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2026 - __, entitled “A Local Law Imposing a Twelve (12) Month Moratorium on

Commercial Cryptocurrency Mining Operations and Data Processing Centers within the Town of Manlius,” the text of which is as follows:

LOCAL LAW 2026 - __ IMPOSING A TWELVE (12) MONTH MORATORIUM ON COMMERCIAL CRYPTOCURRENCY MINING OPERATIONS AND DATA PROCESSING CENTERS WITHIN 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. AUTHORITY.

This Local Law is enacted pursuant to the New York State Constitution and New York Municipal Home Rule Law §10.

SECTION 2. INTENT.

It is the intent of the Town Board of the Town of Manlius to impose a twelve (12) month moratorium on the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of Commercial Cryptocurrency Mining operations and Data Processing Centers within the Town of Manlius

SECTION 3. LEGISLATIVE PURPOSE.

The purpose of this Local Law is to temporarily halt development of Commercial Cryptocurrency Mining operations and Data Processing Centers, for a period of up to twelve (12) months, while the Town of Manlius considers zoning changes and the enactment of zoning measures to specifically address the matters of community concern.

The Town Board recognizes and acknowledges that the Town needs to study and analyze many considerations that affect the preparation of local legislation to regulate Commercial Cryptocurrency Mining operations and Data Processing Centers. In the coming months, the Town will be diligently working towards the development of regulations that will address, in a careful manner, the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of Commercial Cryptocurrency Mining operations and Data Processing Centers on a Town-wide basis and to adopt land use regulations for provisions to specifically regulate same.

SECTION 4. DEFINITIONS.

"Cryptocurrency" is defined herein as a digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds, operating independently of a central bank.

"Commercial Cryptocurrency Mining" is defined herein as the commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of cryptocurrencies are released, through the use of Data Processing Centers employing data processing equipment.

"Data Processing Center" is defined herein as a facility housing multiple banks of computers within a building, modular facilities containing processors in multiple storage-like containers, server clusters commonly known as "Data Processing Centers" and other operations related to cryptocurrency mining, blockchain authenticating, Artificial Intelligence (A.I.) processing, general data computing, processing and storage, and other large-scale electronic-based centers of the like.

SECTION 5. MORATORIUM.

A. The Town Board hereby enact a moratorium which shall prohibit the siting, establishment, placement, installation, construction, erection, modification and/or enlargement of Commercial Cryptocurrency Mining operations and Data Processing Centers anywhere within the Town of Manlius.

B. This moratorium shall be in effect for a period of twelve (12) months from the effective date of this Local Law and shall expire on the earlier of (i) the date twelve (12) months from said effective date of this Local Law, unless renewed; or (ii) the enactment by the Town Board of a resolution indicating that the Town Board is satisfied that the need for the moratorium no longer exists.

C. This moratorium shall apply to all zoning districts and all real property within the Town of Manlius.

D. Commercial Cryptocurrency Mining operations and Data Processing Centers which have previously been approved and/or are located on Town-owned property are hereby expressly excluded from this moratorium and may be sited, established, placed, installed, constructed, erected and/or operated in accordance with the approved plans. Further modification, enlargement and/or alteration of previously approved Commercial Cryptocurrency Mining operations and Data Processing Centers is prohibited while the moratorium is in effect.

SECTION 6. RELIEF FROM PROVISIONS OF THIS LOCAL LAW.

A. The Town Board reserves to itself the power to vary or adapt the strict application of the requirements of this Local Law in the case of unusual hardship which would deprive the owner of all reasonable use of the lands involved.

B. Application for relief shall be filed in triplicate with the Town Director of Planning and Development, together with a filing fee of \$250.00. The application shall specifically identify the

property involved, recite the circumstances pursuant to which the relief is sought and the reasons for which the relief is claimed. Any costs, including expert consulting fees or attorneys' fees, incurred by the Town shall be reimbursed to the Town by the Applicant. The Town Board shall apply Use Variance criteria, in reviewing any application for relief.

C. The Town Board may refer any applications for relief herein to the Town Zoning Board of Appeals for its advice and recommendations, but all decisions on granting or denying such relief shall be made solely by the Town Board after determining whether or not the requested relief is compatible with any contemplated amendments to the Town Zoning Law. Unless completely satisfied that the proposed relief is compatible, the Town Board shall deny the application.

D. The Town Board shall conduct a public hearing on any request for relief within forty-five (45) days of receipt by the Town's Director of Planning and Development and shall issue its final decision on requests for relief within thirty (30) days from the date of the public hearing.

SECTION 7. PENALTIES.

Any person, firm or corporation that shall establish, place, construct, enlarge and/or erect any Commercial Cryptocurrency Mining operations or Data Processing Centers in violation of the provisions of this Local Law, or shall otherwise violate any of the provisions of this Local Law, shall be subject to:

A. A fine not to exceed One Thousand and 00/100 Dollars (\$1,000.00) or imprisonment for a term not to exceed fifteen (15) days, or both. Each day a violation continues shall be considered a new violation.

B. A civil action inclusive of injunctive relief in favor of the Town to cease any and all such actions which conflict with this Local Law and, if necessary, to remove any constructions, improvements or related items or by-products which may have taken place in violation of this Local Law.

SECTION 8. ENFORCEMENT.

This Local Law shall be enforced by the Director of Planning and Development of the Town of Manlius or such other zoning enforcement individual(s) as designated by the Town Board. It shall be the duty of the enforcement individual(s) to advise the Town Board of all matters pertaining to the enforcement of this Local Law.

SECTION 9. VALIDITY AND SEVERABILITY.

If any clause, sentence, paragraph, subdivision or part of this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not impair or invalidate the remainder thereof but shall be limited in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the proceeding in which such judgment is

rendered.

SECTION 10. EFFECTIVE DATE.

This Local Law shall take effect immediately upon passage and thereafter shall be filed with the New York State Department of State. It shall remain in full force and effect for a period of twelve (12) months from the date of passage.

RESOLVED, that the Town Board of the Town of Manlius, County of Onondaga, State of New York, shall hold a Public Hearing on said proposed Local Law 2026-___, 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 July 8, 2026, at 6:40 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 Local Law. Such notice shall be published once at least five (5) days prior to the Public Hearing.

I, CARRIE GREVELDING, 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 27th day of May, 2026; 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 27th day of May, 2026.

DATED: May 27, 2026
Fayetteville, New York

Carrie Greveling
Town Clerk of the Town of Manlius
Onondaga County, New York

Town of Manlius Highway Permit
Permit Issued Under Section 149 of the Highway Law

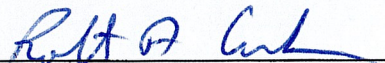
The undersigned, the Town Superintendent of the Highways of the Town of Manlius, County of Onondaga, upon the written application of Pioneer Development Company & Paragon Environmental Construction dated on the Thirteenth day of May, 2026, and filed with him/her, as provided by Section 149 of the Highway Law, hereby grants permission to said applicant to

Perform all off-site improvements per Peregrine Senior Living drawings (C-1 Title sheet, C-4 Site Preparation Plan and C-6.1 Offsite Improvement Plan) dated 15 AUG 2022, Rev 3 -02/07/2025 Issue per Owner; Drawn and Stamped by Rodney Ives P.E for Napierala Consulting Professional Engineer.
Town of Manlius building permit # 0064-25.

This permit is granted subject to the following conditions:

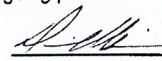
1. The work authorized by this permit shall be performed in a manner satisfactory to the Town Superintendent.
2. The applicant is to keep in good repair all pipes, hydrants or appurtenances which may be placed within the bounds of the highway under terms of this permit and is to save the Town harmless from all damages which may accrue by reason of their location in the highway, and upon notice by the Town Superintendent, agrees to make any repairs required for the protection and preservation of the highway; and further agrees that upon failure of the applicant to make such repairs, they may be made by the Town Superintendent at the expense of the applicant and such expense shall be a prior lien upon the land benefited by the use of the highway for such pipes, hydrants and appurtenances.
3. The drainage, sewer or water pipes or appurtenances which are laid under this permit shall be so placed as not to interrupt or interfere with public travel upon the highway; and the earth removed must be replaced, and the highway left in all respects in as good condition as before the work was performed.
4. That such drainage, sewer or water pipes must be placed at least four (4) feet below and in such a manner as in no way to interfere with the pavement, shoulders or drainage ditches of the highway and that portion of the trench which passes under the pavement shall be bored or pipe-driven and in no case shall the pavement be disturbed. Upon the completion of the work, the highway shall be left in as good condition as before the work was performed and to the satisfaction of the Town Superintendent.
5. It is agreed by the applicant that any injury or disturbance of the pavement portion of the highway, its shoulders or drainage ditches which may occur hereafter by reason of the laying of said drainage, sewer or water pipes and their appurtenances shall be repaired by and at the expense of the applicant to the satisfaction of the Town Superintendent.
6. The applicant shall erect and maintain suitable guard rails or barricades around all trenches while work is in progress for the protection of the public, and they shall be suitably lighted by red lights at night. The work shall be carried on in such manner that not more than 500 feet of trench in earth remains open at the end of the day's work.
7. Traffic shall be maintained by the applicant on this section of the highway while the work is in progress and until its final completion.
8. The said Town Superintendent may, upon the failure of the applicant to comply with any of the conditions contained herein, revoke this permit and remove any pipes or hydrants, or other appurtenances, which may have been placed in the highway under this permit.
9. If the road upon which this permit is issued is at the time of the issuance a Town highway, and should it be thereafter improved as a State highway or County road, or by any municipality, it is agreed that the applicant shall, before its improvement at the applicant's own expense, remove drainage, sewer or water pipes or appurtenances which may be placed under this permit and will relay the same in conformity with the directions of the engineer in charge of such improvement and in accordance with the rules and regulations prescribed by the State Superintendent of Public Works or the County Superintendent of Highways as the case may be.
10. The undersigned applicant agrees to accept full responsibility and liability because of said work and further agrees to save the Town of Manlius and the County of Onondaga free from any and all responsibility and liability thereof.

