

Comprehensive Planning Steering Committee

March 28, 2023 6:30 PM

Public Hearing - Draft Comprehensive Plan

1. Virtual Meeting Instructions - March 28

Documents:

[03-28-23 COMPREHENSIVE PLANNING STEERING COMMITTEE MEETING
PUBLIC HEARING INSTRUCTIONS.PDF](#)

2. Pledge Of Allegiance
3. Public Hearing - Draft Comprehensive Plan

Documents:

[DRAFT COMPREHENSIVE PLAN - TOWN OF MANLIUS - MARCH 2023.PDF](#)
[DRAFT COMPREHENSIVE PLAN - TOWN OF MANLIUS - APPENDIX - MARCH
2023.PDF](#)

4. Steering Committee Approval Of The Draft Plan

The Steering Committee may, at this meeting, approve the draft comprehensive plan. This would move the plan to the next step which is the review, public hearing and adoption by the Town Board.



March 28, 2023

6:30 PM

Comprehensive Planning Public Hearing Meeting Instructions

The easiest way to participate in the meeting is to use the link provided below. The meeting will be conducted on the ZOOM platform as a webinar. Please make sure that when you complete your attendee registration you enter your full name.

Click on the link or enter the meeting URL web address as listed below.

<https://us02web.zoom.us/j/89229010126?pwd=SmhlUmlyZkRGMHE1UjVNeUxmT3pGdz09>

Password to join when prompted:

Password: 481198

Enter your email address and name and join the meeting.

Join by telephone by dialing the number below:

(929) 436-2866

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

Webinar ID: 892 2901 0126

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

Password: 481198

If this is your first time joining a ZOOM meeting, you may practice using ZOOM meeting platform at <https://zoom.us/test>.

DRAFT MARCH 17, 2023

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COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

Adopted: XX/XX/XXX





Fall leaves on water

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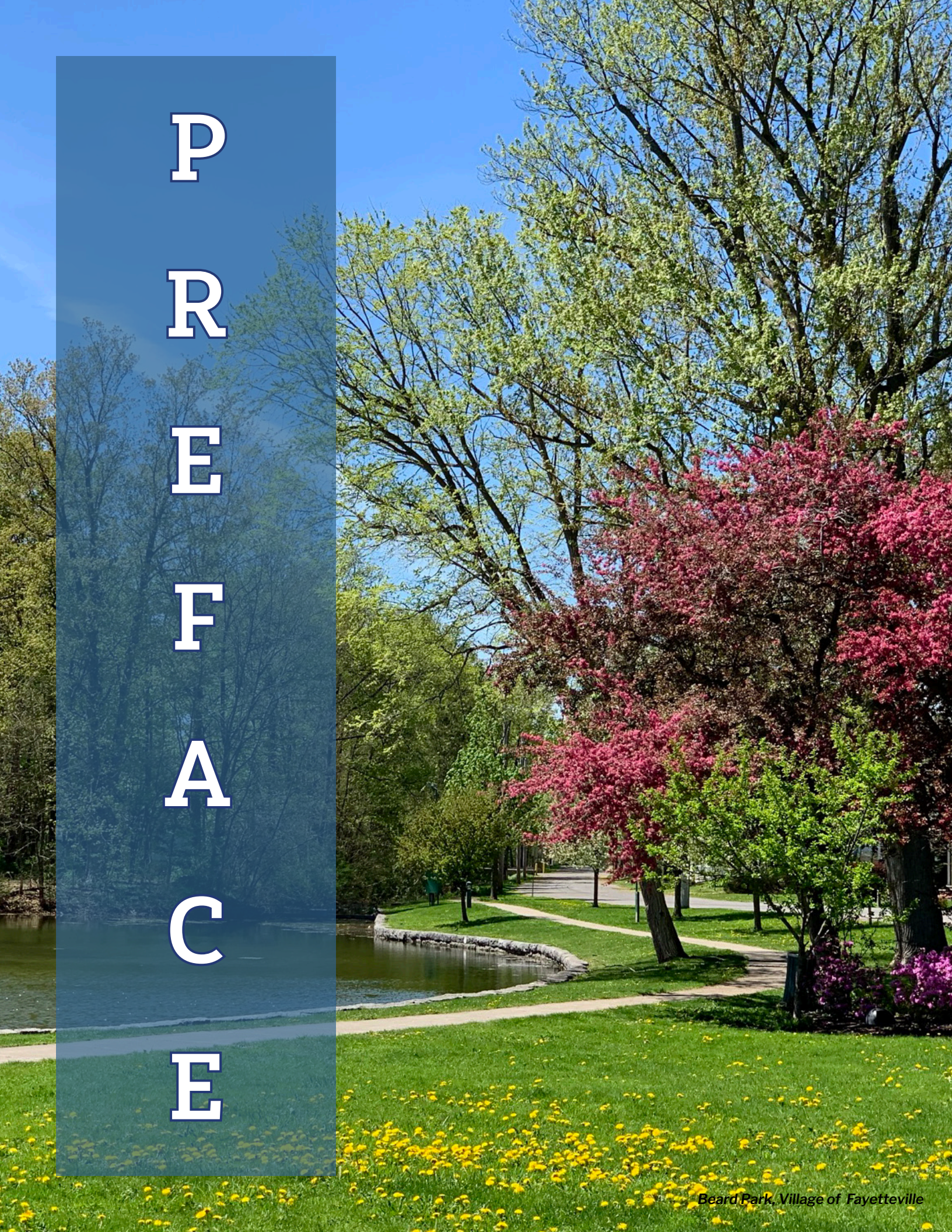
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ACKNOWLEDGMENTS

The development of this document was made possible through the donation of time, knowledge, and feedback by local residents, business owners, elected officials, municipal staff, and other stakeholders. In particular, the Town extends thanks to the following individuals for their generous contributions to the 2023 Comprehensive Plan:

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 Alissa Italiano
 Katelyn Kriesel
 William Nicholson
 Heather Waters

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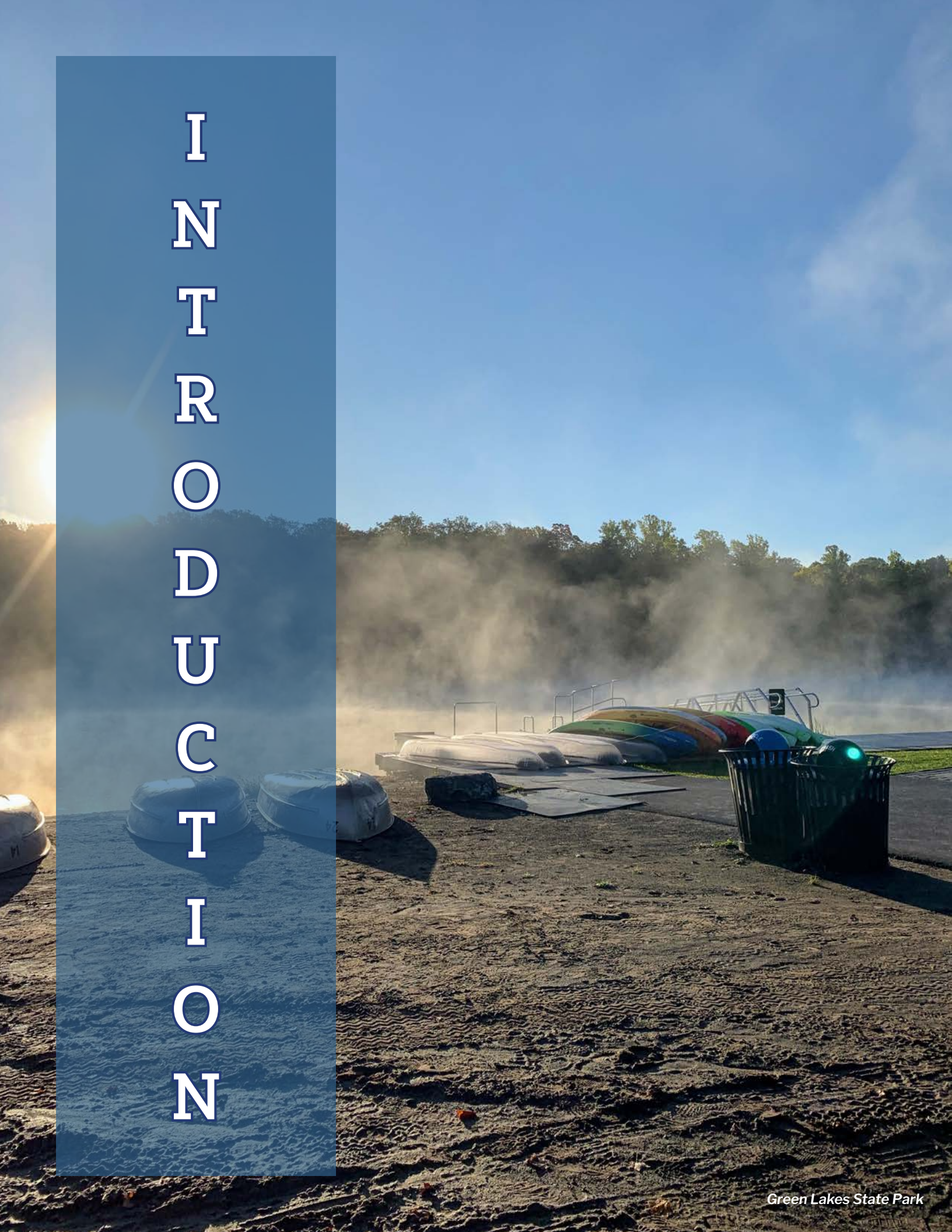


ACRONYMS

The following acronyms are frequently used in community planning documents, and are used throughout this Plan:

ACS	American Community Survey
ADU	Accessory Dwelling Unit
CLG	Certified Local Government
CNY	Central New York
CNY RPDB	CNY Regional Planning & Development Board
FEMA	Federal Emergency Management Agency
FLU	Future Land Use
GHG	Greenhouse Gas
GIS	Geographic Information Systems
HUD	US Department of Housing & Urban Development
LEED	Leadership in Energy & Environmental Design
NYS	New York State
NYS CSC	NYS Climate Smart Communities
NYS DAM	NYS Department of Agriculture & Markets
NYS DEC	NYS Department of Conservation
NYS DOT	NYS Department of Transportation
NYS EPF	NYS Environmental Protection Fund
NYSERDA	NYS Energy Research & Development Authority
NYS GPO	NYS GIS Program Office
NYS OCS	NYS Office of Cyber Security
NYS OPRHP	NYS Office of Parks, Recreation, & Historic Preservation
SEQRA	State Environmental Quality Review Act
SMTC	Syracuse Metropolitan Transportation Council
US	United States
USGS	US Geological Survey

INTRODUCTION



BACKGROUND

As the home of three unique Villages and neighbor to the City of Syracuse, the Town of Manlius is a regionally significant community that contributes a wide variety of amenities and resources to the local and surrounding population. Over the past decades, the Town has utilized specific regulatory and community planning initiatives - such as zoning laws and corridor studies - to leverage its many assets and guide future development within the community. However, the Town of Manlius has recognized the need for a high-level and far-reaching exploration of regional trends, the Town's existing conditions, and the community's vision for future Manlius. As a result, the Town initiated this effort to develop the Town of Manlius' first-ever Comprehensive Plan. The ultimate goal of this planning initiative was to identify community-wide goals and a framework to guide future investments within the Town.

In the Spring of 2021, a Steering Committee - made up of local residents, business owners, and government officials and staff residing in all areas of the Town - was formed to guide the development of this Comprehensive Plan for the Town of Manlius. This Committee organized and facilitated public outreach efforts, reviewed draft documents, and informed the contents of the Plan by offering their local knowledge throughout the planning process. Overall, this Committee ensured that the Comprehensive Plan was built upon significant public input, incorporated the recommendations of other recent planning initiatives, and responded to the key issues and opportunities within the Manlius community.

PURPOSE

The Comprehensive Plan is one of a community's most important documents. It inventories regional and local data and trends impacting the community, identifies the community's future vision, and recommends goals and Implementation Items to help achieve such vision.

The primary purpose of the Comprehensive Plan is to provide a framework that directs investments within the community. It is the decisions by government officials and investments by local residents and business owners that ultimately shape the Town of Manlius' physical character and social and economic wellbeing. Therefore, it is essential that the Town provides local stakeholders with a guide that identifies the types of programs and developments that are desired by the community.

This Plan serves as an accessible document that local stakeholders can reference to understand which types of projects the Town is likely to support. Both public and private investment decisions should reflect the Town's vision and be consistent with the Town's goals, as identified within this Plan. By the same token, this Comprehensive Plan should not preclude all decisions that are not precisely aligned with the stated vision and goals. Rather, upon thorough consideration of the rationale and overall benefit to the community, diversions from this Plan may be allowed.

It is also important to note that this Comprehensive Plan is not a static document. As community conditions and priorities change, it is recommended that the Plan be updated to reflect new goals and Implementation Items. The typical lifespan of a Comprehensive Plan is 10 years, after which the contents may require re-evaluation and updating.

“Town comprehensive plan’ means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.”
- NYS Town Law §272-a

BENEFITS

A Comprehensive Plan helps a community understand its strengths and opportunities and engage in proactive (rather than reactionary) decision-making. Without a comprehensive plan, communities are vulnerable to undesirable development and unintended consequences. Therefore, it is in the best interest of a community to have a comprehensive plan by which public and private investments can be guided. Comprehensive plans also open the door for a variety of new opportunities, as summarized below.

Grant Funding

A comprehensive plan indicates that a Town has a deep understanding of its community's challenges, goals, and future vision. Referencing this knowledge can give applicants a competitive edge when pursuing grant funding.

Land Use

According to NYS Town Law §272-a, "All town land use regulations must be in accordance with a comprehensive plan..." When updating a zoning code or making a zoning determination, a Town's comprehensive plan may inform the objective decision-making process.

Town Budgeting

Due to the identification of Implementation Items within a Comprehensive Plan, the document may be used to inform the development of the Town budget, ensuring that priority projects are accounted for.

Social & Economic Initiatives

Unlike conventional development strategies, comprehensive plans identify cultural, social, and environmental initiatives that improve overall quality of life for residents.

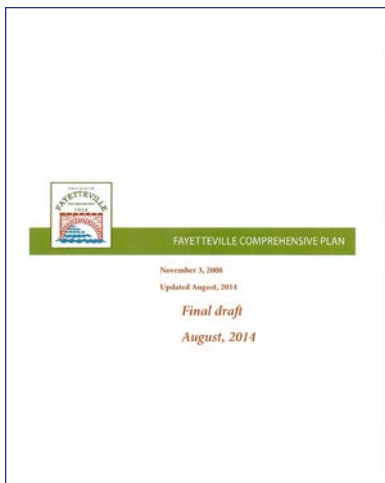
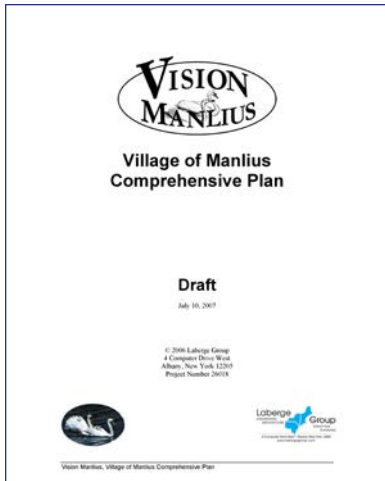
PROCESS

The development of this Comprehensive Plan took place over the course of several months. The timeline of major milestones are outlined below.

2020	
<i>Fall</i>	Listening Sessions (through Winter 2021)
2021	
<i>Spring</i>	Public Workshop, Community Survey
<i>Summer</i>	Steering Committee Kick-Off Meeting
<i>Fall</i>	Focus Groups, Study Groups, and Stakeholder Interviews (ongoing through Fall 2022)
<i>Winter</i>	Draft Introduction, Draft Community Profile
2022	
<i>Spring</i>	Draft Vision & Goals Framework
<i>Fall</i>	Self-Guided Open Houses, Zoning Assessment, & Build Out Analysis
<i>Winter</i>	Draft Community Development Strategy
2023	
<i>Winter</i>	Draft Implementation Plan, Draft Comprehensive Plan
<i>Spring (Future)</i>	Community Open House & Steering Committee Public Hearing (<i>scheduled for March 28, 2023</i>), SEQRA & County Referral, Town Board Public Hearing (<i>tentatively scheduled for May 24, 2023</i>), Final Comprehensive Plan

SUPPORTED DOCUMENTS

This Comprehensive Plan is intended to build upon the efforts and recommendations of recent community planning studies and projects. This includes, but is not limited to, the documents identified on this page.



Village of Fayetteville Comprehensive Plan DRAFT



The Villages of Manlius and Fayetteville both have Comprehensive Plans that were drafted within the past 15 years and continue to guide local investments. Key themes common to both of the Village’s visions include:

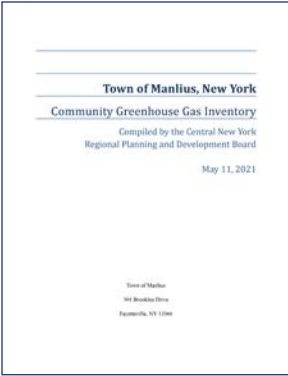
1. Quality of life
2. Economic growth
3. Preservation of historic character and resources
4. Protection of natural resources
5. Enhanced connectivity and walkability

While the Town’s Comprehensive Plan is not bound to the Villages’ Plans, it is important that the Town and Villages’ planning efforts are complimentary to one another and minimize conflict across municipal boundaries. Therefore, the Town’s Comprehensive Plan acknowledges the Villages’ goals and intends to use this Comprehensive Plan to support compatible and harmonious planning actions.

While this Town Comprehensive Plan was being developed, the Village of Fayetteville was in the process of updating their Comprehensive Plan. The January 2023 draft demonstrated new emphasis on the protection of the Village’s character and focus on climate-smart and sustainable practices. Ensuring that both the Town of Manlius’ Village of Fayetteville’s comprehensive plans acknowledge and are respectful one another will help to promote the achievement of regional and shared goals.



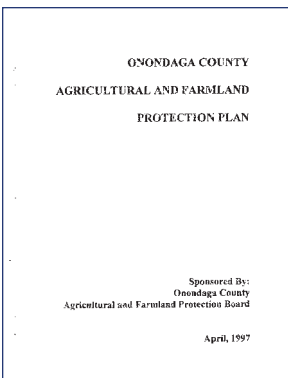
While this Town Comprehensive Plan was being developed, Onondaga County also was going through the comprehensive planning process. It is recommended that both Plans, upon completion, be compared to identify consistencies and potentially conflicting recommendations.



The Town of Manlius’ 2021 Community Greenhouse Gas (GHG) Inventory found that the transportation sector contributes the largest percentage of local emissions, followed by the residential sector. As a registered NYS Climate Smart Community, the Town aspires to mitigate

and adapt to climate change. The data and findings of the Community GHG Inventory were considered throughout the development of this Comprehensive Plan.

While this Town Comprehensive Plan was being developed, the Town of Manlius was in the process of creating a Climate Action Plan, which builds upon the 2021 GHG Inventory effort. The draft CAP was reviewed during the development of the Comprehensive Plan to identify areas of synergy and opportunities to implement the recommendations of both Plans concurrently. Findings of this review are detailed in the Actions Crosswalk at the end of the Vision & Goals Framework section.



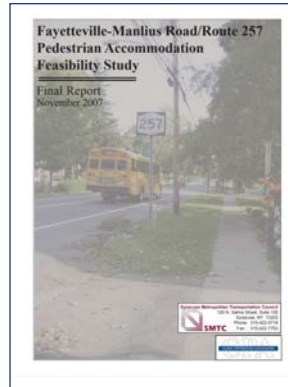
In addition to the NYS Agricultural Districts program, the Town of Manlius’ agricultural preservation efforts are influenced by Onondaga County’s farmland protection efforts. The County’s 1997 Agricultural and Farmland Protection Plan is currently undergoing

an update. Upon completion of the update, the Town of Manlius should ensure that the agricultural goals identified in its Comprehensive Plan are in alignment with those of the County.



Onondaga County’s 2019 Multi-Jurisdictional Hazard Mitigation Plan Update includes a section dedicated to problems and solutions within the Town of Manlius. Most of the hazards identified within the Town relate to flooding and lack of public outreach regarding natural

hazards. The solutions identified in the County’s Hazard Mitigation Plan were reviewed during the generation of goals and Implementation Items for the Town’s Comprehensive Plan.



The Fayetteville-Manlius Rd/Rt 257 Pedestrian Accommodation Feasibility Study of 2007 analyzes the possibility of installing pedestrian facilities along Rt 257 between the Villages of Fayetteville and Manlius. The Study recommends either sidewalks on both sides of the corridor, or a

sidewalk/stone dust path on the west side of the corridor. In addition to this Study, the Syracuse Metropolitan Transportation Council (SMTC) has held a series of Active Transportation Forums over the past several years that can serve as guidance to the Town in any future endeavors to implement pedestrian and bicycle accommodations.

In addition to these plans and studies, it is important to note that this Comprehensive Plan acknowledges relevant local, County, State, and federal policies and laws. This includes the Town of Manlius Code, NYS General Municipal Law and NYS Town Law, and more recent policy and legislation, such as the NYS Climate Leadership & Community Protection Act and Scoping Plan for greenhouse gas emissions. During the development of this Comprehensive Plan, updates to the Town Zoning Code were made and several major State bills were introduced; as relevant legal and policy frameworks evolve over time, it is critical that the Comprehensive Plan continues to reflect such frameworks.

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Manlius Police Department outreach event

Ensuring that the Comprehensive Plan reflects and responds to the needs and desires of Manlius residents, business owners, community leaders, and other stakeholders was paramount to the development of this document. To do so, the Town of Manlius facilitated numerous public outreach activities throughout the comprehensive planning process, including listening sessions, study groups, focus groups, stakeholder interviews, surveys, community workshops and open houses, and public meetings and hearings. Each of the activities offered community members an opportunity to voice their input, provide feedback, and shape the Plan. Moreover, the variety of venues, platforms (in-person and online), and subject matters incorporated into the overall community engagement effort aimed to provide every Manlius community member and stakeholder with an opportunity to participate in the comprehensive planning process and shape the Plan. These community engagement efforts, and when they took place, are listed in the schedule at right.

Input provided by community members and stakeholders was considered during all stages of the development of this Comprehensive Plan. For example, many of the Implementation Items recommended in the Vision & Goals Framework section are a direct translation of comments received through the Community Survey and recommendations produced from the Focus Groups. Regular meetings with the Steering Committee also ensured that topics explored and recommendations made within the Comprehensive Plan were representative of the Manlius community. Ultimately, this Comprehensive Plan aims to identify and address the collective priorities of the Manlius community.

For summaries of public engagement efforts included as part of the comprehensive planning process, please see the Appendix.

LISTENING SESSIONS

<i>Sep 2020</i>	Our Natural Environment (virtual)
<i>Nov 2020</i>	Our Economy (virtual)
<i>Jan 2021</i>	Our History (virtual)
<i>Jan 2022</i>	Old Erie Canal
<i>Jun 2022</i>	Haudenosaunee Neighbors

STUDY GROUPS

<i>Mar-May 2022</i>	Quarry (4)
<i>May 2022</i>	Stormwater

FOCUS GROUPS

<i>Sep 2021</i>	Affordable Housing
<i>Sep 2021</i>	Historic Preservation
<i>Sep 2021</i>	Environmental Sustainability
<i>Sep 2021</i>	Parents & Caregivers
<i>Sep 2021</i>	Renters
<i>Sep 2021</i>	Town Staff
<i>Oct 2021</i>	Seniors
<i>Sep-Oct 2021</i>	Youth (2)
<i>Feb 2022</i>	Technology
<i>May 2022</i>	Sidewalks & Greenways

STAKEHOLDER INTERVIEWS

<i>Oct 2021</i>	Farmers (5) (virtual)
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SURVEYS

<i>May-Jun 2021</i>	Community Survey (virtual)
<i>Ongoing</i>	Project Website Surveys (virtual)

COMMUNITY WORKSHOPS/OPEN HOUSES

<i>May 2021</i>	Community Workshop (virtual)
<i>Oct 2022</i>	Self-Guided Open Houses at the Libraries (4)
<i>March 2023 (scheduled)</i>	Community Open House

PUBLIC MEETINGS/HEARINGS

<i>Jul 2022</i>	Town Planning Board Meeting
<i>March 2023 (scheduled)</i>	Comprehensive Plan Steering Committee Public Hearing
<i>May 2023 (tentative)</i>	Town Board Public Hearing

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Honoree at Minoa Tree Dedication

GEOGRAPHIC CONTEXT

The Town of Manlius is located on the eastern edge of Onondaga County in New York State (Figure 1). It is bordered by three neighboring towns: Cicero to the north, Dewitt to the west, Pompey to the south, and Sullivan to the east. The Town is also surrounded by several natural and built assets. Approximately 8.5 miles to the west is the City of Syracuse, a regional center for jobs, goods, and services, and home to over 140,000 residents. Nearby natural resources include Oneida Lake approximately 8.5 miles to the north, and Lake Ontario north of that. Because the Town of Manlius is situated in the center of New York State, it is within driving distance of many of the State's major tourism destinations, such as the Finger Lakes, Thousand Islands, and Adirondack Park. Interstate 90, NYS Route 5, and NYS Route 92, connect the Town of Manlius to its regional assets, and the Erie Canal traverses the Town as well.

Within the Town boundary are three Villages: Minoa, Fayetteville, and Manlius (Figure 1). These Villages cover approximately 10% of the Town's 50 square miles. While the Town and Villages have their own governments, some services are shared between them, such as police and fire protection. Several hamlets are also located throughout the Town.

