

Town of Manlius

Planning Board Agenda

June 27, 2022

6:30PM

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS JUNE 27, 2022.PDF](#)

2. Pledge Of Allegiance

3. James Dennis - 9057 Burlingame Road, Canastota, NY 13032 - Initial Presentation - 2 - Lot Subdivision - Palmer Road, Manlius, NY 13104 - Tax Map # 117.-03-12.1

Documents:

[PLANNING BOARD APPLICATION-FILLED OUT.PDF](#)
[SUBDIVISION MAP.PDF](#)

4. CNY Land Trust - 7 Fennel Street, Skaneateles, NY 13152 - Initial Presentation - Site Plan And Special Use Permit - Briarwood Farm Sanctuary - 7213 Woodchuck Hill Road, Fayetteville, NY 13066 - Tax Map # 101.-01-01.0

Documents:

[TOWN OF MANLIUS WOODCHUCK HILL_06132022133418.PDF](#)

5. Manlius Academy, LLC - 4754 Sabre Lane, Manlius, NY 13104 - Initial Presentation - Site Plan Amendment - Same Address - Tax Map # 114.-04-82.0

Documents:

[4754 SABRE LANE - MANLIUS ACADEMY APARTMENTS - APPLICATION AND EAF.PDF](#)
[4754 SABRE LANE - MANLIUS ACADEMY APARTMENTS - DRAWINGS.PDF](#)

6. Other Business

7. Adjournment



June 27, 2022

Virtual Planning Board Meeting

Instructions to attend the June 27, 2022 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/84962569944?>

Password to join when prompted:

Password: 210543

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: 849 6256 9944

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

Password: 210543

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 3JUN22

Name of Project: LANDS TO BE CONVEYED BY DWELLY

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: Palmer Road, Manlius, New York

Type of Project:

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

Developer: Purchaser: James Dennis Phone: 3154473707

Address: 9057 Burlingame Road, Canastota, NY Zip: 13032

Tax Map Number(#)/s: 117-3-12.1

Present Zoning: RA Desired Zoning: RA

Total Acreage: 38.50 acres Total Number of Lots: One

Property Owner/s: Richard Dwelly Phone: 3156822132

Address: 4482 Palmer Road, Manlius, NY Zip: 13104

Tax Map#(s): 117-3-12.1 Owner's Signature: _____

Printed Name: _____

Property Owner/s: Georgia Dwelly Phone: _____

Address: 4482 Palmer Road, Manlius, NY Zip: 13104

Tax Map#(s): 117-3-12.1 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

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			
Name of Action or Project: LANDS TO BE CONVEYED BY DWELLY			
Project Location (describe, and attach a location map): Palmer Road, Manlius, NY as shown on attached survey			
Brief Description of Proposed Action: Conveyance of 38.5 acres from Dwelly to Dennis. No change of use is planned.			
Name of Applicant or Sponsor: James Dennis		Telephone: 3154473707 E-Mail: JFDennis1984@yahoo.com	
Address: 9057 Burlingame Road			
City/PO: Canastota		State: NY	Zip Code: 13032
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.		NO ☒	YES ☐
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:		NO ☒	YES ☐
3.a. Total acreage of the site of the proposed action?		38.5 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		38.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☒ Other (specify): Residential (rural) ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>No water consumption anticipated</u>	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>No wastewater will be created</u>	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____	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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

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. James Dennis, being duly sworn, deposes and says that (s) he is:
applicant and purchaser
(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: _____, 20____.

Date: _____, 20____.

(Print Name)

(Print Name)

(Signature)

(Signature)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

(Mailing Address of Applicant)

(Mailing Address of Applicant)

(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this _____ day of _____ in the year 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, 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

CORPORATE ACKNOWLEDGEMENT

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

_____, being duly sworn, deposes and says the
s(he) is the _____ of _____
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

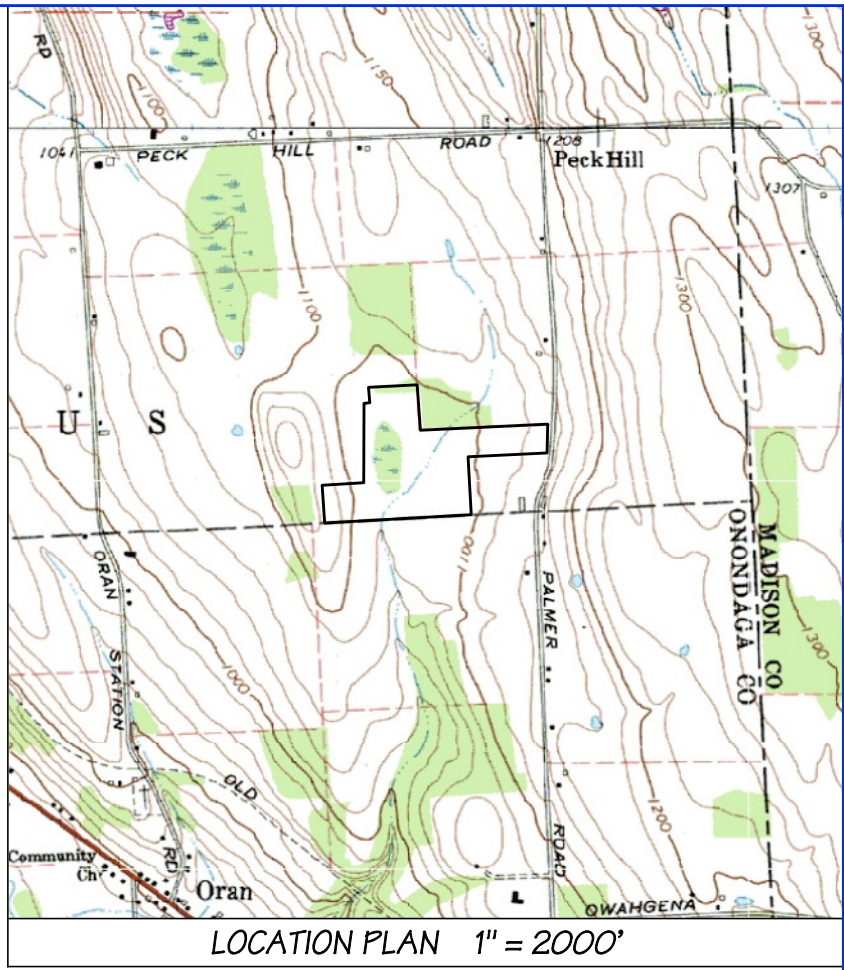
Subscribed to me before this day
Of _____, 20 _____

Notary Public

LANDS TO BE CONVEYED

All that tract or parcel of land situate in the Town of Manlius, County of Onondaga and State of New York, being part of Lot Number 100 in said Town, being part of lands conveyed by Richard W. Dwelly to Richard W. Dwelly and Georgia Dwelly by deed dated March 15, 2020 and recorded in the Onondaga County Clerk's Office April 3, 2020 as Instrument 2020-11146 and being more particularly described as follows:

Beginning at the point of intersection of the westerly boundary of Palmer Road (County Road 169) with the division line between said lands conveyed to Richard W. Dwelly and Georgia Dwelly on the south and lands conveyed by Mary R. Mathews to Manlius-Klein Children's Trust by deed dated April 17, 2003 and recorded in the Onondaga County Clerk's Office May 22, 2003 in Book 4779 of Deeds at Page 12 on the north; running thence S 87°11'02" W, along said division line, a distance of 1329.20 feet to an iron rod; thence N 3°58'10" W, along a westerly boundary of said lands conveyed to Manlius-Klein Children's Trust, a distance of 475.86 feet to a conduit at a southeast corner of lands conveyed by Manlius-Klein Children's Trust to Manlius Farms LLC by deed dated October 15, 2018 and recorded in the Onondaga County Clerk's Office October 23, 2018 as Instrument 2018-48659; thence S 86°53'20" W, along a southerly boundary of said lands conveyed to Manlius Farms LLC, a distance of 509.30 feet to a conduit at a corner thereof; thence S 5°46'54" E, along an easterly boundary of said lands conveyed to Manlius Farms LLC, a distance of 161.90 feet to an iron rod at a southeasterly corner thereof; thence S 84°26'51" W along a southerly boundary of said lands conveyed to Manlius Farms LLC, a distance of 62.60 feet to a nail in a boulder at a corner thereof; thence S 0°08'23" W, along an easterly boundary of said lands conveyed to Manlius Farms LLC, a distance of 826.23 feet to a conduit at a southeasterly corner thereof; thence S 86°25'08" W, along a southerly boundary of said lands conveyed to Manlius Farms LLC, a distance of 434.86 feet to the northeasterly corner of lands conveyed by William Robert Benedict et al. to John F. Koenig by deed dated March 9, 2017 and recorded in the Onondaga County Clerk's Office March 20, 2017 in Book 5416 of Deeds at Page 522; thence S 3°47'18" E along the easterly boundary of said lands conveyed to John F. Koenig, a distance of 395.13 feet to the southerly boundary of said Lot Number 100 and said Town of Manlius, said point also being the southeasterly corner of said lands conveyed to John F. Koenig; thence N 86°42'18" E, along the southerly boundary of said Lot and Town, a distance of 1529.09 feet to an iron rod; thence N 3°00'33" W, through said lands conveyed to Richard W. Dwelly and Georgia Dwelly, a distance of 604.77 feet to an iron rod lying 300.00 feet distant southerly, measured at right angles, from the first above described course; thence N 87°11'02" E, parallel with the first above described course, a distance of 824.45 feet to an iron rod at the westerly boundary of Palmer Road (County Road 169); thence N 1°16'57" E, along said westerly road boundary, a distance of 300.77 feet to the point of beginning, containing 38.50 acres.