Dated this _____


Town Highway Superintendent

Day of _____

I hereby agree to conform to the conditions contained in the foregoing permit.

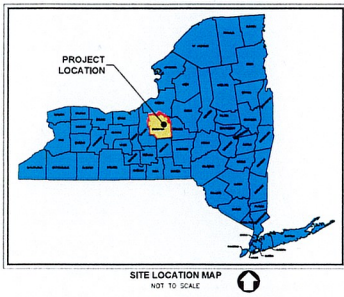

Project Manager - Pioneer Development
Applicant

The undersigned, members of the Town Board of the Town of Manlius, hereby consent to the grant of the foregoing permit.

Dated this _____

Supervisor

Day of _____



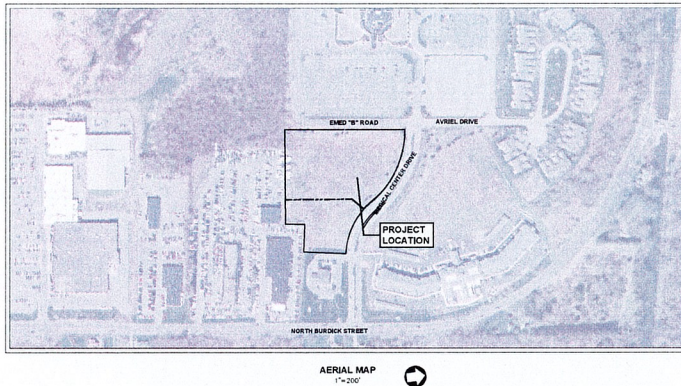
PEREGRINE DEVELOPMENT LLC SENIOR LIVING CENTER

MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY
NEW YORK STATE

PREPARED BY



**NAPIERALA
CONSULTING**
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANLIUS, NY 13104
email: MN-AP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5514



PREPARED FOR

PEREGRINE DEVELOPMENT, LLC.
217 MONTGOMERY STREET
SYRACUSE, NY 13202

SHEET INDEX

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APPROVED BY OWNER

DATE

SHEET TITLE

TITLE SHEET

NO.	REVISION/USE	DATE
1	ISSUE FOR PERM	02/27/20
2	ISSUE FOR CONWAY (BASE BUILDING PER)	06/19/21
1	ISSUE FOR PERM	05/08/21
0	ISSUE FOR BID	03/17/21
C	PERM SUBMITAL	03/17/21
B	SITE PLAN AMENDMENT SUBMITAL	01/13/21
A	PLANNING BOARD SUBMITAL	10/13/20

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PROJECT NO. 22-2099 DATE 26 AUG 2022

PEREGRINE DEVELOPMENT, LLC
MEDICAL CENTER DRIVE
TOWN OF MANLIUS
ONONDAGA COUNTY, NY

SHEET

C-1

AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
 2238-A Town of Manlius Highway
 Garage
 5970 Clemons Road
 East Syracuse, NY 13057

OWNER: (name and address)
 Town of Manlius
 301 Brooklea Drive
 Fayetteville, NY 13066

CONTRACTOR: (name and address)
 Lindsley Excavating, LLC
 92 Town Line Road
 Fulton, NY 13069

CONTRACT INFORMATION:
 Contract For:
 Excavation
 Date:
 03-17-2025

CHANGE ORDER INFORMATION:
 Change Order Number:
 S-01B
 Date:
 05-08-2026

ARCHITECT: (name and address)
 Schopfer Architects LLP
 1111 James Street
 Syracuse, 13203

CONSTRUCTION MANAGER: (name and address)
 CHA Consulting
 300 South State Street
 Syracuse, NY 13202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


Contingency Allowance Modification	
Original Amount	\$50,000.00
Previous Adjustments	\$15,959.88
Foam Insulation installed over shallow drain line.	<u>\$751.09</u>
Balance of Contingency	\$33,289.03

The original Contract Sum was	\$ 583,404.00
Net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 583,404.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 583,404.00

The Contract time will be unchanged by (0) days.
 The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.



ARCHITECT (Signature)
 BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP

 (Printed name, title, and license number if required)
 5/11/26

 Date

DeLima, Michael Digitally signed by DeLima, Michael
 DN: E=M.DeLima@schopfer.com, CN=DeLima, Michael
 OU=CO-ANY01, OU=User Accounts, DC=cha-llp, DC=com
 Date: 2026.05.12 08:07:03-0400

CONSTRUCTION MANAGER (Signature)
 BY: Michael DeLima, Senior Manager II; CHA Consulting Inc

 (Printed name and title)
 5-12-26

 Date



CONTRACTOR (Signature)

BY: Shawn Lindsley, Owner, Lindsley Excavating Inc
(Printed name and title)

5/12/2026

Date

OWNER (Signature)

BY: Sara Bollinger, Town Supervisor, Town of Manlius
(Printed name and title)

Date

INVOICE



Bill To

Town of Manlius

Lindsley Excavating LLC

92 Town Line Rd
Fulton, New York 13069
Phone: (315) 593-8448
Email: shawn@lindsleyexcavating.com
Web: www.lindsleyexcavating.com

Payment terms Due upon receipt
Invoice # 434
Date 08/08/2025
Business / Tax # 47-4195525

Description	Rate	Quantity	Total
Foam installation Foam Installation/labor	\$751.09	1	\$751.09
Subtotal			\$751.09
Total			\$751.09



6173 SOUTH BAY ROAD
 CICERO, NY, 13039
 Phone: (315) 699-8734
 Fax: (315) 699-4969
 Web: www.thermalfoams.com

PLEASE REMIT PAYMENT TO:
 THERMAL FOAMS/ SYRACUSE INC.
 PO BOX 1981
 CICERO, NY 13039

Invoice

Reference No.: INV015558
 Delivery Date: 05-Aug-2025
 Invoice Date: 05-Aug-2025
 Due Date: 05-Aug-2025
 Customer ID: 0000-2
 Currency: USD

BILL TO:
 LINDSLEY EXCAVATING LLC
 92 TOWN LINE ROAD
 FULTON NY 13069
 Attn: BILL

SHIP TO:
 COD***
 PICK UP
 CICERO NY 13039

CUSTOMER REF. NUMBER	TERMS	CONTACT				
MANLIUS TOWN HALL	CASH ON DELIVERY					
SO TYPE	SO NUMBER	SHIPMENT NUMBER	CUSTOMER P.O. NO.			
SO	ORD013632	SHP016612	MANLIUS TOWN HALL			
NO.	ITEM	ITEM DESCRIPTION	QTY.	UOM	UNIT PRICE	AMOUNT
1	S-GREENGUARD	2" X 24" X 96" KINGSPAN GREENGUARD 40 PSI	192	SF	2.1200	407.04

Sales Total: 407.04
Tax Total: 32.56
Payment: 439.60
Total (USD): 0.00

A FINANCE CHARGE OF 1-1/2% PER MONTH (18% ANNUM) WILL BE CHARGED ON PAST DUE BALANCES.



AIA[®]

Document G731[™] – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
 2238-A Town of Manlius Highway
 Garage
 5970 Clemons Road
 East Syracuse, NY 13057

OWNER: (name and address)
 Town of Manlius
 301 Brooklea Drive
 Fayetteville, NY 13066

CONTRACTOR: (name and address)
 Lindsley Excavating, LLC
 92 Town Line Road
 Fulton, NY 13069

CONTRACT INFORMATION:
 Contract For:
 Excavation
 Date:
 03-17-2025

CHANGE ORDER INFORMATION:
 Change Order Number:
 S-01C
 Date:
 05-08-2026

ARCHITECT: (name and address)
 Schopfer Architects LLP
 1111 James Street
 Syracuse, 13203

CONSTRUCTION MANAGER: (name and address)
 CHA Consulting
 300 South State Street
 Syracuse, NY 13202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Contingency Allowance Modification

Original Amount	\$50,000.00
Previous Adjustments	\$16,710.97
Redo fine grading for PEMB slab pour	<u>\$2,332.80</u>
Balance of Contingency	\$30,956.23

The original Contract Sum was	\$ 583,404.00
Net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 583,404.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 583,404.00

The Contract time will be unchanged by (0) days.
 The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.



