Town of Manlius

Planning Board Agenda

November 8, 2021

6:30PM

1. Zoom Meeting Instructions

   Documents:

   ZOOM PLANNING BOARD MEETING INSTRUCTIONS NOVEMBER 8, 2021.PDF

2. Pledge Of Allegiance

3. Approval Of Minutes - October 25, 2021

4. Keplinger Freeman Associates, LLC - 6320 Fly Road, East Syracuse, NY 13057 - 3rd Presentation - Site Plan And Subdivision - New Dental Office - 8195 Cazenovia Road, Manlius, NY 13104 - Tax Map # 114.00-01-15.10

   Documents:

   8195 CAZENOVIA ROAD - DICOSIMO ARCHITECTURALS.PDF
   8195 CAZENOVIA ROAD - MAP.PDF
   8195 CAZENOVIA ROAD - ACCESS EASEMENT AGREEMENT.PDF
   8195 CAZENOVIA ROAD - SITE PLANS DICOSIMO.PDF
   8195 CAZENOVIA ROAD - SUBDIVISION MAP.PDF

5. Abundant Solar - 700 W. Metro Park, Rochester, NY 14623 - Initial Presentation - Site Plan And Special Use Permit - Solar Array - 5701 Bowman Road East Syracuse, NY 13057 Tax Map # 074.-01-06.1

   Documents:

   BOWMAN ROAD - SOLAR PROJECT - SUP APPLICATION PACKAGE.PDF

6. Capital Growth Bachalter - 361 Summit Blvd., Suite 110, Birmingham, AL 35243 - Recommendation To Town Board For Zone Change - Minoa Dollar General - Schepps Corners Road/Bridgeport Road - Tax Map # 047.-01-02.01

   Documents:

   6589 MINOA-BRIDGEPORT ROAD - ZONE CHANGE APPLICATION - 9-21-2021.PDF
   6589 MINOA-BRIDGEPORT ROAD - PLANNING BOARD APPLICATION - 9-21-2021.PDF

7. Other Business

8. Adjournment

Town of
MANLIUS
New York

November 8, 2021

Virtual Planning Board Meeting

Instructions to attend the November 8, 2021 virtual Planning Board meeting:

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

Enter the meeting url web address as listed below:

https://us02web.zoom.us/j/86551303441?

Password to join when prompted:

Password: 986441

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1 929 436 2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 865 5130 3441

Press # again to sk404702ip the personal id and enter the password below followed by #

Password: 986441

New Dental Office

FOR

DiCosimo Orthodontics

PROJECT LOCATION:
LIMESTONE COMMONS, SUITE
2b, MANLIUS, N.Y. 13104

DRAWING LIST				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Issued For
C-000	TITLE SHEET	10-28-2021		Contractor Bid
C-100	CODE REVIEW & GENERAL NOTES	10-28-2021		Contractor Bid
C-200	GENERAL NOTES, SYMBOLS, & ABBREVIATIONS	10-28-2021		Contractor Bid
C-300	TYPICAL ACCESSIBILITY DETAILS	10-28-2021		Contractor Bid
L1.1	SITE PREPARATION PLAN	10-28-2021		
L2.1	SITE GRADING, DRAINAGE, and UTILITES PLAN	10-28-2021		
L3.1	SITE LAYOUT and PLANTING PLAN	10-28-2021		
L4.1	SITE EROSION CONTROL PLAN	10-28-2021		
L5.1	RETAINING WALL PROFILES and DETAILS	10-28-2021		
L5.2	SITE DETAILS	10-28-2021		
A-201	INTERIOR ELEVATIONS	10-28-2021		Contractor Bid
A-101	RENOVATION - FLOOR PLAN	10-28-2021		Contractor Bid
A-200	INTERIOR ELEVATIONS	10-28-2021		Contractor Bid
A-102	REFLECTED CEILING PLANS	10-28-2021		Contractor Bid
A-101.1	SCHEDULES	10-28-2021		Contractor Bid
A-103	UTILITY PLANS	10-28-2021		Contractor Bid
A-202	CASEWORK ELEVATIONS	10-28-2021		Contractor Bid
A-203	RECEPTION DETAIL, PLAN, SECTIONS, & ELEVATIONS	10-28-2021		Contractor Bid
A-300	ELEVATIONS	10-28-2021		
A-301	ELEVATIONS	10-28-2021		
A-100	FOUNDATION PLAN	10-28-2021		
A-302	SECTIONS & DETAILS	10-28-2021		
A-303	WALL SECTIONS	10-28-2021		

CLIENT

DiCosimo Orthodontics
Dr. Charles DiCosimo

CONTRACTOR

Zausmer-Frisch, Scruton & Aggarwal, Designers/Builders
219 Burnet Avenue, Syracuse, N.Y. 13203

ARCHITECT

Craig Polhamus, A.I.A.
Zausmer-Frisch, Scruton & Aggarwal, Designers/Builders
219 Burnet Avenue, Syracuse, N.Y. 13203

LANDSCAPE ARCHITECT

Edward Keplinger Associates LLC
Keplinger Freeman Associates LLC
6320 Fly Rd #109, East Syracuse, NY 13057

DENTAL EQUIPMENT SUPPLIER

HENRY SCHEIN
17 Technology Pl, East Syracuse, N.Y. 13057

ZAUSMER·FRISCH
SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
219 BURNET AVENUE // SYRACUSE // NEW YORK 13203
TEL (315) 475-2700 FAX (315) 475-8110 E-MAIL info@zausmerfrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE TITLE SHEET

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWD BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS

© COPYRIGHT CRAIG POLHAMUS ARCHITECT, 2021

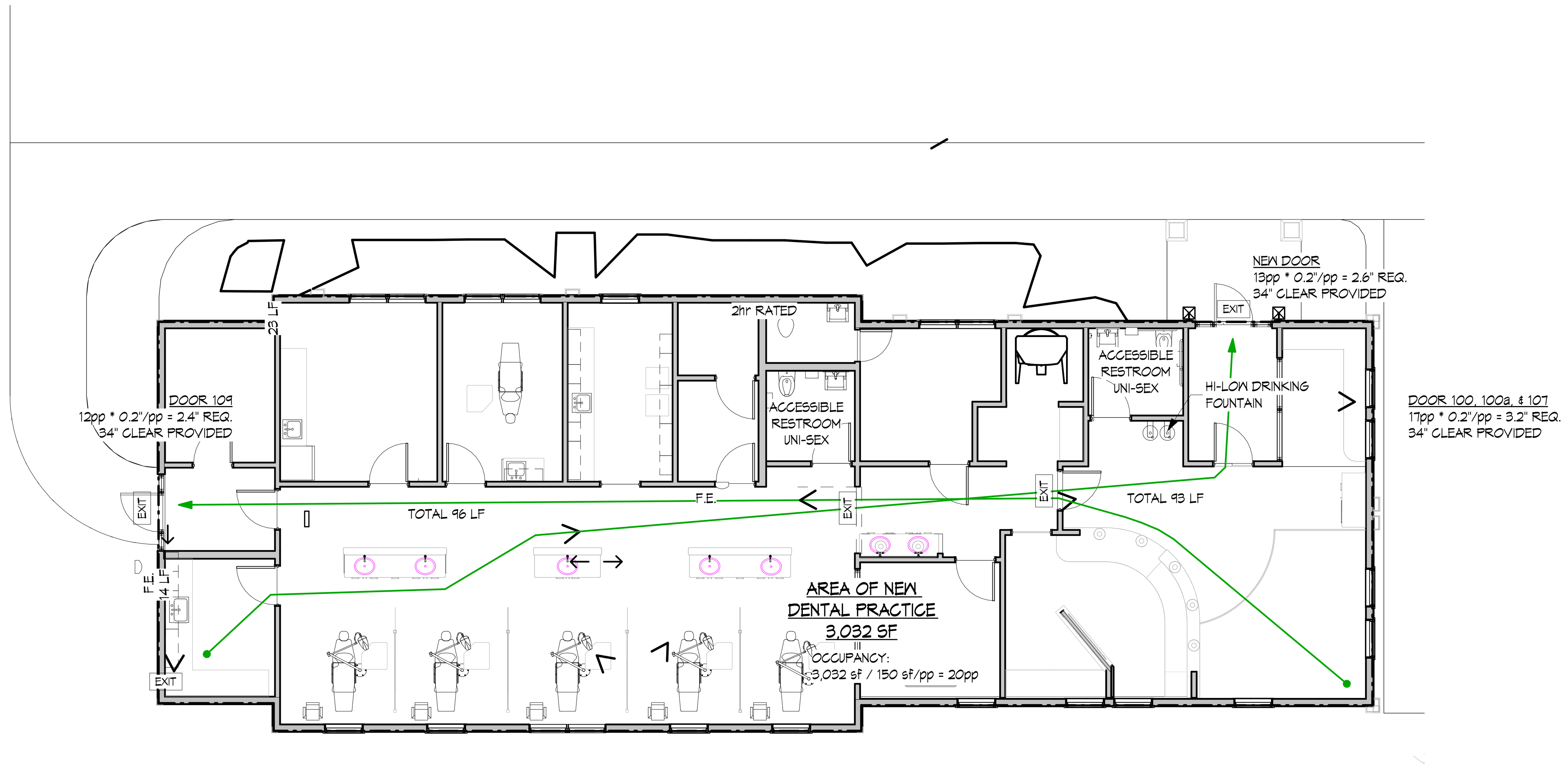
Date	Scale
10-22-21	
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
C-000

REVISION

No.	Date	Revision Description

10-28-2021



NOTE:
FIRE ALARM & DETECTION REQUIRED, DESIGNED TO BE SUPPLIED BY FIRE ALARM CONTRACTOR

1 C-100 RENOVATION - CODE REVIEW
1/8" = 1'-0"

GENERAL SAFETY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL REQUIRED BARRIERS, BARRICADES, SHORING, BRACING, TEMPORARY ENCLOSURES, ETC. TO PROTECT WORKMAN AND MEMBERS OF THE GENERAL PUBLIC FROM HARM, AND TO PROTECT THIS BUILDING AND ADJACENT PROPERTIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS WITH REGARDS TO THE ELEVATED HEIGHTS ASSOCIATED WITH THIS PROJECT AND ALL HEAVY REMOVALS REQUIRED AT ELEVATED AND NON-ELEVATED HEIGHTS TO PROTECT PROPERTY AND PERSONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH AND SAFETY OF WORKERS AT THE CONSTRUCTION SITE. O.S.H.A. REGULATIONS SHALL BE IN EFFECT AND FOLLOWED.
4. REMOVE ALL CONSTRUCTION AND DEMOLITION DEBRIS FROM JOB SITE DAILY. MAKE JOB PREMISES CLEAN AT COMPLETION OF PROJECT.
5. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY AND WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

ENGINEERING CONSULTANTS:

1. ENGINEER(S) & CONSULTANTS SHALL COORDINATE THEIR DESIGN WITH THE ARCHITECTURAL CONTRACT DOCUMENTS. THEY SHALL BE RESPONSIBLE FOR THE DESIGN, LAYOUT, DOCUMENTATION & "STAMPING" OF THEIR CONTRACT DOCUMENTS. THE ENGINEERS SHALL BE LICENSED TO PRACTICE IN THE STATE OF NEW YORK AND CARRY CURRENT PROFESSIONAL ERRORS & OMISSIONS INSURANCE. THE DOCUMENTS SHALL COMPLY WITH APPLICABLE CODES TO THEIR RESPECTIVE TRADE (IE- STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM & ETC.)
2. M.E.P. CONSULTANT(S) SHALL COORDINATE THEIR RESPECTIVE SYSTEMS WITH THE OTHER TRADES TO MINIMIZE CONFLICTS WITH THE HVAC, PLUMBING ELECTRICAL AND SPRINKLERS.

OWNER / ARCHITECT CONTRACT LIABILITY:

1. CONTRACT: TERMS OF THE OWNER ARCHITECT AIA B-141 AGREEMENT SHALL APPLY TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DOCUMENTS.
2. THE OWNER REALIZES THAT THE DESIGN/ CONSTRUCTION PROCESS IS FLUID AND CHANGE CAN BE INITIATED BY THE OWNER, TENANT, CONSULTANTS, CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS, ARCHITECT, ETC.. THE DESIGN TEAM WILL ATTEMPT TO IDENTIFY AND COORDINATE ALL CHANGE ORDERS, ALTERATIONS, CLARIFICATIONS, REVISIONS, SUBSTITUTIONS, ETC.. THE DESIGN TEAM RECOMMENDS THE OWNER CARRY A 'DESIGN' CONTINGENCY IN THE CONSTRUCTION BUDGET TO COVER AN ERROR OR OMISSION BY THE DESIGN TEAM.
3. TO THE FULLEST EXTENT PERMITTED BY LAW, AND NOT WITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, THE TOTAL LIABILITY, IN THE AGGREGATE, OF THE CONSULTANT AND THE CONSULTANT'S OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES AND SUB CONSULTANTS, AND ANY OF THEM, TO THE CLIENT AND ANYONE CLAIMING BY AND THROUGH THE CLIENT, FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES, INCLUDING ATTORNEY'S FEES AND COSTS AND EXPERT-WITNESS FEES AND COSTS OF ANY NATURE WHATSOEVER OR CLAIMS EXPENSES RESULTING FROM OR IN ANY WAY RELATED TO THE PROJECT OR THE AGREEMENT FROM ANY CAUSE OR CAUSES SHALL NOT EXCEED THE TOTAL COMPENSATION RECEIVED BY THE CONSULTANT UNDER THIS AGREEMENT, OR THE TOTAL AMOUNT OF $100,000.00, WHICHEVER IS LESS. IT IS INTENDED THAT THIS LIMITATION APPLY TO ANY AND ALL LIABILITY OR CAUSE OF ACTION HOWEVER ALLEGED OR ARISING, UNLESS OTHERWISE PROHIBITED BY LAW.

CONSTRUCTION ADMINISTRATION:

1. SHOP DRAWINGS: SUB CONTRACTORS/ FABRICATORS MUST SEND SHOP DRAWINGS TO THE ARCHITECT FOR DISPERSION TO RESPECTIVE CONSULTANTS.
2. SHOP DRAWINGS SHOULD INCLUDE BUT NOT BE LIMITED TO, FRAMING, MISC. STEEL FABRICATIONS, WINDOWS, STORE FRONTS, LIGHTING, DOOR HARDWARE & ETC.
3. STEEL SHOP DRAWING REVIEW SHALL BE SENT TO THE LICENSED STRUCTURAL ENGINEER, AND THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

CODE REVIEW: NYS EXISTING BUILDING CODE 2020 SUMMARY:

This project consists of a subdivision of new construction

Signage permit will be obtained for new signs, if any. (Design intent will be to conform overall size to zoning limitations)

1. Occupancy Classification: Existing: B (OFFICE)
2. Construction Classification: Type 2B
3. Building / Project Areas (square feet): 3,032 sf
4. Existing building is NOT SPRINKLERED.
   NEW OCCUPANCY
   B (UNOCCUPIED OFFICES)
   B (DENTAL PRACTICE)
   B (SHARED EGRESS & UTILITY SPACE)
5. AREA & Number of Occupants:
   DENTAL PRACTICE: (3,032 sf) /150 sf/pp = 20pp
6. Number of Exits Required for Area: 2 (2 provided)
7. Maximum Travel Distance to Exit: 250 Feet
8. Minimum Width of Exit Door Opening: 34"
9. Maximum Length of Dead-End Corridor: 20 Feet
10. Minimum Aisle or Corridor Width: 44 Inches
11. Plumbing Fixtures: (B) DENTAL OFFICE TOTAL NUMBER OF OCCUPANTS: 17
    A. Water closets: 1 per 25 M / 1 per 25 F = 1 (2 provided) UNISEX
    B. Lavatories: 1 per 40 M & F = 1 (2 provided)
    C. Service sink: 1 (1 provided in utility room)
    D. Drinking Fountains: 1 per 100 (1 provided, Hi-Low Fixture)
    SEPARATE FACILITIES FOR EACH SEX: (2902.2) REQUIRED - 2 UNISEX PROVIDED

8 C1.1 NEW YORK STATE BUILDING CODE REVIEW
NO SCALE

VERIFICATION OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

THESE DRAWINGS REPRESENT A DIMENSION CONTROL PLAN OF EXISTING CONDITIONS AND ARE PROVIDED TO THE OWNER FOR GENERAL PLANNING PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT DRAWINGS TO BE 100 % ACCURATE. EXISTING CONDITIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF DEMOLITION & RECONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY VARIATIONS/DISCREPANCIES

OVERALL DEMOLITION AND PATCHING NOTES:

THESE NOTES REFER TO THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

1. Refer to all trades specific demolition notes and coordinate between trades and drawings for related work, as indicated on drawings, specifications, details and schedules.

2. The Contractor shall provide all labor and materials required to complete the demolition removals and/or reuse of all items shown on the drawings.

3. All work demolished shall be removed from the premises on a daily basis; except for items to be reused or returned to the Owner or as otherwise directed.

4. If during the course of the demolition work, any hazardous materials is encountered, including but not limited to asbestos, lead paint, PCB's , etc., the Contractor shall immediately cease work and notify the Architect immediately in writing. The Contractor shall insure that barriers preclude the migration of hazardous material dust, fibers, or debris. The Contractor shall also post warning signs and shall not resume work until hazardous conditions have been treated in accordance with all local regulations.

5. Where walls have been removed General Contractor to patch to match existing adjacent undamaged finishes at floors, walls, and ceiling and prepare surface to accept new finishes as scheduled.
Where new work abuts existing work, new paint scheduled finish shall not only apply to new work but to existing work if required to provide for proper blend of wall finish. Terminate painting work to a natural break line where there would be no noticeable difference between the existing paint finish and the new finish.

6. All existing interior walls to remain are to be patched, caulked, primed and painted (unless otherwise noted)

7. Noted existing and new surfaces are to be prepared to receive new finishes including finish patching of new and existing holes, voids, cracks, cleaning or surfaces as per manufacturer's instructions, etc. Tooth-in where patching structural tile, brick or block (unless otherwise detailed or noted).

8. At all times that work is in progress, dust tight partitions (fire retardant) shall be installed around the work area. Maintain egress corridors and fire ratings. Coordinate extent and locations of these partitions w/ Owner. Construction partitions & doors to be painted & vinyl base on exposed public side.

9. Work shall not interfere with legal fire exists. All corridors and fire exit stairs shall be maintained at all times.

10. Cover and protect existing and/or new smoke detectors (no plastic) during construction.

11. Where interior partitions are to be removed and not replaced, Contractor is responsible for providing a level transition between the 2 adjacent floors. In no case shall a slope be greater than 1/16" per foot pitch. Patch floors and walls to match existing construction.

12. All existing finishes, work, equipment and structure to remain are to be protected from damage. All existing surfaces, work, equipment and structure to remain which are damaged or removed due to demo or new work shall be repaired and patched with matching construction and finishes.

13. Remove all abandoned utility connections and other miscellaneous items including, but not limited to, clocks, speakers, telephones, toilet accessories, tackboards, pegboards, shelving and brackets attached to walls, floors or structure not indicated to remain or to be removed by Owner.
Consult Owner for disposal or storage of miscellaneous items above.

14. All existing removed fireproofing materials are to be patched to match existing, by Contractor. Maintain existing firerating and UL approved fireproofing materials.

15. Remove existing exposed or accessible wireways and conduits from termination back to panel. Remove mechanical system distribution and electrical fixtures not required in new construction refer to drawings for any additional specific notes.

ZAUSMER · FRISCH
SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
219 BURNET AVENUE / SYRACUSE / NEW YORK 13203
TEL: (315) 475-8404 / FAX: (315) 475-8470 / E-MAIL: fsa@zausmerfrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE CODE REVIEW & GENERAL NOTES

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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Date	Scale
10-22-21	1/8" = 1'-0"
Project Number 21013	Drawn by RJC/AMR

SHEET NUMBER
C-100

REVISION

No.	Date	Revision Description

10-28-2021

COMMON ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ACC	ACCESS
ACFL	ACCESS FLOOR
AP	ACCESS PANEL
AC	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL	ALUMINUM
AB	ANCHOR BOLT
APX	APPROXIMATE
ARCH	ARCHITECTURAL
AD	AREA DRAIN
ASPH	ASPHALT
BSMT	BASEMENT
BRG	BEARING
BPL	BEARING PLATE
BM	BENCH MARK
BEL	BELOW
BET	BETWEEN
BEW	BOTTOM, EACH WAY
BVL	BEVELED
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BW	BOTH WAYS
BOT	BOTTOM
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
CAB	CABINET
CPT	CARPET(ED)
CSMT	CASEMENT
CI	CAST IRON
CST	CAST STONE
CB	CATCH BASIN
CK	CAULK(ING)
CLG	CEILING
CHT	CEILING HEIGHT
CEM	CEMENT
CT	CERAMIC TILE
CHAM	CHAMFER
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CLR	CLEAR(ANCE)
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CLL	CONTRACT LIMIT LINE
CJ	CEILING JOIST
CJT	CONTROL JOINT
CORR	CORRUGATED
CRS	COURSE(S)
DBL	DOUBLE
DL	DEAD LOAD
DEMO	DEMOLISH OR DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DR	DOOR
DH	DOUBLE HUNG
DS	DOWNSPOUT
D	DRAIN
DW	DISHWASHER
DWR	DRAWER
DWG	DRAWING
E	EAST
ELEC	ELECTRIC(AL)
E.I.F.S.	EXTERIOR INSULATION FINISHING SYSTEM
EL	ELEVATION
EMER	EMERGENCY
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EQP	EQUIPMENT
EW	EACH WAY
EVIF	EXISTING DIMENSION, VERIFY IN FIELD
EXH	EXHAUST
EXG	EXISTING
EXT	EXTERIOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FF	FACTORY FINISH
FN	FENCE
FGL	FIBERGLASS
FIN	FINISH(ED)
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FA	FIRE ALARM
FBRK	FIRE BRICK
FE	FIRE EXTINGUISHER
FPL	FIRE PLACE
FP	FIRE PROOF
FLG	FLASHING
FLR	FLOOR(ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FJT	FLUSH JOINT
F.S.	FLUORESCENT STRIP
FTG	FOOTING
FND	FOUNDATION
FR	FRAME(D), (ING)
FUR	FURRED OR FURRING
GA	GAUGE, GAGE
GV	GALVANIZED
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GB	GRAB BAR
GD	GRADE, GRADING
GRN	GRANITE
GVL	GRAVEL
GPDW	GYPSUM DRYWALL
HDW	HARDWARE
HWD	HARDWOOD
HDR	HEADER
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HK	HOOK(S)
HOR	HORIZONTAL
HB	HOSE BIBB
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
INS	INSULATE(D) OR INSULATION
INT	INTERIOR
INV	INVERT
IP	IRON PIPE
JT	JOINT
JST	JOIST
KIT	KITCHEN
LBL	LABEL
LAM	LAMINATE(D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LVR	LOUVERAD
MH	MANHOLE
MFR	MANUFACTURE OR MANUFACTURER
MRB	MARBLE
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC(AL)
MC	MEDICINE CABINET
MET	METAL
MTFR	METAL FURRING
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING, MOULDING
MULL	MULLION
NOM	NOMINAL
N	NORTH
NTS	NOT TO SCALE
OC	ON CENTER(S)
OPG	OPENING
OD	OUTSIDE DIAMETER
OH	OVERHEAD
P.C.	PULL CHAIN
PAR	PARALLEL
PNT	PAINT(ED)
PVMT	PAVEMENT
PERF	PERFORATE(D)
PG	PLATE GLASS
PWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PCF	POUNDS PER CUBIC FOOT
PFL	POUNDS PER LINEAL FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFB	PREFABRICATE(D)
PL	PROPERTY LINE
QT	QUARRY TILE
RBT	RABBET, REBATE
RAD	RADIUS
RL	RAIL(ING)
REFR	REFRIGERATOR
REG	REGISTER
REM	REMOVE
RA	RETURN AIR
ROW	RIGHT OF WAY
R	RISER
RD	ROOF DRAIN
RFH	ROOF HATCH
RFG	ROOFING
RM	ROOM
RS	RECESSED SCONCE
RO	ROUGH OPENING
SFGL	SAFETY GLASS
SCH	SCHEDULE
SCN	SCREEN
SEC	SECTION
SHR	SHOWER
SHTH	SHEATHING
SH	SHELF, SHELVING
SIM	SIMILAR
SKY	SKYLIGHT
SC	SOLID CORE
S	SOUTH
SPK	SPEAKER
SPEC	SPECIFICATION(S)
SQ	SQUARE
ST	STEEL
STO	STORAGE
SD	STORM DRAIN
STR	STRUCTURAL
SYS	SYSTEM
TEL	TELEPHONE
TV	TELEVISION
TEM	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
TOL	TOLERANCE
T&G	TONGUE & GROOVE
TSL	TOP OF SLAB
TST	TOP OF STEEL
TW	TOP OF WALL
TB	TOWEL BAR
TR	TRANSOM
TRK	TRACK
T	TREADS
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VEST	VESTIBULE
VERT	VERTICAL
VIN	VINYL
WC	WATER CLOSET
WP	WATERPROOFING
WWF	WELDED WIRE MESH
W	WEST
WIN	WINDOW
WO	WITHOUT
WD	WOOD
W/D	WASHER/DRYER

SYMBOLS:

¢	CHANNEL
d	PENNY
⊥	PERPENDICULAR
Φ	ROUND

1 C1.2

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OWNER / ARCHITECT CONTRACT LIABILITY:

1. CONTRACT: TERMS OF THE OWNER ARCHITECT AIA B-141 AGREEMENT SHALL APPLY TO THE SCOPE OF WORK DESCRIBED IN THESE CONTRACT DOCUMENTS.
2. THE OWNER REALIZES THAT THE DESIGN/ CONSTRUCTION PROCESS IS FLUID AND CHANGE CAN BE INITIATED BY THE OWNER, TENANT, CONSULTANTS, CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS, ARCHITECT, ETC.. THE DESIGN TEAM WILL ATTEMPT TO IDENTIFY AND COORDINATE ALL CHANGE ORDERS, ALTERATIONS, CLARIFICATIONS, REVISIONS, SUBSTITUTIONS, ETC.. THE DESIGN TEAM RECOMMENDS THE OWNER CARRY A 'DESIGN' CONTINGENCY IN THE CONSTRUCTION BUDGET TO COVER AN ERROR OR OMISSION BY THE DESIGN TEAM.
3. TO THE FULLEST EXTENT PERMITTED BY LAW, AND NOT WITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, THE TOTAL LIABILITY, IN THE AGGREGATE, OF THE CONSULTANT AND THE CONSULTANT'S OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES AND SUB CONSULTANTS, AND ANY OF THEM, TO THE CLIENT AND ANYONE CLAIMING BY AND THROUGH THE CLIENT, FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES, INCLUDING ATTORNEY'S FEES AND COSTS AND EXPERT-WITNESS FEES AND COSTS OF ANY NATURE WHATSOEVER OR CLAIMS EXPENSES RESULTING FROM OR IN ANY WAY RELATED TO THE PROJECT OR THE AGREEMENT FROM ANY CAUSE OR CAUSES SHALL NOT EXCEED THE TOTAL COMPENSATION RECEIVED BY THE CONSULTANT UNDER THIS AGREEMENT, OR THE TOTAL AMOUNT OF $100,000.00, WHICHEVER IS LESS. IT IS INTENDED THAT THIS LIMITATION APPLY TO ANY AND ALL LIABILITY OR CAUSE OF ACTION HOWEVER ALLEGED OR ARISING, UNLESS OTHERWISE PROHIBITED BY LAW.

CONSTRUCTION ADMINISTRATION:

1. SHOP DRAWINGS: SUB CONTRACTORS/ FABRICATORS MUST SEND SHOP DRAWINGS TO THE ARCHITECT FOR DISPERSION TO RESPECTIVE CONSULTANTS.
2. SHOP DRAWINGS SHOULD INCLUDE BUT NOT BE LIMITED TO, FRAMING, MISC. STEEL FABRICATIONS, WINDOWS, STORE FRONTS, LIGHTING, DOOR HARDWARE & ETC.
3. STEEL SHOP DRAWING REVIEW SHALL BE SENT TO THE LICENSED STRUCTURAL ENGINEER, AND THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.

2 C1.2 GENERAL SAFETY NOTES

OVERALL GENERAL NOTES:

THESE NOTES REFER TO GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND ENERGY CODES.

SITE / BUILDING RELATED NOTES:

L1. General Contractor shall coordinate w/ Owner site access, material storage, dumpster location, parking and security.

L2. General Contractor shall erect Signs, Construction Barricades, etc. to maintain a safe working environment.

L3. Each prime sub-contractor is responsible for obtaining and paying for required permits and scheduling all required inspections.

L4. Coordinate with Owner all utility interruptions and/or connections. All associated utility companies shall be contacted prior to any subsurface digging and/or required actions.

L5. All work shall be performed in accordance with the Building Code / Energy Code and all other local and labor laws having jurisdiction.

L6. General Contractor shall be responsible for bracing and shoring of structure as required throughout the entire construction period. contractor shall verify all conditions and dimensions prior to beginning work and shall notify the owner / Architect of any discrepancy.

L7. Contractor shall be responsible for any variation or deviations from the plans without written confirmation from the architect.

L8. General Contractor shall dispose of all construction debris and/or demolition materials in a lawful and timely manor.

DRAWING RELATED NOTES:

A1. Follow written dimensions on drawings and details. Questions concerning dimensions are to be directed to the Architect. "Do Not Scale Drawing".
Field verify all existing dimensions.
Existing Dimensions shown are +/-.

A2. All architectural dimensions are to finish face of studs/ CMU for new work and face of GWB at existing construction; unless otherwise indicated.

A3. Refer to all drawings and details for partition types and locations.

A4. All studs, furring, and LGMF to be 16" o.c. unless otherwise noted.

A5. Use type X GWB for all partitions.

A6. All new door frames shall be located 4" from the face of metal stud of adjacent wall, unless otherwise noted. Provide double 20 ga. studs at jambs.

VERIFICATION OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION

THESE DRAWINGS REPRESENT A DIMENSION CONTROL PLAN OF EXISTING CONDITIONS AND ARE PROVIDED TO THE OWNER FOR GENERAL PLANNING PURPOSES ONLY. THE ARCHITECT DOES NOT WARRANT DRAWINGS TO BE 100 % ACCURATE. EXISTING CONDITIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF DEMOLITION & RECONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY VARIATIONS/DISCREPANCIES

3 C1.2 OVERALL GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL EXAMINE THE SITE AND CHECK EXISTING CONDITIONS TO THE FULL EXTENT OF THE SCOPE OF WORK. CONTRACTOR SHALL COORDINATE WORK WITH ALL TRADES AND OTHER CONTRACTORS RETAINED BY THE OWNER. THE ARCHITECT SHALL BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO THE EXECUTION OF WORK.

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND BE RESPONSIBLE FOR SAME. IN CASE OF DISCREPANCIES, CONFLICTS OR DOUBTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, IN SUFFICIENT TIME TO RESOLVE THE PROBLEM BEFORE PROCEEDING WITH THE WORK IN QUESTION.

- DO NOT SCALE THE DRAWINGS FOR EXECUTION OF WORK. VERIFY THE EXISTING CONDITIONS AND CROSS CHECK ALL DOCUMENTS FOR COMPLETE SCOPE OF WORK.

- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING ADJACENT AREAS DURING ALL PHASES OF CONSTRUCTION AND SHALL REPAIR, RELOCATE OR REPLACE AS NEEDED TO COMPLETE SUCH WORK AT NO COST TO THE OWNER.

- THE CONTRACTOR SHALL PROVIDE A PLAN FOR APPROVAL BY THE OWNER FOR PROTECTION OF DRIVEWAYS, FENCES, LANDSCAPING, TREES AND SHRUBS ADJACENT TO THE BUILDING CONSTRUCTION SITE, PRIOR TO THE EXECUTION OF WORK.

- ADJOINING WORK OR FINISHES THAT ARE DISRUPTED, DEFACED, OR OTHERWISE DEFECTIVE, SHALL BE NEATLY REPAIRED IN GOOD ORDER AS APPROVED BY THE OWNER. EXISTING AREAS THAT MAY HAVE BEEN WORKED ON SHALL BE THOROUGHLY CLEANED AND IN NEAT AND ACCEPTABLE CONDITION.

- UPON REQUEST, THE CONTRACTOR SHALL SUBMIT FOR INSPECTION AND APPROVAL OF DESIGN, BY OWNER, MANUFACTURER'S SAMPLES AND/OR CUTS OF ANY FINISH MATERIALS TO BE INSTALLED IN THIS PROJECT (INCLUDING ROOFING, DRIP EDGE, SIDING, VENTS, SCREEN MATERIAL AND FRAMES, ETC.).

- THE CONTRACTOR SHALL PROVIDE PROPER CLEANUP OF ALL WORK BEFORE FINAL PAYMENT, THIS INCLUDES FINISHES AND ADJACENT SITE.

- THE CONTRACTOR SHALL REMEDY ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY FOR ANY SAME, FROM THE DATE OF FINAL CERTIFICATE OF COMPLETION AND IN ACCORDANCE WITH THE TERMS OF ANY SPECIAL GUARANTEES PROVIDED IN THE CONTRACT.

- THE CONTRACTOR SHALL OBTAIN ALL PERMIT AND PAY ALL APPLICABLE FEES REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATION RELATED TO THIS WORK AS WELL AS ALL SCHEDULED INSPECTIONS AND APPROVALS. THE CONTRACTOR SHALL PROVIDE COPIES OF SUCH TO THE ARCHITECT.

- THE CONTRACTOR SHALL HAVE THE BUILDING STAKED OUT ON THE SITE PRIOR TO THE CONSTRUCTION, BY A LICENSED SURVEYOR & SUBMIT A COPY TO THE ARCHITECT AND OWNER OF A FINAL AS BUILT SURVEY, STAMPED AND SIGNED BY A LICENSED SURVEYOR.

- ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION SITE, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL CONTRACTOR.

- ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHION AND PROTECTED FROM WEATHER.

- ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT OR WIRE.

- ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA SHALL BE SHUT OFF AFTER WORKING HOURS.

- CONTRACTOR TO PROVIDE AT LEAST ONE (1) OPERABLE FIRE EXTINGUISHER AT AREA OF WORK.

- CONCEALED JOISTS SPACES SHALL HAVE 2X SOLID BLOCKING (FIRE STOPPING) OVER BEARING WALLS AND/OR BEAMS. NO JOIST CAVITY SHALL EXCEED 20 FEET. STUD CAVITIES SHALL BE LIMITED TO CONCEALED CAVITY HEIGHT OF 8'-0". FIRE BLOCKING SHALL BE PROVIDED AS REQUIRED TO LIMIT SUCH HEIGHT.

- JOISTS, HEADERS AND BEAMS SHALL BE HEM-FIR UNLESS OTHERWISE NOTED.

- HEM-FIR: Fb=1,000 PSI, Fv=75 PSI, E=1,000,000 PSI
DOUG-FIR: Fb=1,400 PSI, Fv=95 PSI, E=1,300,000 PSI
MICROLAM: Fb=2,600 PSI, Fv=285 PSI, E=1,900,000 PSI
STEEL: Fb=24,000 PSI, E=29,000,000 PSI

- ELECTRICAL AND/OR PLUMBING LAYOUT SHALL MEET OR EXCEED ALL LOCAL AND NATIONAL CODES AND SHALL BE INSPECTED DURING CONSTRUCTION.

- PROVIDE DOUBLE STUDS UNDER BEAMS OR LINTELS TO PROVIDE SOLID BEARING POINTS FOR THE PROPER TRANSFER OF LOADS TO THE FOUNDATION.

- THIS SET OF PLANS HAS BEEN DESIGNED, AND SHALL BE BUILT, TO COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE AND ANY ASSOCIATED SUPPLEMENTS AND THE ENERGY CODE OF NEW YORK STATE, IN EFFECT, UPON THE DATE OF ISSUANCE.

- IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER AN ITEM ON THE DOCUMENT IN ANY WAY - TITLE VII, PART 69.5(B).

- 1/2" DIAMETER X 16" LONG ANCHOR BOLTS SET IN FILLED CORES (MIN. OR 2 CRS) @ 6'-0" O.C. AND MINIMUM 1'-0" AWAY FROM CORNER, MINIMUM OF 2 BOLTS IN EACH SILL PIECE.

- FILL C.M.U. CORES SOLID WITH CONCRETE, MINIMUM 3'-0" WIDE X 3 CRS AT ALL BEAM BEARING LOCATIONS.

- ALL GLASS IN DOORS AND ALL GLASS IN WINDOWS WITH SILLS LESS THAN 18" ABOVE FINISHED FLOOR SHALL BE TEMPERED.

- THE CONTRACTOR SHALL INSTALL SIMPSON STRONG TIE "H-1" HURRICANE ANCHORS (OR APPROVED EQUAL) AT ALL RAFTER-TO-TOP PLATE CONNECTIONS. PROVIDE FASTENERS IN MATERIAL, TYPE AND SIZE PER MANUFACTURER'S INSTRUCTIONS.

- WHERE PRE-ENGINEERED FLOOR JOIST SYSTEMS (LOUISIANA-PACIFIC, TRUSS-JOIST, ETC.) AND/OR ROOF TRUSSES ARE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL. SHOP DRAWINGS SHALL INCLUDE ALL PLANS, SECTIONS, DETAILS AND CALCULATIONS THAT ARE/WERE REQUIRED BY THE MANUFACTURER TO DESIGN AND INSTALL THE FLOOR OR ROOF SYSTEM.

- PRE-ENGINEERED FLOOR JOIST AND ROOF TRUSS SYSTEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.

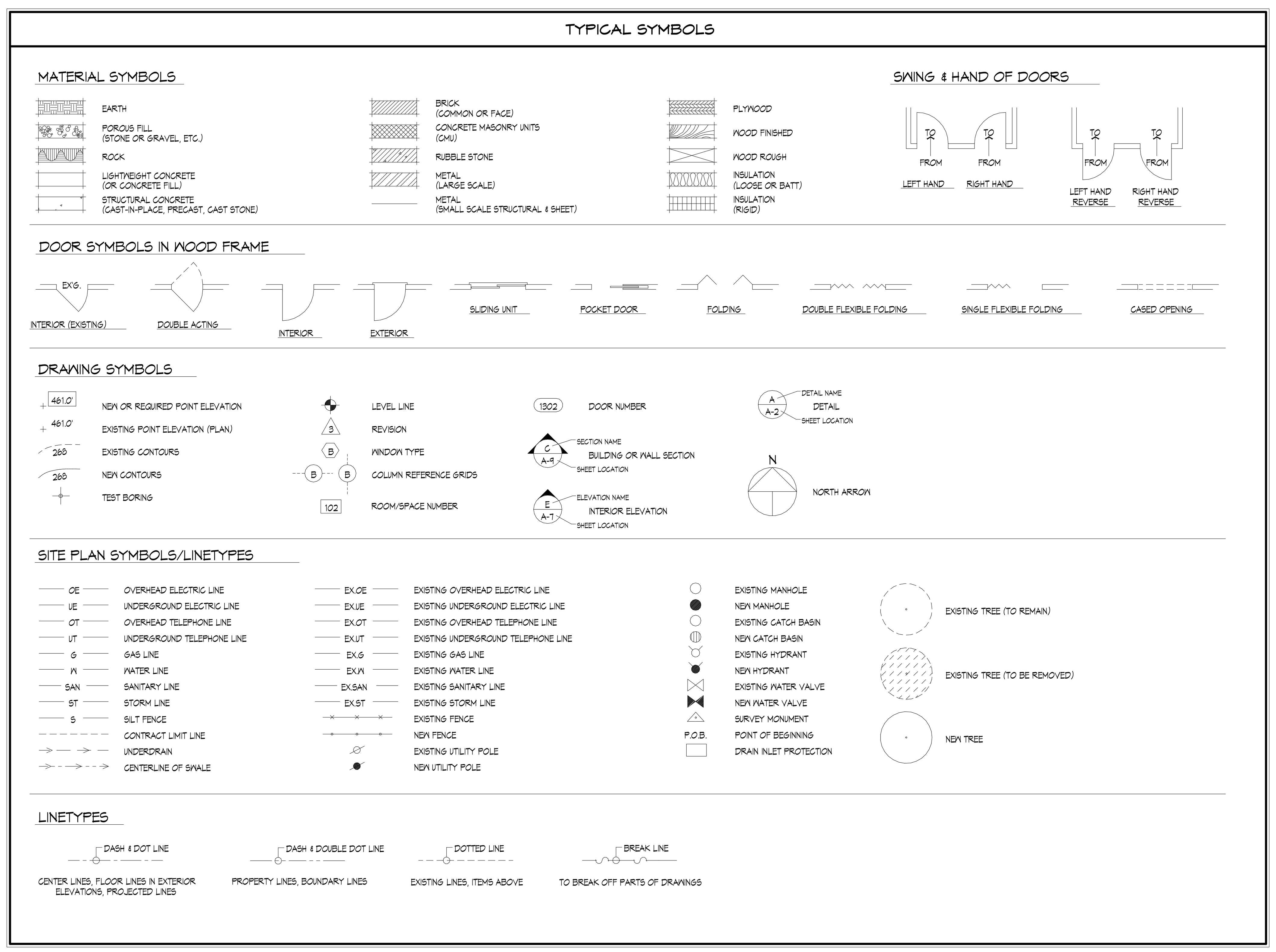
- THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO CONTROL CRACKING IN CONCRETE FLOOR SLABS INCLUDING, BUT NOT LIMITED TO: SAWCUTTING CONTROL JOINTS (1/4" DEEP PER INCH OF SLAB THICKNESS) SPACED AT 24 TO 36 TIMES THE SLAB THICKNESS (DO NOT EXCEED 15 FEET). INSTALL THE PROPER STRENGTH CONCRETE FOR INTENDED USE, AVOID WET MIXES AND RAPID DRYING OF THE CONCRETE, INSTALL MINIMUM ONE LAYER OF WELDED WIRE MESH IN THE CENTER OF THE SLAB THICKNESS. DO NOT PLACE CONCRETE ON FROZEN GROUND OR SUB-BASE.

- VAPOR RETARDER CLASSIFICATIONS SHALL BE AS FOLLOWS:

CLASS 1: VAPOR IMPERMEABLE (ASTM E96 TESTED TO HAVE A PERMEANCE OF LESS THAN 0.1)
- MINIMUM 6 MIL. (.006") POLYETHYLENE SHEETING
- FOIL OR POLYPROPYLENE FACED INSULATION
- RUBBER MEMBRANE
CLASS 2: VAPOR SEMI-IMPERMEABLE (ASTM E96 TESTED TO HAVE A PERMEANCE OF LESS THAN 1.0 AND GREATER THAN 0.1)
- MINIMUM 2 MIL. (.002") POLYETHYLENE SHEETING
- BITUMEN COATED KRAFT PAPER
- 1" EXTRUDED POLYSTYRENE INSULATION (UNFACED)
CLASS 3: VAPOR SEMI-PERMEABLE (ASTM E96 TESTED TO HAVE A PERMEANCE OF GREATER THAN 1.0)
- PLYWOOD
- GYPSUM BOARD
- HOUSE WRAP
~CONSULT WITH ARCHITECT FOR SUITABLE ALTERNATIVES

- THE CONTRACTOR SHALL USE 3/4" TONGUE & GROOVE PLYWOOD (GLUED & SCREWED) FOR FLOOR DECKING. ORIENTED STRAND BOARDS NOT AN ACCEPTABLE REPLACEMENT FOR FLOOR DECK.

TYPICAL SYMBOLS



ZAUSMER · FRISCH SCRUTON & AGGARWAL
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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE GENERAL NOTES, SYMBOLS, & ABBREVIATIONS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWD BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS

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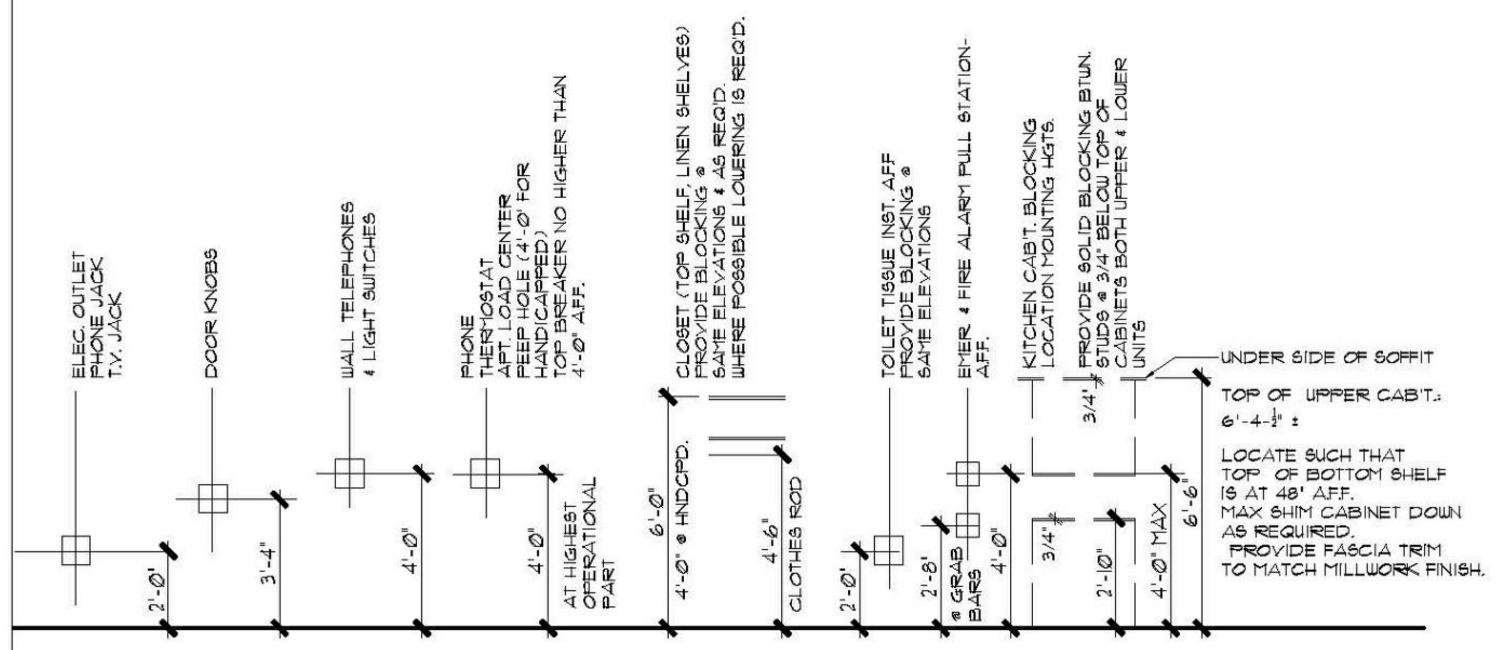
Date	Scale
10-22-21	1 : 1
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
C-200

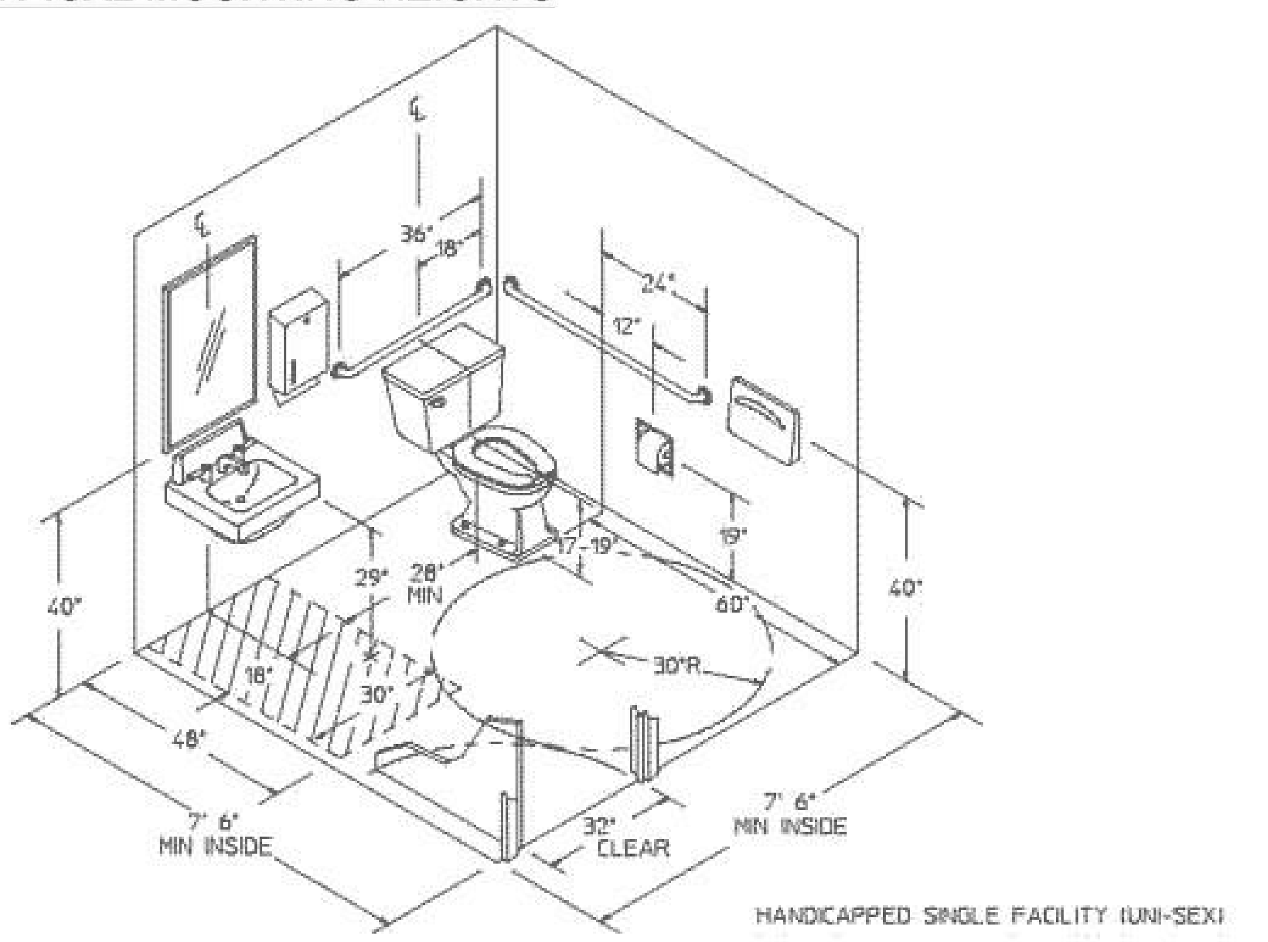
REVISION

No.	Date	Revision Description

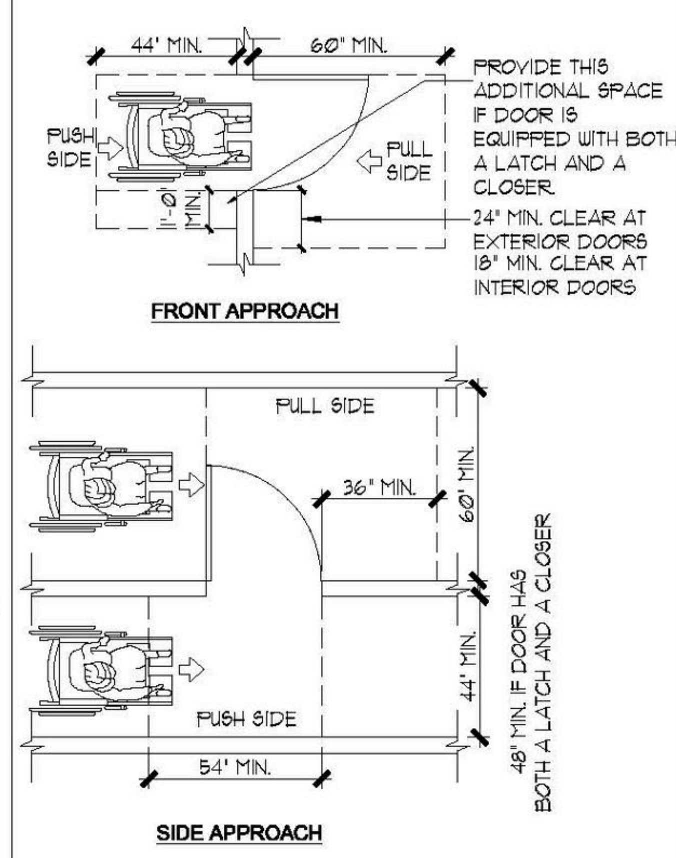
10-28-2021



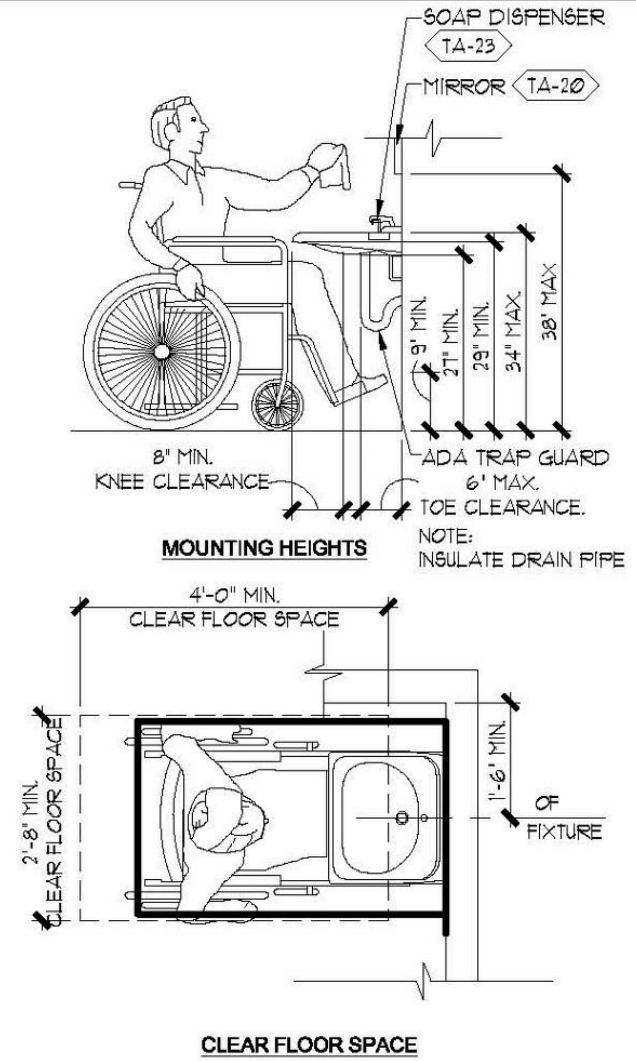
TYPICAL MOUNTING HEIGHTS



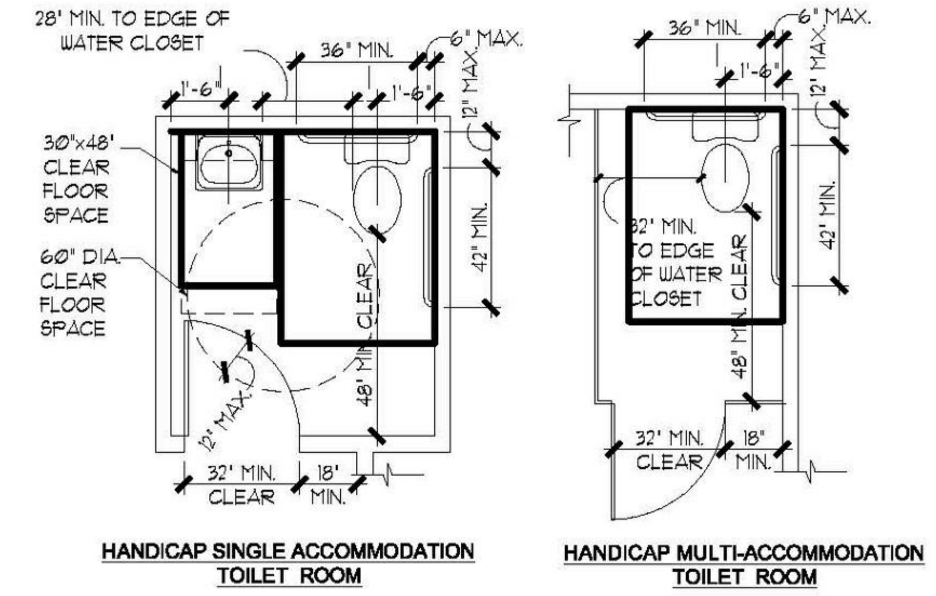
HANDICAPPED SINGLE FACILITY (UNI-SEX)



