Town of Manlius

Planning Board Agenda
October 26, 2020
6:30PM

1. Pledge Of Allegiance
2. Approval Of Minutes - September 28, 2020

   Documents:

   SEPTEMBER 28, 2020.PDF

3. John And Joanne Verone - Public Hearing - Accessory Use Permit And Site Plan - 7376 Kirkville Road, East Syracuse, NY 13057 - Massage Therapy - Tax Map # 055.-01-07.0 And 055-.01-08.0

   Documents:

   7376 KIRKVILLE ROAD - APPLICATION AND EAF.PDF
   7376 KIRKVILLE ROAD - SURVEY.PDF
   OCPB RESOLUTION - VERONE - 7376 KIRKVILLE ROAD.PDF

4. Brolex Properties - 5912 North Burdick Street, East Syracuse, NY 13057 -6-Lot Subdivision & Site Plan- Freeman Estates - 7430 Highbridge Road, Fayetteville, NY 13066 Tax Map #101.-02-02.1

   Documents:

   7430 HIGHBRIDGE ROAD - EAF_SIGNED - 10-15-20.PDF
   7430 HIGHBRIDGE ROAD - L-1 FREEMAN SITE PLAN - 10-15-20.PDF

5. Special Use Permit Renewals

   Documents:

   MEMO FROM DIRECTOR OF CODE ENFORCEMENT - CELL TOWER - SPECIAL USE PERMIT RENEWALS.PDF
   6430 HOAG ROAD - CELL TOWER - SPECIAL USE PERMIT RENEWAL.PDF
   8201 EAST SENECA TURNPIKE - CELL TOWER - SPECIAL USE PERMIT RENEWAL.PDF

6. Other Business
7. Adjournment

TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 28, 2020

DRAFT

The Town of Manlius Planning Board convened with the members live streaming from their homes and in accordance with the Executive Order of the Governor to assure compliance with the Open meetings Law. Chairperson Joseph Lupia presided, and the following Members were present: Fred Gilbert, Ann Kelly, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Joseph Frateschi and Town Engineer Douglas Miller.

Absent: Mike LeRoy and Frank Mento

Other persons attending the meeting: Councilor Sara Bollinger, John and Joanne Verone, Tom Oot, Brandon Jacobson, Mark Harrington, Neal Zinsmeyer and Michael Petinatto

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of September 14, 2020.

Commercial Zoning Code Revision – Town Councilor Sara Bollinger

Councilor Bollinger explained the Zoning Code revisions that are being considered by the Town Board. The Town Board would like the Planning Board to weigh in on the revisions. Each Board member had received the proposed changes in advance. The proposed changes are for Commercial Zoning and are intended to streamline the Code and make it more internally consistent. Each code was written at different times with different Attorneys. Now each district has the same 3 elements in the Code: “purpose and intent”; “design principles” and “permitted uses”. The thought behind the process is to make it easier for someone planning a business to be able to look at the chart and see where that particular business may fit. It will also make it easier for the Codes Officer in instructing applicants and also code enforcement.

Chairman Lupia asked the Board what they would like relayed to the Town Board on this proposal. The Board unanimously agreed that this is a good plan, and they are all in favor and that should be relayed as the opinion of the Planning Board.

John and Joanne Verone – 7376 Kirkville Road, E. Syracuse, NY 13057
Initial Presentation – Accessory Use Permit & Site Plan – Massage Therapy-
7376 Kirkville Road, E. Syracuse, NY 13057
Tax Map # 055.-01-07.0 & 055.-01-08.0

Joanne Verone spoke in regard to this application. She said that her and her husband, John, are both licensed massage therapists and are semi-retired. They have turned a room in the home into a massage therapy room. They explained the history of their business and how it evolved into occasion in- home massage services for a few clients.

Chairman Lupia asked about hours of operation. Mrs. Verone said by appointment only, usually 9am-5pm, for about 1 hour per session. No walk-ins, no advertisement, no signs on the property.

Member Gilbert asked about evening hours? Mrs. Verone said no evening hours. Member Gilbert asked if they intend to have future clients? Mrs. Verone said no.

Member Rossetti asked if the room had a private entrance? Mrs. Verone said yes.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on October 26, 2020 at approximately 6:35pm.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Initial Presentation – 8 Lot Subdivision & Site Plan – Freeman Estates –
7430 Highbridge Road, Fayetteville, NY 13066
Tax Map # 101.-02-02.1

Tom Oot spoke on behalf of the Applicant. Mr. Oot stated that for this presentation, they drew a conforming map with the maximum number of lots they could get in the R-3 Zone for duplex homes. It is the developer's intent to leave the back portion (the flood plain) of the property forever wild.

Attorney Sutphen asked if the Applicant was buying the whole piece of property? Mr. Oot said yes, the whole piece. This plan is intended to be the total number of "conventional" lots that could fit on the site, and not the cluster plan

Mr. Oot said the existing house will be demolished. They did not show the Board a full build out plan because there are too many open issues that still need to be figured out.

Mr. Oot asked the following questions:

1. What is the maximum density for the lots?
2. Will this board allow the 278-cluster plan?

Based on the presented plan, it would allow for a maximum of 16 duplexes or 8 attached single family homes.

Member Rossetti asked if they did not create an HOA and make the road public instead of private, how would it change the subdivision? Mr. Oot said that they would have to build the road to Town specs. They would really like to keep the road private, have a gated community. There was significant discussion on the issue of the road.

Attorney Sutphen said that the Board needs to see some kind of Engineering work before the Board can evaluate the "conventional plan". There needs to be enough information to evaluate whether this conventional plan/ this number of lots is buildable on the whole site. Only after that can the Board evaluate the issue of a Cluster Subdivision.

Chairman Lupia said that the Board needs elevations to determine the slopes and where the buffers are going to be.

Member Rossetti would like to see the building envelopes/footprints shown on the current conventional plan.

The applicant will work on the conventional plan with more detail, in anticipation of an ultimate discussion on Cluster. The matter was tabled.

DRAFT

Harrington Homes - 3848 Henneberry Road, Jamesville, NY 13078
Initial Presentation – 34 Lot Subdivision & Site Plan – Harrington Homes at Brandywine - Brandywine off of Henneberry Road
Tax Map # 109.-02-07.1

Neal Zinsmeyer, Mark Harrington and Michael Petinatto spoke on behalf of the Applicant. Mr. Zinsmeyer stated that they would like to build Brandywine Phase 2, Harrington Homes now owns the property, and they would like to build a 34-Lot Single Family Home Subdivision in the R-1 Zone. They will tie into the existing sewer on Brandywine and a majority of the homes will have a well, no public water, public sewer, private water. This was a concept presentation.