ARCHITECT (Signature)

BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP

(Printed name, title, and license number if required)

5/11/26

 Date

DeLima, Michael Digitally signed by DeLima, Michael
 DN: E=MDeLima@chasolutions.com,
 CN=Michael DeLima, Microsoft, OU=CO-ARV01,
 OU=User Accounts, DC=cha-llp, DC=com
 Date: 2026.05.12 08:08:35-0400

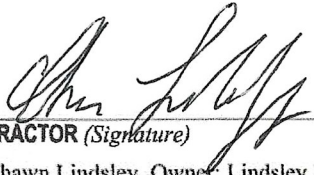
CONSTRUCTION MANAGER (Signature)

BY: Michael DeLima, Senior Manager II; CHA Consulting Inc

(Printed name and title)

5-12-26

 Date



CONTRACTOR (Signature)

BY: Shawn Lindsley, Owner, Lindsley Excavating Inc
(Printed name and title)

5/12/2026

Date

OWNER (Signature)

BY: Sara Bollinger, Town Supervisor, Town of Manlius
(Printed name and title)

Date

INVOICE



Bill To

Manlius

Lindsley Excavating LLC

92 Town Line Rd
Fulton, New York 13069
Phone: (315) 593-8448
Email: shawn@lindsleyexcavating.com
Web: www.lindsleyexcavating.com

Payment terms Due upon receipt
Invoice # 418
Date 11/26/2025
Business / Tax # 47-4195525

Description	Rate	Quantity	Total
Additional/ redo of grading	\$2,332.80	1	\$2,332.80
4.5 hours Operator \$348 Labor \$246 Superintendent \$225. Skid steer \$450. 2 trucks \$450. tamper \$225 \$1944. 20% \$388.80			
Subtotal			\$2,332.80
Total			\$2,332.80



AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
2238-A Town of Manlius Highway
Garage
5970 Clemons Road
East Syracuse, NY 13057

OWNER: (name and address)
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066

CONTRACTOR: (name and address)
Lindsley Excavating, LLC
92 Town Line Road
Fulton, NY 13069

CONTRACT INFORMATION:
Contract For:
Excavation
Date:
03-17-2025

CHANGE ORDER INFORMATION:
Change Order Number:
S-01D
Date:
05-08-2026

ARCHITECT: (name and address)
Schopfer Architects LLP
1111 James Street
Syracuse, 13203

CONSTRUCTION MANAGER: (name and address)
CHA Consulting
300 South State Street
Syracuse, NY 13202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)


Contingency Allowance Modification	
Original Amount	\$50,000.00
Previous Adjustments	\$19,043.77
Additional Stone Tickets.	<u>\$14,261.62</u>
Balance of Contingency	\$16,694.61

The original Contract Sum was	\$	<u>583,404.00</u>
Net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>583,404.00</u>
The Contract Sum will be unchanged by this Change Order in the amount of	\$	<u>0.00</u>
The new Contract Sum including this Change Order will be	\$	<u>583,404.00</u>

The Contract time will be unchanged by (0) days.
The Contractor's Work shall be substantially complete on .

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ARCHITECT (Signature)
BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP

(Printed name, title, and license number if required)
5/11/26

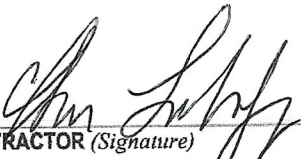
Date

DeLima, Michael Digitally signed by DeLima, Michael
DN: E=Michael@chiconsulting.com, CN=DeLima, Michael,
OU=CHA CONSULTING, OU=New York, DC=New York, DC=CHA
Date: 2026.05.12 09:09:37-0400

CONSTRUCTION MANAGER (Signature)
BY: Michael DeLima, Senior Manager II; CHA Consulting Inc

(Printed name and title)
5-12-26

Date



CONTRACTOR *(Signature)*

BY: Shawn Lindsley, Owner, Lindsley Excavating Inc
(Printed name and title)

5/12/2026

Date

OWNER *(Signature)*

BY: Sara Bollinger, Town Supervisor, Town of Manlius
(Printed name and title)

Date

Jennifer Lindsley insists that the price per ton of stone purchased, delivered, placed and compacted is \$60.00 per ton.

- \$60.00 per ton of stone 3A and 1&2 mix X 436.5 tons \$26,190.00

In addition to the stone, there is additional work to de-water the trenches and install the geotextile fabrics specified by Kenney Geotechnical.

- 2 Rolls Mirafi 500x \$960.00
- 2 rolls Non-woven geotextile \$960.00
- Labor to install 4 rolls of fabric. 5 hrs. per roll at \$60.00 per hour \$1,200.00
- De-watering materials \$431.15
- Laborer to set up pumps. 8 hrs. at \$60.00 per hour \$480.00
- Total \$30,221.50

The previously billed amount included 167 tons of stone at \$33.35 per ton, labor to place stone, geotextile fabrics and material and labor to set up pumps to de-water the site.

- Previously Invoiced \$15,959.88

Balance \$14,261.62



AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
2238-A Town of Manlius Highway
Garage
5970 Clemons Road
East Syracuse, NY 13057

OWNER: (name and address)
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066

CONTRACTOR: (name and address)
Upstate Companies LLC
1690 State Highway 8
Mount Upton, NY 13809

CONTRACT INFORMATION:
Contract For:
General Construction
Date:
03-17-2025

CHANGE ORDER INFORMATION:
Change Order Number:
GC-01C
Date:
05-08-2026

ARCHITECT: (name and address)
Schopfer Architects LLP
1111 James Street
Syracuse, 13203

CONSTRUCTION MANAGER: (name and address)
CHA Consulting
300 South State Street
Syracuse, NY 13202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Contingency Allowance Modification

Original Amount	\$50,000.00
Previous Adjustments	\$14,277.45
Extension of ACCU-5 Roof Extension	<u>\$1,260.00</u>
Balance of Contingency	\$34,462.45

The original Contract Sum was	\$	<u>2,492,000.00</u>
Net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>2,492,000.00</u>
The Contract Sum will be unchanged by this Change Order in the amount of	\$	<u>0.00</u>
The new Contract Sum including this Change Order will be	\$	<u>2,492,000.00</u>

The Contract time will be unchanged by (0) days.
The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.


ARCHITECT (Signature)

BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP
(Printed name, title, and license number if required)

5/11/26
Date

DeLima, Michael


CONSTRUCTION MANAGER (Signature)
BY: Michael DeLima, Senior Manager II; CHA Consulting Inc
(Printed name and title)

5-12-26

Date

Brock Rifanburg

CONTRACTOR (Signature)

BY: Brock Rifanburg, Project Manager, Upstate Companies I LLC
(Printed name and title)

5/12/26

Date

OWNER (Signature)

BY: Sara Bollinger, Town Supervisor, Town of Manlius
(Printed name and title)

Date



Request for Proposal(RFP)

RFP#: ACCU 5

DATE: 4/28/2026

Proj. No.: G145-001

Ref. No.: _____

Project: Manlius Highway Garage Additions

Contractor: Upstate Companies, I LLC

Contract No.: 2238A

Scope: General Contracting

Subject: ACCU Roof Extension

Description of work

Material, labor, and equipment cost to extend ACCU 5 roofing over exterior piping. This will include field welding angle, priming of angle, decking, and standing seam roof to extend 1' +/- . Subcontractor has 4 hour min. and will need to purchase 10' length of angle.

Subcontract Work: Name	Qty	Unit	@	Unit Price	=	Cost
Matteshitch Iron - Welding, Priming, Angle	1.0	Ls	@	1,200.00	=	1,200.00
			@		=	0.00
			@		=	0.00
			@		=	0.00

Sub-Total Material costs..... \$ 1200.00

Overhead & Profit @ 5% = \$ 60.00

Total Subcontractor Costs: \$1,260.00

Mat'l / Eqpmnt Costs: description	Qty	Unit	@	Unit Price	=	Cost
Standing Seam	0.0	NA	@	0.00	=	0.00
Decking	0.0	NA	@	0.00	=	0.00
Fasteners	0.0	NA	@	0.00	=	0.00
^Extra Materials			@		=	0.00
			@		=	0.00

Sub-Total Material costs..... \$ 0.00

Overhead & Profit @ 15% = \$ 0.00

Total Material/ Equipment Costs: \$0.00

Labor Costs: Description	Mnhrs	Class	@	Mnhr Ttl Rate **	=	Cost
Decking and Roofing	0.0	Roofer	@		=	0.00
^No Additional Cost			@		=	0.00
						0.00

Sub-Total Labor costs..... \$ 0.00

Overhead & Profit @ 15% = \$ 0.00

Total Labor Costs: \$0.00

Total RFP Value..... \$1,260.00

Reviewed by _____
Architect/Engineer

Date: _____

Reviewed & recommended by _____
Construction Manager

Date: _____



AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: (name and address)
2238-A Town of Manlius Highway
Garage
5970 Clemons Road
East Syracuse, NY 13057