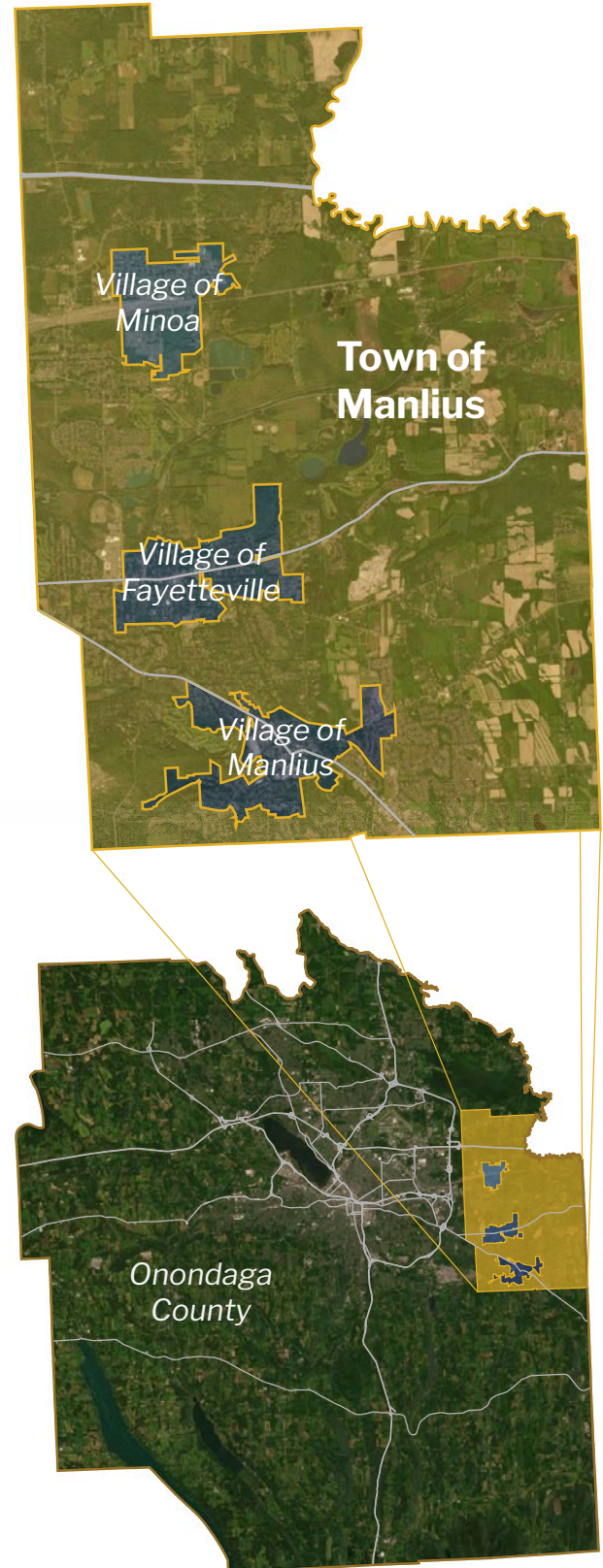


Figure 1. Geographic context

Note: Unless otherwise noted, all demographic data presented in this Community Profile was sourced from the 2000, 2010, and 2020 US Decennial Census; 2019 5-Year American Community Survey (ACS); and the US Census OnTheMap application (utilizing 2019 data). 2020 US Decennial Census data was not available for all topics at the time this Comprehensive Plan was being developed; therefore, 2019 5-Year ACS data was used in these instances in order to approximate current demographic data and trends.

HISTORY

The Town of Manlius is located on the homelands of the Haudenosaunee people. This land was taken through a history of unjust treatment and land acquisition during the time of colonization. When the Town of Manlius was being settled (circa 1770), the United States and Haudenosaunee Confederacy – which includes the Onondaga, Mohawk, Oneida, Cayuga, and Seneca Nations – entered into three major treaties that still stand today: Treaty of Fort Stanwix of 1784, the Treaty of Fort Harmer of 1789, and the Canandaigua Treaty of 1794. These treaties asserted the independent sovereignty of the Haudenosaunee Confederacy and the United States, established territorial boundaries and means of compensation, and called for both entities to maintain a peaceful and friendly relationship.

During the Revolutionary War, the Manlius area was designated as a township in the former Military Tract of Central New York, which encompassed several counties. The Military Tracts incentivized enlistment in the Revolutionary war, awarding soldiers plots of land of varying sizes based on their rank. The Town of Manlius was officially established in 1794, but at the time encompassed a larger land area. In 1835, the Town was reduced to its current boundaries. The construction of the Erie Canal between 1817 and 1825 brought significant trade, business, and industry growth to the area. The construction of the Syracuse and Utica Railroad just north of the Erie Canal in the late 1830s, which later became part of the larger New York Central railroad system, also contributed to the development of the Town. Most of the Town population was concentrated in the Villages until the end of World War II, when an urgency for new housing that resulted in the sprawl of residential development outside of the Villages.

The Town's history has resulted in the pattern of development seen today. Activity centers are still, for the most part, found within the historic Villages, with sprawling low density neighborhoods consisting of mostly single-family homes are found within the Town. This pattern of development has come with substantial consequences. Auto-centric neighborhood design resulted in few

pedestrian and bicyclist accommodations, making it challenging to live in the Town without a car, as it became necessary to drive to reach employment, education, and shopping destinations. This need for a car, combined with the lack of diverse housing options, has historically limited opportunities for a wider diversity of individuals and families across a range of incomes and lifestyles to live in the Town.

Recognizing this rich history, the Town of Manlius continually aspires to build upon its strengths and overcome its challenges to provide a welcoming and supportive environment to current and prospective residents, visitors, organizations, and businesses. An example of the community's success is seen in its school districts, which have grown to be very highly regarded across the region and have become a cornerstone of Manlius, attracting many families to live in the Town. The plentiful agricultural, open space, and scenic landscapes offer admirable opportunities for rural living and outdoor adventure so close to the dense City of Syracuse. The Old Erie Canal and Empire State Trail serve as historic and recreational resources for both local residents and tourists from across the region. This Comprehensive Plan is part of the Town's larger, ongoing effort to build upon such strengths, overcome historical and recent challenges, and embrace opportunities for the betterment of the current and future Manlius community.

POPULATION

The Town of Manlius’ population, along with the Village of Minoa, has grown over the past decade. On the other hand, the Villages of Fayetteville and Manlius have experienced population declines of 3.4% and 0.9% over the past 10 years, respectively (Table 1, Figure 2).

Like the Town’s overall population, the Town’s age distribution has changed significantly. Notably, the age groups of <5 years and 20-34 years grew while 5-19 and 35-54 declined between 2010 and 2019. This corresponds with data provided by Basic Education Data System, which indicated that school enrollment within the Fayetteville-Manlius and East Syracuse Minoa school districts fell by approximately 7.0% and 3.2%, respectively, between the 2010-11 and 2019-20 school years.

Another notable trend in the Town is the increase in individuals 55-64 and 65+ years old between 2010 and 2019 (Figure 3). On a national scale, the United States is experiencing an aging population, and the Town of Manlius is no exception. The growth of the 65+ population will likely spur increased demand for senior-friendly infrastructure and services, such as senior housing, public transportation and walkable neighborhoods, care facilities and services, and senior programming.

Table 1. Population size

	2000	2010	2020
Manlius (T)	19,515	19,844	21,168
Minoa (V)	3,348	3,449	3,657
Fayetteville (V)	4,190	4,373	4,225
Manlius (V)	4,819	4,704	4,662

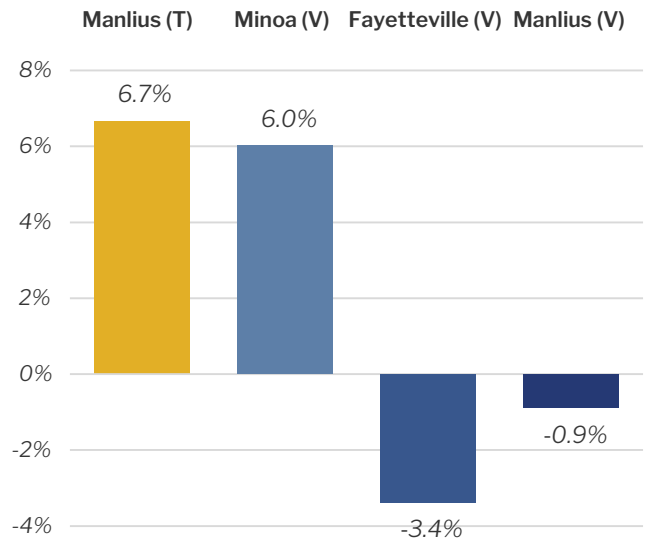


Figure 2. Population change, 2010-2020

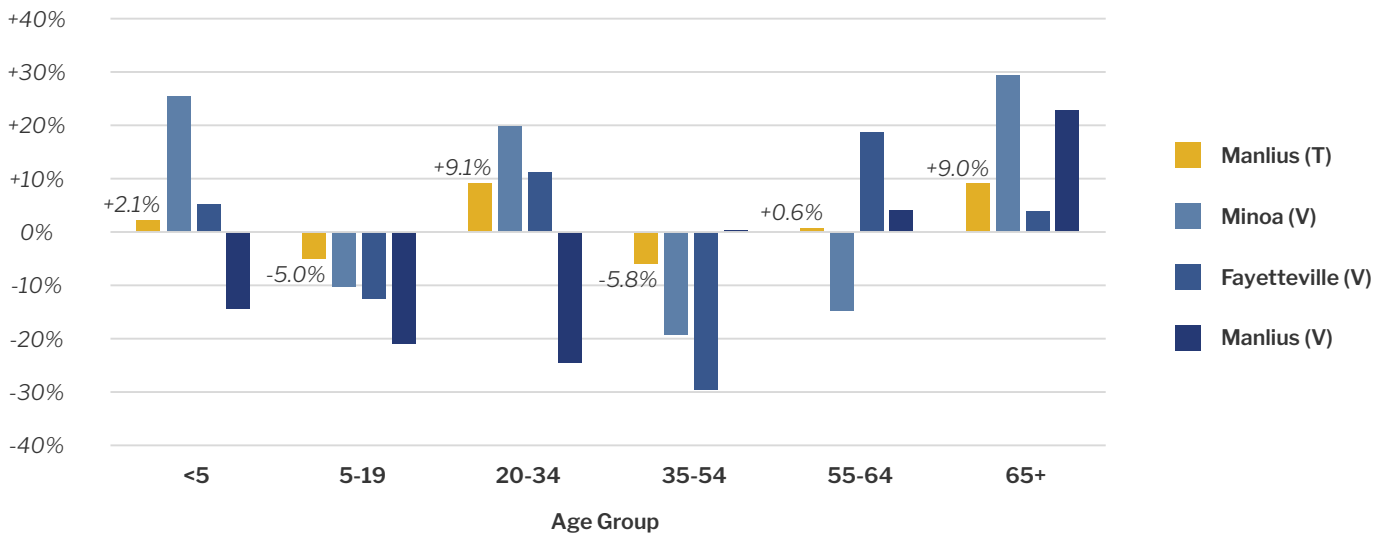


Figure 3. Change in age distribution, 2010-2019

HOUSING

Out of both the Town and Villages, the Town of Manlius has the second lowest vacancy rate and the lowest proportion of housing built before 1940 (Table 2). Newer housing typically benefits homeowners by offering lower maintenance and utility costs. In comparison to the Villages, the Town of Manlius also has the highest owner-occupancy rate (Table 2). However, owner-occupancy is on the decline across both the Town and all three Villages (Figure 4). This trend suggests a rising demand for rental housing options.

As outlined in the 2019 Office of NYS Comptroller report, Housing Affordability in New York State, almost half of NYS renters and more than a quarter

of NYS homeowners face housing costs above the affordability threshold of 30% of the household income. In order to retain, support, and attract residents, addressing housing affordability will be critical across NYS, including the Town of Manlius.

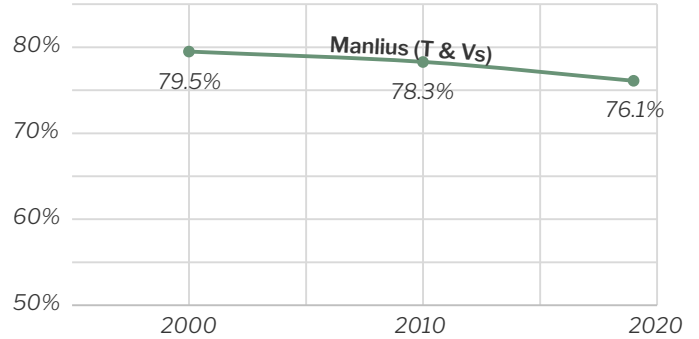


Figure 4. Owner-occupancy rate, 2000-2019

Table 2. Housing characteristics, 2019 & 2020

	Vacancy Rate (2020)	Owner Occupancy Rate (2019)	Proportion of Housing Built Before 1940 (2019)
Manlius (T)	4.6%	78.7%	10.0%
Minoa (V)	2.8%	58.8%	21.3%
Fayetteville (V)	6.6%	73.9%	29.9%
Manlius (V)	6.0%	52.0%	12.0%

EMPLOYMENT & EARNINGS

A comparison of the Town and Villages income, poverty, and unemployment rates to the County (based on 2019 5-Year ACS data) provides a look into the general health of the local economy. Overall, the Town and Villages of Manlius have a median household income of \$81,222 (Figure 5). This is substantially higher than the County overall, which has a median household income of \$61,349.

Poverty and unemployment rates follow a similar trend. The poverty rate of the Town and Villages combined sits at 1.7%, while the County’s poverty rate is much higher at 14.1%. There is less disparity in employment rates, but still, the Town and Villages have a lower rate of 3.2%, compared to the County’s 5.3% unemployment rate.

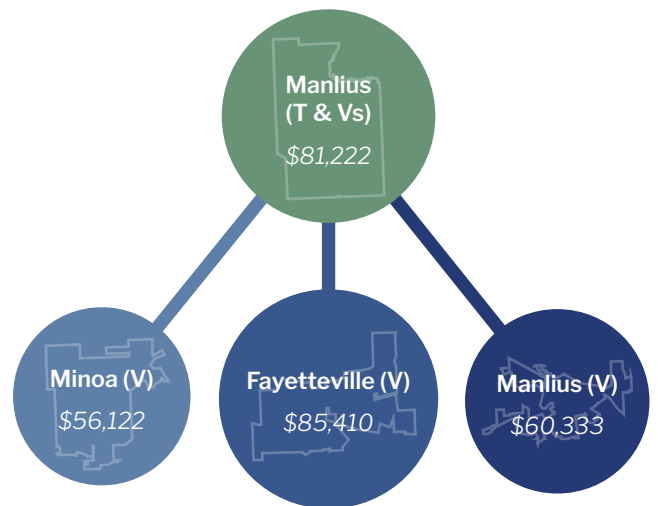


Figure 5. Median household income, 2019

INDUSTRY

The majority (85.5%) of employed Town and Village residents leave to attend a job elsewhere (Figure 6); 27.4% of these individuals work in the City of Syracuse. This outflow of workers can have repercussions, as there are fewer residents staying within the Town to patronize local businesses, fill local jobs, and participate in community programming. Moreover, while 8,307 individuals do come into the Town and Villages from elsewhere to work, this does not replace the 13,659 residents who are leaving. And, ultimately, only 14.5% of employed Town and Village residents stay to work in the Town or Villages.

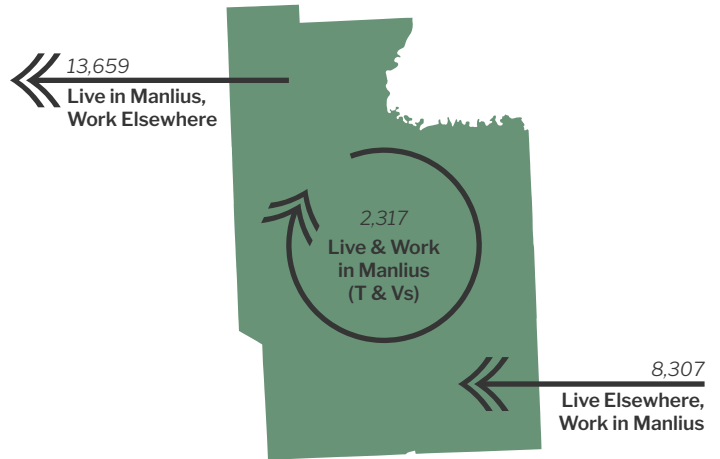


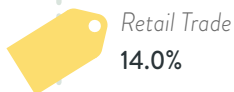
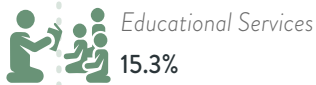
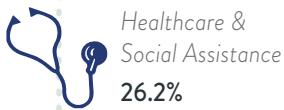
Figure 6. Employee inflow and outflow, 2019

Note: This data was collected before the COVID-19 pandemic, which has impacted employment patterns, particularly by supporting a rise in telecommuting arrangements.

Despite the fact that many Town and Village residents are leaving to find jobs elsewhere, the types of jobs available within the Town and Villages and the types of jobs that residents hold are very similar. For example, the top four career fields for both residents and jobs within the Town and Villages are healthcare and social assistance; educational services; retail trade; and accommodation and food services (Figure 7). In other words, the skills and education of Town and Village residents match that of the job market in the Town and Village. This opens up the question of why so many Town and Village residents are leaving to find employment elsewhere. A deeper market analysis may benefit the Town of Manlius in understanding the drivers contributing to the outflow of workers, and in identifying development response mechanisms to retain local workforce.

Note: Unless otherwise noted, the GIS data presented in the following sections was sourced from the NYS GPO (civil boundaries), NYS DOT (roads, railroads), NYS OCS (hydrography), Multi-Resolution Land Characteristics Consortium (tree canopy, impervious surfaces), NYS DEC (wetlands), FEMA National Flood Hazard Layer (floodplains), NYS OPRHP (snowmobile trails), SMTC (sidewalks), tax assessment data (land use), Onondaga County (zoning districts, trails), and NYS DAM (agricultural districts).

Jobs in Manlius



Jobs Held by Manlius Residents

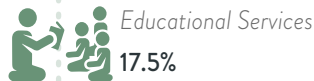


Figure 7. Industry profile, 2019

ENVIRONMENTAL CONDITIONS

Through this Plan’s public input activities, the Manlius community expressed concern over the impacts of climate change and development on the Town’s natural resources, particularly flooding, erosion, and loss of natural spaces. Tree canopy, impervious surfaces, wetlands, and floodplains are a handful of indicators that can help the Town understand and address concerns related to environmental health.

Tree Canopy

The Town of Manlius is fortunate to have substantial green space. Even in the Villages, which have higher density development, park and street trees provide greenery, shade, and other ecological services. Outside of the Villages, dense tree canopy is found throughout forested areas and larger parks (Figure 8). While some areas of the Town have patches of almost no tree canopy, many of these spaces are agricultural fields that contribute to the Town’s open space and scenic views.

Impervious Surfaces

Impervious surfaces (buildings, roads, parking lots, etc.) are largely concentrated within the Villages, but also spread outwards into the Town and along major corridors (Figure 8). Not only do these surfaces contribute to stormwater runoff and flooding, but they also can exacerbate the urban heat island effect.

Wetlands & Floodplains

Another important environmental feature to note is the location of floodplains and wetlands. Wetlands are particularly prevalent in the northern half of the Town, and Significant Flood Hazard Areas are located along many of the Town’s waterways, as found in Figure 9. While both wetlands and floodplains provide critical ecological services, they also can present challenges for development.

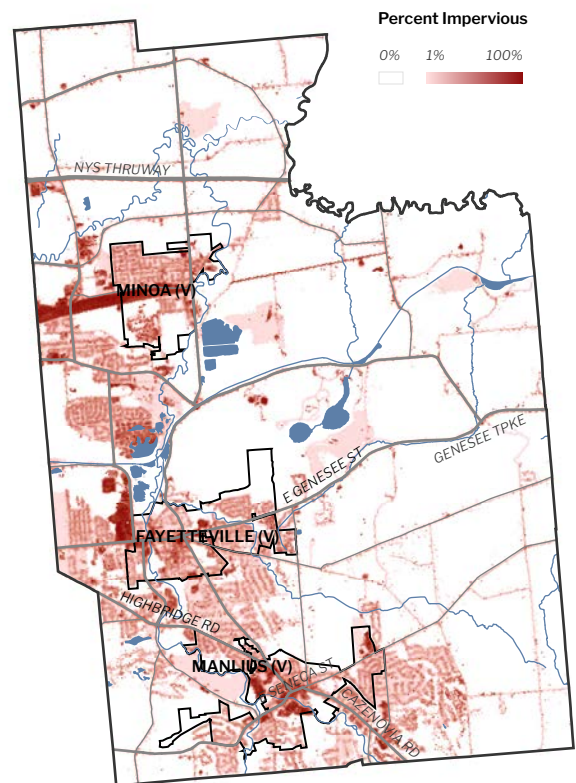
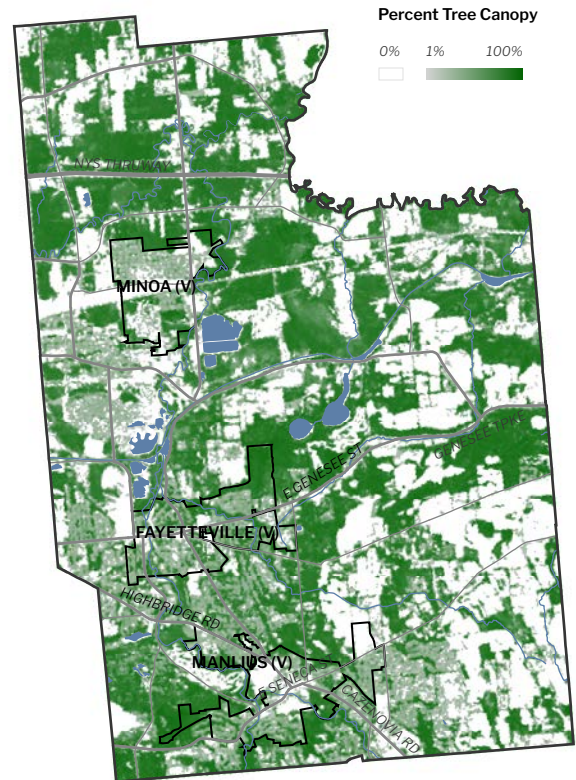


Figure 8. Tree canopy and impervious surfaces

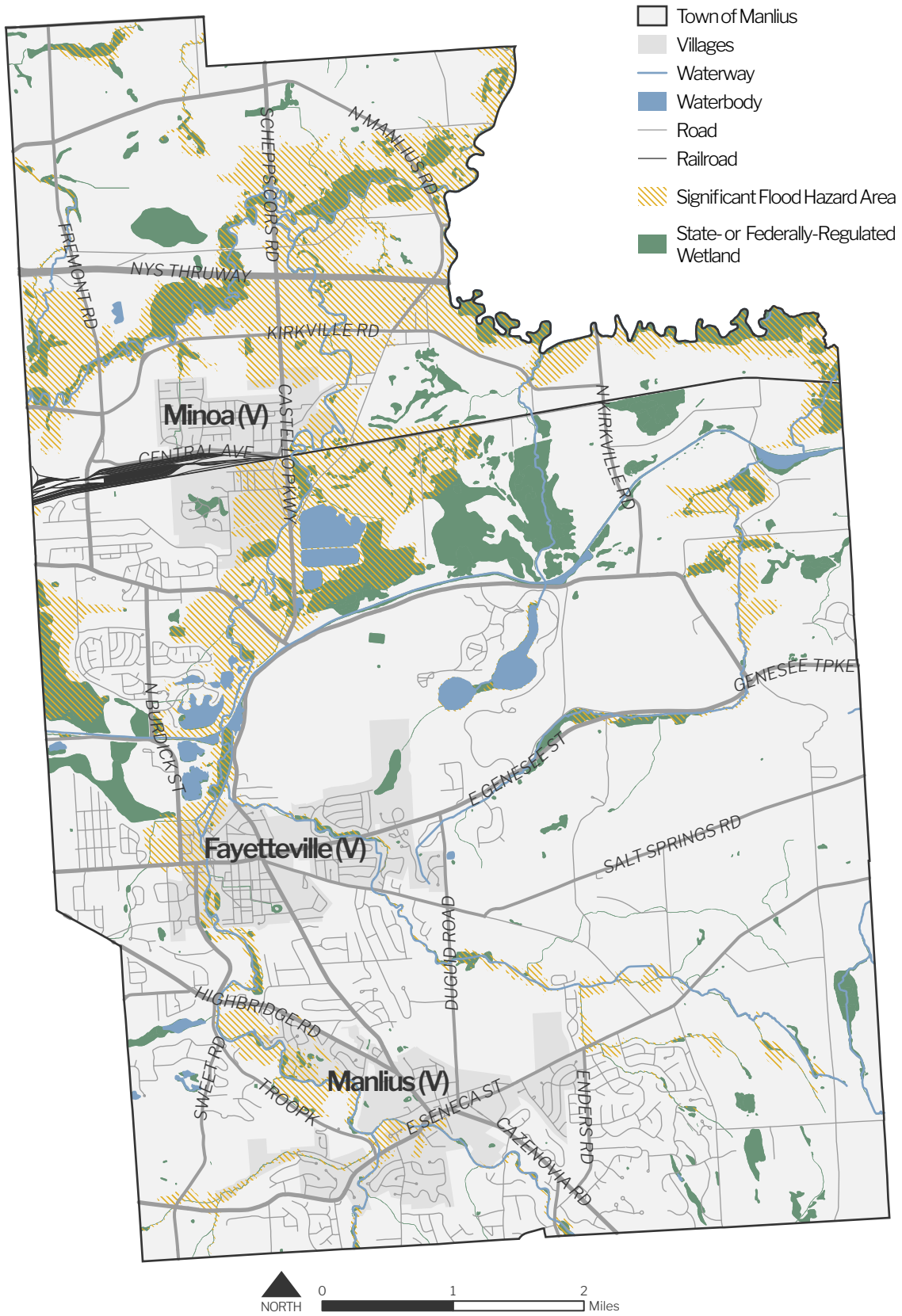


Figure 9. Wetlands and floodplains

BROWNFIELDS

There is currently only one active brownfield remediation site in the Town of Manlius (exclusive of the Villages); this is the Former Greiner Orchards on Kirkville Rd. The site is owned by the East Syracuse Minoa Central School District and is participating in the NYS Environmental Restoration Program. There are also two sites with “no further action at this time”: (1) Washington Station on Washington St, which is owned by Washington/Walton Company LLC and is in the NYS Brownfield Cleanup Program, and (2) Tuscarora Chemical Works on Route 5, which is owned by the State Bank of Chittenango and is in the NYS Superfund Program.

