

Town of Manlius

Planning Board Meeting Agenda

July 25, 2022

6:30PM

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS JULY 25, 2022.PDF](#)

2. Pledge Of Allegiance

3. Approval Of Minutes July 11, 2022

4. James Dennis - 9057 Burlingame Road, Canastota, NY 13032 - Public Hearing - 2 - Lot Subdivision - Palmer Road, Manlius, NY 13104 - Tax Map # 117.-03-12.1

Documents:

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

[SUBDIVISION MAP.PDF](#)

[OCPB REFERAL - 2- LOT SUBDIVISION - PALMER ROAD.PDF](#)

[OCPB - ADMIN REVIEW SHEET.PDF](#)

[OCPB RESOLUTION - 2 - LOT SUBDIVISION PALMER ROAD.PDF](#)

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

Documents:

[7213 WOODCHUCK HILL - SURVEY.PDF](#)

[7213 WOODCHUCK HILL.PDF](#)

[OCPB - RESOLUTION - ANIMAL SANCTUARY.PDF](#)

[OCPB REFERAL - ANIMAL SANCTUARY - 7213 WOODCHUCK HILL ROAD.PDF](#)

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

[WOODCHUCK HILL MAP.PDF](#)

6. Other Business

7. Adjournment



July 25, 2022

Virtual Planning Board Meeting

Instructions to attend the July 25, 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/86142086849?>

Password to join when prompted:

Password: 220631

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: 861 4208 6849

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

Password: 220631

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

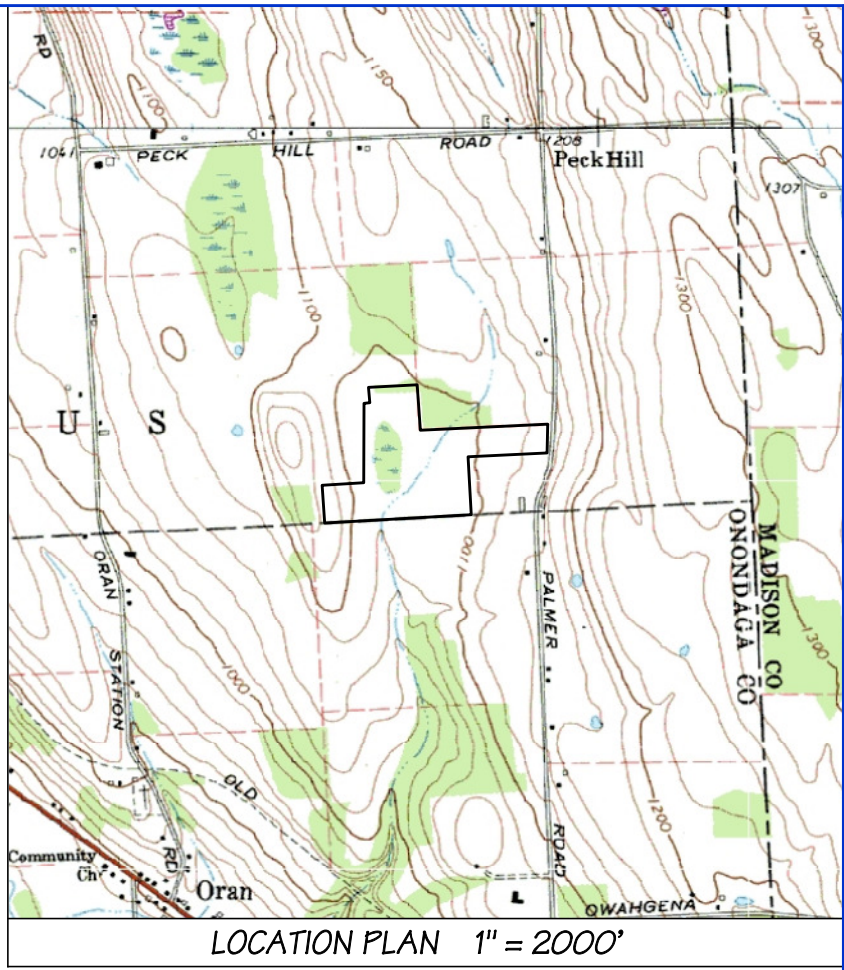
Subscribed to me before this day
Of _____, 20 _____