Member Gilbert asked if there will be 1 well for the entire development? Mr. Zinsmeyer said no there will be 1 individual well per lot.

Member Rossetti asked why the detention basins are spread over 4-5 lots, he does not think that it is a good idea and is concerned. Where are the easements to get to the drainage basins. He would also like to see the building envelopes for the lots.

Chairman Lupia is concerned with the drainage/elevation issues going downhill into the already existing houses on Brandywine.

Engineer Miller stated that the Developer in Phase 1 had many issues along that stretch of road and the easement did not work.

Member Poltenson asked if gas generators were going to be offered with the houses since power outages are frequent and the people on wells will not have electricity if the power goes out. Mr. Harrington said that they will be optional with a home purchase.

The applicant will take the comments of the Board in refining the plan and making a complete submission. The matter was tabled.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti, and carried unanimously to adjourn the Regular Meeting at 7:45pm.

Respectfully submitted,
Lisa Beeman, Clerk

DRAFT

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

RECEIVED
SEP 08 2020
By _____

DATE: _____

Name of Project: _____

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

Location of Project: 7376 Kirkville Road

Type of Project:

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

Developer: — Phone: —

Address: — Zip: —

Tax Map Number(#)/s: 055 - 01 - 07 - 0

055 - 01 - 08.0

Present Zoning: _____ Desired Zoning: _____

Total Acreage: _____ Total Number of Lots: 2

Property Owner/s: John + Joanne Verone Phone: 315-656-2072

Address: 7376 Kirkville Road Zip: 13057

Tax Map#(s): 055-01-08.0 055-01-07.0 Owner's Signature: John J. Verone Joanne M. Verone

John J. Verone Printed Name: Joanne M. Verone

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Use next page for additional known property owners' information

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Planning Board Meeting Date Assignment: _____

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

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: September 8, 2020.

John T. Verone
(Print Name)

John T. Verone
(Signature)

Delphi Hockey Arts Center
(Entity Name)

By (Officer) (Title)

7376 Kinderhook Rd
(Mailing Address of Applicant)

315-656-2072
(Telephone Number)

Date: September 8, 2020.

Joanne M. Verone
(Print Name)

Joanne M. Verone
(Signature)

Delphi Hockey Arts Center
(Entity Name)

By (Officer) (Title)

7376 Kinderhook Rd
(Mailing Address of Applicant)

315-656-2072
(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 8th day of September in the year 2020, before me, the undersigned, a notary public in and for said state, personally appeared Joanne M. Verone, and John T Verone personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

CHRISTINE D. NEUHAUS
Notary Public, State of New York
No. 01NE6182932
Qualified in Oswego County
My Commission Expires March 10, 2024

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license* or *permit.*

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

I. John Verne Joanne Verne, being duly sworn, deposes and says that (s) he is:

Property Owner

(applicant, petitioner, corporation officer, property owner, *etc.)*

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

A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.

B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:

1) is the applicant, or
2) is an officer, director, partner or employee of the applicant, or
3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.

C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

617.20
Appendix B
Short Environmental Assessment Form

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:
Remodel of Therapy room

Project Location (describe, and attach a location map):
back of house - First Floor

Brief Description of Proposed Action:
Painted, installed New linoleum and added ceiling fan

Name of Applicant or Sponsor:	Telephone: 315-656-2072
John J. Verone	E-Mail: dolphimassage@verizon.net

Address:
7376 Kirkville Road

City/PO:	State:	Zip Code:
East Syracuse	N.Y.	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 governmental Agency? If Yes, list agency(s) name and permit or approval: TOWN OF MANLIUS	☐	☒

3.a. Total acreage of the site of the proposed action? Approx. 2 acres
b. Total acreage to be physically disturbed? None acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? Approx. 2 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ 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?	☐	☐	☒
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?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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?	NO ☒	YES ☐	
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			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☐	YES ☐	
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? ☒NO ☐YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒NO ☐YES _____			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: John J. Krone Jr. & Joanne M. Krone Date: 9/8/18

Signature: John J. Krone Jr. Joanne M. Krone

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RECEIVED
SEP 08 2020
By

TOWN OF MANLIUS
ACCESSORY USE PERMIT
APPLICATION

PERMIT FEE: _____
DATE COLLECTED: _____

Tax Map Number 055 - 01 - 07.0
055. 01. 08.0

155-29A – "All permitted accessory uses requiring an Accessory Use Permit from the Town Planning Board **shall have a site plan review** and recommendation before such use shall be permitted. **A public hearing shall be at the discretion of the Planning Board.** The application shall be submitted by the owner of the subject property …"

Please include

- Owner Name: John and Joanne Verone Phone (315) 656-2072
- Address: (Permit Location) 7376 Kirkville Road East Syracuse
- Requested permitted use: (type of business of operation, brief description of operation)
  Massage Therapist. We are both NYS licensed. We are semi-retired. Massage
- Location within building: (basement, 1st floor, 2nd floor, garage)
  1st floor entrance by the driveway
- Approximate square footage of floor area of entire structure: 2400 sq feet
- Approximate Sq. footage of floor area to be utilized: 120 sq feet
  (Maximum of 25% or 500 square feet allowed)
- Hours of operation: By appointment only Days of operation: M - Saturday
- Operator's Name: John Verone, LMT, Joanne Verone
- What provisions are made for parking: There are at least 6 spaces available. We don't schedule them close together
- Number of employees: None both self-employed
- Average number of customer/clients to visit the property daily: 2
- Site plan drawing of the property or survey indicating where the structure is located along with driveway location (length and width), additional parking, dimension of parking areas, landscaping, and sign location. A floor plan of the building is also required, showing the entire building and the area to be utilized with this permit.
- Optional indication of approval from adjacent neighbors.

If approved, the Town will prepare an Accessory Use Permit Resolution including conditions and time period, to be signed by the applicant and the Town.

Sign request must be on a separate application and in conformance with the Town of Manlius Sign Ordinance, 155-25.