MANLIUS-KLEIN CHILDREN'S TRUST
(REPUTED OWNER)
BOOK 4779 OF DEEDS - PAGE 12
TAX PARCEL 117-3-11.1

MANLIUS FARMS LLC
(REPUTED OWNER)
INSTRUMENT 2018-48659
TAX PARCEL 117-3-2

JOHN F. KOENIG
(REPUTED OWNER)
BOOK 5416 OF DEEDS - PAGE 522
TAX PARCEL 117-3-1.1

ADRIAN R. DUNUWILA & EILEEN EMERSON
(REPUTED OWNERS)
BOOK 4246 OF DEEDS - PAGE 229
TAX PARCEL 5-7-7

RICHARD W. DWELLY & GEORGIA DWELLY
(REPUTED OWNERS)
INSTRUMENT 2020-11146
POMPEY TAX PARCEL 5-4-24.2

RICHARD W. DWELLY & GEORGIA DWELLY
(REPUTED OWNERS)
INSTRUMENT 2020-11146
MANLIUS TAX PARCEL 117-3-12.1

APPROVALS

PLANNING BOARD CHAIR	DATE
OWNER	DATE
OWNER	DATE



NO ALTERATION PERMITTED HEREON.	
THIS MAP IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP-TO-DATE ABSTRACT OF TITLE MAY REVEAL.	
REVISED MAY 27, 2022	
BY: TRACT MAP	
DATE FILED:	
MAP NO.:	
PROPERTY MARKERS SET THIS SURVEY SHOWN THUS: ●	
CERTIFIED TO:	
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY.	
N.Y.S. LICENSED LAND SURVEYOR 50479	
LANDS TO BE CONVEYED PART OF LOT NO. 100 TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK	
DENNIS EVERETT LS PC 109 PARKWAY DRIVE NORTH SYRACUSE, NEW YORK 13212 NorthSyracuseSurveyor@MSN.COM	DATE: MARCH 18, 2022 SCALE: 1" = 100' FILE: 22.001 FB: 4

Expected

Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 6/10/2022

Name of Project: Briarwood Farm Sanctuary @ Woodchuck Hill Preserve

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: 7213 Woodchuck Hill Rd, Manlius -- barn

Type of Project:

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

Developer: _____

Phone: _____

Address: _____

Zip: _____

Tax Map Number(#)/s: _____

Present Zoning: _____

Desired Zoning: _____

Total Acreage: _____

Total Number of Lots: _____

Property Owner/s: Central NY Land Trust

Phone: 315-575-8839

Address: 7 Fennell St, Skaneateles, NY

Zip: 13152

Tax Map#(s): 161.01-01.0

Owner's Signature: Beta R Foote, Interim Dir

Printed Name: Beta R Foote

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

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: _____

Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 7213 Woodchuck Hill Rd, Marlius, NY			
Brief Description of Proposed Action: Housing of animals from Briarwood Farm Sanctuary in existing barn: 4 Cows 2 Alpacas 12 Roosters (to stay in barn) 1 Pony 2 Turkeys 1 Duck 6 Goats 2 Hens 16 Rabbits (All male animals neutered)			
Name of Applicant or Sponsor:		Telephone: 315-575-8839	
CNY Land Trust, Inc. Betsy Foote		E-Mail: bfoote@cnylandtrust.org	
Address: 7 Fennell St.			
City/PO: Skaneateles		State: NY	Zip Code: 13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☐	☒
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3.a. Total acreage of the site of the proposed action?		39.74 acres	
b. Total acreage to be physically disturbed?		6 acres Paddock space	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		39.74 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO ☒ ☒	YES ☐ ☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES 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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Cuy Land Trust</u> Date: <u>6/11/22</u>		
Signature: <u>Bob P. Feste Interim EX Dr.</u>		

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. Betsy R. Forte, being duly sworn, deposes and says that (s) he is:

Applicant - Interim Executive Director
(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: June 10, 2022.

Date: _____, 20____.

Betsy R Foote
(Print Name)

(Print Name)

Betsy R Foote
(Signature)

(Signature)

CNY Land Trust, Inc
(Entity Name)

(Entity Name)

By (Officer) _____ (Title) _____
7 Fenrell St.
Saratoga Springs NY 12152
(Mailing Address of Applicant)

By (Officer) _____ (Title) _____

(Mailing Address of Applicant)

315-575-8831
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 10th day of June in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Betsy R Foote, 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.

Janet D. Witter
Notary Public

JANET D. WITTER
Notary Public, State of New York
No. 01WI6340972
Qualified in Onondaga County
My Commission Expires May 2, 2024

CORPORATE ACKNOWLEDGEMENT

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

Margaret Ries, being duly sworn, deposes and says the
s(he) is the Secretary of The Central New York Land Trust, Inc.
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 10th
Of ~~10th~~ June, 20 22
adw


Notary Public

JANET D. WITTER
Notary Public, State of New York
No. 01W16340972
Qualified in Onondaga County
My Commission Expires May 2, 2024

**TOWN OF MANLIUS
SPECIAL PERMIT APPLICATION
(Original or Renewal)**

DATE: 6/10/2022

Tax Map # 101.-01 -01.0

I Betsy R Foote (Interim Ex Dir.) as applicant relative to property located at 7213 Woodchuck Hill Rd, Manlius

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.

Betsy R Foote, Interim Ex Dir
Applicant's Signature

A 1. Owner(s) of property: Central NY Land Trust, Inc.

A 2. Status (Owner, Lessee) of each applicant: owner

A 3. Present Zoning of Property: R1

A.4. Present Use of Property (describe in detail as best as reasonably possible- add additional pages as needed): Land preserve, House (former residence), Cottage, barn.

A5 Describe property condition at present: good

B 1. Proposed use of property: To allow a farm animal sanctuary to house animals in the barn, and use the pasture as needed.

B 2. Anticipated number of employees, guests, customers on property: 1 Sanctuary Ex. Director + up to 5 volunteers / friends.

B 3. Hours of Proposed Operation: 24 hours.

B 4. Anticipated Automobile Parking: Will use current parking area
at the preserve.

B 5. Parking Area Buffer/Screening: _____

B 6. Anticipated Vehicle Traffic Volume/Flow: _____

B 7. Proposed Site Lighting: _____

B 8. Anticipated noise sources, known decibel levels: _____

B 9. Landscape:

a) Existing landscaping: no changes are required.

b) Proposed landscaping: _____

B 10. Proposed Signage: None

B 11. Level of municipal and other services required to support the proposed activity (i.e., water supply sanitary sewage facilities): no different from horses there
two years ago.

B 12. Specific Requirements: Town Code (District) Requirement; Proposal:

Parking Spaces	_____	_____
Lot Coverage	_____	_____
Front Yard Setback	_____	_____
Side Yard Setback	_____	_____
Rear Yard Setback	_____	_____
Maximum Height of Building	_____	_____

EXHIBITS TO SPECIAL PERMIT APPLICATION:

1. Detailed site plan of any proposed construction anticipated (attach as Exhibit "A"). The Town Board requires that drawings be certified by the appropriate design professional, i.e. a licensed engineer, architect, or surveyor, and include, except as may be permitted at #10 below, at time of application such detail as required per Town Zoning Code §155-28A (1) (13) for site plan submission.
2. Survey Map (Exhibit "B") Certified by a licensed surveyor within two years of date of application. Survey should show all existing state of facts, improvements, structures, easements, rights-of-way, appropriations, landscape features, encroachments and existing pavement on site. Any survey map last re-dated prior to 60 days before the application filing date shall be accompanied by an affidavit from the applicant, owner or occupant, i.e. someone with personal knowledge, that the survey map accurately shows the state of facts of the survey map as of the date of the application filing or if it does not the affidavit should describe any change features.
3. Legal description of proposed site (Exhibit "C"). The legal description must be in a form sufficient to follow the legal description on the survey map submitted.
4. Drainage, SWPPP if applicable, sanitary sewer, water service plans and specifications for proposed site (certified by a licensed professional engineer). Attach as Exhibit "D" and as applicable, numbered sub-exhibits e.g. "D-1", "D-2" etc.
5. Environmental Assessment Form (Exhibit "E"). A short environmental assessment form (see attached form) may be provided with any application for an unlisted action, however acceptance of same shall not be deemed a waiver by the Town of its right to require a long EAF with appropriate documentary substantiation of answers provided (including without limitation #6 following). For Type One Actions a long EAF must be submitted at time of application.
6. Freshwater Wetlands Letter. Pursuant to 6 NYCRR 663.4(a), where the application involves conduct of regulated activity on freshwater wetlands or adjacent areas, the applicant must obtain either a permit or letter of permission from the DEC or the authorized local government having jurisdiction over the wetland. Any delineation such determination is based on shall likewise be provided. Attach as Exhibit "F" and as applicable, with numbered sub-exhibits.
7. Professional Fees Reimbursement Agreement (Exhibit "G").
8. Disclosure Affidavit. The applicant shall submit an affidavit attesting it has reviewed General Municipal Law §809 and is familiar with the provisions contained therein, that no state officer, or any officer or employee of the County of Onondaga or Town of Manlius has any interest in the person, partnership or association owning the premises subject of the application or making such application, and that no other violation of §809 shall result from such application (Exhibit "H").

9. Filing and Professional Review Fees. At the time of application filing, applicant shall submit \$100.00 in the form of a check payable to the Town of Manlius for Special Permit filing or renewal fees. Site Plan filing and Professional Review fees must be paid per Town Code Fee Schedule prior to commencement of Planning Board advisory review.

10. NOTE: THE ABOVE ARE NOT INTENDED AS AN EXHAUSTIVE LISTING OF THE APPLICATION REQUIREMENTS. THE APPLICANT SHALL BE RESPONSIBLE FOR FAMILIARIZING ITSELF WITH ALL TOWN CODE ZONING, SITE PLAN REVIEW, AND SPECIAL PERMIT REQUIREMENTS, AND THE REQUIREMENTS OF OTHER INVOLVED AND PERMITTING AGENCIES INCLUDING RELATIVE TO SEQRA, GENERAL MUNICIPAL LAW SECTION 239 REVIEW, STATE/COUNTY DOT, DOH AND THE LIKE.

THE FOREGOING NOTWITHSTANDING IT IS ACKNOWLEDGED THAT UPON INITIAL APPLICATION CERTAIN OF THE ABOVE MAY NOT, WITHOUT INITIAL INPUT FROM THE TOWN BOARD OR PLANNING BOARD, BE REASONABLY CAPABLE OF FINAL COMPLETION, AND ACCORDINGLY MAY BE WAIVED OR SUCH REQUIREMENTS RELAXED TEMPORARILY AND UNTIL SUFFICIENT SPECIFIC DIRECTION FROM THE RESPECTIVE BOARDS HAS BEEN GIVEN. AT TIME OF SUBMISSION THE APPLICANT SHALL SPECIFICALLY REFERENCE ANY SUCH REQUEST(S) AND ITS REASON(S) FOR SAME IN A DETAILED ENCLOSURE LETTER DESCRIBING THE SUBMISSION AND EXHIBITS.

RENEWAL APPLICATIONS SHALL REQUIRE ONLY SUCH OF THE FOREGOING INFORMATION AND EXHIBITS AS ARE DEEMED NECESSARY FOR CONSIDERATION OF A RENEWAL PERMIT INVOLVING NO MATERIAL CHANGES FROM OR VIOLATIONS UNDER THE PRIOR ISSUED SPECIAL PERMIT.

APPLICATIONS SHALL BE SUBMITTED IN BOUND TABBED BOOKLET FORM WITH A COVER LETTER, TABLE OF CONTENTS REFERENCING EXHIBITS, AND LEGIBLE 11"by 17" MINIMUM DRAWINGS FOLDED TO LETTER SIZE THEREIN. TWENTY COPIES SHALL BE DELIVERED TOGETHER WITH SEVEN (7) FULL SIZE PRINTS OF ALL DRAWINGS. SUBSEQUENT SUBMISSIONS OF MINOR MODIFICATIONS MAY BE SUBMITTED IN THE SAME MANNER WITH A LETTER REFERENCING THE SPECIFICS OF THE SUBSTITUTION, HOWEVER IF NUMEROUS OR MATERIAL IN NATURE ENTIRE REPLACEMENT SUBMISSIONS MAY BE REQUESTED.