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

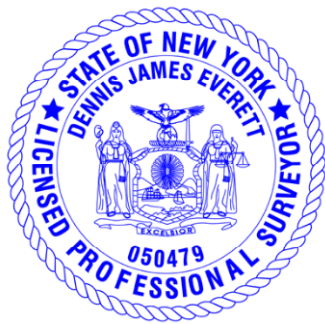
ADRIAN R. DUNUWILA & EILEEN EMERSON
(REPUTED OWNERS)
BOOK 4246 OF DEEDS - PAGE 229
TAX PARCEL 5-7-7

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



TRACT MAP	
BY:	
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



Onondaga County Planning Board

GML 239 Referral Notice

Referring Municipality/Board: _____

Referral Contact: _____

Contact Email/Phone: _____

Type of Referral: ☐ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

1. Project Applicant: _____ 2. Site Address: _____

3. Tax ID Number(s): _____ 4. Total Acres: _____

5. Current Zoning: _____ 6. Current Land Use: _____

7. Project Description: _____

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

Water Service

8a. Existing: ☐ Municipal
☐ Individual Well
☐ None

Provider: _____

8b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Well
☐ No Change

Wastewater Service

9a. Existing: ☐ Municipal Sanitary Sewer
☐ Individual Septic System
☐ None

Provider: _____

9b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Septic System
☐ No Change

Notes: _____

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

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

Referred Action(s)

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

11. ☐ Text Adoption -or- ☐ Text Amendment Referring Board: _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).

Summary of the proposed additions/changes: _____

12. ☐ Zone Change (Includes map amendments)

Referring Board: _____

Proposed Zoning District: _____ Number of Acres Affected: _____

Purpose and Proposed Use: _____

13. ☐ Site Plan -or- ☐ Project Site Review

Referring Board:

Proposed Use/Improvements: _____

14. ☐ Special Permit

Referring Board:

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

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

Name of Subdivision: _____
Number of Proposed Lots and Use Type (residential and/or commercial): _____
Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

16. ☐ Use Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____
Describe how the proposed project varies from the above code section: _____

17. ☐ Area Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____
Describe how the proposed project varies from the above code section: _____

18. ☐ Other Authorization

Referring Board:

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

SEQR Information

Action (check one):

- ☐ Type I
☐ Type II
☐ Unlisted Action

Determination of Significance (if known):

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

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

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

Attachments

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

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

Name/Title of Person Completing This Form

Phone/Email

Transmittal Date



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, Town of Manlius Planning Board

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 6/28/2022

RE: Administrative Review – Dennis Preliminary Subdivision

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-43

DATE RECEIVED: 6-27-2022

30-DAY DEADLINE: 7-27-2022

REFERRING BOARD: TManPB

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: James Dennis

LOCATION: Palmer Road

WITHIN 500' OF: County Route 169 and the municipal boundary between the Town of Manlius and the Town of Pompey

TAX ID(s): 117.-03-12.1

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a 45.61-acre parcel in a Restricted Agricultural (RA) zoning district.

The site is located in a rural area of the Town surrounded primarily by agriculture land use. Per aerial imagery dated May 2021, the site is partially farmed and partially forested, with a large pond in the rear of the property, and has existing farm structures with a gravel driveway on Palmer Road, a county road. Per the submitted survey dated March 18, 2022, a permanent right-of-way easement for the Syracuse Lighting Company Inc for electric line purposes cuts diagonally through the property. The survey shows that the current land owners (Dwelly) will maintain 7.11 acres of the original property, which appears to have the current farm structures and driveway on Palmer Road. The new parcel will also have frontage on Palmer Road and contain the remaining 38.5 acres. The undated Environmental Assessment Form states that no change of use is planned. There is no existing drinking water or wastewater service to the site, and none is proposed.