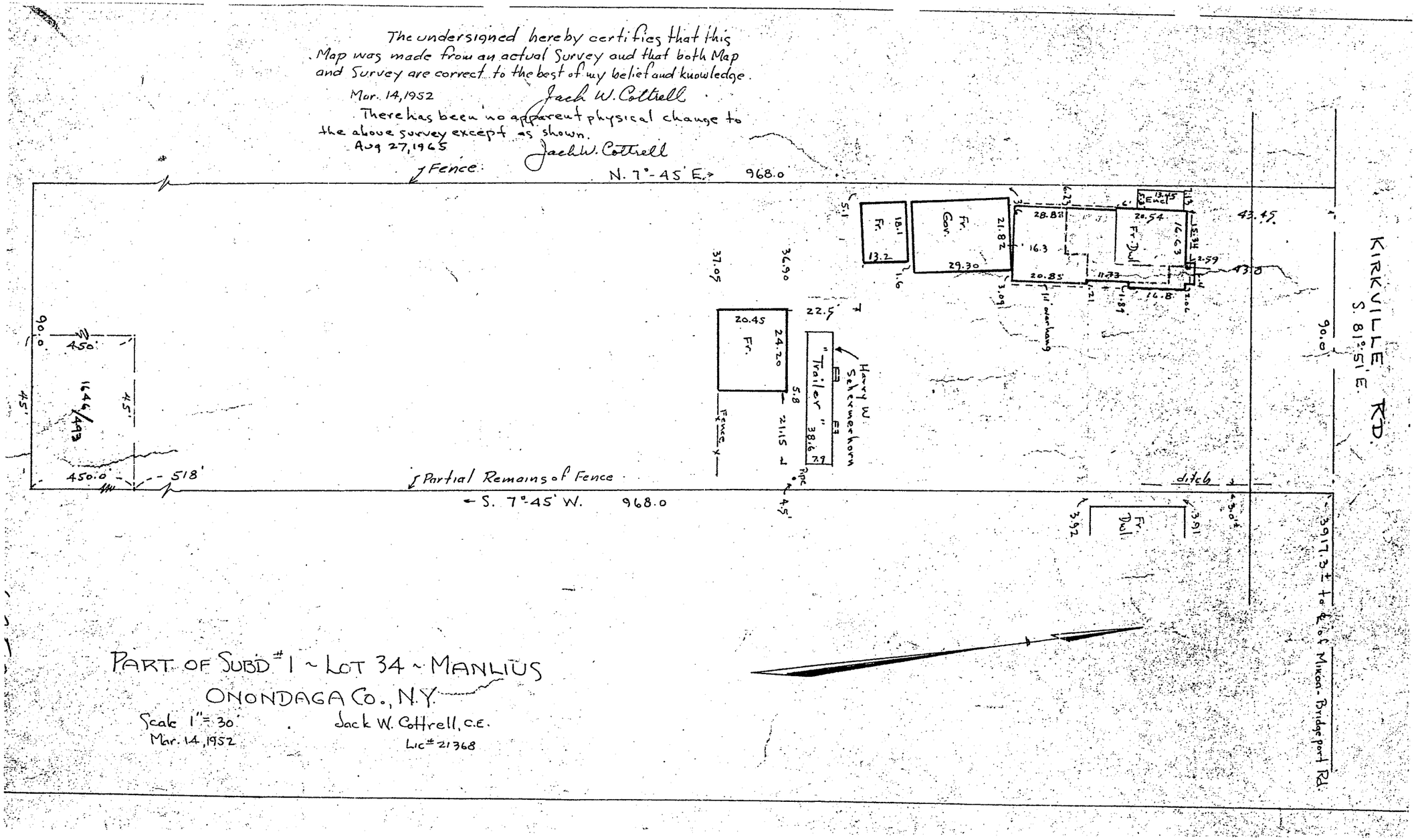
RECEIVED
SEP 08 2020
By

The undersigned hereby certifies that this Map was made from an actual Survey and that both Map and Survey are correct to the best of my belief and knowledge.

Mar. 14, 1952 Jack W. Cottrell

There has been no apparent physical change to the above survey except as shown.

Aug 27, 1965 Jack W. Cottrell



PART OF SUBD # 1 ~ LOT 34 ~ MANLIUS
ONONDAGA CO., N.Y.

Scale 1" = 30' Jack W. Cottrell, C.E.
Mar. 14, 1952 Lic # 21368

J.Ryan McMahon II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD
Meeting Date: October 14, 2020
OCPB Case # Z-20-277

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of John & Joanne Verone for the property located at 7376 Kirkville Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Kirkville Road (Route 53), a county highway; and

WHEREAS, the applicant is proposing to use a room in a single-family home for massage therapy on a 2-acre property in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the site is located along Kirkville Road, a county road, with surrounding residential land uses; aerial imagery shows the site is long and narrow with an existing house close to the Kirkville Road frontage and maintained lawn covering the front half of the site; the rear of the site appears to be wooded, with a tributary to Butternut Creek running east-west through the wooded area; there is an existing asphalt driveway onto Kirkville Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kirkville Road must meet Department requirements; and

WHEREAS, per the local application, the applicants are semi-retired, NYS licensed massage therapists requesting to use 120 sf of their house floor area for a massage therapy room; there will be no additional employees; an average of 2 customers per day are anticipated, with visits Monday through Saturday by appointment only; per the local application, there are 6 parking spaces available on-site and customer entrance will be at the rear of the house; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 8, 2018, the applicant intends to remodel a first floor room at the rear of the house for the accessory use; interior improvements include paint, new linoleum, and a new ceiling fan; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the rear wooded area is located within the 100-year floodplain, which may require elevation of structures and other mitigation; GIS mapping shows potential state wetlands at the rear of the site as well; the floodplain and wetlands appear to be associated with the creek on the site; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive

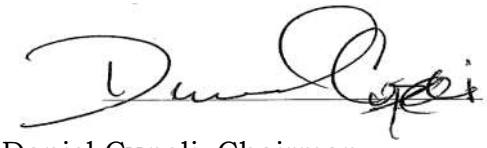
threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the project is within 2,000 feet of a site (ID: E734105) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed as part of the proposed project; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Daniel Cupoli, Chairman
Onondaga County Planning Board
Transmittal Date: 10-14-2020

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** Town of Manlius Planning Board

Fax: 435-2439 **Phone:** 435-2611

Re:

Applicant:	John & Joanne Verone
Address:	at 7376 Kirkville Road
Referral Type:	SITE PLAN
OCPB Date:	October 14, 2020
OCPB Action:	No Position
OCPB Case #:	Z-20-277

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
☐ Approved the proposed action as modified by the OCPB.
☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*

☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

_____

_____

_____

_____

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

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 6 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