TRANSPORTATION

The Town of Manlius benefits from its proximity to several major transportation corridors, including three principal arterials, that connect the community to surrounding resources, the Village of Chittenango, and provide a means for nonresidents to easily access the Town (Figure 10).

1. Interstate 90

The I-90 crosses through the Town just north of the village of Minoa, and connects Manlius to several large cities, including Buffalo, Rochester, Syracuse, and Albany. As of 2020 the I-90 has an annual average daily traffic count of 65,786 (including both east- and west-bound).

2. NYS Route 5

Rt 5 intersects the Village of Fayetteville, connecting the Town to the City of Syracuse, the Finger Lakes, and the City of Utica. Depending on the location within the Town, Rt 5 has an estimated annual average daily traffic count between 5,465 and 19,020.

3. NYS Route 92

Rt 92 intersects the Village of Manlius and connects the Town to the City of Syracuse, the Village of Cazenovia, and Cazenovia Lake. Rt 92 has an estimated annual average daily traffic count of 8,999 to 21,332, depending upon the location within the Town.

While these corridors provide connectivity between the Town and surrounding areas, they also contribute to heavy traffic congestion within the Town. This may be partially alleviated by the Manlius community’s access to public transportation through the Central New York Regional Transportation Authority (Centro). At this time, Centro offers three bus routes through the Town of Manlius: one connects to the Village of Minoa (#323) and the other two connect to the Village of Fayetteville (#92 and #62).

Proposed transportation projects, if implemented, may result in changes to traffic patterns and development interests within the Town of Manlius. For example, the proposed CNY Inland Port Connector Project would reconfigure the I-481 Kirkville Rd interchange and impact traffic patterns along Fremont Rd and Kirkville Rd, with the goal of diverting highway-bound trucks from these two roads. As changes to the transportation network are proposed and realized, efforts should be made to minimize negative impacts to community character and the environment.

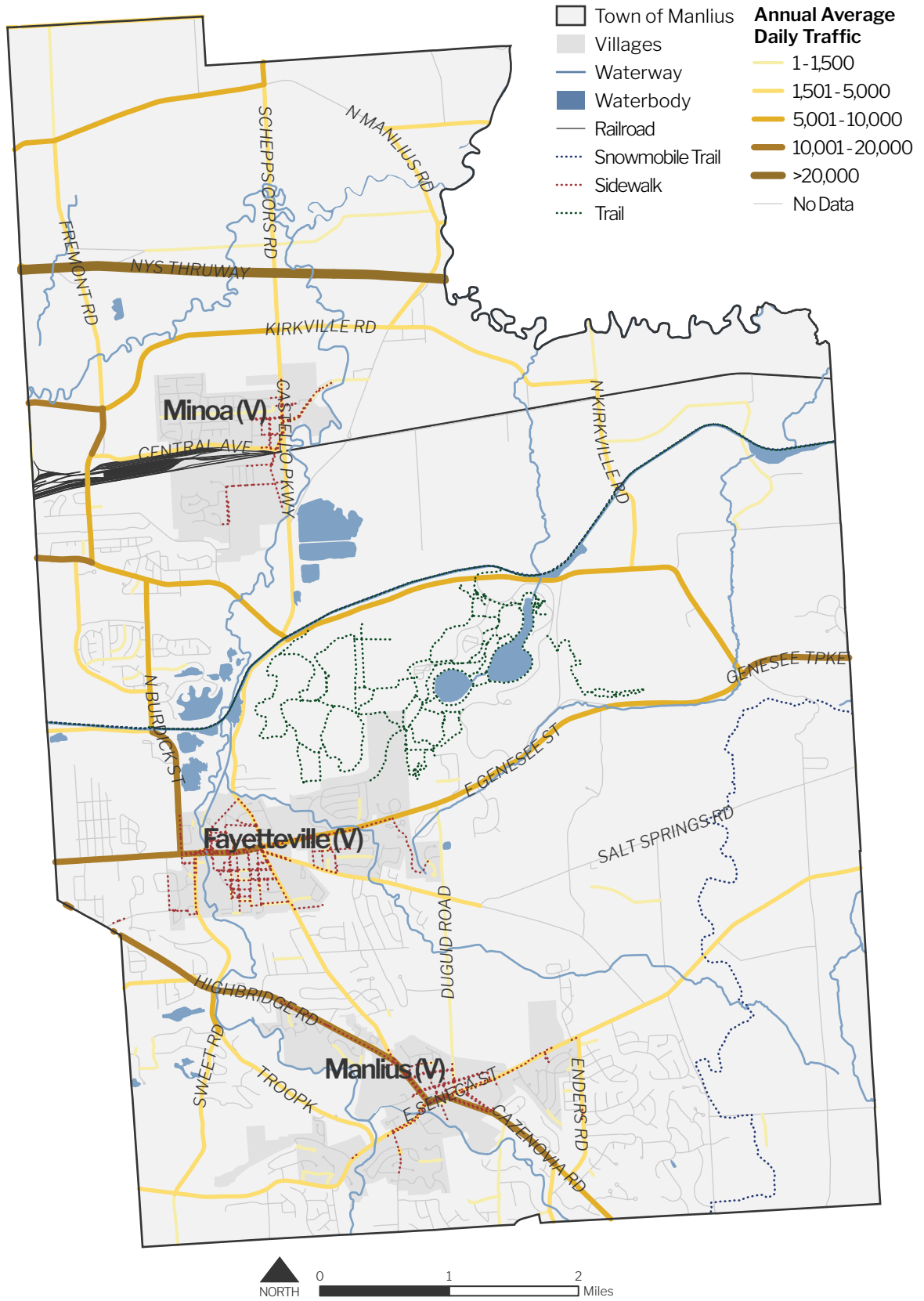


Figure 10. Transportation

COMMUNITY ASSETS

The Town is home to several parks, schools, cultural and religious institutions, and other amenities that serve the Manlius community and provide outlets for leisure, learning, spiritual, and social activities. These spaces, which are described in further detail below and mapped in Figures 12 and 13, were largely identified through the tax assessment records, and may not represent all community assets found within the Town.

Public Parks

While the Town of Manlius does not own any parks, there are some parks under the ownership of other entities, including:

1. Green Lakes State Park

This State-operated Park covers nearly 2,000 acres and includes several amenities, including a swimming beach, golf course, disc golf course, boat rentals, pavilions and shelters, camping sites, and trails. Green Lakes State Park not only serves local residents, but also attracts visitors from across the region.

2. Three Falls Woods

This 60-acre preserve operated by the Central New York Land Trust is home to one of the State's Critical Environmental Areas. Visitors may enjoy seasonal waterfalls and hiking trails.

3. Old Erie Canal

The Old Erie Canal includes several Historic Parks, the Limestone Creek Aqueduct, and Pools Brook Park. The Canal parks not only provide recreational spaces for residents and visitors, but also serve as an active transportation corridor.

4. Duguid Park

Duguid Park is an approximately 24-acre park owned by the Village of Fayetteville. The park includes a trail system, bike skills park, picnic area, and dog park.

5. Woodchuck Hill Field & Forest Preserve

This approximately 47-acre preserve is owned and protected by the Central New York Land Trust and offers a network of hiking trails.

These State, Village, and privately owned parks provide Town of Manlius community with access to nature and outdoor recreation opportunities. However, because they are not under the ownership of the Town, the Town is limited in its ability to ensure that parks and recreation programming meets the needs and desires of the Manlius community and that these natural and recreational spaces will be available to the public indefinitely. Moreover, the park amenities currently provided are largely centered around hiking and passive recreation, with few opportunities for organized sports - such as soccer, baseball, pickleball ice skating, etc. - that are often attractive amenities for current and prospective residents and serve as a destination for visitors. Looking forward, it may be beneficial for the Town to consider opportunities to further engage in parks and recreation planning, whether that be through strategic partnerships with existing park owners or through the potential development and programming of Town-owned parkland.

Community Services

The Town of Manlius is home to 11 public school facilities across several school districts, all of which cross into neighboring municipalities:

East Syracuse Minoa

1. Central High School
2. Pine Grove Middle School
3. Woodland Elementary School
4. Fremont Elementary School
5. Minoa Elementary School

Fayetteville-Manlius

1. Fayetteville-Manlius High School
2. Eagle Hill Middle School
3. Wellwood Middle School
4. Enders Road Elementary School
5. Fayetteville Elementary School
6. Mott Road Elementary School

The Town of Manlius, outside the Villages, is also home to several cultural, religious, and moral institutions (as defined by the NYS tax assessment codes), including but not limited to:

1. The Islamic Cultural Center of Bosniaks in Syracuse
2. Life Church
3. Shiloh Bible Church
4. Kirkville Methodist Church
5. First Baptist Church of Glenarden
6. Manlius Center Community Church
7. Christian Apostolic Church
8. Evangelical Lutheran Church of Good Shepherd
9. Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints
10. Eastern Hills Bible Church

Other cultural institutions include war veterans services within the Town: Simon-Parise VFW Post, American Legion Post 141, and Clear Path for Veterans at Skyridge. There are also approximately a dozen cemeteries distributed throughout the Town, which may serve as additional cultural, religious, and/or green spaces.

In terms of health and welfare facilities, the Town of Manlius is home to the NorthEast Medical Center, Sunnyside Care Center, the New Sunnyside Adult Home, Onondaga Center Nursing Home, Brookdale East Side Senior Living Solutions, and several other medical- and care-based facilities. The Manlius community is also supported by several fire and emergency medical providers, including the Town of Manlius Police Department, Manlius Fire Department, Fayetteville Fire & EMS, and Minoa Fire Department.

Historic Resources

The Mycenae Schoolhouse, located in the Hamlet of Mycenae, is one of two sites in the Town of Manlius that is listed on the National Register of Historic Places. It was added to the Register in 1983 due to its local significance as one of the only remaining limestone schoolhouses in Onondaga County. It was constructed in the mid-1800s. The

second site is the Charles Estabrook Mansion, located at 7262 East Genesee St. It was added to the Register as a locally-significant site in 1996 due to its several structures exemplifying the Tudor Revival architectural style.

Agricultural Districts

The Town’s open spaces, natural resources, scenic views, and agricultural lands contribute substantially to the Town’s character and identity, scenic quality, food systems, and recreational opportunities. Several agricultural properties within the Town are protected under an NYS Agricultural District program (Article 25-AA of the Agriculture & Markets Law) as shown in Figure 11. These areas will be preserved as agricultural land into the future, protecting one of the community’s key assets.

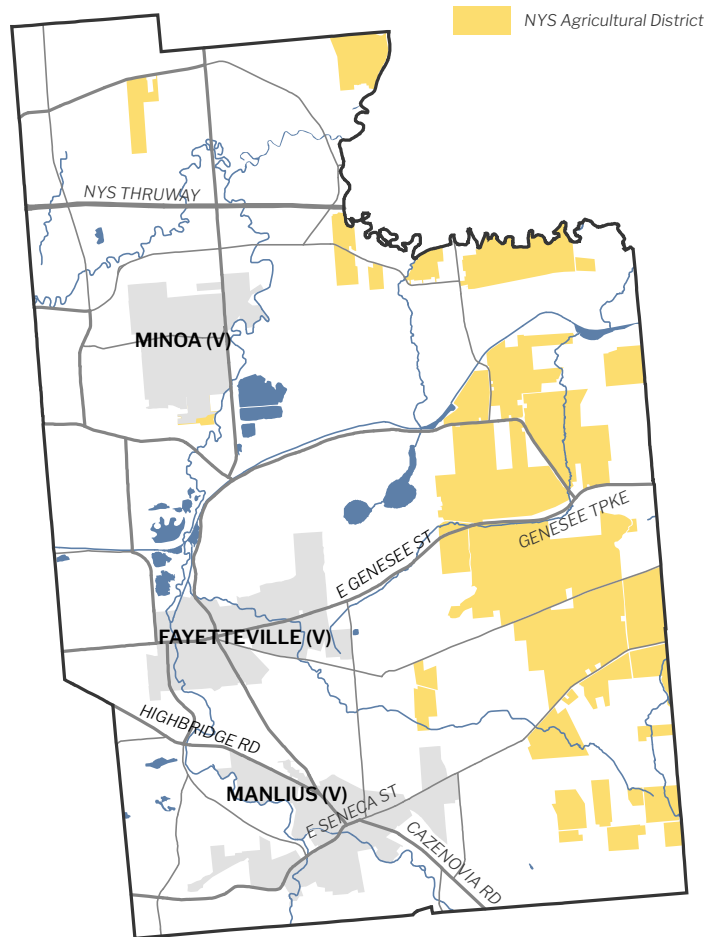


Figure 11. NYS Agricultural Districts

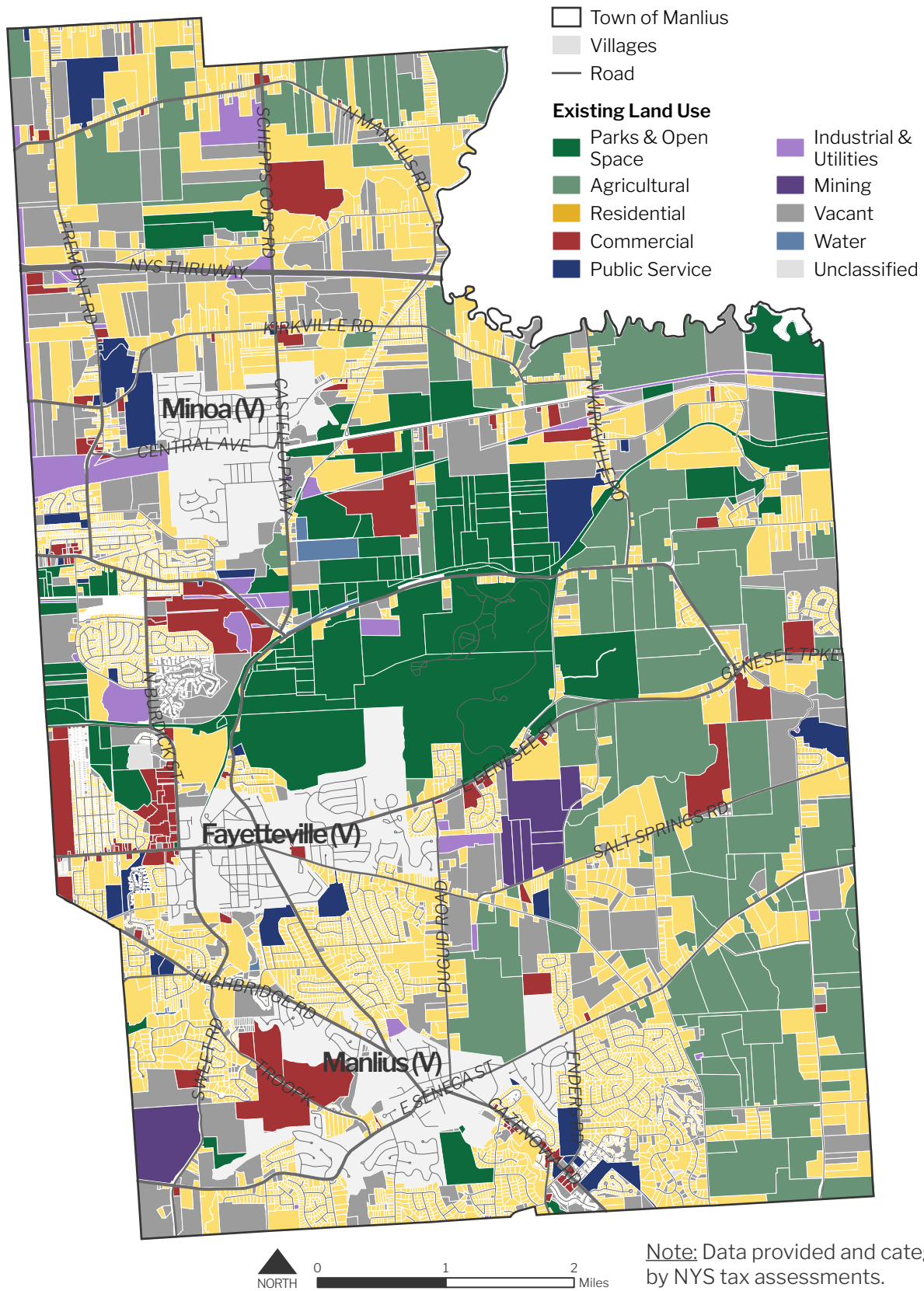


Figure 12. Existing Land Use

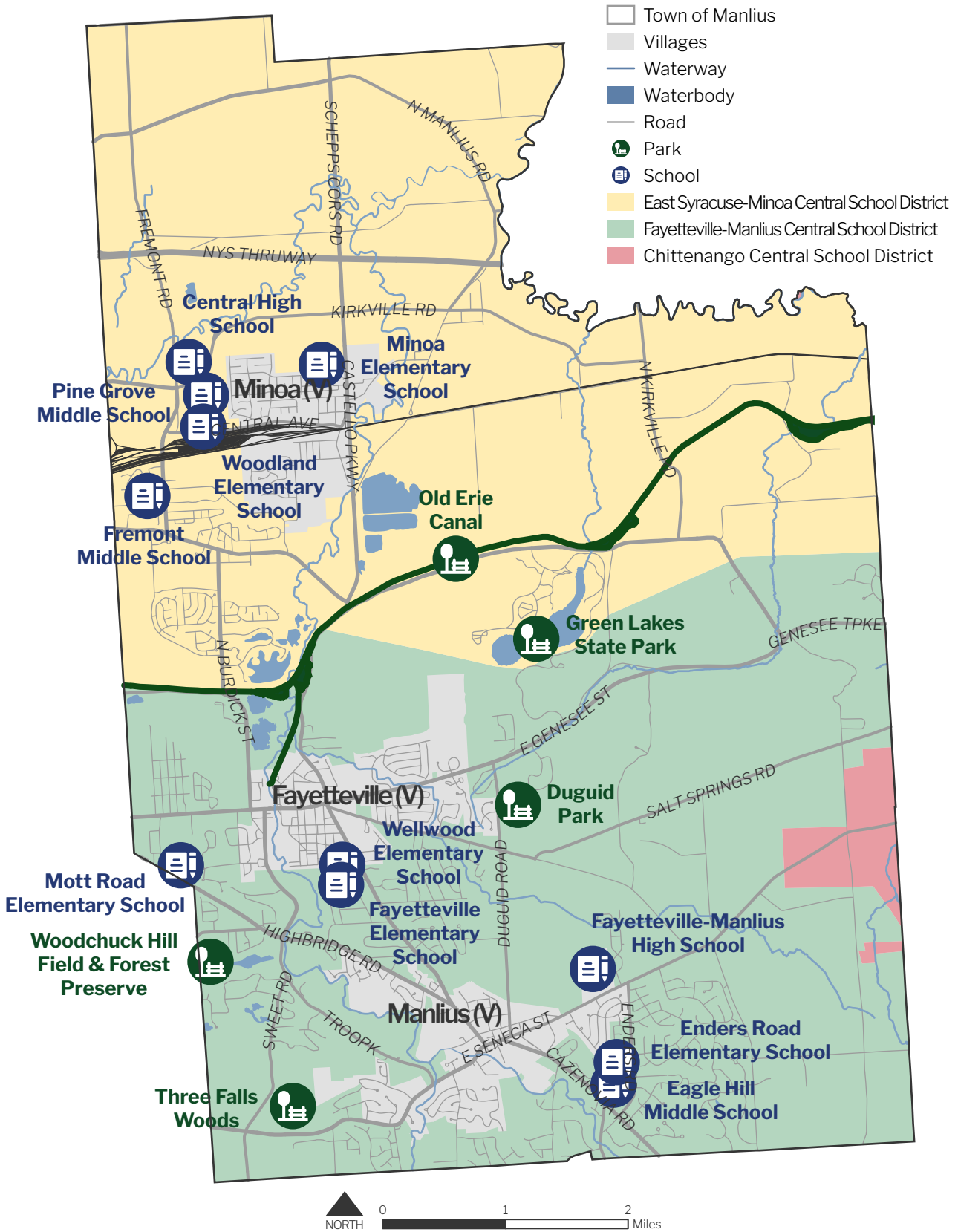


Figure 13. Parks and schools

ZONING

Agricultural

The Town of Manlius’ Zoning Code includes one agricultural district: RA Restricted Agricultural District. This zoning district permits a limited variety of residential and commercial uses in addition to agriculture and the on-site sale of agricultural products. This District encompasses the majority of the Town.

Residential

There are five residential districts within the Town’s Zoning Code:

1. R-1 Residential
2. R-2 Residential
3. R-3 Residential
4. R-4 Residential
5. R-5 Residential

The residential zoning districts in the Town of Manlius are intended to provide a variety of housing and neighborhood options that are amenable

to individuals and families across a range of incomes and lifestyles. Generally, from the R-1 to the R-5 District, the zoning regulations allow for increased housing density and a wider variety of uses. For example, R-1 and R-2 only allow single-family homes, while R-3 and R-4 also allow two-family homes, and R-5 only allows multi-family dwellings. Non-residential community uses, such as schools, churches, libraries, and parks, as well as home occupations, are permitted in the R-3 and R-4 districts. Each district also has unique lot size, frontage, and setback requirements, which influence the distribution of structures and the amount of open space (Table 3).

Mixed-Use

While this Comprehensive Plan was being developed, the Town’s mixed-use zoning regulations were undergoing an update. As of the winter of 2022, the Town of Manlius had two mixed-use zoning districts:

1. RT Residential Transition
2. RM Residential Multiple-Use Districts

Only a handful of properties within the Town are zoned for RT Residential Transition, all of which are

Table 3. Residential zoning

	R-1	R-2	R-3	R-4	R-5
Min. Lot Size (sf)	40,000 (w/ sanitary sewer) 80,000 (w/ septic system)	6,250	16,000 (single-family) ¹	As permitted in R-1, R-2, and R-3	217,800
Min. Frontage (ft)	150	50	100	As permitted in R-1, R-2, and R-3	200
Min. Front Yard (ft)	40	20	30	As permitted in R-1, R-2, and R-3	50
Permitted Uses	Single-family dwellings Accessory structures/ uses	Single-family dwellings Accessory structures/ uses	Single-family dwellings Two-family dwellings Accessory structures/ uses Various community uses Home occupations	Single-family dwellings Two-family dwellings Accessory structures/ uses Various community uses Home occupations	Multiple-family dwellings Accessory structures/ uses As permitted in R-1 (with Town Board approval)

1. Two-family dwellings do not have a minimum lot size requirement, but do have a minimum depth requirement of 200 ft.

located along the northern side of East Seneca St between Troop K Rd and Tyler Ct. The intent of this district is to allow for residential and limited light commercial uses, while maintaining the existing residential character, preserving historic structures, and providing for a smoother transition between residential and commercial areas. Similarly, few parcels are zoned for RM Residential Multiple-Use, which strives to retain existing residential character while permitting appropriate commercial uses, encourage historic preservation and the repurposing of existing structures, and promote walkability.

Commercial

The Town of Manlius' four commercial zoning districts include:

1. C-A Commercial District A
2. C-B Commercial District B
3. NS Neighborhood Shopping District
4. RS Regional Shopping District

The C-A and C-B Districts are distributed throughout the Town and permit a variety of commercial, retail, and personal service uses and specially permit a handful of more intense commercial uses, such as vehicle sales and repair establishments. A wider variety of uses are permitted in the C-B District, but both require site plan review and encourage certain architectural design components.

On the other hand, the NS Neighborhood Shopping District and RS Regional Shopping District only include two areas: the Fremont Plaza and the Towne Center at Fayetteville, respectively. The NS District is intended to support the compatible development of small-scale commercial, retail, and personal service establishments near residences, while the RS District is intended to support the transition of existing large-scale commercial spaces into a mixture of smaller retail, service, and community uses.

Industrial

The Town has two industrial zoning districts:

1. I Industrial District
2. NRRD Natural Resource Removal District

The I Industrial District permits a wide variety of commercial uses (similar to that of the C-B District), while also specially permitting higher intensity uses, such as public utility structures, junkyards, and heavy manufacturing. The NRRD Natural Resource Removal District, which may overlap or be combined with land under another district, permits quarrying, excavation, and removal of earthen materials. In order to initiate these activities, the developer must obtain a permit from the Town Board and an engineering opinion.

Other

The remaining two zoning districts within the Town of Manlius are:

1. NYSPA New York State Property Areas District
2. AFDAH Airport Flight Hazard Area District

The NYSPA New York State Property Areas District denotes park land within the Town that is owned by New York State. Local zoning regulations do not apply to State-owned land.

The AFDAH Airport Flight Hazard Area District may overlap or be combined with other districts, and sets a height limitation of 150 ft. This District includes several agricultural lots north of Kirkville Rd.

Note: The geographic distribution of the zoning districts described above are shown in Figure 14.