Advisory Notes:

315-435-2611 • www.ongov.net/planning • @_SOCPA
John H. Mulroy Civic Center, 421 Montgomery St., 11th Floor, Syracuse, NY 13202

1. GIS mapping shows a portion of the site may contain federal wetlands. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the U.S. Army Corps of Engineers.
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Palmer Road must meet Department requirements.
3. Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

Recommendation: NO POSITION

GML 239 Report of Final Action

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

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

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

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

Re: Applicant: James Dennis
Address: at Palmer Road
Referral Type: PRELIMINARY SUBDIVISION
OCPB Date: July 06, 2022
OCPB Action: Administrative Review - No Position
OCPB Case #: S-22-43

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

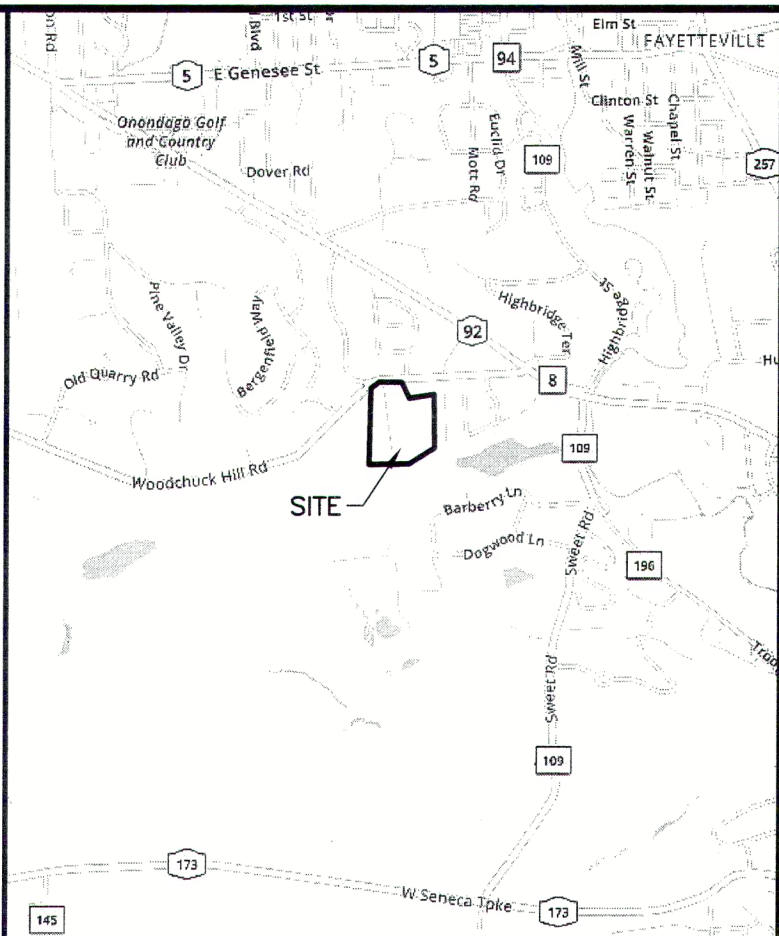
- ☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- ☐ Approved the proposed action as modified by the OCPB.
- ☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to all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