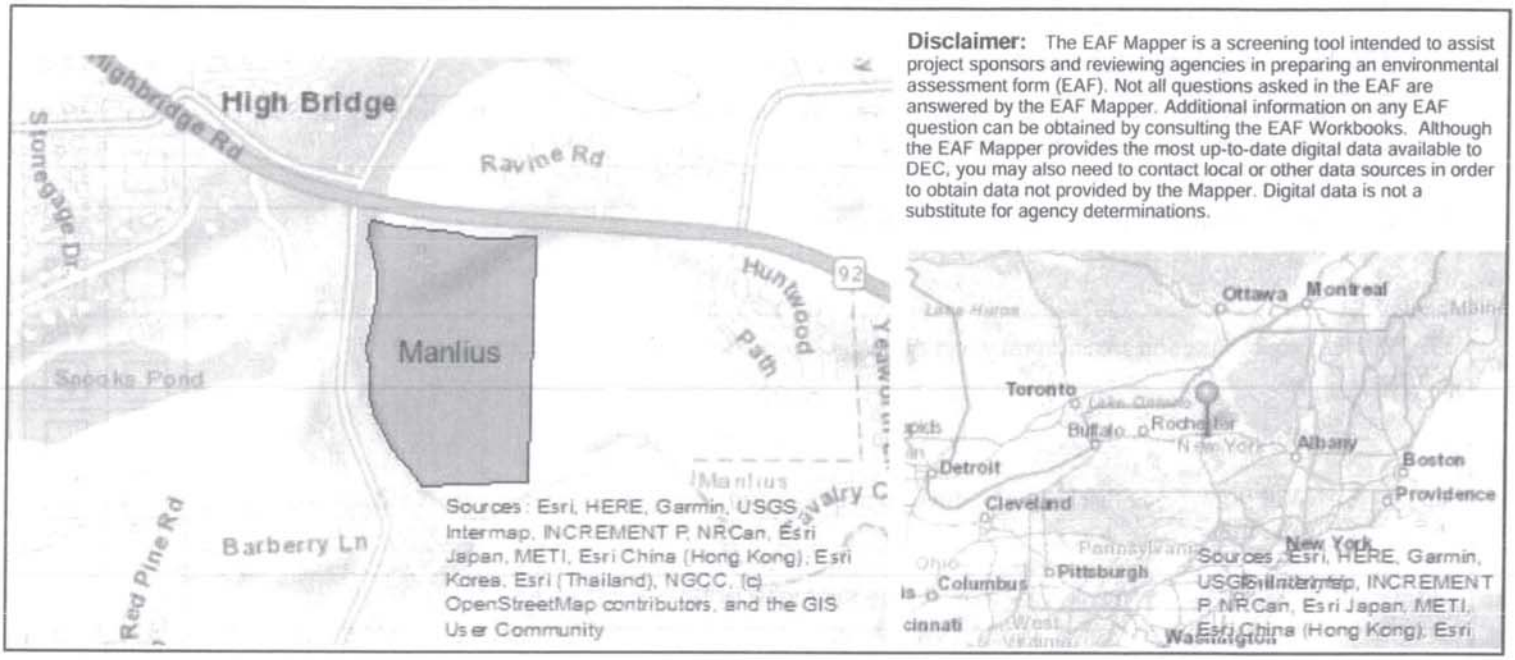
Applicant/sponsor/name: Brolex Properties LLC - Brandon Jacobson Date: 10-15-20

Signature: _____ Title: managing member of Brolex Properties LLC

PRINT FORM

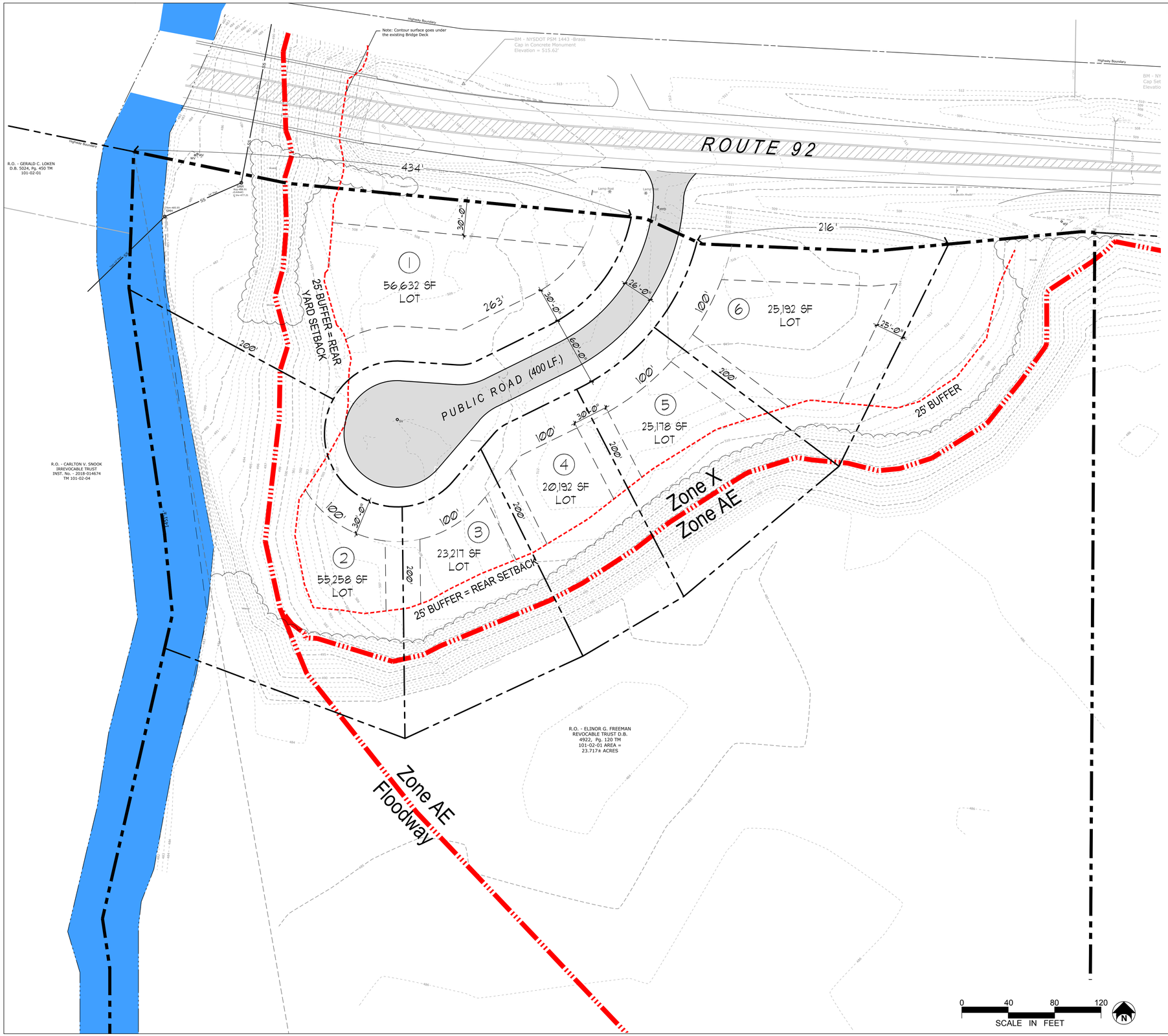
EAF Mapper Summary Report

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



RESIDENTIAL DISTRICT (R3)