OWNER: (name and address)
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066

CONTRACTOR: (name and address)
Upstate Companies, LLC
1690 State Highway 8
Mount Upton, NY 13809

CONTRACT INFORMATION:
Contract For:
General Construction
Date:
03-17-2025

CHANGE ORDER INFORMATION:
Change Order Number:
GC-01D
Date:
05-11-2026

ARCHITECT: (name and address)
Schopfer Architects LLP
1111 James Street
Syracuse, 13203

CONSTRUCTION MANAGER: (name and address)
CHA Consulting
300 South State Street
Syracuse, NY 13202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Contingency Allowance Modification:


Original Amount	\$50,000.00
Previous Adjustments	\$15,537.45
Ready Room Additional Work	<u>\$8,609.71</u>
Balance of Contingency	\$25,852.84

The original Contract Sum was	\$	<u>2,492,000.00</u>
Net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>2,492,000.00</u>
The Contract Sum will be unchanged by this Change Order in the amount of	\$	<u>0.00</u>
The new Contract Sum including this Change Order will be	\$	<u>2,492,000.00</u>

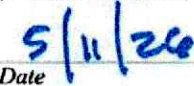
The Contract time will be unchanged by (0) days.
The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.


ARCHITECT (Signature)

BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP
(Printed name, title, and license number if required)


Date

DeLima, Michael 

CONSTRUCTION MANAGER (Signature)

BY: Michael DeLima, Senior Manager II; CHA Consulting Inc
(Printed name and title)

5-12-26
Date

[Handwritten Signature]
CONTRACTOR (Signature)

BY: Brock Rifanburg, Project Manager; Upstate Companies I LLC
(Printed name and title)

5/12/26

Date

[Handwritten Signature]
OWNER (Signature)

BY: Sara Bollinger, Town Supervisor; Town of Manlius
(Printed name and title)

Date



Request for Proposal

RFP#: 7
DATE: 5/8/2026
Proj. No.: 6146-001
Ref. No.: _____

Project: Manlius Highway Garage Additions
Contractor: Upstate Companies, I LLC
Contract No.: 2238A
Scope: General Contracting
Subject: Ready Room 105 Additional Work

Description of work

Material, Labor, and equipment cost to provide 200 Sf of additional hardlid ceiling/soffit and frame/finish 30 Lf of new 3-5/8" metal stud wall with 5/8" gypsum board. Includes all demolition of existing ceilings.

Subcontract Work: Name	Qty	Unit	@	Unit Price	=	Cost
			@		=	0.00
			@		=	0.00
			@		=	0.00
			@		=	0.00
Sub-Total Material costs.....						\$ 0.00
Overhead & Profit @ 5% =						\$ 0.00

Total Subcontractor Costs: \$0.00

Mat'l / Eqpmnt Costs: description	Qty	Unit	@	Unit Price	=	Cost
Metal Studs/Track	42.0	Each	@	7.25	=	304.50
5/8" Gypsum Board	15.0	Each	@	26.80	=	402.00
Gypsum Mud	1.0	Bucket	@	28.75	=	28.75
Paint	6.0	Gal	@	32.58	=	195.48
Fasteners/hand tools	1.0	Ls	@	175.00	=	175.00
Sub-Total Material costs.....						\$ 1105.73
Overhead & Profit @ 0% =						\$ 0.00

Total Material/ Equipment Costs: \$1,105.73

Labor Costs: Description	Mnhrs	Class	@	Mnhr Ttl Rate **	=	Cost
Demo Existing Ceiling	8.0	Laborer	@	84.17	=	\$ 673.36
Frame Walls/Soffit	32.0	Carpenter	@	82.10	=	\$ 2,627.20
Demo / Reinstalling Drop Ceiling in Training	3.0	Crapenter	@	82.10	=	\$ 246.30
Drywall and Finish	40.0	Carpenter	@	82.10	=	\$ 3,284.00
Paint	8.0	Painter	@	84.14	=	\$ 673.12
Sub-Total Labor costs.....						\$ 7503.98
Overhead & Profit @ 0% =						\$ 0.00

Total Labor Costs: \$7,503.98

Total RFP Value..... \$8,609.71

Reviewed by _____
 Architect/Engineer

Date: _____

Change Order, Construction Manager as Adviser Edition

PROJECT: <i>(name and address)</i> 2238-A Town of Manlius Highway Garage 5970 Clemons Road East Syracuse, NY 13057 OWNER: <i>(name and address)</i> Town of Manlius 301 Brooklea Drive Fayetteville, NY 13066 CONTRACTOR: <i>(name and address)</i> Upstate Companies, LLC 1690 State Highway 8 Mount Upton, NY 13809	CONTRACT INFORMATION: Contract For: General Construction Date: 03-17-2025	CHANGE ORDER INFORMATION: Change Order Number: GC-01E Date: 05-11-2026 ARCHITECT: <i>(name and address)</i> Schopfer Architects LLP 1111 James Street Syracuse, 13203 CONSTRUCTION MANAGER: <i>(name and address)</i> CHA Consulting 300 South State Street Syracuse, NY 13202
--	--	---

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

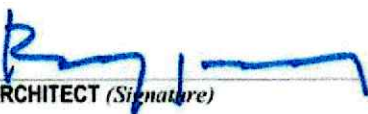
Contingency Allowance Modification	
Original Amount	\$50,000.00
Previous Adjustments	\$24,147.16
Ready Room Floor Leveling	<u>\$11,760.00</u>
Balance of Contingency	\$14,092.84

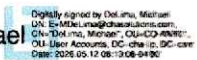
The original Contract Sum was	\$	<u>2,492,000.00</u>
Net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>2,492,000.00</u>
The Contract Sum will be unchanged by this Change Order in the amount of	\$	<u>0.00</u>
The new Contract Sum including this Change Order will be	\$	<u>2,492,000.00</u>

The Contract time will be unchanged by (0) days.
 The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.


 ARCHITECT *(Signature)*
 BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP
(Printed name, title, and license number if required)
 5/11/26
 Date

DeLima, Michael 
 CONSTRUCTION MANAGER *(Signature)*
 BY: Michael DeLima, Senior Manager II; CHA Consulting Inc
(Printed name and title)
 5-12-26
 Date

Brock Rifanburg
CONTRACTOR (Signature)
BY: Brock Rifanburg, Project Manager; Upstate Companies I LLC
(Printed name and title)
5/12/26
Date

OWNER (Signature)
BY: Sara Bollinger, Town Supervisor; Town of Manlius
(Printed name and title)
Date



Request for Proposal(R)

RFP#: 8

DATE: 5/8/2025

Proj. No.: G146-001

Ref. No.: _____

Project: Manlius Highway Garage Additions

Contractor: Upstate Companies, I LLC

Contract No.: 2238A

Scope: General Contracting

Subject: Ready Room Floor Leveling

Description of work

Material, Labor, and equipment cost to provide approximately 550 sqft of Maxxon Level Right underlayment and mitigation at an average thickness of 1.5" to featheredge.

Subcontract Work: Name	Qty	Unit	@	Unit Price	=	Cost
Henderson Johnson	1.0	Ls	@	11,200.00	=	11,200.00
			@		=	0.00
			@		=	0.00
			@		=	0.00

Sub-Total Material costs..... \$ 11200.00

Overhead & Profit @ 5% = \$ 560.00

Total Subcontractor Costs: \$11,760.00

Mat'l / Eqpmnt Costs: description	Qty	Unit	@	Unit Price	=	Cost

Sub-Total Material costs..... \$ 0.00

Overhead & Profit @ 0% = \$ 0.00

Total Material/ Equipment Costs: \$0.00

Labor Costs: Description	Mnhrs	Class	@	Mnhr Ttl Rate **	=	Cost

Sub-Total Labor costs..... \$ 0.00

Overhead & Profit @ 0% = \$ 0.00

Total Labor Costs: \$0.00

Total RFP Value..... \$11,760.00

Reviewed by _____
Architect/Engineer

Date: _____

Reviewed & recommended by _____
Construction Manager

Date: _____

AIA Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
 2238-A Town of Manlius Highway
 Garage
 5970 Clemons Road
 East Syracuse, NY 13057

OWNER: *(name and address)*
 Town of Manlius
 301 Brooklea Drive
 Fayetteville, NY 13066

CONTRACTOR: *(name and address)*
 Airside Technology Corp
 6399 East Molloy Road, Suite A
 East Syracuse, NY 13057

CONTRACT INFORMATION:
 Contract For:
 HVAC
 Date:
 03-17-2025

CHANGE ORDER INFORMATION:
 Change Order Number:
 H-01B
 Date:
 05-08-2026

ARCHITECT: *(name and address)*
 Schopfer Architects LLP
 1111 James Street
 Syracuse, 13203

CONSTRUCTION MANAGER: *(name and address)*
 CHA Consulting
 300 South State Street
 Syracuse, NY 13202

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Contingency Allowance Modification


Original Amount	\$25,000.00
Previous Adjustments	\$1,716.42
Install AC Condensate and Return Air in new office	<u>\$2,727.09</u>
Balance of Contingency	\$20,556.49

The original Contract Sum was	\$ 548,900.00
Net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 548,900.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	<u>\$ 548,900.00</u>

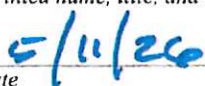
The Contract time will be unchanged by (0) days.
 The Contractor's Work shall be substantially complete on .