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

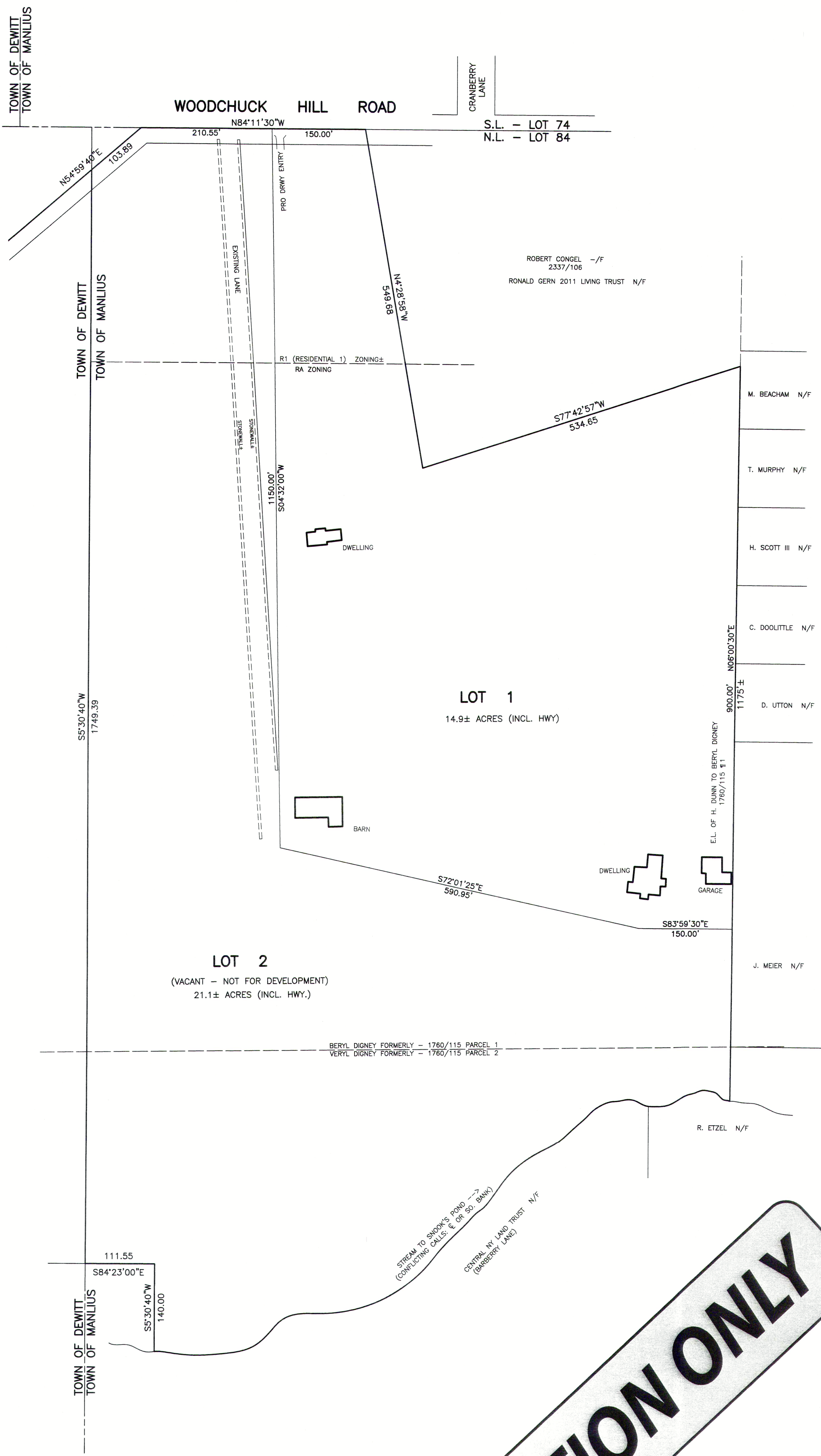
- ☐ Other _____

Local Board Date: _____

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



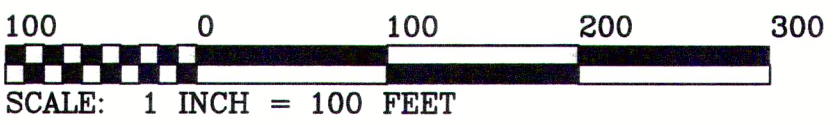
SITE LOCATION



INFORMATION ONLY

ZONING:
R1 (RESIDENTIAL ONE) FOR ±375' DEPTH:
-150' FRONTAGE
-60,000SF AREA
RA (RESIDENTIAL AGRICULTURE) BEYOND ±375' DEPTH

36± ACRES (INCL. HWY.)

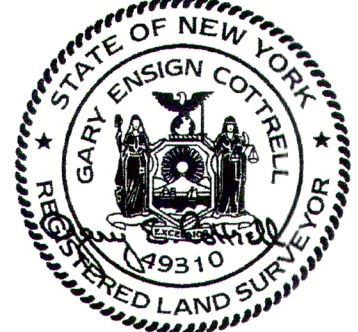


G0XXXXX001 DIGNEY LAND TRUST SUBD MAN84 020190603SUB-R#

- FINAL PLAN -

DIGNEY LAND TRUST SUBDIVISION
PART OF LOT 84 - TOWN OF MANLIUS
ONONDAGA COUNTY, N. Y.