LOT INFORMATION	TOTAL LOT AREA
LOT SIZE	22.17 ACRES
USABLE LOT AREA	4-5 ACRES
BULK ZONING REGULATIONS	**REQUIRED**
MINIMUM LOT WIDTH (FEET)	100
MINIMUM LOT DEPTH (FEET)	200
MINIMUM FRONT YARD (FEET)	30
MINIMUM REAR YARD (FEET)	25
MINIMUM SIDE YARD (FEET)	15
MAXIMUM BUILDING HEIGHT (FEET)	40

SITE INFORMATION

GENERAL
SITE ADDRESS - 7430 HIGHBRIDGE RD FAYETTEVILLE, NY
TAX MAP NUMBER - 0101-02-02.1
SITE ACREAGE - 22.17 Ac
LAND USE - RESIDENTIAL/ COMMERCIAL
EXISTING ZONING DISTRICT - RESTRICTED AGRICULTURE/ RESIDENTIAL R-1

ENVIRONMENTAL

FEMA MAPPING	36067C0244F DATED 11/4/16 LOW RISK OF FLOOD (ZONE X)
SHPO	ARCHEOLOGICALLY SENSITIVE AREAS OR NATIONAL HISTORIC BUILDINGS LOCATED NEAR THE SITE NYSDEC WEBSITE SEARCHED
ENDANGERED PLANTS/ANIMALS	ENDANGERED PLANTS AND ANIMALS ON PROJECT SITE INDICATED BY NYSDEC WEBSITE
FEDERAL WETLANDS	R5UBH / R2UBH
NYSDEC WETLANDS	STATE REGULATED FRESHWATER WETLANDS AND CHECKZONE ON SITE AS INDICATED BY NYSDEC WEBSITE

PERMITS REQUIRED
NYSDEC SPDES PERMIT

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

CONSULTANTS

FREEMAN ESTATES HOUSING
HIGHBRIDGE STREET
TOWN OF MANLIUS, NY

CLIENT:
Brolex Properties, LLC

ISSUED AND REVISIONS NOTIFICATION

No.	Rev.	Description	Date
1		Municipal Review	2-21-20
2		Municipal Review	5-06-20
3		Municipal Review	6-09-20
4		Municipal Review	7-27-20
5		Municipal Review	8-3-20
6		Municipal Review	9-17-20
7		Municipal Review	10-15-20

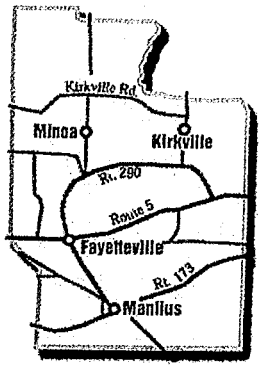
Drawn By: SLF/NL
Checked By: SLF
Proj. No.: 19062
Date: 07 JULY 2020
Scale: AS NOTED

Title:
SITE PLAN

L-1

Town of Manlius

Planning and Development



DATE: October 20, 2020

TO: Town of Manlius Planning Board

FROM: Randy Capriotti, Director of Code Enforcement RC

RE: Special Use Permit Renewal Applications

1. Tyler Richards, Cell Tower, 8201 East Seneca Turnpike - Tax Map # 099.-01-03.0/1
2. Tyler Richards, Cell Tower, 6430 Hoag Road - Tax Map # 060.-02-02.1

I have reviewed the attached applications and find them to be in order.

There have not been any complaints or violations from the neighboring property owners. There have also been no changes from the original Special Use Permit approvals, and I recommend that each renewal be approved for a period of twenty years (20) for 8201 East Seneca Turnpike to expire October 26, 2040 and seven (7) years for 6430 Hoag Road to expire October 26, 2027.

Edmond J. Theobald, Supervisor

Town Board – Karen Green, Sara Bollinger, Elaine Denton, Heather Waters, Kaitlyn Kriesel, John Deer

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

RECEIVED
OCT 13 2020
By

TOWN OF MANLIUS
Special Permit Renewal Application

DATE: 10/7/2020 Tax Map # 313889-060-000-0002-002-001-0000

I Tyler Richards as applicant relative to property located
Applicant's Name

at 6430 Hoag Road, Kirkville, NY 13082

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

There are no changes of information or exhibits to the existing special permit originally issued on 10/23/2013 Yes ___ No ✓
Date

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

Update Contact Information:

Name Tyler Richards

Address 1220 Augusta Dr, Ste 500, Houston, TX 77057

Phone 713-570-3060 E-mail Tyler.Richards@crowncastle.com

Tyler Richards
Applicant's Signature

10/7/2020
Date

Tyler Richards
Applicant Print Name

Town Code Officers Comments:

Cell Tower
6440 Hoag Rd, Kirkville
060.-02-02.1

expires 10/20

CODE	FUND	TOTALS
A	General Fund Townwide	$ 19,369.04
B	General Fund Town	$ 1,201.00
DA	Highway Fund Townwide	$ 12,551.67
DB	Highway Fund Town	$ 27,203.35
HA	Landfill Capital Fund	$ 1,773.40
SR1	Manlius Trash District	$ 8,143.10
SR2	Manlius Res Brush District	$ 11,769.16
SS1	Manlius Con Sewer District	$ 107.88

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Marnell

Nayes: 0 All in Favor. Motion Carries.

4. Special Permit Renewal – AT&T Cell Tower, 6430 Hoag Rd., Kirkville

Don Rosen a representative of Phillips Lytle LLP gave a brief presentation on the proposed special permit renewal for the cell tower on Hoag Road.

Conversation ensued regarding the renewal of the cell tower special permit

Councilor Giordano made a motion seconded by Councilor Marzola, to approve the renewal of the Special Permit under the same terms and conditions now in place for an additional 7 years, to expire (October, 2020) Phillips Lytle LLP, 6430 Hoag Rd. Kirkville tax map # 060.-02-02.1

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marzola, Councilor Marnell

Nayes: 0 All in Favor. Motion Carries

5. Public Hearing – Preliminary Town Budget 2014

Supervisor Theobald stated that the Town Board will be presenting the 2014 preliminary budget at this meeting, open the public hearing for public input, and then will adjourn the public hearing to the November 13, 2013 Town Board meeting for further public input.

Councilor Marzola and Councilor Loeffler gave a detailed presentation of the Town's 2014 Preliminary Budget at the October 23rd Board Meeting.