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.



ARCHITECT *(Signature)*
 BY: Robert J. Seigart, AIA, LEED A.P., Partner; Schopfer Architects LLP
(Printed name, title, and license number if required)



 Date

DeLima, Michael
Digitally signed by DeLima, Michael
 DN: E=MDeLima@cha-consulting.com,
 CN=DeLima, Michael, OU=CO-ANY01,
 OU=Other Accounts, DD=cha-llp, DC=cha
 Date: 2026.05.12 08:44:08 -0400

CONSTRUCTION MANAGER *(Signature)*
 BY: Michael DeLima, Senior Manager II; CHA Consulting Inc
(Printed name and title)

 5-12-26

 Date

CONTRACTOR *(Signature)*

BY: Steve Perry, President; Airside Technology Corp
(Printed name and title)

Date

5/12/26

OWNER *(Signature)*

BY: Sara Bollinger, Town Supervisor; Town of Manlius
(Printed name and title)

Date



AIRSIDE TECHNOLOGY CORPORATION

HEATING & AIR CONDITIONING
6399 EAST MOLLOY ROAD, SUITE A EAST SYRACUSE, NY 13057
(315) 451-3297
(315) 451-3649 (FAX)

April 30, 2026

Town of Manlius Highway Garage

RE: CO # 002 - Install AC condensate and Return Air in new office building

During the course of construction it was determined the condensate lines for A/C units were not included in job bid and also not indicated where to drain to. Also, there was missing return air ductwork from the drawing. RFI #25 and RFI #27 indicated for Airside to install the condensate and return air ductwork. Attached is a breakdown of cost for completing this work in the new office building.

Cost for request- \$ 2,727.09

Thank you,
Scott

Scott Miller I Project Manager

Airside Technology Corporation

6399 East Molloy Road, Suite A

East Syracuse, NY 13057

(315) 451-3297

Fax 451-3649

AIRSIDE TECHNOLOGY

CO-002 - Install AC Condensate and Return Air in new office building

3/30/2026

Item	Material	Subcontractor	Labor Fitter	Labor Ductwork	Notes
<i>See Attached For Details</i>					
Subcontractor					
Return Ductwork	\$294.68			\$752.24	94.03 hr x 8 (1 Man)
AC Condensate	\$175.99		\$1,504.48		94.03 hr x 8 (2 Men)
Total	\$470.67		\$1,504.18	\$752.24	
15% Mark Up					
Totals	\$470.67		\$1,504.18	\$752.24	
Vendor					
Total					
5% Mark Up					
Totals					
Contractor					
Total					
5% Mark Up					
Totals					
GRAND TOTAL					\$2,727.09



Upstate Companies I, LLC
 1690 State Hwy. 8
 Mount Upton, New York 13809
 P: (607) 867-4025

Project: 146-001 Town of Manlius Highway Department
 5970 Clemons Road
 East Syracuse, New York 13057

RFI #25: Office Addition HVAC Returns

Revision	0	Status	Closed on 11/24/25
To	Mark Pearson Rae Butler	From	Scott Miller
Date Initiated	Nov 20, 2025	Due Date	Nov 21, 2025
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number	M1.0	Reference	
Linked Drawings			
Received From	Scott Miller		
Copies To	Brian Buske , Rae Butler , Mike DeLima , Gregg Grates , Shane Lawrence (Upstate Companies I, LLC), Fernandez Mckenley , Dennis Miesner , Scott Miller , Bob Seigart , Ron Vancamp , Caleb Zipp		

Activity

Question **Question from Scott Miller on Tuesday, Nov 18, 2025 at 04:24 PM EST**
 There are no HVAC Returns for Office 126, Jan 117, Corr 125, Corr 121, and Connecting Corridor
 Please advise.

Attachments
 MC RFI - 003 - Town Of Manlius Garage -Office Addition HVAC Returns.pdf

Official Response **Response from Rae Butler on Friday, Nov 21, 2025 at 06:54 AM EST**
 Provide RG-1 in office, and 1 for corridor. The corridors are open to each other only one RG need to serve them.
 Jan 117 should have EG-1 and be ducted to ERV - 35 CFM exhaust.

All Replies **Response from Rae Butler on Friday, Nov 21, 2025 at 06:54 AM EST**
 Provide RG-1 in office, and 1 for corridor. The corridors are open to each other only one RG need to serve them.
 Jan 117 should have EG-1 and be ducted to ERV - 35 CFM exhaust.



Upstate Companies I, LLC
 1690 State Hwy. 8
 Mount Upton, New York 13809
 P: (607) 867-4025

Project: 146-001 Town of Manlius Highway Department
 5970 Clemons Road
 East Syracuse, New York 13057

RFI #27: Office Addition Condensate Drains and AC Refrigeration Lines

Revision	0	Status	Closed on 12/03/25
To	Mark Pearson Rae Butler	From	Scott Miller
Date Initiated	Nov 26, 2025	Due Date	Nov 28, 2025
Location		Project Stage	Course of Construction
Cost Impact	TBD	Schedule Impact	TBD
Spec Section		Cost Code	
Drawing Number	M1.0	Reference	
Linked Drawings			
Received From	Scott Miller		
Copies To	Rae Butler , Mike DeLima , Kevin Fisk , Gregg Grates , Shane Lawrence (Upstate Companies I, LLC), Fernandez Mckenley , Dennis Miesner , Scott Miller , Mark Pearson , Brock Rifanburg (Upstate Companies I, LLC), Bob Seigart , Ron Vancamp		

Activity

Question

Question from Scott Miller on Wednesday, Nov 26, 2025 at 12:55 PM EST

There is no clarification of AC condensate drains on Mechanical or Plumbing drawings. Needs to indicate where condensate is to be piped and by what trade. Was mentioned that this needs to be done by plumbers, per Onondaga County Code?

Also, need direction where the outside refrigerant piping is to penetrate building. Not shown in detail. If walls are finished prior to getting response, would need to enter above the interior ceiling from outside.

Please advise.

Attachments

MC RFI - 005 - Town Of Manlius Garage - Office Addition Condensate Drains and AC Refrigeration Lines.pdf

Official Response

Response from Rae Butler on Tuesday, Dec 2, 2025 at 08:38 AM EST

The condensate from AC-1, 2, 3, 4, 5 and 8 can discharge to mop sink (there is septic system so allowed to drain to it, it is not public sewer). Condensate can be clear plastic tubing if well supported and drains fully, or PVC- 3/4" for each unit, 1" if 2 combined.

AC-6a, 6B and 7 shall drain to grade (green area), with down spout and rodent screen. Seal penetration air and watertight with caulk flush to interior and exterior surfaces.

I believe MC is allowed to install condensate if have experience and properly installed (unless there is a union issue).

Refrigerant pipe to penetrate building at low level (off ground and properly supported and protected) go up inside wall to above ceiling. Pipe should be tested and insulated before wall is insulated and closed.

All Replies

Response from Rae Butler on Tuesday, Dec 2, 2025 at 08:38 AM EST

The condensate from AC-1, 2, 3, 4, 5 and 8 can discharge to mop sink (there is septic system so allowed to drain to it, it is not public sewer). Condensate can be clear plastic tubing if well supported and drains fully, or PVC- 3/4" for each unit, 1" if 2 combined.