I.D: 101-1-1	FILE: ROLL: 81-3-14	BIN: 2XX
DATE: 06-03-2019	SCALE: 1" = 100'	B/P:
REVISIONS		
COTTRELL LAND SURVEYORS, PC. 7308 STATE RTE 173, MANLIUS, NY 13104 (315)682-8121, WWW.COTTRELLSURVEYORS.COM		



THE UNDERSIGNED CERTIFIES THAT
THIS MAP WAS MADE FROM AN
ACTUAL SURVEY ON 12-20-1979
VOID WITHOUT SIGNER'S EMBOSSED SEAL.

NOT A VALID SUBDIVISION WITHOUT RECORDING
DATA OF THE MAP FILING WITH THE ONONDAGA
COUNTY CLERK'S OFFICE.

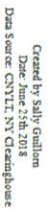
ALBERT JOERGER, EXECUTIVE DIRECTOR
CENTRAL NY LAND TRUST, OWNER
431 EAST FAYETTE STREET
SYRACUSE, NY 13202

I HEREBY APPROVE THIS TRACT MAP.

PLANNING BOARD CHAIRPERSON
TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL

SUBDIVISION OF LAND





Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 06, 2022

OCPB Case # Z-22-175

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of CNY Land Trust for the property located at 7213 Woodchuck Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to establish an animal sanctuary on a 39.74-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-176) as part of the proposed project; and
- WHEREAS, the site is located at the Woodchuck Hill Field and Forest Preserve, 95 acres of protected land owned by the CNY Land Trust; the Preserve has parking on site with access to a ½ mile trail open to the public; the primary land use to the west, north and east of the site is residential dwellings; per the local application, the property is currently used as a land preserve and contains a house (former residence), a cottage, and a barn; the northern half of the property is cleared land and the southern portion is wooded; the site has a driveway on Woodchuck Hill Road, a local road; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated June 10, 2022, the applicant proposes to house animals from Briarwood Farm Sanctuary in the existing barn structure and use the pasture as needed; the animals would initially consist of 4 cows, 1 pony, 6 goats, 2 alpacas, 2 turkeys, 2 hens, 12 roosters (to stay in barn), 1 duck, and 16 rabbits, and all male animals would be neutered; the local application states that no changes to the existing infrastructure are proposed and the use is similar to the previous use when horses were kept on the property; and
- WHEREAS, the local application states that a maximum of six people are anticipated to access the property, the Sanctuary Director and up to 5 volunteers; the hours of operation will be 24 hours a day; the new use will use the existing parking area at the preserve; and
- WHEREAS, per the referral notice, the site is served by public drinking water and an individual septic system and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the EAF, 6 acres of the site will be disturbed by the proposed project for paddock space; no site plans were provided to show where the paddock space is proposed to occur, and if the disturbance is limited to fence installation or additional construction;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows approximately 7 acres in the rear of the site may contain state and federal wetlands, including DEC Wetland SYE-28, and does not currently include any existing infrastructure;

ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; and

WHEREAS, the site abuts an unnamed protected stream, 899-225, which is a class B stream and is a tributary to Limestone Creek, which is listed as a water-quality impaired waterbody (per EAF mapper); no development is proposed on or near the stream; and

WHEREAS, the site contains the following natural communities: Northern White Cedar Swamp and Marl Fen (per EAF Mapper); and

WHEREAS, the site may contain the Indiana Bat and Northern Long-eared Bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; the site may contain Marsh Arrow Grass and Thread-leaved Pondweed which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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



Martin E. Voss, Chairman
Onondaga County Planning Board

GML 239 Report of Final Action

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

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

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

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

Re: Applicant: CNY Land Trust
Address: at 7213 Woodchuck Hill Road
Referral Type: SITE PLAN
OCPB Date: July 06, 2022
OCPB Action: No Position
OCPB Case #: Z-22-175