F5	MANEUVERING
1/4" = 1'-0"	CLEARANCE @ DOORS



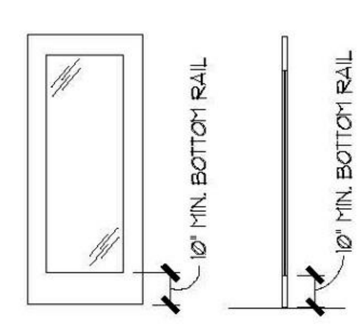
F7	LAVATORY
1/2" = 1'-0"	CLEARANCES



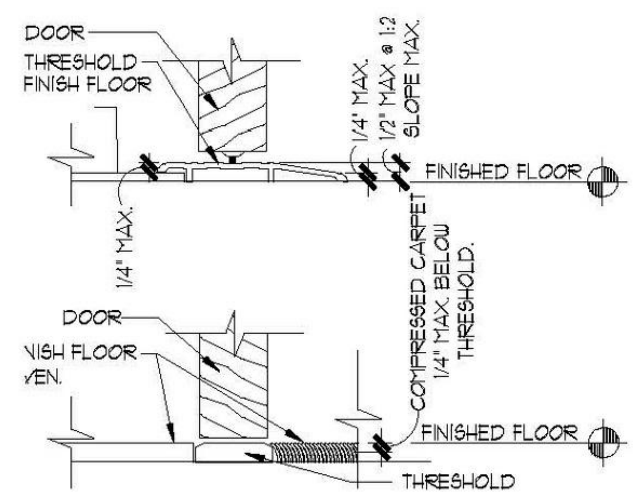
G9	TYPICAL HANDICAP TOILET
1/4" = 1'-0"	ROOM/STALL LAYOUT AS APPLICABLE

1. LAVATORY FIXTURES - A CLEAR FLOOR SPACE 30 x 48 INCHES COMPLYING W/ ADA REQUIREMENTS SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL NOT EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
2. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR/
3. TOILET TISSUE DISPENSER SHALL BE LOCATED ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.
4. URINALS - WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30 INCHES BY 48 INCHES IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH.
5. INTERIOR SURFACES - TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIALS WHICH EXTEND UPWARD ONTO THE WALLS AT LEAST 5 INCHES. WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24 INCHES OF THE FRONT SIDE OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48 INCHES AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

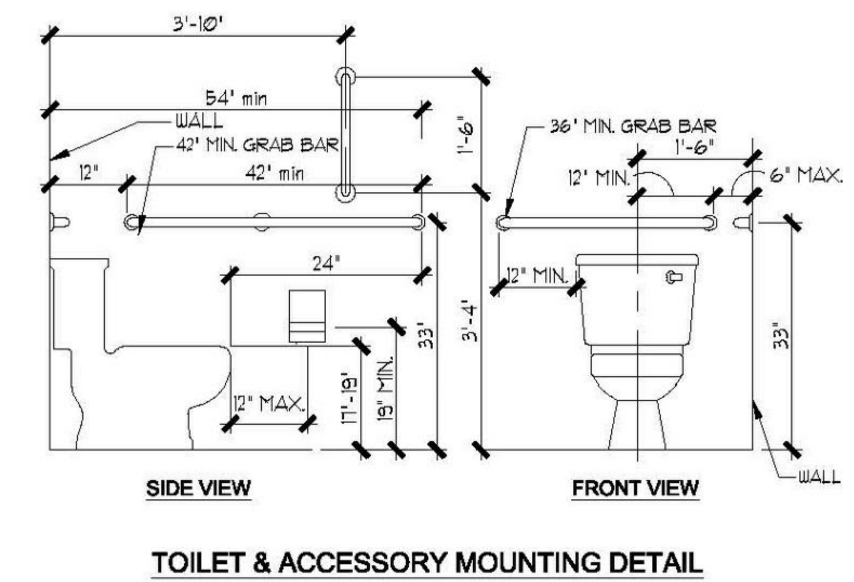
G12	GENERAL TOILET
N/A	ROOM NOTES



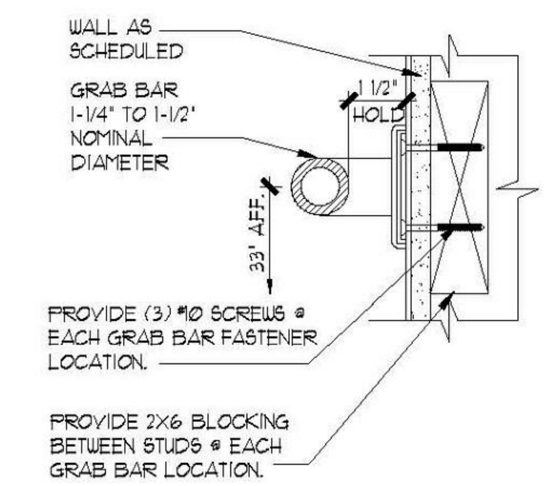
D5	DOOR
1/4" = 1'-0"	CONSTRUCTION



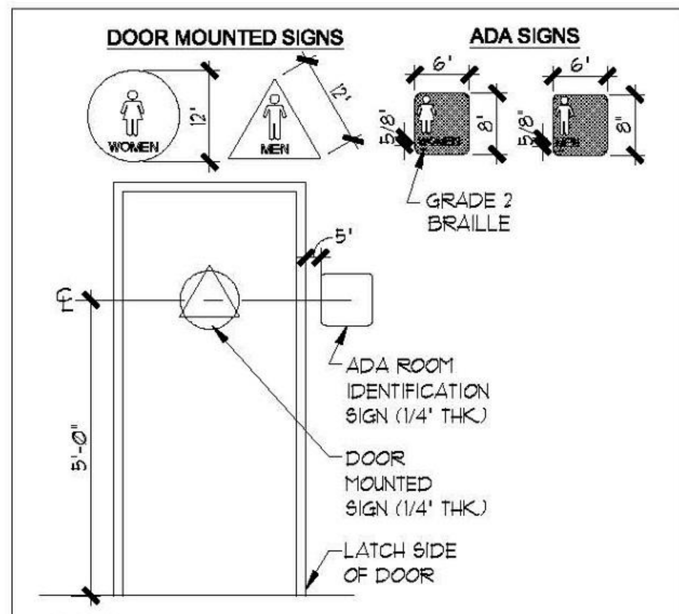
D7	THRESHOLD AT
3" = 1'-0"	DOORS



D9	HANDICAP TOILET ROOM
1/2" = 1'-0"	MOUNTING DETAILS

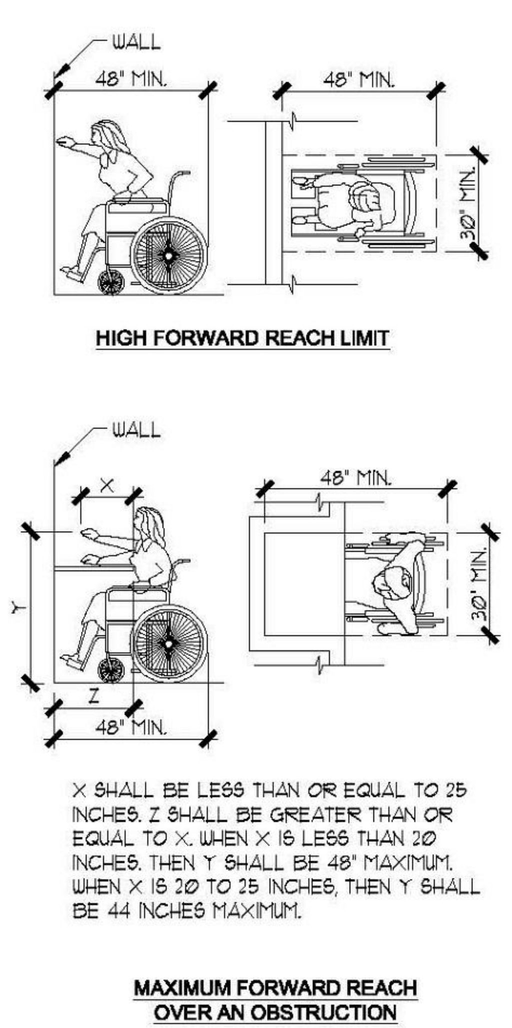


D12	TYPICAL GRAB
3" = 1'-0"	BAR



NOTES
1. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
2. IDENTIFICATION SYMBOLS ARE TO BE ON WALL ADJACENT DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM DOOR AND WALL IN COLOR AND CONTRAST.
3. PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
4. LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH SHALL BE SANS-SERIF UPPERCASE CHARACTERS. A.D.A. SIGNAGE ACCOMPANIED BY GRADE 2 BRAILLE.
5. REGULATORY SIGNS TO BE TYPICALLY ADA COMPLIANT TACTILE 3-D PLAQUES PER CODE REQUIREMENTS.
6. SIGNS TO BE A TYPICAL ONE PIECE INJECTION MOLDED FABRICATION WITH RAISED SECOND SURFACE GRAPHICS.
7. SIGN TO BE A CUSTOM COLOR TO MATCH PMS 262C WITH WHITE GRAPHICS.
8. BRAILLE SHOWN IS FOR PLACEMENT ONLY. USE CORRECT BRAILLE FOR SIGN PRODUCTION.
9. 3D TACTILE PLAQUES CAN BE OBTAINED FROM AMERICRAFT CORPORATION (SIGN LANGUAGE) 904 4TH STREET WEST PALMETTO, FL 34221 PH# 1-800-237-3984 FAX 1-813-723-2452

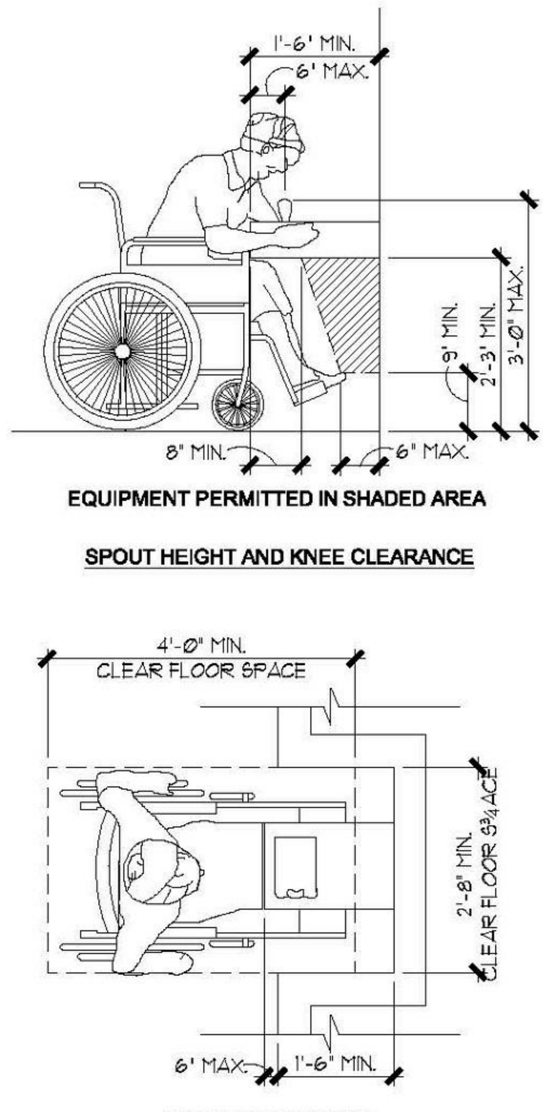
A3	ADA RESTROOM
1/4" = 1'-0"	SIGNAGE



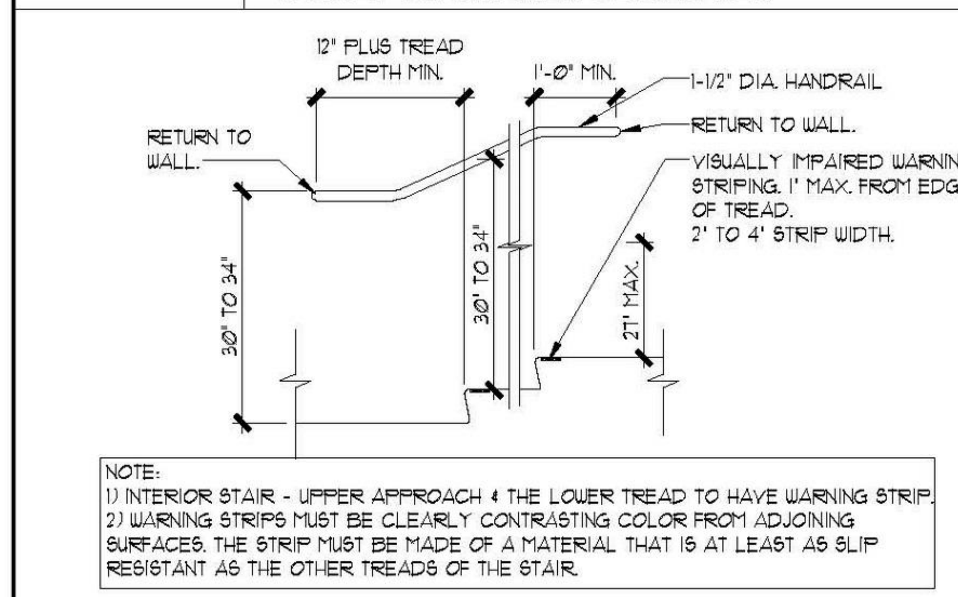
X SHALL BE LESS THAN OR EQUAL TO 25 INCHES. Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20 INCHES, THEN Y SHALL BE 48" MAXIMUM. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

A5	FORWARD
1/4" = 1'-0"	REACH LIMIT



A7	WATER FOUNTAIN
1/2" = 1'-0"	CLEARANCES



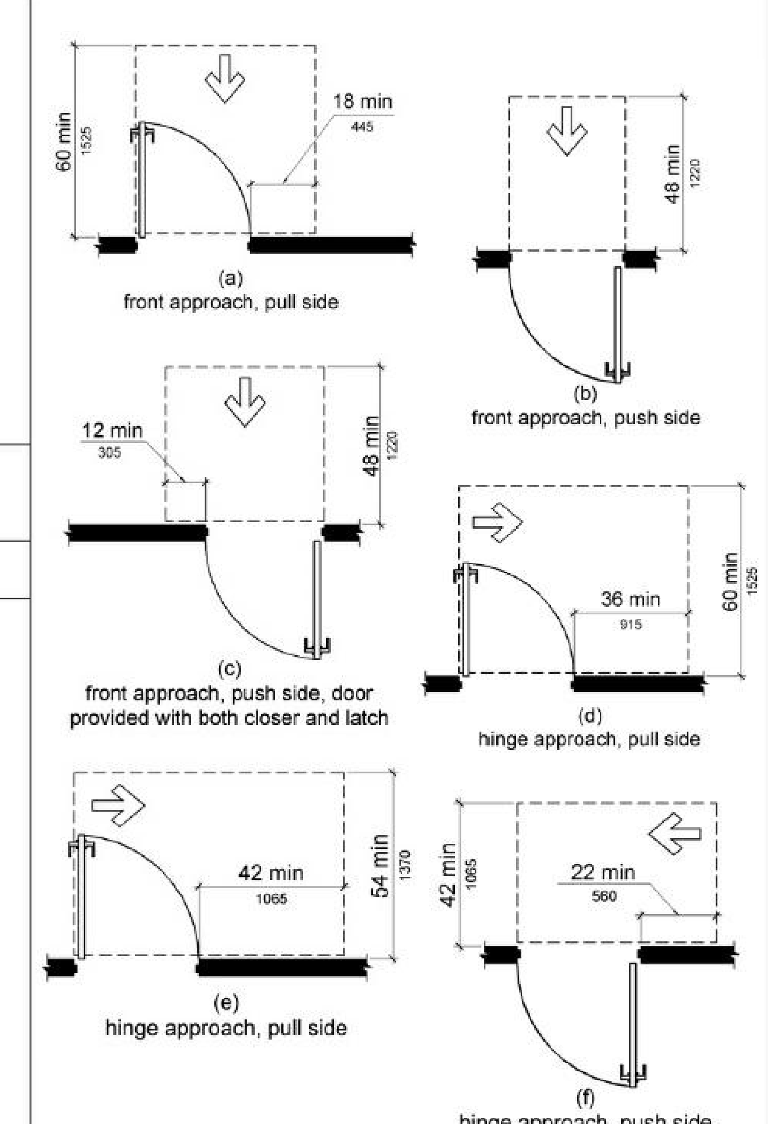
NOTE:
1) INTERIOR STAIR - UPPER APPROACH & THE LOWER TREAD TO HAVE WARNING STRIP.
2) WARNING STRIPS MUST BE CLEARLY CONTRASTING COLOR FROM ADJOINING SURFACES. THE STRIP MUST BE MADE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.

A9	STAIR RAILING DETAIL
1/2" = 1'-0"	(INTERIOR)

MOUNTING HEIGHTS

DIMENSION	MOUNTING HEIGHT (INCHES)
TOILET CENTERING FROM WALL	18
TOILET SEAT HEIGHT / DIMENSION TO TOP OF SEAT	17-19
GRAB BAR HEIGHT (SIDE)	33
TOILET PAPER IN FRONT OF TOILET	12 MAX.
NAPKIN DISPOSAL IN FRONT OF TOILET	12 MAX.
DISPENSER OR MIRROR HEIGHT	40 MAX.
LAVATORY / SINK TOP HEIGHT	34 MAX.
LAVATORY / SINK KNEE CLEARANCE	29 MAX.
URINAL LIP HEIGHT	17 MAX.
URINAL FLUSH HANDLE HEIGHT	44 MAX.
DRINKING FOUNTAIN BUBBLER HEIGHT	36 MAX.
DRINKING FOUNTAIN KNEE CLEARANCE	27 MAX.
RAMP / STAIR HANDRAIL HEIGHT	30-34

C9	MOUNTING HEIGHTS
N/A	TOILET ROOM & ACCESSORIES



A10	TYP. DOOR CLEARANCES
N/A	

ZAUSMER · FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS

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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b, Manlius, N.Y. 13104

TITLE TYPICAL ACCESSIBILITY DETAILS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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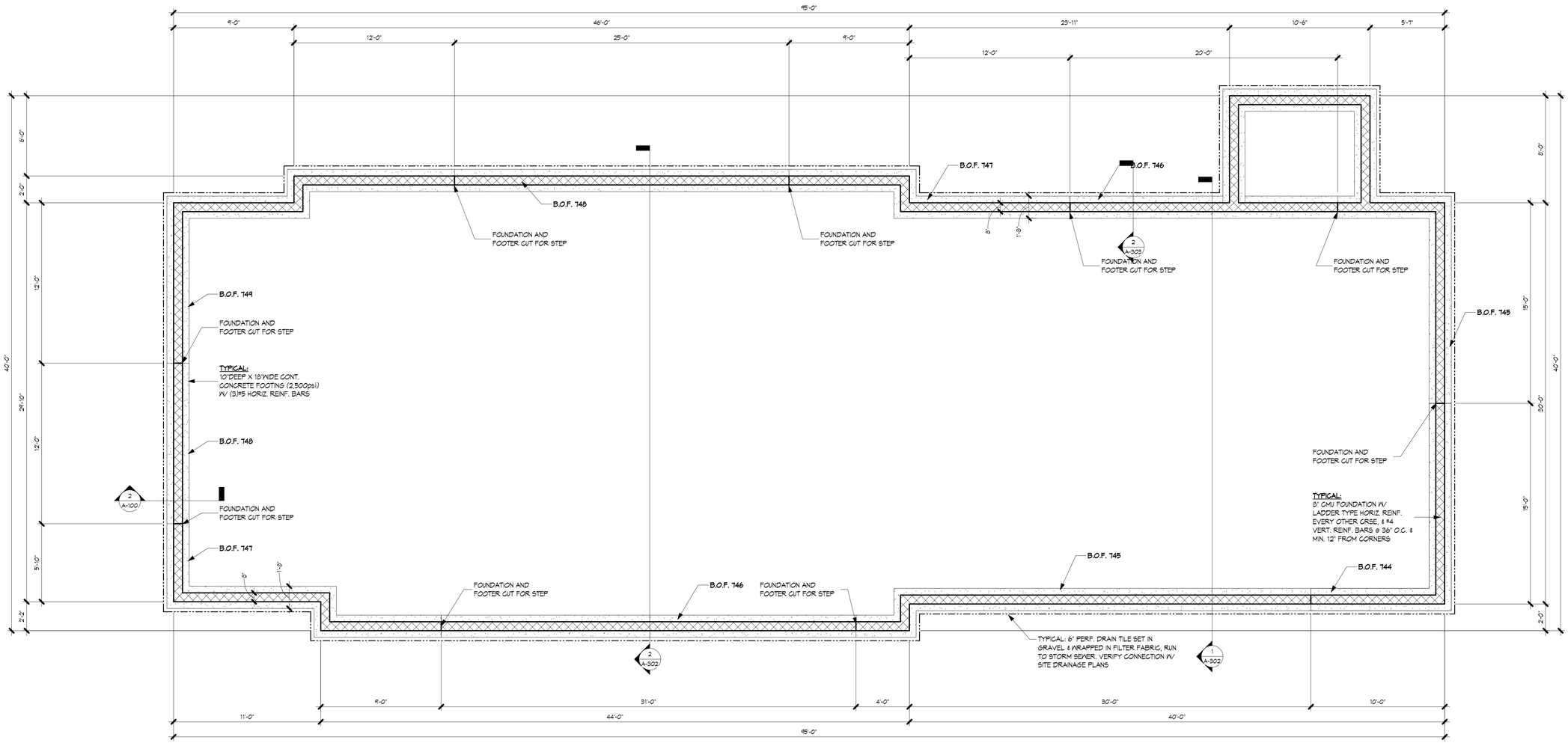
Date	Scale
10-22-21	12" = 1'-0"
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
C-300

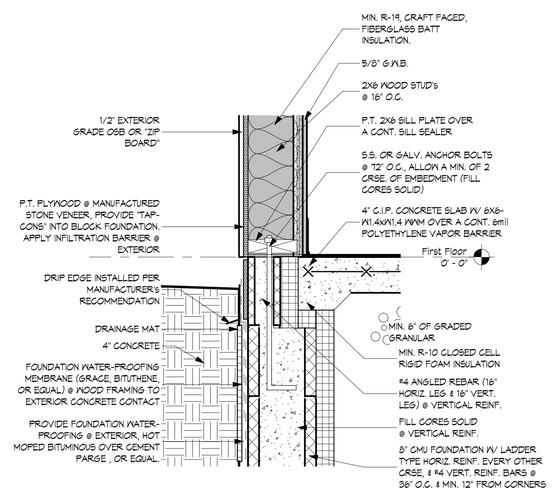
REVISION

No.	Date	Revision Description

10-28-2021



1 A-100 FOUNDATION PLAN
1/4" = 1'-0"



2 A-100 FOUNDATION DETAIL
1 1/2" = 1'-0"

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
TEL (315) 472-8700 / FAX (315) 472-8710 / E-MAIL info@zausmerfrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE FOUNDATION PLAN

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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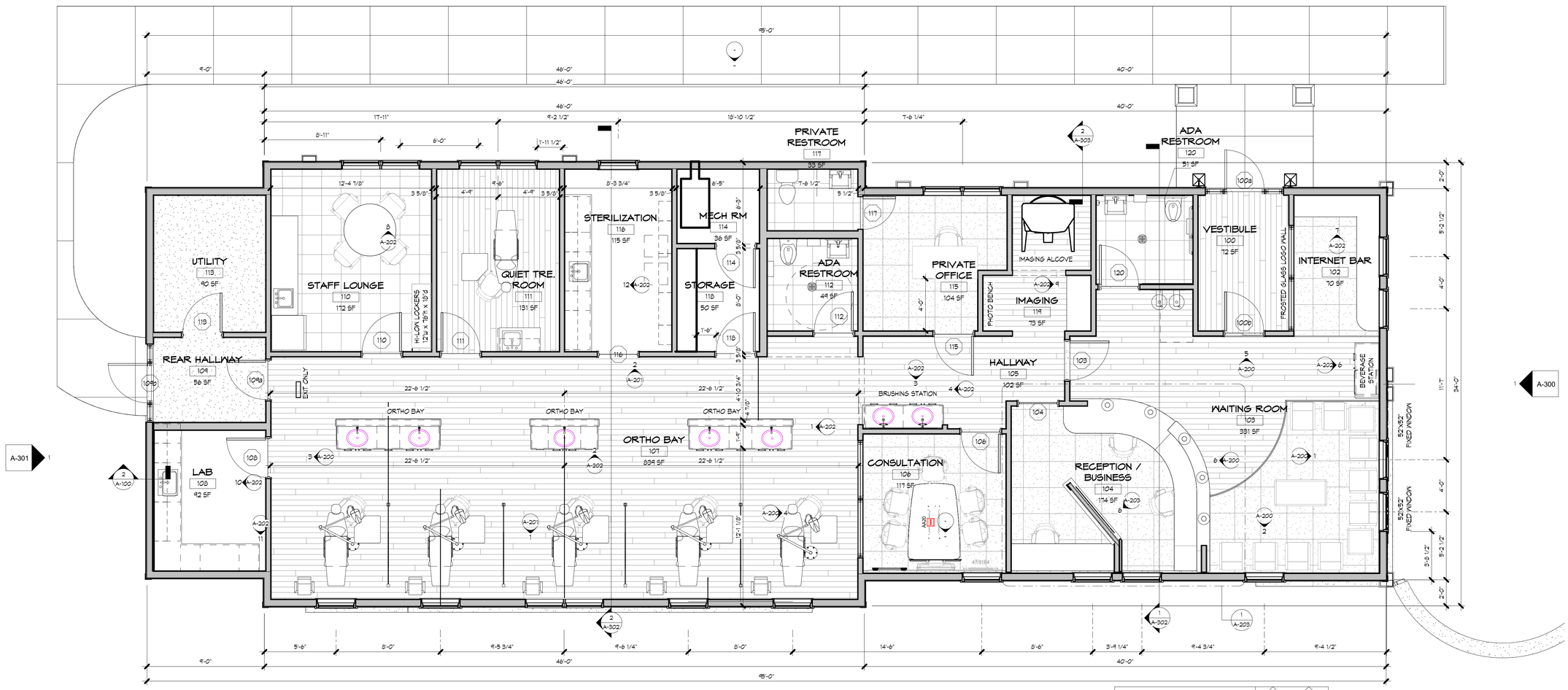
Date	Scale
10-22-21	As indicated
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-100

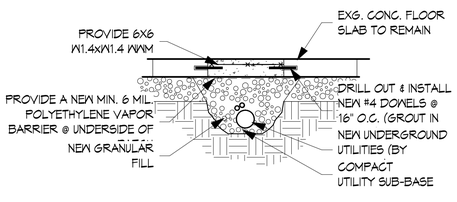
REVISION

No.	Date	Revision Description

10-28-2021



1 A-101 FLOOR PLAN
1/4" = 1'-0"



2 A-101 TRENCH PATCHING DETAIL
3/4" = 1'-0"

WALL KEY:

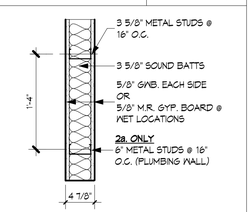
- EXISTING WALLS
- PROPOSED WALLS, MATCH EXG. CONSTRUCTION TYPE & FINISH
- DEMOLISHED WALLS

TYPICAL LIMITING HEIGHTS FOR STUDS D/W SERIES U.N.O. (5PSF WIND LOAD) L/240 (1 LAYER G.W.B. EACH SIDE). CONSULT W/ MANUF. FOR C/W OF S/W STUDS.

STUDS SIZE	25ga.	22ga.	20ga.	16ga. S/W STUDS	CHASE WALLS	BASED ON 25ga. STUDS
1-5/8" STUDS	7'-3"	—	—	—	—	PROVIDE VERTICAL CROSS BRACING, 2 1/2" STL. STUDS AT 48" O.C. MAX. W/ 3/8" PAN HEAD FRAMING SCREWS. INSULATE AT RATED WALLS.
2-1/2" STUDS	10'-0"	10'-9"	11'-8"	—	VERIFY W/ MANUF.	
3-5/8" STUDS	12'-9"	14'-4"	15'-7"	20'-4"	VERIFY W/ MANUF.	
4" STUDS	13'-6"	15'-7"	16'-10"	—	—	
6" STUDS	16'-9"	18'-9"	23'-4"	—	—	

PARTITION TYPE: 2 2a

PARTITION WALL — NON RATED



PROVIDE WATER RESISTANT GYP BOARD @ BATHROOM AND BEHIND SINKS

ZAUSMER·FRISCH SCRUTON & AGGARWAL
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210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
TEL (315) 475-8700 / FAX (315) 475-8710 / E-MAIL info@zausmerfrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE
RENOVATION - FLOOR PLAN

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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Date	Scale
10-22-21	As indicated
Project Number 21013	Drawn by RJC/AMR

SHEET NUMBER
A-101

REVISION

No.	Date	Revision Description

10-28-2021

Room Schedule

Number	Name	Area	Floor Finish	Base Finish	Perimeter	Walls: Wall Finish	Walls: Wall Area	Wainscot: Wainscot Material	Wainscot: Wainscot Height	Ceiling: Ceiling Finish	Ceiling: Ceiling Height
100	VESTIBULE	72 SF	LVP	VINYL	35'	PAINT	312 SF	N/A	-	GYP	9' - 0"
102	INTERNET BAR	70 SF	CPT. TILE	VINYL	34'	PAINT	304 SF	N/A	-	ACT	9' - 0"
103	WAITING ROOM	331 SF	CPT. TILE	VINYL	94'	PAINT	938 SF	N/A	-	ACT	10' - 0"
104	RECEPTION / BUSINESS	174 SF	CPT. TILE	VINYL	71'	PAINT	674 SF	N/A	-	ACT	9' - 6"
105	HALLWAY	102 SF	LVP	VINYL	46'	PAINT	412 SF	N/A	-	ACT	9' - 0"
106	CONSULTATION	117 SF	CPT. TILE	VINYL	43'	PAINT	384 SF	N/A	-	ACT	9' - 0"
107	ORTHO BAY	339 SF	LVP	VINYL	130'	PAINT	1565 SF	N/A	-	ACT	12' - 0"
108	LAB	92 SF	SHEET VINYL	SHEET VINYL	39'	PAINT / FRP	348 SF	N/A	-	ACT	9' - 0"
109	REAR HALLWAY	56 SF	VCT/LVT	VINYL	30'	PAINT	272 SF	N/A	-	ACT	9' - 0"
110	STAFF LOUNGE	172 SF	LVT	VINYL	53'	PAINT	473 SF	N/A	-	ACT	9' - 0"
111	QUIET TRE. ROOM	131 SF	LVP	VINYL	47'	PAINT	421 SF	N/A	-	ACT	9' - 0"
112	ADA RESTROOM	49 SF	LVT	VINYL	28'	PAINT	252 SF	LVP	4'	ACT	9' - 0"
113	UTILITY	90 SF	VCT/LVT	VINYL	38'	PAINT	344 SF	FRP	8'	ACT	9' - 0"
114	MECH RM	36 SF	VCT/LVT	VINYL	24'	PAINT	216 SF	N/A	-	ACT	9' - 0"
115	PRIVATE OFFICE	104 SF	CPT. TILE	VINYL	43'	PAINT	386 SF	N/A	-	ACT	9' - 0"
116	STERILIZATION	115 SF	SHEET VINYL	SHEET VINYL	44'	PAINT	400 SF	FRP	18"-24"	ACT	9' - 0"
117	PRIVATE RESTROOM	33 SF	LVT	VINYL	23'	PAINT	210 SF	N/A	-	ACT	9' - 0"
118	STORAGE	50 SF	VCT/LVT	VINYL	28'	PAINT	256 SF	N/A	-	ACT	9' - 0"
119	IMAGING	73 SF	LVP	VINYL	42'	PAINT	376 SF	N/A	-	ACT	9' - 0"
120	ADA RESTROOM	51 SF	LVT	VINYL	29'	PAINT	257 SF	LVP	4'	ACT	9' - 0"
Grand total: 20		2756 SF			921'		8812 SF				

Door Schedule

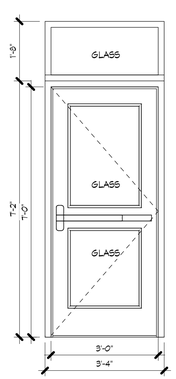
Mark	Description	Door Type	Width	Height	Door: Material	Door: Finish	Frame: Type	Frame: Finish	Fire Rating	Comments
100a	Exterior, 2 Lite, Swinging Door	A	3' - 0 1/4"	8' - 11 1/8"	Aluminum					
100b	2 Lite, Swinging Door	A1	3' - 0"	7' - 0"	Aluminum				-	2 LITE
103	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
104	Single, Swinging Door	C	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
106	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	1/2 LITE (FROSTED)
108	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	1/2 LITE (FROSTED)
109a	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
109b	Exterior, 2 Lite, Swinging Door	A	3' - 0 1/4"	8' - 11 1/8"	Aluminum					
110	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	1/2 LITE (FROSTED)
111	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	1/2 LITE (FROSTED)
112	Single, Swinging Door	B	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
113	Single, Swinging Door	B2	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
114	Single, Swinging Door	B	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
115	Single, Swinging Door	B	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
116	Single, Swinging Door	C	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
117	Single, Swinging Door	B3	2' - 6"	6' - 8"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
118	Single, Swinging Door	B	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
120	Single, Swinging Door	B	3' - 0"	7' - 0"	Solid Core, Wood	tbd	HM	Paint, tbd	-	
Grand total: 18										

MATERIALS:

LVP: PATCRAFT - HOMEGRAIN, 12MIL - #00730, "PARLER"
CARPET TILE: PATCRAFT - POSSIBLE - #00552, "CAREFREE". BRICK PATTERN
LVT: TARKETT - PARISIAN - #10069, "POMPEII". 18"x18" TILE, QUARTER TURN PATTERN
VINYL BASE: TARKETT - TRADITIONAL VINYL - COLOR TAB " WELSH CASTLE CB". 4" H
MOSAIC STONE: MSI - ALASKA GRAY, SPLITFACE 12"X12" MOSAIC TILE
LEDGE STONE: MSI - ALASKA GRAY, LEDGER PANEL 6"X24"
MANUFACTURED STONE VENEER: ELDORADO STONE - ROUGH CUT, "LOIRE VALLEY"
LAMINATE COUNTERTOP: WILSONART - #4168-80, "GREY PAMPAS" - MATTE FINISH
SOLID SURFACE: WILSONART - #9203CE, "DUSK ICE"

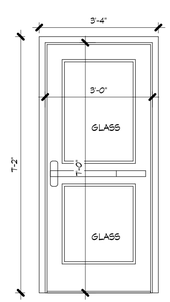
NOTE:

- G.C. OPTION TO RE-USE EXISTING DOOR SLABS & HOLLOW METAL FRAMES. PREP FOR NEW PAINT/STAIN. INSTALL NEW WINDOWS AS SCHEDULED.
- PROVIDE HARDWARE SUBMITAL FOR REVIEW



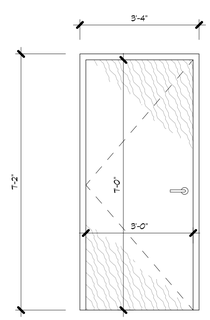
SELF CLOSING HINGES, SOFT CLOSE & PANIC HARDWARE

DOOR - A
1/2" = 1'-0"

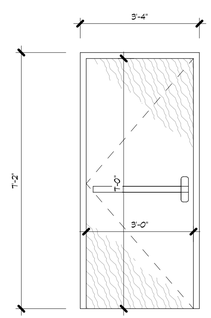


SELF CLOSING HINGES, SOFT CLOSE & PANIC HARDWARE

DOOR - A1
1/2" = 1'-0"

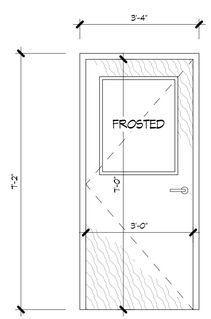


DOOR - B
1/2" = 1'-0"

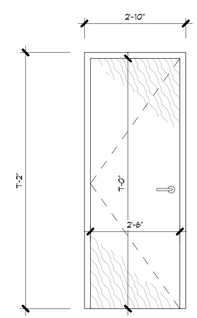


3/4 HR FIRE RATED W/ SELF CLOSING HINGES & PANIC HARDWARE

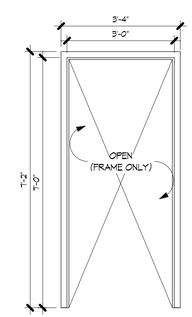
DOOR - B1
1/2" = 1'-0"



DOOR - B2
1/2" = 1'-0"



DOOR - B3
1/2" = 1'-0"



DOOR - C
1/2" = 1'-0"

ZAUSMER·FRISCH
SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
TEL 315.472.8404 FAX 315.472.8710 E-MAIL info@zaumerfrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE SCHEDULES

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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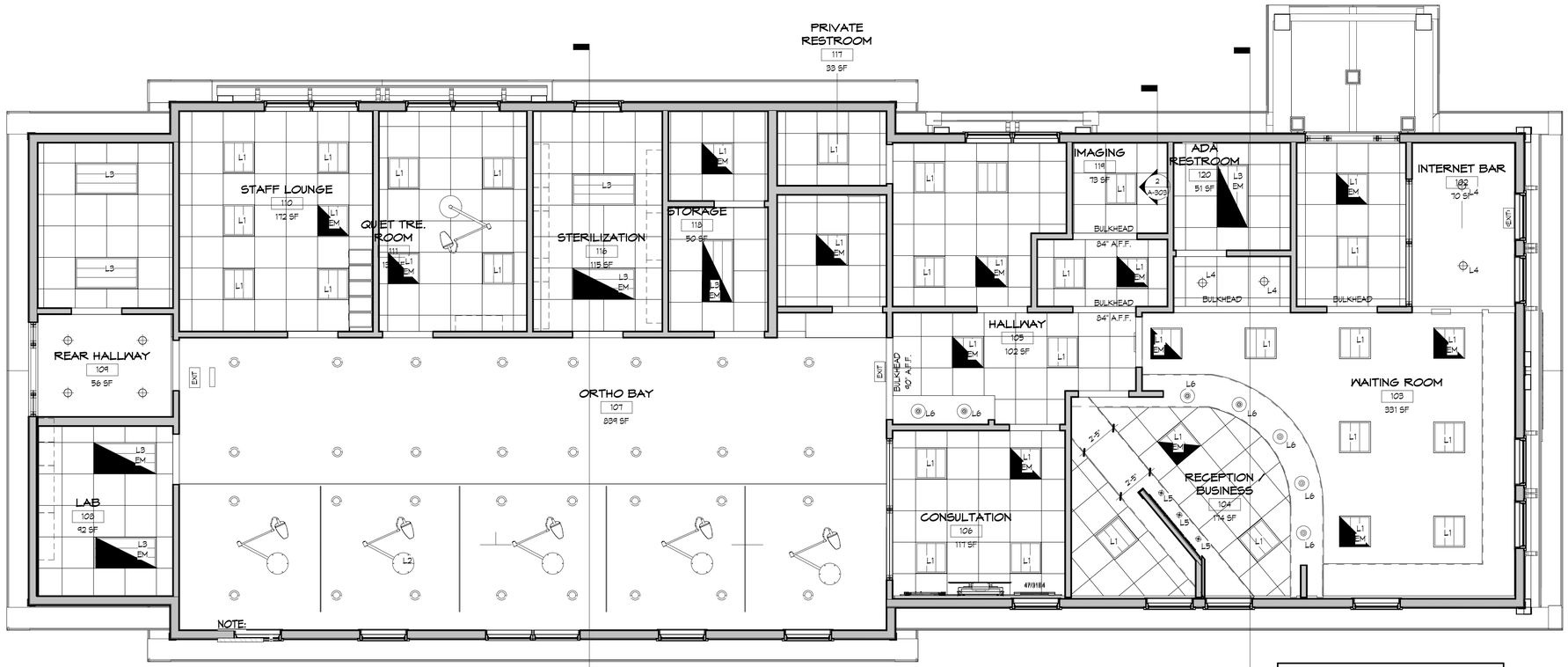
Date	Scale
10-22-21	NONE -0"
Project Number 21013	Drawn by RJC/AMR

SHEET NUMBER
A-101.1

REVISION

No.	Date	Revision Description

10-28-2021



NOTE:

ACOUSTICAL CEILING TILE:
= ARMSTRONG CIRRUS - 9/16" BEVELED TEGULAR, WHITE. OR EQUAL

IN LAB, REAR HALLWAY, & STORAGE AN UNSPECIFIED WHITE, LAY-IN TILE MAY BE USED

1 A-102 RENOVATION - REFLECTED CEILING PLAN 1/4" = 1'-0"

NOTE:
HVAC TO BE DESIGN/BUILD. CONTRACTOR TO PROVIDELAYOUT PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.

HVAC CONTRACTOR TO PROVIDE AIR BALANCING REPORT AT CLOSEOUT.

NOTE:
ELECTRICAL TO BE DESIGN/BUILD. CONTRACTOR TO COORDINATE W/ DENTAL EQUIPMENT SUPPLIER, OWNER, & ARCHITECT, PROVIDE A FINAL LAYOUT PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.

LIGHTING FIXTURES

L6. KICHLER - EVERLY 15.25"Hx10.5" Dia, 1 LIGHT BELL PENDANT
NATURAL BRASS STEM & 4.75" Dia BACKPLATE.
CLEAR SEEDY GLASS OPTION
CUT STEM FOR CORRECT LENGTH (SEE ELEVATIONS)

CEILING LEGEND

	RETURN DIFFUSER
	SUPPLY DIFFUSER
	2x4 LIGHT
	2x2 LIGHT
	2x2 / 2X4 EMERGENCY LIGHT
	PENDANT LIGHTING
	LINEAR L.E.D. (UP AND DOWN LIGHT)
	RECESSED CAN 4"
	RECESSED CAN 2" DIRECTIONAL
	EMERGENCY LIGHTING
EXIT	EXIT SIGN
	ELECTRICAL SWITCHING LINES (GRAPHICAL ONLY)
	FAN

NOTE:
OBJECTS DENOTED WITH DASHED LINES. TO BE REMOVED

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE REFLECTED CEILING PLANS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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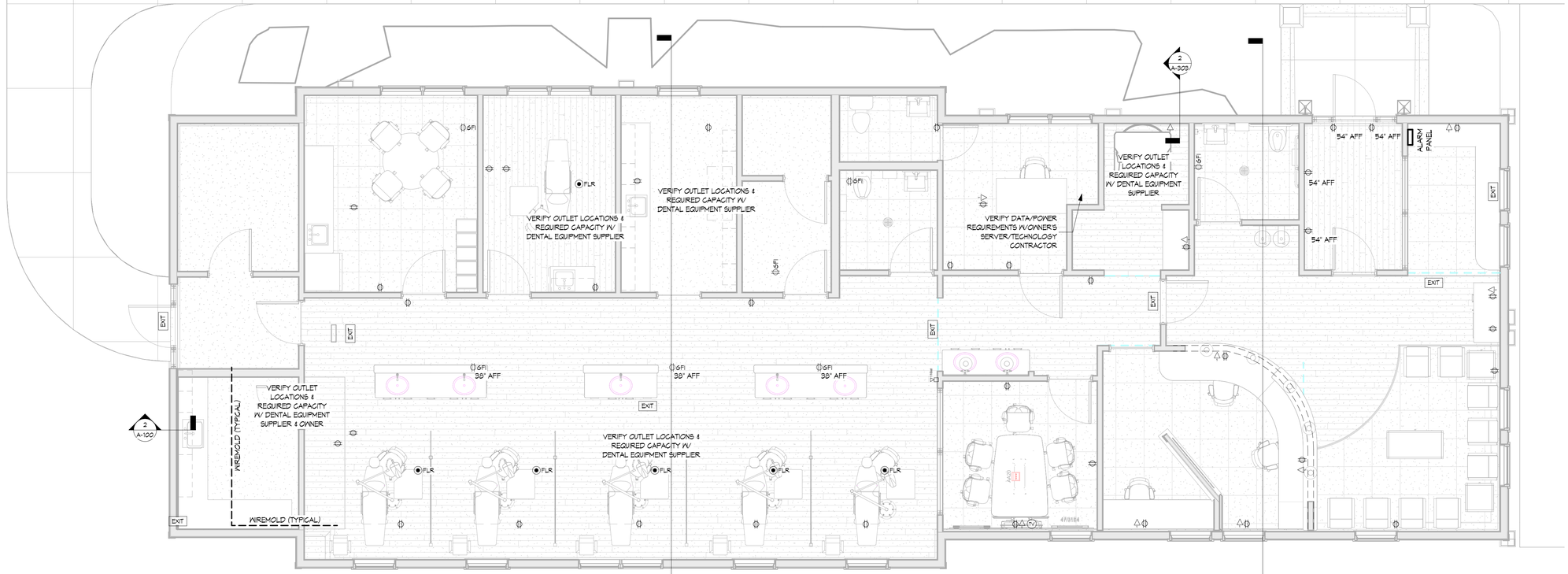
Date 10-22-21	Scale As indicated
Project Number 21013	Drawn by RJC/AMR

SHEET NUMBER
A-102

REVISION

No.	Date	Revision Description

10-28-2021



1 A-103 RENOVATION - ELECTRICAL PLAN
1/4" = 1'-0"

NOTE:
ELECTRICAL TO BE DESIGN/BUILD. CONTRACTOR TO COORDINATE W/ DENTAL EQUIPMENT SUPPLIER, OWNER, & ARCHITECT, PROVIDE A FINAL LAYOUT PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.