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TEL# (315-476-9322)
 FAX# (315-472-4139)

To:
 AIRSIDE TECHNOLOGY CORP
 6399 E MOLLOY ROAD STE A

AIRSIDE TECHNOLOGY CORP
 6399 E MOLLOY ROAD STE A

EAST SYRACUSE NY 13057-1178

EAST SYRACUSE NY 13057-1178
 25-2140

(315-451-3297) Fax# (315-451-3649)

Cust #	Customer Po#	Rel#	Writer	Date Req
52423	TOWN OF MANLIUS QUOTE		TSOLL	04/28/26

PAGE 1 OF 1

Quoted By: TSOLL

Quantity	Description	Net Price	Exten	Ln#
60	PIPE 1"x20' WHT PVC S40 PE P/P1S40 (15289)	0.870	52.20	(1)
10	PIPE 3/4"x10' WHT PVC S40 PE P/P34S4010 (111196)	0.560	5.60	(2)
2 *	TEE 1" PVC S40 SOCxSOCxSOC PVP1T (16146)	1.290	2.58	(3)
2 *	F ADPT 1" PVC S40 SOCxFIPT PVP1FA (16057)	0.800	1.60	(4)
2 *	PLG 1" PVC S40 MIPT 450-010 PVP1PLT (16308)	2.280	4.56	(5)
3 *	ELL 45DEG 1" PVC S40 SOCxSOC PVP145 (16131)	1.480	4.44	(6)
3 *	ELL 45DEG ST 1" PVC S40 SPGxSOC PVP1S45 (223822)	1.480	4.44	(7)
1 *	SOLV CEM MED CLR 1QT MED SET HER60-020 (11301)	22.270	22.27	(8)
1 *	PRMR CLR 1QT LOVOC PVC HER60-465 (34505)	33.940	33.94	(9)
12 *	CLEVIS HNGR STD 1" IPS ELE-GALV HGR1GALCLEVIS (58232)	1.950	23.40	(10)
6	THD ROD ALL 3/8"x6' UNC A307 GRD A ZN ATR38ZN (69228)	0.770	4.62	(11)
3 *	BLT TGLE W/WING ANCR RND HD 3/8" CS 3 DWT04431 (477586)	0.885	2.66	(12)
3 *	HEX NUT HVY 3/8-16" ZN HGR38GNUT (69045)	0.190	0.57	(13)
3 *	FLT WSHR USS 3/8" ZN 1" HGR38GWASHER (69050)	0.090	0.27	(14)
3	CPLG 3/8" PVC SPRL BARBxSPRL BARB SPL1429-003 (548348)	4.280	12.84	(15)
		Sub Total:	175.99	
		Total:	175.99	

*** NUMBER OF DAYS QUOTE VALID IS 1 ***

PLEASE REFERENCE QUOTE # 95840578 FOR INQUIRIES OR ORDER OF ABOVE MATERIAL

6660 JOY ROAD
EAST SYRACUSE, NY 13057-1108

PHONE (315) 218-6662
FAX (315) 218-6756

<i>Job Name</i>
town of manulits

<i>Quote No.</i>	<i>Date</i>	<i>Page</i>
0012548	4/28/26	1
<i>Expiration Date</i>		4/28/26
<i>Revised Date</i>		4/28/26
<i>Bid Due Date</i>		4/28/26

<i>Quoted To Customer</i>
AIRSIDE TECHNOLOGY CO 6399 E MOLLOY RD EAST SYRACUSE, NY 13057-1178
Phone (315) 451-3297 Fax (315) 451-3649

<i>Quoted By</i>
Andy Ventrone ADVENTRONE@WINSUPPLYINC.COM (315) 759-0860

<i>Customer</i>	<i>Payment Terms</i>	<i>Quoted To</i>	<i>Salesperson</i>	<i>FOB</i>
000159	NET 30	John Corliss	NICHOLAS VENTRONE	S

<i>Line</i>	<i>Qty.</i>	<i>Description</i>	<i>Unit Price</i>	<i>UON</i>	<i>Extended Price</i>
1.0	3	SF1065-HD 6 HETO WD HD 2 S/O ELGSF1065HD	24.490000	EA	73.47
2.0	2	6" X 10' 26 GA. SPIRAL PIPE SWS84114	26.980000	EA	53.96
3.0	1	MHP25B 6X25 R4.2 SIL JCKT BAG JPLMHP25B06	40.110000	EA	40.11
4.0	50	CT36-175K9 36 175# CABLE TIE CMBCT36175K9	.510000	EA	25.50

<i>Tax Area Id</i>	<i>Net Sales</i>	193.04
330679300	<i>Freight</i>	.00
	<i>Tax</i>	15.44
	<i>Quotation Total</i>	208.48

From: [Jim Walker](#)
To: [Scott Miller](#)
Subject: Town of Manlius Return Grilles
Date: Monday, February 9, 2026 3:48:22 PM
Attachments: [Outlook-cq5nnl2h.png](#)

Scott,

3 - Price - Model 530 return air grilles with white finish

12x12

\$ 101.64

In Stock in Syracuse Warehouse

Thanks, Jim

Jim Walker
Sales Engineer



Providing custom HVAC solutions for a comfortable, healthier world

6412 Baird Ave, Syracuse NY 13206

Office (315) 471-0105 Cell (315) 382-6928 www.rfpeck.com

Insurance Proposal
Policy Dates 06/01/2026 to 06/01/2027
Town of Manlius

Worker's Compensation



Presented by:

James A. Stoddard, Jr.
Kris French

Haylor, Freyer & Coon, Inc.
300 South State St, Suite 1000
Syracuse, NY 13202



TABLE OF CONTENTS

1	Service Team
2	Workers Compensation – PERMA Options
3	Premium Summary



HAYLOR, FREYER & COON SERVICE TEAM

Account Executive	Email	Telephone	Facsimile
James A. Stoddard, Jr.	jestoddardj@haylor.com	Office: 315-453-2185 Cell: 315-345-8083	315-362-5747
Account Manager			
Kathy French	kfrench@haylor.com	Office: 315-703-3228	315-362-5747
Haylor Claim Services			
Patrick Walsh	pwalsh@haylor.com	Office: 315-703-3211	315-362-5733
Megan Curry - WC	mcurry@haylor.com	Office: 315-703-1386	
24 Hour Claim Service		1-888-201-5988	



WORKER COMPENSATION – PERMA Options

Carrier : Public Employer Risk Management Association

Employers Liability Coverage	Limit
- Each Accident Limit	\$ Unlimited
- Disease per Employee	\$ Unlimited
- Disease Policy Limit	\$ Unlimited

State: NY

Code	Classification	Exposure	Premium
5506	Street Maintenance – Paving	\$749,785	\$32,515
9026	Building Operation – Custodial	\$34,306	\$506
8391	Automobile Mechanics	\$129,191	\$1,203
8810	Clerical Office	\$1,554,221	\$1,255
9102	Park Maintenance	\$75,382	\$757
7720	Police Department	\$4,615,283	\$46,705
9402	Street Cleaning	\$705,369	\$11,562
9410	Municipal Employees	\$207,651	\$5,018
9063	Recreation	\$322,439	\$1,117
9015	Lifeguards/Beaches	\$20,343	\$120
9101	School: All Other Employees	\$13,892	\$133
8394	Bus/Ambulance Drivers	\$1,687	\$31

Charges & Credits

Description	Adjustment Amount
Total Contribution	\$100,922
NYS Assessment	\$11,506
2% Early Renewal Credit (If paid in full by 6/1)	-\$2,018
Total Amount – 1 year option	\$110,410

*Current Experience Modification is .48



Year One of Two Year Option:

Description	Adjustment Amount
Total Contribution	\$100,922
NYS Assessment	\$11,506
2% Early Renewal Credit	-\$2,018
Total Amount for 1 st of 2 Year Option	\$110,410

Year Two of Two Year Options:

Loss Ratio	Contribution (not including NYA)
Loss Ratio Under 15%	\$94,957
Loss Ratio Between 15-35%	\$97,894
Loss Ratio Between 30-50%	\$100,831
Loss Ratio Over 50%	\$103,767

Policies where the premium is based on estimated payroll or sales for the policy term may be subject to an audit of your payroll or sales records to determine the premium earned based on your actual payroll or sales for the policy term.

If the plan described above is a participating or retention plan, please remember that dividends must be declared by the Board of Directors of the Insurance Company and, by law, can not be guaranteed. The enclosed illustration reflects the company’s current dividend structure.



PREMIUM SUMMARY

Coverage	PERMA 2025 Expiring	PERMA 2026 1 Year Option	PERMA 2026 2 Year Option
Contribution	\$113,434	\$100,922	\$97,892
Assessment	\$11,149	\$11,506	\$11,506
Annual – PERMA Dividend	-\$4,916	-----	-----
2% Early Pay Discount	-\$2,269	-\$2,018	-\$1,958
Total	\$117,398	\$110,410	\$107,440

Please Note:

As your insurance representative and at your direction, it is our role to procure insurance proposals on your behalf, to place coverage per your instructions and provide policy service during the policy term.

Insurance companies pay us a sales commission on policies we place with them. The amount we are paid may vary among the insurers we represent. We may receive additional compensation through a contract provision with an insurance company that is contingent on our overall profitability and/or premium volume with the carrier.

At your request, we will provide information on the actual compensation we expect to receive from the sale of insurance policy(s) to you, or what we would have expected to be paid had you selected any alternate quotations that we might have presented to you.