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

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

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

☐ Other _____

Local Board Date: _____

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



Onondaga County Planning Board

GML 239 Referral Notice

Referring Municipality/Board: _____

Referral Contact: _____

Contact Email/Phone: _____

Type of Referral: ☐ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

1. Project Applicant: _____ 2. Site Address: _____

3. Tax ID Number(s): _____ 4. Total Acres: _____

5. Current Zoning: _____ 6. Current Land Use: _____

7. Project Description: _____

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

Water Service

8a. Existing: ☐ Municipal
☐ Individual Well
☐ None

Provider: _____

8b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Well
☐ No Change

Wastewater Service

9a. Existing: ☐ Municipal Sanitary Sewer
☐ Individual Septic System
☐ None

Provider: _____

9b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Septic System
☐ No Change

Notes: _____

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

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

Referred Action(s)

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

11. ☐ Text Adoption -or- ☐ Text Amendment Referring Board: _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).

Summary of the proposed additions/changes: _____

12. ☐ Zone Change (Includes map amendments)

Referring Board: _____

Proposed Zoning District: _____ Number of Acres Affected: _____

Purpose and Proposed Use: _____

13. ☐ Site Plan -or- ☐ Project Site Review

Referring Board:

Proposed Use/Improvements: _____

14. ☐ Special Permit

Referring Board:

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

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

Name of Subdivision: _____
Number of Proposed Lots and Use Type (residential and/or commercial): _____
Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

16. ☐ Use Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____
Describe how the proposed project varies from the above code section: _____

17. ☐ Area Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____
Describe how the proposed project varies from the above code section: _____

18. ☐ Other Authorization

Referring Board:

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

SEQR Information

Action (check one):

- ☐ Type I
☐ Type II
☐ Unlisted Action

Determination of Significance (if known):

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

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

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

Attachments

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

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

Name/Title of Person Completing This Form

Phone/Email

Transmittal Date

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: _____

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:			
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 Alpaca's	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:		State:	Zip Code:
Skaneateles		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? <u>39.74</u> acres			
b. Total acreage to be physically disturbed? <u>6</u> acres Paddock space			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>39.74</u> 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.
Stoneateles NY 13152
(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
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.			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
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 Foote
Print Applicant Name