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			
Briarwood Farm Sanctuary @ Woodchuck Hill Preserve			
Name of Action or Project:			
Barn on Preserve Property			
Project Location (describe, and attach a location map):			
To allow housing of animals in the barn.			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone: 315-515-8839	
CNY Land Trust, Inc.		E-Mail: bfoote@cnylandtrust.org	
Address:			
7 Fernell St.			
City/PO:		State:	Zip Code:
Saratoga Springs		NY	13152
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			☐ ☒
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			☒ ☐
3. a. Total acreage of the site of the proposed action? 39.74 acres			
b. Total acreage to be physically disturbed? 6 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 39.74 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	☐	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☒ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	☒	☐	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO	YES	
	☒	☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES	☐	☐	

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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>CNY Land Trust, Inc</u> Date: <u>6/10/22</u> Signature: <u>Robert R. Feste, Interim Ex Dir.</u>		

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)

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 Central New York, Inc: (the “Application”),
Betsy R. Fark [name],
7 Fennell St Skaneateles NY 13152 [legal address] (“Applicant”) relative to proposed development at 1213 Woodchuck Hill Rd, Manlius [project address], Tax Parcel # 101-01-01.0, 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 June 10, 2022. 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: 6/10/2022

Betsy R Forte
Print Applicant Name

Betsy R Forte, Interim Ex Dir
Applicant's Authorized Signature/Title

Applicant Address: 7 Fennell St.
Skaneateles, NY 13152

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: _____

Town of Manlius, Planning Department- Initial Appearance Application

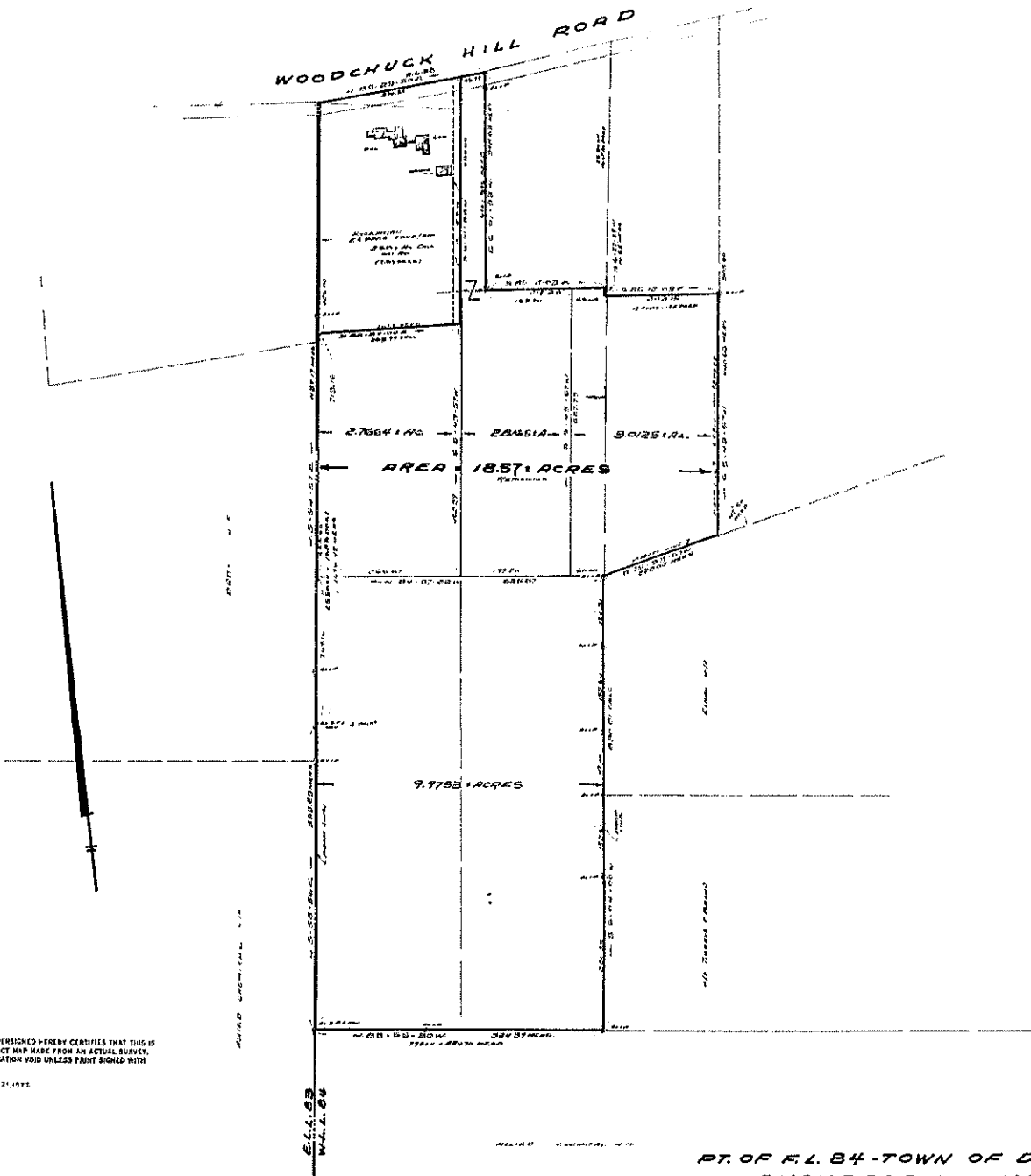
Appendix B- Short Environmental Assessment Form

1. Narrative description of the intent of the proposed action, etc.

The Central NY Land Trust is applying for approval from the Town of Manlius for use of our barn at 7213 Woodchuck Hill Rd for housing animals in our existing barn. At one time the Digneys used the barn for several different animals and most recently there has been horses residing there. This is a small group of farm animals, and most of the animals will be reside in the barn 24 hours a day.

At this time, I am not aware of the environmental resources that may be affected in the municipality.

WOODCHUCK HILL ROAD



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY. CERTIFICATION VOID UNLESS PRINT SIGNED WITH RED INK.

July 21, 1978

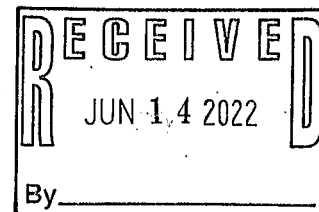
PT. OF E.L. 84 - TOWN OF DEWITT
ONONDAGA Co., N.Y.

SCALE: 1" = 40' JULY 21, 1978
JULIA M. CORRELL
20 W. 215th

JOHN R. HART (Surveyor)
JOHN R. HART (Surveyor)

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION



DATE: MAY 23, 2022

Name of Project: 4754 SABRE LANE, TOWN OF MANLIUS, NEW YORK

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: 4754 SABRE LANE

Type of Project:

☐ Division of Land ☐ Subdivision ☐ Accessory Use ☐ Zone Change ☒ Site Review ☐ Other Amendment

Developer: MANLIUS ACADEMY LLC Phone: _____

Address: 5501 NYACK TPKE, NANUET, NEW YORK Zip: 10954

Tax Map Number(#)/s: 114-04-82.0

Present Zoning: B-5 RESIDENTIAL Desired Zoning: N/A

Total Acreage: 12.416 Total Number of Lots: 1

Property Owner/s: MANLIUS ACADEMY LLC Phone: _____

Address: SAME AS ABOVE Zip: _____

Tax Map#(s): _____ Owner's Signature: By: [Signature] Attorney

Printed Name: PAUL J. CURTIN, JR.

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

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			
Name of Action or Project: MANLIUS ACADEMY, LLC			
Project Location (describe, and attach a location map): 4754 SABRE LANE, MANLIUS, NEW YORK			
Brief Description of Proposed Action: APPROVE THE USE OF A SLIGHTLY BELOW GRADE APARTMENT WITHIN THE EXISTING BUILDING.			
Name of Applicant or Sponsor: MANLIUS ACADEMY, LLC		Telephone:	
		E-Mail:	
Address: 55 OLD NYACK TPK			
City/PO: MANUSSET		State: N.Y.	Zip Code: 10954
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3.a. Total acreage of the site of the proposed action?		12.46 acres	
b. Total acreage to be physically disturbed?		8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.46 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	☒	☐	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: _____	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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
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: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>PAUL J. CURTIN, JR</u> Date: <u>MAY 23, 2022</u>		
Signature: <u>[Signature]</u> AS ATTORNEY IN FACT		

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. _____, being duly sworn, deposes and says that (s) he is:

(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: _____, 20____.

Date: _____, 20____.

(Print Name)

(Print Name)

(Signature)

(Signature)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

(Mailing Address of Applicant)

(Mailing Address of Applicant)

(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this _____ day of _____ in the year 20____, before me, the undersigned, a notary public in and for said state, personally appeared _____, 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

CORPORATE ACKNOWLEDGEMENT

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

_____, being duly sworn, deposes and says the
s(he) is the _____ of _____
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 _____, 20____

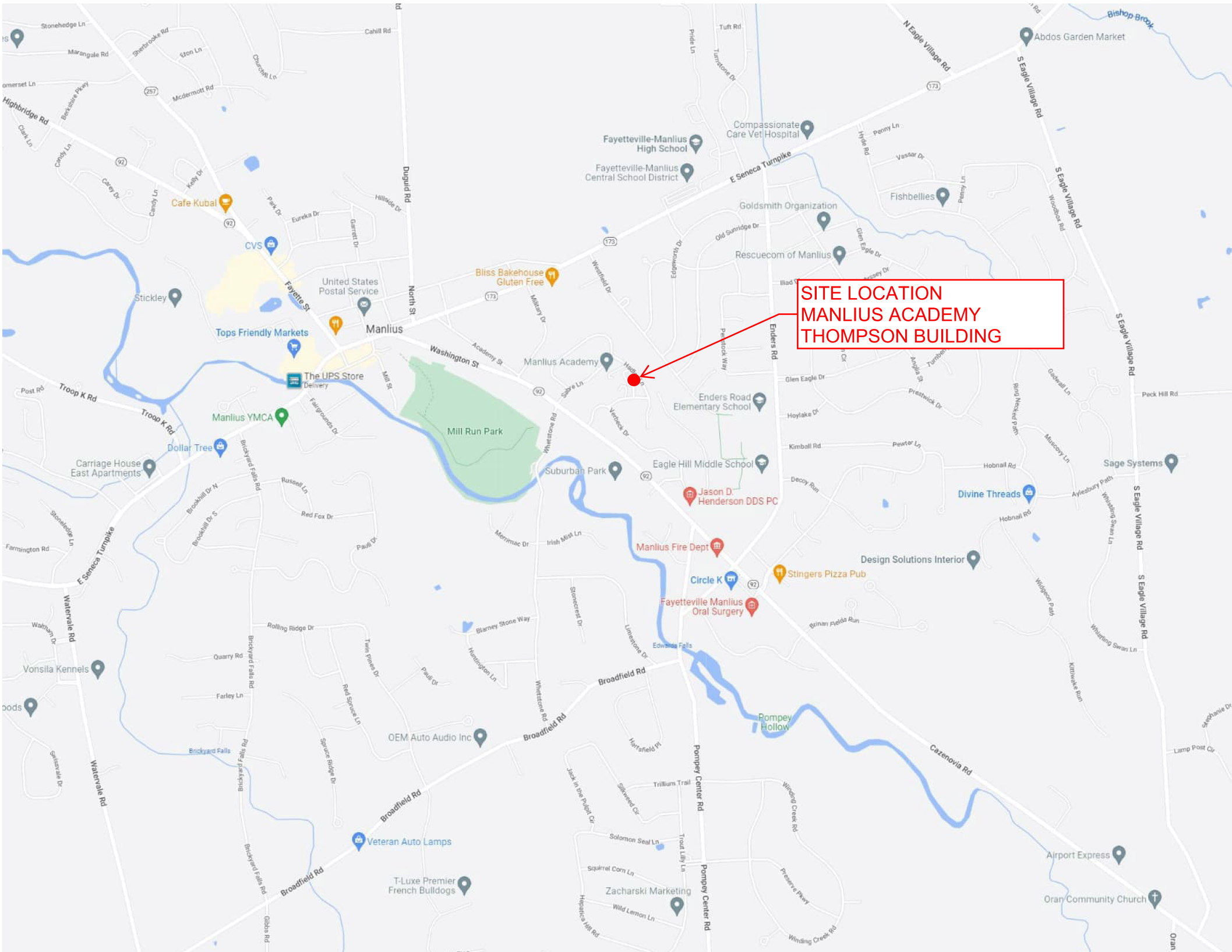
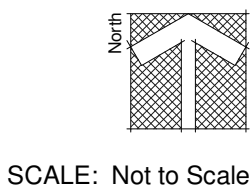
Notary Public