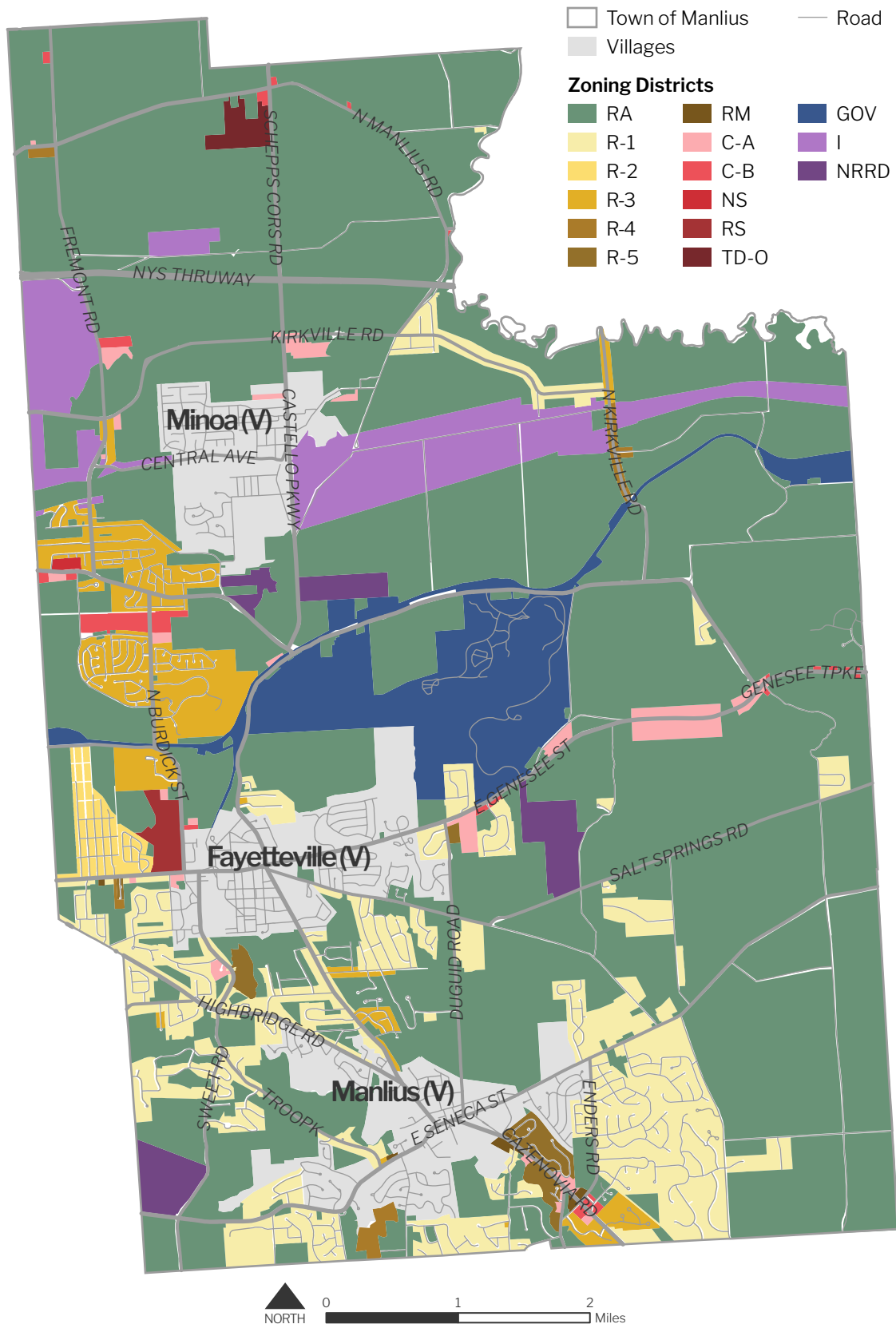


Figure 14. Existing zoning

ZONING ASSESSMENT & BUILD OUT ANALYSIS

Purpose & Process

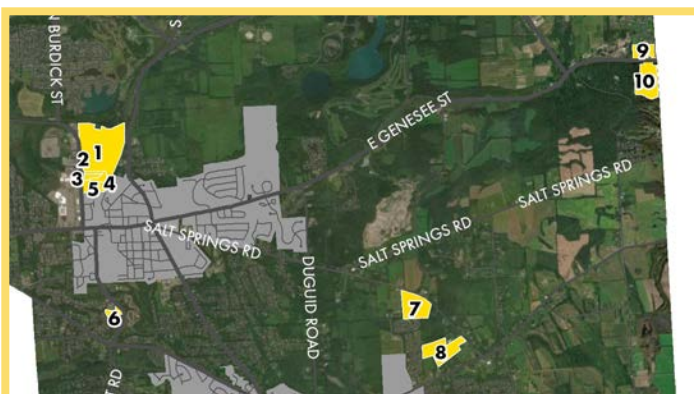
To build a better understanding of the Town's zoning regulations and inform the Community Development Strategy, a Zoning Assessment & Build Out Analysis were completed.

The **Zoning Assessment** compared the Town's Zoning Code, as geographically shown in Figure 14, to land use preferences identified by recent planning initiatives and community members. Through this process, areas where land use regulations conflict with the community's future vision were discovered, and opportunities for updating the Zoning Code were proposed.

The **Build Out Analysis**, on the other hand, identified parcels within the Town that have high-impact development potential (based on a set of criteria) and investigated the traffic impacts that could occur if these parcels were built out to their highest intensity use per their zoning district. This exercise revealed the types and scale of development that could occur within the Town.

Implications

Key implications from the Zoning Assessment and Build Out Analysis are described to the right. Please see the Appendix for a complete Memo.



10 properties identified in the Build Out Analysis

Zoning Assessment Topics of Interest

- Establishment of a Conservation Overlay District
- Establishment of a Community Facility District
- Consolidation of Residential Districts
- Establishment of a Mixed Density Residential District
- Consolidation of Mixed-Use Districts
- Establishment of a Large-Scale Solar Overlay District
- Incorporation of Impermeable Surface Limits
- Inclusion of Accessory Dwelling Unit (ADU) Regulations
- Inclusion of Home Occupation Regulations
- Revision to Mobile Home Regulations
- Inclusion of Bicycle Parking Requirements
- Establishment of Commercial/Non-Residential Design Guidelines
- Enhancement of Sign Regulations
- Revision of Accessory Use Permit Requirements
- Update to Section 155-3 Definitions
- Creation of an Article for Administrative & Review Procedures

Build Out Analysis Findings

- The availability of sewer service limits opportunities for large-scale development
- The presence of wetlands, particularly in the northern half of the Town, drastically reduces the availability of buildable land
- NYS Agricultural Districts preserve a large portion of the eastern third of the Town as agricultural land
- Large parcels in the RA District could be attractive locations for new development, but large-lot single-family subdivisions are the highest intensity allowable use
- Several areas of the Town are unzoned, reducing the clarity and intent of the code
- The RM District could support new high-density residential development, but many of the lots are nonconforming with the zoning regulations
- Overall, few areas within the Town support large-scale residential, commercial, or industrial development; revisions to the zoning would be necessary to support new, large-scale development

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THE FRAMEWORK

A successful comprehensive plan is developed and implemented on multiple levels, addressing the short- and long-term needs of a community while providing varying levels of detail. In an effort to accomplish this, the Town of Manlius Comprehensive Plan Vision Framework is comprised of the following four elements:

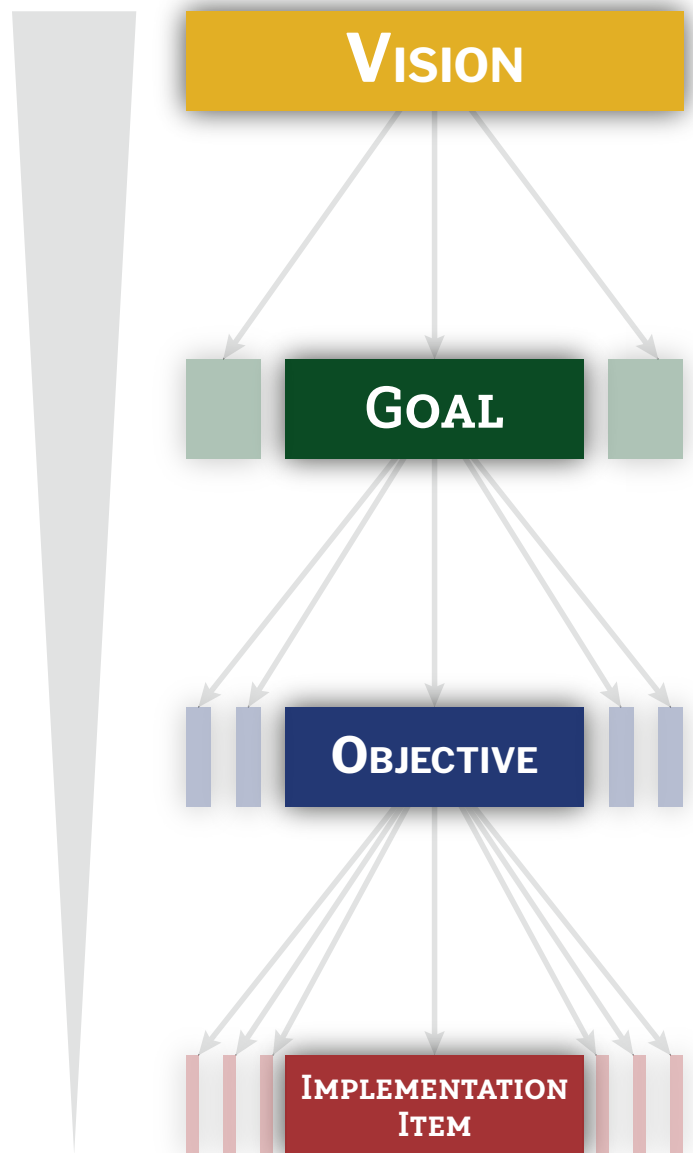
Vision: An overarching statement that describes the aspirations of the Town as a whole. All Goals, Objectives, and Implementation Items in the Comprehensive Plan are aimed at achieving this end. The Vision is a statement intended to be a guide for the long-term identity of the Town; therefore, it should not change dramatically over time.

Goal: Similar to a Vision in that it is a general statement of a future condition towards which actions are aimed. However, the scope of a Goal is much narrower. It should support the Vision by addressing a specific area or issue facing the community. Goals should not dramatically change over time, but rather be consistent throughout the planning horizon. Ideally, the Goals contained in this plan should be useful for the 10-year planning horizon.

Objective: A measurable action statement to be accomplished in pursuit of the Goal, it refers to some specific aspiration that is reasonably attainable. Think in terms of action words like, “increase,” “develop,” or “preserve.” It should be noted that the Town might already be undertaking some of the Objectives articulated in this plan, and wish to ensure that they continue to do so over the next decade. The general lifespan of an Objective is 6 to 10 years.

Implementation Item: A specific proposal to do something that relates directly to accomplishing an Objective, it can take the form of a plan, project, or program. Implementation Items can address both short- and long-term Objectives with a lifespan ranging from one to 10 years, depending on the item.

General



Specific

Some of the Implementation Items of this Comprehensive Plan correlate with the recommendations of the Town’s Climate Action Plan! See the Actions Crosswalk on pages 76 and 77 to review these points of synergy.

OUR VISION



As a community with several distinct villages and hamlets, the Town of Manlius inspires collaboration, proactively plans for the future, and continually improves the overall quality of life for our residents.

Looking forward, we aspire to:

1. Maintain attainable and attractive living options for current and future residents,
2. Foster an environment that welcomes all and supports local businesses, and
3. Provide exceptional opportunities for recreation and the enjoyment of our community.

Furthermore, we intend to build a sustainable future by engaging in environmental stewardship for the protection of agricultural and natural resources and by promoting the inclusion of all resident voices in the community's decision-making processes.

GOAL 1: ENVIRONMENTAL PROTECTION & SUSTAINABILITY

The Town of Manlius supports the development of a community that prioritizes long-term environmental sustainability. As a Climate Smart Community, the Town of Manlius is already engaged in several initiatives to mitigate climate change and build resiliency. Moreover, the Town of Manlius is home to several valuable natural resources and amenities, such as public parks and waterways, that need to be protected and enhanced. It is the goal of the Town of Manlius to continue advancing as a climate-smart community and safeguarding the existing wealth of natural resources.



Objectives

1. Spread public awareness of environmental concerns and solutions by expanding opportunities for the community to engage in sustainability education
2. Foster a culture of reduce, reuse, repair, recycle
3. Reduce the carbon footprint of both municipal operations and the community as a whole
4. Support strategies that transition away from fossil fuels and towards renewable energy sources
5. Improve the health of our natural resources and drinking water by mitigating harmful practices and implementing appropriate resource protection regulations (stormwater management, etc.)
6. Protect and grow our network of natural, open, and agricultural spaces

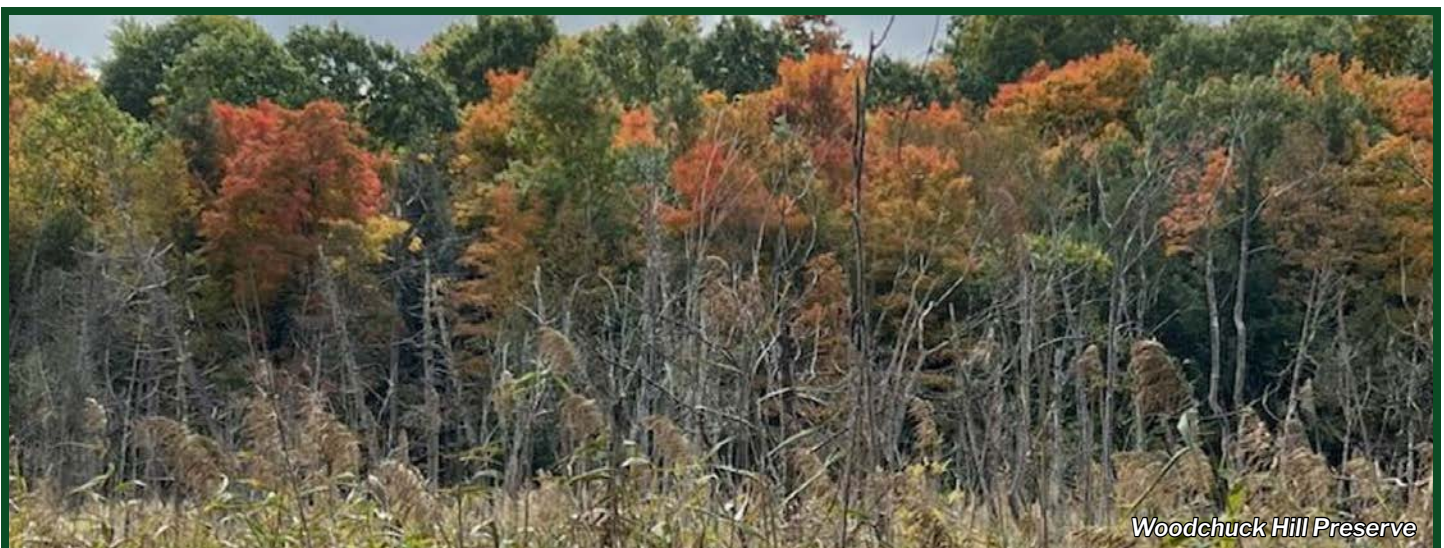
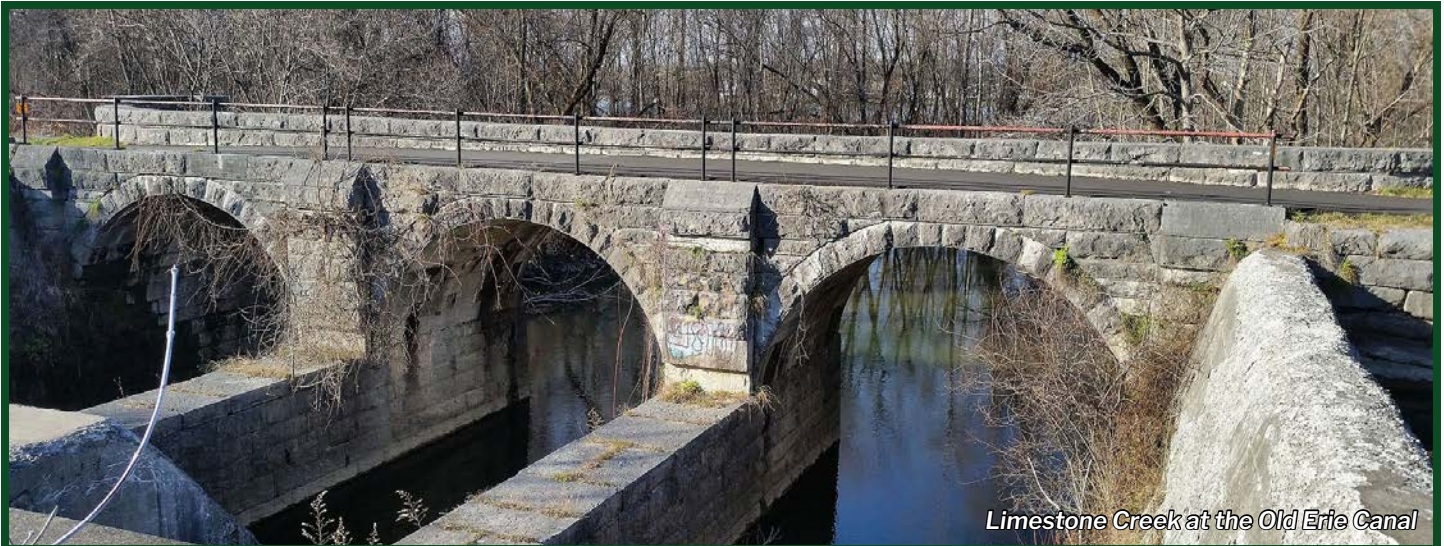
Implementation Items

1. Include Town sustainability initiatives in a Town-wide newsletter
2. Collaborate with the school districts to involve students in the Town's climate action initiatives
3. Collaborate with local organizations to develop a food sustainability and agriculture outreach program
4. Establish a community composting program for organic waste as part of the Town's Climate Smart Communities actions
5. Pursue LEED certification for government facilities
6. Utilize zoning laws and commercial/nonresidential design guidelines to promote green building practices
7. Establish a large-scale solar overlay district to identify where these developments are permitted
8. Revise the existing zoning code to include impermeable surface coverage limits, erosion control standards, and/or green infrastructure standards to mitigate stormwater runoff
9. Convene a Citizen Science Stormwater Group
10. Establish a tree ordinance and updated landscaping, buffering, and screening guidelines for promoting healthy native ecosystems aligned with our Climate Action Plan
11. Develop a new conservation zoning district that protects parkland, open spaces, scenic views, and other natural resources
12. Continue to identify lands for conservation easements along Limestone Creek
13. Apply for a Municipal Planning Grant through the NYS DAM Farmland Protection Program to develop a Farmland Protection Plan
14. Implement a program to assist farmers in identifying and applying for grants, particularly the NYS DAM Farmland Protection Implementation Grants

Continued on next page →

Implementation Items (Continued)

- 15.** Coordinate efforts with the Onondaga County Agriculture & Farmland Protection Board to protect agricultural lands
- 16.** Explore opportunities to implement distributed power generation and mini-grid systems
- 17.** Update the zoning code to include guidance on mitigating adverse impacts of high-impact development on the environment and surrounding neighborhoods (buffering, stormwater controls, traffic mitigation, etc.)
- 18.** Develop a zoning district exclusively for agricultural and complimentary uses that protects prime soils and agricultural lands from development
- 19.** Increase public awareness of brownfield remediation programs and support owners of contaminated properties in efforts to participate in such programs



Stormwater Management

Water flows within the Town of Manlius are directed by three distinct watersheds across variable landscapes ranging from the dense City of Syracuse to rural agricultural lands, resulting in substantial and complex stormwater runoff patterns that impact water quality and flooding within the Town. To better understand and determine how to address this issue, a Stormwater Study Group was facilitated as part of the comprehensive planning process. The Study Group met several times between January and May of 2022 to discuss topics including stormwater management, flood prevention and mitigation, and municipal separate storm sewer systems. Recommendations developed through this Study Group include:



- Applying for grant funding for waterway and waterbody improvement projects
- Facilitating resident outreach to encourage the appropriate use and maintenance of roof gutters, landscaping, and storm drains
- Facilitating farmer and landowner outreach to encourage the use of runoff and erosion controls
- Encouraging developers to create and follow a stormwater pollution prevention plan
- Enhancing storm sewer system maintenance and operation through storm sewer inflow and infiltration corrections, clearing of culverts and ditches, thorough inspection and enforcement procedures, stormwater monitoring, and considering contracts for mitigation efforts

Large-Scale Solar Facilities

The commercial solar industry has grown in recent years, opening opportunities for economic development while raising concern over the loss of agricultural land and open space. In August of 2021, The Town of Manlius facilitated a Commercial Solar Study Group to take a deeper look at the implications of large-scale solar facilities for the Town of Manlius. The Group determined that the Town's current solar law could be strengthened through improvements/amendments, and that limiting

the number, kilowatts, and/or proximity of large-scale solar facilities could potentially be an appropriate means for permitting such facilities in a controlled manner. Outside of the findings of the Commercial Solar Study Group, other considerations for the regulation of large-scale solar facilities may include prohibiting these facilities in environmentally or culturally important locations, such as critical habitats, prime agricultural soils, and scenic vistas.

GOAL 2: COMMUNITY CHARACTER & QUALITY OF LIFE

The Town of Manlius strives to provide the highest level of services to its community members and to continually improve upon the quality of life of its residents. Our community is strengthened by both our rich history and drive to build an inclusive, healthy future. As a Town with three Villages, several school districts and hamlets, and two State parks, the Town recognizes opportunities to share, expand, and improve its services for the betterment of the community. It is the Town's goal to build a strong future by effectively recognizing and responding to the needs of our diverse community members.



Matilda Joslyn Gage House

Objectives

- 1.** Foster a community that embraces and promotes diversity, equity, inclusion, and accessibility
- 2.** Celebrate and leverage our historic resources as a source of community identity and tourism
- 3.** Enhance our community's park resources and outdoor recreation programming to effectively serve both residents and visitors
- 4.** Strengthen our existing family-friendly atmosphere by providing amenities and infrastructure that service the youth (safe routes to school, youth programming, etc.) and fostering support systems for families, youth, and teens who are transitioning into adulthood
- 5.** Support aging-in-place by evaluating and responding to the needs of older adults
- 6.** Establish a sense of place and pride by facilitating community events and supporting artistic and cultural resources
- 7.** Strengthen a sense of community character through appropriate, place-based land use regulations

Implementation Items

- 1.** Integrate the NextDoor App into the Town's existing community outreach methods
- 2.** Apply for Certified Local Government (CLG) status to support historic preservation efforts
- 3.** Install interpretive signage around historic sites, such as the Erie Canal and Mycenae Schoolhouse
- 4.** Strengthen current F-M archaeological program ties with the Haudenosaunee community and Neighbors of the Onondaga (NOON) to recognize sovereign government, the Landback campaign, and environmental preservation and restoration
- 5.** Explore opportunities to produce and display a formal recognition of the Haudenosaunee Confederacy and Onondaga Nation
- 6.** Collaborate with the Villages and local libraries to develop a historic sites walking tour hosted online
- 7.** Work with the Town Historian and Manlius Historical Society (manliushistory.org) to develop a more thorough and complete "Town History" webpage
- 8.** Explore opportunities to acquire lands for use as Town parks and recreation facilities, particularly in areas where residents have expressed interest in scenic vistas and natural features (Top of the World)
- 9.** Hire a Town social services coordinator tasked with connecting residents to social and economic resources
- 10.** Collaborate with school districts and YMCA locations to inventory sporting facilities and identify opportunities to share resources between schools and with the larger community
- 11.** Conduct a needs assessment for older adults
- 12.** Partner with local arts and cultural organizations to host an annual festival and pursue opportunities to celebrate and showcase local art (murals, outdoor sculptures/galleries, etc.)
- 13.** Establish a community center that provides space and equipment for social, recreational, and educational programming
- 14.** Implement commercial/nonresidential design guidelines to ensure that new development aligns with the community's vision
- 15.** Implement a form-based zoning code that embraces smart growth by focusing new development around existing infrastructure and encourages development to achieve predictable, high-quality, and context-sensitive improvements to the built environment

GOAL 3: WELCOMING & HEALTHY NEIGHBORHOODS

The Town of Manlius strives to provide high-quality neighborhoods and living options for its residents. With several hamlets and distinct neighborhoods, it is essential to strengthen existing residential centers and establish connections within and between neighborhoods. By supporting the development of a diverse array of housing options, we aim to support both our current and future residents in obtaining affordable, accessible, safe, and welcoming residential opportunities.



Objectives

- 1.** Concentrate future development within already developed areas, particularly those which already have access to public infrastructure (water and sewer) and have opportunities for infill development
- 2.** Support the development of housing options that are amenable to individuals and families of varying income levels, ages, and lifestyles and that cultivate mixed-income neighborhoods
- 3.** Improve the appeal and safety of neighborhoods by abating nuisances, such as litter and noise, implementing traffic calming measures, and better managing overflow traffic
- 4.** Mitigate the impact of conflicting land uses through land use law
- 5.** Provide opportunities for outdoor recreation and active transportation within neighborhoods through the establishment and maintenance of sidewalks, bicycle amenities, and trails

Implementation Items

- 1.** Utilize the Onondaga County Settlement Plan and Traditional Neighborhood Development (TND) Code as a resource for implementing zoning tools that preserve neighborhood character and preserve natural resources
- 2.** Complete a housing needs assessment and explore tools for expanding housing choice, such as mixed density residential zoning, mixed-use development (in particular, commercial and residential in the same building), and accessory dwelling units
- 3.** Collaborate with FM Neighbors and Newcomers, the local libraries, and similar groups to introduce and provide resources to new residents
- 4.** Utilize the Town website to connect current and future residents and housing developers with resources such as the First-Time Homebuyer Tax Credit and the Low-Income Housing Tax Credit
- 5.** Supplement the NYS Property Maintenance Code through the development of a place-based local law(s)
- 6.** Integrate landscaping and buffering requirements into the zoning code to reduce land use conflict between non-compatible uses
- 7.** Utilize and evaluate sidewalk pilot programs as a means to expand the Town's sidewalk network
- 8.** Develop a public health plan in partnership with the Critical Response Committee that outlines how Town operations should respond in the case of a public health emergency
- 9.** Partner with community organizations that engage in youth activities to support the growth of recreational, educational, volunteer, and employment opportunities for youth and young adults

GOAL 4: DIVERSE & LOCAL COMMERCE

The Town of Manlius aims to establish a diverse commercial base that provides employment opportunities and necessary and desired goods and services to our community members. Small businesses and locally-produced goods are an asset to our community that we strive to attract and strengthen. By identifying our commercial assets and weaknesses, we intend to align new business development with the retail and employment preferences of our community members.