Councilor Marzola highlighted a recent study completed by the New York State Comptroller's Office which ranked NYS municipalities' ability to manage fiscal and budgetary stress indicators. Councilor Marzola noted that the Town achieved a percentile ranking that was among the lowest of all municipalities in New York State. The Town was the strongest ranked township in Onondaga County in the study's measurement of fiscal stress.

COPY

060.-02-02.1
6440 Hoag Rd. Kirkville NW
approved 9.10.1997

IN THE MATTER

of

The Application of CELLULAR ONE for a Special Permit Pursuant to Chapter 155, Article IV, Section 155.26 of the Code of the Town of Manlius.

RESOLUTION GRANTING A SPECIAL PERMIT

Renews 9-10-2002
Sent letter 3-31-11
AT+T

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 10th day of September, 1997, at 7:30 p.m.

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

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

Absent:

The following resolution was moved, seconded and unanimously adopted:

WHEREAS, at a regular Town Board meeting held on August 27, 1997, an application for a Special Permit was approved to allow the applicant to operate and maintain a 180 foot high radio communications tower, together with a 12' x 24' x 10' equipment

Cellular Corp
AT+T Mobility LLC
Verizon Wireless

shelter enclosed within a 60' x 60' fenced gravel compound on a 325' x 325' leased portion of a 51.21 acre lot having access from Hoag Road located in an R-A district, which premises are described as follows:

> **ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Manlius, County of Onondaga, State of New York being a leased parcel located on the southeasterly side of Hoag Road identified as follows: Beginning at a point, said point being S. 66° 38' 06" W. a distance of 656.51 feet from the northeast corner of William F. and Dolores D. Chick, now or formerly, pursuant to a deeded filed in liber 2893 at page 246; thence S 67° 09' 37" E for a distance of 325.00 feet to a point; thence S 22° 50' 23" W for a distance of 325.00 feet to a point; thence N 67° 09' 37" W for a distance of 325.00 feet to a point; thence N 22° 50' 23" E for a distance of 325.00 feet to the point and place of beginning.**
>
> **Together with and subject to covenants, easements and restrictions of record.**
>
> **Containing 2.47 acres more or less; and**

WHEREAS, after approval of the Special Permit, the applicant requested that Special Permit conditions numbers 1 and 2 be amended as follows:

> **<u>Existing Condition No. 1</u>:**
> **1. This Special Permit and the uses allowed pursuant thereto shall expire Five (5) years from the date of the mutual execution of the Permit.**
>
> **<u>Proposed Condition No. 1</u>:**
> **1. This Special Permit and the uses allowed pursuant thereto shall expire Five (5) years from the date of mutual execution of the Permit; *provided, however, that if the applicant has complied with all material aspects of the Permit, then the Town shall renew the Permit for additional five (5) year periods, or such longer periods as determined by the Town.***

Existing Condition #2:

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

Proposed Condition #2:

2. This Special Permit and the privileges granted hereunder shall be personal to the applicant herein and shall be non-transferable to any other party. *Notwithstanding the foregoing, however, should the applicant transfer its non-wireline cellular authorization, applicant shall have the right to assign the Permit to such transferee. In the case of such a transfer, applicant shall give the Town written notice at least thirty (30) days prior to the completion of the transfer.*

WHEREAS, the Town Board considered the applicant's proposed changes at a regular meeting held on September 10, 1997;

NOW, THEREFORE, be it

RESOLVED, that the Town Board of the Town of Manlius hereby determines the proposed changes to be insubstantial; and be it further

RESOLVED, that Special Permit conditions numbers 1 and 2 are amended to state as follows:

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

2. This Special Permit and the privileges granted hereunder shall be personal to the applicant herein and shall be non-transferable

to any other party. Notwithstanding the foregoing, however, should the applicant transfer its non-wireline cellular authorization, applicant shall have the right to assign the Permit to such transferee. In the case of such a transfer, applicant shall give the Town written notice at least thirty (30) days prior to the completion of the transfer.

and be it further

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

SPECIAL PERMIT

Pursuant to a Resolution of the Town Board of the Town of Manlius on the Application of **CELLULAR ONE**, which Resolution was passed at a regular meeting of the Town Board of the Town of Manlius, held on the 27th day of August, 1997, and the Resolution of the Town Board passed on the 10th day of September, 1997, permission is hereby granted to applicant, effective upon the mutual execution of this Permit, to operate and maintain a 180 foot high radio communications tower, together with a 12' x 24' x 10' equipment shelter enclosed within a 60' x 60' fenced gravel compound on a 325' x 325' leased portion of a 51.21 acre lot having access from Hoag Road to be located on certain premises in the Town of Manlius, owned by applicant, which premises are more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Manlius, County of Onondaga, State of New York being a leased parcel located on the southeasterly side of Hoag Road identified as follows: Beginning at a point, said point being S. 66° 38' 06" W. a distance of 656.51 feet from the northeast corner of William F. and Dolores D. Chick, now or formerly, pursuant to a deeded filed in liber 2893 at page 246; thence S 67° 09' 37" E for a distance of 325.00 feet to a point; thence S 22° 50' 23" W for a distance of 325.00 feet to a point; thence N 67° 09' 37" W for a distance of 325.00 feet to a point; thence N 22° 50' 23" E for a distance of 325.00 feet to the point and place of beginning.

Together with and subject to covenants, easements and restrictions of record.

Containing 2.47 acres more or less.

This Permit will continue in force until terminated by the

Town Board for breach of one or more of the conditions pursuant to which it is granted, and the implementation thereof will be in accordance with the following conditions:

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

2. This Special Permit and the privileges granted hereunder shall be personal to the applicant herein and shall be non-transferable to any other party. Notwithstanding the foregoing, however, should the applicant transfer its non-wireline cellular authorization, applicant shall have the right to assign the Permit to such transferee. In the case of such a transfer, applicant shall give the Town written notice at least thirty (30) days prior to the completion of the transfer.

3. If the special use ceases for more than six (6) months for any reason, the Permit shall expire, the tower and supporting equipment shall be removed from the premises and the site shall be restored to its original condition.

4. The applicant, if approached by other carriers, shall be obligated to negotiate in good faith and on a reasonable basis to permit co-location on the tower.

5. The tower is to be constructed so as to accommodate the location of two additional carriers in addition to the applicant,

provided that the height of the tower shall not increase.

6. This permit shall not obviate the need for the applicant to comply with all federal, state and local laws, rules and regulations.

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

Lois J Bottrill
~~GLORIA C. MILLER~~ LOIS J BOTTRILL
Deputy **Town Clerk of the Town of Manlius**
Onondaga County, New York

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

CELLULAR ONE

By: Gary J Weiss

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

On this 18th day of September, 1997, before me the subscriber, personally appeared Gary J. Weiss, to me personally known and known to me to be the Real Estate Manager of CELLULAR ONE, the Applicant described in and which executed the within instrument, and he acknowledged to me that he executed the same on behalf of the Applicant, CELLULAR ONE.