RENOVATION FOR:



4754 Sabre Lane Manlius, NY 13104

SITE PLAN



DRAWING INDEX

PROJECT DRAWING INDEX	
SHEET NUMBER	SHEET NAME
T001	COVER SHEET
A001	STANDARD SYMBOLS NOTES & ABBREVIATIONS
A002	CODE REVIEW
A003	DOOR AND WINDOW DETAILS
A101	FLOOR PLANS

BIVENS
ARCHITECTS
301 Plainfield Road | Suite 270
Syracuse, New York 13212
(315) 703-0987 tel. | (315) 703-0989 fax
www.bivensarchitects.com

ISSUED AND REVISION NOTIFICATION		
No.	Description	Date

SEAL

NORTH

KEY PLAN

Property Owner:
MANLIUS ACAD, LLC
55 Old Nyack Tpke
Nanuet, NY 10954

PROJECT TITLE:
**MANLIUS ACADEMY
A PARTMENTS**

4754 SABRE LANE
MANLIUS, NY 13104
TAX MAP NO. 114.-04-82.0

PROJECT No: 1326.001

DRAWING TITLE:
COVER SHEET

SCALE: As noted

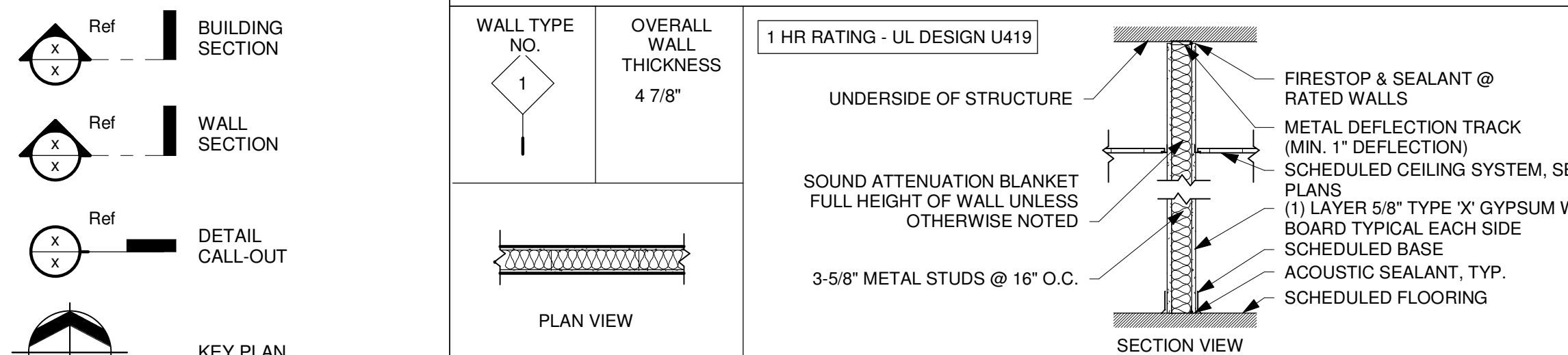
T001

3-18-2022

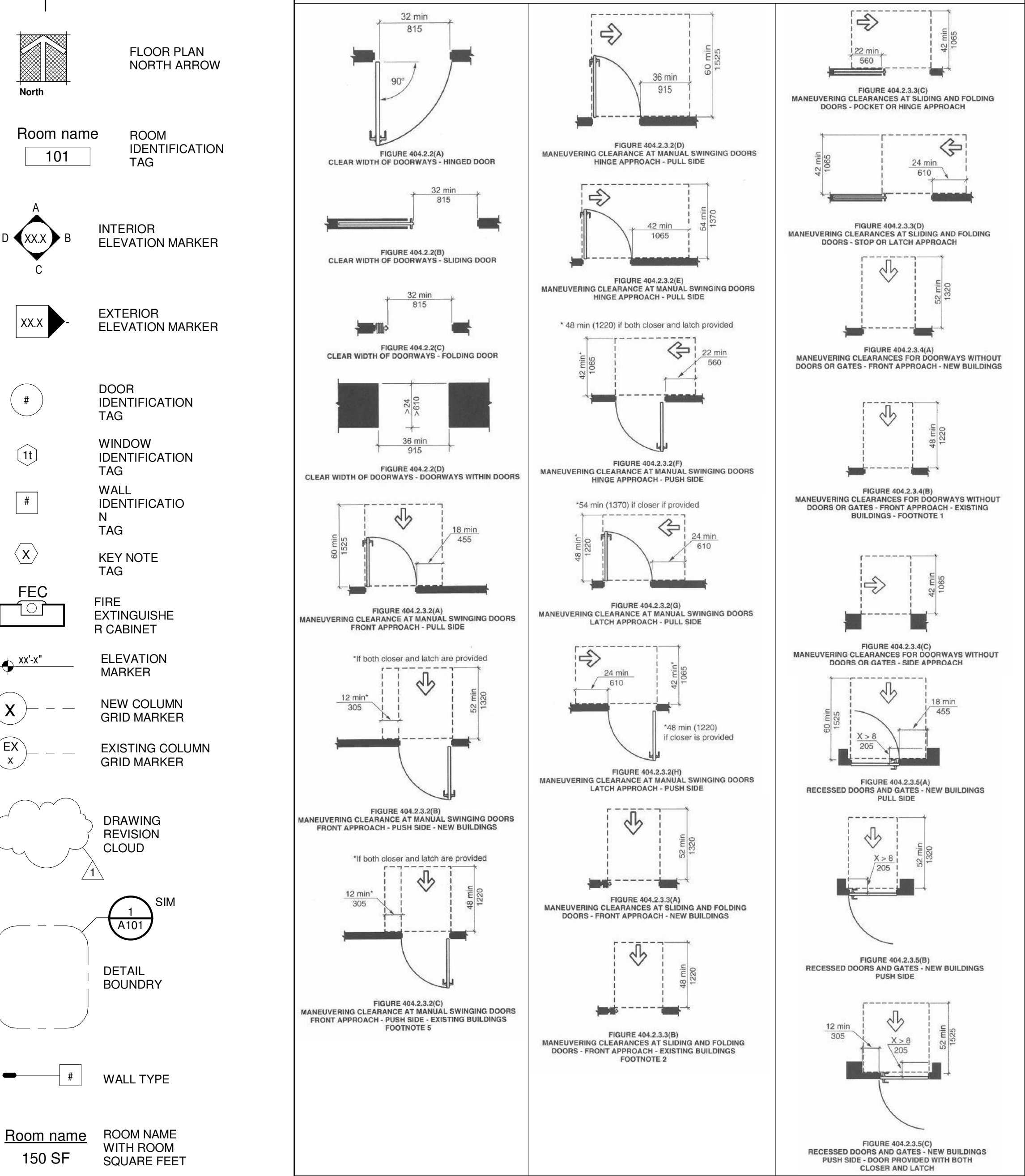
STANDARD ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
AAC	Asbestos Abatement Contractor	F	Fahrenheit	PROJ	Project (ion)
AAD	Automatic Air Damper	FA	Fire Alarm	PSF	Pounds Per Square Foot
AAB	Anchor Bolt	FAC	Facility Finish	PSI	Pounds Per Square Inch
AC	Air Conditioning, Alternate Current	FAI	Fresh Air Intake	PT	Painted
ACCOMP	Asphalt Coated Cor. Metal Pipe	FCU	Fan Cool Unit	PTD	Pressure Treated Preservative
ACM	Asbestos Containing Material	FD	Floor Drain, Fire Damper	PTG	Pressure Treated Fire Retardant
ACC	Acoustic Ceiling System	FE	Fire Department Connection	PVC	Polyvinyl Chloride
ACU	Air Conditioning Unit	FEC	Fire Extinguisher	PWM	Pavement
ADD	Area Drain	FECB	Fire Extinguisher Cabinet	PWE	Power Wall Exhauster
AD	Addendum	FEF	Finished Floor, Factory Finish	QT	Quarry Tile
ADH	Adhesive	FFE	Finished Floor Elevation		
ADJ	Adjustment	FFL	Finished Floor Line		
ADR	Access Door	FFH	Fire Hydrant		
AESS	Arch Exposed Structural Steel	FHC	Fire Hose Cabinet	R	Riser, Rander
AF	After Finished Floor	FHK	Fire Hose	R	Remove Existing & Replace w/new
AH	Air Access Hatch	FHT	Fire Hatch	RA	Resilient Base
AHU	Air Handling Unit	FL	Flush	RAD	Radiation
AB	Air Infiltration Barrier	FLD	Floor Duct	RAF	Return Air Fan
ALT	Alternate	FLEX	Flexible	RA	Resilient Base
ALTN	Alteration	FLG	Flashing	RC	Roofing Contractor
ALUM	Aluminum	FLR	Floor (ing)	RCF	Reinforced Concrete Pipe
AMP	Ampere	FLUOR	Fluorescent	RD	Roof Drain
AND	Andized	FM	Foot Mounted	REC	Receptacle
AP	Access Point	FO	Foundation	REF	Reference
APPROX	Approximate (ly)	FOG	Fog Oil Gauge	REFL	Reflect (ed) (iv) (or)
ANT	Antennae	FOR	Fuel Oil Return	REFR	Refrigerator
ASB	Asbestos	FOU	Fuel Oil Supply	REG	Register
ASP	Asphalt	FOV	Fuel Oil Vent	REIN	Reinforce (d) (ing)
ATV	Atmospheric Vent	FPM	Feet Per Minute	REM	Remove
AUTO	Automatic	FR	Frame	REQD	Required
AUT	Auto	FRA	Fresh Air	RESIL	Resilient
AVE	Avoid	FRC	Fire Resistant Coating	RET	Retaining, Return
AVR	Avoid Rev. Use Thru	FRP	Fiberglass Reinforced Panel	RF	Roofing
AW	Avoid Waste	FRD	Fire and Smoke Damper	RHC	Right Hand
BD	Boiler Blowdown	FT	Foot	RH	Reheat Cook
BD	Board	FTG	Footing	RI	Rough-in
BDD	Backdraft Damper	FV	Flush Valve	RL	Rail Leader
BEJ	Brick Expansion Joint			RLG	Rail (ing)
BFB	Bottom of Footing	G	Gas	RM	Room
BF	Back Flow Preventer	GA	Gauge	RO	Running Trap
BGT	Bottom Gutter	GAL	Gallon	RO	Rough Opening
BLDG	Building	GALV	Galvanized	ROW	Right Of Way
BLK	Block	GASK	Gasket (ed)	RTM	Revolutions Per Minute
BLDG	Blocking	GC	General Contract (or)	RTU	Room Top Unit
BM	Beam	GCO	Grade Cleanout	RW	Rain Water
BO	By Others	GCMU	Glazed Concrete Masonry Unit		
BOM	Bottom of Curb	GF	Ground Face	S	South
BOB	Bottom of Duct	GL	Glass	SA	Supply Air
BS	Bottom	GLM	Gallons Per Minute	SAN	Sanitary
BPL	Bearing Plate	GR	Grade (ing), Glycol Return	SAS	Smooth All Sides
BR	Bottom Register	GS	Glycol Supply	SCL	Solid Core, Sill Cook
BRG	Bridging	GU	Grovel	SCHD	Schedule
BRG	Bearing	GW	Gypsum Wall Board	SCHED	Structural Cycle Time
BRK	Brick	GYP	Gypsum	SD	Storm Drain, Sinter Damper, Smoke Damper
BRZ	Bronze			SEC	Section
BS	Both Sides	H	Height	SGT	Structural Glazed Tile
BSMT	Basement	HB	Heavy Bolt	SH	Shelf, Shelving, Smoke Hatch
BSPL	Backsplash	HBD	Hard Board	SHR	Shower
BT	Bent	HC	Heating Contractor	SHW	Showering
BTC	British Thermal Units	HCR	Hot/Chilled Return	SIM	Similar
BUR	Build-up Roofing	HCS	Hot/Chilled Supply	SK	Sink
BWC	Back Water Check Valve	HD	Heavy Duty	SL	Sound Line
C	Conduit	HDR	Header	SLB	Sound Line Base
CA	Compressed Air	HDW	Hardware	SLC	Sill Cook
CAB	Cabinet	HM	Heavy Metal	SLV	Slave
CB	Catch Basin	HRZ	Horizontal	SLVR	Sliver
CB	Chalkboard	HP	Horsepower, High Pressure	SND	Sound
CD	Ceiling Diffuser	HPL	High Pressure Laminate	SPP	Static Pressure, Louper
CEM	Cement	HR	Harding, Hour	SPEC	Specification (s)
CEB	Ceramic	HT	Height	SPKR	Speaker
CFM	Cubic Feet Per Minute	HTG	Heating	SPL	Special
CFM	Cold Formed Metal Framing	HTR	Heater	SQ	Square
CH	Cabinet Heater	HVAC	Heating/Vent./Air Conditioning	SS	Stainless Steel
CHV	Chilled Hung Unit Ventilator	HVU	Heating & Ventilating Unit	SST	Structural Steel Tubing
CI	Cast Iron	HW	Hot Water	STB	Storm, Storage
CI	Cast in Place	HWB	Hot Water Heater	STA	Station
CR	Circumference	HWHP	Hot Water Pump	STC	Shower Temp Controller
CJ	Control Joint	HWR	Hot Water Return	STD	Standard
CL	Center Line	HWS	Hot Water Supply	STG	Seating