Objectives

1. Identify our market gaps and reduce dependency on other communities for goods, services, and employment
2. Attract destination businesses, such as recreation, restaurant, and entertainment establishments
3. Support and encourage local farming and food-to-table operations
4. Provide adequate resources for small businesses to establish and flourish within our community
5. Establish an identity for the Town's commercial sector to market and solicit local businesses
6. Grow the local tourism industry by fostering a commercial and recreational environment that attracts and retains visitors

Implementation Items

1. Complete a market analysis to identify opportunities for economic development
2. Where appropriate, consider removing zoning barriers, such as special use permits, that might deter the development of destination businesses
3. Collaborate with the Fayetteville Farmers Market and the Onondaga East Chamber of Commerce to establish additional opportunities to connect local farmers with local restaurants and consumers
4. Partner with Empire State Development's Business Mentor NY Program to provide resources to new and small businesses
5. Collaborate with the Onondaga East Chamber of Commerce and Villages to promote participation in Small Business Week, Shop Local, and similar initiatives to raise awareness of local businesses
6. Develop a tourism plan
7. Consider adopting a local law that would discourage clearcut logging practices

GOAL 5: MODERN MOBILITY NETWORKS

The Town of Manlius recognizes the need to respond to rapidly changing patterns and preferences within the realm of transportation. As a climate smart community, it is our goal to reduce the contributions of transportation to our greenhouse gas emissions by (1) promoting walking, biking, and public transit alternatives and (2) supporting the transition of vehicles away from fossil fuels and toward renewable energy sources. We also recognize the impact that vehicle traffic has on our community's wellbeing, and strive to implement measures that will improve the safety of our transportation network and protect our community's character.



Objectives

1. Improve resident awareness of and access to public transportation and ride-sharing options
2. Establish and maintain an active transportation network with adequate pedestrian and bicycle amenities
3. Identify and implement traffic mitigation strategies and roadway safety improvements along high-traffic corridors and within neighborhoods experiencing cut-through traffic
4. Prepare for the arrival of smart mobility technologies and autonomous vehicles
5. Support electric vehicles by installing charging stations in appropriate areas of the Town

Implementation Items

1. Expand upon the Town's existing use of online mapping platforms (such as the [Town Zoning Map](#)) to communicate the locations of trails, sidewalks, bicycle lanes, bus stops/routes, and bicycle-, scooter-, and car-sharing stations
2. Apply for a Climate Smart Communities grant to complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town's greenways, residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, E Genesee Street, and others
3. Establish inter-agency coordination and dialogue with the NYS DOT and Onondaga County DOT to discuss priority projects on State and County roadways
4. Enhance collaboration with Centro and other local public transportation providers to explore opportunities for expanding access to public transit within the Town
5. Reference the 2007 Fayetteville-Manlius Road/Route 257 Pedestrian Accommodation Feasibility Study and pursue Safe Routes to School funding to implement pedestrian facilities along Route 257 between the Villages of Fayetteville and Manlius
6. Utilize the Onondaga County Empire State Trail Local Economic Opportunities Plan to expand and establish additional connections to the Empire State Trail network
7. Revise the zoning code to reflect recent mobility and transportation trends, such as flexible curbs, ADA -compliant curb ramps, shared/joint parking facilities, electric vehicle charging stations, and bicycle parking
8. Apply for funding through the NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program or other program to install public EV charging stations
9. Transition municipal vehicles to electric

GOAL 6: EFFECTIVE, RESPONSIVE, & COLLABORATIVE GOVERNMENT OPERATIONS

The Town of Manlius values and promotes community participation in government decision-making processes. We aim to expand avenues for residents to participate in public meetings, collaborate with Town staff and officials, and engage in local projects and programs. We also appreciate the unique and opportune nature of our Town being home to several Villages and Fire Departments, and strive to build upon our relationships with the Villages to co-facilitate community initiatives, and share services and purchasing efforts where appropriate and feasible.



Manlius Highway Department vehicle in a parade

Objectives

- 1.** Continue to provide and improve upon our high level of public services, such as the police, fire, and highway departments
- 2.** Collaborate with the Villages and neighboring municipalities to establish/enhance shared services and co-facilitate community initiatives
- 3.** Increase the accessibility and transparency of public meetings and implement innovative and effective approaches to soliciting community input and garnering resident participation in government operations
- 4.** Seek out technological upgrades and new internal communication techniques to support the Town in streamlining administrative procedures
- 5.** Foster an environment that supports members of underrepresented community groups in participating in Town activities and decision-making processes
- 6.** Improve the responsiveness of Town government by streamlining communication between Town government and residents and by identifying and dismantling barriers to accessing Town services
- 7.** Increase the preparedness and effectiveness of the Town Board, Planning Board, Zoning Board of Appeals, and Board of Assessment Review through targeted training efforts

Implementation Items

- 1.** Foster greater benchmarking, integration, and streamlining of fire and emergency medical services, utilizing the 2011 Fire & EMS Study as a reference
- 2.** Schedule meetings between the Town and three Villages to discuss opportunities for joint planning efforts, purchasing, and services
- 3.** Develop a quarterly Town newsletter and establish a regular website update protocol
- 4.** Construct a new energy-efficient Town Hall that is accessible, provides new facilities for police, and has a compliant court
- 5.** Establish a Comprehensive Plan Working Group to lead the implementation of this Plan
- 6.** Draft and adopt a diversity, equity, inclusion, and accessibility policy
- 7.** Study the viability of establishing a ward-like system for council members
- 8.** Expand access to online resources by extending broadband coverage
- 9.** Facilitate SEQRA training sessions for the Town Board, Planning Board, Zoning Board of Appeals, and Board of Assessment Review to increase the Boards' ability to navigate complex land use decisions

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...a sticker where

Generation Z resident checks out her Town's map

INTRODUCTION

Purpose

The objective of the Future Land Use (FLU) Strategy is to identify the preferred distribution of land uses to be achieved within the next 10 years. These land use types and locations were determined based on existing land uses, knowledge of predicted future conditions, development preferences expressed by community members, findings from the Zoning Assessment & Build Out Analysis, and the Goals, Objectives, and Implementation Items established in the previous section. By mapping and describing the desired distribution of future land uses, decision makers and community leaders are better prepared to make determinations on development proposals, plan infrastructure improvements, and update zoning regulations. This FLU strategy also serves the private sector by providing guidance on the types of development patterns that are desired by and likely to be supported by the community.

What Micron Means for Manlius

A Micron chip fabrication development of up to four plants is currently being planned in the Town of Clay, less than a 15 mile drive from the northwest corner of the Town of Manlius. According to a November 30, 2022 Syracuse.com article, the development is expected to bring up to 50,000 direct and indirect jobs over the next 20 years and grow the County population by 125,000 people or more.

This large-scale development, while outside the Town of Manlius, will undoubtedly affect demands for housing and services in the Town as regional populations grow. Continuing to engage the public to further define desired future development patterns and to find a balance between protecting community character and welcoming economically and socially advantageous development will be critical for the wellbeing and quality of life for the Manlius community.

This FLU Strategy takes into account the anticipated population growth, and associated demands for housing and services, resulting from the proposed Micron development. The FLU Map (Figure 15), for example, depicts new areas for residential, mixed-use, and commercial development and, in some cases, development at higher densities. However, the FLU Map also denotes strategic areas for conservation, embracing the principles of smart growth in order to maintain open spaces, agricultural lands, and low density development patterns that have contributed to the Town's identity for the past decades. As the Micron development is implemented and initial impacts of population growth are realized, the Town of Manlius may consider updating this FLU Strategy at shorter intervals in order to ensure that desired development patterns are maintained in the face of rapidly changing regional conditions.

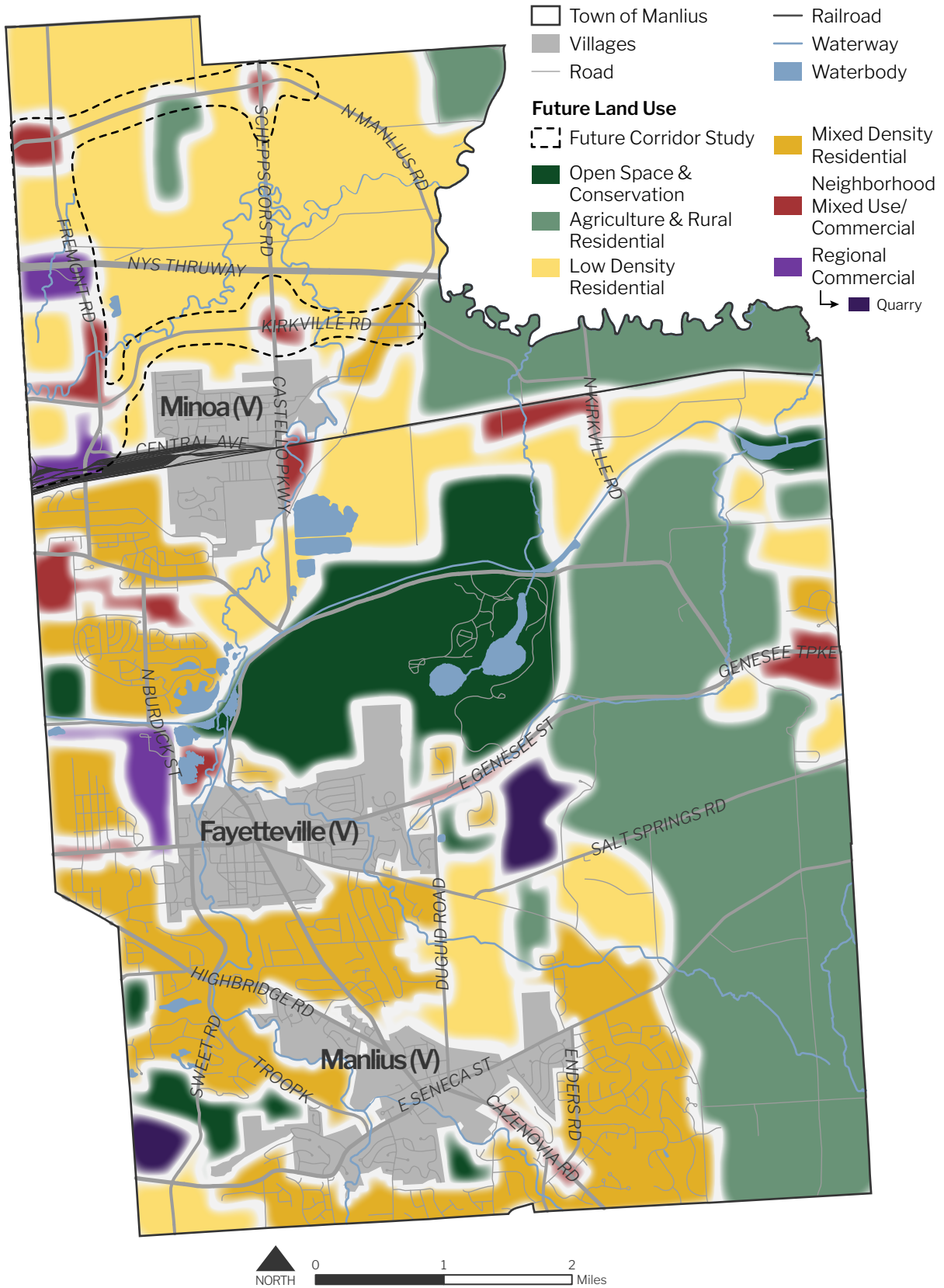


Figure 15. Future land use map

The FLU Map

The FLU Map on the previous page identifies the desired distribution of land use types that the community aspires to realize within the next 10 years. It is important to note that the boundaries of the future land use character areas are not absolute. Rather, they represent general and flexible areas of similar land use types. This is why the borders of the future land use areas do not touch and are separated by gray area - these boundaries may, in reality, overlap one other or shift over time.

It is also important to note that the FLU Map presented in this Comprehensive Plan is not intended to serve as or replace an existing zoning map. Whereas a zoning map is a regulatory tool that assigns properties to a zoning district by law, the FLU Map is not a legally binding document. Instead, it is intended to demonstrate to both public and private entities the types of development patterns that may or may not be supported in certain areas of the Town. On that same note, the FLU Map can inform future revisions to the community's zoning districts and regulations.

The FLU Map is comprised of seven character areas, briefly summarized to the right.

1. Open Space & Conservation

Land to be maintained in a naturalized state due to its ecological services, critical habitats, scenic views, and outdoor recreation amenities. This character area largely consists of existing parkland.

2. Agriculture & Rural Residential

Land to be primarily used for crop production and livestock farming. Agriculture-adjacent uses, such as rural residential housing and the sale of agricultural products, are also supported in this character area.

3. Low Density Residential

Primarily single- and two-family homes on large lots.

4. Mixed Density Residential

Residential uses ranging from single- to multi-family housing on lots of varying sizes and configurations.

5. Neighborhood Mixed-Use/ Commercial

Areas supporting the vertical and horizontal mixing of residential and commercial uses. These commercial uses are lighter in intensity and support the surrounding neighborhood.

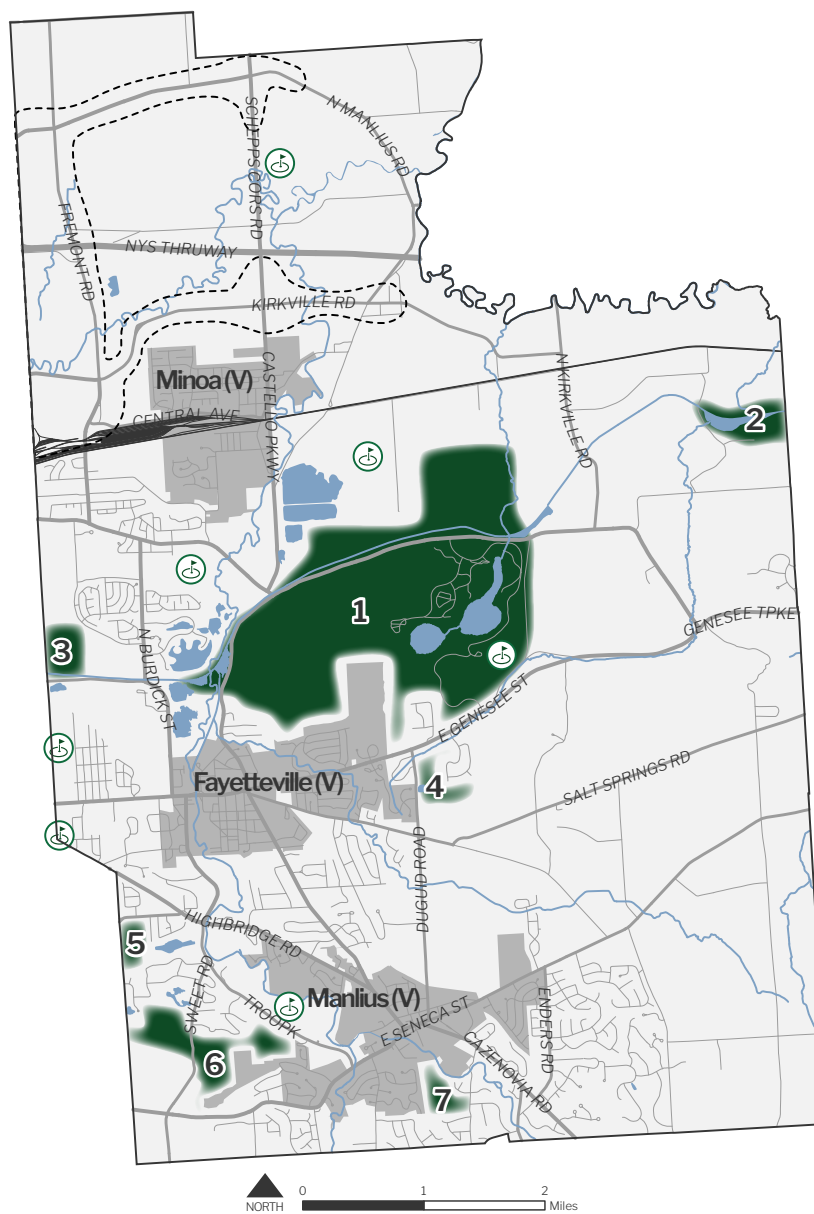
6. Regional Commercial

Higher-intensity commercial uses that contribute to regional employment and retail opportunities. This area also includes some industrial uses, such as existing mining operations.

7. Future Corridor Study

Approximate location of a corridor study that would further inform future land use preferences in northern Manlius.

OPEN SPACE & CONSERVATION



From the Community

“Preserve the remaining green spaces for future generations to enjoy. Every single inch of space does NOT have to be developed.”

“Securing land for a Town park”

“Preserve open space! Now is the time while it still exists ...”

“We have to be forward thinking about environmental issues and preserving open space”

Objectives

1. Protect the ecological and recreational benefits of existing open spaces and parks
2. Establish a Town-wide park and open space network

What's There Now

The Open Space & Conservation FLU area largely consists of existing parkland, including:

1. Green Lakes State Park (and the existing open space to the north)
2. Old Erie Canal State Historic Park (located at Pools Brook)
3. Old Erie Canal State Historic Park at Butternut Creek
4. Duguid Park
5. Woodchuck Hill Field & Forest Preserve
6. Three Falls Woods (and the existing open space to the west)
7. Fayetteville-Manlius Outdoors Club

It should also be noted that there are seven golf courses throughout the Town. While these are not necessarily public outdoor spaces or conservation areas, they do contribute to the overall network of open spaces throughout the Town.

While community members have voiced that the Town's open spaces, natural resources, and scenic views are some of its greatest strengths, the Town of Manlius does not own or maintain any public parks. Rather, each of the parks included in the Open Space & Conservation FLU area are owned by NYS, one of the Villages, or a private property owner. Because access to public parks outside of the Villages is relatively limited, it is critical that these natural, public spaces be maintained.

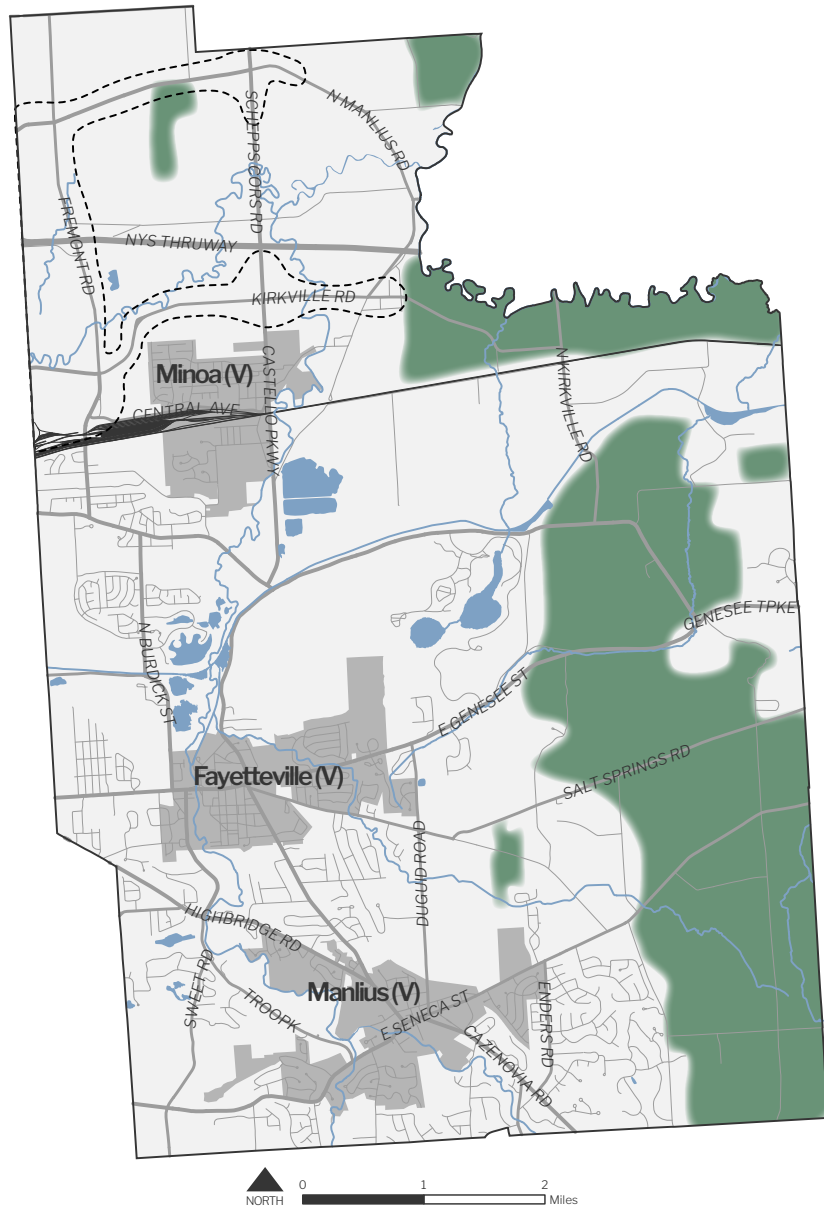
Looking Forward

The Town of Manlius currently does not have a zoning district dedicated to protecting open spaces, natural resources, and parks. In the face of anticipated population growth resulting from the Micron development, it is increasingly imperative that appropriate regulations be put in place to protect existing open and natural spaces from development. Implementing a **conservation or similar zoning district** that prohibits development on these few, but essential, parks would protect them, even if ownership were to change. Furthermore, as the solar industry continues to grow, it will also be important for the Town to consider implementing land use regulations that manage large-scale solar developments in a way that preserves critical open spaces.

Beyond existing parkland, golf courses - as mapped on the previous page - and other outdoor recreation venues also contribute to the overall open space network and recreational opportunities within the community. However, should ownership or development preferences change, these spaces may be re-imagined for a wide variety of uses. Long-term planning efforts should consider whether the maintaining these spaces as open space into the distant future is preferred by the community or not.

Another key opportunity for the Open Space & Conservation FLU area is to enhance **multi-modal connections** between these various pockets of open space and parks. For example, the Canalway Trail and Empire State Trail connects the two Old Erie Canal State Historic Parks and Green Lakes State Park. Developing trail linkages between Green Lakes State Park and Duguid Park and between Woodchuck Hill Field & Forest Preserve and Three Falls Woods would improve the accessibility of these parks and help establish a greater Town-wide park system. This may be facilitated through improvements to the right-of-way (bike lanes, sidewalks, etc.) or by seeking conservation easements with property owners.

AGRICULTURE & RURAL RESIDENTIAL



From the Community

“Support local agriculture”

“Keep some of the agricultural land in place”

“Preserving agricultural land that in turn could enhance the surrounding neighborhoods”

“Using our agricultural land and natural resources wisely”

Objectives

1. Protect the natural, scenic, and economic benefits of existing agricultural lands
2. Support the longevity and strength of the local agricultural industry
3. Maintain rural residential living options

What's There Now

The Town's agricultural lands and businesses are a cornerstone of its identity. Currently, there are 35 areas, encompassing approximately 139 parcels, within the Town that are protected under the NYS Agricultural District Law. This program targets properties that are predominantly comprised of viable agricultural land and provides benefits and protections to support the preservation of such agricultural land and the continuation of farming practices. In the Town, these NYS Agricultural Districts cover approximately 7.2 square miles, almost 15% of the Town's entire area.

Because these lands are protected under NYS Law, its is essential future development not only reflects the continued agricultural use of these spaces, but also considers the appropriate types of adjacent uses that are compatible with farming operations. Therefore, this Agriculture & Rural Residential FLU

area not only includes the NYS Agricultural Districts, but also some surrounding agricultural lands and rural residential properties.

Looking Forward

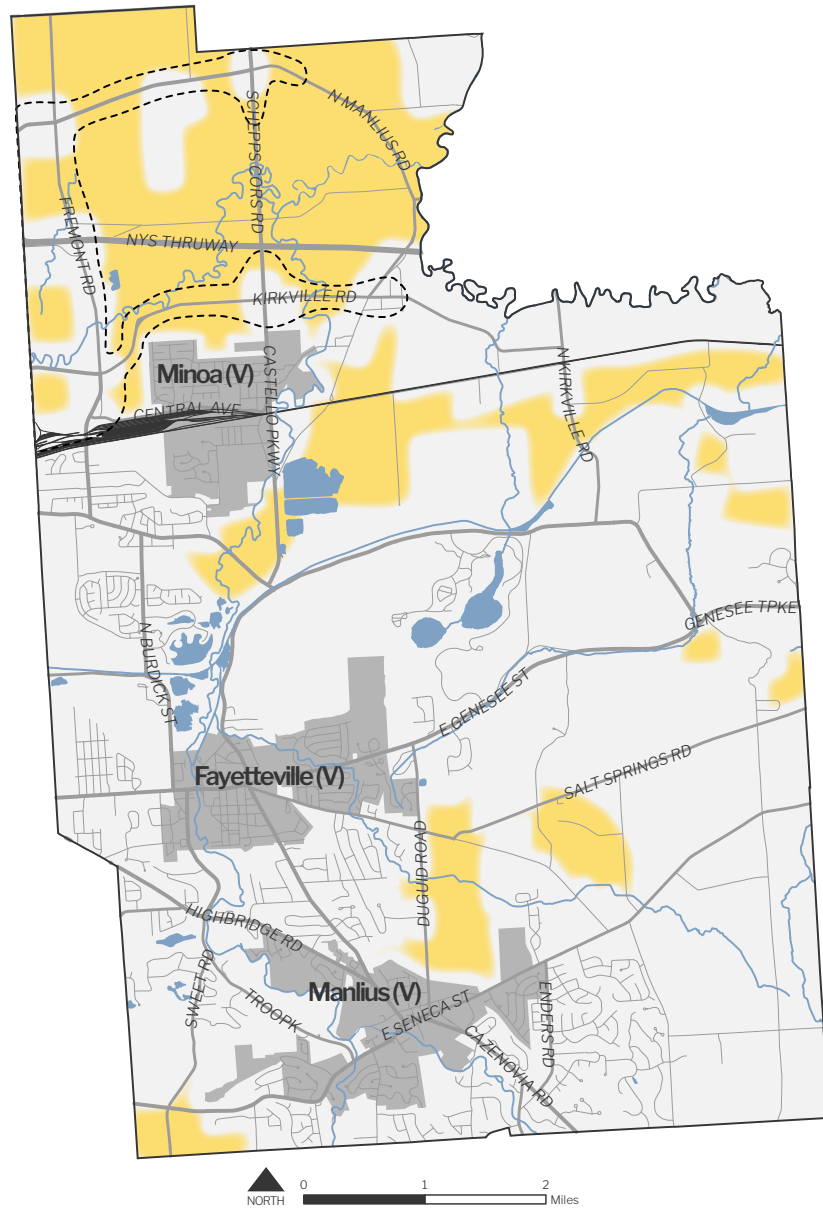
As population growth occurs from the nearby Micron development, protecting existing agricultural lands will become particularly imperative. Education and outreach to farmers outside of the NYS Agricultural Districts to raise awareness of this program may help to expand the use of this program throughout the Town and preserve a larger percentage of the Town's overall agricultural land. The **application of the NYS Agricultural District Law** will continue to protect agricultural land, even when faced with residential and commercial development pressure resulting from future population growth.