Budget Items - 05/27/26

Budget Adjustments

<u>Acct Number</u>	<u>Acct Name</u>	<u>Adjustment</u>
A00 4.2680	Insurance Recoveries	\$ 646.00
A00 5.5132.449	Maintenance Building	\$ 689,587.24
B00 4.2110	Zoning Fees	\$ 850.00
B00 4.2655	Zoning Compliance Letters	\$ 260.00
B00 5.3620.451	Litigation	\$ 1,110.00
DB0 4.2680	Insurance Recoveries	\$ 170.00
SR2 4.1001	Real Property Tax	\$ 203.67
SR2 5.8160.402	Longevity Pay	\$ 203.67
SS3 4.2401	Earned Interest	\$ 0.12
A00 4.1520	Police Fees	\$ 300.00
A00 5.3120.412	Police-Vehicle Repair	\$ 300.00

Budget Transfers

<u>From Acct Number</u>	<u>Acct Name</u>	<u>To Acct Number</u>	<u>Acct Name</u>	<u>Amount</u>
A00 5.1670.401	Central Printing-Office Supplies	A00 5.1670.404	Central Printing-Books/Publications	\$ 1,653.00
A00 5.1640.400	Records Management-Contractual	A00 5.1410.400	Town Clerk-Contractual	\$ 3,134.53

June 2026

June 2026						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 31	Jun 1 4:00pm Pride Flag Raising (Manlius Town Hall 301 Brooklea Dr, Fayetteville, NY)	2	3	4	5	6
7	8 6:30pm Planning Board	9	10 6:30pm Town Board	11	12	13
14	15	16 5:00pm Tree Commission 6:30pm Watershed Stewards	17	18 5:30pm Fayetteville Festival 6:30pm ZBA	19 8:30am Juneteenth - Town Hall Closed	20
21	22 6:30pm Planning Board	23	24 4:00pm Age Friendly Committee 5:00pm Police Committee 6:30pm Town Board	25	26	27
28	29	30	Jul 1	2	3	4

301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
Fax 315-637-0713



Supervisor:
Sara Bollinger

Town Board:
Ingrid Gonzalez-McCurdy
Alissa Italiano
Katelyn Kriesel
Michael Nesci
William Nicholson

**Minutes
Town Board Meeting
May 13, 2026
6:30 PM**

The Town of Manlius Town Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Website, and the Town Facebook page.

Supervisor Bollinger presided, and the following Board members were present:

Absent

**Ingrid Gonzalez-McCurdy, Councilor
Alissa Italiano, Councilor
Katelyn Kriesel, Councilor
Mike Nesci, Councilor
William Nicholson, Councilor**

The following Town Officers were present: Carrie Grevelding, Town Clerk. Joseph Frateschi, Town Attorney. Jason Cassalia, Chief of Police. Ann Oot, Town Manager. Kay Blythe, Assistant Town Manager. Maria Lenway, Comptroller. Tom Poitras, Director of Planning and Development.

In-Person Attendees: Matt Denton, Manlius. Bill Lane, Kirkville. Paulette Lane, Kirkville. Kevin Kinsella, Minoa. Cathy Byrnes, Manlius. Fran McCarthy, Manlius. Craig Dudzak, Fayetteville. Mark Matt, Fayetteville. Bill Osuchowski, Jamesville. Pat Gottschall, Fayetteville. Mary Karpinski, Manlius. Joanne Britton, Fayetteville. Phil Britton, Fayetteville. Cathy Kousmanidis, Fayetteville. Erica Butchko, Minoa. Jeremiah Butchko, Minoa. Cheryl Matt, Fayetteville. Dylan Bruns, Fayetteville. Eileen Knoll, Fayetteville. Jamie Mulcahy, Fayetteville. Matt Mulcahy, Fayetteville. Chris Danaher, Fayetteville. Alice Massa, Fayetteville. Elizabeth Merrimum, Fayetteville. Ian Byrnes, Manlius. Shauna Teelin, Fayetteville.

Virtual Attendees: Joe Riccio. DJ Western. William Hazard. Sue Oliver. Sally Gilkey.

Pledge Of Allegiance

Supervisor Bollinger called the meeting to order at 06:30 PM. Councilor Gonzalez-McCurdy led the Pledge of Allegiance. Supervisor Bollinger welcomed everyone and thanked all for attending.

Proclamation

1. ALS Awareness Month

Deputy Town Manager Kay Blythe introduced Cathy Byrnes, who read a proclamation declaring May 2026 as ALS Awareness Month.

Open Podium

Craig Dudczak of Fayetteville discussed the Letter of Support for the Twin Ponds project. Mr. Dudczak reiterated the same comments he shared during the OCIDA public hearing, expressing concerns regarding the tax exemption and the potential shifting of the tax burden onto other taxpayers if the project is supported.

Chris Danaher, attorney for Hoag Lane, discussed Drainage District #4 and the proposed resolution. Mr. Danaher reviewed the conditions that would need to be met, including the formation of a homeowners association (HOA) and the enforcement of maintenance and drainage requirements. He expressed concern regarding the ongoing back-and-forth process and requested that any additional conditions be outlined in advance so that, if all conditions are met, another re-vote would not be necessary. Mr. Danaher also noted that Section 6 of the petition should be brought into compliance with the law and requested that Section 5 be removed and Section 6 updated accordingly.

Elizabeth Merrimum of Fayetteville expressed concerns regarding taxes and assessments related to Drainage District #4. Ms. Merrimum also inquired about how the water district improvements would be funded.

Corrine Fuller of Fayetteville expressed concerns regarding the proposed development, specifically related to transportation issues and drainage concerns associated with the proposed Drainage District #4.

Shauna Teelin of Fayetteville spoke in favor of the Hoag Lane project. Ms. Teelin, a realtor, discussed the need for additional housing in the area and stated that there has already been interest shown in the property. She also discussed the number of potential buyers registered.

Paulette Lane of Kirksville expressed concerns regarding property assessments, stating that assessments have escalated since 2003. Ms. Lane questioned the reasons for the

increase in assessments over time.

Dylan Bruns of Fayetteville spoke in favor of the proposed Drainage District #4. Mr. Byrnes discussed existing drainage issues in the area and stated that the project presents an opportunity to help correct those concerns. He also noted that assessments are increasing due to the demand for housing.

Alice Massa of Fayetteville spoke regarding the Planning Board's consideration of residents' concerns related to the project. Ms. Massa stated that, rather than asking the Planning Board to reverse its decision, the Town Board should review the letters submitted by residents. She also presented a note from a resident who was unable to attend the meeting. Ms. Massa discussed recent flooding issues in the Muirfield area following recent rainfall, concerns regarding mosquitoes and the EEE virus, and the current condition of the site, including the removal of trees.

Matt Mulcahey of Fayetteville spoke regarding concerns about the separate discussions that occurred between the developer and the previous Town Supervisor. Mr. Mulcahey referenced the Planning Board resolution and stated that the Town Board's authority at this stage is to either approve the drainage district or effectively end the project in its current phase. He urged the Town Board not to take action until it is fully prepared to do so.

Matthew Denton of Manlius inquired about the Board of Ethics agenda item and requested a summary of the proposed changes. Mr. Denton also discussed last year's property assessments and inquired whether the Assessor could attend a future meeting to provide a presentation explaining the assessment process.

Eileen Knoll - Fayetteville - Thankful for board coming and looking at the site.

Bill Lane of Kirkville spoke regarding the new Assessor and inquired about her familiarity with the Town. Mr. Lane also questioned how assessments do not affect taxes and referenced discussions related to the Town budget.

Joanne Britton of Fayetteville expressed concerns regarding traffic associated with the project, noting that she is not opposed to progress but wants the project completed correctly. She requested a reliable point of contact for drainage-related issues that residents can trust. Ms. Britton also requested that the overflow pond be fenced in.

Jeremiah Butchko of Minoa spoke regarding taxes and noted that taxes have followed recent assessment changes. Mr. Butchko asked what steps the Town is taking to mitigate additional expenses in order to avoid significant tax increases.

Town Clerk Grevelding read a letter from Rick Sabine regarding the Innsbrook area and the Bowman Road property.

Proposed Drainage District #4 - Hoag Lane

Attorney Frateschi addressed the issue before the Board regarding whether the drainage district should be created. He discussed the available options and noted that liability is a concern for the Town. He explained that the resolution is contingent upon the establishment of a homeowners association (HOA), with the HOA serving as the first line of responsibility for maintenance and enforcement. If a drainage district is ultimately formed by the Town, it would serve as a second line of support to address issues through easements and drainage district mechanisms.

1. Town Planning Board Resolution
2. Resolution Conditionally Establishing Drainage District #4

Councilor Kriesel made a motion, Seconded by Councilor Nesci, to to approve the resolution and order conditionally approving the formation of Drainage District #4 as presented with the amendments discussed at the May 13, 2026 Town Board Meeting.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None
Abstain: None
Results: Passed

Recreation Department

1. Contract - Jeff The Magic Man

Councilor Gonzalez-McCurdy made a motion, Seconded by Councilor Kriesel, to approve Jeff the Magic Man contract in the amount of \$490 subject to final legal review.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None
Abstain: None
Results: Passed

2. Contract - Eric DeTota - 2026 EarthFest

Councilor Gonzalez-McCurdy made a motion, Seconded by Councilor Kriesel, to authorize the supervisor to sign the Earthfest Entertainment Agreement with Eric Detota in the amount of \$500 subject to final legal review.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor

Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

3. Contract - Summer Program Bus Lease

Councilor Gonzalez-McCurdy made a motion, Seconded by Councilor Kriesel, to authorize the Supervisor to sign the Town of Manlius Bus Lease – Summer Program agreement between Fayetteville-Manlius School District and the Town of Manlius Recreation Department subject to final legal review.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

Town Justice

1. 2025 Annual Audit

Councilor Nesci made a motion, Seconded by Councilor Kriesel, to authorize the supervisor to sign the agreement with FJ Pompo & Company, PC for the 2025 annual audit of the Town Justice Court in the amount of \$2,800 subject to final legal review.