2 A-302

ELECTRICAL LEGEND

	WIRING LINE (GRAPHIC ONLY)
	OUTLETS: DBL. DUPLEX / DUPLEX
GFI	DUPLEX OUTLET GFCI
$	SWITCH
PS	MANUAL PULL STATION
	DATA RECEPTACLE
M.D.	MOTION DETECTOR
CMD	CARBON MONOXIDE DETECTOR
FLR	FLOOR OUTLET WP/GFCI
EXIT	EXIT SIGN

NOTE:
OBJECTS DENOTED WITH DASHED LINES, TO BE REMOVED

NOTE:
FIRE ALARM DEVICES, LAYOUTS, AND SYSTEM TO BE DESIGNED BY OTHERS

2 A-302

WALL KEY:

- EXISTING WALLS
- PROPOSED WALLS, MATCH EXG. CONSTRUCTION TYPE & FINISH
- DEMOLISHED WALLS

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE UTILITY PLANS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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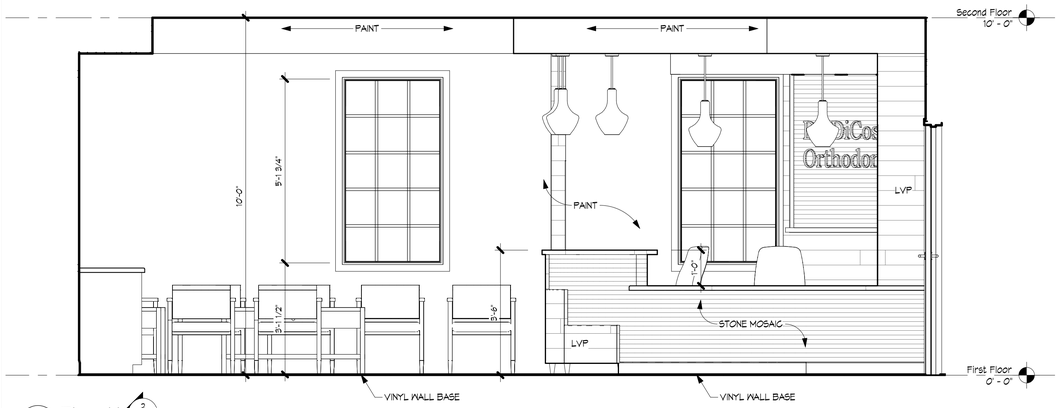
Date	Scale
10-22-21	As indicated
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-103

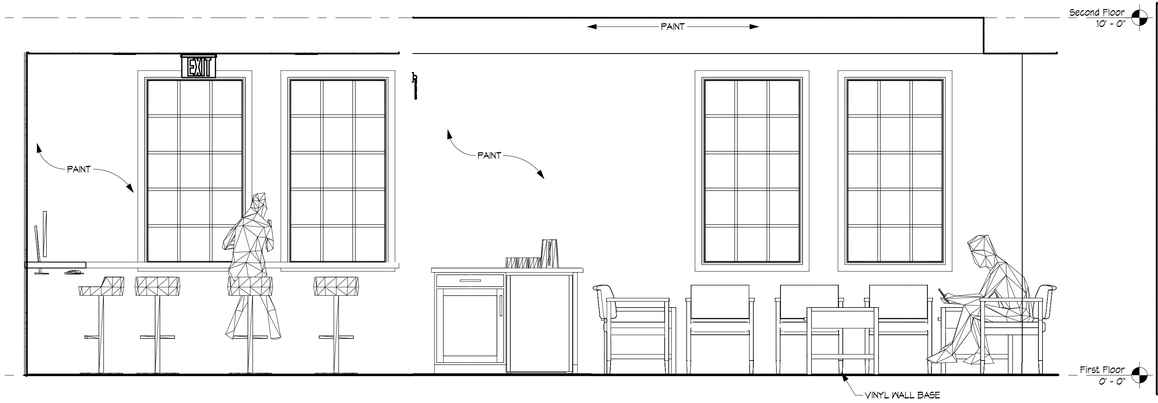
REVISION

No.	Date	Revision Description

10-28-2021



2 A-200 Elevation 8 - a
1/2" = 1'-0"



1 A-200 Elevation 7 - a
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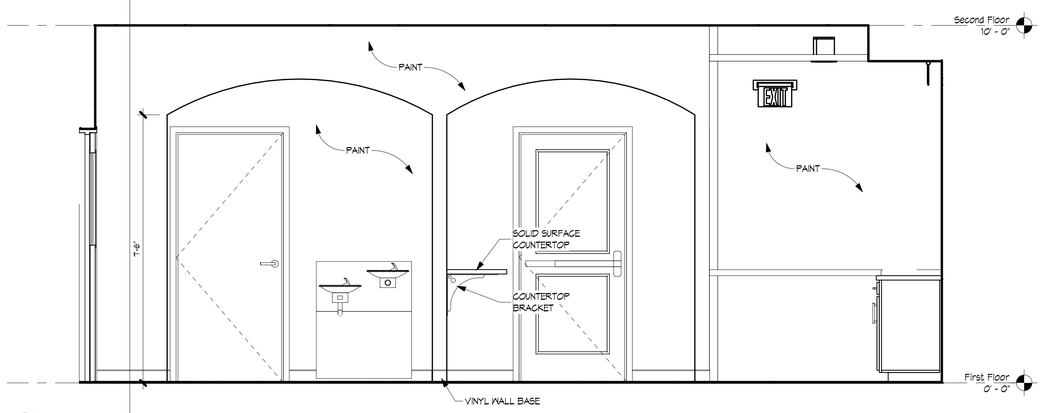
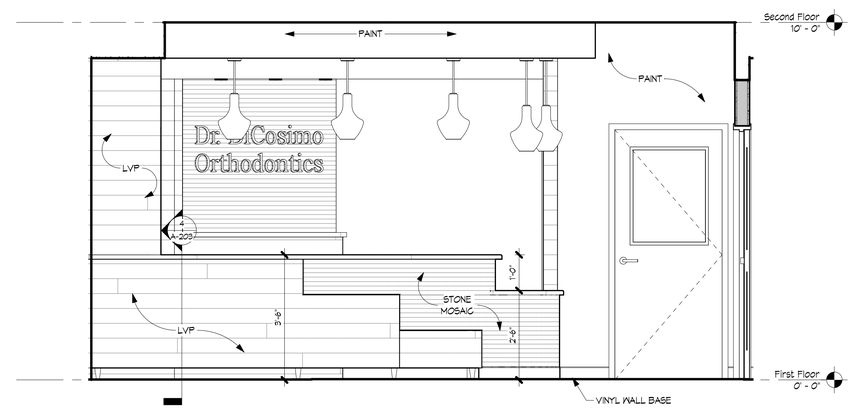
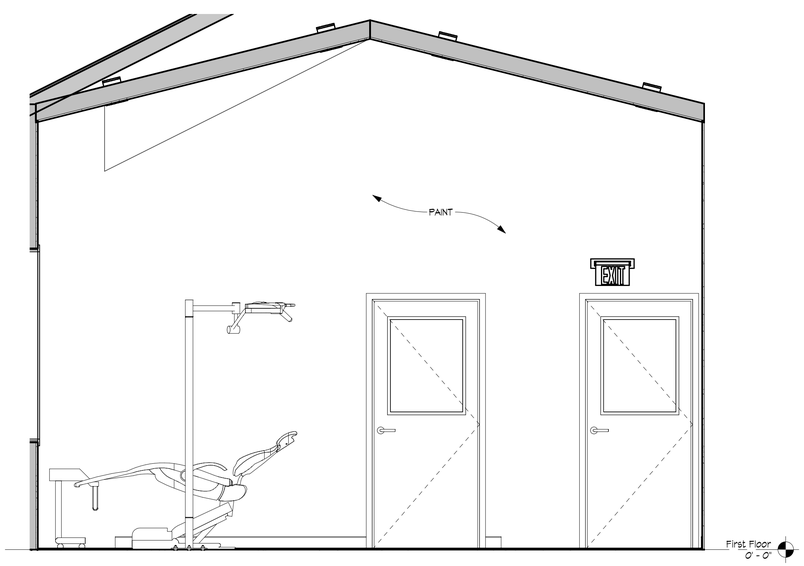


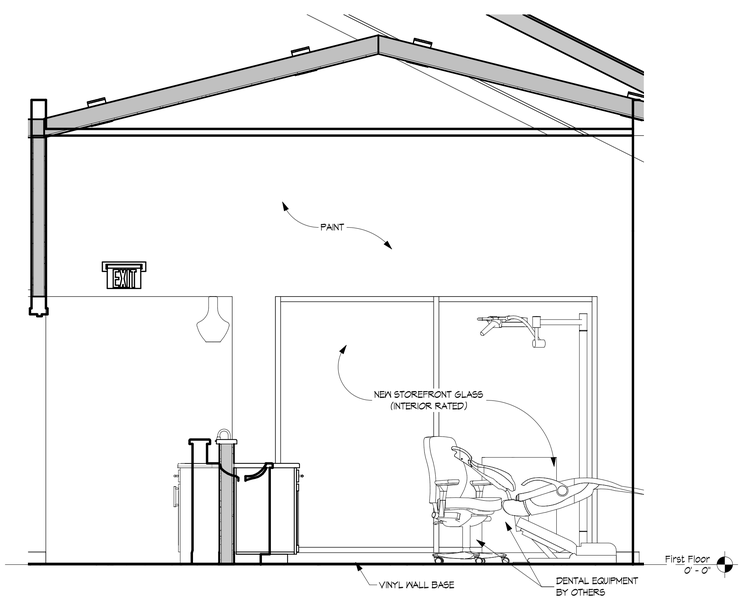
5 A-200 Elevation 4 - a
1/2" = 1'-0"



6 A-200 Elevation 9 - a
1/2" = 1'-0"



3 A-200 ORTHO BAY - ELEVATION B
1/2" = 1'-0"



4 A-200 ORTHO BAY - ELEVATION D
1/2" = 1'-0"

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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE INTERIOR ELEVATIONS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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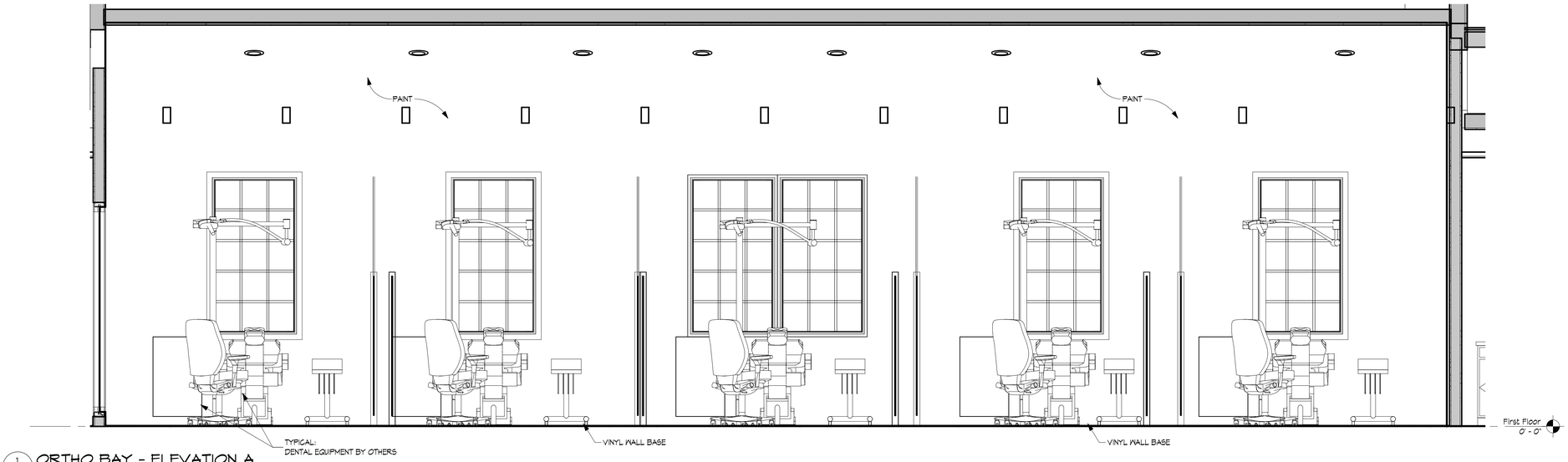
Date	Scale
10-22-21	1/2" = 1'-0"
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-200

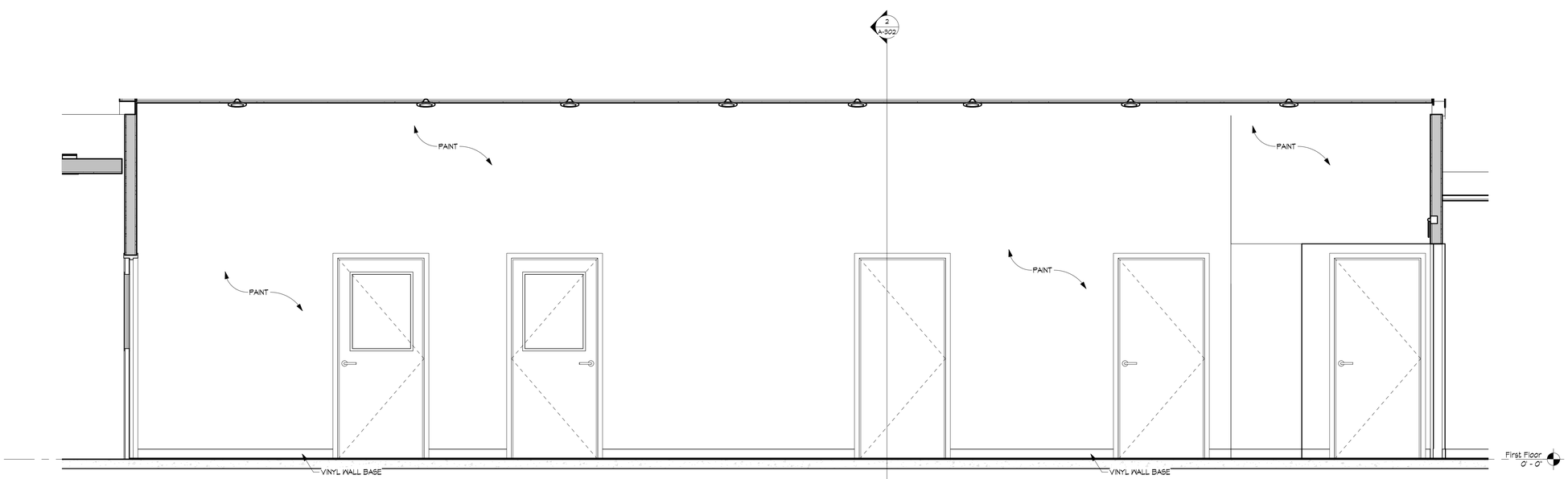
REVISION

No.	Date	Revision Description

10-28-2021



1 A-201 ORTHO BAY - ELEVATION A
1/2" = 1'-0"



2 A-201 ORTHO BAY - ELEVATION C
1/2" = 1'-0"

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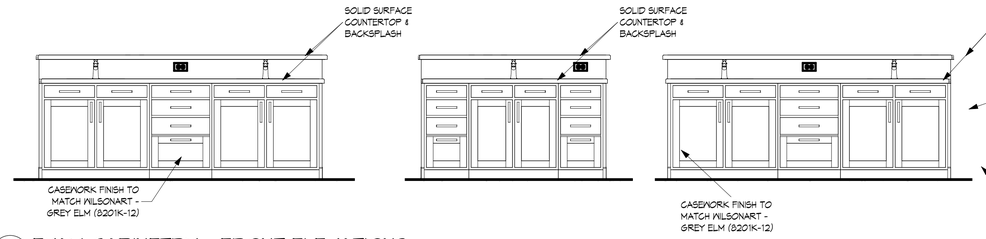
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-201

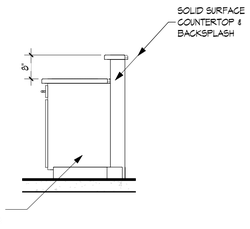
REVISION

No.	Date	Revision Description

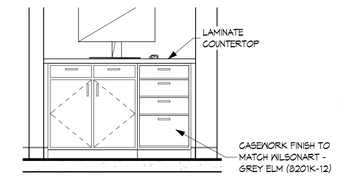
10-28-2021



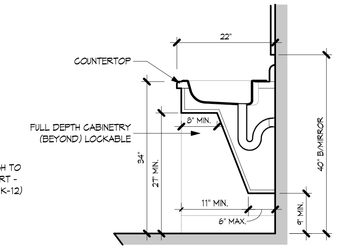
2 A-202 EXAM CABINETRY - FRONT ELEVATIONS
1/2" = 1'-0"



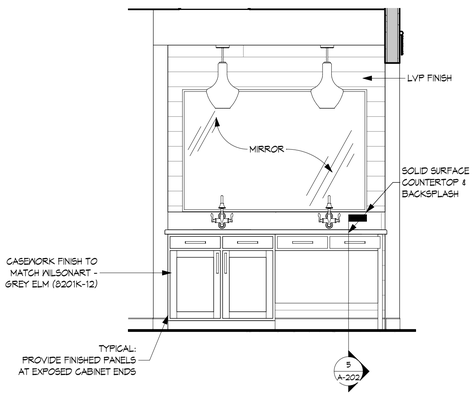
1 A-202 SIDE ELEVATION
1/2" = 1'-0"



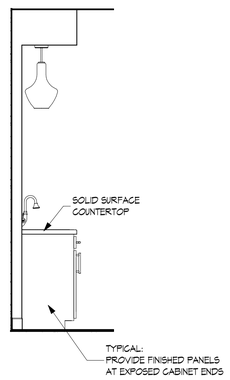
9 A-202 IMAGING CABINETRY
1/2" = 1'-0"



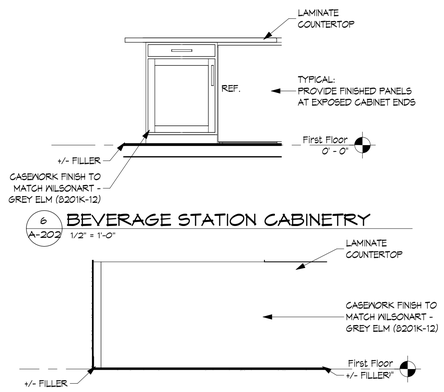
5 A-202 ACCESSIBLE VANITY DETAIL
3/4" = 1'-0"



3 A-202 BRUSHING STATION - ELEVATION
1/2" = 1'-0"

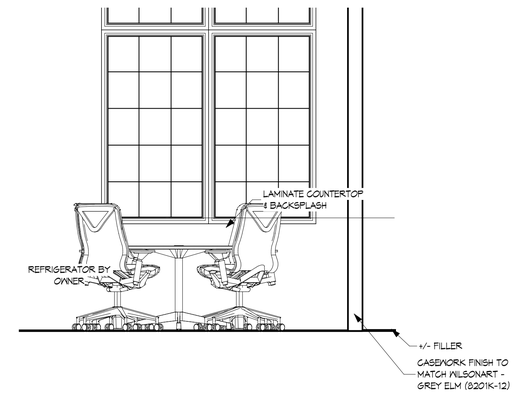


4 A-202 SIDE ELEVATION
1/2" = 1'-0"

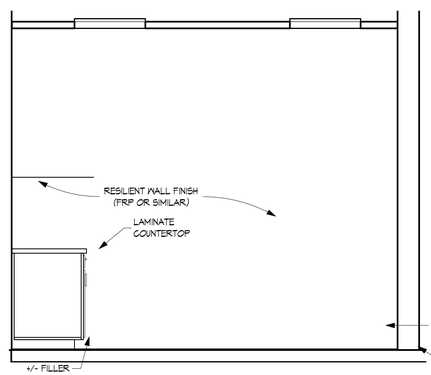


6 A-202 BEVERAGE STATION CABINETRY
1/2" = 1'-0"

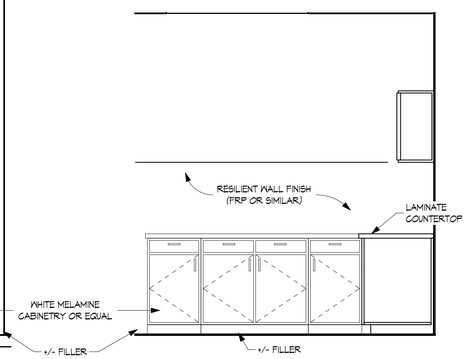
7 A-202 CHECK IN CABINETRY
1/2" = 1'-0"



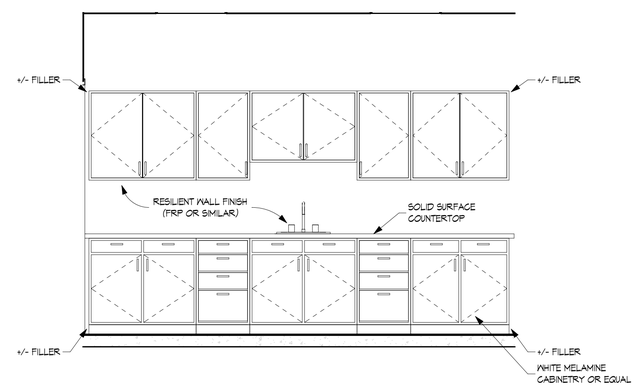
8 A-202 BREAKROOM CABINETRY - FRONT ELEVATION
1/2" = 1'-0"



10 A-202 LAB CABINETRY - FRONT ELEVATION
1/2" = 1'-0"



11 A-202 LAB CABINETRY - SIDE ELEVATION
1/2" = 1'-0"



12 A-202 STERILIZATION CABINETRY - FRONT ELEVATION
1/2" = 1'-0"

MATERIALS

SOLID SURFACE: WILSONART - DUSK ICE (9203CE)

COUNTERTOP LAMINATE: WILSONART - WHITE CASCADE (5003-38)

CASEWORK (WHERE NOTED): FINISH TO MATCH WILSONART - GREY ELM (8201K-12) OR SIMILAR. CONTRACTOR TO PROVIDE DOOR SAMPLE FOR APPROVAL

ZAUSMER·FRISCH SCRUTON & AGGARWAL
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210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE
CASEWORK ELEVATIONS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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020575
NY. REG. NO. DATE

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10-22-21	As indicated
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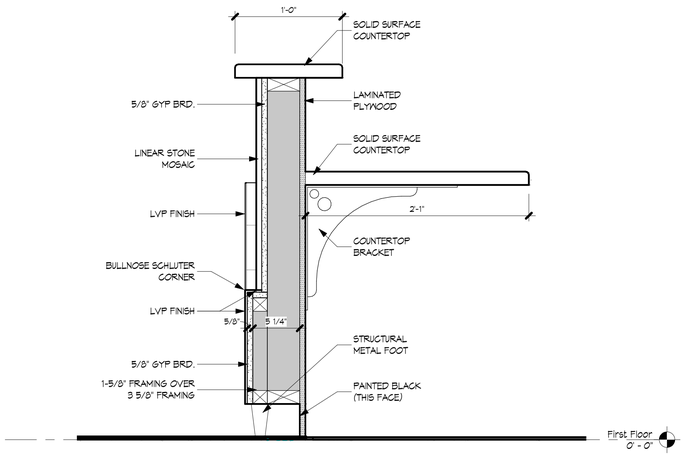
21013	RJC/AMR

SHEET NUMBER
A-202

REVISION

No.	Date	Revision Description

10-28-2021



5 A-203 RECEPTION DESK - SECTION
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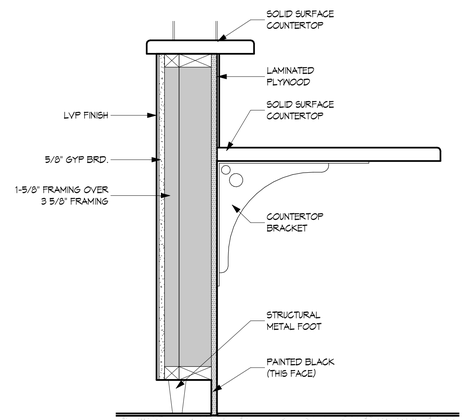

4 A-203 RECEPTION DESK - SECTION
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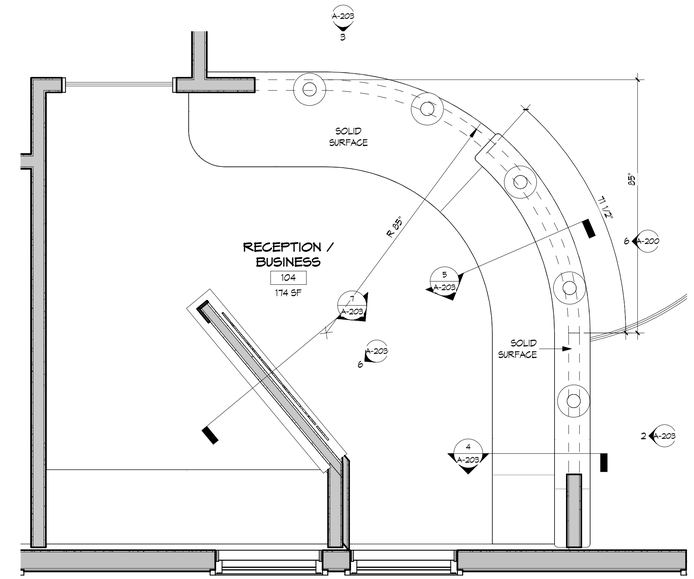

1 A-203 RECEPTION - DETAIL PLAN
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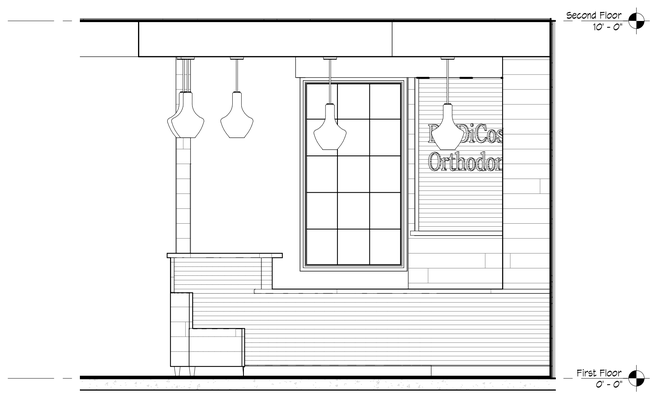
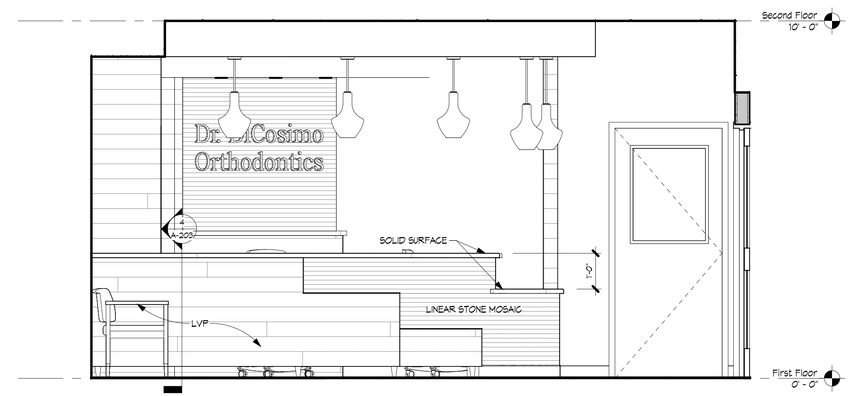
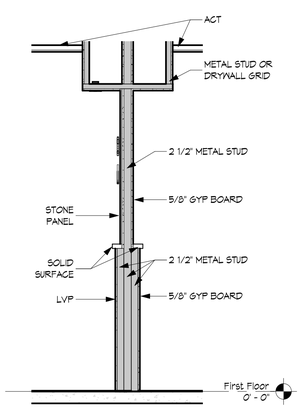


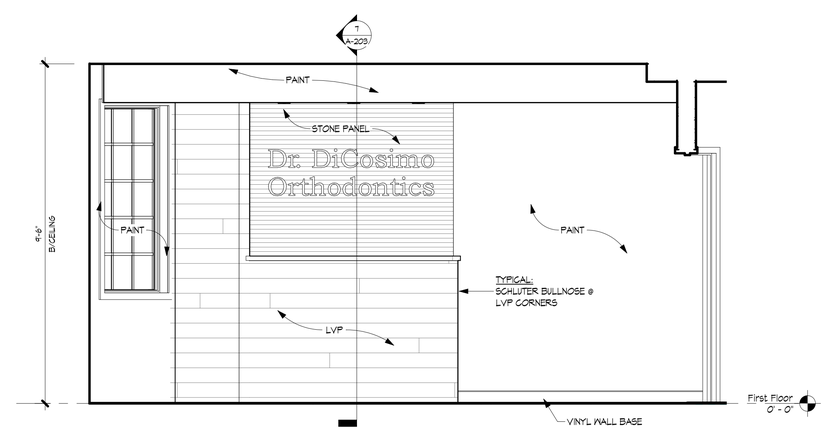
3 A-203 RECEPTION DESK - SIDE ELEVATION
1/2" = 1'-0"



2 A-203 RECEPTION DESK - FRONT ELEVATION
1/2" = 1'-0"



7 A-203 SIGNAGE WALL DETAIL SECTION
1/2" = 1'-0"



6 A-203 RECEPTION DESK - SIGNAGE ELEVATION
1/2" = 1'-0"

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PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE
RECEPTION DETAIL, PLAN, SECTIONS, & ELEVATIONS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REVISION

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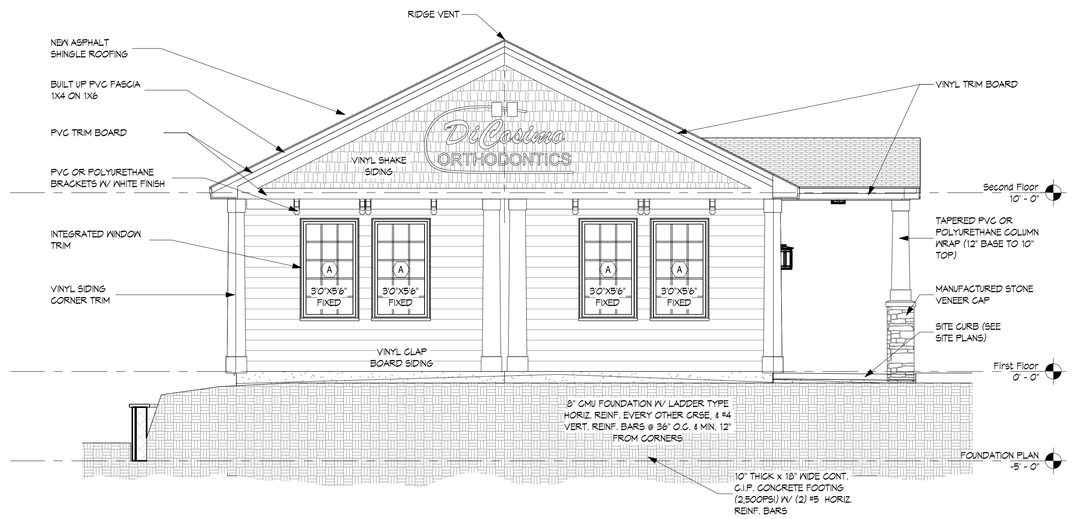
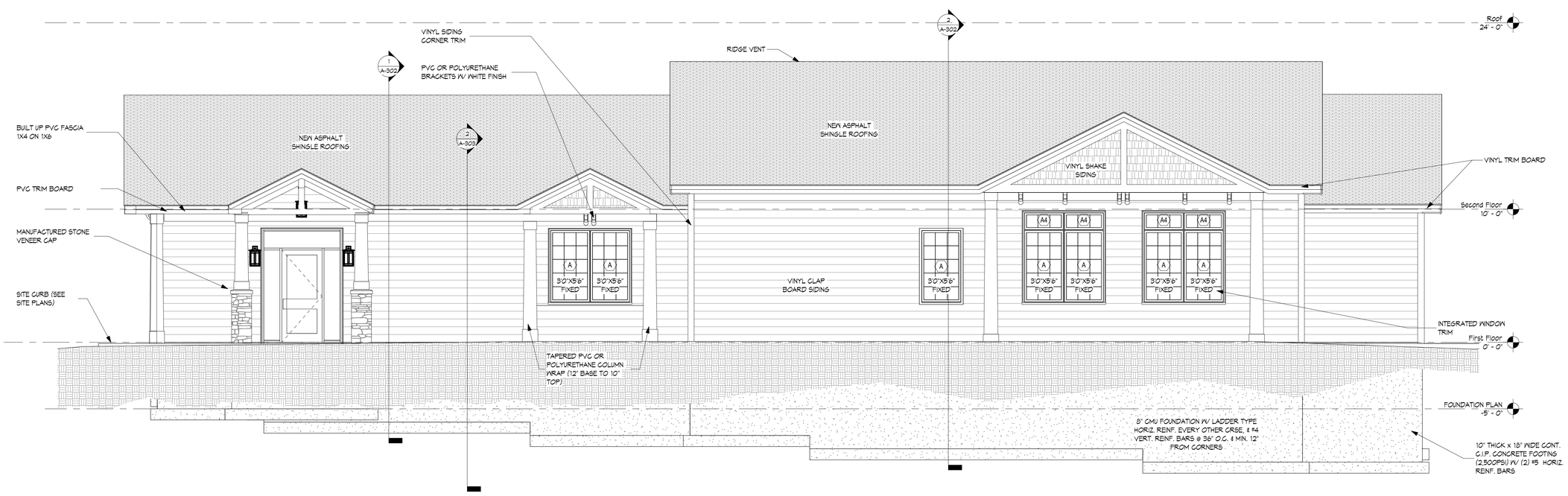


1 A-300 EAST ELEVATION
1/4" = 1'-0"



2 A-300 NORTH ELEVATION
1/4" = 1'-0"

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21013	RJC/AMR

SHEET NUMBER
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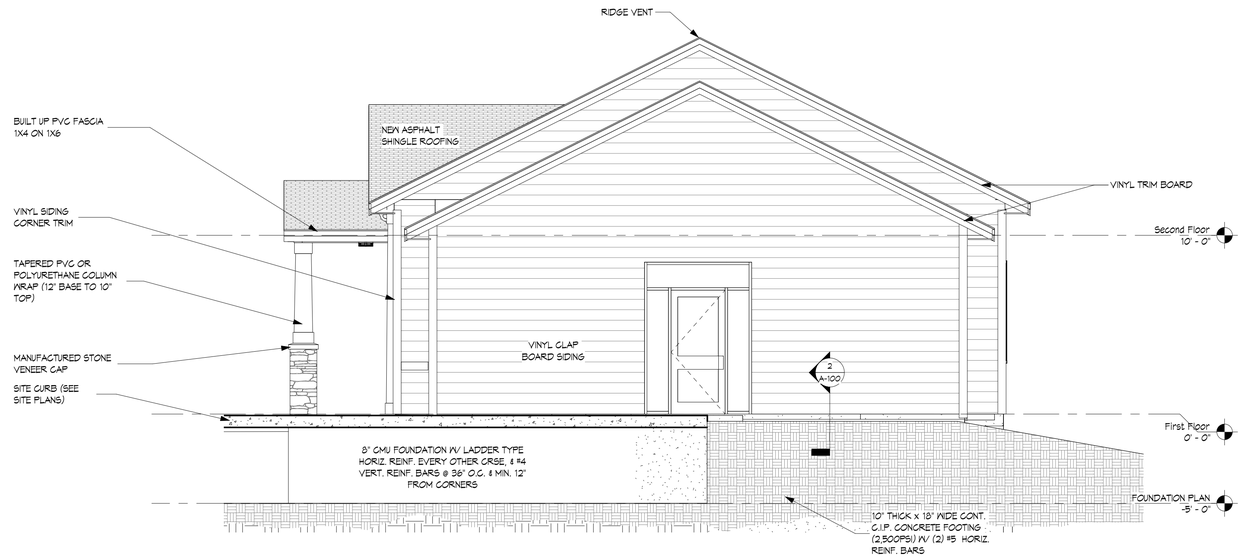
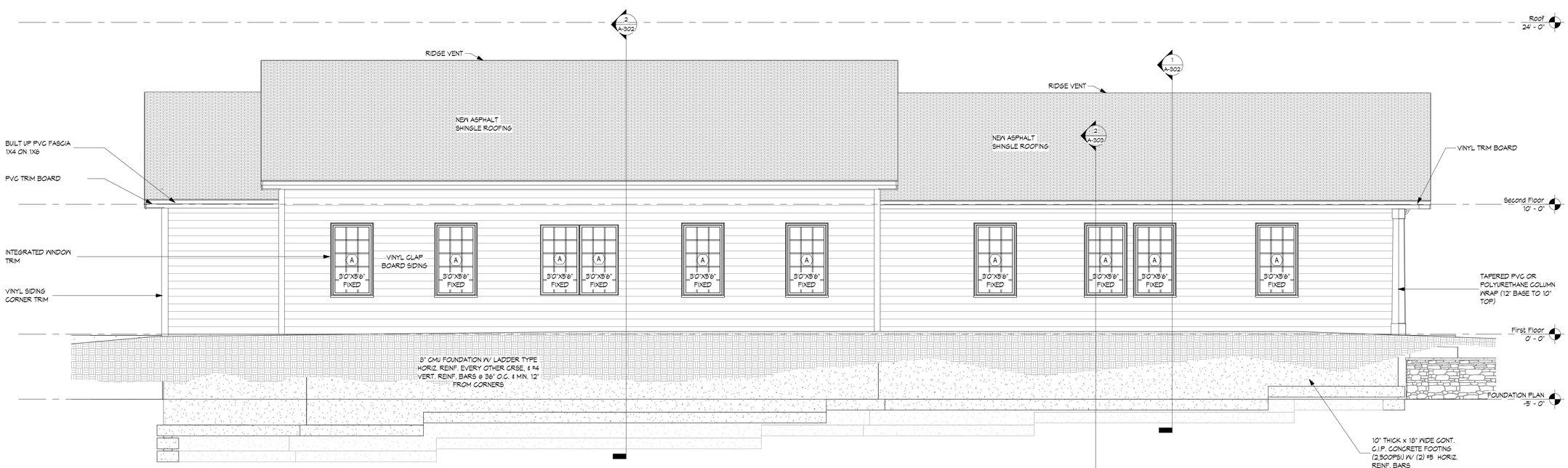


1 A-301 WEST ELEVATION
1/4" = 1'-0"



2 A-301 SOUTH ELEVATION
1/4" = 1'-0"

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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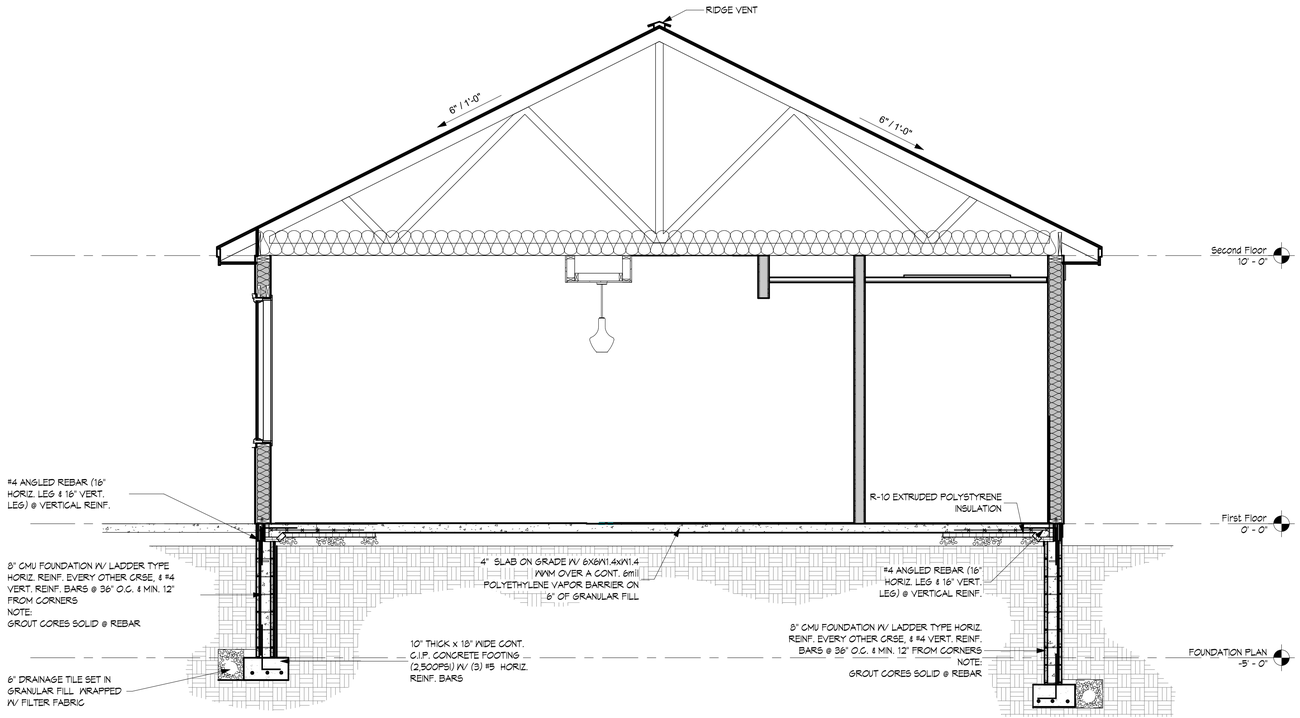
Date	Scale
10-22-21	1/4" = 1'-0"
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-301

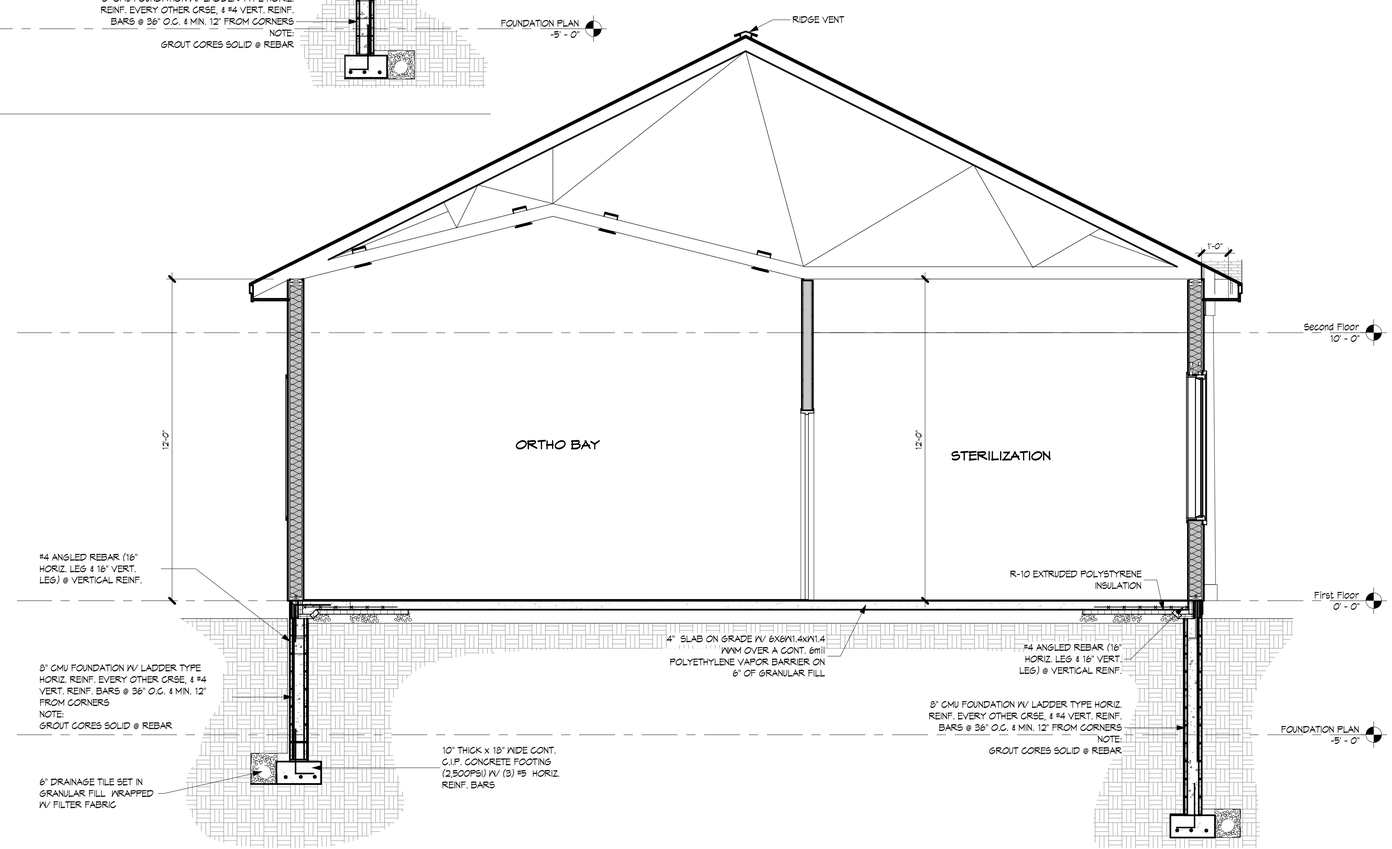
REVISION

No.	Date	Revision Description

10-28-2021



1 A-302 Section 1
3/8" = 1'-0"



2 A-302 Section 2
3/8" = 1'-0"

ZAUSMER·FRISCH
SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
TEL (315) 472-8700 FAX (315) 472-8710 E-MAIL info@zaufrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE SECTIONS & DETAILS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION, IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2020, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS. TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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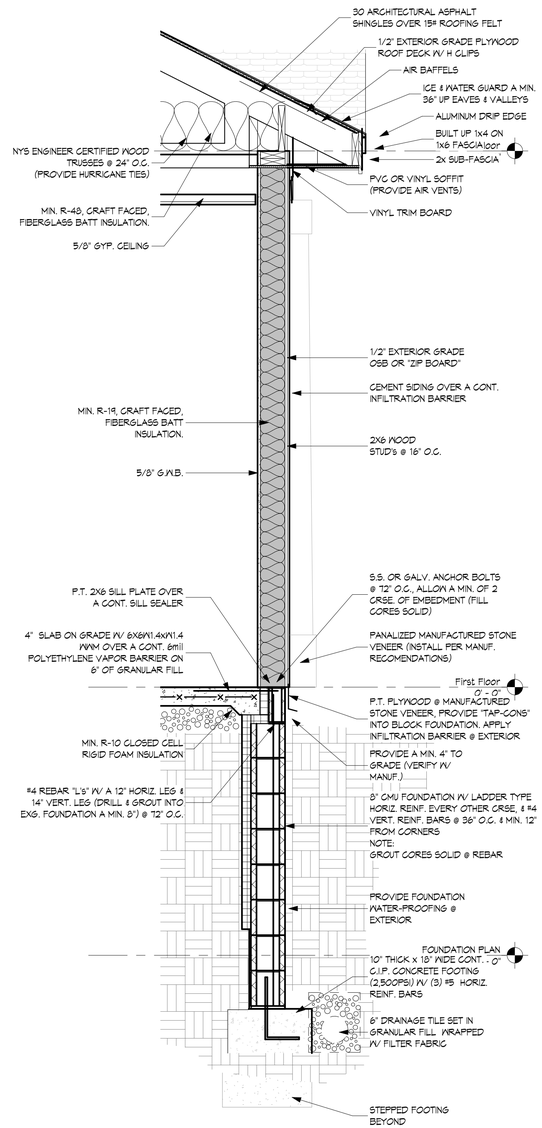
Date	Scale
10-22-21	3/8" = 1'-0"
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-302

REVISION

No.	Date	Revision Description

10-28-2021



2 A-303 Section 4
3/4" = 1'-0"

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
210 BURNET AVENUE // SYRACUSE // NEW YORK 13203
TEL (315) 472-8100 / FAX (315) 472-8110 / E-MAIL info@zaufrisch.com

PROJECT
New Office for DiCosimo Orthodontics
Limestone Commons, Suite 2b,
Manlius, N.Y. 13104

TITLE WALL SECTIONS

PLANNING BOARD SUBMISSION NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT
020575
NY. REG. NO. DATE

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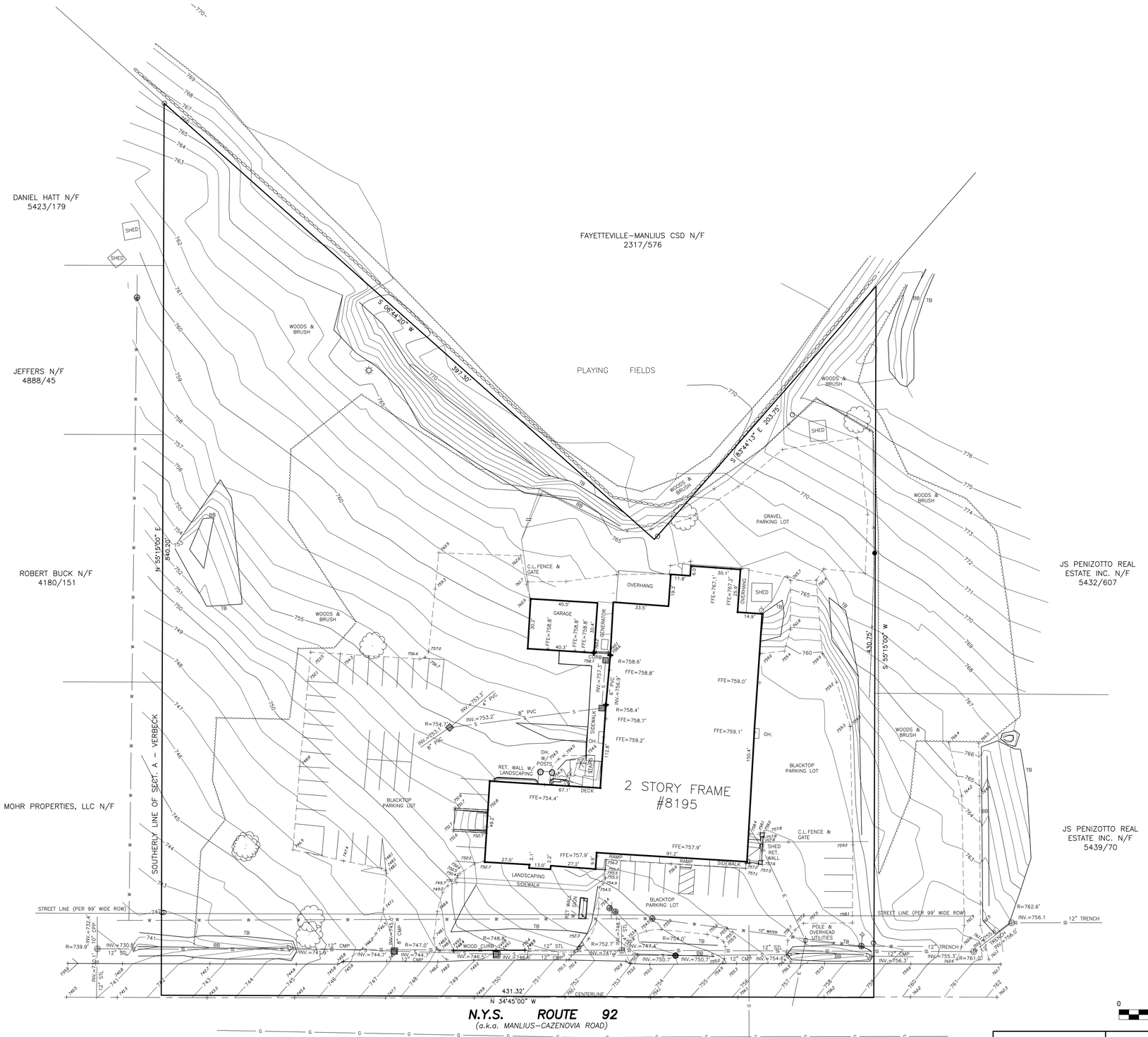
Date	Scale
10-22-21	3/4" = 1'-0"
Project Number	Drawn by
21013	RJC/AMR

SHEET NUMBER
A-303

REVISION

No.	Date	Revision Description

10-28-2021



LEGEND

—SS—Ⓢ—	SEWER MAIN & MANHOLE
—W—Ⓦ—	WATER MAIN & VALVE
—E—Ⓔ—	OVERHEAD UTILITIES & POLE
—G—G—	GAS MAIN & VALVE
—S—S—△	STORM SEWER & INVERTS
■	CATCH BASIN
	HYDRANT
	WATER VALVE
	CONIFEROUS TREE
	DECIDUOUS TREE
	GAS VALVE OR MARKER
	LIGHT POLE
X 123.4	SPOT ELEVATION
	ROAD SIGN
—X—X—	CHAIN LINK FENCE
TB	TOP OF BANK
BB	BOTTOM OF BANK

UTILITY NOTE

This surveyor has not physically located the underground utilities. Underground utility locations may have been determined from visible evidence, available public maps and/or maps prepared by others and markings established by independent locators or utility companies. There is no guarantee as to the accuracy or completeness of such data, nor is there any guarantee that all utilities are shown. Actual locations of underground utilities in the vicinity of any proposed construction shall be verified prior to commencing excavation, demolition or construction. Call Dig Safely New York at 811 or 1–800–962–7962

Dig Safely. New York Call 811 before you dig

DEED REFERENCE

MILLSTONE ASSOCIATES, LLC N/F
BOOK 4846 DEED 631

I hereby certify that this map was prepared from an actual field topographic survey of the property presented hereon, that all work was performed by me or under my supervision, and that the results of said survey are hereby represented to the best of my belief, professional knowledge and ability.