CLG	Ceiling	HV	Heating And Ventilating	STL	Steel
CLKG	Caulking	HV	High Voltage	STN	Storage
CLL	Clear Limit	ID	Inside Diameter	STOR	Structural
CLR	Clear (ing)	IE	Invert Elevation	SURF	Surface
CLM	Classroom	IN	Inch	SUSP	Suspended
CLRT	Ceramic Mosaic Tile	INCL	Include (d) (ing)	SWCI	Service Weight Cast Iron
CNU	Concrete Masonry Unit	INT	Interior	SWF	Switch, Soften Water
CO	Clean Out	INS	Insulate (d) (ing)	SYM	Symmetrical
CODP	Clean Out Deck Plate	INV	Invent	SYS	System
COL	Column	IP	Iron Pipe	T	Tread, Top
COMB	Combination	T&B	Top and Bottom	T&B	Tack board
COMB	Compress (ed) (ion) (ible)	IB	Iron Pipe Size	T&G	Trough and Groove
CNC	Concrete	IW	Indirect Waste	TC	Temperature Control
COND	Condensation (ing & Ventilation)	JB	Junctor Box	T&V	Triple Duty Valve
CONN	Connection	JC	Junctions Closet	TEL	Telephone
CONST	Construction	JCT	Joint	TEMP	Temperature
CONT	Continuous	JT	Joint	TER	Terrazzo
CONTR	Contract (or)	KW	Kilowatt (s)	TH	Top Grille
CORR	Corrugated	MAN	Manual	THR	Thermocline
COWP	Clean Out Wall Plate	MAS	Masonry	THR	Threshold
CT	Carpet	MAT	Material	TMC	Top to Match
CPVC	Chlorinated PolyVinyl Chloride	MAU	Make Up Air Unit	TMC	Thermocline Mixing Valve
CR	Chilling Register	MAX	Maximum	TOF	Top of Fascia
CRS	Course (s) (ing)	MBH	Thousand BTUH	TOIL	Top of Lintel
CSK	Countersunk	MBR	Membrum	TOL	Tolerance
CSPT	Ceramic Tile, Computer Terminal	MD	Motorized Damper	TOM	Top of Masonry
CTM	Counter Top	MECH	Mechanical	TOP	Top of Pipe, Top of Pier
CTD	Coated	MED	Medical	TOS	Top of Steel
CTR	Center	ME	Mechanical Equipment	TPART	Total Partition
CU	Cup	MEB	Membrane	TR	Top Register
CVC	Connector, Curb Valve	MEZZ	Mezzanine	TRN	Transom
CWR	Chilled Water Return	MIX	Mixing Faucet, Metal Framing	TV	Television
CWS	Chilled Water Supply	MFLP	Metal Furring Lath & Plaster	TW	Top of Wall
D	Diesel Fuel, Depth	MFR	Manufacturer (er)	TW	Tempered Water
DD	Direct Current	MH	Manhole	TYC	Typical
DDC	Direct Digital Control	MIN	Minimum	UC	Undercut
DE	Deionized Water	MIR	Mirror	UG	Underground
DEG	Degrees	MISC	Miscellaneous	UG	Underground
DEMO	Demolish	MO	Masonry Opening	UH	Under Heat
DEP	Depress (ed) (ion)	MOD	Model Only (ion), Model	UNF	Unfinished
DET	Detail	MR	May Receiver	UNO	Unless Otherwise Noted
DI	Drinking Fountain	MT	Mount	UNT	Unusual
DH	Double Hung	MTD	Mounted	UV	Underground Telephone
DI	Distilled Water, Drop Inlet	MTO	Mounting	UV	Unit Ventilator
DIA	Diameter	MTL	Metal	V	Vent, Vail
DIG	Diagonal	MTH	Marble Threshold	V	Varies, Variable
DIM	Dimension	MTR	Meter	VARN	Varnish
DISP	Dispenser	MULL	Mullion	VAT	Vinyl Asbestos Tile
DV	Division	N	North	VB	Vinyl Bars, Vacuum Breaker,
DMD	Dry Marker Board	N/A	Not Applicable	VBT	Vapor Barrier
DN	Down	NAT	Natural	VCM	Vinyl Composite Tile
DO	Ditto	NC	Normally Closed	VD	Volume Damper
DP	Drop Proof (ing)	NEC	National Electric Code	VERT	Vermiculite
DPR	Drip, Deep, Rib	NEG	Negative	VERT	Vertical
DWG	Drawing	NEUT	Neutralization	VIF	Verify in Field
DWS	Downspout	NIC	Not In Contract	VIN	Vinyl
DT	Drain Tile	NO	Number, Normally Open	VIT	Vitreous Tile
DTA	Dovetail Anchor	NOM	Normal	VNB	Veneer
DTL	Detail	NRC	Noise Reduction Coefficient	VOL	Volume
DW	Dumbwater, Dishwasher	NTS	Not To Scale	VOL	Vent Through Roof
DWL	Dowel	OA	Overall, Outside Air	VWC	Vinyl Wall Covering
DWR	Drawer	OC	On Center	W	West
E	East	OD	Outside Diameter	W&C	Water and Conduit
EA	Exhaust Air, Each	OPN	Overhead	WC	Water Closet
EAT	Entering Air Temperature	OPP	Opposite	WO	Wood
EB	Expansion Bolt	OPP HD	Opposite Hand	WIND	Window
EC	Electrical Control	PAR	Parallel	WOW	Window Contractor
EF	Each Face	PART	Partition	W	Wash
EFS	Exterior Insul., & Finish System	PC	Plumbing Contractor	WH	Wall Hung, Wall Hydrant
EJ	Expansion Joint	PE	Pipe	WI	Wrought Iron
ELEV	Elevation	PCC	Precast Concrete	W	Wink
ENC	Emergency	PE	Pipe Enamel	W	Waterproofing, Working Point
ENC	Enclosure	PED	Pedestal	WPP	Wall Protection Pad
EDG	Edge of Gable	PERF	Perforate (ion)	W	Water Repellent, Wide Rib
EDS	Edge of Slab	PFI	Perforated Floor	W	Water stop
EPM	Ethylene Propylene Dine Monomer	PER	Perimeter	WSCT	Wainscot
EQ	Equipment	PL	Plate, Property Line	W	Weight
EQC	Equipment Contractor	PLAM	Plastic Laminar	WMW	Welded Wire Mesh
EQUIP	Equipment	PLAS	Plaster, Plastic	W	With
ES	Elastic Sheet Flashing	PLF	Pounds Per Linear Foot	WO	Without
ESF	Elastic Sheet Membrane	PLYMD	Plumigood	XHCI	Extra Heavy Cast Iron
EST	Estimating To Remain	POL	Polished	YD	Yard Drain, Yard
ETW	Electric Water Cooler	POL	Polished		
EW	Entering Water Temperature	POS	Positive		
EXP	Exhaust	POT	Point Of Tangency		
EXP	Existing	PR	Pair		
EXT	Exterior, External	PRE	Power Roof Exhauster		
		PREP	Prepare (ation)		
		PRF	Preformed		

WALL PARTITION TYPES



STANDARD MANEUVERING CLEARANCES



STANDARD MATERIAL SYMBOLS

STANDARD MATERIAL SYMBOLS

	EARTH		PLYWOOD
	GRAVEL		PLASTER, MORTAR, SAND, GYPSUM INSULATION
	CONCRETE		C.M.U.
	BRICK		OTHER METAL
	BLOCKING		STONE
	FINISH WOOD		ST. GLAZED TILE
	PRECAST CONC.		CERAMIC TILE
	STEEL		BATT INSULATION
	METAL STUD		STEEL
	FRAMED WALLS		

***NOTE: THE ABOVE STANDARD SYMBOLS ARE PROVIDED FOR GENERAL REFERENCE AND MAY OR MAY NOT BE REPRESENTATIVE OF ALL SYMBOLS USED THROUGHOUT THE CONTRACT DOCUMENTS.