GLORIA C. MILLER
NOTARY PUBLIC, State of New York
Qualified in Onondaga County No. 4627261
My Commission Expires Apr. 30, 1998

Gloria C. Miller
Notary Public

Lois J Bottrill, Deputy

I, ~~GLORIA C. MILLER~~, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting the Board duly called and held on the 10th day of September, 1997; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

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

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 10th day of September, 1997.

DATED: September 10, 1997
Fayetteville, New York

Lois J Bottrill

~~**GLORIA C. MILLER**~~ Lois J Bottrill
Deputy **Town Clerk of the Town of Manlius**
Onondaga County, New York

[SEAL]

u:\manlius\cellular.rs2

RECEIVED
OCT 13 2020
By

TOWN OF MANLIUS
Special Permit Renewal Application

DATE: 10/8/2020 Tax Map # 313889-099-000-001-003-000-0000

I Tyler Richards as applicant relative to property located
Applicant's Name

at 8201 East Seneca Turnpike, Manlius, NY 13104

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

There are no changes of information or exhibits to the existing special permit originally issued on 8/28/1996 Yes ___ No ✓
Date

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

Update Contact Information:

Name Tyler Richards

Address 1220 Augusta Dr, Ste 500, Houston, TX 77057

Phone 713-570-3060 E-mail Tyler.Richards@crowncastle.com

Tyler Richards
Applicant's Signature

10/8/2020
Date

Tyler Richards
Applicant Print Name

20 yrs 8.28.16 Crown Castle # 874683
099.-01-03.0/1
Land runs from Dugwid To Rt 173 ~~Dugwid Rd~~. Next To Highschool

IN THE MATTER

of

The Application of SPRINT SPECTRUM, L.P. for a Special Permit Pursuant to Chapter 155, Article IV, Section 155-26 of the Code of the Town of Manlius.

RESOLUTION GRANTING A SPECIAL PERMIT

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 28th day of August, 1996, at 7:30 p.m.

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

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

Absent: None

The following resolution was moved, seconded and unanimously adopted:

WHEREAS, application has been made to the Town Board of the Town of Manlius for a Special Permit to allow the applicant to construct, operate and maintain a 100 foot high monopole communications tower and wireless communication support equipment and a gravel access driveway on an undeveloped site on certain premises located in a Restricted Agricultural District, which premises are described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF MANLIUS, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF LOT 387 IN SAID TOWN, BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the centerline of Seneca Turnpike (New York State Route #173); said point standing at the intersection of the centerline of Seneca Turnpike with the westerly boundary of the lands of the Board of Education of Central School District No. 1 of the Towns of Manlius, Pompey and Dewitt, in Onondaga County and Cazenovia and Sullivan in Madison County, New York (Now or Formerly) as described in a Warranty Deed dated August 31, 1959 and filed in the Onondaga County Clerk's Office in Liber 1967 of Deeds at Page 344; thence northerly 335± feet along the westerly boundary of the Board of Education of Central School District No. 1 of the Towns of Manlius, Pompey and Dewitt in Onondaga County and Cazenovia and Sullivan in Madison County, New York to a point; thence Southwesterly 300± feet parallel to the centerline of Seneca Turnpike to a point; thence Southerly 335± feet parallel to the westerly boundary of the Board of Education of Central School District No. 1 of the Towns of Manlius, Pompey and Dewitt in Onondaga County and Cazenovia and Sullivan in Madison County, New York to a point standing on the centerline of Seneca Turnpike; thence Northeasterly 300± feet along the centerline of Seneca Turnpike to the point and place of beginning.

Excepting and reserving the rights of the public to that portion of the above described premises lying within the bounds of Seneca Turnpike.

Also excepting and reserving any easement, covenants or restrictions of record.

WHEREAS the Planning Board of the Town of Manlius received the application and recommends to the Town Board the granting of the requested Special Permit with the reservation that the Town Board should undertake some kind of coordinated review for these types of facilities in the future and with the following conditions:

1. That the tower placement be relocated 20 feet further to the west of the original layout.

2. That the tower be painted a non-reflective color.

3. That a PVC black coating be placed on the chain link fence that will encircle the site.

WHEREAS, the Onondaga County Planning Board has determined that said referral has no significant adverse inter-community or county-wide implications and may be consequently acted on solely by the referring board; and

WHEREAS, the Town Board of the Town of Manlius held a Public Hearing on the 24th day of July, 1996, at 7:35 p.m., at which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

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

WHEREAS, pursuant to the Federal Telecommunications Act of 1996 no state or local government may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with

the Federal Communication Commission's regulations concerning such emissions; and

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

NOW, THEREFORE, be it

RESOLVED, that the Town Board finds and determines that:

1. The tower, once constructed, will generate only one vehicle trip to the site per month for maintenance purposes;

2. The applicant has conducted a visual analysis which demonstrates that the tower is well screened from view by the surrounding trees and foliage;

3. Access to the site will be minimized by the erection of a chain link fence encircling the tower and a gate preventing access to the driveway entrance;

4. The information submitted by the applicant indicates that there are no harmful effects resulting from the tower emissions;

5. The tower will not create any noise;

and, be it further

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

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

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

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

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

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

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

7. The proposal provides for adequate parking in accordance with the Zoning Ordinance of the Town of Manlius.

and be it further

RESOLVED, that the applicant be, and hereby is, granted a Special Permit pursuant to the provisions of Chapter 155, Article IV, Section 155-26 of the Code of the Town of Manlius for the purpose of constructing, operating and maintaining a 100 foot high monopole communications tower and wireless communications support equipment and a gravel access driveway on an undeveloped site on the premises located in the Town of Manlius heretofore described; and be it further

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

SPECIAL PERMIT

Pursuant to a Resolution of the Town Board of the Town of Manlius on the Application of **SPRINT SPECTRUM, L.P.**, which Resolution was passed at a regular meeting of the Town Board of the Town of Manlius, held on the 28th day of August, 1996, permission is hereby granted to applicant, effective upon the mutual execution of this Permit, to construct, operate and maintain a 100 foot high monopole communications tower and wireless communication support equipment and a gravel access driveway on an undeveloped site to be located on certain premises in the Town of Manlius, owned by applicant, which premises are more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF MANLIUS, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF LOT 387 IN SAID TOWN, BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the centerline of Seneca Turnpike (New York State Route #173); said point standing at the intersection of the centerline of Seneca Turnpike with the westerly boundary of the lands of the Board of Education of Central School District No. 1 of the Towns of Manlius, Pompey and Dewitt, in Onondaga County and Cazenovia and Sullivan in Madison County, New York (Now or Formerly) as described in a Warranty Deed dated August 31, 1959 and filed in the Onondaga County Clerk's Office in Liber 1967 of Deeds at Page 344; thence northerly 335± feet along the westerly boundary of the Board of Education of Central School District No. 1 of the Towns of Manlius, Pompey and Dewitt in Onondaga County and Cazenovia and Sullivan in Madison County, New York to a point; thence Southwesterly 300± feet parallel to the centerline of Seneca Turnpike to a point; thence Southerly 335± feet parallel to the westerly boundary of the Board of Education of Central School District No. 1 of the Towns of Manlius, Pompey and Dewitt in Onondaga County and Cazenovia and Sullivan in Madison County, New York to a point standing on the centerline of Seneca Turnpike; thence Northeasterly 300± feet along the

centerline of Seneca Turnpike to the point and place of beginning.