The long-term protection of the Town's agricultural lands can also be supported through appropriate zoning regulations. Currently, the primary zoning district supporting agricultural uses is the Restricted Agriculture District, which covers the vast majority of the Town. However, many of the properties within this district are not utilized for agricultural purposes. It is also imaginable that many of the properties under the Restricted Agriculture District may experience substantial demand for development as the regional population grows. With this in mind, establishing a clear distinction between developable and protected agricultural land through a **standalone, strategically placed agricultural district** would further protect agricultural lands while finding a balance with the need for space for commercial and residential development.



Gridley's Cold Spring Beef Farm

LOW DENSITY RESIDENTIAL



From the Community

“Limit new development that encroaches on residential areas”

“As many around the country are leaving larger cities the opportunity exists to attract residents”

“We chose this community because we could access a large city, a smaller town and live in a low density setting”

“The mix of rural and residential areas in relatively close proximity with commercial facilities”
(noted as a strength)

Objectives

1. Maintain opportunities for low density residential living
2. Allow for appropriately scaled residential development outside of water and sewer districts
3. Protect the rural character of the Town

What's There Now

The Low Density Residential FLU area is largely comprised of large-lot residential properties that are within the Restricted Agriculture District, are not protected by a NYS Agricultural District, and do not have access to public water and sewer. This FLU area is also characterized by wetlands and floodplains that - alongside the lack of water and sewer service - limit opportunities for denser development. Many of the properties within this FLU area support a rural lifestyle without necessarily serving an agricultural purpose.

Looking Forward

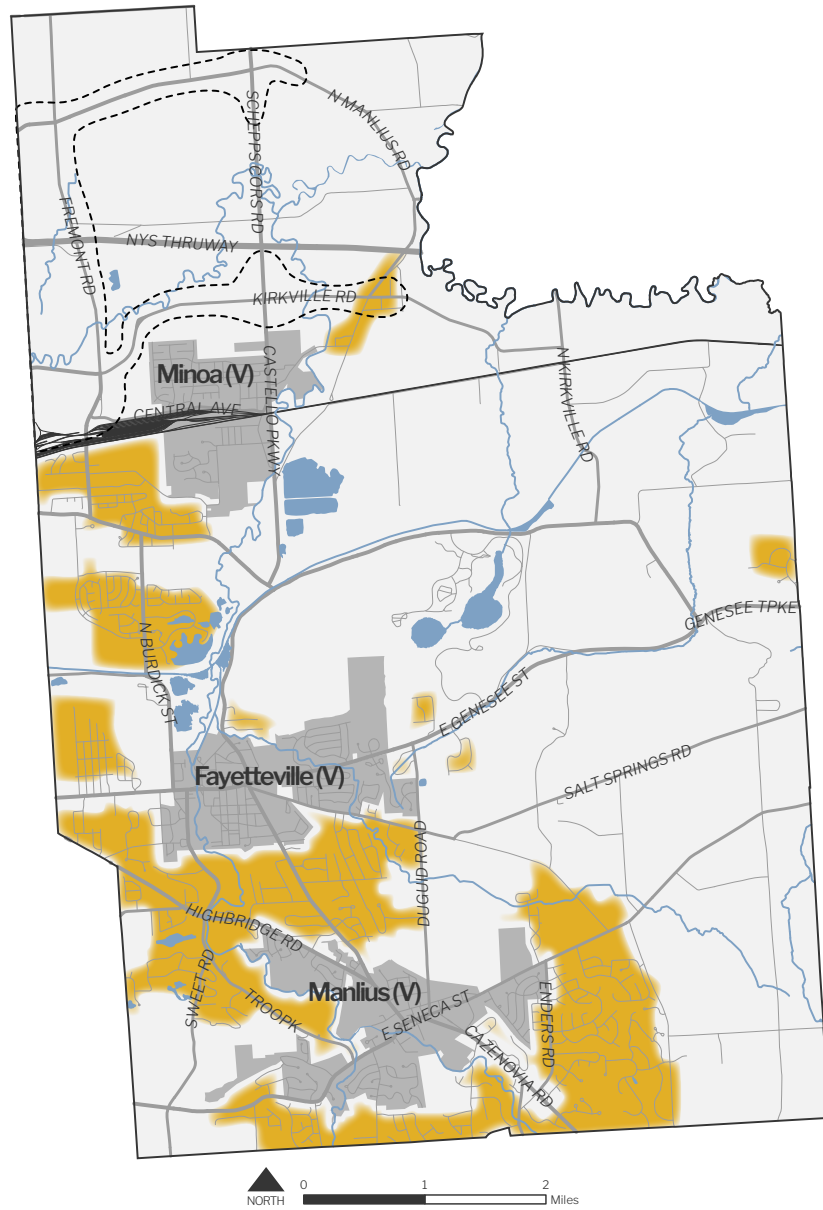
While expanding the range of housing options in the Town was cited consistently by members of the public, desire to maintain the rural character of the Town was also expressed. A lack of water and sewer service greatly limits development potential, yet the upcoming Micron development is expected to increase housing demands throughout the region. On that same thread, the COVID-19 pandemic has increased remote work options and opened up opportunities for employees who prefer rural residential living to seek that out. For these various reasons, maintaining an option for low density residential living is important to the overall sustainability of the Town.

In order to support residential use while also maintaining the rural character of these areas, several land use regulations may be considered. First, because there is a lack of public water and sewer in the Low Density Residential FLU area, **minimum lot size regulations** should align with Onondaga County's Sanitary Code, which requires lots with individual water supply and sewer facilities to be at least 40,000 sf (approx. one acre). Second, appropriate regulatory tools may be applied to ensure that development within this FLU area maintains the desired rural character and continues to protect sensitive environmental resources, like wetlands. Examples of such tools may include **maximum impervious surface limits, maximum building footprint and height limits, and minimum setbacks from the right-of-way and floodplain.**



The second-highest scoring image from the Community Preference Survey's Low Density Residential character area depicted a large agricultural property with a residential structure.

MIXED DENSITY RESIDENTIAL



From the Community

“Lack of quality housing for seniors and youth - stock of apartments and town homes is poor”

“It’s not walkable. I work within a mile of my house and can’t walk because the road isn’t safe.”

“Promote mixed income housing”

“Encourage low/medium income housing opportunities”

“Developing affordable senior housing”

Objectives

1. **Expand the range of housing options available within the Town**
2. **Accommodate anticipated growth in the regional population**
3. **Increase the walkability of denser residential areas**
4. **Enhance access to affordable housing**

What's There Now

The Mixed Residential FLU area, for the most part, covers existing residential areas on the outskirts of the three Villages. The properties and neighborhoods in the Mixed Residential FLU area range greatly in density. Some areas, particularly those surrounding the Villages, reflect traditional suburban development styles, with single or two family homes on lots of around a quarter of an acre to one acre in size. However, there also are some areas of higher density, such as the Wildwood Ridge Apartments on Highbridge St and the townhouses at Erie Village off of N Burdick St. Some neighborhoods have development at lower density, such as N Eagle Village Rd.

A consistent point of concern voiced by community members is the lack of affordable housing and the limited variability of housing options within the

Town. Exclusionary zoning practices employed in the 1900s and post-World War II residential development patterns, as discussed in the History section, both resulted in the low diversity in housing stock that many communities, including the Town of Manlius, are facing today. As noted in the Community Profile, nearly 79% of homes within the Town are owner-occupied and - based on tax assessment data - 96.3% of residential properties within the Town are single-family homes. Moreover, only five of those single-family homes were noted as having an accessory dwelling unit. This lack of variation reduces the diversity of homeowners and renters who can feasibly live within the Town, particularly households with lower incomes and preferences for multi-family and/or rent-based living arrangements. Addressing the historical development practices that have resulted in the limited housing options and racial and economic conformity will be critical to welcoming and supporting individuals and families across a range of backgrounds, incomes, and lifestyles.

Looking at the pattern of development within the Mixed Residential FLU area, while many of the neighborhoods provide the level of density that typically supports high levels of walkability, the lack of sidewalks and nearby destinations prevent these areas from truly being walkable. The same issue is noted for bicycle infrastructure. Recent national trends indicate a return to dense, mixed-use, walkable environments, which - in parallel with appropriate housing options - not only supports the younger generations that seek out this type of development, but also supports aging-in-place. Overall, the lack of diversity within the Town's housing stock both within and outside of the Mixed



Residential FLU contradicts national trends and counters the preferences voiced by community members.

Looking Forward

As the regional population grows and the need for affordable, diverse housing options is voiced by community members, the existing range of neighborhood development patterns within the Mixed Density Residential FLU should continue to be celebrated. However, it would be advantageous to expand the housing types available within this FLU area and increase walkability, so that a wider diversity of residents are able to move to Manlius and age-in-place here. This can be achieved through several methods, as outlined below.

Accessory Dwelling Units (ADUs)

An ADU (sometimes colloquially referred to as an in-law suite or granny flat) is a smaller, independent residential unit on the same property as a primary residential structure. ADUs may be attached to or detached from the primary residential structure, and are also sometimes located in a basement, in a converted garage, above a garage, or above the primary residential structure. ADUs are often used as a tool for promoting aging-in-place and, depending on the specific ADU regulations, may also increase opportunities for additional affordable and/or rent-based living arrangements. Currently, the Town’s zoning code does not include regulations that promote the use of ADUs. Should they be utilized as a tool for widening housing choice in the Town, ADU regulations should consider the following: structural requirements



Source: AARP, *The ABCs of ADUs*

(attached, detached, etc.); bulk and dimensional requirements; owner occupancy requirements; and architectural guidelines (requiring new ADUs to match the architectural style of the primary residential structure).

Multi-Family Dwellings

The only zoning district currently permitting multi-family dwellings is the R-5 district, which is very limited geographically throughout the Town. This contradicts the public input heard through the Community Survey, Affordable Housing Focus Group, and Open Houses, which revealed a need for more affordable living options and walkable neighborhoods, and concern directed towards suburban sprawl. Permitting multi-family dwellings across a wider geographic area would help to alleviate some of these challenges.

Should the Town desire a higher level of oversight for multi-family developments to ensure they will compliment existing neighborhoods, a special use permit could be required to provide for an additional level of review. To maximize the success of introducing higher density living arrangements, it is critical that development styles reflect community preferences are encouraged. To the extent possible, new multi-family residential developments should employ design tactics that reflect the higher scoring images from the Community Preference Survey.

Active Transportation Amenities

While opportunities exist within the Mixed Density Residential FLU area to create more dense, walkable environments that support households without access to a vehicle, the lack of sidewalks and bicycle amenities is an obstacle. To combat this, the Town may explore alternative mechanisms to sidewalk district formation and pursue funding for the implementation of bicycle lanes. In addition, regulatory tools, such as bicycle parking minimums for high density residential developments, can help to establish a culture of biking within the Mixed Density Residential FLU area.

MOST DESIRABLE



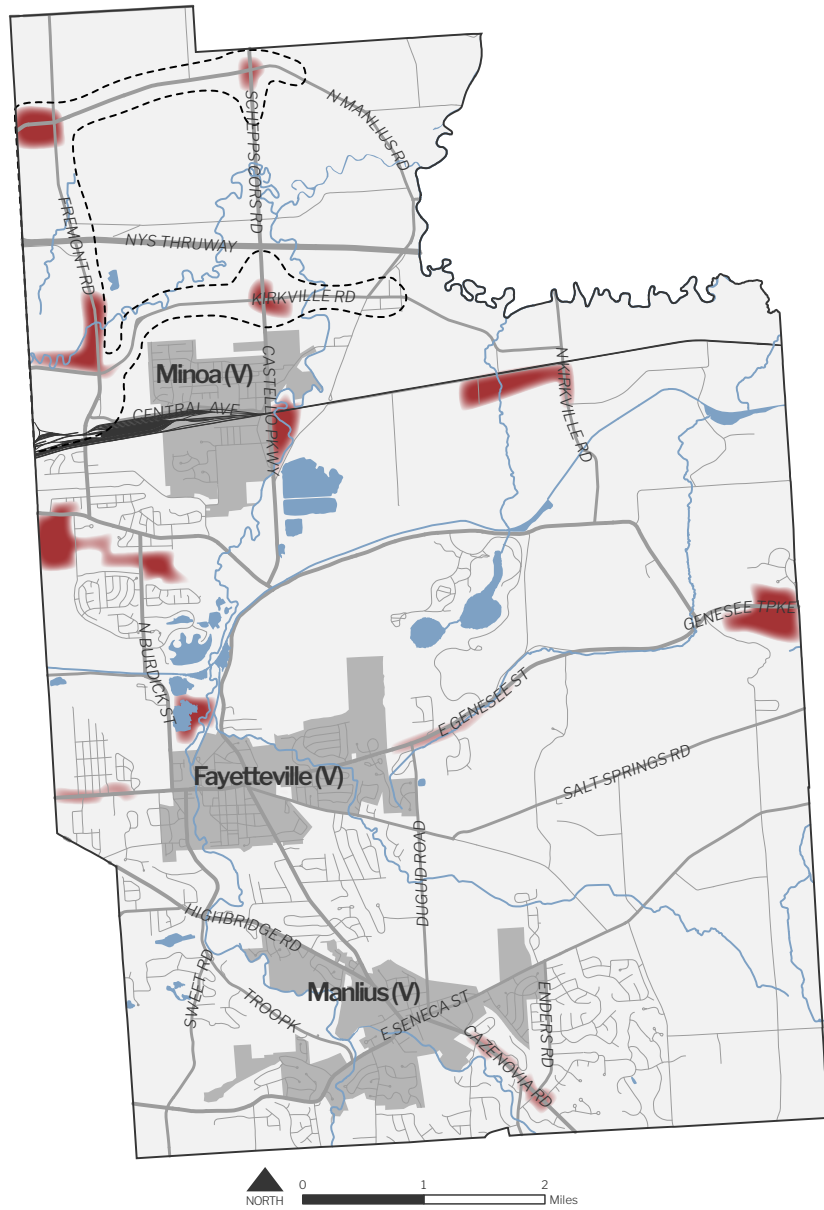
The highest scoring images from the Community Preference Survey's Mixed Density Residential character area depicted developments with visually interesting architectural details, such as mixed building materials and colors, variation in window types, front steps or a porch, and tripartite design (having a distinct base, midsection, and crown). Developments with street trees and parking limited to the side or rear of the building also scored higher. Overall, developments that reflected the character of single or two-family homes tended to score well.

LEAST DESIRABLE



The lowest scoring images from the Community Preference Survey's Mixed Density Residential character area depicted developments with little architectural variation. In other words, the developments with low scores had a limited color palette, a small selection of facade materials, and identical windows throughout. Developments without landscaping or street trees also scored lower, along with developments with visible off-street parking areas.

NEIGHBORHOOD MIXED-USE/ COMMERCIAL



From the Community

“Expand a diverse variety of small businesses”

“We need more mixed-use and multigenerational living situations”

“Offering opportunities for the homes in non-villages to have more of a village feel, with safe ways to physically access via walking, biking to stores, restaurants, ice cream shops”

“Would be great if it was a more walkable town/village - with multiple businesses accessible”

“Creating more diversity through jobs/housing options”

Objectives

1. Support mixed-use development
2. Enhance the walkability of neighborhoods
3. Expand opportunities for commercial growth
4. Increase access to goods and services

What's There Now

The Neighborhood Mixed-Use/Commercial FLU area covers several pockets throughout the Town, particularly:

- Main corridors spurring from the Villages, including Castello Pkwy, E Genesee St, Cazenovia Rd
- Areas where there is existing hamlet-style development or a mix of residential and neighborhood commercial uses, including the intersections of Schepps Corners Rd with Manlius Rd and Kirkville Rd, the intersections of Fremont Rd with Collamer Rd and Kirkville Rd, and the Hamlet of Kirkville
- Areas where there is opportunity for future neighborhood mixed use development, including Manlius Center Rd at the western Town border, Genesee Tpke at the eastern Town border, and N Burdick St

Each of the Neighborhood Mixed-Use/Commercial FLU “pockets” have some degree of existing commercial uses within or adjacent to residential uses. However, the types of commercial uses and the density of development across the Neighborhood Mixed-Use/Commercial FLU area varies. For example, the intersection of Enders Rd and Cazenovia Rd has larger-scale commercial

development, higher traffic levels, and substantial amounts of parking. On the other hand, the intersection of Schepps Corners Rd and Kirkville Rd is less dense with substantial amounts of greenspace, embodying a more rural development pattern. Moreover, some of these areas have access to public water and sewer, while others do not. What each of these pockets have in common, however, is that they are within close proximity to residential areas and offer an opportunity for nearby residents to access goods and services. Despite the proximity to residential properties, walkability is currently limited within the Neighborhood Mixed-Use/Commercial FLU area, as pedestrian and bicycle facilities are scarce.

Intersection of Enders Rd and Cazenovia Rd



Intersection of Minoa Rd & Kirkville Rd



While all red sections of the FLU Map are classified as Neighborhood Mixed Use/Commercial, the recommendations for this FLU area are not intended to recommend a single, universal development style for each Neighborhood Mixed Use/Commercial area. Rather, future development in these areas should be respectful of and responsive to infrastructure limitations (road level of service, water and sewer availability/capacity) and community character (land use types, development density).

Looking Forward

Input collected throughout the comprehensive planning process revealed a desire for enhanced walkability, the growth of small businesses, and the expansion of housing options available within the Town. This FLU area aims to achieve these results by encouraging the horizontal and vertical mixing of uses in strategic areas of the Town. This style of development also supports recent national trends, which have indicated a growing preference for traditional, mixed-use, walkable neighborhoods. The realization of truly walkable, mixed-use areas will, however, also require alterations to the public realm through streetscape improvements. Strategies for achieving the objectives of the Neighborhood Mixed -Use/Commercial FLU are detailed below.

Vertical & Horizontal Mixing of Uses

The Town of Manlius' zoning code currently has two mixed-use districts: Residential Multiple-Use (RM) and Residential Transition (RT). However, the RT district is not on the zoning map (does not currently regulate any properties) and both often require site plans and accessory use permits in order for multiple uses to be permitted within the same building. In other words, the current zoning limits traditional mixed-use development in which a building may have a commercial use at street level and residential unit(s) above. This not only contradicts general trends towards walkable, mixed-use neighborhoods, but also the preferences of the Manlius community. Adjusting zoning regulations to permit outright arrange of horizontally- and vertically- mixed- uses would help to promote the establishment of this type of development in the Neighborhood Mixed-Use/ Commercial FLU area.

Design Guidelines

Especially since the Neighborhood Mixed-Use/ Commercial FLU area abuts and/or includes, residential neighborhoods, it is critical that the design of these corridors and centers correspond with the preferences of the community. This can be accomplished through the development and

administration of design guidelines or standards, which provide instructions on building materials and colors, window type and transparency levels, landscaping, and other architectural and site design features that should or must be incorporated into new development. These differ from a zoning code's bulk and dimensional requirements, which typically determine a development's setbacks and maximum building footprint and height. Both are essential for the success of the Neighborhood Mixed-Use/Commercial FLU area. Any bulk and dimensional regulations and design guidelines/ regulations should reflect the findings of the Community Preference Survey, as depicted and described on the following page.

Public Realm Improvements

Accomplishing the objectives of this FLU area will not only require changes to the private realm through zoning regulations and design standards, but also to the public realm. In order to establish the walkable atmosphere that is cornerstone to this FLU area, improvements to the right-of-way will be critical. This may include the implementation of sidewalks, bicycle lanes, landscaping, bus stops, places of refuge (seating, medians), and aesthetic and safety considerations (lighting, crosswalks, traffic calming facilities) along the streetscape. The renderings below depict the potential transformation of a streetscape that may be achieved through improvements to both the public and private realm.



MOST DESIRABLE



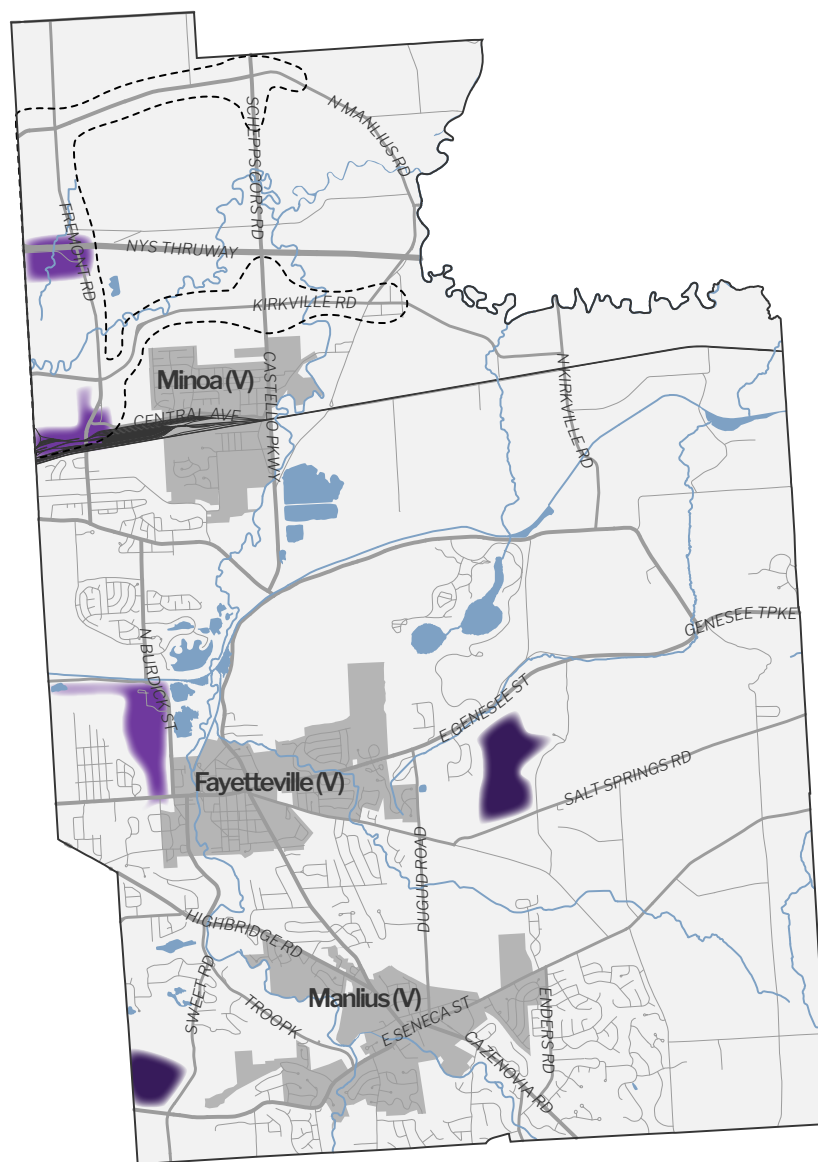
The highest scoring images from the Community Preference Survey's Neighborhood Mixed-Use/Commercial character area depicted smaller-scale developments that reflected residential design. They did not have visible drive-throughs or off-street parking; instead, the buildings were positioned closer to the right-of-way. The highest scoring images utilized more natural building materials (brick) and had high levels of window transparency. Landscaping and street trees were also present in the higher scoring images in this character area.

LEAST DESIRABLE



The lowest scoring images from the Community Preference Survey's Neighborhood Mixed-Use/Commercial character area depicted franchise-style architecture and did not embrace residential design characteristics. They had visible off-street parking areas and/or drive-throughs. The lowest scoring images also had minimal, if any, landscaping/street trees between the building and right-of-way.

REGIONAL COMMERCIAL



From the Community

“Limited office/commercial/retail establishments”

“Growth of business is important to offset residential taxes”

“Lack of growing, white collar businesses. There are few opportunities for recent college graduates and mid career professionals to remain in this area ...”

“Reduce overdevelopment to Commercial and Industrial usage”

“Revitalization of unoccupied or dilapidated commercial space”

Objectives

1. Expand employment opportunities
2. Support the tax base through larger-scaled commercial development
3. Maintain access to regional centers for goods and services

What's There Now

The Regional Commercial FLU area generally includes:

- Existing regional commercial centers, including the Towne Center at Fayetteville and NorthEast Medical Center
- Opportune areas for future commercial development, particularly due to the anticipated regional increase in population and growth of the microchip industry, including the NYS Thruway interchange at Fremont Rd and along the rail yard
- Existing quarries, as denoted in dark purple on the FLU map

Looking Forward

As the regional population increases, demand for goods, services, and employment can be expected to rise as well. Maintaining existing commercial centers and inviting new commercial development in limited, appropriate areas will support the needs of the current and future Manlius population and foster overall economic growth. This may include office buildings, large-scale retail establishments, warehousing facilities, and other high intensity commercial uses, particularly those adjacent to or supportive of the growing microchip industry. However, particularly along the Fremont Rd corridor, **zoning changes and infrastructure upgrades**, such as water and sewer network expansions, may be necessary in order to support this type of development. If higher intensity development does occur along the I-481 corridor, the implementation of buffering and traffic mitigation measures will be critical to minimizing impacts to nearby residents and businesses. Moreover, any future development should adhere to the preferences identified in the Community Preference Survey's Regional Mixed-Use/Commercial character area, as depicted on the next page. This may be achieved through **nonresidential design guidelines/regulations and streetscape enhancements**, as described in the Neighborhood Mixed-Use/Commercial FLU area.