Forrest L. SeGuin, PLS – N.Y.S. LIC. NO. 050384

0 30 60 90

Only survey maps with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of sect. 7209, subsection 2, of the New York State Education Law.
The certification is limited to the persons for whom the survey is prepared, and to his behalf to the title company, governmental agency, and the lending institution listed hereon. Certification are not transferable to additional institutions or subsequent owners.
The location of underground improvements, structures, and utilities are not covered by this certificate.

STATE OF NEW YORK · FORREST L. SEGUIN · No. 050384 · LICENSED LAND SURVEYOR

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TOPOGRAPHIC SURVEY MAP

LANDS OF MILLSTONE ASSOCIATES LLC

PART OF LOT 98 – TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, P.L.L.C.
FORREST L. SEGUIN, L.S.
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE:(315)263–1642 FAX:(315)687–0002

SCALE: 1" = 30'
DATE: 8/17/2021
PROJECT NO. 21132
TAX MAP NO. 114.00–01–15.10
DWG. MAX 114.00–01–15.10 MAP

AGREEMENT FOR INGRESS AND EGRESS EASEMENT

This Agreement is made as of October 27, 2021 by and between Millstone Associates LLC, a New York lmited liability company, with an address of 8195 Manlius-Cazenovia Road, Manlius, New York 13104 ("Seller") and Charles J. DiCosimo III, DMD, MSD on behalf of a limited liability company to be formed, with an address of 163 Edwards Falls Lane, Manlius, New York 13104 ("Buyer").

WHEREAS, Seller and Buyer have entered into a Letter of Intent for the sale and purchase of a parcel of land containing approximately one acre and being part of 8195 Manlius-Cazenovia Road, Town of Manlius, Onondaga County, New York, (part of SBL #114.-01-15.1) which parcel is `more particularly shown on Lot B on the map attached hereto as Exhibit A (the "Property");

WHEREAS, Seller and Buyer acknowledge that Buyer will require ingress and egress access to and from the Property to the dedicated road, Manlius-Cazenovia Road;

WHEREAS, as part of conveying the Property to the Buyer, Seller shall convey ingress and egress rights to Buyer, and Buyer's invitees, guests, successors and assigns over Seller's retained real property to and from Manlius-Cazenovia Road.

NOW, THEREFORE, in consideration TEN DOLLARS ($10.00) and other good consideration paid, the parties hereto agree as follows:

1. Upon the transfer of title to the Property by Seller to Buyer, Seller shall also convey to Buyer and to Buyer's invitees, guests, successors and assigns an esement for the right of ingress and egress over a certain strip of land identified as the "Ingress and Egress Easement Area" on the map attached hereto as Exhibit "A".

2. At the time title to the Property is transferred by Seller to Buyer, the parties shall enter into an ingress and egress easement, which shall be in recordable form, which agreement shall contain the following provisions:

a. ingress and egress easement granted to Buyer, and Buyer's invitees, guests, successors and assigns;
b. prohibitions as to closure or blocking of easement area;
c. common maintenance, repair and replacement; and
d. easement rights shall run with the land.

SIGNATURE PAGES FOLLOW

Signature Page to Ingress and Egress Easement

IN WITNESS WHEREOF, the parties have executed this agreement as of the date indicated above.

SELLER:

MILLSTONE ASSOCIATES LLC

BY: Jeffrey S. Miller

Its: Owner 10/27/21

Signature Page to Ingress and Egress Easement

IN WITNESS WHEREOF, the parties have executed this agreement as of the date indicated above.

BUYER:

Charles J. DiCosimo III, DMD, MSD

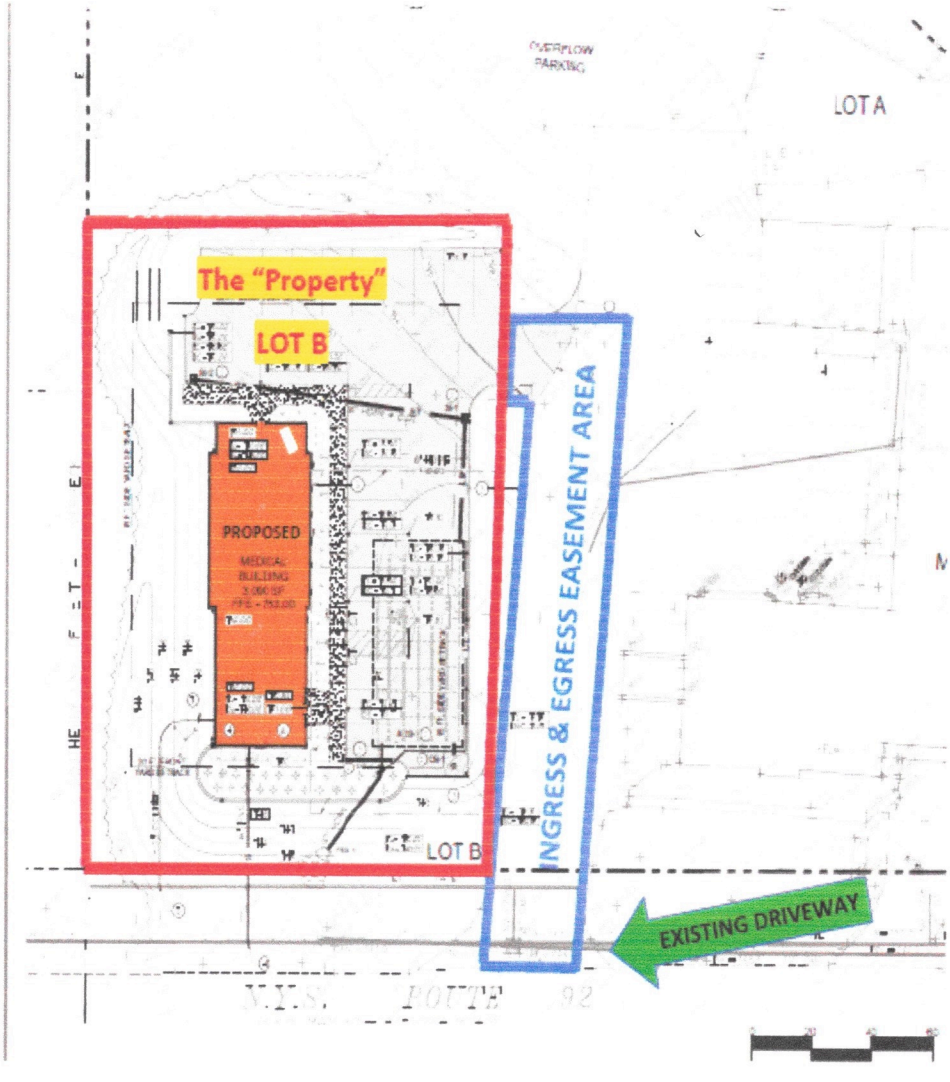
Charles J. DiCosimo, III, DMD, MSD, on behalf of a limited liability company to be formed

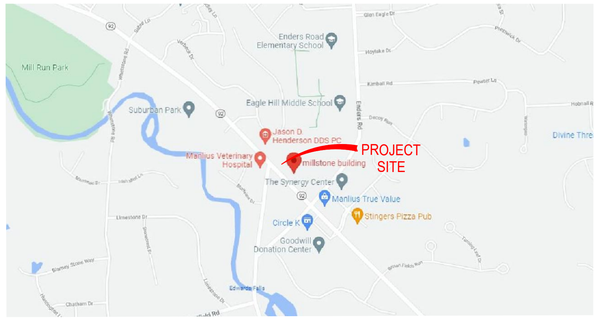
EXHIBIT "A"

Part of 8195 Manlius-Cazenovia Road, Town of Manlius, Onondaga County, NY,

Part of SBL # 114.-01-15.1, the "Property" = Lot B

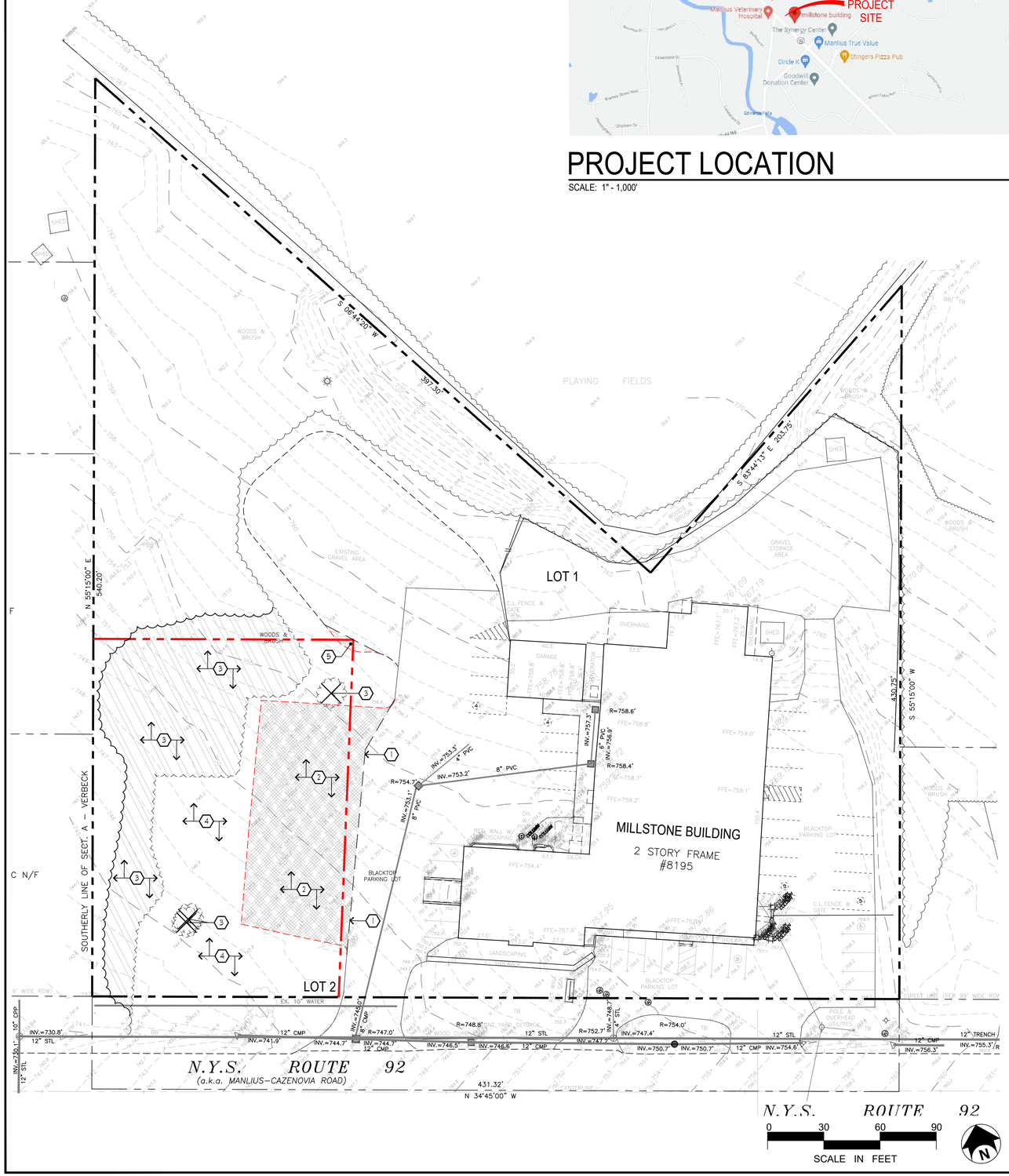
Ingress and Egress Easement to be conveyed by Seller to Buyer





PROJECT LOCATION

SCALE: 1" - 1,000'



LEGEND

L1.0-KFA-LEGEND

EXISTING	PROPOSED	DESCRIPTION
100		CONTOUR
+377.7		SPOT ELEVATION
	CT/CE	CURB TAPER/END
	TC/BC	TOP/BOTTOM OF CURB
	HP/LP	HIGH / LOW POINT
	TP-2	TEST PIT
	B-1	BORING (SEE SPECIFICATIONS FOR BORING INFO)
		FENCE
		UTILITY POLE
W		WATER LINE
		FIRE HYDRANT
EX ST	ST	STORM PIPE
	UD	UNDERDRAIN
EX SAN		SANITARY PIPE
E/T		OVERHEAD ELECTRIC
E		UNDERGROUND ELECTRIC
T		TELEPHONE
	ST MH	STORM STRUCTURE
	DW	DRYWELL
	DI	INLET
	CB, MH	CATCH BASIN/MANHOLE
	CO	CLEAN OUT
		SANITARY MANHOLE
		ASPHALT PAVEMENT-PARKING
		CONCRETE PAVEMENT
		SAFETY SURFACING
		TRAFFIC SIGN
		LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
		CURB
		CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
	SF	SILT FENCE
		TREE
		SHRUB
	QUANTITY / PLANT TYPE	PLANT KEY
		VEGETATION

EXISTING CONDITIONS & REMOVAL/DEMOLITION NOTES

L1.1-SITE-PREP-NOTES

- REMOVE EXISTING PAVEMENTS - SEE NOTE 2 BELOW
- (1) SAWCUT ASPHALT OR CONCRETE PAVEMENT. SAWCUT ASPHALT IN NEAT STRAIGHT LINE AND SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT.
- (2) REMOVE EXISTING ASPHALT PAVEMENT AND DISPOSE OF OFF SITE.
- (3) REMOVE EXISTING TREE / VEGETATION, INCLUDING ROOT SYSTEM AND DISPOSE OF OFF SITE.
- (4) REMOVE EXISTING TOPSOIL AND STOCKPILE IN OWNER APPROVED LOCATION.
- (5) REMOVE EXISTING GRAVEL SURFACING AND DISPOSE OF OFF SITE.

GENERAL NOTES

L1.0-GEN-NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY SEQUIN LAND SURVEYING, PLLC, OUT OF CHITTENANGO, NY, DATED JUNE 3, 2020.

OWNER AND ARCHITECT DO NOT CONFIRM THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. CONTRACTOR IS RESPONSIBLE FOR THOROUGH EXAMINATION AND VERIFICATION OF ALL EXISTING SURFACE AND SUBSURFACE CONDITIONS AFFECTING THE NATURE, SCOPE, COMPLEXITY AND COST OF THE CONTRACT WORK. ADDITIONAL INFORMATION ON EXISTING CONDITIONS HAS BEEN ADDED TO THE DRAWINGS BASED ON THE LANDSCAPE ARCHITECT'S OBSERVATIONS BUT IS NOT INTENDED TO AND DOES NOT ALTER THE SURVEY INFORMATION. REFER TO SURVEY NOTES FOR ADDITIONAL INFORMATION.

2. SAW CUT FOR PAVING REMOVALS. EXTEND REMOVAL LINES TO INCLUDE ANY ADJOINING BROKEN OR DETERIORATING PAVING. CAREFULLY REMOVE, STOCKPILE AND PROTECT ANY ITEMS NOTED FOR SALVAGE. ALL DEMOLITION RUBBLE, DEBRIS AND EXCESS SOILS TO BE PROMPTLY REMOVED FROM SITE. STRIP AND STOCKPILE SUFFICIENT EXISTING ORGANIC TOPSOILS FOR RESPREADING AS REQUIRED ON DISTURBED AND REGRADED AREAS TO BE ESTABLISHED AS LAWN AND FOR REPAIR OF DISTURBED EXISTING LAWNS TO REMAIN. STOCKPILE ALL MATERIALS IN APPROVED LOCATIONS WITHOUT INTERFERING WITH OTHER CONTRACTOR WORK OR DRAINAGE.

3. ALL FILL/BACKFILL OF EXCAVATIONS AND VOIDS RESULTING FROM REMOVALS AND RELATED WORK UNDER PROPOSED OR REPLACEMENT PAVING AREAS SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIAL THOROUGHLY COMPACTED.

4. PROTECT ALL FACILITIES AND IMPROVEMENTS ON AND ADJOINING THE PROPERTY WHICH ARE NOT SPECIFICALLY IDENTIFIED FOR REMOVAL. VERIFY LOCATIONS AND DEPTHS OF ALL SUBSURFACE UTILITIES TO REMAIN PRIOR TO ANY ADJACENT REMOVAL AND EXCAVATION WORK.

5. ALL EXISTING FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED. IF THE CONTRACTOR DAMAGES ANY OF THE EXISTING ON-SITE FACILITIES TO REMAIN (TREES, PAVEMENTS, UNDERGROUND UTILITIES, STRUCTURES, ETC.,) WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE SUCH ITEMS AT HIS OWN EXPENSE AND ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE WITHOUT ANY ADDITIONAL COST TO THE OWNER. REPLACEMENT MATERIAL SHALL BE SAME QUALITY AND QUANTITY AS ORIGINAL.

6. THE CONTRACTOR SHALL CONFIRM EXISTING GRADES AND LOCATIONS OF ALL EXISTING FEATURES WITHIN THE CONTRACT LIMIT LINE. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND AT (315) 445-7980.

7. ADJUST RIMS OF UTILITY STRUCTURES TO REMAIN WITHIN AREAS OF GRADE CHANGES TO MEET PROPOSED LINES AND GRADES.

8. ALL NON-PAVED AREAS ARE TO BE LAWN UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL BLEND NEW WORK SMOOTHLY AND EVENLY WITH EXISTING LINES AND GRADES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE WITHIN THE CONTRACT LIMIT LINE. EXISTING LAWNS SHALL BE MOWED AS MUCH AS PRACTICAL TO KEEP AREA FROM LOOKING UNSIGHTLY. ALL TRASH AND DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY.

ZONING DATA

L1.0-ZONING

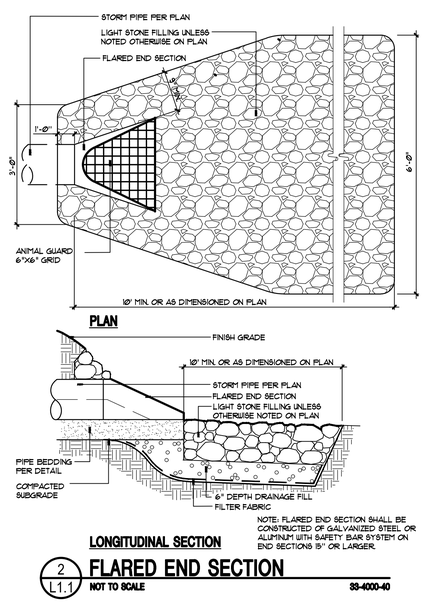
TOWN OF MANLIUS ZONING:	COMMERCIAL DISTRICT (CA)		
	TOWN CODE	LOT 2	LOT 1
MAX. LOT SIZE:	15 Ac	0.59 Ac	2.79 Ac
MAX. LOT COVERAGE:	75%	49.6%	57.5%
MAX. BUILDING COVERAGE: 10,000 SF OF BUILDING PER Ac	10,000 SF/Ac	3,000 SF (5,900 SF MAX.)	19,963 SF (27,900 SF MAX.)
BUILDING HEIGHT:	35 FEET	25 FEET	
FRONT YARD SETBACK:	30 FEET	35 FEET	27 FT (EX.)
SIDE YARD SETBACK:	15 FEET	40 FEET	68 FT (EX.)
REAR YARD SETBACK:	25 FEET	53 FEET	22 FT (EX.)
PARKING REQUIREMENTS	REQUIRED	PROVIDED	PROVIDED
LOT 1 (8,000 SF / 300 = 26.7) (16,000 SF / 900 = 17.8) + 4 COMPANY VEHICLES	27 SPACES 18 SPACES 4 SPACES	39 SPACES*	
LOT 2 (3,000 SF / 300 = 10.3)	10 SPACES		20 SPACES
TOTAL	53 SPACES	39 SPACES*	20 SPACES

* CURRENT OWNER PERFORMED A PARKING STUDY FOR 2 WEEKS IN OCTOBER. EXISTING PARKING USAGE AVERAGE WAS 18 SPACES. 4 COMPANY VEHICLES ARE USED AS WELL. CURRENT LOT 1 NEEDS BASED PARKING IS 22 SPACES.

OFFICE REQUIREMENTS — 1 SPACE / 300 SF
(TOWN OF MANLIUS CODE DOES NOT LIST A SPECIFIC MEDICAL OFFICE PARKING REQUIREMENT SO THE PARKING FOR THE DENTAL OFFICE WAS CALCULATED BASED UPON THE TOWN OF MANLIUS OFFICE USE CATEGORY WHICH IS 1 SPACE / 300 SF)

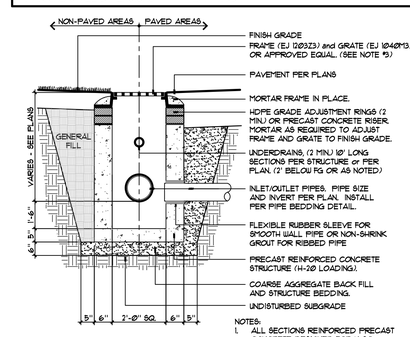
WAREHOUSE REQUIREMENTS — 1 SPACE/900 SF + 1 SPACE / COMPANY VEHICLE
(REQUIREMENTS TAKEN FROM VILLAGE OF MANLIUS CODES AS WAREHOUSE IS NOT LISTED IN THE TOWN OF MANLIUS CODE)

PARKING STALL DIMENSIONS — 10 FT x 20 FT



NOTE: FLARED END SECTION SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM WITH SAFETY BAR SYSTEM ON END SECTIONS 15" OR LARGER.

2 / L1.1 **FLARED END SECTION**
NOT TO SCALE — 33-4000-40



NOTES:
1. ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-20 LOADING.
2. ADD PRECAST CONCRETE RISER(S) AS REQUIRED.
3. PROVIDE SOLID COVER WHERE INDICATED ON PLANS.

1 / L1.1 **STORM INLET (SI)**
NOT TO SCALE — 33-4000-01A

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
219 BURNET AVENUE / SYRACUSE / NEW YORK 13203
TEL (315) 475-8404 / FAX (315) 475-8470 / E-MAIL zasa@zausmerfrisch.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980

PROJECT:
New Dental Office for Dicosimo Orthodontics
8195 CAZENOVIA ROAD
MANLIUS, NY 13104

TITLE:
SITE PREPARATION PLAN

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

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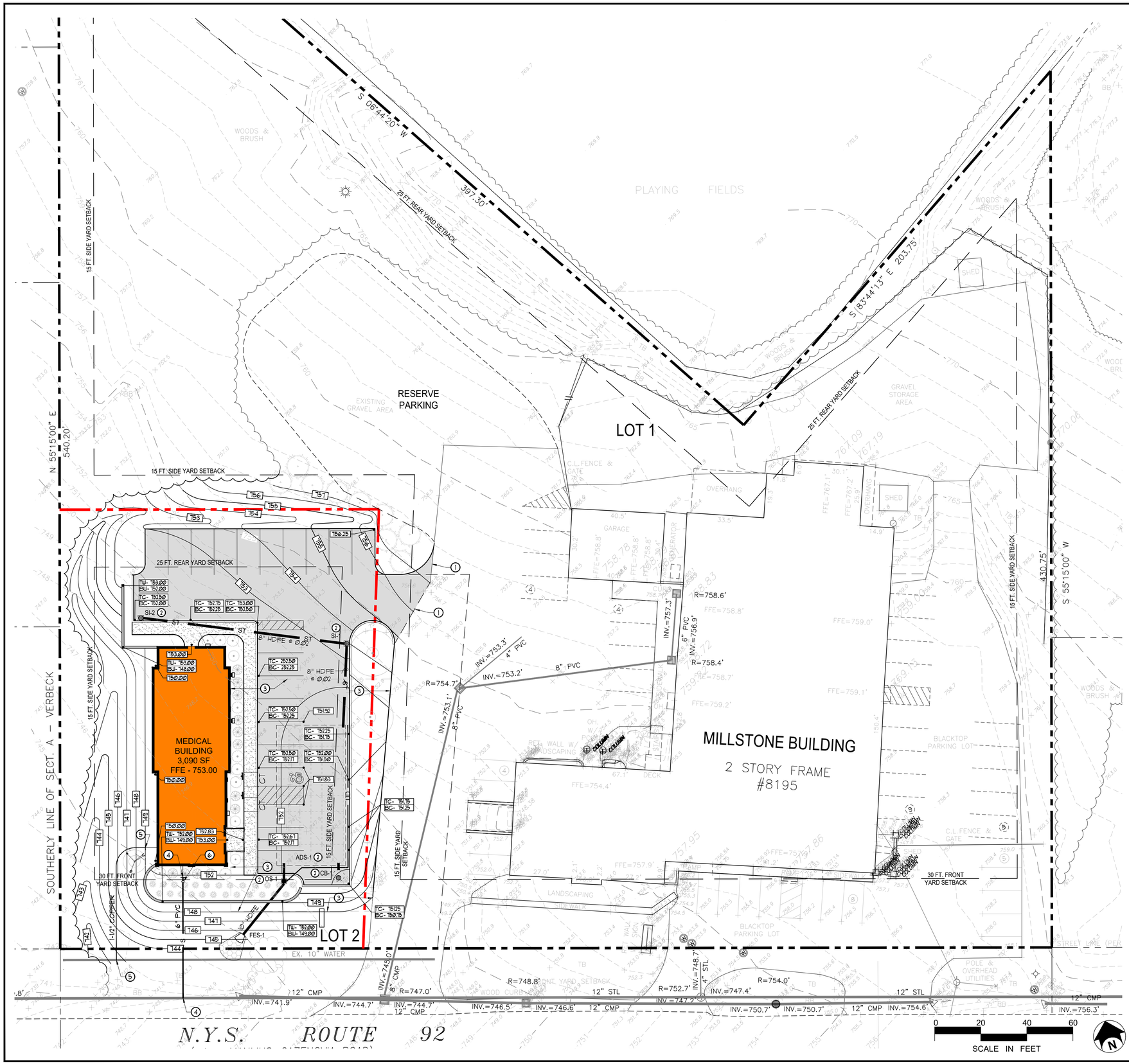
DATE	SCALE
8/31/2021	AS NOTED
PROJECT NUMBER 41064	DRAWN BY LMW

SHEET NUMBER
L1.1

REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

G:\20-projects\41064 - Millstone\acad\L1.1 - Site Preparation Plan.dwg



STORM STRUCTURE SCHEDULE

L2.1-STORM-CHART

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEV.	INVERT INFORMATION
ADS-1	SC-740 CHAMBERS (6 ROWS, 8 CHAMBERS PER ROW) REFER TO NOTE 6	N/A	TOTAL VOLUME = 0.089 AC-FT TOP STONE = 749.50 TOP CHAMBER = 749.00 BOT. CHAMBER = 746.50 BOT. STONE = 746.00 WQv REQUIRED = 0.042 AC-FT WQv PROVIDED = 0.045 AC-FT 1 YEAR ELEVATION = 747.81 10 YEAR ELEVATION = 748.62 100 YEAR ELEVATION = 749.24
OS-1	DA-1a OUTLET CONTROL STRUCTURE w/ SOLID COVER	752.50	WEIR WALL ELEVATION - 748.50 3" DIA. ORIFICE W/IN WEIR WALL - INV. = 747.10 18" HDPE - INV. IN = 746.50 4" DIA. UD - INV. IN = 746.00 10" HDPE - INV. OUT = 745.50
FES-1	FLARED END SECTION	N/A	10" HDPE - INV. = 745.00
CB-1	CATCH BASIN	750.75	18" INV. OUT = 746.50
SI-1	STORM INLET	753.50	8" HDPE INV. IN = 747.17 8" HDPE INV. OUT = 747.17
SI-2	STORM INLET	752.00	8" PVC INV. OUT = 749.00

NOTES:
1. INSTALL STORM INLET PER DETAIL 1/L1.1.
2. INSTALL CATCH BASIN PER DETAIL 17/L5.2.
3. INSTALL SC-740 CHAMBER SYSTEM PER DETAIL 10/L5.1.
4. INSTALL FLARED END SECTION PER DETAIL 2/L1.1.
5. INSTALL OUTLET CONTROL STRUCTURE PER DETAIL 18/L5.2.
6. FILL MATERIAL FOR AREA UNDER CHAMBER SYSTEM AND AREAS WITHIN 20 FEET OF CHAMBER SYSTEM TO PROVIDE 5 - 30 MINUTE PERCOLATION RATE. CONTRACTOR TO PROVIDE SOIL TESTING DATA TO KEPLINGER FREEMAN ASSOCIATES (ED KEPLINGER @ ek@keplingerfreeman.com) PRIOR TO CONSTRUCTION.

GRADING and UTILITY GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. ALL CONCRETE PAVING AT ALL DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND THE CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM KEPLINGER FREEMAN ASSOCIATES (KFA)/R2 ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. KFA AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

GRADING, DRAINAGE AND UITILITY NOTES

L2.0-GDU-NOTES

1. MEET EXISTING LINE AND GRADE OF ADJACENT MATERIAL.
2. REFER TO STORM STRUCTURE SCHEDULE.
3. FILL MATERIAL FOR AREA UNDER CHAMBER SYSTEM AND AREAS WITHIN 25 FEET OF CHAMBER SYSTEM (ALL SIDES) TO PROVIDE 5 - 30 MINUTE PERCOLATION RATE. CONTRACTOR TO PROVIDE SOIL TESTING DATA TO KEPLINGER FREEMAN ASSOCIATES (ED KEPLINGER @ ek@keplingerfreeman.com) PRIOR TO CONSTRUCTION.
4. INSTALL PROPOSED SANITARY SEWER TO WITHIN 5 FEET OF BUILDING FACE. COORDINATION LOCATION AND CONNECTION TO BUILDING WITH ARCHITECTURAL AND MEP DRAWINGS. COORDINATE CONNECTION TO EXISTING SANITARY SEWER WITH TOWN OF MANLIUS.
5. INSTALL PROPOSED WATER LINE TO WITHIN 5 FEET OF BUILDING FACE. COORDINATION LOCATION AND CONNECTION TO BUILDING WITH ARCHITECTURAL AND MEP DRAWINGS. COORDINATE CONNECTION TO EXISTING WATER LINE WITH OCWA.
6. INSTALL SANITARY VENT AND TRAP PER DETAIL 19/L5.2.

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PROJECT:
New Dental Office for Dicosimo Orthodontics
8195 CAZENOVIA ROAD
MANLIUS, NY 13104

TITLE:
SITE GRADING, DRAINAGE and UTILITIES PLAN

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

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DATE	SCALE
8/31/2021	AS NOTED
PROJECT NUMBER 41064	DRAWN BY LMW

SHEET NUMBER
L2.1

REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

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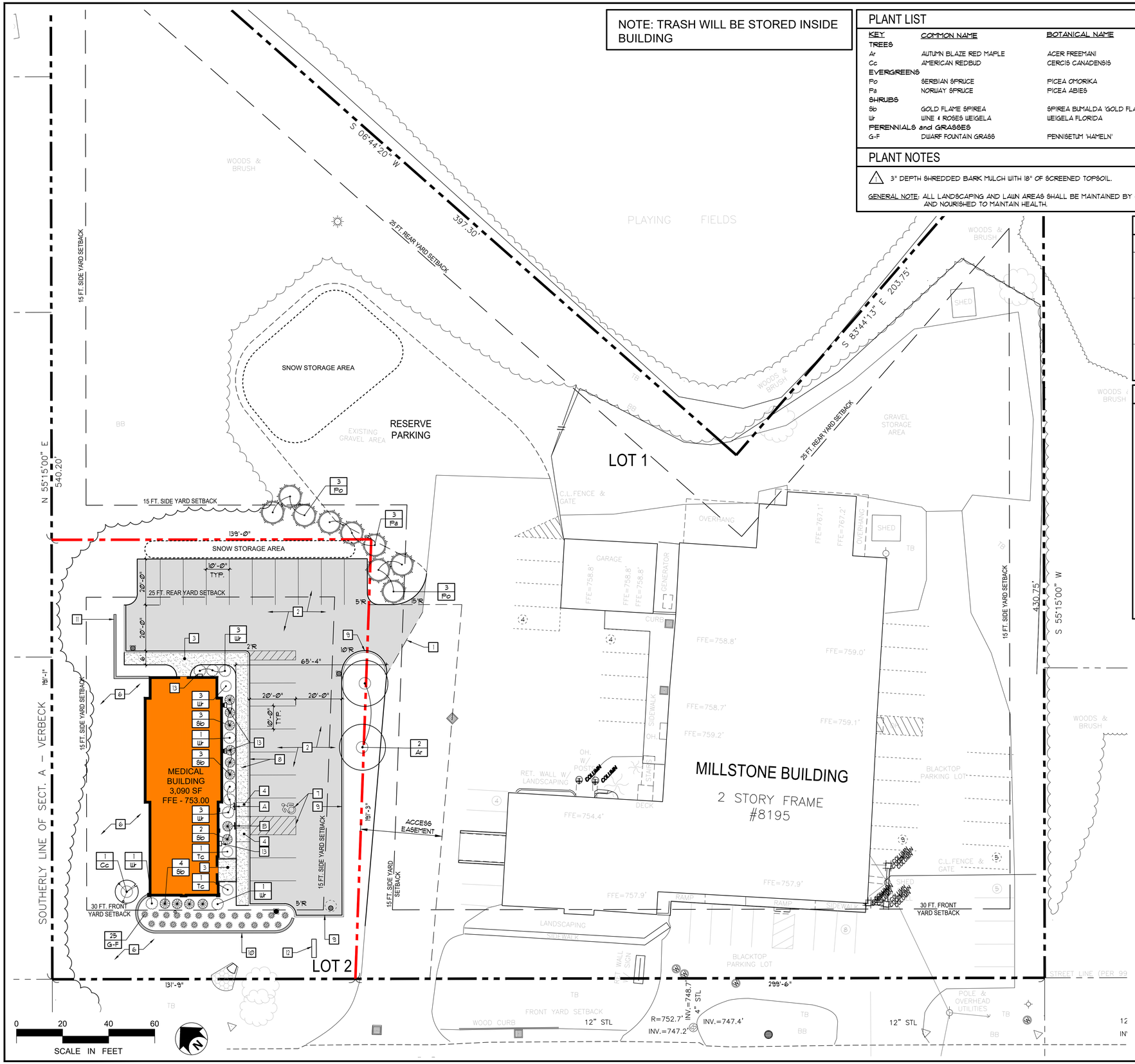
NOTE: TRASH WILL BE STORED INSIDE BUILDING



PLANT LIST

L3.0-PLANT-LIST

KEY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	CONDITION
TREES					
Ar	AUTUMN BLAZE RED MAPLE	ACER FREEMANI	3" CAL.	-	B&B
Cc	AMERICAN REDBUD	CERCIS CANADENSIS	2.5" CAL.	-	B&B
EVERGREENS					
Po	SERBIAN SPRUCE	PICEA OMORIKA	-	5'-6'	B&B
Pa	NORWAY SPRUCE	PICEA ABIES	-	5'-6'	B&B
SHRUBS					
Sb	GOLD FLAME SPIREA	SPIREA BUMALDA 'GOLD FLAME'	-	18"-24"	-
Wr	WINE & ROSES WEIGELA	WEIGELA FLORIDA	-	-	5 GAL
PERENNIALS and GRASSES					
G-F	DWARF FOUNTAIN GRASS	PENNISETUM 'HAMELN'	--	-	1 GAL

PLANT NOTES

1. 3" DEPTH SHREDDED BARK MULCH WITH 18" OF SCREENED TOPSOIL.
2. INSTALL LANDSCAPE EDGING AS SPECIFIED.

GENERAL NOTE: ALL LANDSCAPING AND LAWN AREAS SHALL BE MAINTAINED BY OWNER. DEAD MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.

SIGN SCHEDULE

L3.0-SIGN-SCHEDULE

KEY	SIGN PLATE		SIGN SIZE MOUNTING HT.	N.Y.S.D.O.T. M.U.T.C.D. NO. / COMMENTS
A	RESERVED PARKING	RESERVED PARKING W/ ACCESSIBLE SYMBOL	12" X 18" 7'-0" HT.	SIGN NO: P4-6 COLORS: WHITE BACKGROUND, BLUE ICON, GREEN TEXT/ BORDER. COMMENTS:
B	NO PARKING ANY TIME	NO PARKING ANY TIME	12" X 18" 7'-0" HT.	SIGN NO: - R7-1 COLORS: WHITE BACKGROUND, RED TEXT AND BORDER

NOTES:
1. REFER TO TRAFFIC CONTROL SIGN DETAIL 9/L5.2 FOR INSTALLATION.
2. ALL REGULATORY SIGNS SHALL CONFORM TO THE MOST CURRENT NYSDOT "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

LAYOUT CONSTRUCTION NOTES

L3.0-LAYOUT-NOTES

1. MEET EXISTING LINE AND GRADE OF ADJACENT SURFACE.
2. INSTALL ASPHALT PARKING PAVEMENT PER DETAIL 1/L5.2.
3. INSTALL CONCRETE PAVEMENT PER DETAIL 2/L5.2.
4. INSTALL ACCESSIBLE RAMP PER DETAIL 6/L5.2.
5. INSTALL FLUSH CONCRETE PAVEMENT PER DETAIL 7/L5.2.
6. INSTALL SEEDED LAWN PER DETAIL 11/L5.2.
7. INSTALL RESERVED PARKING STALL PER DETAIL 10/L5.2.
8. INSTALL INTEGRAL CONCRETE CURB AND PAVEMENT PER DETAIL 3/L5.2.
9. INSTALL CONCRETE CURB PER DETAIL 15/L5.2.
10. INSTALL RETAINING WALL A PER DETAILS 1/L5.1 and 3/L5.1.
11. INSTALL RETAINING WALL B PER DETAIL 2/L5.1 and 3/L5.1.
12. APPROXIMATE LOCATION OF PROPOSED MONUMENT SIGN. SIGN TO BE DESIGNED AND PERMITTED AT A LATER DATE.
13. APPROXIMATE LOCATION OF WALL MOUNTED LIGHT FIXTURE. REFER TO PHOTOMETRIC PLAN FOR FIXTURE INFORMATION AND MOUNTING HEIGHT.

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PROJECT:
New Dental Office for Dicosimo Orthodontics
8195 CAZENOVIA ROAD
MANLIUS, NY 13104

TITLE:
SITE LAYOUT and PLANTING PLAN

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

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L3.1

REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

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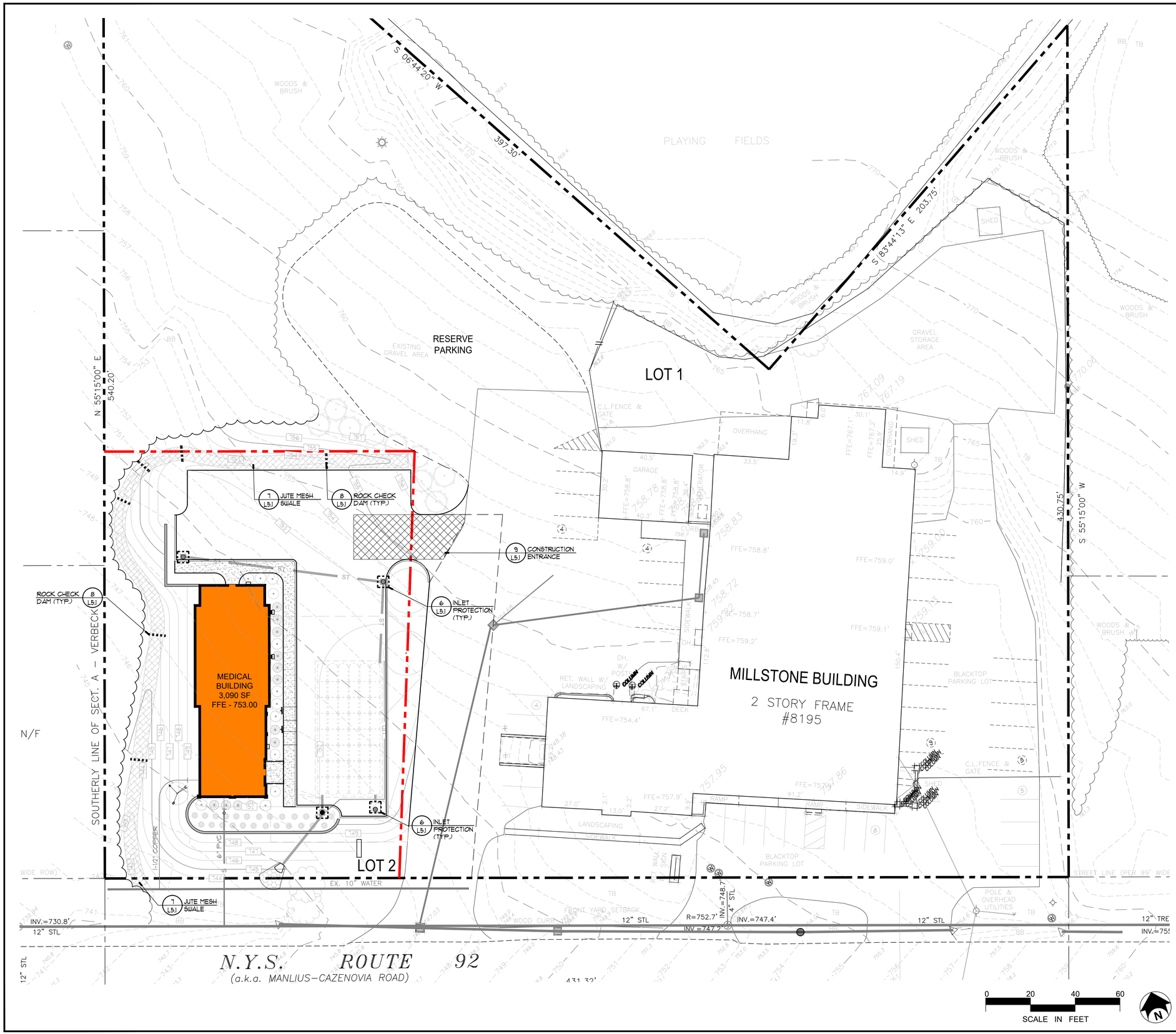

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TITLE
SITE EROSION CONTROL PLAN

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

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DATE	SCALE
8/31/2021	AS NOTED
PROJECT NUMBER 41064	DRAWN BY LMW

SHEET NUMBER
L4.1

REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

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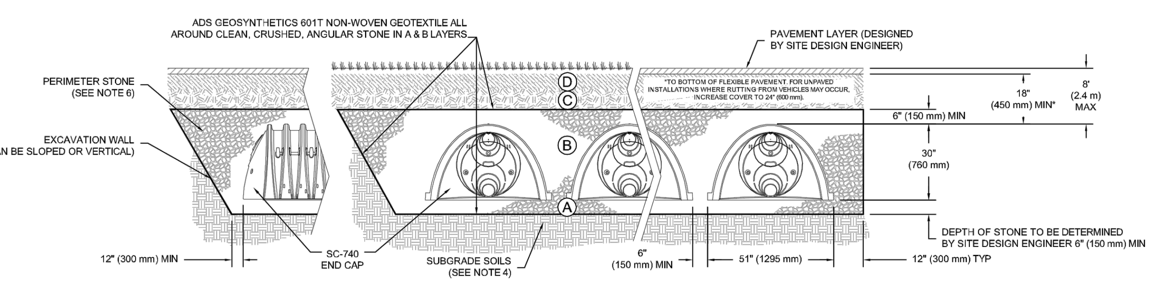
ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

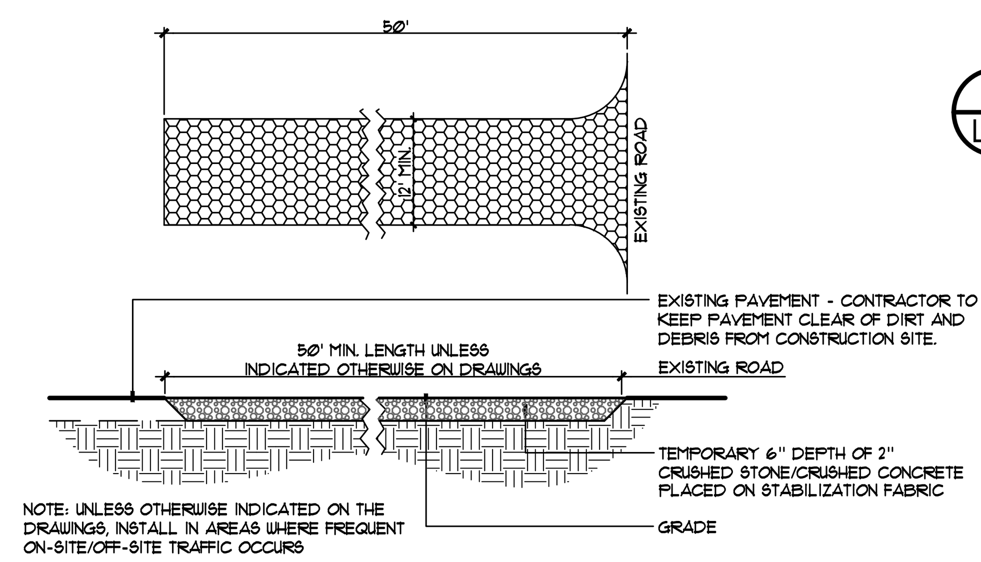
PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

10 / L5.1 CROSS SECTION - SC 740
NOT TO SCALE

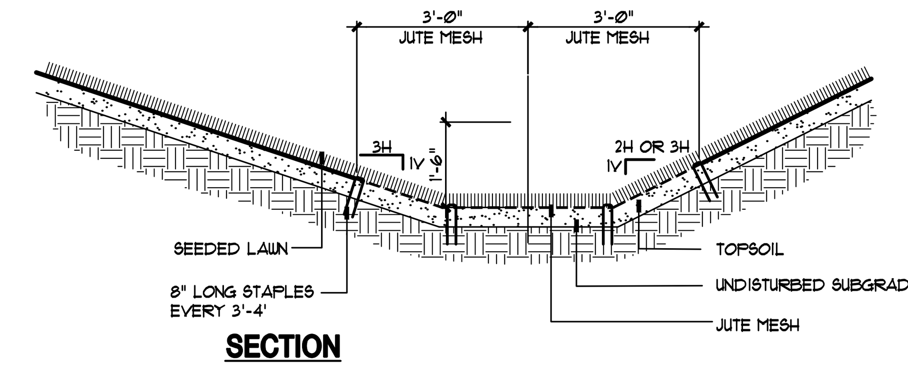


NOTE: UNLESS OTHERWISE INDICATED ON THE DRAWINGS, INSTALL IN AREAS WHERE FREQUENT ON-SITE/OFF-SITE TRAFFIC OCCURS

NOTES:
1. WIDTH-TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
2. FILTER CLOTH-WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
3. SURFACE WATER-ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
4. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
6. REFER TO SWPPP, SECTION 7 FOR NYS STANDARDS AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE.