Excepting and reserving the rights of the public to that portion of the above described premises lying within the bounds of Seneca Turnpike.

Also excepting and reserving any easement, covenants or restrictions of record.

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

1. This Special Permit and the uses allowed pursuant thereto shall expire twenty (20) years from the date of the mutual execution of the Permit.

2. If the special use ceases for more than six (6) months for any reason, the Permit shall expire and the applicant shall remove the monopole and all supporting equipment and shall restore the site to its original condition.

3. The tower shall be located in accordance with the Detailed Site Plan dated July 23, 1996.

4. The tower shall be painted a non-reflective, camouflage color, as similar as possible to the bark of a tree.

5. The applicant shall apply and maintain a PVC black coating on the chain link fence surrounding the site.

6. The applicant, if approached by other carriers, shall be obligated to negotiate in good faith and on a reasonable basis to permit co-location on the tower.

7. That the tower be constructed so as to permit location of two additional carriers in addition to the applicant, provided that the height of the tower shall not increase.

8. This permit shall not obviate the need for the applicant to comply with all Federal, State and Local laws, rules and regulations.

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

Lois J Bottrill

~~GLORIA C. MEYER~~ Lois J BOTTRILL
Deputy Town Clerk of the Town of Manlius
Onondaga County, New York

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

SPRINT SPECTRUM, L.P.

By: John P. Donohue P.E.
As Engineer + Agent
For Sprint Spectrum

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

On this 5th day of ~~August~~ September, 1996, before me personally appeared John P. Donohue, to me known, who, being by me duly sworn, did depose and say that he ~~resides~~ works at 290 Elwood Davis Rd. Liverpool, N.Y. 13088, and that he is the _____ of SPRINT SPECTRUM, L.P., the corporation described in and which executed the foregoing instrument; and that he signed h__ name by order of the Board of Directors of said corporation.

Gloria C. Miller
Notary Public

GLORIA C. MILLER
NOTARY PUBLIC, State of New York
Qualified in Onondaga County No. 4627261
My Commission Expires Jan. 30, 1998

I, Lois J Bottrill, Deputy [redacted] Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting the Board duly called and held on the 28th day of August, 1996; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

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

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 28th day of August, 1996.

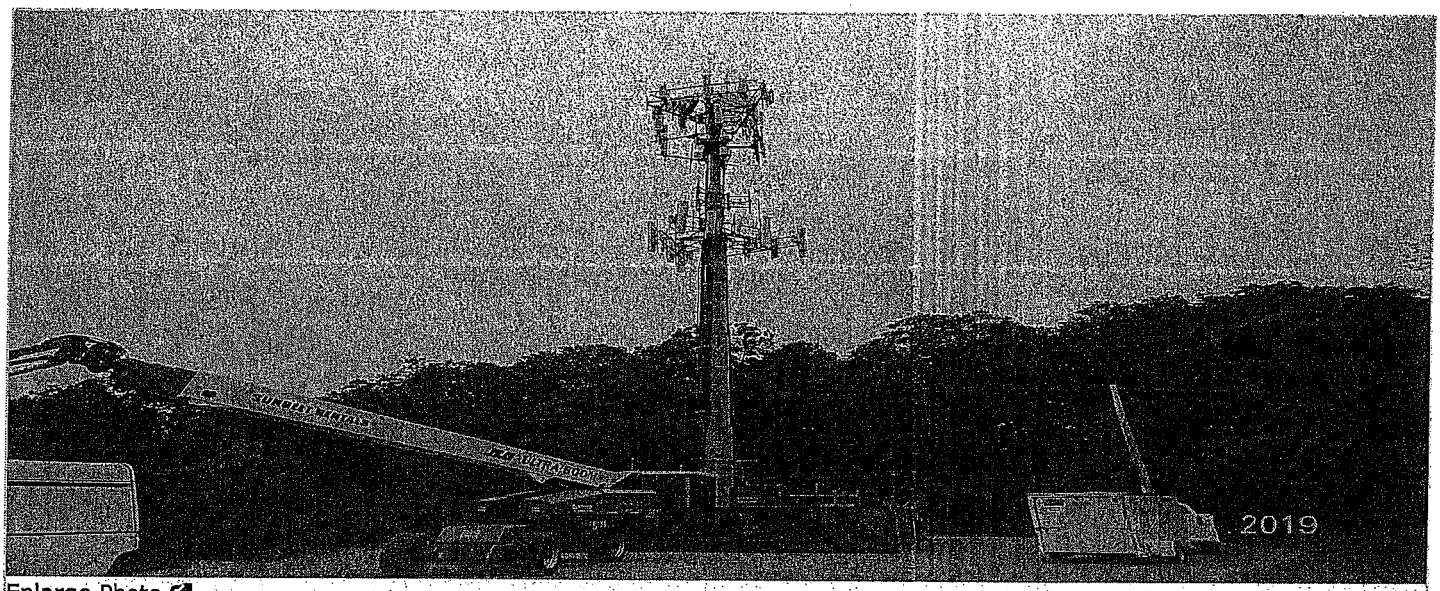
DATED: August 28, 1996
Fayetteville, New York

Deputy [redacted] Lois J Bottrill
Town Clerk of the Town of Manlius
Onondaga County, New York

[SEAL]

874683 MANLIUS

Order Now



Enlarge Photo

Jul 11 2019

More Information

Your tower representative

Phone

1-866-238-8005

Location

Site Address

8201 East Seneca Tpke
Manlius, New York 13104

County

ONONDAGA

Country

US

CMA

Syracuse, NY

MTA

New York

BTA

Syracuse, NY

Coordinates

Latitude

43° 0′ 23.02″

Longitude

-75° 57′ 49.96″

Datum

NAD83

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