NorthEast Medical Center

**MOST
DESIRABLE**



**SOMEWHAT
DESIRABLE**



**LEAST
DESIRABLE**



The developments depicted above are three of the images presented in the Community Preference Survey to solicit input on Regional Mixed Use/Commercial building and site design preferences. The highest scoring images represent the community's most desirable building and site design styles, while the lowest scoring images represent the least desirable. Future development in the Regional Commercial FLU area should be encouraged to reflect the community's desired development preferences.

Quarries

There are currently two quarries within the Town of Manlius: one east of Sweet Rd and another south of E Genesee St to the west of Townsend Rd. Quarry operations such as these provide economic benefits by creating jobs and contributing to the tax roll. However, a common concern is the impact that quarries may have on the environment and surrounding community character. For this reason, the Town of Manlius facilitated a Quarry Study Group that held a series of meetings between January and May of 2022. This Study Group invited subject matter experts and community members to learn about and discuss mining operations as they relate to neighbors, hydrogeology, the environment, regulations, and history/culture. The findings of this Study Group are available in the Appendix.

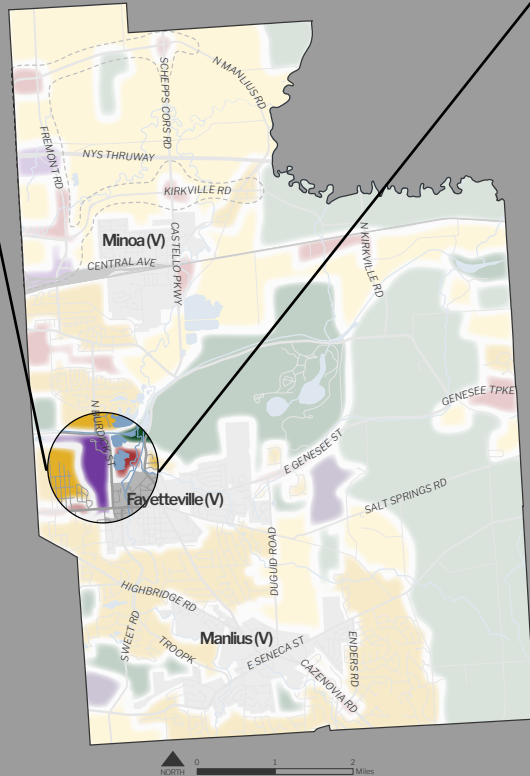
Quarries are regulated both through local mechanisms, such as the Town of Manlius Zoning Code, and State mechanisms, such as the NYS DEC Division of Mineral Resources. While existing and future mining efforts must comply with all relevant regulations, the Town of Manlius can be an educational resource and ensure compliance by enforcing the existing zoning code and permitting procedures applicable to quarry operations. Looking forward, it is also important that efforts be made to provide adequate buffering and screening to ensure harmony with existing and future residential uses in the surrounding area. If a quarry is decommissioned and redeveloped, new development should be encouraged to follow the community's design preferences to the extent feasible.

NORTH BURDICK ST

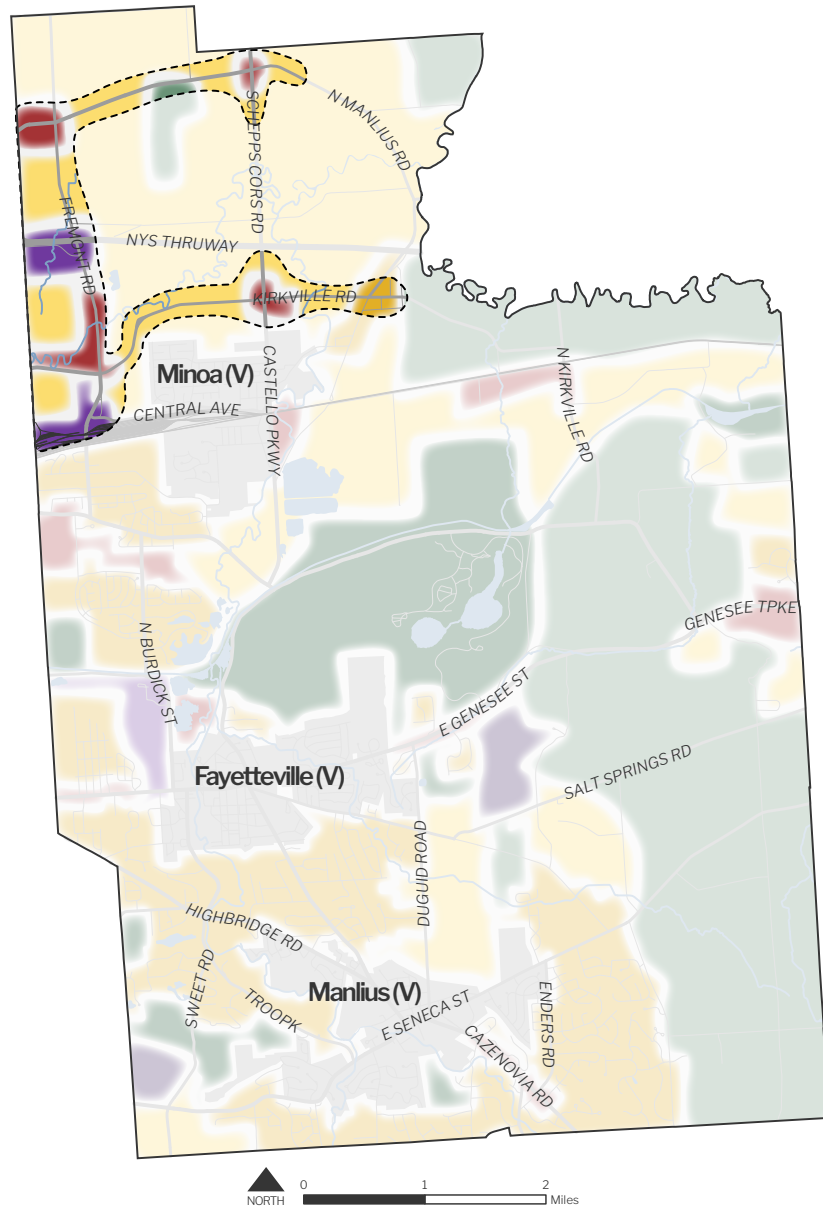


The western side of North Burdick St between the Erie Canal and the Village of Fayetteville has seen substantial development in recent years, with only a few parcels now remaining undeveloped. From north to south, the western side of the corridor is currently home to the NorthEast Medical Center and the Town Center Retirement Community, two auto dealerships, and Towne Center. Many of these developments on the western side of the corridor were built within the last decade, demonstrating that this area has been a particularly attractive location for growth in recent years. This may be due to the corridor’s advantageous access to public water and sewer, proximity to the Village of Fayetteville, and accessibility from I-481 and Route 5.

While the western side of the corridor has experienced substantial development, the eastern side remains mostly open space with two large ponds. However, a recent development proposal envisions this space as a 270+ unit housing development, showing that interest in building out this corridor has not waned. As growth continues along this segment of the N Burdick St corridor, it will be important to ensure that development aligns with the community’s vision – as demonstrated through the Community Preference Survey – and that appropriate traffic mitigation and environmental protection measures are employed.



FUTURE CORRIDOR STUDY



As previously discussed, recent Micron development plans in Clay are expected to spur substantial population growth throughout the region, including Manlius. While the influx new residents will be an opportunity for the Town to support economic growth, it is critical that residential and commercial development spurred in the wake of population growth are reflective of the community’s vision for future development patterns and respectful of the community’s highly valued agricultural lands, open spaces, and scenic views. This is particularly true for northern Manlius – which has nearby access to I-481 and I-90 – where rural residential development is prevalent but few parcels are protected under the NYS Agricultural District program. For this reason, a corridor study along the major routes in northern Manlius, as depicted above, is recommended to further identify the vision for northern Manlius and provide guidance for future development. With this in mind, the current FLU map largely portrays existing land uses in northern Manlius, with the understanding that the FLU categories and boundaries in northern Manlius may be later revised based on the findings of the recommended future corridor study.

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Ice carver at Frosty Forest event

APPLYING THE COMPREHENSIVE PLAN

Like the many benefits of a Comprehensive Plan, this document also serves as a tool for the community in more than one way. On one hand, the Comprehensive Plan assists Town staff and officials in administrative processes, such as budgeting and decision-making. On the other hand, the Comprehensive Plan serves as a guide for community leaders and stakeholders with an interest in implementing a project or program within the Town of Manlius. These two roles are described in more detail below.

Administrative

The Comprehensive Plan is referenced by the Town to inform...

- Municipal budgeting
- Policy and regulatory updates, such as zoning code updates
- Decision-making processes, such as the review of permits and applications
- Changes to Town operations, such as communication mechanisms, staffing, etc.

Programming

The Comprehensive Plan is referenced by community leaders and stakeholders to inform...

- The types of projects and programs to implement
- Partnerships and funding sources for implementing high priority projects and programs
- The location, type, and character of development to consider in development applications


PRIORITY IMPLEMENTATION ITEMS MATRIX

The Priority Implementation Items Matrix - on pages 74 and 75 - focuses on the programming aspect of the Comprehensive Plan. In other words, it is intended to guide community leaders and stakeholders in the identification and implementation of community projects. The Matrix includes the Implementation Items that were cited frequently and/or with urgency from community members, hereon referred to as "Priority Implementation Items." For each Priority Implementation Item, potential partners, a general timeframe and cost scale for completion are provided. The Matrix is intended to serve as a launching pad for this Comprehensive Plan by providing a general roadmap for the Town and its partners to take the first step at implementing the Comprehensive Plan's Priority Implementation Items. However, the Town and its partners should also be opportunistic in the pursuit of Implementation Items, and that it may be logical or advantageous to first pursue Implementations Items not listed in the Matrix based on grant funding availability, readiness of partners, etc.).

ACTIONS CROSSWALK

Mitigating and adapting to climate change is a core value of the Town of Manlius, as demonstrated through its successful participation in the NYS Climate Smart Communities Program. While this Comprehensive Plan was being developed, the Town of Manlius was also creating a Climate Action Plan. To support and streamline the Town's climate action initiatives, an Actions Crosswalk was created to match correlative plan recommendations that could be pursued simultaneously and to identify how the completion of such recommendations may help the Town achieve funding or additional points through the NYS Climate Smart Communities Program. The Actions Crosswalk - on pages 76 and 77 - can be referenced in conjunction with the Priority Implementation Items Matrix to strategize the completion of recommendations in an efficient and effective manner.

PRIORITY IMPLEMENTATION ITEMS MATRIX

Continued on  next page

GOAL AREA	PRIORITY IMPLEMENTATION ITEM
Environmental Protection & Sustainability	(1.4) Establish a community composting program for organic waste as part of the Town’s Climate Smart Communities actions
	(1.8) Revise the existing zoning code to include impermeable surface coverage limits, erosion control standards, and/or green infrastructure standards to mitigate stormwater runoff
	(1.11) Develop a new conservation zoning district that protects parkland, open spaces, scenic views, and other natural resources
	(1.15) Coordinate efforts with the Onondaga County Agriculture & Farmland Protection Board to protect agricultural lands
Community Character & Quality of Life	(2.8) Explore opportunities to acquire lands for use as Town parks and recreation facilities, particularly in areas where residents have expressed interest in scenic vistas and natural features (Top of the World)
	(2.13) Establish a community center that provides space and equipment for social, recreational, and educational programming
Welcoming & Healthy Neighborhoods	(3.2) Complete a housing needs assessment and explore tools for expanding housing choice, such as mixed density residential zoning, mixed-use development (in particular, commercial and residential in the same building), and accessory dwelling units
	(3.7) Utilize and evaluate sidewalk pilot programs as a means to expand the Town’s sidewalk network
Diverse & Local Commerce	(4.3) Collaborate with the Fayetteville Farmers Market and the Onondaga East Chamber of Commerce to establish additional opportunities to connect local farmers with local restaurants and consumers
	(4.4) Partner with Empire State Development’s Business Mentor NY Program to provide resources to new and small businesses
Modern Mobility Networks	(5.2) Apply for a Climate Smart Communities grant to complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town’s greenways, residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, E Genesee Stand others
	(5.6) Utilize the Onondaga County Empire State Trail Local Economic Opportunities Plan to expand and establish additional connections to the Empire State Trail network
	(5.8) Apply for funding through the NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program or other program to install public EV charging stations
Effective, Responsive, & Collaborative Government Operations	(6.1) Foster greater benchmarking, integration, and streamlining of fire and emergency medical services, utilizing the 2011 Fire & EMS Study as a reference
	(6.3) Develop a quarterly Town newsletter and establish a regular website update protocol
	(6.6) Draft and adopt a diversity, equity, inclusion, and accessibility policy

POTENTIAL PARTNER(S)	TIME-FRAME	COST RANGE	POTENTIAL EXTERNAL FUNDING SOURCE(S)
Sustainable Manlius, NYS Office of Climate Change, Town Trash & Brush District, Onondaga County Resource Recovery Agency (OCRRA)	Long	\$\$	NYS Climate Smart Communities Program, DEC Municipal Funding for Food Scraps Recycling Initiatives
Sustainable Manlius	Medium	\$	Smart Growth Community Planning & Zoning
Town Tree Commission	Medium	\$	Smart Growth Community Planning & Zoning
Sustainable Manlius, Onondaga County Agriculture & Farmland Protection Board, Cornell Cooperative Extension of Onondaga County	Medium	\$	N/A
Sustainable Manlius	Short	\$	Environmental Protection Fund (EPF) Grant Program for Parks, Preservation and Heritage Parks Program
Sustainable Manlius	Long	\$\$\$	
Onondaga County Planning, CNY RPDB	Short	\$\$	
NYS Office of Climate Change, SMTC, NYS DOT, CNY RPDB	Medium	\$\$	NYS Climate Smart Communities Program
Fayetteville Farmers Market, Onondaga East Chamber of Commerce, Onondaga County Office of Economic Development, Manlius and Fayetteville Farmers Markets	Medium	\$	
Empire State Development	Medium	\$	
Sustainable Manlius, NYS Office of Climate Change, SMTC	Medium	\$\$\$	NYS Climate Smart Communities Program, SMTC
NYS Office of Parks, Recreation, & Historic Preservation, SMTC, NYS DOT	Medium	\$\$\$	NYS Recreational Trails Program
NYS Department of Environmental Conservation; Sustainable Manlius, CNY RPDB	Medium	\$\$	National Grid Make Ready Program, NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program, NYSERDA Clean Energy Communities Program
Town Police Department, Manlius Fire Department, Fayetteville Fire & EMS, and Minoa Fire Department, Town Manager	Medium	\$	
Town Manager, Town Clerk	Short	\$	
Sustainable Manlius	Short	\$	

CORRELATIVE PLAN RECOMMENDATIONS

Continued on next page →

ACTIONS CROSSWALK

Comprehensive Plan

Climate Action Plan

(1.4) Establish a community composting program for organic waste as part of the Town’s Climate Smart Communities actions	Create an Organics or Yard Waste Collection Program
(1.5) Pursue LEED certification for government facilities	Adopt a green building standard for local government buildings/facilities (i.e., for potential new Town Hall and/or expansion of HW Garage)
(1.6) Utilize zoning laws and commercial/nonresidential design guidelines to promote green building practices	Establish green building codes to set standards for new construction or redevelopments
(1.8) Revise the existing zoning code to include impermeable surface coverage limits, erosion control standards, and/or green infrastructure standards to mitigate stormwater runoff	Create sustainable site design guidelines that are resource efficient (e.g. stormwater management, reduce heat-island effect, etc.)
(1.10) Establish a tree ordinance and updated landscaping, buffering, and screening guidelines for promoting healthy native ecosystems aligned with our Climate Action Plan	Conduct a tree inventory and encourage native planting/tree planting
(1.15) Coordinate efforts with the Onondaga County Agriculture & Farmland Protection Board to protect agricultural lands	Support existing sustainable agricultural programs and sharing new information
(2.1) Integrate the NextDoor App into the Town’s existing community outreach methods	Use social media to inform the community about the progress of local government’s efforts
(2.15) Implement a form-based zoning code that embraces smart growth by focusing new development around existing infrastructure and encourages development to achieve predictable, high-quality, and context-sensitive improvements to the built environment	Incorporate smart growth principles into land-use policies and regulations
(3.7) Utilize and evaluate sidewalk pilot programs as a means to expand the Town’s sidewalk network	Implement strategies that support bicycling and walking or create a bike share program
(4.3) Collaborate with the Fayetteville Farmers Market and the Onondaga East Chamber of Commerce to establish additional opportunities to connect local farmers with local restaurants and consumers	Promote local farmers’ markets
(4.7) Consider adopting a local law that would discourage clearcut logging practices	Policy to reduce clear cutting of large areas of established forest trees and habitat areas
(5.2) Apply for a Climate Smart Communities grant to complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town’s greenways, residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, E Genesee Street, and others	Investigate traffic calming measures (e.g. widen sidewalks, install roundabouts or speed tables)
(5.4) Enhance collaboration with Centro and other local public transportation providers to explore opportunities for expanding access to public transit within the Town	Implement strategies that increase public transit ridership and alternative transport modes (e.g., develop shuttle system to trains, ensure car parking near bus stops)
(5.8) Apply for funding through the NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program or other program to install public EV charging stations	Install additional electric vehicle infrastructure on municipal property
(5.9) Transition municipal vehicles to electric	Replace gasoline and diesel-powered vehicles with advanced vehicles in the municipal fleet

Note: The Climate Action Plan is still in draft form. Information in this Crosswalk is subject to change.

RELATIONSHIP TO THE NYS CLIMATE SMART COMMUNITIES (CSC) PROGRAM

Pledge Element Action	Priority Status	Points Available	Funding Available
PE5 Action: Residential Organic Waste Program	No	2-22	No
PE3 Action: Green Building Standard for Government Buildings	No	2-5	No
PE6 Action: Green Building Ordinance	No	1-6	No
PE6 Action: Zoning for Protection of Natural Areas	No	4-6	No
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
PE9 Action: Social Media	No	3	No
PE6 Action: Smart Growth Policies	No	1-10	No
PE6 Action: Infrastructure for Biking and Walking	No	2	No
PE8: Farmers' Markets	No	3	No
N/A	N/A	N/A	N/A
PE6 Action: Planning for Biking and Walking	No	3	Yes
PE6: Access to Public Transit	No	1-9	No
PE6 Action: Alternative-fuel infrastructure	Yes	4-18	No
PE3 Action: Advanced Vehicles	No	2-10	No



END OF PLAN

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

Adopted: XX/XX/XXX

DRAFT MARCH 17, 2023

APPENDIX A.1

Public Workshop & Community Survey Summary

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023

Town of Manlius Comprehensive Plan

Public Workshop & Community Survey Summary
May 4 - June 1, 2021

DRAFT
March 15, 2023

On Tuesday May 4, 2021 at 6:30 PM, the Town of Manlius hosted a virtual Public Workshop to introduce the comprehensive planning process to the greater Manlius community and collect initial feedback. At the Workshop, the Barton & Loguidice consultant team reviewed the benefits and basics of comprehensive planning; outlined the proposed process, timeline, and scope of the planning effort; and launched the Community Survey. The Workshop was recorded and posted online so that all members of the public had the opportunity to view it prior to participating in the Survey.

The Community Survey was open until June 1, 2021. It consisted of three sections in the following order: (1) About You, (2) Envision Manlius, and (3) the Community Preference Survey (CPS). The Survey received 547 responses, with a completion rate of 54%. The About You section of the survey, which asked participants about their residency status, revealed the following demographic information (Figures 1 & 2):

Figure 1. Participant Residency

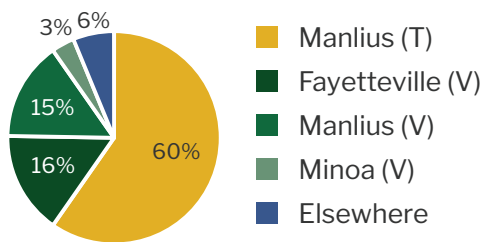
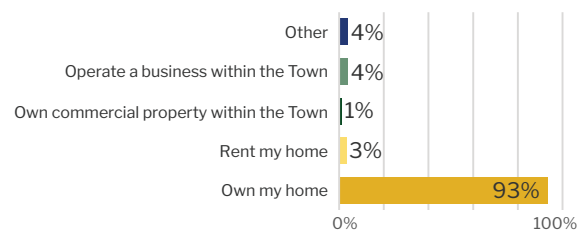


Figure 2. Participant Tenure



The Envision Manlius section of the survey encouraged the community to participate in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) brainstorming exercise. This exercise helps to identify general topics of interest or concern within the Manlius community as well as define the community’s vision for the future. The CPS section of the survey focused on community character preferences, asking respondents to rate images of various development styles on a scale of 1 to 5 based on their appropriateness for the Town (1 = inappropriate, 5 = appropriate). The images were categorized into five character areas: Low Density Residential, Mixed Density Residential, Neighborhood Mixed Use/Commercial, Regional Mixed Use/Commercial, and Streetscapes. The CPS helps to identify the community’s general development preferences, assessing building, site, and streetscape design preferences. The results from the Envision Manlius and CPS sections are summarized on the following pages.

A comprehensive list of all comments provided through the Community Survey is in the Appendix. Additionally, some comments were submitted via email to the project team during the Community Survey’s open period. These emailed comments are also provided in the Appendix.

Manlius' Strengths

- School district
- Senior center
- Parks and natural resources
- Recreational assets, including festivals, cultural resources, and retail shops
- Quality and proximity of private services and small businesses (groceries, gas, etc.)
- Quality public services (DPW, Police, etc.) and maintenance of public infrastructure
- Sustainable Manlius Program
- Safe, clean, and small community feel
- Community pride and investment
- Friendly and caring residents
- The Town's history and the canal
- Proximity to Syracuse and travel routes
- Walkability of the villages
- Mix of rural, residential, and commercial areas
- Quality of homes and neighborhoods

Manlius' Weaknesses

- High and increasing tax burden and poor municipal budgeting
- Lack of socioeconomic diversity
- Lack of affordable housing
- Lack of public recreational resources
- Limited amenities for seniors
- Vacant commercial buildings and slow redevelopment of underutilized sites
- Monotony of existing businesses (e.g. too many banks, pharmacies, and salons) and lack of future development planning
- Limited support for small, local businesses
- Over-commercialization and commercial creep into residential areas
- Lack of a town center/retail district
- Heavy traffic, lack of pedestrian/bicycle amenities, and limited public transportation
- Need for aesthetic and facade improvements
- Lack of coordination and connectivity between the Town and Villages
- NIMBY-ism and fear of change
- Outdated zoning code and unresponsive Town leadership

Manlius' Opportunities

- Reduce the tax burden
- Attract young adults and telecommuters
- Support senior services and amenities
- Increase housing options, including affordable housing
- Increase number and diversity of local businesses and support the tech industry
- Maintain green spaces and natural resources
- Support redevelopment of vacant properties
- Develop more public spaces, especially recreational and entertainment facilities
- Encourage sustainable building practices and the use of renewable energies
- Expand access to water, sewer, and internet and improve road maintenance
- Improve walkability, bikability, and access to public transportation and reduce traffic
- Leverage the Town's history and cultural/historical resources
- Implement a development strategy
- Develop a downtown/Town center
- Increase collaboration between the Town and Villages

Manlius' Threats

- High and increasing tax burden and lack of affordable housing limits who can stay in/move to Manlius
- Lack of demographic and business diversity
- Proposal for another quarry
- Over-development and loss of natural spaces
- Slow redevelopment of vacant businesses reducing the commercial tax base
- Lack of planning and direction leading to random, undesirable development
- Overpopulation, over-commercialization, and suburban sprawl resulting in loss of small town character
- Increasing traffic and congestion
- Climate change, flooding, and erosion
- NIMBY-ism and resistance to change
- Experience/responsiveness of Town leadership
- Dependence on Syracuse, which is in decline

Other Thoughts

- This Comprehensive Plan effort is overdue and much needed
- The Comprehensive Plan needs to be a reflection of the public's desires, not just of a small group
- The Plan should include realistic and measurable goals
- Greater collaboration between the Town and Villages is needed
- Cosmetic upgrades and cohesiveness in building design would support a Town identity
- Redeveloping vacant buildings should be prioritized over building new
- The Town would benefit from enhanced pedestrian and bicycle amenities
- Sustainability should be prioritized
- Existing green spaces should be preserved
- The Town is lacking recreational opportunities
- The Town could encourage greater community involvement and volunteerism

Low Density Residential

Note: Images are ordered from lowest to highest overall score (min 1.0, max 5.0). Mean and median calculations are separated into overall responses, responses from Town residents, and responses from residents of the three villages.



Rank		Overall	Town	Villages
#7	Mean:	2.8	2.7	2.9
	Median:	3.0	3.0	3.0



The Conservation Fund

Rank		Overall	Town	Villages
#9	Mean:	2.1	2.2	2.0
	Median:	2.0	2.0	2.0



Rank		Overall	Town	Villages
#6	Mean:	2.9	3.0	2.9
	Median:	3.0	3.0	3.0



Morgan Properties

Rank		Overall	Town	Villages
#8	Mean:	2.4	2.4	2.4
	Median:	2.0	2.0	2.0



Rank		Overall	Town	Villages
#5	Mean:	2.9	3.0	2.7
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#4	Mean:	3.0	2.9	2.9
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#2	Mean:	3.5	3.5	3.4
	Median:	4.0	4.0	4.0



Rank		Overall	Town	Villages
#3	Mean:	3.1	3.1	3.2
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#1	Mean:	3.8	3.7	3.9
	Median:	4.0	4.0	4.0

Interpretation

The image scoring from the Low Density Residential character area revealed that community members prefer homes that position garages and parking behind or set further back than the housing structure. The image scoring did not reveal a preference for specific architectural styles or landscaping. Rather, participants appreciated a variety of low density housing types ranging from rural agricultural residences to modern, smaller-lot single-family homes. In the Low Density Residential character area, community members did prefer detached single-family homes over attached single-family homes and apartments.

Mixed Density Residential

Note: Images are ordered from lowest to highest overall score (min 1.0, max 5.0). Mean and median calculations are separated into overall responses, responses from Town residents, and responses from residents of the three villages.