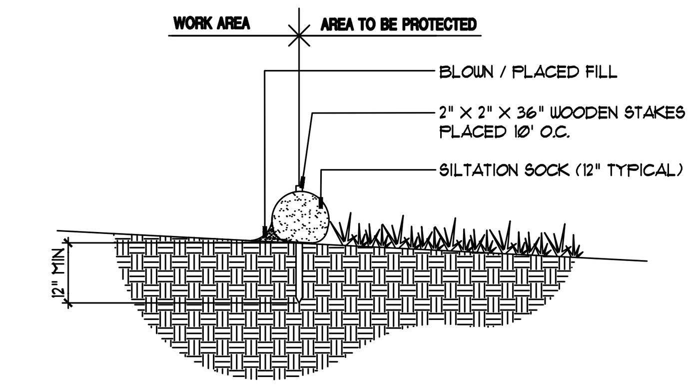
SECTION

9 / L5.1 CONSTRUCTION ENTRANCE (MUDRACK)
NOT TO SCALE — 31-1001-04

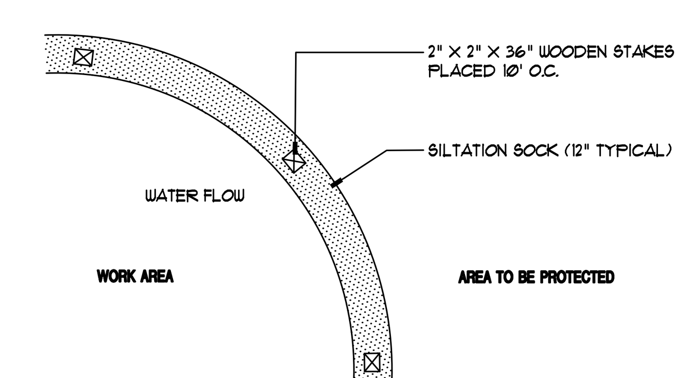


SECTION

7 / L5.1 JUTE MESH SWALE
NOT TO SCALE — 31-1001-03C



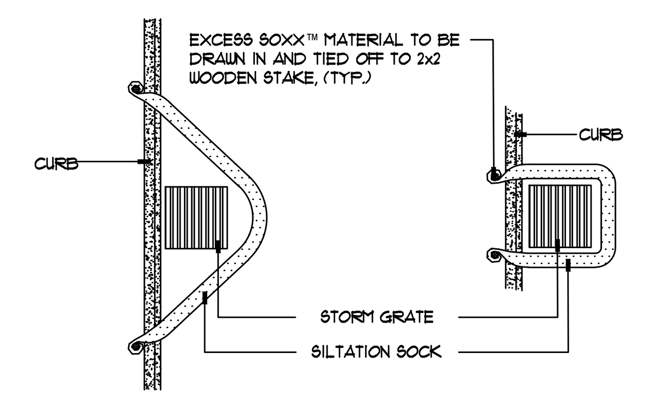
SECTION



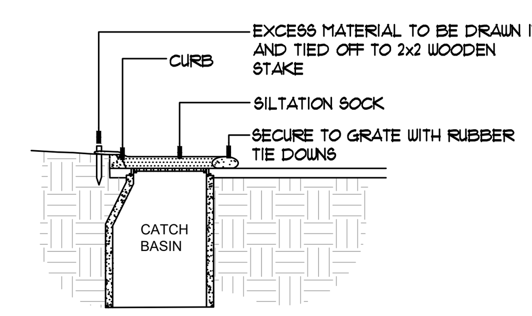
PLAN

NOTES:
1. INSTALL FILTREXX SILTSOXX, NORTH AMERICAN GREEN SEDIMAX SW- STARW WATTLE OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.
2. FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

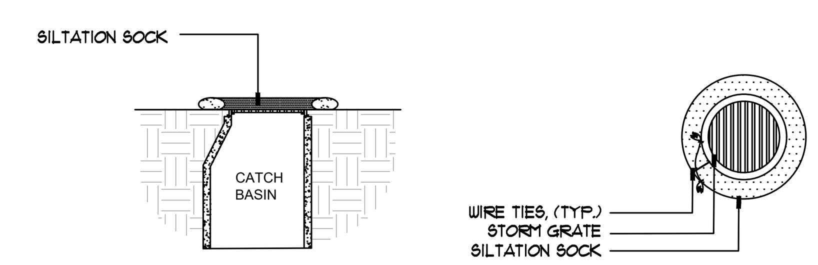
5 / L5.1 SILTATION SOCK SEDIMENT CONTROL
NOT TO SCALE — 31-1001-11



CURBSIDE OPTION A — **CURBSIDE OPTION B**



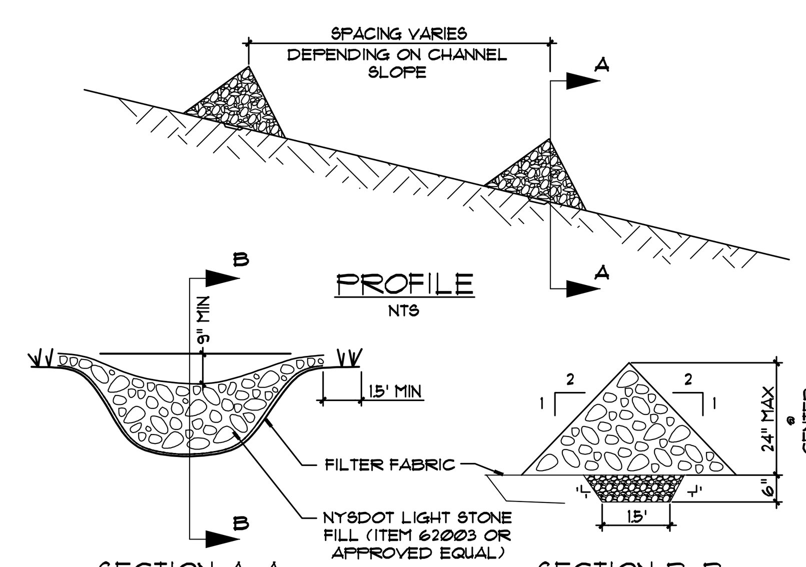
CURBSIDE SECTION



DRAIN INLET SECTION — **DRAIN INLET PLAN**

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
2. FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

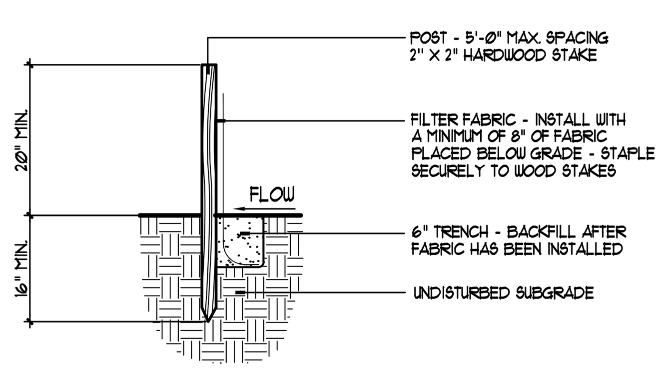
6 / L5.1 SILTATION SOCK INLET PROTECTION
NOT TO SCALE



NOTES:
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
6. MAXIMUM DRAINAGE AREA 2 ACRES.
7. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

SECTION

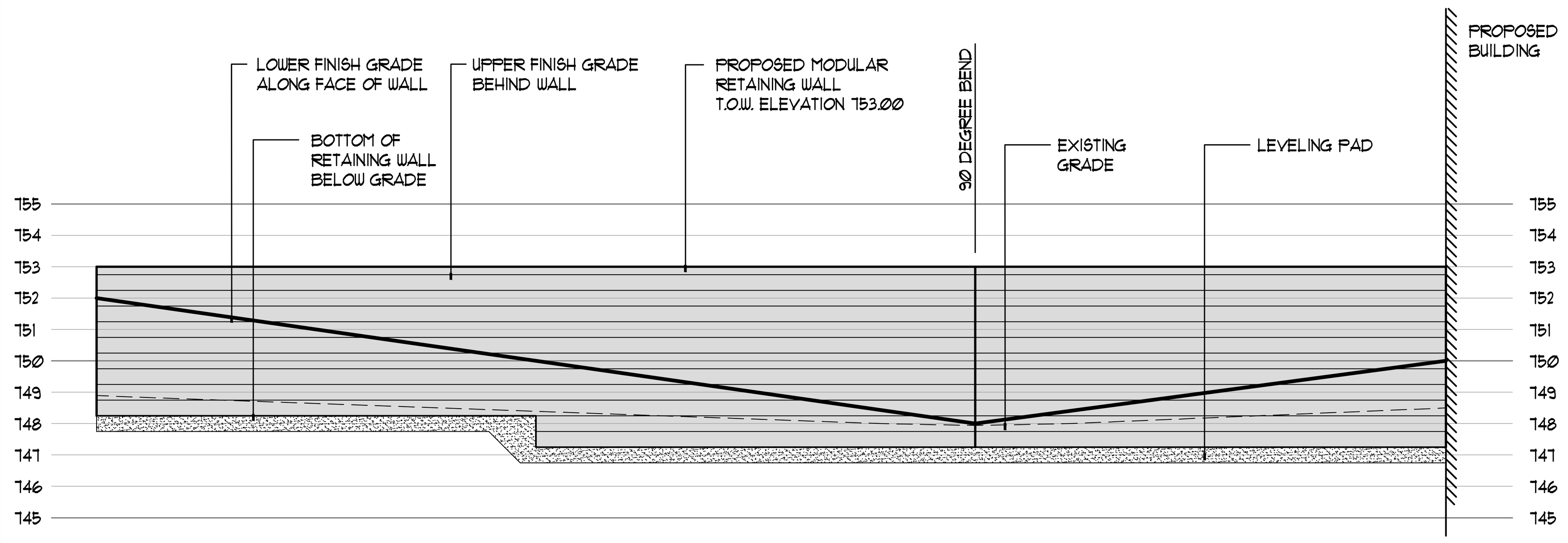
8 / L5.1 ROCK CHECK DAM
NOT TO SCALE — 31-1001-06



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE:
   POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
   FENCE: WOVEN WIRE 14-1/2 GA., 6" MAX. MESH OPENING.
   FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
   PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
6. REFER TO NYS STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

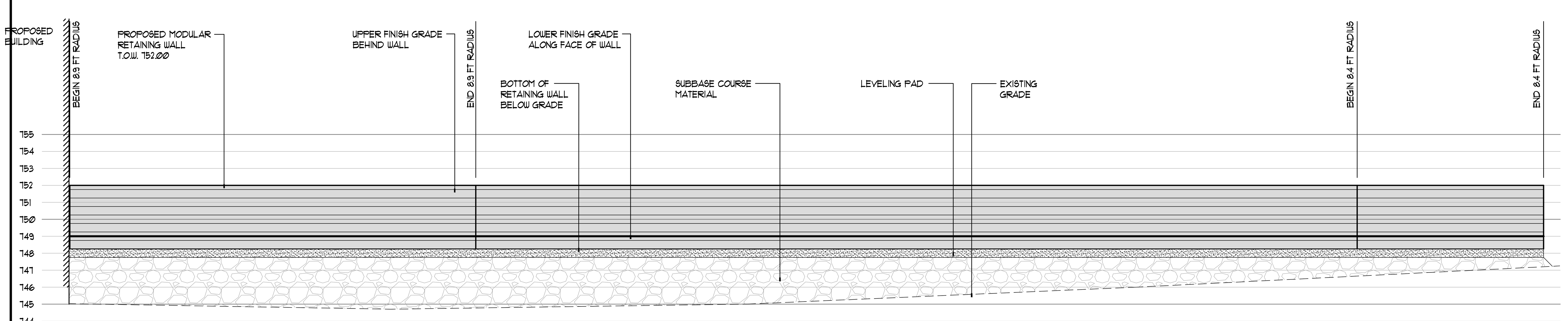
SECTION

4 / L5.1 SILT FENCE (SF)
NOT TO SCALE — 31-1001-01



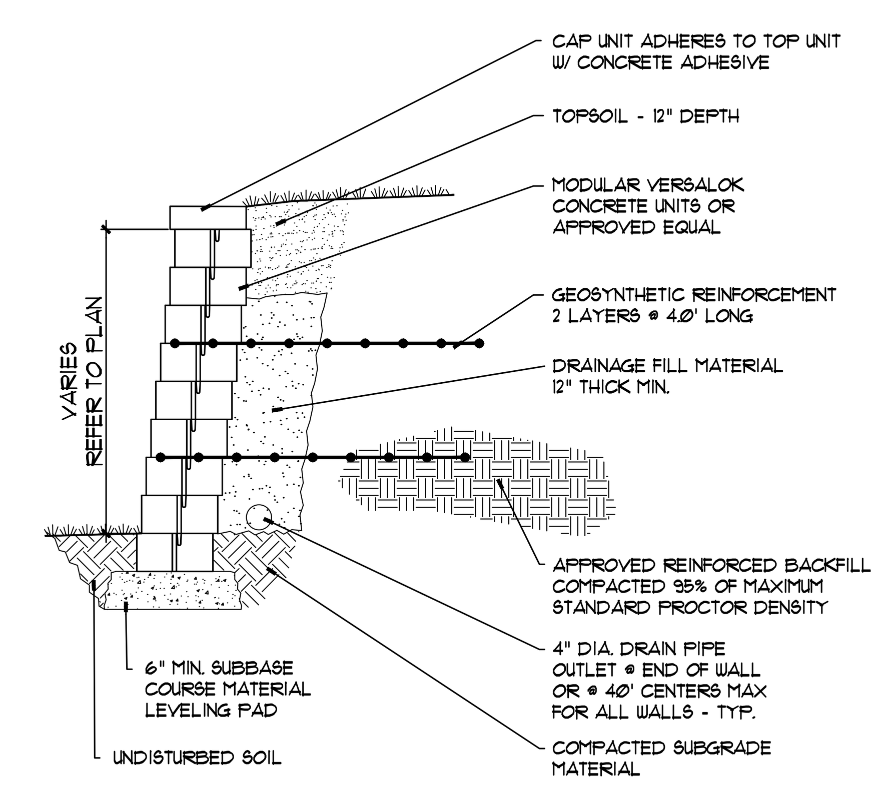
PROFILE

2 / L5.1 RETAINING WALL 'B'
SCALE 1/4" = 1'-0"



PROFILE

1 / L5.1 RETAINING WALL 'A'
SCALE 1/4" = 1'-0"



SECTION

NOTE: PROVIDE ENGINEERED AND PE STAMPED DRAWINGS OF RETAINING WALL FOR APPROVAL PRIOR TO CONSTRUCTION.

3 / L5.1 RETAINING WALL
NOT TO SCALE — 32-9200-01A

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8195 CAZENOVIA ROAD
MANLIUS, NY 13104

TITLE: RETAINING WALL PROFILES and DETAILS

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

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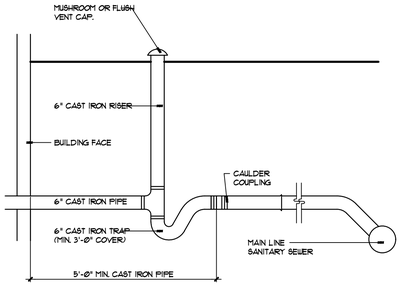
DATE	SCALE
8/31/2021	AS NOTED
PROJECT NUMBER 41064	DRAWN BY LMW

SHEET NUMBER
L5.1

REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

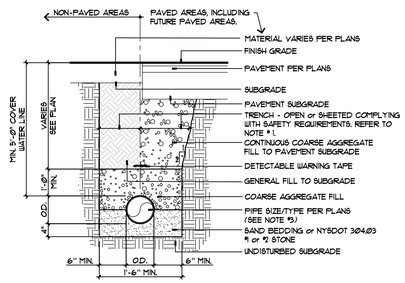
D:\00-projects\41064 - Millstone\cad\L5.1 - Retaining Wall Profiles and Details.dwg



NOTES:
1. CONCRETE ENCASEMENT IF COVER DEPTH IS LESS THAN 4'-0" UNDER PAVED AREAS.
2. MINIMUM DEPTH OF COVER IS 3'-0"

19 / L5.2 COMMERCIAL SERVICE TRAP and VENT (IN LAWN AREAS)

NOT TO SCALE — 33-3913-02B

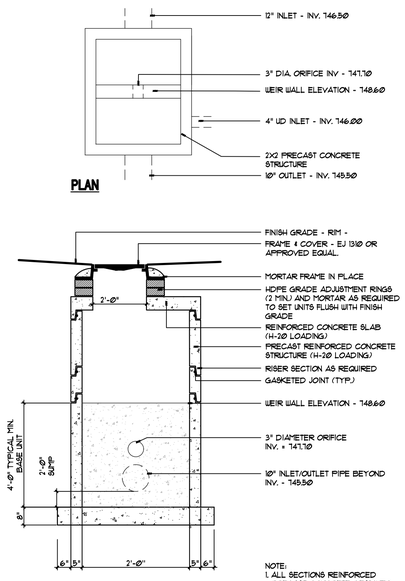


SECTION

NOTES:
1. TRENCH DEPTHS, WIDTHS, SHEETING, SHORING, BRACING and CUTBACK SLOPES TO BE DETERMINED BY THE CONTRACTOR and COMPLY WITH O.S.H.A., NEW YORK STATE DEPARTMENT OF LABOR, NEW YORK STATE INDUSTRIAL CODE and ALL OTHER APPLICABLE SAFETY STANDARDS.
2. REFER TO PLAN FOR PAVED and NON PAVED DETAILS.
3. INSTALL TRACER WIRE AROUND WATER LINE. TRACE WIRE SHALL BE #12 AWG COPPER CLAD STEEL, HIGH STRENGTH, WITH MINIMUM 450 LB BREAK LOAD WITH MINIMUM 30 MIL. HDPE INSULATION THICKNESS.

16 / L5.2 PIPE BEDDING

NOT TO SCALE — FOR STORM, SANITARY, AND WATER PIPE — 33-4000-20A



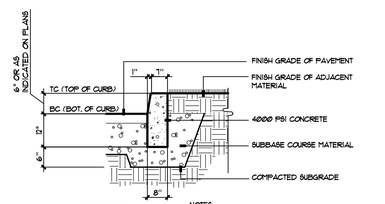
PLAN

NOTE:
1. ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-20 LOADING

SECTION

18 / L5.2 OUTLET CONTROL STRUCTURE

NOT TO SCALE — 33-4000-03A

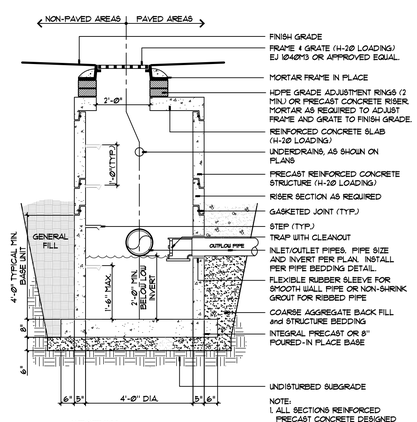


SECTION

NOTES:
1. PROVIDE SCORE CONTROL JOINT EVERY 10'-0".

15 / L5.2 CONCRETE CURB

NOT TO SCALE — 32-1313-04D

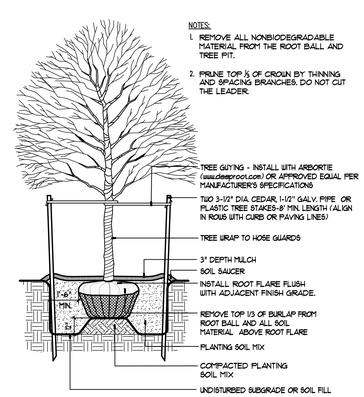


NOTE:
1. ALL SECTIONS REINFORCED PRECAST CONCRETE DESIGNED FOR H-20 LOADING.

SECTION

17 / L5.2 CATCH BASIN (CB)

NOT TO SCALE — 33-4000-02

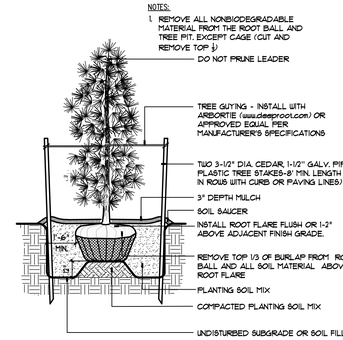


NOTES:
1. REMOVE ALL NONBIODEGRADABLE MATERIAL FROM THE ROOT BALL AND TREE PIT.
2. PRUNE TOP 1/3 OF CROWN BY THINNING AND SPACING BRANCHES. DO NOT CUT THE LEADER.

SECTION

14 / L5.2 TREE PLANTING

NOT TO SCALE — 32-9300-01

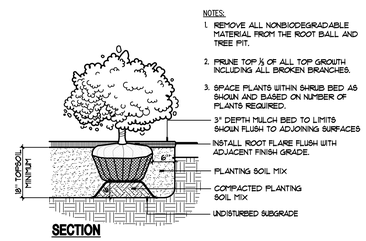


NOTES:
1. REMOVE ALL NONBIODEGRADABLE MATERIAL FROM THE ROOT BALL AND TREE PIT, EXCEPT CAGE (CUT AND REMOVE TOP 1/3)

SECTION

13 / L5.2 EVERGREEN PLANTING

NOT TO SCALE — 32-9300-03

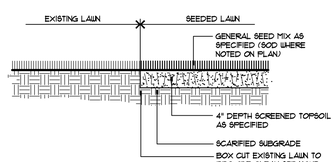


NOTES:
1. REMOVE ALL NONBIODEGRADABLE MATERIAL FROM THE ROOT BALL AND TREE PIT.
2. PRUNE TOP 1/3 OF ALL TOP GROWTH INCLUDING ALL BROKEN BRANCHES.
3. SPACE PLANTS WITHIN SHRUB BED AS SHOWN AND BASED ON NUMBER OF PLANTS REQUIRED.

SECTION

12 / L5.2 SHRUB PLANTING

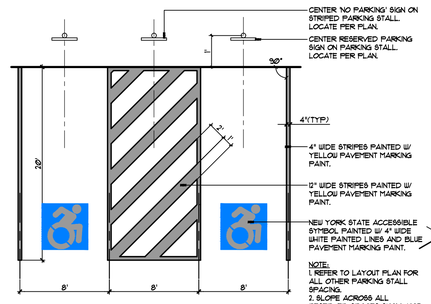
NOT TO SCALE — 32-9300-02



SECTION

11 / L5.2 SEEDED LAWN

NOT TO SCALE — FOR SLOPES LESS THAN 1V:4H AS INDICATED ON PLANS — 32-9200-01A

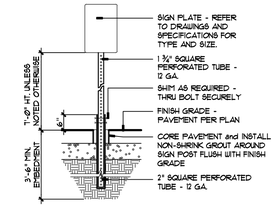


NOTE:
1. REFER TO LAYOUT PLAN FOR ALL OTHER PARKING STALL SPACING.
2. SLOPE ACROSS ALL RESERVED SPACES SHALL NOT EXCEED 2%.

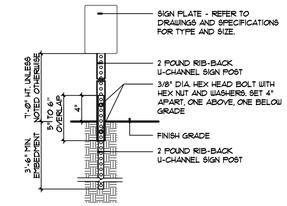
PLAN

10 / L5.2 RESERVED PARKING STALL

NOT TO SCALE — 32-1723-01



SECTION - PAVED AREAS

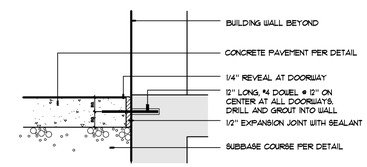


SECTION - NON-PAVED AREAS

NOTES:
1. FABRICATE SIGN PANELS OF .080 ALUMINUM.
2. ALL SIGNS SHALL BE FASTENED TO OR MOUNTED ON POST WITH GALVANIZED BOLTS, NUTS AND WASHERS.
3. FOR FURTHER INFORMATION, REFER TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
4. COORDINATE SIGN LOCATION TO AVOID UTILITIES.

9 / L5.2 TRAFFIC CONTROL SIGN

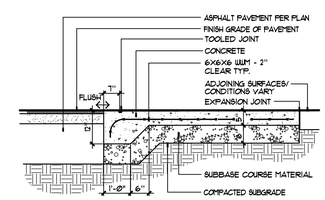
NOT TO SCALE — 32-4000-01



SECTION

8 / L5.2 CONCRETE DOWELING @ DOORWAY

NOT TO SCALE — 32-1313-10D

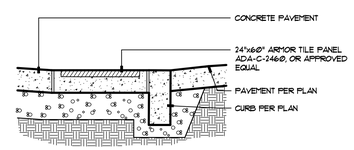


NOTES:
1. CARRY MESH DOWN INTO HAUNCH
2. PROVIDE EXPANSION JOINT ALONG ALL WALLS AND OTHER STRUCTURES.

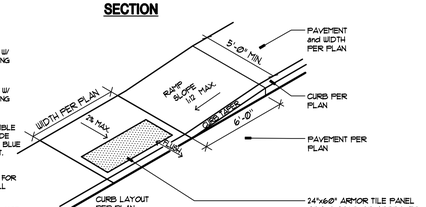
SECTION

7 / L5.2 CONCRETE WALK FLUSH TO PAVEMENT

NOT TO SCALE — 32-1313-03A



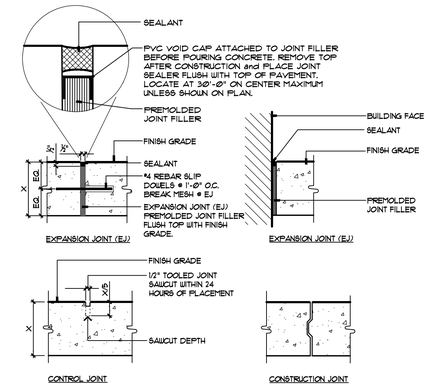
SECTION



ISOMETRIC

6 / L5.2 ACCESSIBLE RAMP

NOT TO SCALE — 32-1313-09G

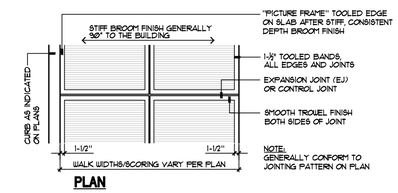


NOTE: WHERE NEW CONCRETE WALK PAVEMENT ABUTS EXISTING CONCRETE WALK PAVEMENT, CORE DRILL AND EPOXY REBAR SIMILAR TO EXPANSION JOINT SECTION.

SECTION

5 / L5.2 CONCRETE JOINT DETAILS

NOT TO SCALE — 32-1313-04

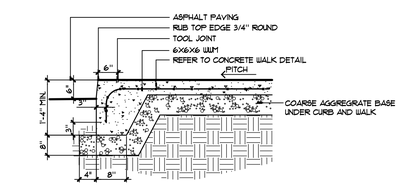


NOTE: GENERALLY CONFORM TO JOINTING PATTERN ON PLAN

PLAN

4 / L5.2 CONCRETE FINISH

NOT TO SCALE — 32-1313-03

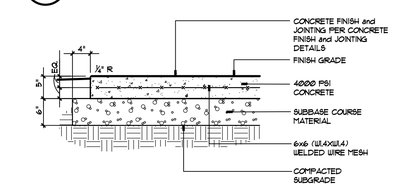


NOTES:
PROVIDE EXPANSION JOINTS EVERY 25'-0" MAX.

SECTION

3 / L5.2 CONCRETE CURB - INTEGRAL

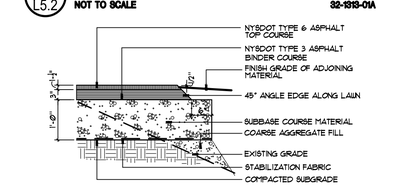
NOT TO SCALE — 32-1313-05



SECTION

2 / L5.2 CONCRETE PAVEMENT

NOT TO SCALE — 32-1313-01A



SECTION

1 / L5.2 ASPHALT PAVEMENT - PARKING

NOT TO SCALE — 32-1216-02

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
219 BURNET AVENUE / SYRACUSE / NEW YORK 13203
TEL (315) 475-8400 / FAX (315) 475-8470 / E-MAIL zasa@zausmerfrisch.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980

PROJECT:
New Dental Office for Dicosimo Orthodontics
8195 CAZENOVIA ROAD
MANLIUS, NY 13104

TITLE:
SITE DETAILS

PLANNING BOARD SUBMISSION

NOT FOR CONSTRUCTION

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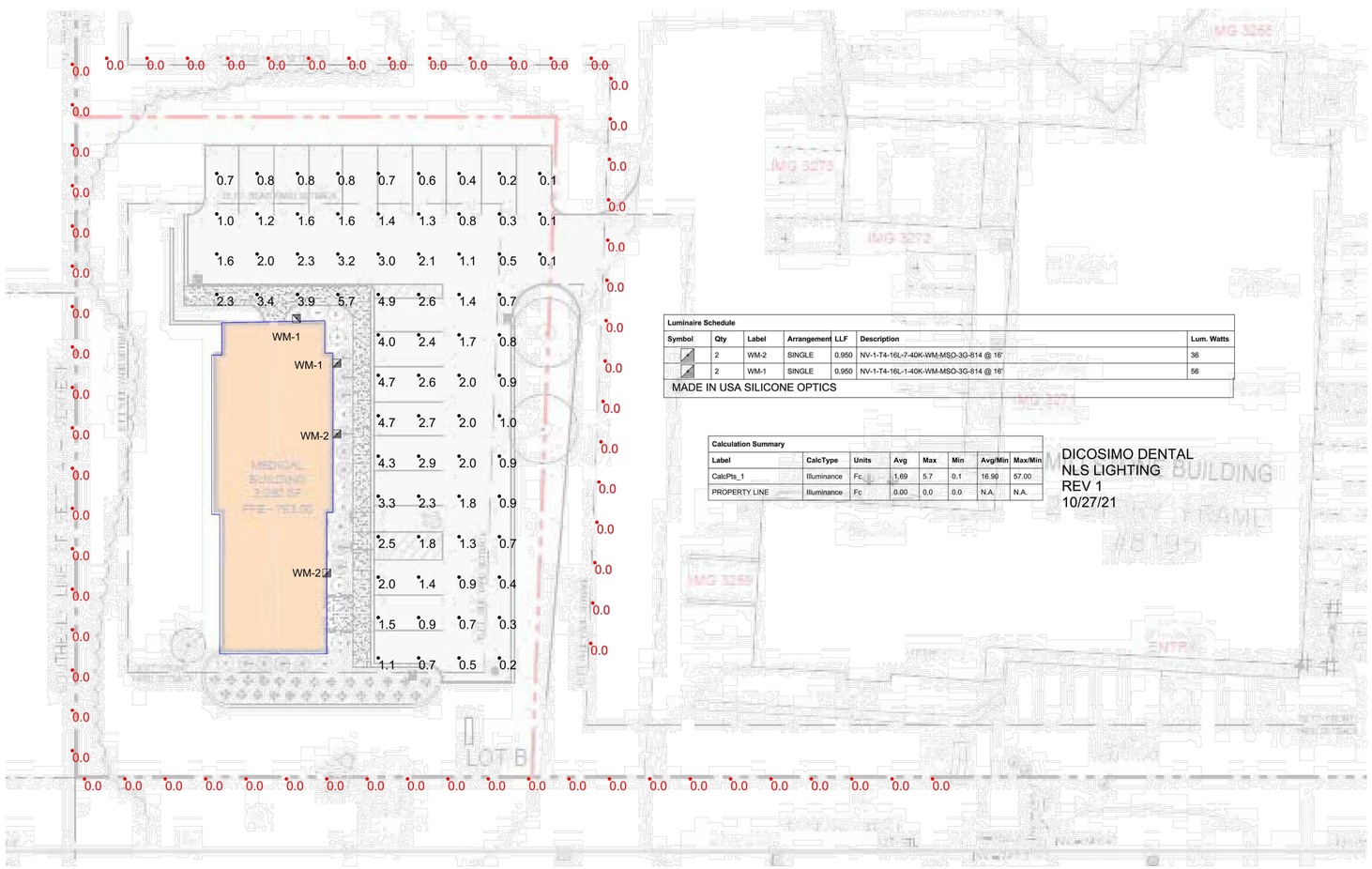
DATE	SCALE
8/31/2021	AS NOTED
PROJECT NUMBER	DRAWN BY
41064	LMW

SHEET NUMBER
L5.2

REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

D:\00 projects\41064 Milestone\sect15.2 - Site Details.dwg



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	2	WM-2	SINGLE	0.950	NV-1-T4-16L-7-40K-WM-MSO-3G-814 @ 16'	36
	2	WM-1	SINGLE	0.950	NV-1-T4-16L-1-40K-WM-MSO-3G-814 @ 16'	56

MADE IN USA SILICONE OPTICS

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.69	5.7	0.1	16.90	57.00
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

DICOSIMO DENTAL
NLS LIGHTING
REV 1
10/27/21

ZAUSMER·FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS
719 BURNET AVENUE / SYRACUSE / NEW YORK 13203
TEL (315) 475-8404 / FAX (315) 475-8470 / E-MAIL zasa@zausmerfrisch.com

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980

PROJECT:
New Dental Office for
Dicosimo Orthodontics
8195 CAZENOVIA ROAD
MANLIUS, NY 13104

TITLE:
SITE PHOTOMETRIC PLAN

PLANNING
BOARD
SUBMISSION

NOT FOR
CONSTRUCTION

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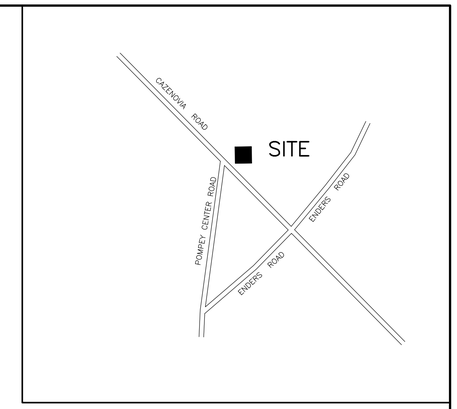
DATE	SCALE
8/31/2021	AS NOTED
PROJECT NUMBER 41064	DRAWN BY LMW

SHEET NUMBER
L6.1

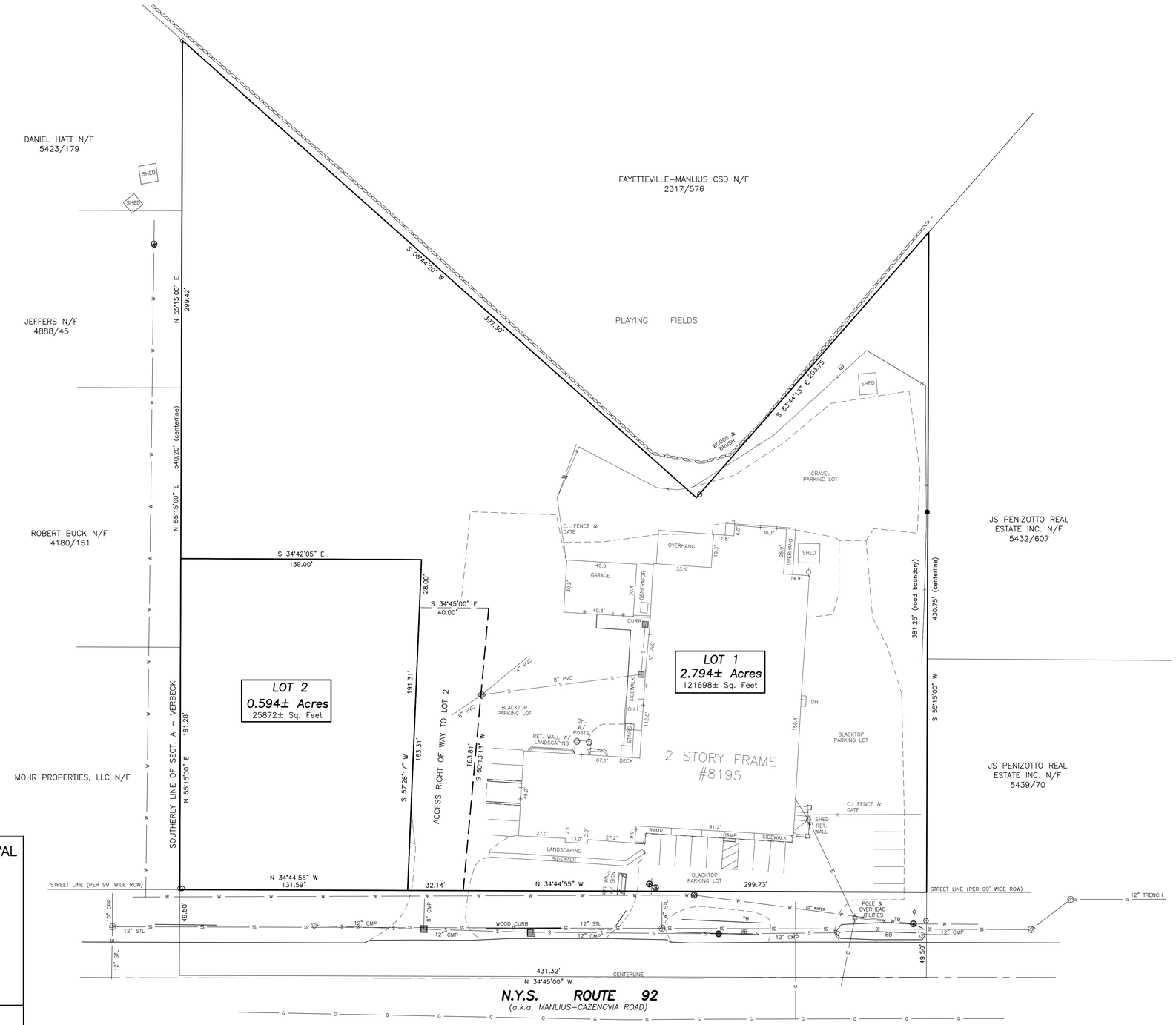
REVISIONS

09/21/21 LMW SQUARED BUILDING LAYOUT	
10/08/21 LMW GRADING/STORMWATER	
10/26/21 LMW ENG. REVIEW COMMENTS	

O:\3D projects\41064 - Milestone\cad\XL1 - Site Photometric Plan.dwg



LOCATION MAP



LEGEND

—SS—Ⓢ—	SEWER MAIN & MANHOLE
—W—Ⓦ—	WATER MAIN & VALVE
—E—Ø—	OVERHEAD UTILITIES & POLE
—G—G—	GAS MAIN & VALVE
—S—S—△	STORM SEWER & INVERTS
■	CATCH BASIN
	HYDRANT
Ⓦ	WATER VALVE
◎	GAS VALVE OR MARKER
☼	LIGHT POLE
	ROAD SIGN
—X—X—	CHAIN LINK FENCE

DEED REFERENCE

MILLSTONE ASSOCIATES, LLC N/F
BOOK 4846 DEED 631

COUNTY HEALTH DEPARTMENT APPROVAL

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

MUNICIPAL APPROVAL

APPROVED TOWN OF MANLIUS

PLANNING BOARD CHAIRMAN

DATE / FILE NUMBER

Only survey maps with the surveyor's original seal are genuine, true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of sect. 7209, subsection 2, of the New York State Education Law.
This certification is limited to the persons for whom the survey map is prepared and on his behalf to the title company, governmental agency, and the lending institution listed hereon. Certification are not transferable to additional institutions or subsequent owners.
The location of underground improvements, structures, and utilities are not covered by this certificate.

SITE DATA

1) ZONING: COMMERCIAL DISTRICT (CA)

2) WATER SUPPLY: PUBLIC WATER (OCWA).

3) SANITARY SEWAGE DISPOSAL: PUBLIC SANITARY SEWER

4) FLOOD PLAIN: AREA BEING SUBDIVIDED IS LOCATED IN ZONE "X" (AREA OF MINIMUM OR NO FLOODING) AS DELINEATED ON TOWN OF MANLIUS FIRM PANEL 36067C0377F.

5) THERE ARE NO NYS DEC WETLANDS DESIGNATED ON THIS PROPERTY PER NYS DEC ONLINE WETLAND MAPPING.

APPROVAL: _____
BY OWNER

MILLSTONE ASSOCIATES, LLC
8195 MANLIUS–CAZENOVIA RD.
MANLIUS NY 13104

The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on 8/16/2021 using the references and evidence shown hereon.

Forrest L. SeGuin, PLS – N.Y.S. LIC. NO. 050384

STATE OF NEW YORK · FORREST L. SEGUIN · No. 050384 · LICENSED LAND SURVEYOR

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0 30 60 90

SUBDIVISION SURVEY MAP

DISCOSIMO SUBDIVISION

PART OF LOT 98 – TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, P.L.L.C.
FORREST L. SEGUIN, L.S.
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE:(315)263–1642 FAX:(315)687–0002

SCALE: 1" = 30'
DATE: 8/17/2021
PROJECT NO. 21132
TAX MAP NO. 114.00–01–15.10
DWG. MAN 114.00–01–15.10 MAP

Manlius Closed Landfill Solar Array Project
Abundant Solar Power (M1) LLC

Town of Manlius, Onondaga County, New York

Special Permit Application

October 2021

ABUNDANT Solar Power Inc.
700 West Metro Park, Ground Level
Rochester, New York
14623-2678
Tel: 202 818 9194

ABUNDANT Solar Energy Inc.
Suite 900, 2235 Sheppard Ave E.
Toronto, ON M2J 5B5
Tel: 1 416 494 9559
www.abundantsolarenergy.com

Chairman Joe Lupia
Town of Manlius Planning Board
301 Brooklea Drive, Fayetteville,
NY 13066

Friday Oct 1st, 2021

Dear Chairman Lupia

I am reaching out to you today in order to submit our application for Planning board review and approval of the Town of Manlius Closed Landfill Solar project at 5701 Bowman Road, Manlius NY, 13057. The project will be known as Abundant Solar Power (M1) LLC.
I represent Abundant Solar Power and we have leased approximately 20 acres at the closed land fill, property tax id 074.-01-06.1, for the purpose of building and operating a 4.3MWac solar array. The power generated will be fed into the local distribution grid infrastructure and power local homes and businesses with green, clean, renewable power.
Our submission consists of the following documents:

1. Application Form and Disclosure affidavit signed and notarized where required
2. Professional fees agreement
3. Letter concerning SEQR and Type II status
4. SEAF for information only
5. Detailed site plan, stamped by Barton & Loguidice
6. Wetland delineation
7. Site Conditions plan
8. Survey preliminary as Title search is ongoing
9. Legal description
10. DEC Wetland Permit letter
11. Decommissioning plan

Please let me know if there are any other requirements or questions that you might have.

Sincerely,

Melissa Clark

Melissa Clark
VP Business Development
Abundant Solar Power

Mobile: 416 917 5667
Melissa.clark@abundantsolarenergy.com

TOWN OF MANLIUS
SPECIAL PERMIT APPLICATION
(Original or Renewal)

DATE: Oct 1, 2021 Tax Map # 074-01-06.1

I Richard Lu as applicant relative to property located at 5701 Bowman Rd, Manlius, NY hereby request/apply for issuance/renewal (CIRCLE ONE) of a **SPECIAL PERMIT** from the Town of Manlius Town Board as required by the Town of Manlius Code, submit the following application and documentary evidence and/or information, including comprising the Exhibits in support of this request and certify that it is correct, true and accurate to the best of my/our knowledge and after reasonable due diligence and investigation. I further knowledge and agree that should any such evidence or information be later determined as false or not credible in any material respect, any special permit issued/renewed based thereon may be determined by the Town Board as void from the start or revocable.

Applicant's Signature

A 1. Owner(s) of property: Town of Manlius

A 2. Status (Owner, Lessee) of each applicant: Lessee: Abundant Solar Power (MI) LLC

A 3. Present Zoning of Property: RA

A.4. Present Use of Property (describe in detail as best as reasonably possible- add additional pages as needed): Closed Landfill

A5Describe property condition at present: Unused, rough grass slope

B 1. Proposed use of property: PV solar generation array

B 2. Anticipated number of employees, guests, customers on property:

Minimal ongoing maintenance, grass cutting, electrical servicing ≈ 6 site visits annually

B 3. Hours of Proposed Operation: 24/7 365 days a year

dd/2017

4

B 4. Anticipated Automobile Parking: None

B 5. Parking Area Buffer/Screening: None

B 6. Anticipated Vehicle Traffic Volume/Flow: Minimal for site maintenance

B 7. Proposed Site Lighting: None

B 8. Anticipated noise sources, known decibel levels: String inverters will be used at an immediate db of approx 33 db. No noise will be evident @ the fence line.

B 9. Landscape:

a) Existing landscaping: None

b) Proposed landscaping: None.

B 10. Proposed Signage: Danger high Voltage + contact information signage, Utility Pole signage.

B 11. Level of municipal and other services required to support the proposed activity (i.e., water supply sanitary sewage facilities): Interconnection with utility grid, National Grid.

B 12. Specific Requirements:

	Town Code (District) Requirement;	Proposal:
Parking Spaces		Ø
Lot Coverage		22.66 acres / 80%
Front Yard Setback		50 ft
Side Yard Setback		50 ft
Rear Yard Setback		50 ft
Maximum Height of Building		approx 10 ft

dd/2017

5

Exhibit A

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DELINEATED WETLANDS
- 100 FOOT WETLAND OFFSET
- OPEN WETLAND BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- APPROXIMATE LOCATION OF GAS VENTING RISER
- MONITORING WELL
- MANHOLE
- PROPOSED SOLAR PANEL
- PROPOSED BALLAST FENCE
- OHE — PROPOSED OVERHEAD ELECTRIC
- UGE — PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EQUIPMENT PAD

N

TRUE OR CALLED NORTH

SURVEY NOTE

1. BASE MAPPING COMPILED FROM NYSGIS CLEARING HOUSE PARCEL DATA, ORTHO IMAGERY, AND 2017 LIDAR DATASETS. INFORMATION FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

NOTES

1. SOLAR ARRAY LOCATION SHOWN SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE CONFIRMED BY FIELD CONDITIONS.
2. EXISTING GROUNDCOVER SHALL BE MAINTAINED/REPLACED IN BETWEEN SOLAR PANELS TO MAINTAIN THE LANDFILL CAPPING SYSTEM INTEGRITY.
3. SOLAR ARRAY SHALL BE SET BACK 40 FEET FROM ROAD AND NOT EXCEED 20 FEET HEIGHT AS PER ZONING DISTRICT REQUIREMENTS.
4. LOT SIZE = 17.5 ACRES
5. SYSTEM SIZE = 5,435/4,350 (DC/AC) kW

TOWN OF MANLIUS CODE REQUIREMENTS

REQUIREMENT	CODE VALUE(MIN OR MAX)	PLAN VALUE
FRONT YARD SETBACK	50 Ft	235 Ft
SIDE YARD SETBACK	50 Ft	105 Ft
REAR YARD SETBACK	50 Ft	120 Ft
MAXIMUM HEIGHT OF ARRAY	20FT	9Ft

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION".

REVISIONS

ABUNDANT SOLAR POWER
TOWN OF MANLIUS LANDFILL SOLAR ARRAY

PROPOSED SOLAR LAYOUT

TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK

Barton & Loguidice

STATE OF NEW YORK — CHAD W. HUTCHINSON — 082007 — LICENSED PROFESSIONAL ENGINEER

Date: OCTOBER 2021

Scale: 1" = 120'

Sheet Number: FIGURE 1

File Number: 2271.004.001

Checked by: GWH Drawn by: TSC Designed by: ZTP In charge of: CJM

Plotted: Oct 14, 2021 – 8:21AM SYR By: WBO
Z:\BL-Vault\D2\18217AD2-1C71-4823-8927-99B5C4D54147\D\2216000-2216999\2216434\L\L\2271.004.001 Manlius Solar Array Proposed Plan (ID 2216434).dwg

N

TRUE OR CALLED NORTH

LEGEND

- EXISTING LIMITS OF WETLAND
- REQUIRED 100 FOOT WETLAND BUFFER
- EXISTING PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR (SEE SURVEY NOTE)
- EXISTING MINOR CONTOUR (SEE SURVEY NOTE)
- 0–12% SLOPES
- 12–15% SLOPES
- 15% + SLOPES

SURVEY NOTE

1. BASE MAPPING COMPILED FROM NYSGIS CLEARING HOUSE PARCEL DATA, ORTHO IMAGERY, AND 2017 LIDAR DATASETS. INFORMATION FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

150' 0 150' 300'
1"=150'

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION".

REVISIONS

ABUNDANT SOLAR POWER
TOWN OF MANLIUS LANDFILL SOLAR ARRAY

SITE CONDITIONS PLAN

TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

Barton & Loguidice

Date: DECEMBER, 2020
Scale: 1" = 150'
Sheet Number: 01
File Number: 2271.004.001

Plotted: Dec 11, 2020 – 8:57AM SYR By: tsc
Z:\BL-Vault\D2\18217A02-1C71-4823-8927-99D5C4054147\0\2171000-2171999\2171457\L\L\2271.004.001-Manlius LF Solar-SLOPE ANALYSIS (ID 2171457).dwg

Checked by ____ Drawn by TSC Designed by ZTP In charge of CJM

Exhibit B

PROPOSED ABUNDANT SOLAR LEASE PARCEL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN PART OF PART OF MILITARY LOT 53, TOWN OF MANLIUS, COUNTY OF ONONDAGA, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "ABUNDANT SOLAR ENERGY, INC LEASE PARCEL WITHIN LANDS OWNED BY THE TOWN OF MANLIUS, BEING 5701 BOWMAN ROAD ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8175 VT100 , DATED 09/27/2021, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY STEVEN STURICK HAVING T.A. # 74.00-01-05 AND THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF MANLIUS HAVING T.A. # 74.00-01-06.1, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BOWMAN ROAD (WIDTH VARIES); THENCE

A. S13°01'59"E, ALONG A TIE LINE AND THROUGH SAID LANDS NOW OR FORMERLY OWNED BY THE TOWN OF MANLIUS A DISTANCE OF 375.18 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE

1. S80°26'49"E, A DISTANCE OF 96.58 FEET TO A POINT; THENCE
2. S43°47'56"E, A DISTANCE OF 330.60 FEET TO A POINT; THENCE
3. S86°10'25"E, A DISTANCE OF 332.66 FEET TO A POINT; THENCE
4. S46°02'15"E, A DISTANCE OF 70.49 FEET TO A POINT; THENCE
5. S71°54'07"E, A DISTANCE OF 215.55 FEET TO A POINT; THENCE
6. S02°39'52"E, A DISTANCE OF 50.41 FEET TO A POINT; THENCE
7. S24°54'42"W, A DISTANCE OF 116.86 FEET TO A POINT; THENCE
8. S15°09'07"W, A DISTANCE OF 184.62 FEET TO A POINT; THENCE
9. S09°27'04"W, A DISTANCE OF 252.12 FEET TO A POINT; THENCE
10. S01°46'27"E, A DISTANCE OF 336.27 FEET TO A POINT; THENCE
11. N88°15'35"W, A DISTANCE OF 722.34 FEET TO A POINT; THENCE
12. N03°36'31"E, A DISTANCE OF 191.37 FEET TO A POINT; THENCE
13. N27°30'50"W, A DISTANCE OF 244.21 FEET TO A POINT; THENCE
14. N41°19'20"W, A DISTANCE OF 206.22 FEET TO A POINT; THENCE
15. N07°11'21"W, A DISTANCE OF 323.59 FEET TO A POINT; THENCE
16. N14°02'46"E, A DISTANCE OF 143.30 FEET TO A POINT; THENCE
17. N29°16'35"E, A DISTANCE OF 133.51 FEET TO A POINT; THENCE
18. N20°38'46"E, A DISTANCE OF 57.57 FEET TO A POINT; THENCE
19. N58°26'49"E, A DISTANCE OF 79.59 FEET TO A POINT; THENCE
20. N24°50'27"E, A DISTANCE OF 61.33 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 23.06 ACRES OF LAND, MORE OR LESS.

PROPOSED ABUNDANT SOLAR ACCESS EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN PART OF PART OF MILITARY LOT 53, TOWN OF MANLIUS, COUNTY OF ONONDAGA, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "ABUNDANT SOLAR ENERGY, INC LEASE PARCEL WITHIN LANDS OWNED BY THE TOWN OF MANLIUS, BEING 5701 BOWMAN ROAD ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8175 VT100 , DATED 09/27/2021, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY STEVEN STURICK HAVING T.A. # 74.00-01-05 AND THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF MANLIUS HAVING T.A. # 74.00-01-06.1, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BOWMAN ROAD (WIDTH VARIES); THENCE

A. S63°55'01"E, ALONG A TIE LINE AND THROUGH SAID LANDS NOW OR FORMERLY OWNED BY THE TOWN OF MANLIUS A DISTANCE OF 202.24 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE

1. S60°43'11"E, A DISTANCE OF 25.26 FEET TO A POINT; THENCE
2. S21°07'25"W, A DISTANCE OF 82.28 FEET TO A POINT; THENCE
3. S04°02'43"W, A DISTANCE OF 60.92 FEET TO A POINT; THENCE
4. S08°03'24"W, A DISTANCE OF 139.13 FEET TO A POINT; THENCE
5. N80°26'49"W, A DISTANCE OF 25.01 FEET TO A POINT; THENCE
6. N08°03'24"E, A DISTANCE OF 137.61 FEET TO A POINT; THENCE
7. N04°02'43"E, A DISTANCE OF 63.80 FEET TO A POINT; THENCE
8. N21°07'25"E, A DISTANCE OF 89.62 FEET TO A POINT; THENCE, SAID POINT BEING THE POINT AND PLACE OF BEGINNING.

PROPOSED ACCESS EASEMENT LINE TABLE		
TAG NO.	BEARING	DISTANCE
T1	S63°55'01"E	202.24
L1	S60°43'11"E	25.26
L2	S21°07'25"W	82.28
L3	S04°02'43"W	60.92
L4	S08°03'24"W	139.13
L5	N80°26'49"W	25.01
L6	N08°03'24"E	137.61
L7	N04°02'43"E	63.80
L8	N21°07'25"E	89.62

SURVEY NOTES

1. LOCATIONS SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 09/17/2021 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYSDOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

NORTH SYRACUSE CORS STATION
-LATITUDE: 43-07-07.74858 (N) } NAD 83 (CORS)
-LONGITUDE: 076-08-29.77296 (W) } NAD 83 (CORS)
-ELLIP HEIGHT: 98.589 METERS } NAVD 88 (CORS)

UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET # 09141-001-009-00 DATED SEPTEMBER 21, 2021

ONONDAGA COUNTY WATER AUTHORITY	315-455-7061 x 3122 NO RESPONSE
CHARTER COMMUNICATIONS	317-575-7800 X2 NO RESPONSE
NATIONAL GRID GAS	315-428-5284 CLEAR
NATIONAL GRID ELECTRIC	315-428-6319 UTILITY PLOTTED
TOWN OF MANLIUS	315-656-3090 NO RESPONSE
VERIZON SYRACUSE	315-937-2515 NO RESPONSE

GENERAL NOTES

1. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
3. THIS SITE WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL BUT HAS SINCE BEEN CLOSED.
4. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR GRAVE SITES ON THE SUBJECT PROPERTY.
5. PER ONONDAGA COUNTY GIS WEBSITE THERE ARE D.E.C. WETLANDS IN THE PROJECT LEASE AREA AND ALSO THE PARENT PARCEL.
6. PER ONONDAGA COUNTY GIS WEBSITE THERE ARE FEDERAL WETLANDS IN THE PROJECT LEASE AREA AND ALSO THE PARENT PARCEL.