Ayes: Supervisor Bollinger, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: Councilor Gonzalez-McCurdy

Results: Passed

Letter of Support - Twin Ponds

1. Onondaga County Housing Initiative Program (O-CHIP)

Councilor Nicholson made a motion, Seconded by Councilor Kriesel, to authorize the supervisor to sign for the Twin Ponds Housing Project for the Onondaga County Housing Initiative Project.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

Board of Ethics

This item was tabled for the May 27, 2026 meeting.

1. Disclosure Policy
2. Conflict of Interest Policy

Approve Appointment of Duffy Harnett - Planning Board Clerk

Councilor Nicholson made a motion, Seconded by Councilor Nesci, to approve the Planning Board's appointment of Duffy Harnett to the Planning Board Clerk with of May 11, 2026 to December 31, 2026.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

Routine Business

1. Budget Items

Councilor Nicholson made a motion, Seconded by Councilor Gonzalez-McCurdy, to approve the budget adjustments as presented by the Town Comptroller.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

Councilor Nicholson made a motion, Seconded by Councilor Gonzalez-McCurdy, to approve the budget transfer as presented by the Town Comptroller.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

2. Comptroller's Reports

Councilor Nicholson made a motion, Seconded by Councilor Nesci, to authorize the supervisor to sign the Comptroller's Reports for April 2026 as presented.

Ayes: Supervisor Bollinger, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: Councilor Gonzalez-McCurdy

Results: Passed

3. Announcements

Councilor Gonzalez-McCurdy announced that on May 21 from 3:00–4:30 p.m. there will be an Age-Friendly Community conversation at the Manlius Senior Center Auditorium. The program will include an overview from the CSO on the "Lend a Hand" program, highlights from a recent survey, discussion of the "Great Neighborhoods" program, and the demand for housing.

Councilor Nicholson announced that on Saturday, May 16, at 9:00 a.m., the Watersheds group will be conducting a tree planting event in the Limestone Creek area. Participants will meet at Limestone Commons Plaza, and the event will take place rain or shine. He also noted that the Watersheds group will be presenting at the Healthy Water Conference on May 20 at SUNY ESF.

Councilor Nesci provided an explanation regarding the portable training tower located in front of the Manlius Fire Department, noting that it is being used for rope training purposes.

Supervisor Bollinger announced that a public meeting regarding the Muirfield Drainage District will be held on May 19 from 5:30–6:30 p.m. at Immaculate Conception Church in the music room.

Town Facility Study Group Deadline

Supervisor Bollinger announced that the timeline has been extended to May 20th.

4. Approval of Minutes - April 22, 2026

Councilor Gonzalez-McCurdy made a motion, Seconded by Councilor Nicholson, to approve minutes from April 22, 2026 as presented by the Town Clerk.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

5. Approval of Abstract #9

Councilor Nicholson made a motion, Seconded by Councilor Kriesel, to approve abstract #9 in the amount of \$1,560,798.01.

TOWN OF MANLIUS		
Fund Summary		
Abstract #9 - 2026		
CODE	FUND	TOTALS
A	General Fund Townwide	\$1,077,657.31
B	General Fund Part Town	\$11,561.68
CM3	Sustainable Manlius	\$265.00
DA	Highway Fund Townwide	\$439,829.77
DB	Highway Fund Part Town	\$5,410.95
SD2	Consolidated Drainage District #2	\$2,415.56
SL1	Overhead Lighting District	\$1,932.49
SL2	Underground Lighting	\$3,022.89
SL3	Entry Lighting	\$142.67
SL4	Garden Park Lighting	\$917.76
SL5	Ratnour Bridge Lighting	\$2,973.20
SR1	Trash	\$250.99
SR2	Brush	\$250.99
SW3	Skyridge Water District	\$12,572.75
TA2	Trust and Agency - Other	\$1,594.00
	Total	\$1,560,798.01

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None

Abstain: None

Results: Passed

Executive Session

Councilor Nicholson made a motion, Seconded by Councilor Nesci, to enter executive session to discuss a matter pertaining to the salary, hiring, and termination of a particular individual and to invite the Director of Planning and Development Mr. Poitras and the Town Clerk Ms. Grevelding to stay.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None
Abstain: None
Results: Passed

Councilor Kriesel made a motion, Seconded by Councilor Gonzalez-McCurdy, to exit executive session.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None
Abstain: None
Results: Passed

Councilor Nesci made a motion, Seconded by Councilor Nicholson, to approve a biweekly stipend in the amount of \$362 for Lisa Beeman for covering the duties of the Planning and Development Clerk position until a new clerk is hired and trained.

Ayes: Supervisor Bollinger, Councilor Gonzalez-McCurdy, Councilor Kriesel, Councilor Nesci, Councilor Nicholson

Nayes: None
Abstain: None
Results: Passed

Adjournment

There being no further business to come before the Board, upon motion duly made by Councilor Kriesel and seconded by Councilor Nesci the Board voted unanimously to adjourn regular session at 8:45PM.

Respectfully Submitted by:

Carrie Greveling
Town Clerk

Abstract #10

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
A00	NON-DEPARTMENTAL	70,149.25
A00-1420	Attorney	9,467.50
A00-1620	Buildings	1,425.25
A00-1640	Central Garage	6,177.38
A00-3120	Police	103.50
A00-5132	Garage	36,663.54
A00-9045	Employee Benefits	460.00
A00-9061	Employee Benefits	2,700.00

A00 TOTAL	General Fund Townwide	127,146.42
B00	NON-DEPARTMENTAL	4,875.00
B00-3620	Codes Enforcement	2,966.67
B00-8010	Zoning	721.50
B00-8020	Planning	1,739.00

B00 TOTAL	General Fund Part Town	10,302.17
DA0	NON-DEPARTMENTAL	24,962.50

DA0 TOTAL	Highway Fund Townwide	24,962.50
DB0	NON-DEPARTMENTAL	24,962.50

DB0 TOTAL	Highway -Part Town	24,962.50
SR1-8160	Refuse	212,284.60

SR1 TOTAL	Manlius Res Trash Dist	212,284.60
SR2-8160	Refuse	26,384.58

SR2 TOTAL	Manlius Res Brush Dist	26,384.58
TA2	NON-DEPARTMENTAL	1,843.33

TA2 TOTAL	Trust & Agency - Other	1,843.33

** TOTAL **		427,886.10

ACCT	NAME	AMOUNT
A00	NON-DEPARTMENTAL	705.75
A00-3120	Police	9,445.39

A00 TOTAL	General Fund Townwide	10,151.14
B00-3620	Codes Enforcement	100.00

B00 TOTAL	General Fund Part Town	100.00
DA0-5130	Machinery	655.99
DA0-5142	Snow Removal	35.94

DA0 TOTAL	Highway Fund Townwide	691.93
DB0-5110	General Repairs	2,060.00

DB0 TOTAL	Highway -Part Town	2,060.00
SW3-8310	Water Administration	3,698.00

SW3 TOTAL	Skyridge Water District	3,698.00

** TOTAL **		16,701.07

ACCT	NAME	AMOUNT
A00-3120	Police	455.63
A00-9061	Employee Benefits	150.00

A00 TOTAL	General Fund Townwide	605.63

** TOTAL **		605.63

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
A00	NON-DEPARTMENTAL	22,592.70
A00-1010	Town Board	129.28
A00-1620	Buildings	12,748.87
A00-1670	Central Printing	2,014.77
A00-3120	Police	11,252.72
A00-5132	Garage	5,249.19
A00-7310	Recreation	404.40

A00 TOTAL	General Fund Townwide	54,391.93
B00-3620	Codes Enforcement	81.41
B00-8010	Zoning	182.73

B00 TOTAL	General Fund Part Town	264.14
DA0-5130	Machinery	2,592.02
DA0-5140	Brush & Weeds	455.99
DA0-5142	Snow Removal	4,993.20

DA0 TOTAL	Highway Fund Townwide	8,041.21
DB0-5110	General Repairs	6,379.03

DB0 TOTAL	Highway -Part Town	6,379.03
SW3-8310	Water Administration	169.82

SW3 TOTAL	Skyridge Water District	169.82

** TOTAL **		69,246.13

** DEPARTMENT TOTALS **

ACCT	NAME	AMOUNT
A00-1110	Justices	11.25
A00-1220	Supervisor	60.00
A00-1620	Buildings	34.38
A00-3120	Police	1,402.84

A00 TOTAL	General Fund Townwide	1,508.47
DA0-5140	Brush & Weeds	64.90
DA0-5142	Snow Removal	298.32

DA0 TOTAL	Highway Fund Townwide	363.22

** TOTAL **		1,871.69