Betsy R Foote, 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: _____

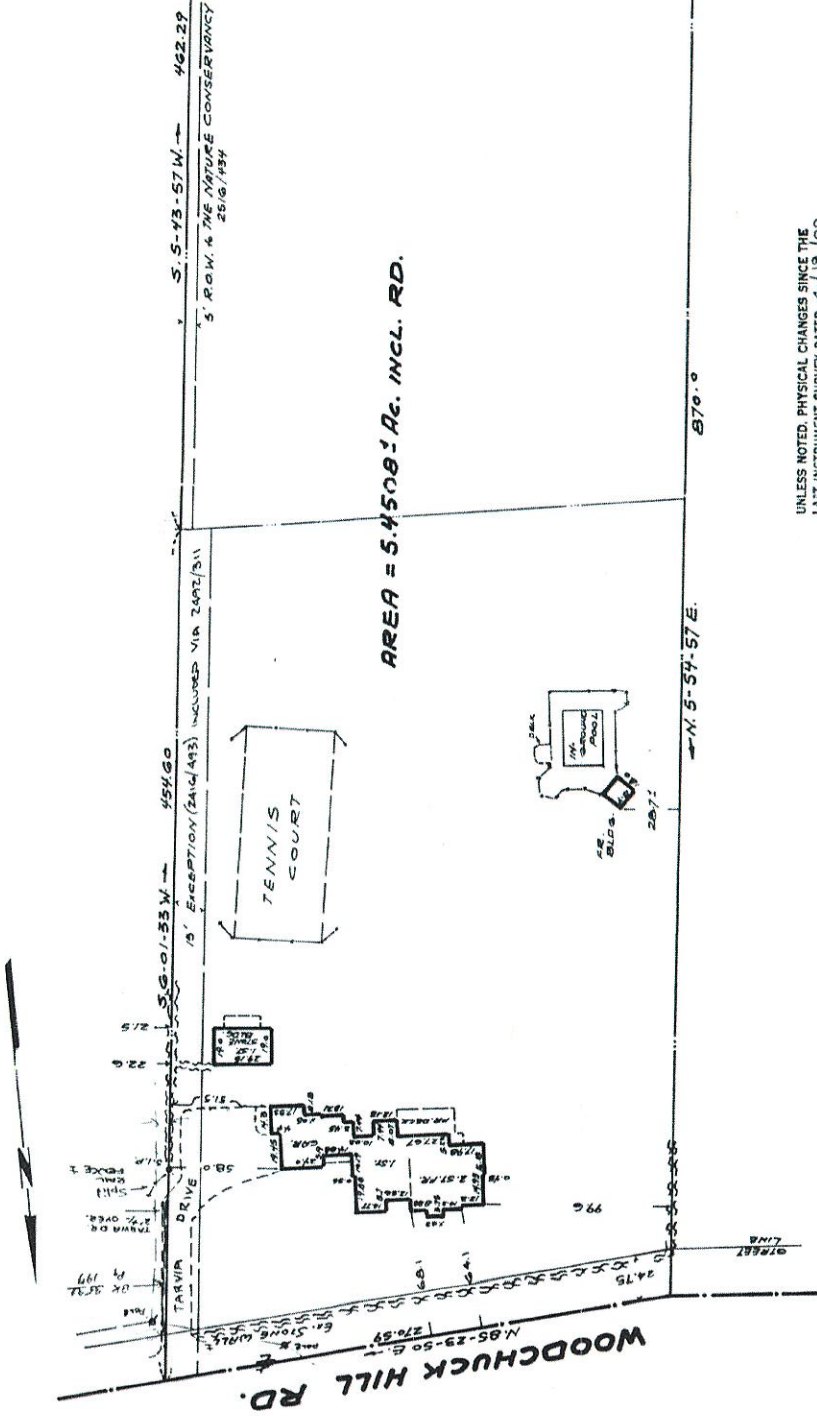
Town of Manlius, Planning Department- Initial Appearance Application

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.



EXISTENCE/CORRECTNESS OF BOUNDARY
MARKERS NOT VERIFIED ON 4/19/90

UNLESS NOTED, PHYSICAL CHANGES SINCE THE
LAST INSTRUMENT SURVEY DATED 4/19/88
HAVE BEEN SHOWN IN THEIR APPROXIMATE
LOCATION BASED ON TAPED MEASUREMENTS
RELATIVE TO EXISTING STRUCTURES.

FOR PURCHASE +/ MORTGAGE PURPOSES ONLY
CIRCLE LATEST CERTIFICATION DATE

THE UNDERSIGNED CERTIFIES THAT THIS
MAP WAS MADE FROM AN ACTUAL
SURVEY DATED HERE BELOW VOID
WITHOUT RED INK SIGNATURE OR
EMBOSSED SEAL OF SIGNER

202-19-0305
A.P.E. 10, 1990

THE FOLLOWING ITEMS, IF MARKED, APPLY:
☐ ABSTRACT OF TITLE NOT FURNISHED
☐ ABSTRACT OF TITLE CURRENT ONLY AS OF: 4/12/90
☐ CERTIFICATION VOID.

A RESURVEY/UPDATE BY OTHERS VOIDS
THIS CERTIFICATION; SUCCESSOR SUR-
VEYOR BECOMES SOLELY RESPONSIBLE
FOR THE PERPETUATION OF ALL ERRORS/
OMISSIONS BY USING THIS SURVEY MAP.