SITE DATA

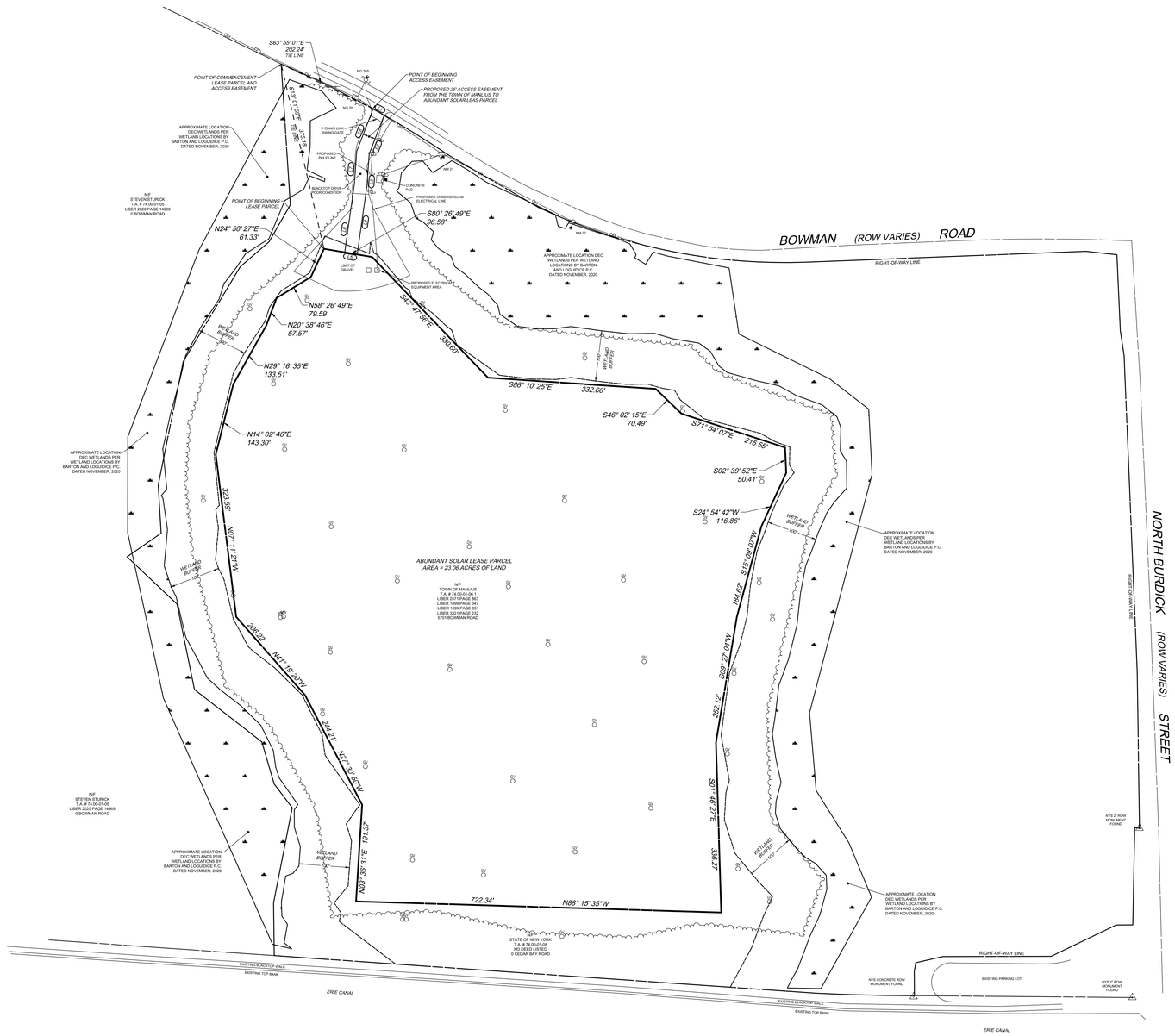
1. EXISTING ZONING: RA (RESTRICTED AGRICULTURE DISTRICT)
2. BULK REQUIREMENTS:

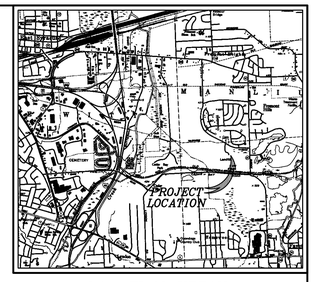
	REQUIRED
MIN. LOT AREA (SF)	40,000 WITH SEWER
MIN. LOT AREA (SF)	100,000 WITH SEPTIC
MIN. LOT WIDTH (FT)	150 WITH SEWER
MIN. LOT WIDTH (FT)	200 WITH SEPTIC
MIN. FRONT YARD SETBACK (FT)	40
MIN. SIDE YARD SETBACK (FT)	20
MIN. REAR YARD SETBACK (FT)	40

FLOOD NOTE:
By graphic plotting only, the lease area of this property is in Zone X, of the Flood Insurance Rate Map No. 36067C0243F, Community Panel No. 360584, Town of Manlius, which bears an effective date of 11/04/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SCHEDULE B II ITEMS

SCHEDULE A PARCEL DESCRIPTION





LOCATION SKETCH

NOT TO SCALE

SYMBOL LEGEND

	DRAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN		TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE	PB	PHONE BOOTH
	MANHOLE		PEDESTRIAN POLE
	SANITARY MANHOLE	TRAFF. CONT. CAB.	TRAFFIC CONTROL CABINET
C.O.	CLEAN OUT		LAMP POST
	GAS VENT		LIGHT POLE
	GAS SERVICE		UTILITY POLE WITH LIGHT
	GAS METER	FLAG POLE	FLAG POLE
	SPRINKLER VALVE	MB	MAILBOX
	SPRINKLER HEAD		BOLLARD
	WATER VALVE		POST
	WATER SERVICE		SIGN
	HYDRANT		SIGN
	WATER METER		SIGN
	WELL		TURNING ARROW
MW	MONITOR WELL		HANDICAP
	BORE	STOP	STOP BAR
CTV	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE		AIR CONDITIONING UNIT
	PULL BOX	SAN	SANITARY UTILITY LATH
	ELECTRIC PULL BOX	ELEC.	GAS UTILITY LATH
	TELEPHONE PULL BOX	TELE.	WATER UTILITY LATH
	TRAFFIC PULL BOX		TELEPHONE UTILITY LATH
	TRANSFORMER		ELECTRIC UTILITY LATH
			CABLE UTILITY LATH

LINE LEGEND

	SECTION/PARCEL BOUNDARY
	MIN. BUILDING SETBACK
	CENTER LINE
	EXIST. EASEMENT LINE
	EXIST. RIGHT-OF-WAY LINE
	EXIST. EDGE OF PAVEMENT
W	EXISTING WATER MAIN, VALVE, & HYDRANT.
S	EXISTING SANITARY SEWER, & MANHOLE.
	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
OH	EXISTING OVERHEAD UTILITIES
T	EXISTING TELEPHONE
UG	EXISTING UNDERGROUND UTILITIES
G	EXISTING GAS
E	EXISTING ELECTRIC
	EXISTING GUARD RAIL
	TREE,HEDGE,EDGE OF WOODS
	EXISTING SWALE
X O	BARBED WIRE,STOCKADE,CHAIN LINKED FENCE
410	EXISTING CONTOUR
x 420.4	EXISTING SPOT ELEVATION @ X
	CONCRETE PAD/ CONCRETE SIDEWALK

REFERENCES

1. MAP ENTITLED "TOWN OF MANLIUS SANITARY LANDFILL" PREPARED BY C. WILLIAM DUNN P.E. DATED AUGUST 7, 1980 HAVING JOB # 315.002
2. CANAL MAPPING " MAP OF A PORTION OF ERIE CANAL LANDS BELONGING TO THE STATE MADE PURSUANT TO CHAPTER 199, MAP 392 AND MAP 393.
3. THE DEEDS AS SHOWN ON FILE IN THE ONONDAGA COUNTY CLERK'S OFFICE.
4. MAP ENTITLED "FINAL PLAN SECTION E FREEMONT HILLS SUBDIVISION" PREPARED BY JACK W. COTTRELL DATED APRIL 2, 1976 AND IS FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP # 5580.
5. MAP ENTITLED "FINAL PLAN SECTION F FREEMONT HILLS SUBDIVISION" PREPARED BY JACK W. COTTRELL DATED APRIL 2, 1976 AND IS FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP # 5581.
6. NEW YORK STATE APPROPRIATION MAPPING FOR NORTH BURDICK STREET ROUTE 94. MAP 20 PARCEL 20, MAP 22 PARCEL 22.

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS IS TO CERTIFIY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6a,6b,7a,7b,7c,8,9,11,13,16,17,18,19 AND 20 OF TABLE A THEREOF.

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 17, 2021 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: PRELIMINARY Date:
Daniel T. Hickok, N.Y.S. L.S., No. 050449

EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NO.	DATE	REVISION	BY	CHKD.	APV'LS.

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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT. IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT SHALL AFFIX TO THE DOCUMENT HIS/HER SEAL AND THE NOTATION "ALTERED BY", FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.

STATE OF NEW YORK · DANIEL T. HICKOK · NO. 050449 · LICENSED LAND SURVEYOR

PROJECT ENGINEER: C.J.C.
DRAWN BY: D.T.H.
BOUNDARY: D.T.H.
TOPOGRAPHY: G.L.R.
DATE: 09/27/2021
SCALE: 1"=80'

COSTICH ENGINEERING
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

• CIVIL ENGINEERING
• LAND SURVEYING
• LANDSCAPE ARCHITECTURE

TITLE OF PROJECT: ABUNDANT SOLAR ENERGY, INC LEASE PARCEL WITHIN LANDS OWNED BY THE TOWN OF MANLIUS, BEING 5701 BOWMAN ROAD ALTA/NSPS LAND TITLE SURVEY

LOCATION OF PROJECT: TAX PARCEL NO. 29.00-02-20.1
PART OF MILITARY LOT 53, TOWN OF MANLIUS
COUNTY OF ONONDAGA, STATE OF NEW YORK

CLIENT: ABUNDANT SOLAR ENERGY, INC.
2235 SHEPPARD AVE E, SUITE 900
TORONTO, CANADA M2J5B5

DWG. # 8175 VT100
SHEET 1 OF 1

Exhibit C

ABUNDANT SOLAR
PROPOSED LEASE PARCEL DESCRIPTION

All that tract or parcel of land situate in part of part of Military Lot 53, Town of Manlius, County of Onondaga, State of New York, all as shown on a map entitled "Abundant Solar Energy, Inc Lease Parcel within lands owned by the Town of Manlius, being 5701 Bowman Road Alta/Nsps Land Title Survey"", prepared by Costich Engineering, D.P.C., having drawing number 8175 VT100, dated 09/27/2021, and being more particularly bounded and described as follows:

Commencing at a point being the northeast corner of lands now or formerly owned by Steven Sturick having T.A. # 74.00-01-05 and the northwest corner of lands now or formerly owned by the Town of Manlius having T.A. # 74.00-01-06.1, said point also being a point on the south right-of-way line of Bowman Road (Width Varies); thence

A. S13°01'59"E, along a tie line and through said lands now or formerly owned by the Town of Manlius a distance of 375.18 feet to the point and place of beginning; thence

1. S80°26'49"E, a distance of 96.58 feet to a point; thence
2. S43°47'56"E, a distance of 330.60 feet to a point; thence
3. S86°10'25"E, a distance of 332.66 feet to a point; thence
4. S46°02'15"E, a distance of 70.49 feet to a point; thence
5. S71°54'07"E, a distance of 215.55 feet to a point; thence
6. S02°39'52"E, a distance of 50.41 feet to a point; thence
7. S24°54'42"W, a distance of 116.86 feet to a point; thence
8. S15°09'07"W, a distance of 184.62 feet to a point; thence
9. S09°27'04"W, a distance of 252.12 feet to a point; thence
10. S01°46'27"E, a distance of 336.27 feet to a point; thence
11. N88°15'35"W, a distance of 722.34 feet to a point; thence
12. N03°36'31"E, a distance of 191.37 feet to a point; thence
13. N27°30'50"W, a distance of 244.21 feet to a point; thence
14. N41°19'20"W, a distance of 206.22 feet to a point; thence
15. N07°11'21"W, a distance of 323.59 feet to a point; thence
16. N14°02'46"E, a distance of 143.30 feet to a point; thence

17. N29°16'35"E, a distance of 133.51 feet to a point; thence

18. N20°38'46"E, a distance of 57.57 feet to a point; thence

19. N58°26'49"E, a distance of 79.59 feet to a point; thence

20. N24°50'27"E, a distance of 61.33 feet to the point and place of beginning. Containing 23.06 acres of land, more or less.

h:/jobs/8175/documents/descriptions/parcel/lease.doc

ABUNDANT SOLAR PROPOSED ACCESS EASEMENT DESCRIPTION

All that tract or parcel of land situate in part of part of Military Lot 53, Town of Manlius, County of Onondaga, State of New York, all as shown on a map entitled "Abundant Solar Energy, Inc Lease Parcel within lands owned by the Town of Manlius, being 5701 Bowman Road Alta/Nsps Land Title Survey"", prepared by Costich Engineering, D.P.C., having drawing number 8175 VT100, dated 09/27/2021, and being more particularly bounded and described as follows:

Commencing at a point being the northeast corner of lands now or formerly owned by Steven Sturick having T.A. # 74.00-01-05 and the northwest corner of lands now or formerly owned by the Town of Manlius having T.A. # 74.00-01-06.1, said point also being a point on the south right-of-way line of Bowman Road (Width Varies); thence

A. S63°55'01"E, along a tie line and through said lands now or formerly owned by the Town of Manlius a distance of 202.24 feet to the point and place of beginning; thence

1. S60°43'11"E, a distance of 25.26 feet to a point; thence
2. S21°07'25"W, a distance of 82.28 feet to a point; thence
3. S04°02'43"W, a distance of 60.92 feet to a point; thence
4. S08°03'24"W, a distance of 139.13 feet to a point; thence
5. N80°26'49"W, a distance of 25.01 feet to a point; thence
6. N08°03'24"E, a distance of 137.61 feet to a point; thence
7. N04°02'43"E, a distance of 63.80 feet to a point; thence
8. N21°07'25"E, a distance of 89.62 feet to a point; thence, said point being the point and place of beginning.

Exhibit D

Not required.

Exhibit E

ABUNDANT Solar Energy Inc.
Suite 900, 2235 Sheppard Ave E,
Toronto, ON M2J 5B5
Tel: 1 416 494 9559
www.abuandantsolarenergy.com

Chairman Joe Lupia
Town of Manlius Planning Board
301 Brooklea Drive, Fayetteville
NY13066

Re: Town of Manlius Landfill Solar project

Friday, October 1st, 2021

Dear Chairman Lupia

We are writing in reference to the solar array development proposed by Abundant Solar Power, Inc. (ASP) at the closed landfill in the Town of Manlius, New York. As you are likely aware, ASP is progressing with the environmental review, site planning, and permitting process for development of the solar array. We have already assisted the Town of Manlius Board with respect to their review of the project in compliance with the State Environmental Quality Review Act (SEQR) and had identified the project as a "Type II action" under SEQRA in accordance with the current regulations.

As you may or may not be aware, on January 1, 2019, amendments to the SEQR regulations became effective. In the opinion of our Engineers at B & L, these amendments have resulted in the proposed solar array development falling under the definition of a Type II Action. The relevant excerpts from NYCRR Part 617 are outlined below. § 617.5 Type II Actions (a) Actions or classes of actions identified in subdivision (c) of this section are not subject to review under this Part, except as otherwise provided in this section. These actions have been determined not to have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.

The actions identified in subdivision (c) of this section apply to all agencies. (c) The following actions are not subject to review under this Part: …(14) installation of solar energy arrays where such installation involves 25 acres or less of physical alteration on the following sites: (i) closed landfills;…

According to the New York State Department of Environmental Conservation (NYSDEC), "Any action or class of actions listed as Type II in 617.5 requires no further processing under SEQR. There is no documentation requirement for these actions, although it is recommended that a note be added to the Planning boards project file indicating that the project was considered under SEQR and met the requirement for a Type II action."

We would, therefore, respectfully suggest that it would be acceptable for the Town of Manlius to acknowledge the project classification as a Type II Action. Please contact me at 416-917 5667 should you have any questions or would like to discuss this any further.

Sincerely,
Melissa Clark

Melissa Clark

VP Business Development
Abundant Solar Energy Inc.
Melissa.clark@abundantsolarenergy.com

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:

Solar Project Manlius - M1

Project Location (describe, and attach a location map):

5701 Bowman Rd, Manlius, NY 13057, USA

Brief Description of Proposed Action:

Abundant Solar Power, Inc. is developing plans for a 6 MW DC/ 4.35 MW AC solar power photo-voltaic plant which will cover 17.5 -acres (tax parcel 074.-01-06.1). The project will generate clean renewable energy for the local community and surrounding areas. The plant will consist of approximately 423 tables with between 30 to 32 panels per table. This project will yield a panel count approximately 13,546. The solar table modules will be free-standing structures utilizing a ballast system as to not penetrate the land fill cap. To operate the plant, one transformer pad and one main switch gear pad will be installed on concrete pads. The maximum extent of ground disturbance will be approximately 0.5 acre.

Name of Applicant or Sponsor:	Telephone: 1-416-494-9559 ext.104
Abundant Solar Power (M1) LLC	E-Mail: Melissa.clark@abundantsolarenergy.com

Address:

700 West Metro Park

City/PO:	State:	Zip Code:
Rochester	New York	14623

	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 Board - Land Lease & Power Purchase Agreements; Town Planning Board - Site Plan Approval; Town Code Enfrocement Officer - Building Permi; NYSERDA - Funding approval;	☐	☑

3. a. Total acreage of the site of the proposed action? +/- 17.5 acres
   b. Total acreage to be physically disturbed? +/- 0.5 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 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? This is a Town project and is supported by the municipality.	☐	☑
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?	☑	☐
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: _____ _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	☑	☐
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?	☐	☑
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? Northern Long-eared Bat, In...	☐	☑
16. Is the project site located in the 100-year flood plan? Floodplain is located on the same tax parcel but located outside of the project area (see attached floodplain map)	☐	☑
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: The storm water will be directed to adjacent wetlands and the Towns storm drains. Grass cover will mostly remain undisturbed.		
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: The parcel is a closed landfill owned by the Town of Manlius	☐	☑
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

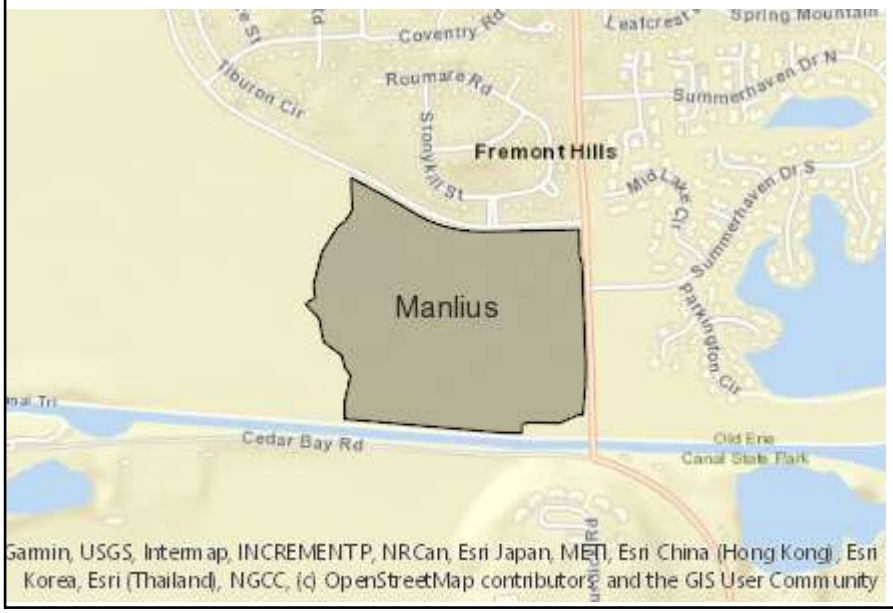
Applicant/sponsor/name: Abundant Solar Power (M1) LLC Date: 9/30/2021

Signature: _____ Title: President

PRINT FORM

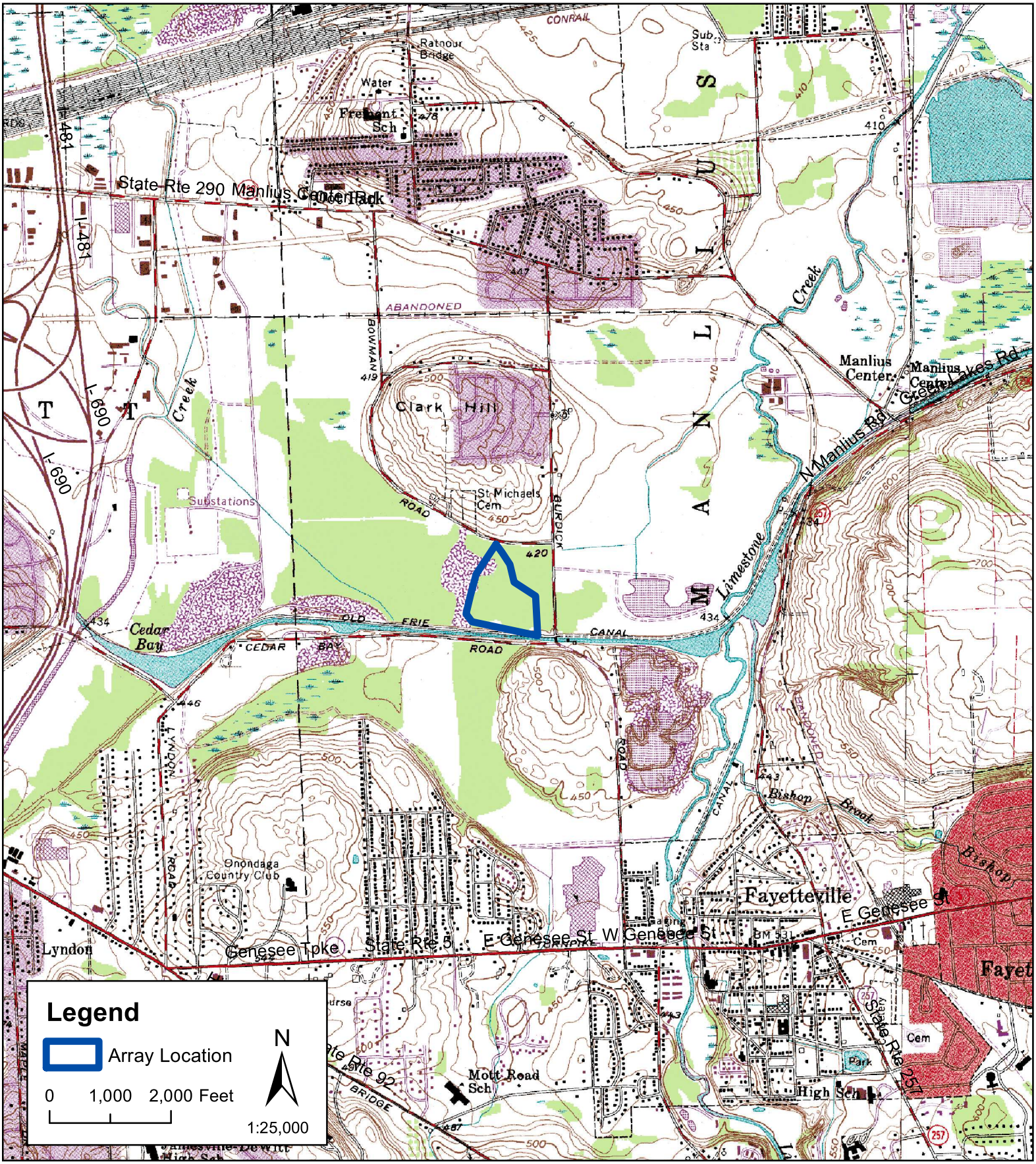
EAF Mapper Summary Report

Monday, November 23, 2020 10:18 AM



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]	No
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]	Northern Long-eared Bat, Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



Data Sources:
1. USGS Quads: CUGIR
2. Roads: TIGER 2017

Prepared
11/23/2020 by:
Abundant Solar Power Inc.
Contact: 416-494-9559
www.abundantsolarenergy.com
Justin Lam, GIS Analyst

Abundant Solar Power Inc.

M1
Town of Manlius
Onondaga County

USGS Map
Onondaga
QUAD
Figure 1

PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

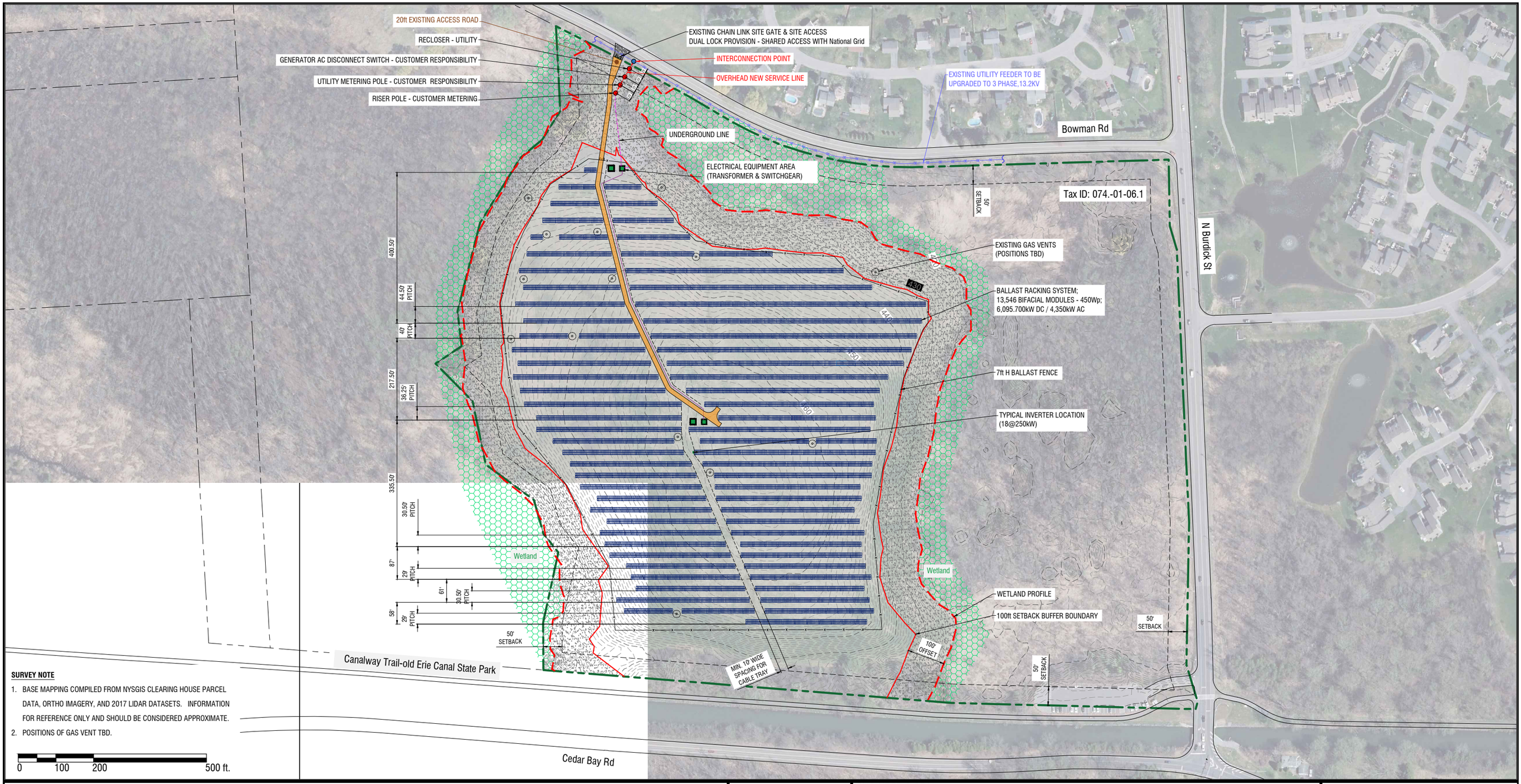
OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth
- Regulatory Floodway *Zone AE, AO, AH, VE, AR*

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER FEATURES
- E 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall



SURVEY NOTE

1. BASE MAPPING COMPILED FROM NYSGIS CLEARING HOUSE PARCEL DATA, ORTHO IMAGERY, AND 2017 LIDAR DATASETS. INFORMATION FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.
2. POSITIONS OF GAS VENT TBD.

5701 Bowman Rd.,Town of Manlius, NY 13057

ABUNDANT SOLAR

PROJECT NAME: East Syracuse Landfill Solar Farm

SYSTEM SIZE: 6,095.700kW DC / 4,350kW AC

DATE: August 10, 2020

GPS LOCATION: 43.045908, -76.026251

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ABUNDANT SOLAR ENERGY INC.
THIS DRAWING CANNOT BE MODIFIED AND / OR REPRODUCED WITHOUT THE CONSENT OF THIS OFFICE

ENGINEER'S SEAL

ABUNDANT Solar Power Inc.
700 WEST METRO PARK
ROCHESTER, NY 14623
T: 416 494 9559
www.abundantsolarenergy.com

Agricultural Data Statement

AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

   Abundant Solar Power

   700 W. Metro Park,

   Rochester, NY 14623

2. Location of the proposed action:

   5701Bowman Rd., Manlius NY 13057, USA

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.
   [Please provide this information on the reverse side of this application and attach additional description as necessary.]

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

   A. Name:_____
      Address & Telephone #:_____
      Type of farm:_____

   B. Name:_____
      Address & Telephone #: _____
      Type of farm:_____

   C. Name:_____
      Address & Telephone #:_____
      Type of farm:_____

   D. Name:_____
      Address & Telephone #:_____
      Type of farm:_____

5. Tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the ADS.

NYS Town Law

§ 283-a. Coordination with agricultural districts program.

1. Policy of local governments. Local governments shall exercise their powers to enact local laws, ordinances, rules or regulations that apply to farm operations in an agricultural district in a manner which does not unreasonably restrict or regulate farm structures or farming practices in contravention of the purposes of article twenty-five-AA of the agriculture and markets law, unless such restrictions or regulations bear a direct relationship to the maintenance of public health or safety.

2. Agricultural data statement; submission, evaluation. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by the town board, planning board, or zoning board of appeals pursuant to this article, that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred feet of a farm operation located in an agricultural district, shall include an agricultural data statement. The town board, planning board, or zoning board of appeals shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district. The information required by an agricultural data statement may be included as part of any other application form required by local law, ordinance or regulation.

3. Agricultural data statement; notice provision. Upon the receipt of such application by the planning board, zoning board of appeals, or town board, the clerk of such board shall mail written notice of such application to the owners of land as identified by the applicant in the agricultural data statement. Such notice shall include a description of the proposed project and its location, and may be sent in conjunction with any other notice required by state or local law, ordinance, rule or regulation for the said project. The cost of mailing said notice shall be borne by the applicant.

4. Agricultural data statement; content. An agricultural data statement shall include the following information: the name and address of the applicant; a description of the proposed project and its location; the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within five hundred feet of the boundary of the property upon which the project is proposed; and a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.

5. Notice to county planning board or agency or regional planning council. The clerk of the town board, planning board, or zoning board of appeals shall refer all applications requiring an agricultural data statement to the county planning board or agency or regional planning council as required by sections two hundred thirty- nine-m and two hundred thirty-nine-n of the general municipal law.

Agriculture and Markets Law
Article 25 AA – Agricultural Districts

305-a. Coordination of local planning and land use decision-making with the agricultural districts program

1. Policy of local governments.

   a. Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall exercise these powers in such manner as may realize the policy and goals set forth in this article, and shall not unreasonably restrict or regulate farm operations within agricultural districts in contravention of the purposes of this article unless it can be shown that the public health or safety is threatened.

   b. The commissioner, upon his or her own initiative or upon the receipt of a complaint from a person within an agricultural district, may bring an action to enforce the provisions of this subdivision.

2. Agricultural data statement; submission, evaluation. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval by a planning board, zoning board of appeals, town board, or village board of trustees pursuant to article sixteen of the town law or article seven of the village law, that would occur on property within an agricultural district containing a farm operation or on property with boundaries within five hundred feet of a farm operation located in an agricultural district, shall include an agricultural data statement. The planning board, zoning board of appeals, town board, or village board of trustees shall evaluate and consider the agricultural data statement in its review of the possible impacts of the proposed project upon the functioning of farm operations within such agricultural district. The information required by an agricultural data statement may be included as part of any other application form required by local law, ordinance or regulation.

3. Agricultural data statement; notice provision. Upon the receipt of such application by the planning board, zoning board of appeals, town board or village board of trustees, the clerk of such board shall mail written notice of such application to the owners of land as identified by the applicant in the agricultural data statement. Such notice shall include a description of the proposed project and its location, and may be sent in conjunction with any other notice required by state or local law, ordinance, rule or regulation for the said project. The cost of mailing said notice shall be borne by the applicant.

4. Agricultural data statement; content. An agricultural data statement shall include the following information: the name and address of the applicant; a description of the proposed project and its location; the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within five hundred feet of the boundary of the property upon which the project is proposed; and a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural data statement.

TOWN VILLAGE CITY OF Manlius
(circle one)

Application #_____

Agricultural Data Statement

Date _____

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Abundant Solar Power Address: 700 W. Metro Park, Rochester, NY 14623	Name: Town of Manlius Address:

1. Type of Application: ☑ Special Use Permit; ☐ Site Plan Approval ; ☐ Use Variance;
   (circle one or more) ☐ Subdivision Approval

2. Description of proposed project: Abundant Solar Power plans to install a 5 MW-AC solar farm on the eastern portion of the approximately 17.0 closed landfill.

3. Location of project: Address: 5701Bowman Rd., Manlius NY 13057, USA
   Tax Map Number (TMP) 074.-01-06.1

4. Is this parcel within an Agricultural District? ☑ NO ☐ YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number_____
6. Is this parcel actively farmed? ☑ NO ☐ YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: _____ Address: _____ Is this parcel actively farmed? ☐ NO ☐ YES	Name: _____ Address: _____ Is this parcel actively farmed? ☐ NO ☐ YES
Name: _____ Address: _____ Is this parcel actively farmed? ☐ NO ☐ YES	Name: _____ Address: _____ Is this parcel actively farmed? ☐ NO ☐ YES

for ASP

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ _____

Signature of Municipal Official Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Threatened and Endangered

Species Documentation

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
http://www.fws.gov/northeast/nyfo/es/section7.htm

In Reply Refer To: January 12, 2021
Consultation Code: 05E1NY00-2021-SLI-0979
Event Code: 05E1NY00-2021-E-03072
Project Name: Closed Manlius Landfill Solar Array Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the Services wind

energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

Project Summary

Consultation Code: 05E1NY00-2021-SLI-0979
Event Code: 05E1NY00-2021-E-03072
Project Name: Closed Manlius Landfill Solar Array Project
Project Type: DEVELOPMENT
Project Description: The project is proposing to install a ground mounted Solar Photovoltaic (PV) Array on the cap of the closed Manlius Landfill.
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@43.0459388,-76.02610165474046,14z

Counties: Onondaga County, New York

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Reptiles

NAME	STATUS
Eastern Massasauga (=rattlesnake) *Sistrurus catenatus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2202	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish and Wildlife, New York Natural Heritage Program
625 Broadway, Fifth Floor, Albany, NY 12233-4757
P: (518) 402-8935 | F: (518) 402-8925
www.dec.ny.gov

February 11, 2021

Nicholas Radford
Barton and Loguidice, D.P.C.
11 Centre Park, Suite 203
Rochester, NY 14614

Re: Closed Manlius Landfill Solar Array Project
County: Onondaga Town/City: Manlius

Dear Nicholas Radford:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities that our database indicates occur in the vicinity of the project site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our database. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the NYS DEC Region 7 Office, Division of Environmental Permits, at dep.r7@dec.ny.gov.

Sincerely,

Heidi Krahling
Environmental Review Specialist
New York Natural Heritage Program

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

The following state-listed animals have been documented in the vicinity of the project site.

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed.

For information about any permit considerations for your project, please contact the Permits staff at the NYSDEC Region 7 Office at dep.r7@dec.ny.gov, 315-426-7438.

The following species has been documented within 2.5 miles of the project site. Individual animals may travel 2.5 miles from documented locations. The main impact of concern is the cutting or removal of potential roost trees.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*FEDERAL LISTING*	
Mammals				
Indiana Bat *Maternity colony*	*Myotis sodalis*	Endangered	Endangered	12157

The following species has been documented within 3 miles of the project site. Individual animals may travel 5 miles from documented locations. The main impact of concern is the cutting or removal of potential roost trees.

COMMON NAME	*SCIENTIFIC NAME*	*NY STATE LISTING*	*FEDERAL LISTING*	
Mammals				
Northern Long-eared Bat *Hibernaculum*	*Myotis septentrionalis*	Threatened	Threatened	14190

This report only includes records from the NY Natural Heritage database.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at www.guides.nynhp.org, and from NYSDEC at www.dec.ny.gov/animals/7494.html.

Species Conclusions Table Project Name: Manlius Closed Landfill Solar Array Project Date: January 27, 2020					
Species Name/ Significant Natural Community	**Suitable Habitat Present?**	**Species Present?**	**Critical Habitat Present?**	**Determination**	**Notes/Documentation Summary (include full rationale in your report)**
Bald eagle (*Haliaeetus leucocephalus*)	No	No current survey conducted	No	No effect/ No BGEPA Permit required/Take not likely	Suitable nesting or foraging habitat for the bald eagle was not observed within the Project Site. No bald eagles or stick nests were identified within the vicinity of the Project, and no documented bald eagle nesting occurrences were reported within 660 feet of the Project Site.
Eastern massasauga (*Sistrurus catenatus*)	No	No current survey conducted	No	No effect/Take not likely	Suitable habitat for the eastern massasauga is primarily contained to Cicero Swamp, approximately 5.5 miles north of the Project Site. No suitable wetland habitat to support eastern massasauga populations was observed in the Project Site during the site visit.
Indiana bat *(Myotis sodalis)* and Northern long-eared bat *(Myotis septentrionalis)*	Yes	No current survey conducted	No	No effect/Take not likely	Suitable roosting habitat for the Indiana and northern long-eared bat was identified within the Project Site, but such habitat is located outside of the project's disturbance limits. No tree removal is proposed for this project.

Archaeological, Cultural and Historic Resource Documentation

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

February 12, 2021

Aisha Lewis
700 W. Metro Park
Rochester, NY 14623

Re: NYSERDA
M1 Solar Facility/5 MW/18 Acres
5701 Bowman Road, Manlius, Onondaga County, NY
21PR00760

Dear Aisha Lewis:

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

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

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

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

Exhibit F

Barton & Loguidice, D.P.C.

Memo To:	Project File	**Date:**	November 5, 2020
From:	Nicholas Radford & Grete Day Environmental Scientists	**Project No.:**	2271.004.001
Subject:	Wetland and Water Resource Delineation Memorandum Manlius Landfill Abundant Solar Power, Inc. Town of Manlius, Onondaga County, New York		

Introduction

This memorandum summarizes the results of a wetland identification and boundary delineation performed by Barton & Loguidice, D.P.C. (B&L), for the Town of Manlius Landfill Photovoltaic (PV) Array Project located in the Town of Manlius, Onondaga County, New York. Abundant Solar Power, Inc. (ASP) is proposing to install ballast mounted PV arrays on the existing closed landfill cap. The Survey Limits for the wetland delineation and the closed landfill location are shown on Figures 1 and 2 with topographic and aerial basemaps, respectively.

Background Information Review

Prior to undertaking the field wetland delineation, United States Geological Survey (USGS) topographic mapping, aerial imagery, soils information from the U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS), U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) mapping, and New York State Department of Environmental Conservation (NYSDEC) freshwater wetland and stream mapping resources were reviewed. The results of this desktop survey are summarized below.

Topographic Mapping

Topographic mapping for the Survey Limits is provided in Figure 1. The Survey Limits are located on the USGS 1:24,000 scale Syracuse East, NY topographic quadrangle map. This map shows the Survey Limits positioned south of Clark Hill and North of the Old Erie Canal. The USGS Syracuse East quadrangle map shows that the elevation within the Survey Limits ranges from 420 feet above mean sea level (amsl) to 460 feet amsl. In general, the lands surrounding the Survey Limits are flat to the east and west, and hilly to the north and south. The general decrease in elevation near the Survey Limits continues north toward Oneida Lake, located 9.65 miles to the north of the Survey Limits. The Old Erie Canal is mapped as a perennial waterbody and is visible south of the Survey Limits running from east to west. According to the USGS Topographic Map Symbols document, the capped landfill area is mapped as a disturbed surface, and the remainder of the Survey Limits is depicted as woodland.

Aerial Mapping

Aerial imagery (2018) of the Survey Limits is provided on Figure 2. Aerial imagery shows the primary vegetative cover-type of the lands surrounding the Survey Limits as deciduous forest, with portions of emergent/scrub-shrub cover. Residential properties are visible north of the Survey Limits in a

subdivision north of Bowman Road. Lands within the Survey Limits consist of deciduous forest surrounding the landfill, mowed and maintained herbaceous vegetation on the landfill cap, and the paved access driveway to the landfill. The Old Erie Canal and the Erie Canalway Trail are visible just south of the Survey Limits, parallel to Cedar Bay Road.

Soils

The USDA NRCS Web Soil Survey (2019) mapping for the Survey Limits was reviewed to evaluate the presence of mapped hydric soils (one of the required wetland determination criteria). Four mapped soil units are present within the Survey Limits, and are summarized in Table 1, below. Two hydric soil units (Carlisle muck and Palms muck) are mapped within the Survey Limits. Carlisle muck is mapped in the middle and southwest areas of the Survey Limits, and Palms muck is mapped in the northern portion of the Survey Limits. Soil mapping for the Survey Limits is shown on Figure 3. It should be noted that the soil units mapped are the native site soils and that other materials and fill were added to the capped landfill area during the active use of that landfill site and ultimate site closure.

Table 1 – Mapped Soil Units within Survey Limits

Symbol	Soil Unit Name	Drainage Class	Hydric Rating (%)	Hydric Description
CaC2	Camillus silt loam, 6 to 12 percent slopes, eroded	Well drained	0	Non-hydric
Ce	Carlisle muck	Very poorly drained	100	Hydric
ML	Made land	Somewhat excessively drained	10	Predominantly non-hydric
Pb	Palms muck	Very poorly drained	100	Hydric

National Wetlands Inventory Mapping

NWI maps are prepared by the USFWS to inventory waterfowl habitat and provide an indication of the potential presence of federally-regulated wetlands. This resource shows wetland polygons by type in accordance with the Cowardin Classification System (Cowardin, 1979). NWI mapping (USFWS, 2018) for the Survey Limits is shown in Figure 4. Two PFO1E systems (Palustrine, Forested, Broad-Leaved Deciduous, Seasonally Flooded/Saturated) are partially mapped within the Survey Limits; one along the western border and the other following along the eastern and northern borders of the Survey Limits. The Old Erie Canal is located just south of the Survey Limits and is mapped as an R2UBHx system (Riverine, Lower Perennial, Unconsolidated Bottom, Permanently Flooded, Excavated) as well as a R5UBH system (Riverine, Unknown Perennial, Unconsolidated Bottom, Permanently Flooded).

New York State Department of Environmental Conservation Freshwater Wetland and Stream Mapping

The NYSDEC maps the boundaries of wetlands that are regulated under Article 24 of the Environmental Conservation Law. In addition to the wetland itself, NYSDEC regulates the 100-foot adjacent area surrounding Article 24-jurisdictional wetlands. No NYSDEC-mapped streams are located within the Survey Limits. However, the Old Erie Canal (6 NYCRR Part 899.4; Item No. 296) is mapped directly adjacent to the southern border of the Survey Limits. Two polygons comprising NYSDEC Wetland SYE-22 are mapped within the western, eastern, and northern portions of the Survey Limits (Figure 5). Figure 5 also shows the 100-foot Adjacent Area for the mapped limits of Wetland SYE-22.

Wetland Delineation Methodology

Due to the presence of mapped wetlands and hydric soils within the Survey Limits, a field-based wetland assessment and boundary delineation was performed on site to evaluate these desktop findings. The field delineation of wetland boundaries was performed by B&L wetland biologists on October 21, 2020, in accordance with the methodologies set forth in the Routine Wetlands Determination Method with Onsite Inspection presented in the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory, 1987) and the USACE's *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0* (USACE, 2011). These methodologies were used to identify federal wetlands located within the Survey Limits that may be subject to jurisdiction by the USACE. Additionally, due to the presence of state mapped wetlands within the Survey Limits, the methodologies detailed in the New York State *Freshwater Wetlands Delineation Manual* (Browne et al., 1995) were also considered and applied during the on-site delineation. Consistent with these methodologies, field indicators related to vegetative communities, soils, and hydrology were evaluated to determine the wetland boundary in the field.

Wetland Delineation Results

Two wetlands (Wetland A and Wetland B) were identified within the Survey Limits, and are shown on Figure 6. Photographs showing the general characteristics of the Survey Limits and delineated resources are included in Appendix A. Information regarding hydrology, vegetation, and soil characteristics observed in each plot location is included on the field datasheets provided in Appendix B. Brief descriptions of the identified resources are provided below.

Wetland A

Wetland A is a deciduous forested wetland located along the eastern and northern sides of the Survey Limits (Figure 6). The eastern boundary of Wetland A was left open because the wetland extended outside of the Survey Limits to the east. Wetland A overlaps NYSDEC-mapped Wetland SYE-22. Wetland A is located within the mapped soil unit Palms muck (Pb), a hydric soil. The vegetation observed in Wetland A passed the dominance test for hydrophytic vegetation with 85.7%. Dominant species observed in this wetland included American elm (*Ulmus americana*) and basswood (*Tilia americana*) in the tree stratum, European buckthorn (*Rhamnus cathartica*) and green ash (*Fraxinus pennsylvanica*) in the shrub stratum, common reed (*Phragmites australis*) and calico aster (*Symphyotrichum lateriflorum*) in the herb stratum, and riverbank grape (*Vitis riparia*) in the woody vine stratum. Wetland hydrology indicators observed included geomorphic position (D2) and the FAC-Neutral Test (D5). Soil characteristics observed in Wetland A met the redox dark surface (F6) hydric soil indicator. According to the National Integrated Drought Information System, the climatic conditions were not typical, as Onondaga County was experiencing a moderate drought (D1) at the time of the site inspection.

Wetland B

Wetland B is a deciduous forested wetland located along the western border of the Survey Limits (Figure 6). The western boundary of Wetland B was left open because it continued outside of the Survey Limits to the west. Wetland B overlaps NYSDEC-mapped Wetland SYE-22. Wetland B is located within the mapped soil unit Carlisle muck (Ce), a hydric soil. The vegetation observed in Wetland B passed the dominance test for hydrophytic vegetation with 100%. Dominant species in this wetland included black willow (*Salix nigra*) and red maple (*Acer rubrum*) in the tree stratum, European buckthorn in the shrub stratum, common reed in the herb stratum, and riverbank grape and poison ivy (*Toxicodendron radicans*) in the woody vine stratum. Wetland hydrology indicators observed included geomorphic position (D2) and the FAC-Neutral Test (D5). Soil characteristics observed in Wetland B met the redox dark surface (F6) hydric soil indicator.

According to the National Integrated Drought Information System, the climatic conditions were not typical, as Onondaga County was experiencing a moderate drought (D1) at the time of the site inspection.

Findings and Preliminary Jurisdiction

Two wetlands were identified within the Survey Limits during the wetland investigation at the Manlius Landfill. Both the NYSDEC and USACE freshwater wetland delineation methodologies were applied during the field investigation, and resulted in the same boundaries for both wetlands.

Wetlands A and B correspond with NYSDEC-mapped Wetland SYE-22 and are therefore anticipated to be regulated by the NYSDEC under Article 24 of the Environmental Conservation Law. Any disturbances within either wetland or their regulated 100-foot Adjacent Areas will require an Article 24 Freshwater Wetland permit from the NYSDEC. The 100-foot Adjacent Area for the delineated wetland boundaries was applied and is shown on Figure 6. Additionally, Wetlands A and B are part of a larger wetland complex that is adjacent to Tributary 3a of Butternut Creek, a perennial stream. Tributary 3a discharges into Butternut Creek, which drains to Oneida Lake approximately 9.7 miles north of the Survey Limits. Oneida Lake is a federally navigable water regulated by the USACE under Section 10 of the Rivers and Harbors Act. Therefore, both Wetland A and Wetland B are assumed to be federally jurisdictional in accordance with the Navigable Water Protection Rule and would be regulated by the USACE under Section 404 of the Clean Water Act. Any discharges of fill or placement of structures into either wetland will require a Section 404 permit from the USACE as well as a Section 401 Water Quality Certification and Article 24 Freshwater Wetlands permit from the NYSDEC. It is noted that final jurisdictional determinations must be made by the NYSDEC and USACE, and are provided upon request.

References

Browne, S., S. Crocoll, D. Goetke, N. Heaslip, T. Kerpez, K. Kogut, S. Sanford, and D. Spada. 1995. New York State Freshwater Wetlands Delineation Manual. New York State Department of Environmental Conservation. Albany, NY.

Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. 131pp.

Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual.* Technical Report Y-87. U.S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, MS.

U.S. Army Corps of Engineers (USACE). 2011. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeastern Region (Version 2.0)*, ed. J.S. Wakeley, R. W. Lichvar, C.V. Noble, and J.F. Berkowitz. ERDC/EL TR 12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture (USDA). 2016. Natural Resource Conservation Service. Web Soil Survey. Accessed October 22, 2020. Available from: http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx.

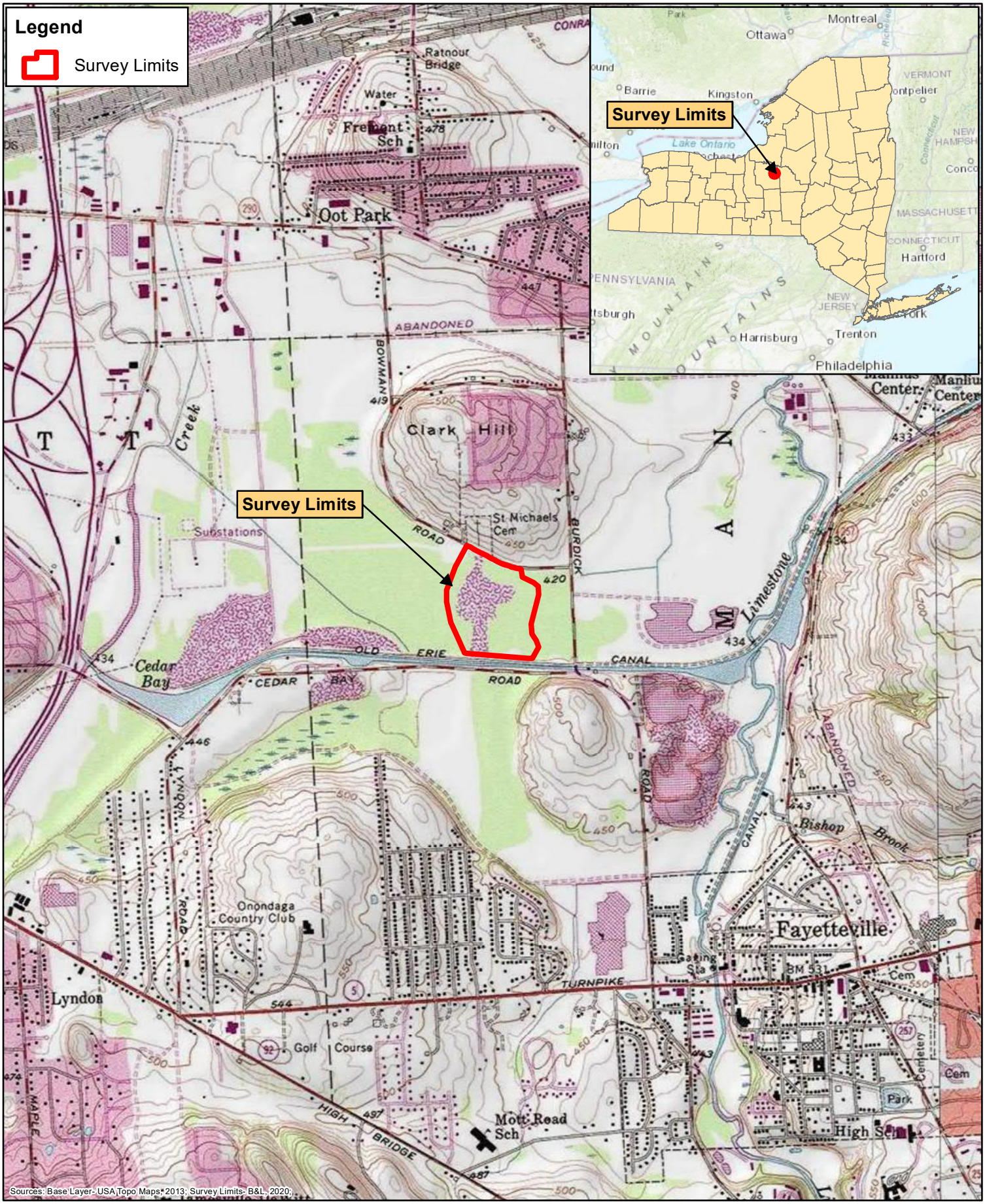
U.S. Fish and Wildlife Service (USFWS). 2018. National Wetlands Inventory (NWI) Mapping. Accessed October 22, 2020. Available from: http://www.fws.gov/wetlands/Wetlands-Mapper.html.