GENERAL NOTES

- [illegible]

BIVENS
ARCHITECTS

301 Plainfield Road | Suite 270
Syracuse, New York 13212
(315) 703-0987 tel. | (315) 703-0989 fax
www.bivensarchitects.com

ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------



SEAL



NORTH

KEY PLAN

Property Owner:
MANLIUS ACAD, LLC
55 Old Nyack Tpke
Nanuet, NY 10954



PROJECT No: 1326.001

DRAWING TITLE:

STANDARD SYMBOLS NOTES & ABBREVIATIONS

SCALE: As noted

A001

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CODE REVIEW CHECKLIST (GENERAL)

Applicable Codes & Code Compliance:						
• 2020 BUILDING CODE OF NEW YORK STATE • 2020 FIRE CODE OF NEW YORK STATE • 2020 EXISTING BUILDING CODE OF NEW YORK STATE • 2010 BARRIER FREE REQUIREMENTS PER ICC/ANSI A117.1						
NA: Not Applicable;	NR: Not Required;	NP: Not Permitted				
BC: Building Code;	RC: Residential Code;	FC: Fire Code;				
MC: Mechanical Code;	PC: Plumbing Code;	FGC: Fuel Gas Code;				
PMC: Property Maintenance Code		EBC: Existing Building Code;				
CODE REVIEW						
ALTERATION TYPE: Level 2						
LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.						
PROJECT SUMMARY:						
ADDITION OF AN EGRESS WINDOW FOR A LOWER LEVEL APARTMENT IN AN EXISTING BUILDING.						
USE GROUP / OCCUPANCY CLASSIFICATION:						
USE GROUP: (R-2) RESIDENTIAL GROUP, NYSBC, SECTION 310.3						

PROJECT TYPE:			
☐ New Building Construction	☐ New Building Addition		
☐ Alteration LVL 1	☒ Alteration LVL 2	☐ Alteration LVL 3	
☒ Change Of Occupancy	☐ Historic Building		
☐ Other:			

No.	Description	Building Code Section (unless otherwise noted)	Required/ Allowed	Actual	Comments
1	Occupancy Classification(s)	BC302	Group R-2	Group R-2	Apartment
2	Allowable Building Height (FT)	Table BC504.3	55 FT	50	Type 3B Construction, Non-Sprinklered

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE ^a										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V				
		A	B	A	B	A	B	HT	A	B
A, B, E, F, M, S, U	NS ^b	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
H-1, H-2, H-3, H-5	NS ^{c,4}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
H-4	NS ^{c,4}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
I-1 Condition 1, I-3	NS ^{d,4}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
I-1 Condition 2, I-2	NS ^{d,4}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
I-4	NS ^{d,4}	UL	160	65	55	65	55	65	50	40
	S	UL	180	85	75	85	75	85	70	60
R ⁵	NS ^f	UL	160	65	55	65	55	65	50	40
	S13D	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	60	60	60	60	60	60
	S	UL	180	85	75	85	75	85	70	60

For SI: 1 foot = 304.8 mm.
UL = Unlimited; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.
a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
d. The NS value is only for use in evaluation of existing building height in accordance with the *Existing Building Code of New York State*.
e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies Condition 1, see Exception 1 of Section 903.2.6.
f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *Fire Code of New York State*.
g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

No.	Description	Building Code Section (unless otherwise noted)	Required/ Allowed	Actual	Comments
3	Allowable Number of Stories	Table BC504.4	4 Stories	3 Stories	3 Stories Above Grade Plane 1 Basement Level

TABLE 504.4—continued ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE ^{a,b}										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V				
		A	B	A	B	A	B	HT	A	B
R-1 ^b	NS ^c	UL	11	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
R-2 ^b	NS ^d	UL	11	4		4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
R-3 ^b	NS ^d	UL	11						3	3
	S13D	4	4	4	4	4	4	4	3	3
	S13R	4	4						4	4
	S	UL	12	5	5	5	5	5	4	4
R-4 ^b	NS ^d	UL	11						3	2
	S13D	4	4	4	4	4	4	4	3	2
	S13R	4	4						4	3
	S	UL	12	5	5	5	5	5	4	3
S-1	NS	UL	11	4	2	3	2	4	3	1
	S	UL	12	5	3	4	3	5	4	2
S-2	NS	UL	11	5	3	4	3	4	4	2
	S	UL	12	6	4	5	4	5	5	3
U	NS	UL	5	4	2	3	2	4	2	1
	S	UL	6	5	3	4	3	5	3	2

UL = Unlimited; NP = Not Permitted; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.
a. See Chapters 4 and 5 for specific exceptions to the allowable height in this chapter.
b. See Section 903.2 for the minimum thresholds for protection by an automatic sprinkler system for specific occupancies.
c. New Group H occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.5.
d. The NS value is only for use in evaluation of existing building height in accordance with the *Existing Building Code of New York State*.
e. New Group I-1 and I-3 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6. For new Group I-1 occupancies, Condition 1, see Exception 1 of Section 903.2.6.
f. New and existing Group I-2 occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.6 and Section 1103.5 of the *Fire Code of New York State*.
g. For new Group I-4 occupancies, see Exceptions 2 and 3 of Section 903.2.6.
h. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

No.	Description	Building Code Section (unless otherwise noted)	Required/ Allowed	Actual	Comments
4	Allowable Building Area	Table BC506.2	16,000 SF	5,806 SF	Lower Level

TABLE 506.2—continued ALLOWABLE AREA FACTOR (A _f = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET ^{a,b}										
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION								
		TYPE I	TYPE II	TYPE II	TYPE IV	TYPE V				
		A	B	A	B	A	B	HT	A	B
I-1	NS ^{d,4}	UL	55,000	19,000	10,000	16,500	10,000	18,000	10,500	4,500
	SI	UL	220,000	76,000	40,000	66,000	40,000	72,000	42,000	18,000
	SM	UL	165,000	57,000	30,000	49,500	30,000	54,000	31,500	13,500
I-2	NS ^{d,4}	UL	15,000	11,000	12,000	NP	12,000	9,500	NP	
	SI	UL	60,000	44,000	48,000	NP	48,000	38,000	NP	
	SM	UL	45,000	33,000	36,000	NP	36,000	28,500	NP	
I-3	NS ^{d,4}	UL	15,000	10,000	10,500	7,500	12,000	7,500	5,000	
	SI	UL	45,000	40,000	42,000	30,000	48,000	30,000	20,000	
	SM	UL	45,000	30,000	31,500	22,500	36,000	22,500	15,000	
I-4	NS ^{d,4}	UL	60,500	26,500	13,000	23,500	13,000	25,500	18,500	9,000
	SI	UL	121,000	106,000	52,000	94,000	52,000	102,000	74,000	36,000
	SM	UL	181,500	79,500	39,000	70,500	39,000	76,500	55,500	27,000
M	NS	UL	21,500	12,500	18,500	12,500	20,500	14,000	9,000	
	SI	UL	86,000	50,000	74,000	50,000	82,000	56,000	36,000	
	SM	UL	64,500	37,500	55,500	37,500	61,500	42,000	27,000	
R-1 ^b	NS ^d	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
	S13R	UL	UL							
	SI	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000
	SM	UL	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000
R-2 ^b	NS ^d	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
	S13R	UL	UL							
	SI	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000
	SM	UL	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000
R-3 ^b	NS ^d	UL	UL							
	S13D	UL	UL							
	S13R	UL	UL							
	SI	UL	UL							
	SM	UL	UL							
R-4 ^b	NS ^d	UL	UL	24,000	16,000	24,000	16,000	20,500	12,000	7,000
	S13D	UL	UL							
	S13R	UL	UL							
	SI	UL	UL	96,000	64,000	96,000	64,000	82,000	48,000	28,000
	SM	UL	UL	72,000	48,000	72,000	48,000	61,500	36,000	21,000
S-1	NS	UL	UL	48,000	26,000	17,500	26,000	17,500	25,500	14,000
	SI	UL	UL	192,000	104,000	70,000	104,000	70,000	102,000	56,000
	SM	UL	UL	144,000	78,000	52,500	78,000	52,500	42,000	27,000
S-2	NS	UL	UL	79,000	39,000	26,000	39,000	26,000	38,500	21,000
	SI	UL	UL	316,000	156,000	104,000	156,000	104,000	154,000	84,000
	SM	UL	UL	237,000	117,000	78,000	117,000	78,000	115,500	63,000
U	NS ^d	UL	UL	35,500	19,000	8,500	14,000	8,500	18,000	9,000
	SI	UL	UL	142,000	76,000	34,000	56,000	34,000	72,000	36,000
	SM	UL	UL	106,500	57,000	25,500	42,000	25,500	54,000	27,000

No.	Description	Building Code Section (unless otherwise noted)	Required/ Allowed	Actual	Comments
5	Building Construction Type	BC602		Type 3B	Existing Building
6	Fire-Resistance Rating Requirements for Building Elements:				

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)										
BUILDING ELEMENT		TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V				
		A	B	A	B	A	B	HT	A	B
Primary structural frame ^a (see Section 202)		3 ^{b,3}	2 ^{b,3}	1 ^b	0	1 ^b	0	HT	1 ^b	0
Bearing walls	Exterior ^{c,4}	3	2	1	0	2	2	2	1	0
	Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0
Nonbearing walls and partitions	Exterior	See Table 602								
Nonbearing walls and partitions	Interior ^a	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary members (see Section 202)		2	2	1	0	1	0	HT	1	0
Roof construction and associated secondary members (see Section 202)		1 ^{1/2}	1 ^b	1 ^{b,c}	0 ^a	1 ^{b,c}	0	HT	1 ^{b,c}	0

For SI: 1 foot = 304.8 mm.
a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

No.	Description	Building Code Section (unless otherwise noted)	Required/ Allowed	Actual	Comments
7	Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance:				

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE ^{a,4,9}				
FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP F ¹	OCCUPANCY GROUP F-1, M, S-1 ¹	OCCUPANCY GROUP A, B, F, F-2, I, R-2, S-2, U ¹
X < 5 ¹	All	3	2	1
	IA	3	2	1
	Others	2	1	1
5 ≤ X < 10	IA, IB	2	1	1 ¹
	IB, VB	1	0	0
	Others	1	1	1 ¹
10 ≤ X < 30	All	0	0	0
	All	0	0	0

DOOR SCHEDULE														
SPACE		LEVEL	DOOR				FRAME				FIRE RATING	REMARKS	DOOR NUMBER	
DOOR NUMBER	DESCRIPTION		SIZE		ELEVATION TYPE	GLASS	HARDWARE	FINISH	FRAME ELEVATION TYPE	DETAILS				
			WIDTH	HEIGHT						JAMB				HEAD
100		LOWER LEVEL NEW WORK PLAN	3' - 0"	6' - 8"	HM-1	-	1	PT	F-1	J1	H1	20 MIN	DOOR AND FRAME PAINT TO BE DETERMINED BY OWNER	100