**PT. LOT 84, TOWN OF DEWITT
ONONDAGA CO., N.Y.**

I.D. - 81-3-9 FILE # 81-3-9 B/P. 318/075
DATE: APE 10, 1990 REVISED:

50	0	50	100	150

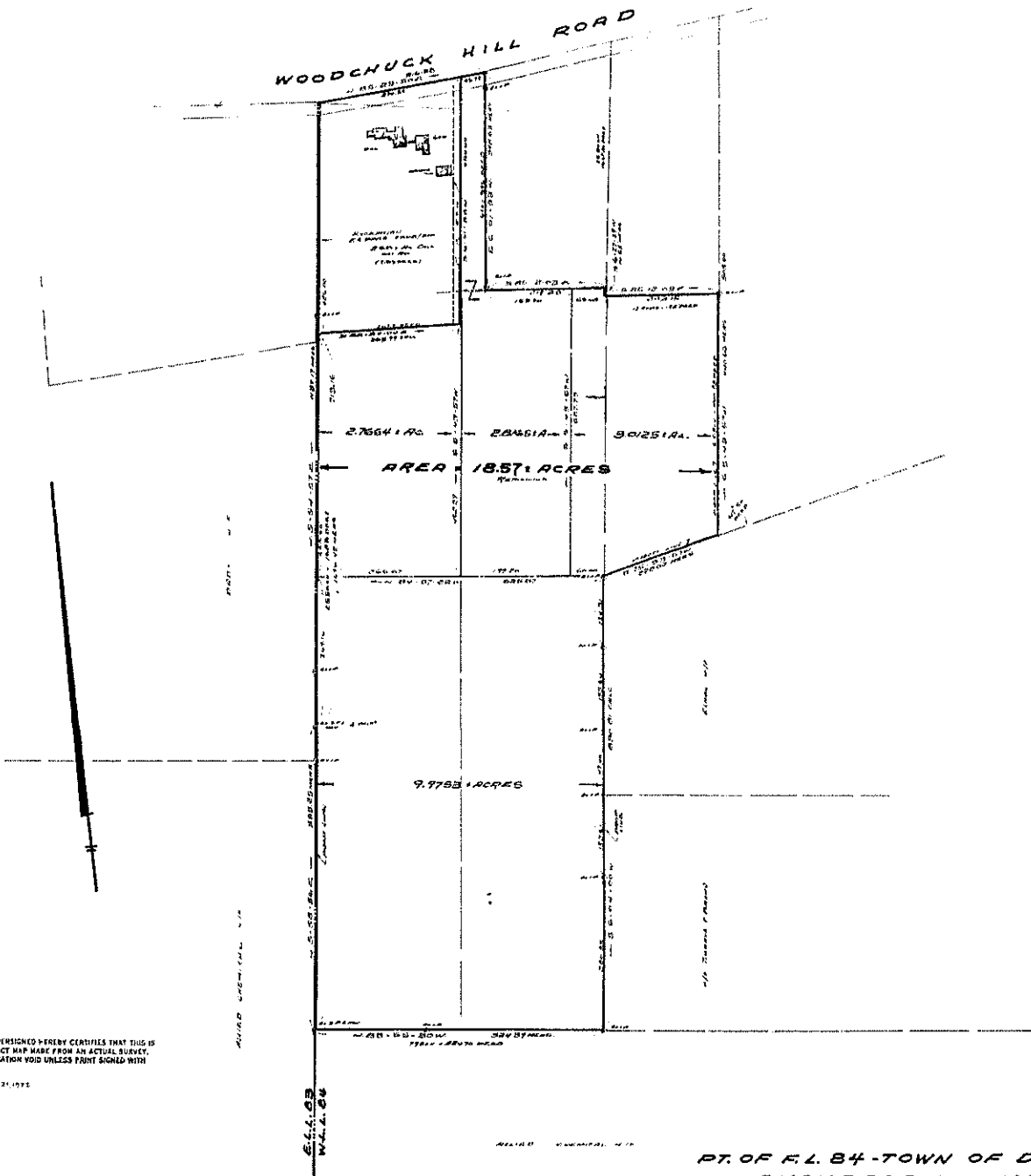
SCALE - 1" = 50'

COTRELL LAND SURVEYORS, P.C.
7388 JAMESVILLE ROAD
MORRIS, N.Y. 13104 PHONE (315) 682-8121

202-19-0305
202-19-0305 (Onondaga Co. & Line)

W.L.L. 84
E.L.L. 83

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

RECEIVED - DEWITT, N.Y.

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

SCALE: 1" = 40' JULY 21, 1978
JULIA M. COTTELL
20 W. 215th
DEWITT, N.Y. 13201