NPR/GLD/jms

Attachments

Figures

Figure 1	**Topographic Project Location Map**
Figure 2	**Aerial Project Location Map**
Figure 3	**Mapped Soil Units**
Figure 4	**NWI-Mapped Resources**
Figure 5	**NYSDEC-Mapped Resources**
Figure 6	**Delineated Resources**



Barton & Loguidice

0 1,000 2,000 4,000 Feet

Abundant Solar Power, Inc.
Manlius Landfill Photovoltaic Array

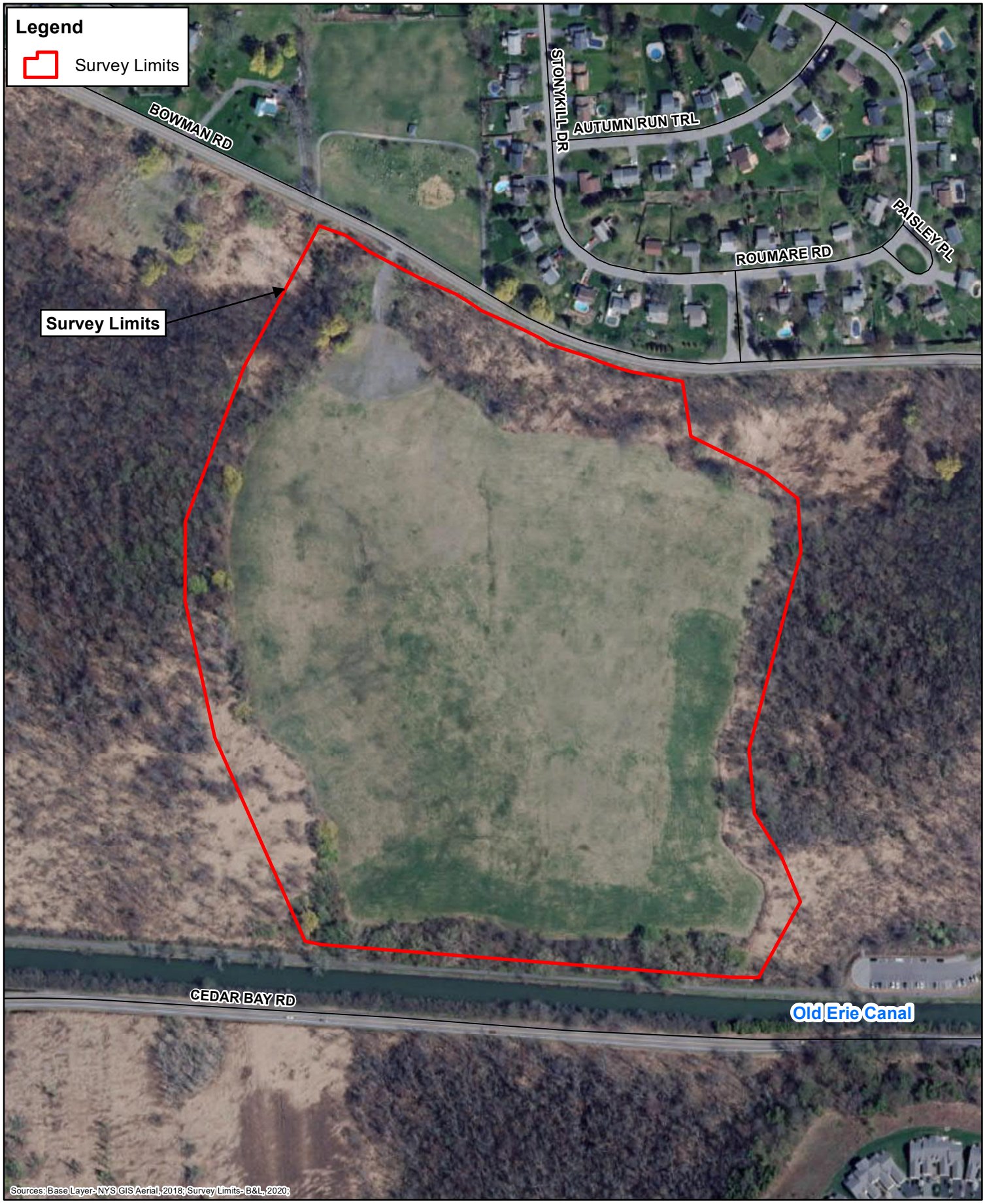
Topographic Project Location Map

Onondaga County November 2020 New York

Figure 1

Project No. 2271.004

Path: K:\Projects\2200\2271\04\Projects\Wetland Memo\2271.004.001 Figure 1 Topo.mxd



Path: K:\Projects\2200\2271\04\Projects\Wetland Memo\2271.004.001 Figure 2 Aerial.mxd

Barton & Loguidice

N W E S

0 150 300 600 Feet

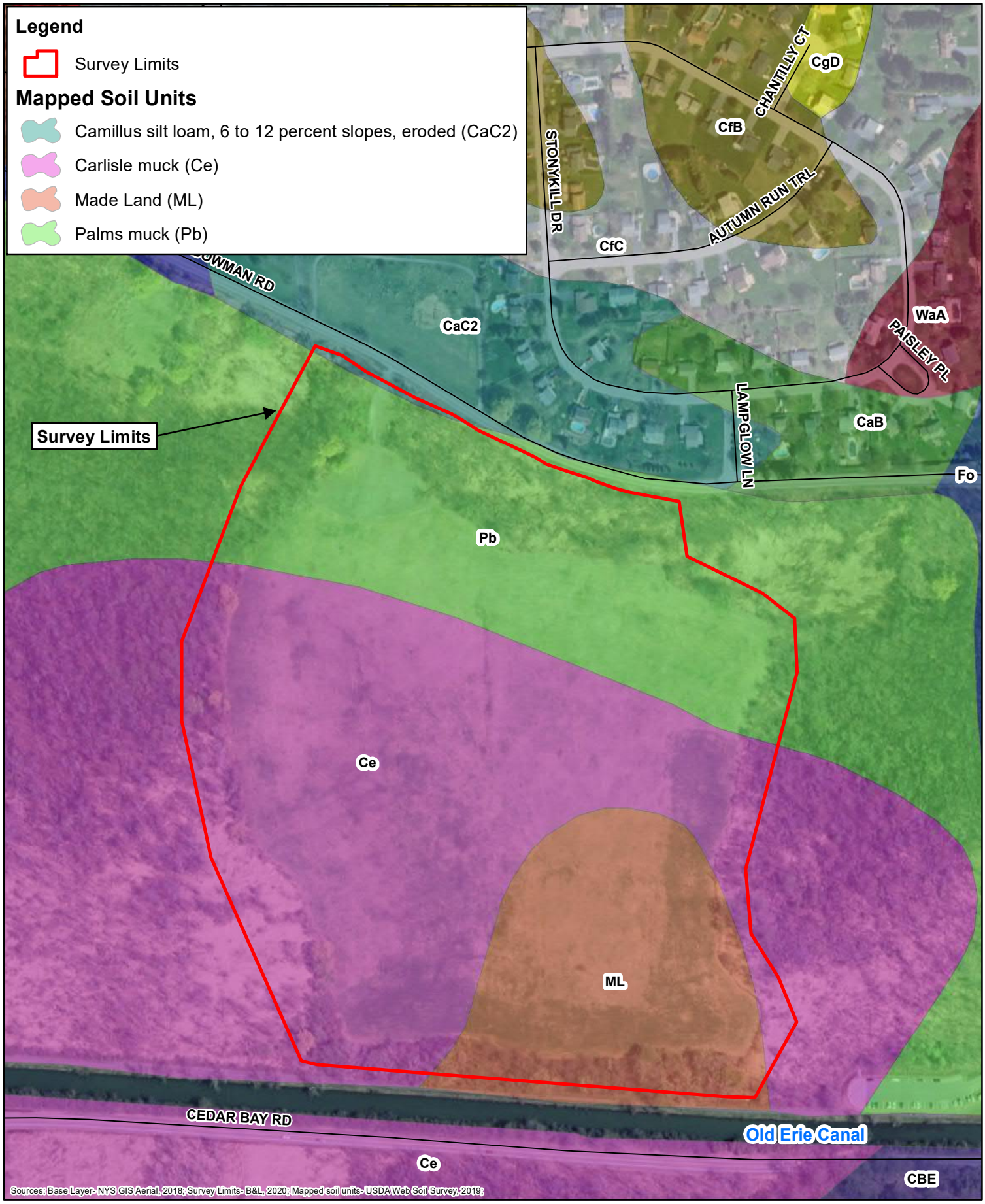
Abundant Solar Power, Inc.
Manlius Landfill Photovoltaic Array

Aerial Project Location Map

Onondaga County November 2020 New York

Figure 2

Project No. 2271.004



Path: K:\Projects\2200\2271\04\Projects\Wetland Memo\2271.004.001 Figure 3 Soils.mxd

Barton & Loguidice

N W E S

0 150 300 600 Feet

Abundant Solar Power, Inc.
Manlius Landfill Photovoltaic Array

Mapped Soil Units

Onondaga County November 2020 New York

Figure 3

Project No. 2271.004

Barton & Loguidice

N W E S

0 150 300 600 Feet

Abundant Solar Power, Inc.
Manlius Landfill Photovoltaic Array

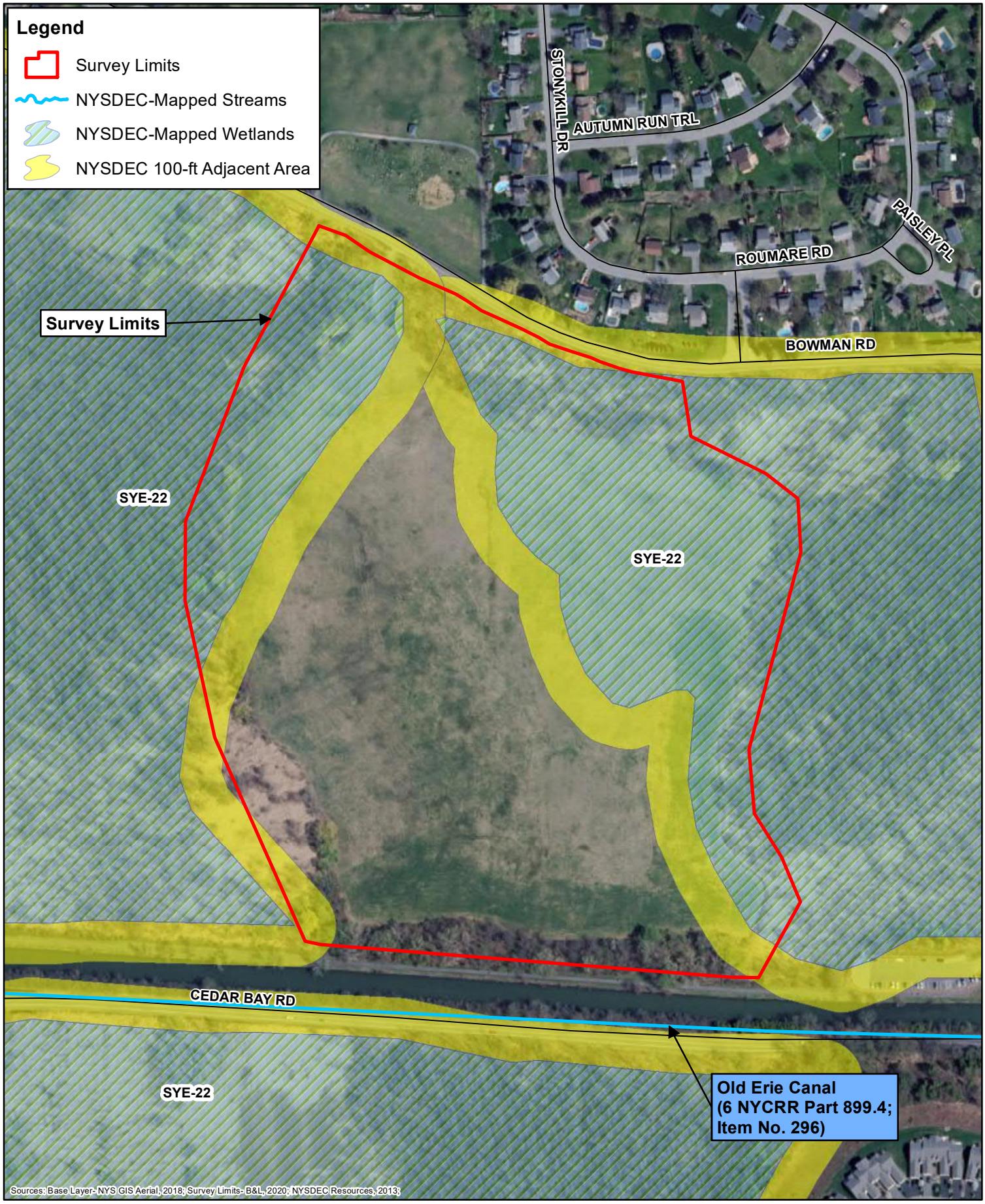
NWI-Mapped Resources

Onondaga County November 2020 New York

Figure 4

Project No. 2271.004

Path: K:\Projects\2200\2271\04\Projects\Wetland Memo\2271.004.001 Figure 4 NWI Resources.mxd



Path: K:\Projects\2200\2271\04\Projects\Wetland Memo\2271.004.001 Figure 5 NYSDEC Resources.mxd

Barton & Loguidice

0 150 300 600 Feet

Abundant Solar Power, Inc.
Manlius Landfill Photovoltaic Array

NYSDEC-Mapped Resources

Onondaga County November 2020 New York

Figure 5

Project No. 2271.004

Path: K:\Projects\2200\2271\04\Projects\Wetland Memo\2271.004.001 Figure 6 Delineated Resources.mxd

Barton & Loguidice

N W E S

0 150 300 600 Feet

Abundant Solar Power, Inc.
Manlius Landfill Photovoltaic Array

Delineated Resources

Onondaga County November 2020 New York

Figure 6

Project No. 2271.004

Appendix A

Site Photographs

Photograph 1: Representative view of landfill cap, photograph looking north.

Photograph 2: Transition from landfill cap to Wetland B, photograph looking west.

Photograph 3: Wetland A, photograph looking east.

Photograph 4: Wetland A plot location adjacent to roadside, photograph looking south.

Photograph 5: Wetland B, photograph looking west.

Photograph 6: Wetland B plot location, photograph looking west.

Photograph 7: Upland area of landfill cap within NYSDEC Wetland SYE-22, photograph looking north.

Photograph 8: Bowman Road maintained roadside adjacent to Wetland A, photograph looking east.

Photograph 9: Paved access driveway to landfill, photograph looking south.

Photograph 10: Paved access driveway to landfill, photograph looking north.

Appendix B

Delineation Datasheets

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Town of Manlius Landfill PV Array City/County: Onondaga County Sampling Date: 10/21/2020

Applicant/Owner: Abundant Solar Power, Inc. State: NY Sampling Point: Wet A

Investigator(s): Grete Day, Nicholas Radford Section, Township, Range: Town of Manlius

Landform (hillside, terrace, etc.): Toe of slope Local relief (concave, convex, none): concave Slope (%): 0-2

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.047488 Long: -76.024871 Datum: NAD 83

Soil Map Unit Name: Palms muck (Pb) NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland A
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland A is a deciduous forest wetland located at the northern and eastern ends of the Survey Limits. GPS boundary points were collected in the field (A1-A86). The eastern boundary of Wetland A was not flagged because it was outside of the Survey Limits. The wetland continues east outside of the Survey Limits. The National Integrated Drought Information System reported that the Survey Limits were within a D1-Moderate Drought at the time of the site inspection.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Hydrology indicators in Wetland A included: geomorphic position (D2), as Wetland A is located within a low spot in the local topography, and the FAC-Neutral test (D5).

VEGETATION – Use scientific names of plants.

Sampling Point: Wet A

Tree Stratum (Plot size: 30 Ft.)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	15	Yes	FACW
2. *Tilia americana*	15	Yes	FACU
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 Ft.)			
1. *Rhus typhina*	5	No	UPL
2. *Fraxinus pennsylvanica*	15	Yes	FACW
3. *Rhamnus cathartica*	10	Yes	FAC
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5 Ft.)			
1. *Phragmites australis*	10	Yes	FACW
2. *Solidago altissima*	5	No	FACU
3. *Symphyotrichum lateriflorum*	20	Yes	FAC
4. *Lythrum salicaria*	5	No	OBL
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	40	=Total Cover	
Woody Vine Stratum (Plot size: 30 Ft.)			
1. *Vitis riparia*	15	Yes	FAC
2.			
3.			
4.			
	15	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 85.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	5	x 1 =	5
FACW species	40	x 2 =	80
FAC species	45	x 3 =	135
FACU species	20	x 4 =	80
UPL species	5	x 5 =	25
Column Totals:	115 (A)		325 (B)

Prevalence Index = B/A = 2.83

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Dominant species observed at the Wetland A data plot included American elm and basswood in the tree stratum, European buckthorn, and green ash in the shrub stratum, common reed and calico aster in the herb stratum, and riverbank grape of the woody vine stratum. The vegetation in Wetland A passed the dominance test for hydrophytic vegetation with 85.7%.

SOIL

Sampling Point: Wet A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/2	95	10YR 3/6	5	C	M	Loamy/Clayey	
8-16	10YR 3/1	90	10YR 4/6	5	C	M	Loamy/Clayey	Prominent redox concentrations
			10YR 4/1	5	C	M		Faint redox concentrations
16-20	10YR 2/1	65	10YR 6/6	15	C	M	Loamy/Clayey	Prominent redox concentrations
			10YR 6/1	20	D	M		

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil indicators were found in the plot. The indicator redox dark surface (F6) was met when 8" within the upper 12" of soil profile exhibited a 10YR 2/2 matrix value with 5% redox concentrations.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Town of Manlius Landfill PV Array City/County: Onondaga County Sampling Date: 10/21/2020

Applicant/Owner: Abundant Solar Power, Inc. State: NY Sampling Point: Wet B

Investigator(s): Grete Day, Nicholas Radford Section, Township, Range: Town of Manlius

Landform (hillside, terrace, etc.): Toe of slope Local relief (concave, convex, none): concave Slope (%): 0-2

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.043921 Long: -76.027723 Datum: NAD 83

Soil Map Unit Name: Carlisle muck (Ce) NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: Wetland B
Wetland Hydrology Present?	Yes X	No ____	

Remarks: (Explain alternative procedures here or in a separate report.)
Wetland B is a deciduous forest wetland located along the western end of the Survey Limits. GPS boundary points were collected in the field (B1-B53). The western boundary of Wetland B was not flagged because it was outside of the Survey Limits. The wetland continues west outside of the Survey Limits. The National Integrated Drought Information System reported that the Survey Limits were within a D1-Moderate Drought at the time of the site inspection.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes X	No ____	Depth (inches): 16

Wetland Hydrology Present? **Yes** X **No** ____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Hydrology indicators in Wetland B included: geomorphic position (D2), as Wetland B is located within a low spot in the local topography, and the FAC-Neutral test (D5).

VEGETATION – Use scientific names of plants.

Sampling Point: Wet B

Tree Stratum (Plot size: 30 Ft.)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix nigra*	20	Yes	OBL
2. *Acer rubrum*	5	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 Ft.)			
1. *Fraxinus pennsylvanica*	5	No	FACW
2. *Rhamnus cathartica*	30	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	35	=Total Cover	
Herb Stratum (Plot size: 5 Ft.)			
1. *Phragmites australis*	20	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	20	=Total Cover	
Woody Vine Stratum (Plot size: 30 Ft.)			
1. *Vitis riparia*	15	Yes	FAC
2. *Toxicodendron radicans*	5	Yes	FAC
3.			
4.			
	20	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	25	x 2 =	50
FAC species	55	x 3 =	165
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		235 (B)

Prevalence Index = B/A = 2.35

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Dominant species observed at the Wetland B data plot included black willow and red maple in the tree stratum, European buckthorn in the shrub stratum, common reed in the herb stratum, and riverbank grape and poison ivy in the woody vine stratum. The vegetation in Wetland B passed the dominance test for hydrophytic vegetation with 100%.

SOIL

Sampling Point: Wet B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/2	100					Loamy/Clayey	
4-16	10YR 3/1	95	10YR 3/6	5	C	M	Loamy/Clayey	Prominent redox concentrations
16-20	10YR 4/1	100					Loamy/Clayey	Gravelly

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil indicators were found in the plot. The indicator redox dark surface (F6) was met when 8" within the upper 12" of soil profile exhibited a 10YR 3/1 matrix value with 5% redox concentrations.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Town of Manlius Landfill PV Array City/County: Onondaga County Sampling Date: 10/21/2020

Applicant/Owner: Abundant Solar Power, Inc. State: NY Sampling Point: Up A

Investigator(s): Grete Day, Nicholas Radford Section, Township, Range: Town of Manlius

Landform (hillside, terrace, etc.): Upslope Local relief (concave, convex, none): convex Slope (%): 0-2

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.047489 Long: -76.024871 Datum: NAD 83

Soil Map Unit Name: Palms muck (Pb) NWI classification: Not Mapped by NWI

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)
The upland plot for Wetland A was located upslope of the wetland in a mowed, maintained portion of Bowman Road. The National Integrated Drought Information System reported that the Survey Limits were within a D1-Moderate Drought at the time of the site inspection.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- ____ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No wetland hydrology indicators were found.

VEGETATION – Use scientific names of plants.

Sampling Point: Up A

Tree Stratum (Plot size: 30 Ft.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 Ft.)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 Ft.)			
1. *Allium canadense*	10	No	FACU
2. *Glechoma hederacea*	70	Yes	FACU
3. *Cirsium discolor*	5	No	UPL
4. *Ranunculus repens*	15	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30 Ft.)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	80	x 4 =	320
UPL species	5	x 5 =	25
Column Totals:	100 (A)		390 (B)

Prevalence Index = B/A = 3.90

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
Dominant species observed at the Upland A data plot included narrow-leaf plantain and bird's foot trefoil in the herb stratum.

SOIL

Sampling Point: Up A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Sandy	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: rock

Depth (inches): 6

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

No hydric soil indicators were found in the plot.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Town of Manlius Landfill PV Array City/County: Onondaga County Sampling Date: 10/21/2020

Applicant/Owner: Abundant Solar Power, Inc. State: NY Sampling Point: Up A2

Investigator(s): Grete Day, Nicholas Radford Section, Township, Range: Town of Manlius

Landform (hillside, terrace, etc.): Upslope Local relief (concave, convex, none): convex Slope (%): 0-2

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.046979 Long: -76.025818 Datum: NAD 83

Soil Map Unit Name: Palms muck (Pb) NWI classification: Not Mapped by NWI

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ___ No X (If no, explain in Remarks.)

Are Vegetation X, Soil ___, or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes X No ___

Are Vegetation ___, Soil ___, or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No ___	**Is the Sampled Area within a Wetland?** **Yes** ___ **No** X
Hydric Soil Present?	Yes ___	No 0	If yes, optional Wetland Site ID: ___
Wetland Hydrology Present?	Yes ___	No X	

Remarks: (Explain alternative procedures here or in a separate report.)
The upland plot for Wetland A was located upslope of the wetland on the mowed, maintained portion of the landfill cap. This upland area is located within the mapped boundary of NYSDEC Wetland SYE-22. The National Integrated Drought Information System reported that the Survey Limits were within a D1-Moderate Drought at the time of the site inspection.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No wetland hydrology indicators were found.

VEGETATION – Use scientific names of plants. Sampling Point: Up A2

Tree Stratum (Plot size: 30 Ft.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 Ft.)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Herb Stratum (Plot size: 5 Ft.)			
1. *Galium mollugo*	10	No	FACU
2. *Glechoma hederacea*	11	No	FACU
3. *Taraxacum officinale*	2	No	FACU
4. *Plantago lanceolata*	2	No	FACU
5. unknown grass	75	Yes	
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30 Ft.)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)

Total Number of Dominant Species Across All Strata: _____ (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____	(A) _____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

____ 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** _____ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)
Dominant species observed at the Upland A2 data plot included an unknown grass in the herb stratum. Grass was not able to be identified because all vegetation was mowed and no flowering structures were visible. Therefore, the presence of hydrophytic vegetation could not be determined for this plot.

SOIL

Sampling Point: Up A2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** _____

Remarks:

No soil samples were taken because plot was on the landfill cap and contained non-native fill material.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Town of Manlius Landfill PV Array City/County: Onondaga County Sampling Date: 10/21/2020

Applicant/Owner: Abundant Solar Power, Inc. State: NY Sampling Point: Up B

Investigator(s): Grete Day, Nicholas Radford Section, Township, Range: Town of Manlius

Landform (hillside, terrace, etc.): Upslope Local relief (concave, convex, none): convex Slope (%): 0-2

Subregion (LRR or MLRA): LRR L, MLRA 101 Lat: 43.043914 Long: -76.027658 Datum: NAD 83

Soil Map Unit Name: Carlisle muck (Pb) NWI classification: Not Mapped by NWI

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes X	No ____	If yes, optional Wetland Site ID: ____
Wetland Hydrology Present?	Yes ____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)
The upland plot for Wetland B was located upslope of the wetland in scrub-shrub upland area. The National Integrated Drought Information System reported that the Survey Limits were within a D1-Moderate Drought at the time of the site inspection.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ____ Surface Water (A1)
- ____ High Water Table (A2)
- ____ Saturation (A3)
- ____ Water Marks (B1)
- ____ Sediment Deposits (B2)
- ____ Drift Deposits (B3)
- ____ Algal Mat or Crust (B4)
- ____ Iron Deposits (B5)
- ____ Inundation Visible on Aerial Imagery (B7)
- ____ Sparsely Vegetated Concave Surface (B8)
- ____ Water-Stained Leaves (B9)
- ____ Aquatic Fauna (B13)
- ____ Marl Deposits (B15)
- ____ Hydrogen Sulfide Odor (C1)
- ____ Oxidized Rhizospheres on Living Roots (C3)
- ____ Presence of Reduced Iron (C4)
- ____ Recent Iron Reduction in Tilled Soils (C6)
- ____ Thin Muck Surface (C7)
- ____ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ____ Surface Soil Cracks (B6)
- ____ Drainage Patterns (B10)
- ____ Moss Trim Lines (B16)
- ____ Dry-Season Water Table (C2)
- ____ Crayfish Burrows (C8)
- ____ Saturation Visible on Aerial Imagery (C9)
- ____ Stunted or Stressed Plants (D1)
- ____ Geomorphic Position (D2)
- ____ Shallow Aquitard (D3)
- ____ Microtopographic Relief (D4)
- ____ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ____	No X	Depth (inches): ____
Water Table Present?	Yes ____	No X	Depth (inches): ____
Saturation Present? (includes capillary fringe)	Yes ____	No X	Depth (inches): ____

Wetland Hydrology Present? **Yes** ____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
No wetland hydrology indicators were found.

VEGETATION – Use scientific names of plants.

Sampling Point: Up B

Tree Stratum (Plot size: 30 Ft.)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15 Ft.)			
1. *Lonicera morrowii*	20	Yes	FACU
2. *Rhamnus cathartica*	10	Yes	FAC
3.			
4.			
5.			
6.			
7.			
	30	=Total Cover	
Herb Stratum (Plot size: 5 Ft.)			
1. *Symphyotrichum lateriflorum*	5	No	FAC
2. *Solidago altissima*	20	Yes	FACU
3. *Doellingeria umbellata*	5	No	FACW
4. *Solanum dulcamara*	5	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35	=Total Cover	
Woody Vine Stratum (Plot size: 30 Ft.)			
1. *Vitis riparia*	10	Yes	FAC
2. *Toxicodendron radicans*	20	Yes	FAC
3.			
4.			
	30	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	50	x 3 =	150
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	95 (A)		320 (B)

Prevalence Index = B/A = 3.37

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ___ 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)
Dominant species observed at the Upland B data plot included honeysuckle and European buckthorn in the shrub stratum, tall goldenrod in the herb stratum, and riverbank grape and poison ivy in the vine stratum. Upland B passed the dominance test for hydrophytic vegetation with 60%.

SOIL

Sampling Point: Up B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Loamy/Clayey	
6-18	10YR 4/1	75	10YR 3/6	25	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

Hydric soil indicator depleted matrix (F3) was found in the plot.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 7
615 Erie Boulevard West, Syracuse, NY 13204-2400
P: (315) 426-7438 | F: (315) 426-7425
www.dec.ny.gov

Abundant Solar Power (M1) LLC
700 W Metro Park
Rochester, NY 14623

RE: Manlius Closed Landfill Solar Array

INSTRUCTIONS TO ALL PERMITEES

Enclosed is your NYSDEC permit as requested. Please take some time to review the permit and note:

1. The permit is valid for only that activity specifically represented in your permit application and authorized in writing in the permit itself. Any deviation from the activity authorized in the permit or described in your application may require additional approval(s) or corrective action;

2. Review the General and Special Conditions carefully. If you are unsure of your obligations under the permit, please bring your questions to our attention;

3. If, for any reason, you believe you will be unable to comply or remain in compliance with the terms of your permit, please contact us;

4. Please check the expiration date and any requirements for renewal or modification of your permit;

5. Please keep the permit in a safe place for reference and a copy at the work site and have your contractor read and abide by its conditions;

6. The identification numbers help us communicate with you. Please reference them in any subsequent communications;

7. **Caution: Your project may be subject to the jurisdiction of the US Army Corps of Engineers, and need additional permitting. Contact them in the Auburn Field Office at 315-255-8090 with any questions.**

8. Be advised, the Uniform Procedures Regulations (6NYCRR Part 621) provide that an applicant may request a public hearing if a permit is denied or contains conditions which are unacceptable to them. Any such request must be made in writing within 30 calendar days of the date of permit issuance and must be addressed to the Regional Permit Administrator at the letterhead address.

If you have any questions, please contact me at 315-426-7445. Thank you.

Sincerely,

Trendon Choe
Environmental Analyst

Enc. Permit 7-3138-00301
cc: Tiffany Toukatly, DEC BEH
Johanna Duffy, Grete Day – B & L
US Army Corps of Engineers
Town Supervisor
File

PERMIT

Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
ABUNDANT SOLAR POWER (M1) LLC

700 W METRO PARK

ROCHESTER, NY 14623
(202) 818-9194

Facility:
MANLIUS CLOSED LANDFILL SOLAR ARRAY
BOWMAN RD - S SIDE|0.28 MI W OF N BURDICK ST, OLD ERIE CANAL RUNS E TO W, S OF THE PROJECT SITE
MANLIUS, NY 13104

Facility Location: in MANLIUS in ONONDAGA COUNTY
Facility Principal Reference Point: NYTM-E: 416.429 NYTM-N: 4766.382
Latitude: 43°02'43.9" Longitude: 76°01'33.8"
Authorized Activity: Installation of associated electrical distribution lines, specifically the installation of four utility poles within the adjacent area of regulated NYS Class 2 Freshwater Wetland, SYE-22, in support of a solar PV array, all in accordance with approved plans and permit conditions herein.

Permit Authorizations

Freshwater Wetlands - Under Article 24
Permit ID 7-3138-00301/00001 (Freshwater Wetland ID SYE-22)
New Permit Effective Date: 5/11/2021 Expiration Date: 5/10/2026

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: KEVIN M BALDUZZI, Deputy Regional Permit Administrator
Address: NYSDEC Region 7 Headquarters
615 Erie Boulevard W
Syracuse, NY 13204 -2400

Authorized Signature: Kevin Balduzzi Date 05 / 11 / 2021

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Barton & Loguidice (Received 3/2/21).

2. **Failure to Meet Permit Conditions** Failure of the permittee to meet all the conditions of this permit is a violation of this permit and grounds for an order to immediately cease the permitted activity at the project site.

3. **Prior Approval of Changes** If the Permittee desires to make any changes in construction techniques, species to be planted, the site plan, any mitigation plan, scheduling or staging of construction, or any other aspect of this project, the Permittee shall submit a written request to the Regional Permit Administrator to make such proposed changes and shall not make such changes unless authorized in writing by the Department.

4. **Notify DEC 48 Hrs Prior to Work** The permittee or a representative must contact by telephone Tiffany Toukatly at (607) 753-3095 x 206 least 48 hours prior to the commencement of the project authorized herein.

5. **Invasive Species (Non-native Vegetation)** To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering and leaving any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.

6. **Minimize Adverse Impacts to Wetlands, Wildlife, Water** All work must be performed in a manner which minimizes adverse impacts to wetlands, wildlife, water quality and natural resources.

7. **No Wetland Disturbance** There shall be no wetland disturbance while project is being developed and conducted.

8. **Timing of Wetland Work** Work shall occur in wetland and regulated adjacent areas when soils are dry enough to support equipment without forming ruts. Low ground pressure equipment is preferred. No equipment crossing or operating in standing water. If access is absolutely needed during/after a rain event or through softer soils where rutting is anticipated, wetland matting must be used.

9. **Install Erosion Controls** Before any soil is disturbed on the subject site, the permittee shall install erosion and sedimentation controls (such as silt fencing, sediment traps or settling basins) which are adequate to prevent erosion and sedimentation on and off-site. Such controls shall be maintained until no erosion is apparent and the vegetation cover adequately (80% or more) will prevent erosion and sedimentation on and off such site. Once the site is adequately stabilized, the erosion controls must be taken out. Before such controls are removed, the permittee shall remove all sediment that has accumulated at such controls.

10. **Fueling Equipment** All equipment, including pumps, must be fueled in a location at least 100 feet from the wetland. If any pump is operated closer than 100 feet from the wetland, it must be on an impervious surface with absorbents capable of containing any leakage of petroleum products. Any reportable leakage must be reported as per regulations. A spill kit must be on site to contain and clean up any leaks that may occur during work. Follow NYSDEC spills reporting procedure by contacting the NYS Spill Hotline: 1-800-457-7362. Any leakage not meeting reportable threshold must be immediately cleaned up and disposed of properly.

11. **Equipment and Materials Storage** Equipment must be stored in a location and manner that will prevent any leakage of deleterious substances from reaching the wetland. Erodible materials, if not used in the same day as delivery, will be contained by properly installed silt fence or strawbales.

12. **Seed and Mulch** All areas of disturbed soils shall be seeded and mulched with an appropriate conservation mix within two days of project completion, within two days of final grading, or by the expiration of the permit, whichever is first. If weather conditions are not favorable for successful plant growth, soil may be stabilized with straw mulch, an erosion control blanket or similar effective practice and seeding can take place as soon as weather conditions are favorable. Woody and native herbaceous vegetation will be planted to prevent erosion, according to plans submitted.

13. **Temporary Storage of Materials On Site** Excavated materials and/or fill materials if stockpiled shall be a sufficient distance from the wetland so that materials and or runoff may not re-enter the wetland. Stockpiles of erodible materials left on site longer than 48 hours shall be covered and contained by straw bales, silt fencing or by other effective method. Fill removed from the site must be effectively stabilized and disposed of in a manner that prevents it from directly or indirectly entering any water body, stream, or wetland area.

14. **No Material in Wetland or Adjacent Area** Any debris, fill, excavated material, brush or excess material from construction of this project shall not be disposed of in any wetland and adjacent area. Once the project is complete, all extra material must be removed from the site.

15. **Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

16. **State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

17. **State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

18. **State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. **Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. **Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. **Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 7 Headquarters
615 Erie Boulevard W
Syracuse, NY13204 -2400

4. **Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.

5. **Permit Modifications, Suspensions and Revocations by the Department** The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

a. materially false or inaccurate statements in the permit application or supporting papers;

b. failure by the permittee to comply with any terms or conditions of the permit;

c. exceeding the scope of the project as described in the permit application;

d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;

e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. **Permit Transfer** Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit
The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

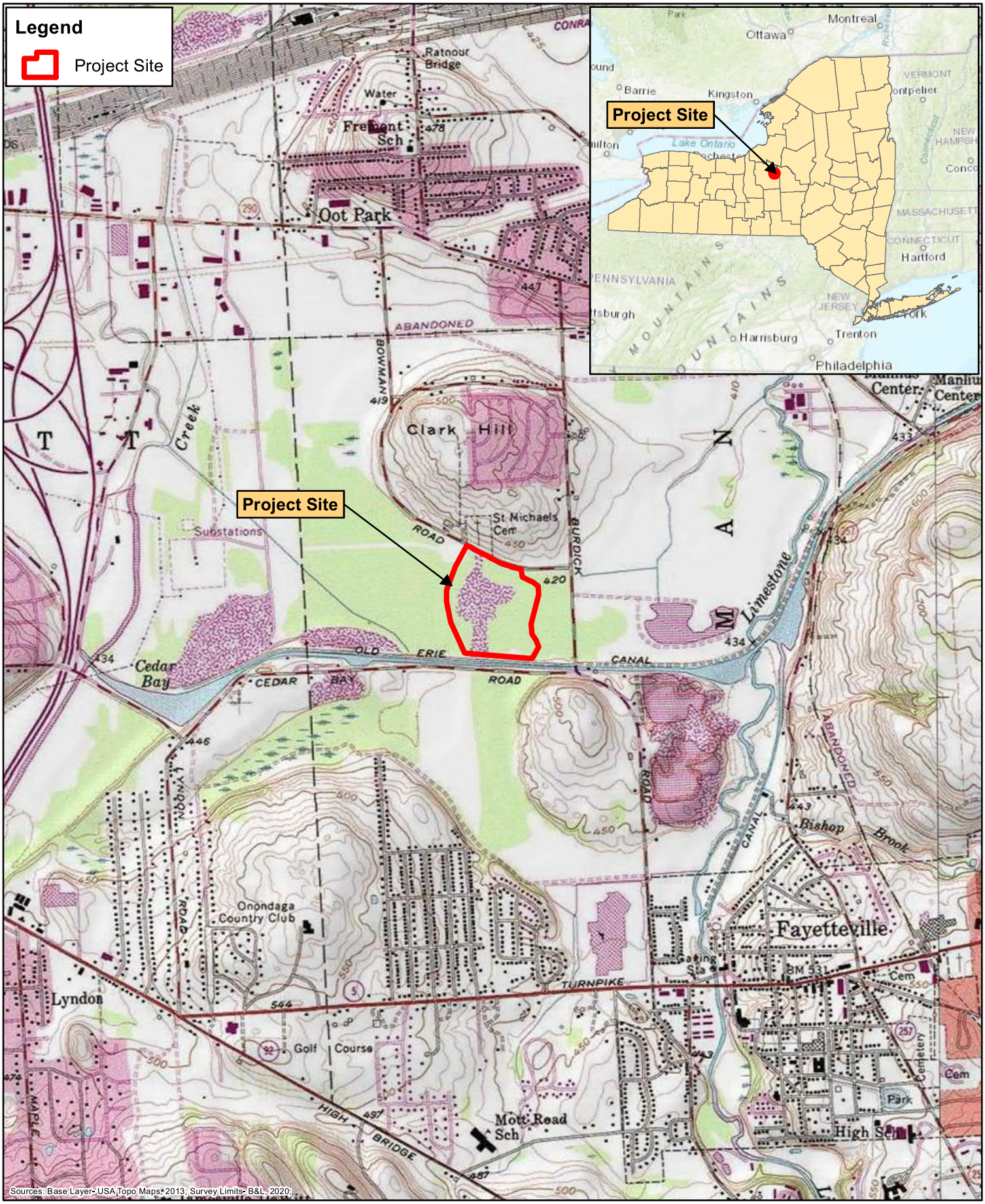
Item D: No Right to Trespass or Interfere with Riparian Rights
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Photograph 7: Upland area of landfill cap within NYSDEC Wetland SYE-22, photograph looking north.

Photograph 8: Bowman Road maintained roadside adjacent to Wetland A, photograph looking east.

Photograph 9: Paved access driveway to landfill, photograph looking south.

Photograph 10: Paved access driveway to landfill, photograph looking north.



Barton & Loguidice

0 1,000 2,000 4,000 Feet

Abundant Solar Power
Manlius Landfill Photovoltaic Array

Topographic Project Location Map

Onondaga County January 2021 New York

Figure 1

Project No. 2271.004

Path: K:\Projects\2200\2271\004\Projects\AP\2271.004_01 Figure 1 Topo.mxd

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DELINEATED WETLANDS
- 100 FOOT WETLAND OFFSET
- OPEN WETLAND BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- GAS VENTING RISER
- MONITORING WELL
- MANHOLE
- PROPOSED SOLAR PANEL
- PROPOSED BALLAST FENCE
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EQUIPMENT PAD

N

TRUE OR CALLED NORTH

SURVEY NOTE

1. BASE MAPPING COMPILED FROM NYSGIS CLEARING HOUSE PARCEL DATA, ORTHO IMAGERY, AND 2017 LIDAR DATASETS. INFORMATION FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

NOTES

1. EXISTING GROUNDCOVER SHALL BE MAINTAINED/REPLACED IN BETWEEN SOLAR PANELS TO MAINTAIN THE LANDFILL CAPPING SYSTEM INTEGRITY.
2. SOLAR ARRAY SHALL BE SET BACK 50 FEET FROM ROAD AND NOT EXCEED 20 FEET HEIGHT AS PER ZONING DISTRICT REQUIREMENTS.
3. LOT SIZE = 17.5 ACRES
4. SYSTEM SIZE = 6,247.5/5,000 (DC/AC) kW

TOWN OF MANLIUS CODE REQUIREMENTS

REQUIREMENT	CODE VALUE(MIN OR MAX)	PLAN VALUE
FRONT YARD SETBACK	50 Ft	235 Ft
SIDE YARD SETBACK	50 Ft	105 Ft
REAR YARD SETBACK	50 Ft	159 Ft
MAXIMUM HEIGHT OF ARRAY	20FT	9Ft

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND LAND SURVEYOR SHOULD STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION".

REVISIONS

ABUNDANT SOLAR POWER
TOWN OF MANLIUS LANDFILL SOLAR ARRAY

PROPOSED SOLAR LAYOUT

ONONDAGA COUNTY, NEW YORK

TOWN OF MANLIUS

Barton & Loguidice

STATE OF NEW YORK
DAVID W. HUTCHINS
080201
PROFESSIONAL ENGINEER

Date: DECEMBER 2020

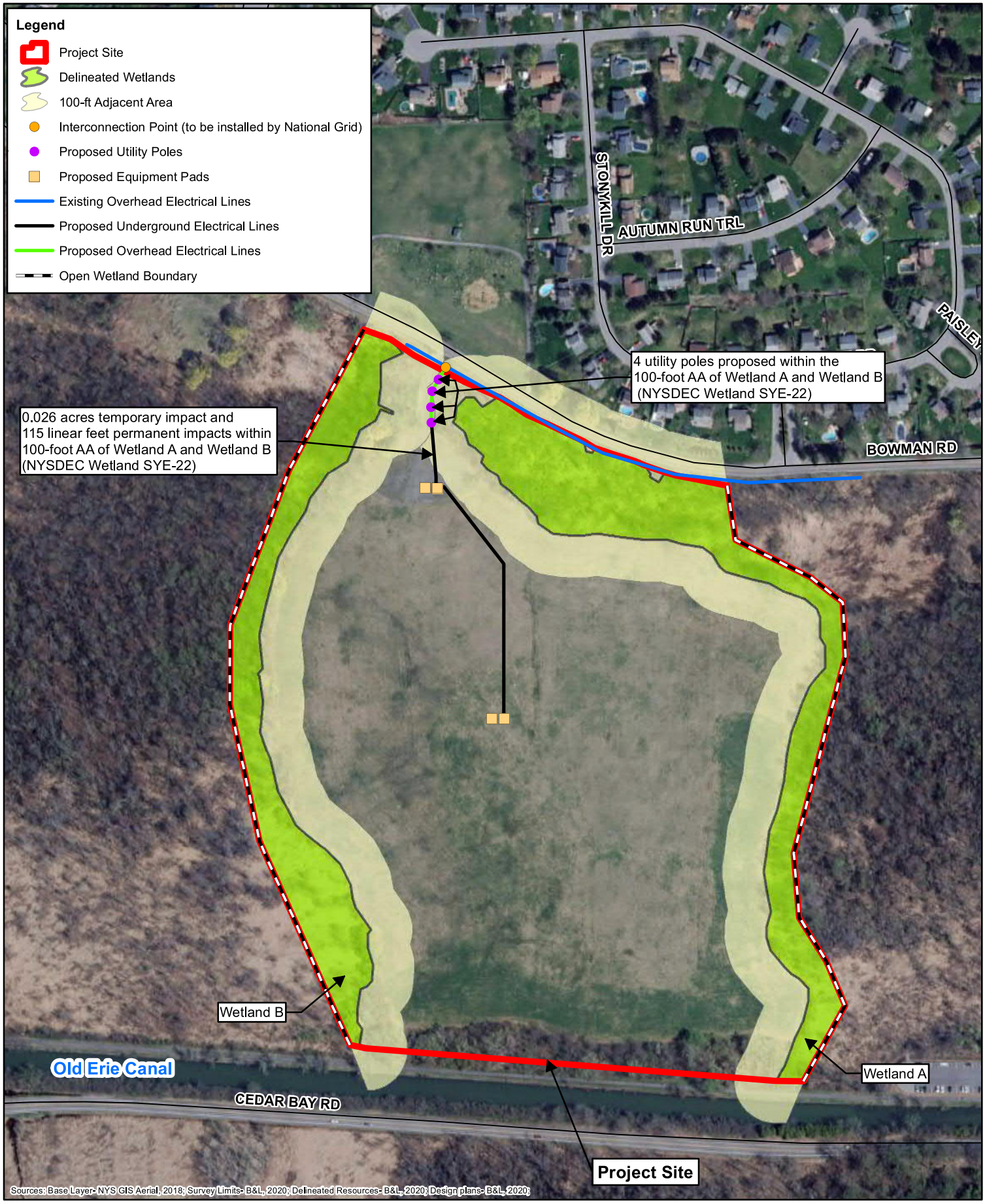
Scale: 1" = 120'

Sheet Number: **FIGURE 2**

File Number: 2271.004.001

Checked by CWH Drawn by TSC Designed by ZTP In charge of CJM

Plotted: Dec 22, 2020 – 2:38PM SYR By: JDS
Z:\JB-Vol\D2\18271422-1C71-4823-8927-9B25C4D54147\U\2216000-2216999\2216434\U\L\2271.004.001 Manlius Solar Array Proposed Plan (03 2216434).dwg



Barton & Loguidice

N W E S

0 150 300 600 Feet

Abundant Solar Power
Manlius Landfill Photovoltaic Array

Proposed Impacts

Onondaga County January 2021 New York

Figure 3

Project No. 2271.004

Exhibit G

TOWN OF MANLIUS

SPECIAL PERMIT APPLICATION – EXHIBIT "G"

PROFESSIONAL FEES REIMBURSEMENT AGREEMENT

As a condition of the application(s) to the Town of Manlius, its Zoning Board of Appeals, Planning Board, codes administration/planning office, and/or Town Board (the "Town") for various zoning, land use, construction and related reviews, approvals, certificates, permits and related consideration(s) (including for any local governmental assisted funding) related to the request of Abundant Solar Power (MI) LLC : (the "Application"), _____ [name], 700 West Metro Park Rochester NY 14623 [legal address] ("Applicant") relative to proposed development at 5701 Bowman Rd [project address], Tax Parcel # 074.-01-06.1, Manlius, New York, and related matters (the "Project") agrees as follows:

The Application and Project may or will likely entail that the Town incur legal, engineering, architectural, administrative and related expense(s) including, without limitation, for both on staff and third party consultants involved in the consideration of the Application and Project, and including, without limitation, attendance at Zoning Board of Appeals, Planning Board, and Town Board meetings, consultation with the Applicant, its or the Town's engineer, architect, attorney, and/or other Town officers and employees, or consultants or professional service providers, incidental to the Application from the earlier of the filing of the Application for and/or first presentation of the Project to Town, and through final completion and issuance of all Town and other governmental permits, certifications and approvals.

In connection with and consideration of the foregoing, Applicant agrees to bear all cost and expense for such administrative, legal, engineering, architect and other professional and consulting assistance to the Town incidental to the Application and Project, and including that expense incurred by the Town for Town employees and officers performing reasonable and necessary work on behalf of the Town incident to the Application or Project.

In connection with the foregoing, Applicant shall reimburse the Town for time spent by outside consultants and professionals at the usual rate charged by them to private clientele, or if none, then the usual rate charged to municipalities. Reimbursement for the cost of Town employees and officers shall be based upon the cost to Town for the services of such persons, including salary and fringe benefits, reduced to an hourly rate and including overtime where directly attributable to the Application or Project.

Should the Town determine, in its sole discretion, that additional services are required to represent, supervise, inspect, evaluate and/or consult, including in order to protect the rights and/or interests of the Town such as relative to an enforcement or violation proceeding, the Applicant shall likewise bear all costs associated with such services.

This Agreement shall be effective as of Oct 1st, 2021 The Applicant shall deposit an initial sum of $_____, and such other amounts as from time to time the Town may determine, payable to and deposited with the Town and which sum or sums shall be applied against those sums reimbursable to the Town pursuant to the terms of this Agreement (the "Deposit"). Upon completion or discontinuance of the Application and Project and payment of all fees incurred, any unused Deposit shall be returned to the Applicant.

The Applicant shall receive periodically, one or more statements detailing charges for which reimbursement has been made against the Deposit, detailing unpaid amounts, if any, and setting forth any additional Deposit required by the Town. Failure to pay any amounts due the Town of Manlius within twenty (20) days of the date of statement may result in the termination of work/services by Town relative to the Application, the non-issuance suspension or revocation of any certificates, permits or approvals, and/or denial of applications, the Town's commencement of collection efforts, and/or the exercise of any other rights or remedies available to Town hereunder or pursuant to applicable law, including under the Town Code. No certificates, approvals or permits, including, without limitation, Certificates of Occupancy/Compliance, may be issued until all fees due hereunder are paid or sufficient Deposit for same made.

Notwithstanding any provision hereof to the contrary or otherwise, the intent of this Agreement is to subject all of those subject matter areas under applicable provisions of Federal, State, and County laws, rules and regulations whatsoever, the Town Code including as any of same may be amended from time to time, and without limitation, those provisions under Chapters 59, 63, 72, 83, 95, 96, 104, 119, 123, 125, 126, 127, 131, 147, and 155 of the Town Code to the provisions hereof; in addition any financing or funding applications incidental to the Application or Project and requiring sponsorship or support of Town, and review under the State Environmental Quality Review Act or other State or Federal environmental, historical or related laws, rules or regulations shall likewise be subject to the provisions hereof.

In addition, and notwithstanding any provisions hereof to the contrary or otherwise, any provisions of the Town Code or other laws, rules or regulations providing rights more favorable to and protective of Town shall be deemed incorporated herein by reference, and shall not be deemed superseded by less protective provisions herein.

In the event of a breach or default by Applicant, Town shall be entitled to pursue any and all legal rights and remedies pursuant to applicable law including, without limitation, the Town Code and shall be entitled to recover, in addition to any sums due, reasonable attorney's fees, costs and disbursements incurred in any such efforts.

If any part of this Agreement or the application thereof to any person or entity or circumstance is adjudged invalid, illegal or unconstitutional by any court of competent jurisdiction, such order or judgment shall be confined in its operation to the part of this law or in its application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Agreement or the application thereof to other persons, entities or circumstances. Further, in adjudging such invalid, illegal or unconstitutional provision or part thereof, the court shall attempt to modify same to a provision or part which is not illegal, invalid or unconstitutional and which best achieves the intent of such illegal, invalid or unconstitutional provision or part thereof.

The Town Supervisor has executed this agreement pursuant to a blanket Resolution adopted by the Town Board at a meeting thereof held on _____, 20__, and is duly authorized and empowered to execute this instrument and enter into this Agreement on behalf of the Town of Manlius.

In the event Applicant is a closely held corporation, partnership or limited liability company, its three (3) largest principals shall be signatories to this Agreement, as joint and severable parties with Applicant and Town.

This instrument shall be executed in triplicate. At least one original shall be permanently filed, after execution thereof, in the office of the Town Clerk and one in the Code Enforcement Office.