TYPICAL DOOR HEAD AND JAMB DETAILS

H1

J1

TYPICAL DOOR AND FRAME TYPES

F-1

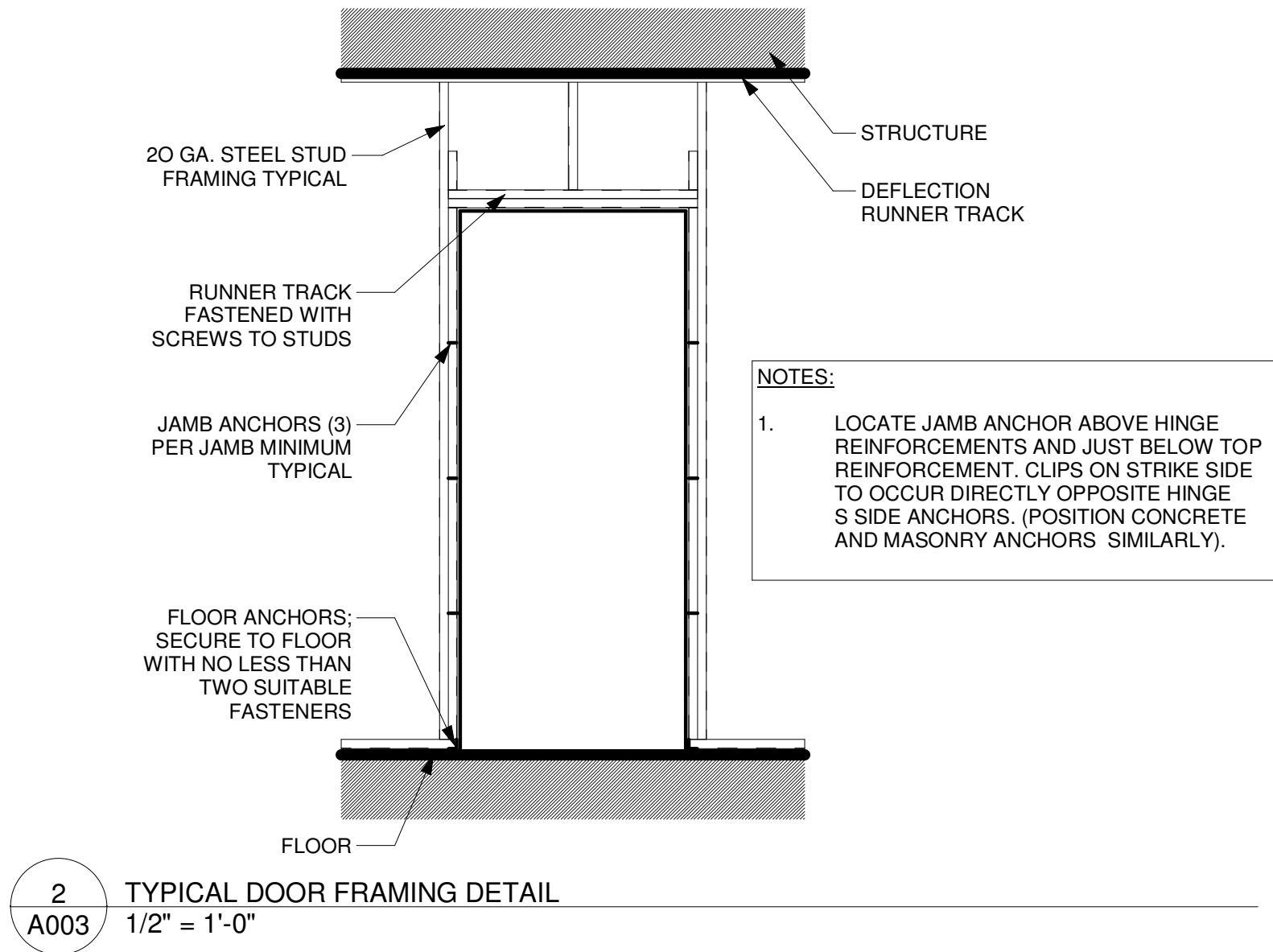
HM-1

HOLLOW METAL FRAME TYPE

HOLLOW METAL DOOR TYPE

DOOR HARDWARE

SET #1	ITEM
3	HINGES
1	ENTRY LOCKSET
3	DOOR SILENCERS
1	WALL STOP
1	CLOSER



BIVENS
ARCHITECTS

301 Plainfield Road | Suite 270
Syracuse, New York 13212
(315) 703-0987 fax | (315) 703-0989 fax
www.bivensarchitects.com

ISSUED AND REVISION NOTIFICATION

No.	Description	Date
-----	-------------	------

SEAL



Property Owner:
MANLIUS ACAD, LLC
55 Old Nyack Tpke
Nanuet, NY 10954

TYPE A WELL WINDOW AND DETAILS

PERSPECTIVE

SECTION VIEW

TOP VIEW

FRONT VIEW

WELLCRAFT
29797 BECK ROAD
WIXOM, MI 48393
PHONE: (248) 683-6400
www.thetapcogroup.com/brands/welcraft

SELECT DESIRED COLOR:

☐ GREY (#05610092)

SECTIONS	TOTAL HEIGHT
1	20 7/8"
2	34 7/8"
3	48 7/8"
4	62 7/8"
5	76 7/8"

WELL DIMENSIONS

WINDOW DIMENSIONS

EGRESS PATH

WELL COVER

3" ALLOWED FOR DRAINAGE

6" TOPSOIL

1" PER FOOT SLOPE FOR DRAINAGE

IN-SWING EGRESS WINDOW

DRAIN COVER

6" DRAINAGE PIPE CONNECTED TO FOUNDATION DRAINAGE SYSTEM

1/2" REA STONE BACK II

SPECIFICATIONS:

MODEL #: WISE2745 (EGRESS COMPLIANT)

FRAME DIMENSIONS: 27" X 45"

NET CLEAR OPENING: 20 1/8" X 40 7/8" (5.71 SQ. FT.)

NET CLEAR GLASS OPENING: 20 3/8" X 38 3/8" (5.43 SQ. FT.)

- 3/4" INSULATED LOW-E GLASS IS STANDARD - U-VALUE OF 0.28.

- FIBERGLASS FULL SCREEN IS REMOVABLE FROM THE INSIDE.

- AVAILABLE FOR ALL WELLS.

*WHEN SASH OPENED IN THE NORMAL INWARD POSITION.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2. DO NOT SCALE DRAWING.

3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 9221-012.

WINDOW WELL MODEL COMPARISON

	600	6700	2062	2060
HEIGHT	20 7/8" AND UP (IN 1/4" INCREMENTS)	20", 40" OR 60"	52"	60" OR 72"
WINDOW	UP TO 4" WIDE	UP TO 5" WIDE	UP TO 3" WIDE	UP TO 4" WIDE

SPECIFICATIONS:

WIDTH: 61" (AT WIDEST POINT OF WALL ATTACHMENT)

DEPTH: 37.5" (FROM EXTERIOR WALL TO STEPLADDER)

SQUARE FOOTAGE: 12.49 SQ. FT.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2. DO NOT SCALE DRAWING.

3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 9221-003.

PROJECT TITLE:

MANLIUS ACADEMY
APARTMENTS

4754 SABRE LANE
MANLIUS, NY 13104

TAX MAP NO. 114.-04-82.0

PROJECT No: 1326.001

DRAWING TITLE:

DOOR AND WINDOW DETAILS

SCALE: As noted

A003

3-18-2022

ISSUED AND REVISION NOTIFICATION		
No.	Description	Date



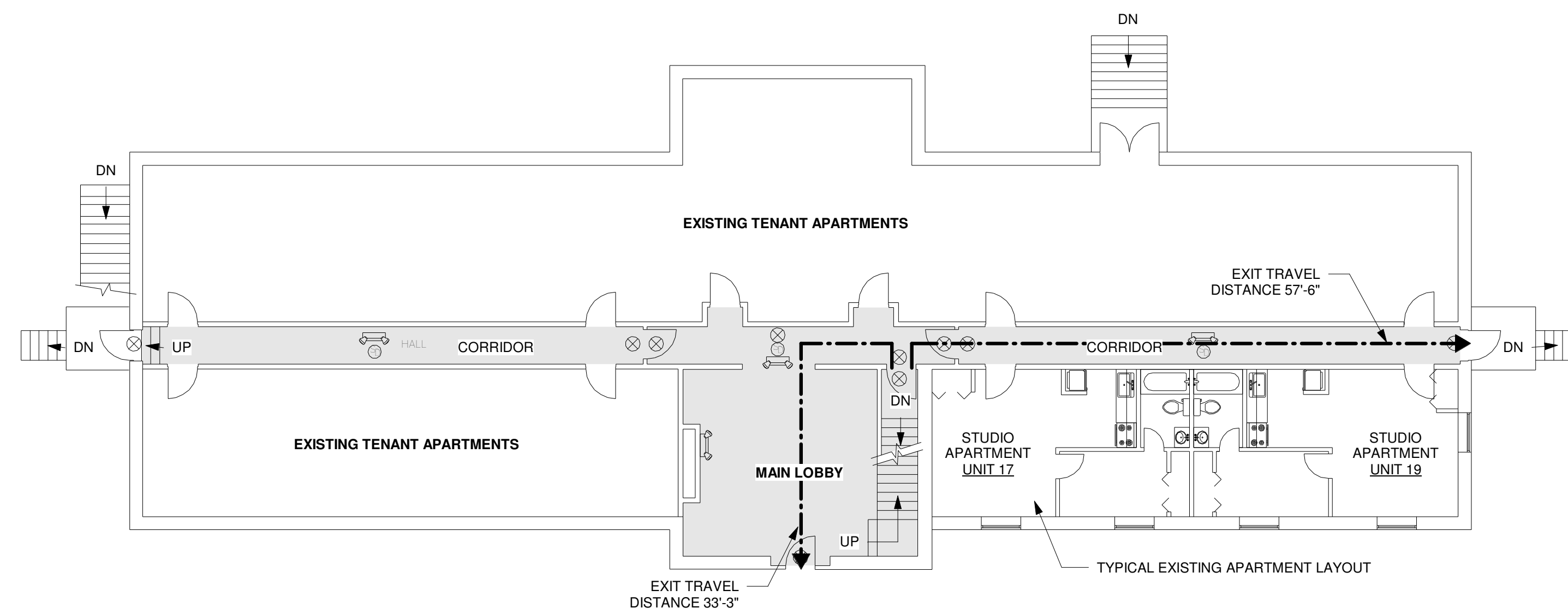
SEAL



NORTH

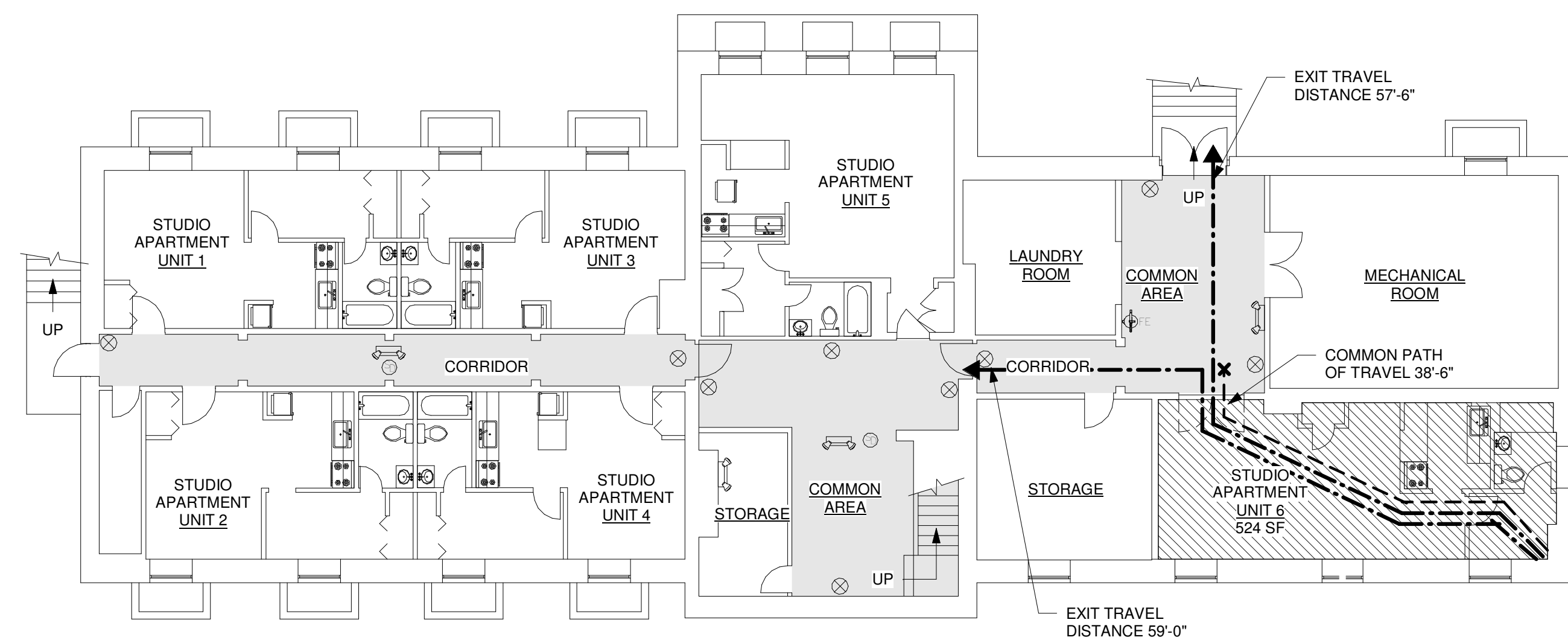
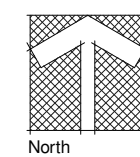
KEY PLAN

Property Owner:
MANLIUS ACAD, LLC
55 Old Nyack Tpke
Nanuet, NY 10954



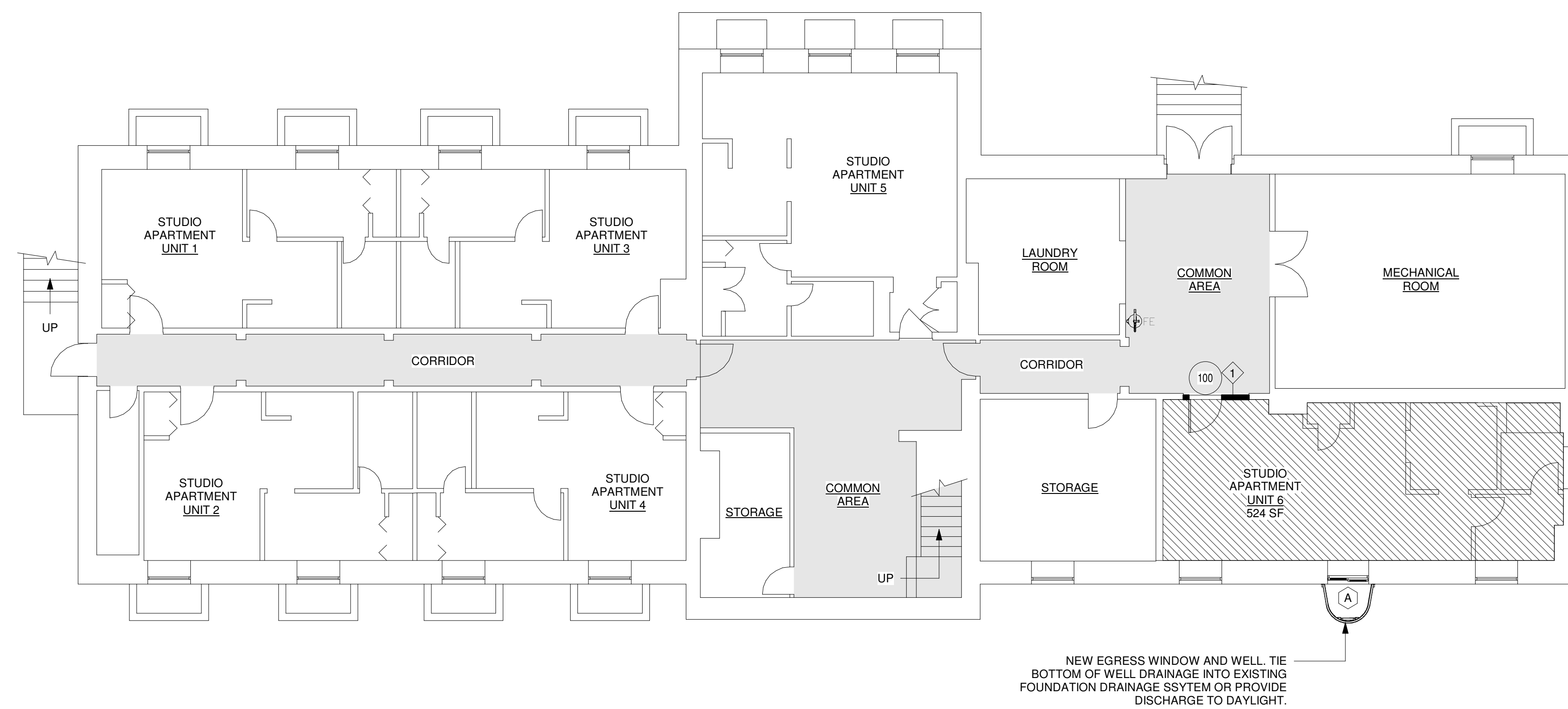
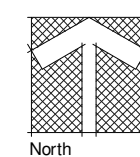
2
A101

EXISTING FIRST FLOOR EXITING PLAN
3/32" = 1'-0"

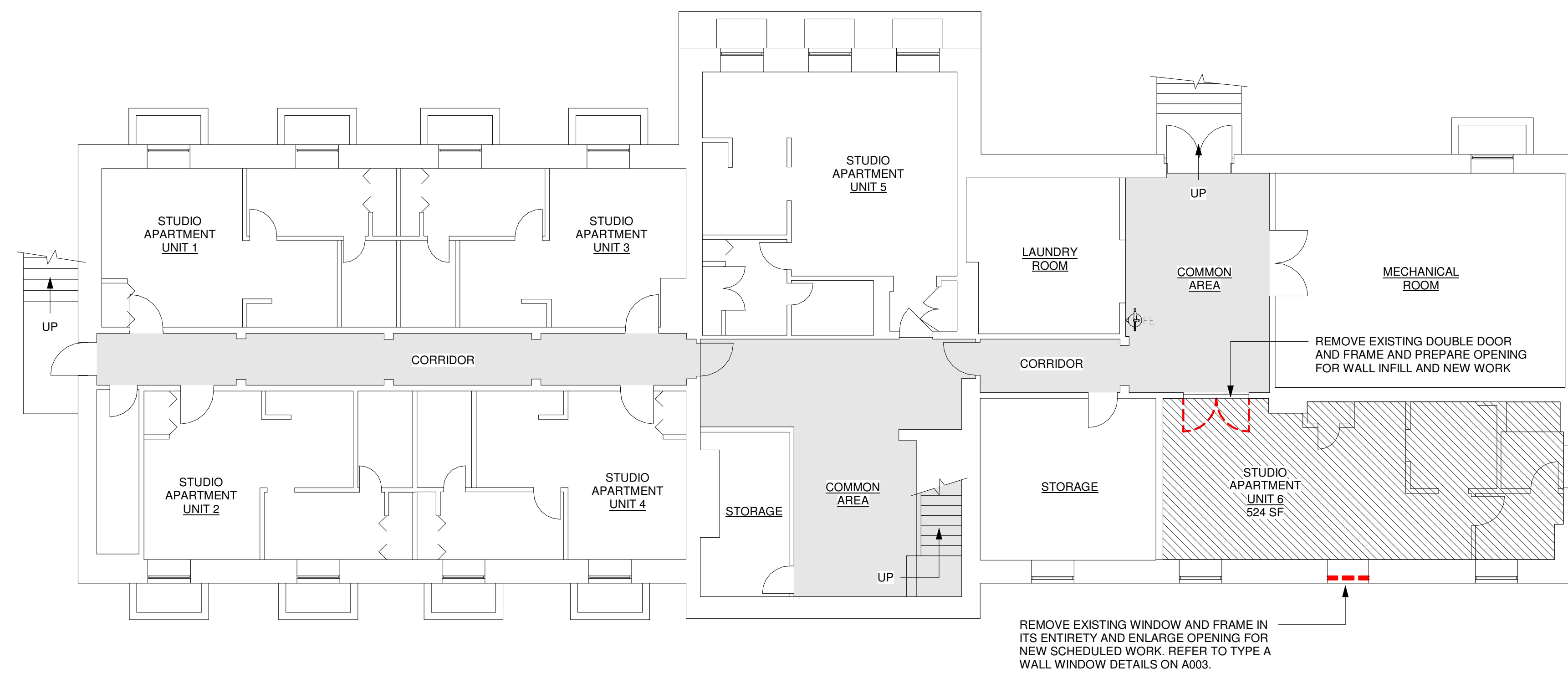
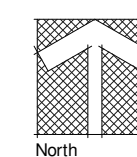


3
A101

EXISTING LOWER LEVEL EXITING PLAN
3/32" = 1'-0"

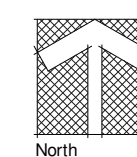


4 LOWER LEVEL NEW WORK PLAN
A101 1/8" = 1'-0"



1
A101

EXISTING LOWER LEVEL DEMOLITION PLAN
1/8" = 1'-0"



PROJECT TITLE: **MANLIUS ACADEMY**
APARTMENTS

4754 SABRE LANE
MANLIUS, NY 13104

TAX MAP NO. 114.-04-82.0

PROJECT No: 1326.001

DRAWING TITLE:

FLOOR PLANS

SCALE: As noted

A101

3-18-2022