Dated: Oct 1 '21 Abundant Solar Power (MI) LLC

Print Applicant Name **Applicant's Authorized Signature/Title**

Applicant Address: 700 West Metro Park
Rochester, NY 14623-2678

Richard Lu

Print Applicant (Principal) Name **Applicant's Principal Signature**

Print Applicant (Principal) Name **Applicant's Principal Signature**

Print Applicant (Principal) Name **Applicant's Principal Signature**

TOWN OF MANLIUS

By: _____

Name: _____

Title: _____

dd/2017

Exhibit H

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. Richard Lu, being duly sworn, deposes and says that (s) he is:

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

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

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

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

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

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

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

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

-OR-

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

Date: Oct 5th, 2021.

Richard Lu
(Print Name)

(Signature)

Abundant Solar Power (MI) LLC
(Entity Name)

By (Officer) (Title)

700 W. Metrowalk, Rochester, NY
(Mailing Address of Applicant)

416 264-3880
(Telephone Number)

Date: _____, 20____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

ACKNOWLEDGEMENTS

Province of Ontario
~~STATE OF NEW YORK~~)
City of Mississauga) SS:
COUNTY OF ONONDAGA)

On this 5th day of October in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared _____, and Richard Lu 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.

Macaw
Notary Public 46936I

CORPORATE ACKNOWLEDGEMENT

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

Richard Lu, being duly sworn, deposes and says the s(he) is the Director of Abundant Solar Power (MI) LLC corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

Applicant Signature

Subscribed to me before this 5th day
Of October, 2021

Notary Public 46936I

06/29/16 LB

Exhibit I

Barton & Loguidice

October 4, 2021

Town of Manlius Planning Board
301 Brooklea Drive
Fayetteville, New York 13066

Subj: Town of Manlius Landfill

Re: Photovoltaic Array

File: 2271.004.001

Dear Planning Board Members:

Abundant Solar Power, a division of Abundant Solar Energy, is proposing the construction of a 4.35 MW (AC) Photovoltaic Array on the existing closed Town of Manlius Landfill, located approximately 1,525 feet west of the Bowman Road – North Burdick Street intersection. Abundant Solar Power is required to provide a decommissioning plan to be implemented upon cessation of activity as defined in the narrative, or in conjunction with the removal of the facility.

Abundant Solar Power proposes the attached Decommissioning narrative and figure (Figure 1) for review by the Planning Board. A decommissioning quote for the decommissioning phase has been provided as Attachment A of this document.

We look forward to the opportunity to discuss the proposed decommissioning plan with the Town and answer any questions that the Planning Board may have.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

BARTON & LOGUIDICE, D.P.C

Jillian M. Blake, P.E.
Senior Managing Engineer

JMB2/
Attachments

443 Electronics Parkway, Liverpool, NY 13088 ▪ Office: 315-457-5200 ▪ Fax: 315-451-0052 ▪ BartonandLoguidice.com
The experience to listen
The power to solve™

Decommissioning Narrative

Decommissioning of the solar array at the Manlius Landfill shall occur when any of the following conditions arise:

- Construction of the array system is not completed within 18 months after receiving the final site plan approval, unless an extension is approved by the Town.
- Cessation of activity of the constructed facility for a total period of one year.
- The solar array is determined inoperable and will not be repaired or replaced.

The operator of the facility shall perform the following tasks, at a minimum, in order to decommission the solar array.

Pre-Demolition:

- Obtain a demolition permit from the Town of Manlius.

Phase 1:

- Remove and dispose of the main switch gear and transformer.
- Disconnect, remove and salvage solar modules, remove and dispose of solar table and foundations as directed by the owner.
- Remove and Dispose of double swing chain link security gate with facility ID sign.
- If needed, remove and dispose of gravel access drive.
- If landscaping is existing, it shall remain existing.

Phase 2:

- Perform a cap study/inspection to ensure that no damage has occurred to the cap during decommissioning.
- Restore the site surface grades and soils after removal of equipment, to the extent possible, to the condition which existed prior to the installation of the Solar Array.
    - Seed mix for reseeding shall conform to New York State Standards and Specifications for Erosion and Sediment Control, Table 4.4.

The operator shall adhere to the following schedule, to implement the decommissioning of the Solar Array system.

- If the solar array does not generate electrical energy for a period of 12 months, the facility operator has 30 days to do one of the following:
    - Restore the Solar Array to an operational status, equal to a minimum of 80% capacity.
    - Implement the decommissioning plan.
- Failure to fully implement the decommissioning plan within the 30 day timeframe with result in the following:
    - The Town of Manlius will, at its discretion, provide for the restoration of the site in accordance with the approved decommissioning plan.
    - The Town of Manlius shall recover all expenses incurred for decommissioning activities from the Owner/Operator of the Solar Array as described below.

Financial Assurance

As financial assurance of the decommissioning costs of the facility, the owner/operator of the facility shall obtain a payment surety bond in the amount of $130,955, which is representative of the current decommissioning cost estimate. This cost estimate shall be reevaluated every five (5) years and the surety amount adjusted accordingly, if necessary. Under the terms of the bond, the surety will become liable on the bond obligation if the owner/operator fails to perform as described above.

Figure 1

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DELINEATED WETLANDS
- 100 FOOT WETLAND OFFSET
- OPEN WETLAND BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- APPROXIMATE LOCATION OF GAS VENTING RISER
- MONITORING WELL
- MANHOLE
- PROPOSED SOLAR PANEL
- PROPOSED BALLAST FENCE
- OHE — PROPOSED OVERHEAD ELECTRIC
- UGE — PROPOSED UNDERGROUND ELECTRIC
- PROPOSED EQUIPMENT PAD

N

TRUE OR CALLED NORTH

SURVEY NOTE

1. BASE MAPPING COMPILED FROM NYSGIS CLEARING HOUSE PARCEL DATA, ORTHO IMAGERY, AND 2017 LIDAR DATASETS. INFORMATION FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

NOTES

1. SOLAR ARRAY LOCATION SHOWN SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE CONFIRMED BY FIELD CONDITIONS.
2. EXISTING GROUNDCOVER SHALL BE MAINTAINED/REPLACED IN BETWEEN SOLAR PANELS TO MAINTAIN THE LANDFILL CAPPING SYSTEM INTEGRITY.
3. SOLAR ARRAY SHALL BE SET BACK 40 FEET FROM ROAD AND NOT EXCEED 20 FEET HEIGHT AS PER ZONING DISTRICT REQUIREMENTS.
4. LOT SIZE = 17.5 ACRES
5. SYSTEM SIZE = 5,435/4,350 (DC/AC) kW

TOWN OF MANLIUS CODE REQUIREMENTS

REQUIREMENT	CODE VALUE(MIN OR MAX)	PLAN VALUE
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REAR YARD SETBACK	50 Ft	120 Ft
MAXIMUM HEIGHT OF ARRAY	20FT	9Ft

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REVISIONS

ABUNDANT SOLAR POWER
TOWN OF MANLIUS LANDFILL SOLAR ARRAY

PROPOSED SOLAR LAYOUT

ONONDAGA COUNTY, NEW YORK

TOWN OF MANLIUS

Barton & Loguidice

Date: OCTOBER 2021

Scale: 1" = 120'

Sheet Number: FIGURE 1

File Number: 2271.004.001

Checked by: CWH Drawn by: TSC Designed by: ZTP In charge of: CJM

Figure 2

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF DELINEATED WETLANDS
- 100 FOOT WETLAND OFFSET
- OPEN WETLAND BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- APPROXIMATE LOCATION OF GAS VENTING RISER
- MONITORING WELL
- MANHOLE
- PROPOSED SOLAR PANEL
- PROPOSED BALLAST FENCE
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1. BASE MAPPING COMPILED FROM NYSGIS CLEARING HOUSE PARCEL DATA, ORTHO IMAGERY, AND 2017 LIDAR DATASETS. INFORMATION FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE.

NOTES

1. SOLAR ARRAY LOCATION SHOWN SHOULD BE CONSIDERED APPROXIMATE AND SHALL BE CONFIRMED BY FIELD CONDITIONS.
2. ANY EXISTING LANDSCAPING SHALL REMAIN.
3. FOLLOWING REMOVAL OF SOLAR ARRAY, A CAP STUDY/INVESTIGATION SHALL BE PERFORMED TO IDENTIFY ANY LEAKS OR PIERCINGS WITHIN THE CAPPING SYSTEM THAT MAY HAVE AROSE DURING DECOMMISSIONING.
4. THE SITE SHALL BE GRADED AND SEEDED BACK TO THE CONDITIONS PRIOR TO INSTALLATION.

1"=120' 120' 0 120' 240'

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REVISIONS

ABUNDANT SOLAR POWER
TOWN OF MANLIUS LANDFILL SOLAR ARRAY

PROPOSED SOLAR DECOMMISSIONING PLAN

TOWN OF MANLIUS — ONONDAGA COUNTY, NEW YORK

Barton & Loguidice

Date	OCTOBER 2021
Scale	1" = 120'
Sheet Number	FIGURE 2
File Number	2271.004.001

Plotted: Oct 01, 2021 – 2:13PM SYR By: gmeyerson
Z:\BL-Vault\02\18217A02-1C71-4823-8927-99050405414F\0\2217000-2217999\2217086\L\L\2271.004.001 Manlius Solar Array DecommissioningPlan (ID 2217086).dwg

Checked by _____ Drawn by TSC Designed by ZTP In charge of CJM

Attachment A

Manlius Landfill Solar Array Decommissioning Cost Estimate	
Task*	**NYSERDA (4.35 MW)**
Remove Rack Wiring	$ 5,348.33
Remove Panels	$ 5,328.75
Dismantle Racks	$ 26,861.25
Remove Electrical Equipment	$ 4,023.75
Breakup and Remove Concrete Pads or Ballasts	$ 3,262.50
Remove Racks	$ 16,965.00
Remove Cable	$ 14,137.50
Remove Ground Screws and Power Poles	$ 30,123.75
Remove Fence	$ 10,766.25
Grading	$ 8,700.00
Seed Distributed Areas	$ 543.75
Truck to Recycling Center	$ 4,893.75
Current Total	**$ 130,954.58**
Total After 20 Years (2.5% Inflation)	**$ 209,350.56**

*= Tasks and costs are taken from the NYSERDA guide for "Decommissioning Solar Panel Systems"

Decommissioning Fund		
Time Frame (year)	Bond Value Increase	Minimum Cumulative Bond Value
1	$130,954.58	$130,954.58
2	$3,273.86	$134,228.44
3	$3,355.71	$137,584.15
4	$3,439.60	$141,023.75
5	$3,525.59	$144,549.35
6	$3,613.73	$148,163.08
7	$3,704.08	$151,867.16
8	$3,796.68	$155,663.84
9	$3,891.60	$159,555.43
10	$3,988.89	$163,544.32
11	$4,088.61	$167,632.93
12	$4,190.82	$171,823.75
13	$4,295.59	$176,119.34
14	$4,402.98	$180,522.33
15	$4,513.06	$185,035.39
16	$4,625.88	$189,661.27
17	$4,741.53	$194,402.80
18	$4,860.07	$199,262.87
19	$4,981.57	$204,244.44
20	$5,106.11	$209,350.56
21	$5,233.76	$214,584.32
22	$5,364.61	$219,948.93
23	$5,498.72	$225,447.65
24	$5,636.19	$231,083.84
25	$5,777.10	$236,860.94
26	$5,921.52	$242,782.46
27	$6,069.56	$248,852.02
28	$6,221.30	$255,073.32
29	$6,376.83	$261,450.16
30	$6,536.25	$267,986.41

13 S. Washington Street, Suite 1
Binghamton, NY 13903

Office: 607-724-2400 Fax: 607-724-2436
Web: www.griffithsengineering.com

Transmittal

		Date:	09/21/2021
To:	Lisa Beeman Deputy Clerk/ Planning Board Clerk Town of Manlius 301 Brooklea Drive **Fayetteville, NY 13066**	**From:**	Dan Griffiths/ Tracy Holgash
Re:	Proposed Dollar General Store Minoa, NY 6589 Bridgeport Road Minoa, NY	**Project #**	2021-165

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Comments:

Lisa:

Enclosed is the following for the Planning Board:

12 copies of the EAF Form

12 copies of the Full sized Survey with legal description of the premises

12 copies of the application

Check for $300.00 for Zone Change application

Please feel free to contact our office if you have any questions or need further information.

Sincerely,

Dan Griffiths PE
607-724-2400

TOWN OF MANLIUS
ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change Steven Camp for Minoa Dollar General, LLC
   Address of person applying 361 Summit Blvd. Suite 110 Birmingham, AL 35243
   Cell Number 205-968-9220 Phone Number 205-968-9220

2. Name: (owner of record) of land where Zone Change would occur Martin & Susan Smith
   Address (owner of record) 6589 Minoa Bridgeport Rd, East Syracuse, NY 13057
   Cell Number (owner of record) 315-345-6042 Phone Number 315-345-2006

3. Tax Map Number of property where Zone Change would occur 47.00-1-02.1

4. Is this property located in a flood hazard area? Yes
   If so, what flood area is the property in it in? Zone AE of the FEMA flood map

5. Present zoning classification of property Restricted Agriculture (RA)

6. Desired zoning classification Commercial A (CA)
   Reason for Change of Zone (use additional sheets if necessary) Building a commercial property

7. What is lot size? 1.97 acres; 80,000 sq. ft.

8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? yes

9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? No

10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? No
    If yes, please specify

11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? No

If yes, please specify _____

12. List the uses of all abutting property Commercial A/ RA Restricted Agriculture Districts

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

- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 9/17/2021 _____ Applicant 1

Date 9/21/2021 _____ Applicant 2

Date _____ _____ Applicant

Revised 5/8/17

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. Steven E. Camp, being duly sworn, deposes and says that (s) he is:

Manager of Minoa DG, Applicant
(applicant, petitioner, corporation officer, property owner, *etc.)*

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

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

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

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

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

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

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

-OR-

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

Date: September 21, 2021.

Martin R. Smith
(Print Name)

Martin R. Smith
(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

Date: September 17 2021.

Steven E. Camp
(Print Name)

(Signature)

Minoa DG, LLC
(Entity Name)

Manager
By (Officer) (Title)

361 Summit Blvd Suite 110 Birmingham, AL 35243
(Mailing Address of Applicant)

205-968-9220
(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 21st day of September in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared Martin R. Smith, _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

BRIAN McKNIGHT
Lic# 01MC6077104
Notary Public, State of New York
Qualified in Onondaga County
Commission Expires October 9, 2022

BRIAN McKNIGHT NOTARY PUBLIC STATE OF NEW YORK

CORPORATE ACKNOWLEDGEMENT

STATE OF ~~NEW YORK~~ Alabama)
) SS:
COUNTY OF ~~ONONDAGA~~ Jefferson)

Steven E. Camp, being duly sworn, deposes and says the s(he) is the Manager of Minoa DG, LLC corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

Applicant Signature

Subscribed to me before this day
Of September 17 20 21

Elizabeth Pilgrim
Notary Public

ELIZABETH PILGRIM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 12, 2024

06/29/16 LB

617.20
Appendix C
State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I – PROJECT INFORMATION (TO BE COMPLETED BY APPLICANT OR PROJECT SPONSOR)

1. APPLICANT/SPONSOR: Griffiths Engineering, LLC
2. PROJECT NAME: Minoa Dollar General
3. PROJECT LOCATION: 6589 Bridgeport Road, Minoa, NY
   MUNICIPALITY Town of Manlius COUNTY Onondaga County
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map)
   6589 Minoa Bridgeport Road, Minoa, NY 13116
5. PROPOSED ACTION IS: ☒ NEW ☐ EXPANSION ☐ MODIFICATION/ALTERATION
6. DESCRIBE PROJECT BRIEFLY:
   Proposed 10,640 sq. ft. Dollar General retail store on 1.97 acre lot on Minoa Bridgeport Road.
7. AMOUNT OF LAND AFFECTED: Initially 1.97 Acres Ultimately 1.97 Acres
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
   ☒ Yes ☐ No
   If no, describe briefly:
9. WHAT IS THE PRESENT LAND USE IN THE VICINITY OF THE PROJECT?
   ☐ RESIDENTIAL ☐ INDUSTRIAL ☐ COMMERCIAL ☒ AGRICULTURAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER
   Describe:
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?
    ☒ Yes ☐ No If yes, list agency(s) name and permit/approvals: 239 County Review and SWPPP Plan and NOI by NYS DEC
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
    ☐ Yes ☒ No If yes, list agency(s) name and permit/approvals:
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? ☐ Yes ☒ No

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

APPLICANT/SPONSOR NAME: Steven Camp. Manager DATE: 9-16-2021

SIGNATURE: Ste Camp

IF THE ACTION IS IN A COASTAL AREA, AND YOU ARE A STATE AGENCY, COMPLETE A COASTAL ASSESSMENT FORM BEFORE PROCEEDING WITH THIS ASSESSMENT.

PART II – ENVIRONMENTAL ASSESSMENT (TO BE COMPLETED BY AGENCY)

A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? IF YES, COORDINATE THE REVIEW PROCESS AND USE THE FULL EAF. ☐ YES ☐ NO

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? IF NO, A NEGATIVE DECLARATION MAY BE SUPERSEDED BY ANOTHER INVOLVED AGENCY. ☐ YES ☐ NO

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (ANSWERS MAY BE HANDWRITTEN, IF LEGIBLE).

C1. EXISTING AIR QUALITY, SURFACE OR GROUNDWATER QUALITY OR QUANTITY, NOISE LEVELS, EXISTING TRAFFIC PATTERNS, SOLID WASTE PRODUCTION OR DISPOSAL, POTENTIAL FOR EROSION, DRAINAGE OR FLOODING PROBLEMS? EXPLAIN BRIEFLY:

C2. AESTHETIC, AGRICULTURAL, ARCHAEOLOGICAL, HISTORIC, OR OTHER NATURAL OR CULTURAL RESOURCES; OR COMMUNITY OR NEIGHBORHOOD CHARACTER: EXPLAIN BRIEFLY:

C3. VEGETATION OR FAUNA, FISH, SHELLFISH OR WILDLIFE SPECIES, SIGNIFICANT HABITATS, OR THREATENED OR ENDANGERED SPECIES? EXPLAIN BRIEFLY:

C4. A COMMUNITY'S EXISTING PLANS OR GOALS AS OFFICIALLY ADOPTED, OR A CHANGE IN USE OR INTENSITY OF USE OF LAND OR OTHER NATURAL RESOURCES? EXPLAIN BRIEFLY:

C5. GROWTH, SUBSEQUENT DEVELOPMENT, OR RELATED ACTIVITIES LIKELY TO BE INDUCED BY THE PROPOSED ACTION: EXPLAIN BRIEFLY:

C6. LONG TERM, SHORT TERM, CUMULATIVE, OR OTHER EFFECTS NOT IDENTIFIED IN C1-C5? EXPLAIN BRIEFLY:

C7. OTHER IMPACTS (INCLUDING CHANGES IN USE OF EITHER QUANTITY OR TYPE OF ENERGY)? EXPLAIN BRIEFLY:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? ☐ YES ☐ NO. IF YES, EXPLAIN BRIEFLY:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? ☐ YES ☐ NO. IF YES, EXPLAIN BRIEFLY:

PART III – DETERMINATION OF SIGNIFICANCE (TO BE COMPLETED BY AGENCY)

Instructions: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e., urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ CHECK THIS BOX IF YOU HAVE IDENTIFIED ONE OR MORE POTENTIALLY LARGE OR SIGNIFICANT ADVERSE IMPACTS WHICH **MAY** OCCUR. THEN PROCEED DIRECTLY TO THE FULL EAF AND/OR PREPARE A POSITIVE DECLARATION.

☐ 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 **AND** PROVIDE ON ATTACHMENTS AS NECESSARY. THE REASONS SUPPORTING THIS DETERMINATION:

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)

GRIFFITHS ENGINEERING, LLC
PH. 607-724-2400
ATTN: DANIEL GRIFFITHS
13 SOUTH WASHINGTON ST. SUITE 1
BINGHAMTON, NY 13903-1709

3575

50-7537/2213
02

9-17-2021
Date

CHECK ARMOR FRAUD PROTECTION

Pay to the Order of Town of Manlius $ 300.00/100

Three hundred dollars Dollars

Photo Safe Deposit® Details on back

VISIONS
FEDERAL CREDIT UNION
24 McKinley Ave.
Endicott, NY 13760-5491

For Zone Change Application

MP

⑆221375378⑈ 1080105103900 5⑈ 3575

Harland Clarke

LOCATION MAP

LEGEND

- –COMPUTED POINT
- –EXISTING IRON MONUMENT FOUND, LABELED
- –3/4" REBAR SET WITH CAP
- –UTILITY POLE
- –TRAFFIC SIGN
- –OVERHEAD UTILITY LINES
- –TELEPHONE RISER
- –WATER VALVE

ENCROACHMENTS:

1) NONE FOUND

NOTES:

1) DATUM OF ELEVATIONS IS NAVD 88 PER NEW YORK STATE GPS CORS NETWORK. CONTOUR INTERVAL IS 0.5'

2) UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND PER VISUAL EVIDENCE FOUND IN THE FIELD OF THEIR EXISTENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST FOR WHICH I HAVE NO KNOWLEDGE OF THEIR EXISTENCE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.

ZONING: RESTRICTED AGRICULTURE
PROPOSED: COMMERCIAL A

Minimum Lot size=80,000 sq. ft. (1.836 acres)
Minimum Lot Width=none found
Building Setbacks:
front=30'
side=15'
rear=25'
Maximum Building Height=none found
Maximum Building Coverage=none found

SITE INFORMATION:

- Subject parcel is located in Zone AE, within a hazardous flood zone per FEMA Flood Insurance Rate Map community map no. 36067C0234F having an effective date of November 4, 2016. Base flood elevation for site is 404.0'
- Subject parcel show no visible evidence of recent earthwork.
- There are no proposed changes to the street right of way lines
- There is no observable evidence of subject parcel being used as a solid waste dump, sump or sanitary landfill.
- There is no observable evidence of graves or burial grounds found on subject parcel
- Subject parcel has no off street parking.
- Surveyed premises are same property as described in title commitment.
- Surveyor observed no evidence of active drilling or production of minerals of any kind at the time of this survey.
- Surveyed premises has direct access to public highway Schepp's Corners Road maintained by the Municipal Highway Department.

TITLE INSURANCE COMMITMENT:

Old Republic National Title Insurance Company,
530 South Main Street, Suite 1031, Akron, OH 44311
Commitment 01-21078125-01T
Commitment Effective date: July 7, 2021 at 7:00am
Commitment is owned by Martin Smith and Susan Smith

MEASURED DESCRIPTION:

BEGINNING at a ¾" rebar set with cap on the west line of Schepp's Corners Road which lies 33 feet west of a point in the centerline of Schepp's Corners Road being 225.00 feet north of the centerline intersection of Schepp's Corners Road and Kirkville Road;

THENCE S 86°48'53" W for a distance of 200.00 feet to a 1 ½";

THENCE S 03°11'07" E passing through a ¾" rebar set with cap at 200.00 feet for a total distance of 225.00 feet to a point in the centerline of Kirkville Road;

THENCE S 86°48'53" W for a distance of 153.28 feet to a point;

THENCE N 03°11'07" W passing through a ¾" rebar set with cap at 25.00 feet for a total distance of 253.21 feet to a ¾" rebar set with cap;

THENCE N 86°48'53" E for a distance of 87.33 feet to a ¾" rebar set with cap;

THENCE N 03°23'10" W for a distance of 293.49 feet to a ¾" rebar set with cap;

THENCE N 86°36'50" E for a distance of 266.98 feet to a ¾" rebar set with cap on the west line of Schepp's Corners Road;

THENCE S 03°11'07" E for a distance of 322.63 feet to the Point of Beginning;

CONTAINING 2.819 Acres.

SCHEDULE B – SECTION II EXCEPTIONS

ANY POLICY WE ISSUE WILL HAVE THE FOLLOWING EXCEPTIONS UNLESS THEY ARE TAKEN CARE OF TO OUR SATISFACTION.

(1) FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.

(2) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.

(3) MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.

(4) ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.

(5) TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR DUE AND ALL SUBSEQUENT YEARS.

(6) DELETING FROM ANY INSTRUMCATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUENT IN THE PUBLIC RECORDS REFLECTED HEREIN, ANY COVENANT, CONDITION OR RESTRICTION INDIS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(c).

(7) SUBJECT TO RESTRICTIONS, AS SET FORTH IN DEED RECORDED 05/28/1959, IN BOOK 1951,PAGE 402 OF THE ONONDAGA COUNTY RECORDS. **(DOES NOT AFFECT SURVEYED PREMISES)**

(8) DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED 10/29/1971, IN BOOK 2463, PAGE 169 OF THE ONONDAGA COUNTY RECORDS. **(DOES NOT AFFECT SURVEYED PREMISES)**

TITLE INFORMATION

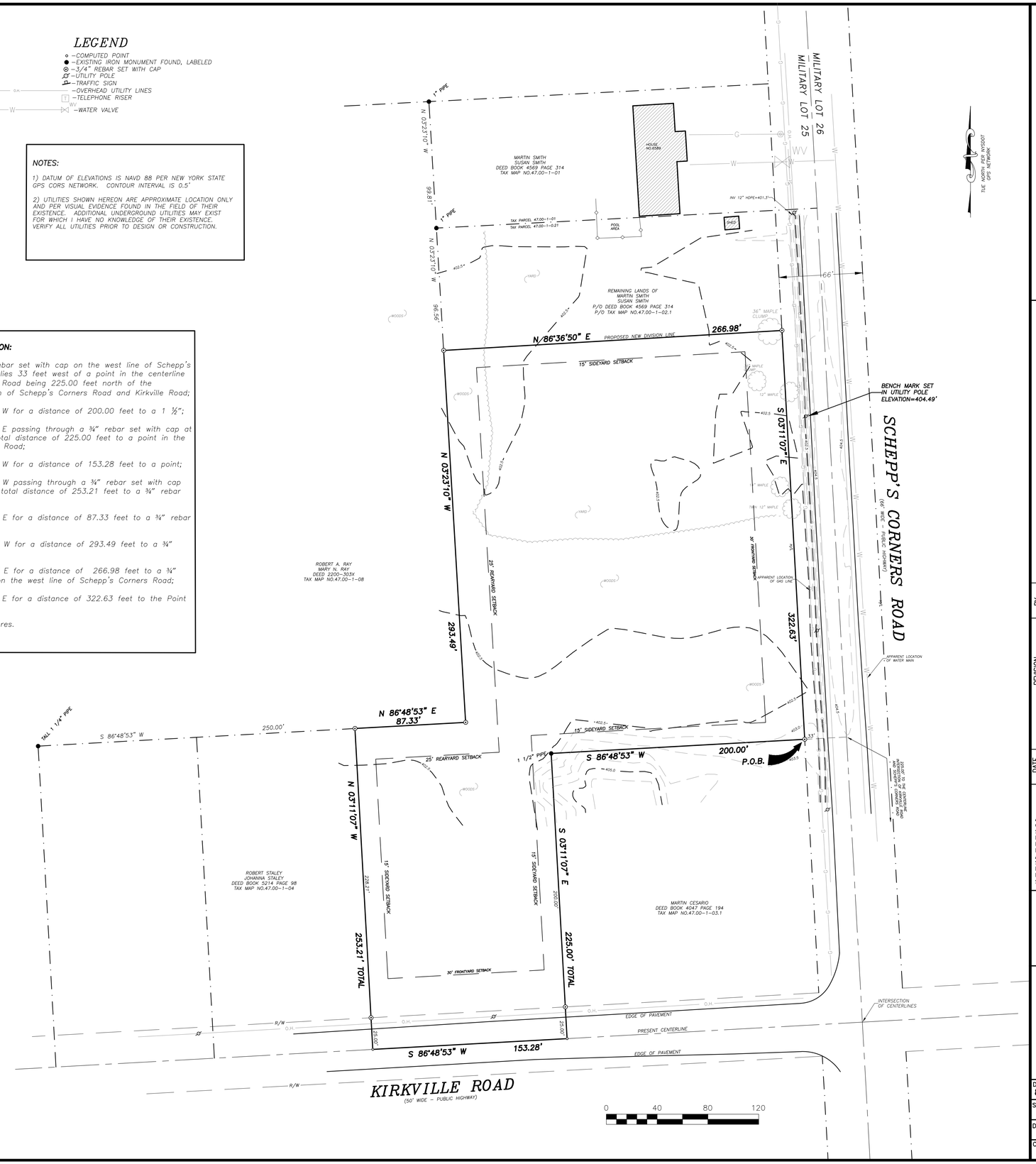
MARTIN SMITH
SUSAN SMITH
P/O DEED BOOK 4569 PAGE 314
P/O TAX MAP NO.47.00-1-02.1
AREA=2.819 ACRES

I hereby certify to:
Old Republic National Title Insurance Company,
Baker Donelson Bearman Caldwell & Berkowitz PC
Minoa DG, LLC
M1 Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-6, 8 and 13 of Table A thereof. The fieldwork was completed on August 5, 2021.

PRELIMINARY

Surveyor's Signature: _____
Printed Name: Edward Ripic, Jr.
Registration/License No.: 050823
Date of Plat or Map: August 24, 2021



WILLIAMS AND EDSALL LAND SURVEYORS, P.C.
The Turner House Suite 101
24 NYS Rte 96 Owego, NY 13827
phone: (607)687-8953
www.williamsandedsallpc.com

ALTA/NSPS LAND TITLE SURVEY
MINOA DG, LLC
SCHEPP'S CORNERS ROAD
TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

DATE	REVISION	BY

Warning

ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

EDWARD RIPIC, JR., L.S.
N.Y.S. LICENSE No. 050823

SIGNATURE
LICENSED LAND SURVEYOR

SEAL

DATE: 8/16/2021	JOB No. 2021-320
SCALE: 1"=40'	
DRAWN BY: EDR	SHEET 1 OF 1
CHECKED: SEE	

13 S. Washington Street, Suite 1
Binghamton, NY 13903

Office: 607-724-2400 Fax: 607-724-2436
Web: www.griffithsengineering.com

Transmittal

		Date:	09/21/2021
To:	Lisa Beeman Deputy Clerk/ Planning Board Clerk Town of Manlius 301 Brooklea Drive **Fayetteville, NY 13066**	**From:**	Dan Griffiths/ Tracy Holgash
Re:	Proposed Dollar General Store Minoa, NY 6589 Bridgeport Road Minoa, NY	**Project #**	2021-165

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Comments:

Lisa:

Enclosed is the following for the Planning Board:

12 copies of the site plan/test fit

12 copies of the Full sized Survey

12 copies of the application

Check for $1325.00 for Engineers Fee

Check for $300.00 for Planning Board Fees

Check for $575.00 for Legal Fees.

Please feel free to contact our office if you have any questions or need further information.

Sincerely,

Dan Griffiths PE
607-724-2400

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: Sept 8, 2021

Name of Project: Minoa Dollar General

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: 6589 Bridgeport Road Minoa, NY

Type of Project:

○ Division of Land ○ Subdivision ○ Accessory Use ○ Zone Change ○ Site Review ☒ Other Retail Store

Developer: Capital Growth Buchalter Phone: 205-968-9220

Address: 361 Summit Blvd. Suite 110 Birmingham, Alabama Zip: 35243

Tax Map Number(#)/s: 47.00-1-02.01

Present Zoning: Restricted Agriculture (RA) Desired Zoning: Commercial A (CA)

Total Acreage: 1.97 acres Total Number of Lots: 1

Property Owner/s: Martin & Susan Smith Phone: 3153456042

Address: 6589 Minoa Bridgeport Road, East Syracuse, NY Zip: 13057

Tax Map#(s): 47.00-1-02.01 Owner's Signature: Martin R. Smith

Printed Name: Martin R. Smith

Property Owner/s: Phone:

Address: Zip:

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

Printed Name:

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment:

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

Planning Board - Initial

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

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
Dollar General Retail Store

Name of Action or Project:
Minoa Dollar General, LLC

Project Location (describe, and attach a location map):
6589 Minoa Bridgeport Road, Minoa, NY 13116- Town of Manlius

Brief Description of Proposed Action:
Proposed 10,640 Sq. ft. prototype 'A' building on a 1.97 acre lot on Minoa Bridgeport Rd, Minoa, Onondaga County, NY. For Retail/ Commercial Dollar General Store

Name of Applicant or Sponsor:	Telephone: 205-968-9220
Steven E. Camp / CGB, Inc.	E-Mail: scamp@cgpre.com

Address:
361 Summit Boulevard Suite 110

City/PO:	State:	Zip Code:
Birmingham	AL	35243

	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.	[X]	[ ]
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:	[X]	[ ]

3.a. Total acreage of the site of the proposed action? 1.97 acres
b. Total acreage to be physically disturbed? n/a acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.97 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
[ ] Urban [ ] Rural (non-agriculture) [ ] Industrial [X] Commercial [X] 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?	☐	☐	☒
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: Private Septic System	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,	NO	YES	
a. Will storm water discharges flow to adjacent properties? ☒ 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:	X	
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:	X	
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:	X	

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

Applicant/sponsor name: Minoa DG, LLC Steven E. Camp Date: September 17, 2021

Signature: SEC

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

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. Steven E. Camp, being duly sworn, deposes and says that (s) he is:

Manager of Minoa DG, LLC Applicant
(applicant, petitioner, corporation officer, property owner, *etc.)*

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

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

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

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

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

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

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

-OR-

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

Date: September 21st, 2021.

Martin R Smith
(Print Name)

Martin R. Smith
(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

Date: September 17, 2021.

Steven E. Camp
(Print Name)

(Signature)

Minoa DG, LLC
(Entity Name)

Manager
By (Officer) (Title)

361 Summit Blvd Suite 110 Birmingham AL 35243
(Mailing Address of Applicant)

205-968-9220
(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 21st day of September in the year 2021, before me, the undersigned, a notary public in and for said state, personally appeared Martin R. Smith, _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

BRIAN McKNIGHT
Lic# 01MC6077104
Notary Public, State of New York
Qualified in Onondaga County
Commission Expires October 9, 2022

BRIAN McKNIGHT NOTARY PUBLIC STATE OF NEW YORK

CORPORATE ACKNOWLEDGEMENT

STATE OF ~~NEW YORK~~ Alabama)
) SS:
COUNTY OF ~~ONONDAGA~~ Jefferson)

Steven E. Camp, being duly sworn, deposes and says the s(he) is the Manager of Minoa DG, LLC corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

Applicant Signature

Subscribed to me before this day
Of September 17 20 21

ELIZABETH PILGRIM
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 12, 2024

Elizabeth Pilgrim
Notary Public

06/29/16 LB

GRIFFITHS ENGINEERING, LLC
PH. 607-724-2400
ATTN: DANIEL GRIFFITHS
13 SOUTH WASHINGTON ST. SUITE 1
BINGHAMTON, NY 13903-1709

3578
50-7537/2213
02

9-17-21
Date

CHECK ARMOR FRAUD PROTECTION

Pay to the Order of Town of Manlius $575.00/100

Five hundred seventy five dollars Dollars

Photo Safe Deposit® Details on back

VISIONS FEDERAL CREDIT UNION
24 McKinley Ave.
Endicott, NY 13760-5491

For Legal fees 2021-165

MP

⑆221375378⑆ 1080105103900 5⑈ 3578

Harland Clarke

GRIFFITHS ENGINEERING, LLC
PH. 607-724-2400
ATTN: DANIEL GRIFFITHS
13 SOUTH WASHINGTON ST. SUITE 1
BINGHAMTON, NY 13903-1709

3577
50-7537/2213
02

9-17-21
Date

CHECK ARMOR FRAUD PROTECTION

Pay to the Order of Town of Manlius $300.00

Three hundred dollars Dollars

Photo Safe Deposit® Details on back

VISIONS FEDERAL CREDIT UNION
24 McKinley Ave.
Endicott, NY 13760-5491

For Planning Board fees

MP

⑆221375378⑆ 1080105103900 5⑈ 3577

Harland Clarke

GRIFFITHS ENGINEERING, LLC
PH. 607-724-2400
ATTN: DANIEL GRIFFITHS
13 SOUTH WASHINGTON ST. SUITE 1
BINGHAMTON, NY 13903-1709

3579
50-7537/2213
02

9-17-21
Date

CHECK ARMOR FRAUD PROTECTION

Pay to the Order of Town of Manlius $1325.00/100

One thousand three hundred twenty five Dollars

Photo Safe Deposit® Details on back

VISIONS FEDERAL CREDIT UNION
24 McKinley Ave.
Endicott, NY 13760-5491

For Engineer Fees

MP

⑆221375378⑆ 1080105103900 5⑈ 3579

Harland Clarke

DOLLAR GENERAL

PRELIMINARY SITE PLAN	6589 MINOA BRIDGEPORT RD - MINOA , NY TOWN OF MANLIUS, ONONDAGA COUNTY, NY	DATE 2/25/2021

		DEVELOPER		DESIGNER	
PROTOTYPE:	A				
BLDG/SALES SF:	10,640	COMPANY:	CAPITAL GROWTH BUCHALTER	COMPANY:	GRIFFITHS ENGINEERING
ACREAGE:	1.97 Acres	NAME:	MARK BUSH	NAME:	DG / EVL
PARKING SPACES:	35	PHONE:	(205) 965-9220	PHONE:	(607) 724-2400

SITE SUMMARY

ZONING:
EXISTING: RESTRICTED AGRICULTURE (RA)
PROPOSED: COMMERCIAL A (CA)
REZONING REQ.: YES

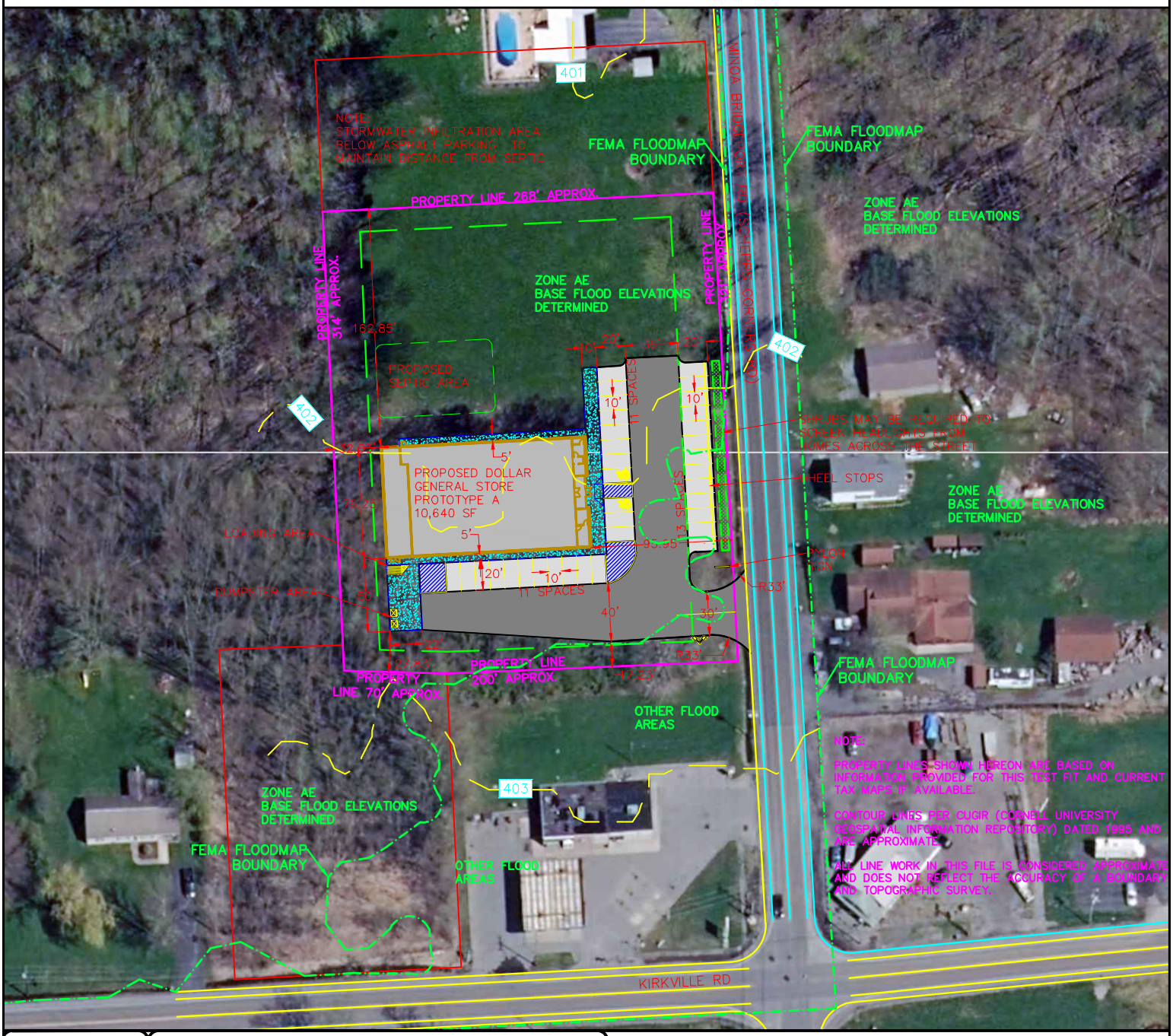
BUILDING SETBACKS:
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 25 FEET

LOT AREA:
REQUIRED: 80,000 SF
PROVIDED: 1.97 ACRES

LANDSCAPING SETBACKS:
FRONT:
SIDE:
REAR:

PARKING:
REQUIRED: 81 SPACES
PROVIDED: 35 SPACES (VAR. REQ'D)

UTILITY:
WATER: PUBLIC
SEWER: PRIVATE SEPTIC
ELECTRIC: 3-PHASE POWER AVAILABLE BASED ON GOOGLE STREET VIEW
NATURAL GAS: AREA IS SERVICED CALLED NATIONAL GRID TO CONFIRM



NOTE:
PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED FOR THIS TEST FIT AND CURRENT TAX MAPS IF AVAILABLE.

CONTOUR LINES PER CUGIR (CORNELL UNIVERSITY GEOSPATIAL INFORMATION REPOSITORY) DATED 1995 AND ARE APPROXIMATE.

ALL LINE WORK IN THIS FILE IS CONSIDERED APPROXIMATE AND DOES NOT REFLECT THE ACCURACY OF A BOUNDARY AND TOPOGRAPHIC SURVEY.

GRIFFITHS ENGINEERING
13 South Washington Street, Suite 1
Binghamton, New York 13903
Telephone: (607)724-2400
Fax: (607)724-2436

N

0 30 60 120
GRAPHIC SCALE (FEET)

LOCATION MAP

LEGEND

- –COMPUTED POINT
- –EXISTING IRON MONUMENT FOUND, LABELED
- –3/4" REBAR SET WITH CAP
- –UTILITY POLE
- –TRAFFIC SIGN
- –OVERHEAD UTILITY LINES
- –TELEPHONE RISER
- –WATER VALVE

ENCROACHMENTS:

1) NONE FOUND

NOTES:

1) DATUM OF ELEVATIONS IS NAVD 88 PER NEW YORK STATE GPS CORS NETWORK. CONTOUR INTERVAL IS 0.5'

2) UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND PER VISUAL EVIDENCE FOUND IN THE FIELD OF THEIR EXISTENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST FOR WHICH I HAVE NO KNOWLEDGE OF THEIR EXISTENCE. VERIFY ALL UTILITIES PRIOR TO DESIGN OR CONSTRUCTION.

ZONING: RESTRICTED AGRICULTURE
PROPOSED: COMMERCIAL A

Minimum Lot size=80,000 sq. ft. (1.836 acres)
Minimum Lot Width=none found
Building Setbacks:
front=30'
side=15'
rear=25'
Maximum Building Height=none found
Maximum Building Coverage=none found

SITE INFORMATION:

- Subject parcel is located in Zone AE, within a hazardous flood zone per FEMA Flood Insurance Rate Map community map no. 36067C0234F having an effective date of November 4, 2016. Base flood elevation for site is 404.0'
- Subject parcel show no visible evidence of recent earthwork.
- There are no proposed changes to the street right of way lines
- There is no observable evidence of subject parcel being used as a solid waste dump, sump or sanitary landfill.
- There is no observable evidence of graves or burial grounds found on subject parcel
- Subject parcel has no off street parking.
- Surveyed premises are same property as described in title commitment.
- Surveyor observed no evidence of active drilling or production of minerals of any kind at the time of this survey.
- Surveyed premises has direct access to public highway Schepp's Corners Road maintained by the Municipal Highway Department.

TITLE INSURANCE COMMITMENT:

Old Republic National Title Insurance Company,
530 South Main Street, Suite 1031, Akron, OH 44311
Commitment 01-21078125-01T
Commitment Effective date: July 7, 2021 at 7:00am
Commitment is owned by Martin Smith and Susan Smith

MEASURED DESCRIPTION:

BEGINNING at a ¾" rebar set with cap on the west line of Schepp's Corners Road which lies 33 feet west of a point in the centerline of Schepp's Corners Road being 225.00 feet north of the centerline intersection of Schepp's Corners Road and Kirkville Road;

THENCE S 86°48'53" W for a distance of 200.00 feet to a 1 ½";

THENCE S 03°11'07" E passing through a ¾" rebar set with cap at 200.00 feet for a total distance of 225.00 feet to a point in the centerline of Kirkville Road;

THENCE S 86°48'53" W for a distance of 153.28 feet to a point;

THENCE N 03°11'07" W passing through a ¾" rebar set with cap at 25.00 feet for a total distance of 253.21 feet to a ¾" rebar set with cap;

THENCE N 86°48'53" E for a distance of 87.33 feet to a ¾" rebar set with cap;

THENCE N 03°23'10" W for a distance of 293.49 feet to a ¾" rebar set with cap;

THENCE N 86°36'50" E for a distance of 266.98 feet to a ¾" rebar set with cap on the west line of Schepp's Corners Road;

THENCE S 03°11'07" E for a distance of 322.63 feet to the Point of Beginning;

CONTAINING 2.819 Acres.

SCHEDULE B – SECTION II EXCEPTIONS

ANY POLICY WE ISSUE WILL HAVE THE FOLLOWING EXCEPTIONS UNLESS THEY ARE TAKEN CARE OF TO OUR SATISFACTION.

(1) FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.

(2) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OR RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.

(3) MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.

(4) ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.

(5) TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR DUE AND ALL SUBSEQUENT YEARS.

(6) DELETING FROM ANY INSTRUMCATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUENT IN THE PUBLIC RECORDS REFLECTED HEREIN, ANY COVENANT, CONDITION OR RESTRICTION INDIS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(c).

(7) SUBJECT TO RESTRICTIONS, AS SET FORTH IN DEED RECORDED 05/28/1959, IN BOOK 1951,PAGE 402 OF THE ONONDAGA COUNTY RECORDS. **(DOES NOT AFFECT SURVEYED PREMISES)**

(8) DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED 10/29/1971, IN BOOK 2463, PAGE 169 OF THE ONONDAGA COUNTY RECORDS. **(DOES NOT AFFECT SURVEYED PREMISES)**

TITLE INFORMATION

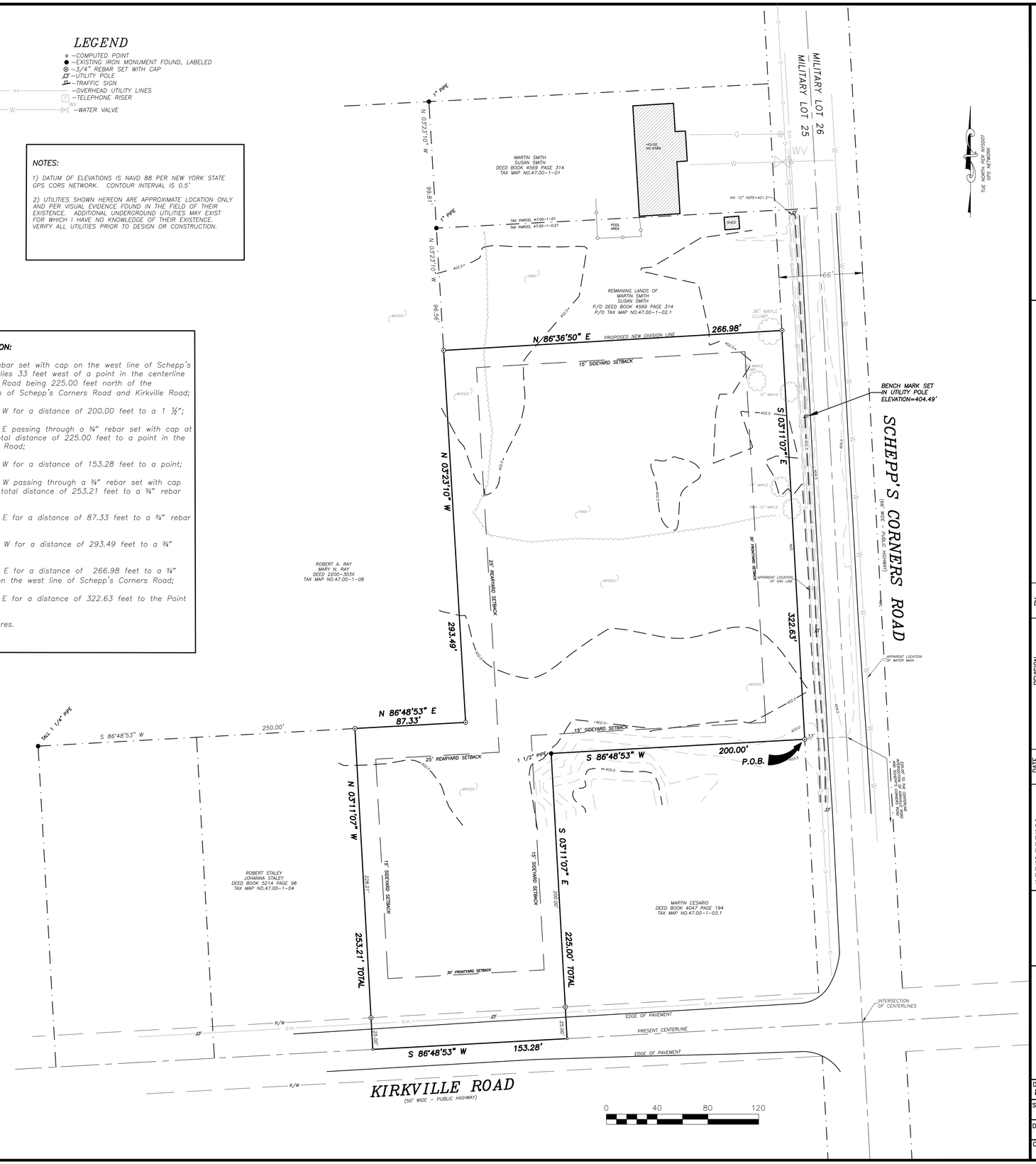
MARTIN SMITH
SUSAN SMITH
P/O DEED BOOK 4569 PAGE 314
P/O TAX MAP NO.47.00-1-02.1
AREA=2.819 ACRES

I hereby certify to:
Old Republic National Title Insurance Company,
Baker Donelson Bearman Caldwell & Berkowitz PC
Minoa DG, LLC
M1 Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-6, 8 and 13 of Table A thereof. The fieldwork was completed on August 5, 2021.

PRELIMINARY

Surveyor's Signature: _____
Printed Name: Edward Ripic, Jr.
Registration/License No.: 050823
Date of Plat or Map: August 24, 2021



WILLIAMS AND EDSALL LAND SURVEYORS, P.C.
The Turner House Suite 101
24 NYS Rte 96 Owego, NY 13827
phone: (607)687-8953
www.williamsandedsallpc.com

ALTA/NSPS LAND TITLE SURVEY
MINOA DG, LLC
SCHEPP'S CORNERS ROAD
TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

DATE	REVISION	BY

Warning

ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSION SEAL OF THE LICENSED LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

EDWARD RIPIC, JR., L.S.
N.Y.S. LICENSE No. 050823

SIGNATURE
LICENSED LAND SURVEYOR

SEAL

DATE: 8/16/2021	JOB No. 2021-320
SCALE: 1"=40'	
DRAWN BY: EDR	SHEET 1 OF 1
CHECKED: SEE	