Plan Architectural Studio

Rank		Overall	Town	Villages
#7	Mean:	1.0	1.8	1.8
	Median:	1.8	1.0	1.0



Rank		Overall	Town	Villages
#9	Mean:	1.5	1.5	1.6
	Median:	1.0	1.0	1.0



WWS Planning

Rank		Overall	Town	Villages
#6	Mean:	1.8	1.8	1.8
	Median:	2.0	2.0	2.0



Rank		Overall	Town	Villages
#8	Mean:	1.7	1.6	1.7
	Median:	1.0	1.0	1.0



Google Streetview

Rank		Overall	Town	Villages
#5	Mean:	2.3	2.3	2.2
	Median:	2.0	2.0	2.0



Rank		Overall	Town	Villages
#4	Mean:	2.6	2.5	2.6
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#2	Mean:	2.7	2.7	2.8
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#3	Mean:	2.7	2.6	2.8
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#1	Mean:	2.9	2.8	2.9
	Median:	3.0	3.0	3.0

Interpretation

The image scoring from the Mixed Density Residential character area revealed that community members prefer housing with interesting architectural features, such as the use of facade articulation, multiple building materials/colors, a variety of window sizes/types, and inclusion of porches or steps. Those that were tripartite in design (having a clearly defined base, midsection, and crown to the building) tended to score higher than those that had little vertical variation. The image scoring also suggested that community members prefer housing with landscaping between the building and the road.

Neighborhood Mixed Use/ Commercial

Note: Images are ordered from lowest to highest overall score (min 1.0, max 5.0). Mean and median calculations are separated into overall responses, responses from Town residents, and responses from residents of the three villages.



Rank	Overall	Town	Villages
#7	Mean: 2.7 Median: 3.0	2.6 3.0	2.8 3.0



Rank	Overall	Town	Villages
#9	Mean: 1.5 Median: 1.0	1.5 1.0	1.5 1.0



Rank	Overall	Town	Villages
#6	Mean: 2.9 Median: 3.0	2.8 3.0	3.0 3.0



Rank	Overall	Town	Villages
#8	Mean: 2.0 Median: 2.0	2.0 2.0	2.0 1.0



Rank	Overall	Town	Villages
#5	Mean: 2.9 Median: 3.0	2.8 3.0	3.0 3.0

WWS Planning



Rank		Overall	Town	Villages
#4	Mean:	3.0	2.9	3.1
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#2	Mean:	3.6	3.6	3.8
	Median:	4.0	4.0	4.0



Rank		Overall	Town	Villages
#3	Mean:	3.0	3.0	3.0
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#1	Mean:	3.8	3.7	3.8
	Median:	4.0	4.0	4.0

Interpretation

The image scoring from the Neighborhood Mixed Use/Commercial character area suggest that the majority of community members prefer small-scale commercial uses without drive-throughs, especially those which are highly visible from the public right-of-way. The image scoring also suggested that community members prefer mixed use and commercial buildings that are positioned closer to the street, with no parking provided in the front yard. Finally, the image scoring revealed a preference for sites that include landscaping between the building and road.

Regional Mixed Use/Commercial

Note: Images are ordered from lowest to highest overall score (min 1.0, max 5.0). Mean and median calculations are separated into overall responses, responses from Town residents, and responses from residents of the three villages.



Rank		Overall	Town	Villages
#7	Mean:	1.9	1.9	1.8
	Median:	1.0	2.0	1.0



Rank		Overall	Town	Villages
#9	Mean:	1.3	1.3	1.3
	Median:	1.0	1.0	1.0



Rank		Overall	Town	Villages
#6	Mean:	2.0	2.0	2.0
	Median:	2.0	2.0	2.0



Rank		Overall	Town	Villages
#8	Mean:	1.7	1.7	1.6
	Median:	1.0	1.0	1.0



Rank		Overall	Town	Villages
#5	Mean:	2.3	2.3	2.3
	Median:	2.0	2.0	2.0



Rank		Overall	Town	Villages
#4	Mean:	2.9	2.8	2.9
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#2	Mean:	3.3	3.3	3.2
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#3	Mean:	3.1	3.1	3.0
	Median:	3.0	3.0	3.0



Rank		Overall	Town	Villages
#1	Mean:	3.7	3.6	3.9
	Median:	4.0	4.0	4.0

Interpretation

The image scoring from the Regional Mixed Use/Commercial character area revealed that community members prefer site designs and layouts where parking is located to the side or rear yard area, instead placing buildings closer to the street and incorporating landscaping between the building and the street where a larger setback exists. The image scoring also suggested a strong preference for buildings with visually interesting facades, including a clearly defined base, midsection, and crown, increased facade transparency, and increased facade transparency, and use more natural building materials.

Streetscapes

Note: In the Streetscapes character area, participants scored three sets of photo simulations. Images within each set are shown here in order from lowest to highest overall score (min 1.0, max 5.0). Mean and median calculations are separated into overall responses, responses from Town residents, and responses from residents of the three villages.

Interpretation

Image scoring from the Streetscapes character area revealed that community members preferred corridors with street trees and landscaping as well as active transportation amenities, such as sidewalks and bicycle lanes. The image scoring also suggested that community members prefer corridors where buildings have smaller setbacks from the street and parking lots are limited to the side or rear yard.

Photo Sim. 1



Urban Advantage

Rank		Overall	Town	Villages
#7	Mean:	1.7	1.8	1.7
	Median:	1.0	1.0	1.0



Urban Advantage

Rank		Overall	Town	Villages
#3	Mean:	3.7	3.6	3.6
	Median:	4.0	4.0	4.0



Urban Advantage

Rank		Overall	Town	Villages
#2	Mean:	4.0	3.9	3.9
	Median:	4.0	4.0	4.0

Photo Sim. 2



Urban Advantage

Rank		Overall	Town	Villages
#8	Mean:	1.7	1.7	1.7
	Median:	1.0	1.0	1.0

Photo Sim. 3



Urban Advantage

Rank		Overall	Town	Villages
#9	Mean:	1.4	1.4	1.4
	Median:	1.0	1.0	1.0



Urban Advantage

Rank		Overall	Town	Villages
#6	Mean:	2.9	2.9	2.8
	Median:	3.0	3.0	3.0



Urban Advantage

Rank		Overall	Town	Villages
#5	Mean:	2.9	2.8	2.9
	Median:	3.0	3.0	3.0



Urban Advantage

Rank		Overall	Town	Villages
#1	Mean:	4.3	4.2	4.3
	Median:	4.0	4.0	4.0



Urban Advantage

Rank		Overall	Town	Villages
#4	Mean:	3.4	3.3	3.5
	Median:	4.0	3.0	4.0

Town of Manlius Comprehensive Plan *Unsummarized Responses*

Public Workshop & Community Survey

DRAFT - March 15, 2023

Sections:

A: Public Workshop Brainstorming Results

B: Community Survey SWOT Results

C: Email Comment Summary

Manlius Workshop Summary 050421

Current run (last updated Jun 28, 2021 11:29am)

5

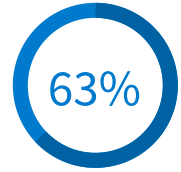
Activities

31

Participants

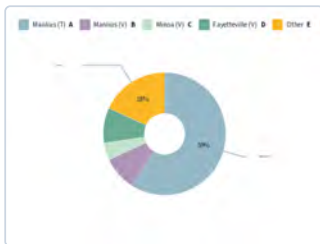
25

Average responses



Average engagement

Who's in the Zoom? Where do you live?



Response options

Manlius (T)

Manlius (V)

Minoa (V)

Fayetteville (V)

Other

Count Percentage

13 59%

2 9%

1 5%

2 9%

4 18%



Engagement

22

Responses

Why did you choose to join us tonight?

" I care about our Town's values. "

" To see how the Villages can be involved "

" Interested in how our organization can play a greater role in supporting community needs "

Responses

I care about our Town's values.

To see how the Villages can be involved

Interested in how our organization can play a greater role in supporting community needs

To ensure Manlius has a plan!

Mayor of Fayetteville asked to participate, as part of the town its important to be part of the process with our exiting plan exciting process glad to be on

I am interested in the future of the town and how to relates to the environment.

To lend long term knowledge of the Town

I'm working in the area of livability and health across all policies

I am interested in comprehension planning and how it would interface with environmental issues.

Concerned about the impacts of the quarry

Manlius needs to plan for future , perserve open space, and water areas, and confront influx of people

We are in critical need of an inclusive process that charts our future as a Town in a changing region

Interested in being part of the process.

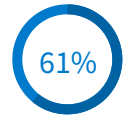
Understand how the planning process works, concerned about development in the area.

Long term sustainability of the natural resources that make my life here so wonderful.

Learning about the quarry project

Future

Concerned about the quarry



Engagement

20

Responses

Responses

Excited to plan for the future and love our community.

I would like to learn about the process.

What three words best describe Manlius?



Responses

Beautiful, neighborhood based, education focused

Affluent families beautiful, stunning overall

residential, entitled, safe

Friendly, Supportive, Family Oriented white White

Conservative disjointed, energetic, desirable

The three words that best describe Manlius are great schools, parks and friendly people

Safe affluent Beautiful, friendly, safe

Family friendly

Quality, safe community, great natural resources

Rural varied , water, residential Safe, clean, family

Green, Inviting, Potential Commuter traffic

Exclusive eclectic

Not citizen engaged or older adult friendly

Green, affluent, close to Syracuse

Affluent, residential, safe



Engagement

26

Responses

What issues facing Manlius should this effort address?

- "Connectivity"
- "Less car dependent"
- "environmental assets, vehicular circulation"
- "affordable housing"

Responses

We need spaces for older teens. I would like to see more variety in businesses. We need to keep an eye on traffic.

historical preservation

Increases rural access to services/ groceries.

Quarry, seniors, affordable housing, incredibly opportunities to bring people off differences to us

Greening

Non-motorized Connections between the villages

Historic preservation Future economic development
Walkability

Multimodal trail connections

environmental stewardship

Consensus

neighborhood traffic, mixed housing vs (affordable housing), open space, walkability

Collaboration with Villages - Village residents are town residents. There are no moats.

Non comprehensive plan for the Manlius village corridor, too many empty buildings, Needs facelift and cohesiveness

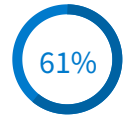
Age in place?

Economic opportunities, town owned buildings, centralized police station

environmental assets, vehicular circulation

How do we use our natural environment moving forward

Need for alternative housing for older adults who want to remain here. One story, affordable



Engagement

29

Responses

Responses

Too much commercial development, diversity

Development, equity, inclusion

Connectivity

Less car dependent

welcoming diversity in population

Diversity

Better connected

Economic Development

Collaboration with the 3 Villages

affordable housing

Becoming more diverse

What future opportunities should this plan consider?

" Honoring the Haudenosaunee Heritage "

" Consider connecting the 3 villages using non-motorized means "

" Options for downsizing "

" Connecting to plans for Erie "

Responses

More services rather than having to leave town to get

Accessibility for the disabled.

Strong neighborhoods

creating more walkable communities

Opportunity to create plan that would allow us to access federal, state or county funding. Engaging new businesses and creating an environment for new businesses.

Better school nutrition

Oh, ebikes.

More green friendly walkable spaces, family friendly

Sidewalkes

Monitor new building. Encourage diversity.
Environment protection

Shared services

unique environmental assets, devoted financial base

connected parks, walkways, water trails (kayaks, canoes,)

Being dog friendly and known for that

Lack of housing stock for lower income residents

Use tax money to pay for Senior Services of all kinds.

sidewalks and bike paths

Ways to increase our economy

new town board

LWRP recommendations

Increase sustainable energy wind, solar and connection for electric cars./

Agriculture, sustainability, history



Engagement

30

Responses

Responses

More recreational spaces.

Consider connecting the 3 villages using non-motorized means

housing green technology producers

Options for downsizjbg

Affordable Housing

Honoring the Haudenosaunee Heritage

Connecting to plans for Erie Canal tourism

Electric cars. Be ready

Strengths

Residency Comment

Town	Schools, safety, value
Town	Strong school district, homes keep their value
Town	Manlius is a bedroom community for Syracuse, a town with retail, and industry as well as a town with parks, trails, and creeks.
Town	TOM places a high value on timely services (DPW) and schools are fabulous.
Town	Easy access to Syracuse and services in metro. area.
Town	Quiet atmosphere, open spaces, lots of children
Town	Green Space. We have access to State, County and Village Parks as well as many water ways and falls.
Town	Great school district, beautiful homes
Town	Beautiful town that is safe and good schools.
Town	Great, hardworking people. Good schools.
Town	A community that is getting younger wish fresh ideas for the future.
Town	It is a very nice community with great neighbors that care for each other.
Town	Good, safe, family oriented community
Town	Restaurants and shopping located close by.
Town	I think that the town of Manlius is a safe community with a strong school system. I also think that we should preserve the large amounts of green space, farms and larger lots to prevent overcrowding.
Town	Sense of community, safety, great schools, local shops and restaurants
Town	living in a beautiful area with proximity to amenities: parks, recreation, transportation, health care, sports, education.
Town	Great shopping and parks.
Town	Safety, community.
Town	Trash removal
Town	we live in between two libraries, near some parks, have proximity to the canal, green lakes, plus groceries and other amenities. I appreciate (though I don't need them yet) that there's some attention to aging and senior services...
Town	It's off the beaten path but still convenient to everything.
Town	Low crime, clean area, pleasant people, convenient shopping/food choices, wonderful libraries
Town	High quality of life
Town	Ability to walk and ride a bike safely (although this could be much better); access trails (Erie Canal and feeder canal); proximity to Green Lakes; FFL and Manlius libraries and schools are excellent.
Town	Services like schools, libraries, Fire Department
Town	lack of violence, good schools and clean areas.
Town	Safety
Town	School
Town	Great schools, safe neighborhoods, and convenient services.
Town	Spaces for kids activities
Town	Our highway and police department.
Town	Small community feel - you know your neighbor; easy access to highways, health care facilities, and commercial/retail establishment; Erie Canal system
Town	Low crime rate, proximity to natural resources (parks, open spaces, etc.)
Town	Public education, safety, educated and friendly residents...
Town	It's beauty, people, schools and safety
Town	Beautiful neighborhoods and parks
Town	School district, local libraries, low crime
Town	Our excellent school system

Strengths

Residency Comment

Town	Excellent schools; low crime; beautiful clean parks; accessible to restaurants, shopping; great public services like snowplowing, libraries, etc
Town	The great town and how it is up kept.
Town	Trees. Plowing services. Parks
Town	schools, village atmosphere, walkability
Town	Currently, the greatest strengths are the opportunities for kids at the schools, the quality of life, the library, the wonderful restaurants and businesses, and the town celebrations.
Town	Schools, library, Recreation department, community organizations Love the swan pond
Town	Great schools.
Town	FM is a great school district
Town	Everyone is so friendly, the neighborhoods are well cared for, and the schools & youth sports are top notch.
Town	Great school district, plenty of neighbors to live and allow you kids to socialize with other kids. Sense of community.
Town	Nice communit/ people/ schools
Town	I appreciate the diversity in the school District, The quality of education, the safety of our neighborhoods.
Town	Safe community
Town	The school district
Town	Effective zoning, good protection and maintenance of open space and historical preservation.
Town	Peaceful, quiet, SAFE, suburb.
Town	Great community and location.
Town	Friendly people and safe community
Town	Good schools, low crime, nice people, highly educated population
Town	Community, good schools, kind people, affordable, easy commute
Town	Good schools, safe neighborhoods, a community with good values
Town	Proximity to Syracuse, natural beauty, small businesses, school district
Town	positive environment, great school system, family friendly area, easy driving distance to many spots within the state
Town	Nice part of the county
Town	The country feeling to the area.... trees, parks
Town	Natural resources, waterways and forested lands.
Town	Beautiful location, close to everywhere, safe, low crime environment
Town	School district, close to parks and city
Town	Access to greenspace, ease of commute, good educational system
Town	Well educated residents, high-performing public schools, low crime, and very few apartment complexes.
Town	Great schools, convenience of local shops and restaurants, lots of open space and clean environment.
Town	Natural beauty - parks, waterfalls, rolling hills, farmland. Good schools, easy access to stores (if you drive)
Town	The greenery, like flower pots around town, are really nice. The neighborhoods are nice.
Town	Towne Center shopping Northeast Medical facility Canal Trail the many banks
Town	family and friends nearby
Town	The strong communities in the neighborhoods. Safe neighborhoods. Proximity to parks: Green Lakes, Pratt's Falls, Three Falls, Mill Run Park. Great small businesses (The Wine House, Yo Burrito, Dazzle, Cross Creek Nursery, Spera's, Side Hill butcher shop, SnoTop, etc.). Excellent schools!!!
Town	Low crime rate
Town	The people. Opportunity for growth within the village of Manlius.
Town	Convenienc,e,environmental beauty

Strengths

Residency Comment

Town	The beautiful environment we live in with open spaces, manageable traffic, friendly neighbors and access to a city as well as transportation access points.
Town	peaceful, attractive residential areas
Town	Location to major highways, accessibility to cultural events, small town feel, good education thru schools
Town	Great people, green space, and opportunity for growth
Town	The Town of Manlius has some great parks and access to the Canal path and park / NY bike trail. Plus has great access to Green Lakes State park and other smaller trail systems. Also has a good variety of restaurants and stores, including some good locally owned shops. Overall it's a great community and place to live. Great Senior Centers in F'ville and Manlius.
Town	The mix of rural and residential areas in relatively close proximity with commercial facilities (although in another town).
Town	Quiet neighborhood. Convenient to services. Good schools.
Town	great schools, easy commute to cultural and educational opportunities, rural surroundings
Town	Diverse businesses / buying local, staying local; recreation
Town	Good Schools
Town	The schools
Town	Good public services, access to natural areas, focus on quality public education, conveniently located grocery shopping, the Manlius Movie theater, a few good dining options, wonderful library, helpful town hall employees, and concerned citizens.
Town	Safe place to live Town does a good job with snow removal Trash district has been a good change Pretty good balance of businesses, open space/parks/housing
Town	Small community, not overwhelming.
Town	Great schools
Town	I live in a setting that is surrounded by nature but only minutes away from stores and the library and I like the Manlius Cinema.
Town	quiet neighborhoods, manageable commerce and industry
Town	We have an excellent school system.
Town	The school district
Town	Quaint community strong school system friendly people good infrastructure
Town	Beautiful neighborhood, nice neighbors, access to amenities like stores, parks, and commute into Syracuse.
Town	Natural resources, close to a city
Town	Schools
Town	Friendly neighbors, natural beauty and small town feel (meaning there are locally owned businesses where I can get to know proprietors and almost always run into people I know)
Town	Low crime, good neighborhoods, good parks, solid events (Little League, parades, etc)
Town	School system
Town	It is filled with natural beauty, it is close to Syracuse and close to more rural parts of the area, and the schools and local businesses have a great deal of pride.
Town	School District, Good neighborhood
Town	Our green spaces. I live on this side of the county because of the great access to green spaces like parks, trails, canals, etc.
Town	Feels safe, nice community of people, great schools
Town	School
Town	Relatively safe environs. Decent upkeep of town.
Town	Proximity to shopping, 481, 690, Thruway and cleanliness of the Town.
Town	School system, location, climate.

Strengths

Residency Comment

Town	Safe, good schools, equal distance from city and country
Town	The maintenance of the town. The strong education system, the amazing sports programs
Town	School district. Parks
Town	Schools, access to outdoor activities/spaces
Town	Natural beauty, green space, beautiful houses, good schools, safe.
Town	Rt 92 brings many people to the area.
Town	Good schools, police department, relatively light traffic.
Town	I like the suburban feel
Town	Sense of community. Proximity to amenities.
Town	a location central to other village centers, yet retaining rural/undeveloped/historic feel - which is something I would like to see protected
Town	safe convenient location in CNY neighborly feel plentiful businesses for all shopping needs great schools, libraries, parks
Town	Open spaces. Clean air. Easy to get around IF ONE DRIVES> Many seniors have given up driving. ..."FISH" is fabulous to get local residents to medical appointments.
Town	Safety, small town feel with businesses close by, parks and walk ways near by, pride in community felt throughout the area.
Town	Short distance to grocery, shops, parks.
Town	Great schools, conveniently located and not far from most area in greater Syracuse, parks
Town	Great schools, well kept neighborhoods, proximity to both rural and urban communities and businesses
Town	Everything so need is within 15min drive. There are many public outdoor spaces within reach that are well maintained. I love working here because it is accessible to a proud customer base due to 481.
Town	Access to parks, nature, shopping/restaurants, and downtown. It's a wonderful place to live with great schools and kind people.
Town	It's a safe, family oriented community.
Town	People look out for one another
Town	The diversity in landscape. Have both agricultural land and neighborhoods close to one another. Quick access to Syracuse, amenities, and a welcoming place for Veterans. Lots of history in the village.
Town	Low crime rate, good schools, excellent Snow removal
Town	Great small businesses, excellent schools & awesome parks.
Town	We just moved here from a suburb of a large Midwestern city. We chose this community because we could access a large city, a smaller town and live in a low density setting.
Town	great schools, real estate turnover is quick
Town	it's residents
Town	Convenience to Syracuse, small town feel
Town	access to amenities, close parks, housing availability, the aesthetic of Fayetteville village and walkability, block parties, ice skating on beard pond, music outside, baseball fields and snow top, sidewalks in the village.
Town	The wonderful neighborhoods and open spaces outside the Village and dark skies.
Town	It did have a small town feel, which we liked very much and would like to keep it that way. Now it's just a freeway to other parts of the state.
Town	A nice place to live, quiet, close to Syracuse.
Town	The school districts.
Town	It's a small tight knit community with strong ties to the people in it.
Town	The schools, ease of getting around, Green Lakes and other green spaces in the area.
Town	schools, quality of life, recreation, Green Lakes, bike paths, walking trails, colleges and hospitals (upstate) nearby, historical canal and homes
Town	safe neighborhoods, good schools

Strengths

Residency Comment

Town	School district Neighborhoods with families
Town	I feel we have a really good police department. With the severe winter weather we have I think the highway department does a wonderful job clearing our streets compared to other places I have lived.
Town	Lots of greenery and close proximity to major routes.
Town	DPW. School district ESM.
Town	Open Green space - Excellent Public Schools--Reasonable Traffic
Town	Safe, clean location to rest of county
Town	Close access to good things in the City (sports, entertainment, night life) but far enough away from the City problems.
Town	Conveniently located on the east side of Syracuse. Great school districts. Small villages.
Town	Great schools and safe area
Town	Schools, easy access to Syracuse, shopping, small town feel, sustainability improvements
Town	Residential quality, neither too-close-nor-too-far from downtown, school district
Town	Pretty scenery
Town	Open green spaces
Town	Our environment, being a tree city, the amount of parks around, good schools, local businesses
Town	Excellent School District
Town	Availability of quiet village living as well as living in the country. Strong sense of community. Availability of many shops and restaurants nearby. So great that Manlius is investing in a sustainable Manlius program.
Town	It is a safe place to live with excellent schools. Close enough to a city to be able to take advantage of what a city offers.
Town	Living in a community that is less commercial and congested and has a lot of natural areas remaining. Three villages, good school districts, Green Lakes State park in the Town, Erie Canal.
Town	Safe, quiet, friendly, nice neighbors, great school systems, near Syracuse, Hancock Field, outstanding police and fire departments, abundant water, lots of trees
Town	Nearby natural areas. Healthy balance between, home, retail, nature and history
Town	I enjoy my country solitude, space and wildlife. Being in a quiet setting is important to my family.
Town	Small town feel. The absolute beauty of the geography of the area, lots of green space, hills, valleys, streams, lakes, parks with forests. The library. The farms.
Town	The natural environment's beauty and functions (i.e. green space, hiking, biking, etc.), small town and community feeling (less developed/commercial), schools
Town	The great school district. We also love the library.
Town	School district,
Town	I appreciate the restrictions and limitations of fast food and chain restaurants.
Town	Education, green space, close to city
Town	Quality of the school system, most citizens are community minded, nice neighborhoods.

Strengths

Residency Comment

Town	<ul style="list-style-type: none"> *Close proximity to Syracuse airport, though lousy airline services, i.e., limited limited direct route to destinations. *Parks : Green Lakes, Fayetteville Village Beard Park, Manlius Village Mills Run, etc. *No skyscrapers, no buildings higher than seven floors- hear that fire trucks can reach only to 7 floors. *Enjoy window-shopping at the Towne Center "mall" walking under the nicely designed made-for-pedestrian pavilion. *Fayetteville Village September Festival *Can't remember if still being offered: summer movies at Beard Park *Town officials councilors who consider, promote, encourage sustainability, renewables, and other practices of the similar ilk. Shout out to Sustainable Manlius - Kudos!! *Villages have senior centers. *Farmer's market in Towne Center parking lot. Though prices are a bit high; would love to see more vendors with local seasonal veg/fruit to sell. *Manlius Historical Museum *Wonderful not to see cell towers all over. No 5G towers! *History connected to Erie Canal.
Town	Natural resources Potential in education and community building
Town	Our proximity to awesome natural beauty.
Villages	Quiet, peaceful, safe
Villages	School district is considered to be good. Services provided are good.
Villages	Friendly, local businesses with high quality local products, art, and food.
Villages	Access to beautiful parks. Great schools. Excellent library. Town is prioritizing sustainability.
Villages	1. A Town Board that welcomes and encourages citizen engagement. 2. Our abundant natural resources: waterways, lush trees & shrubs, green spaces for everyone to share - and the fresh air that comes from those combinations. 3. FM schools 4. Neighborhoods 5. Citizens who care 6. Fascinating history - and the evidence of it if you know where to look
Villages	Small village appeal: walkable, low traffic (sometimes), community events, safe
Villages	The open space, the village of Manlius, the parks - Perry Springs, Millrun, etc. The Village Library.
Villages	Location,
Villages	Safe walkable neighborhood Green spaces
Villages	Close to work
Villages	Safe and beautiful.
Villages	school systems, safety, beauty, community environment
Villages	The location near rural areas and lots of parks to enjoy. The town of Manlius does not feel so densely populated. Great schools.
Villages	Quality of life. Access to business and healthcare services
Villages	Nice homes, parks, clean, small town feel
Villages	none
Villages	sense of community
Villages	small town feel
Villages	Good schools, identifiable villages, and easy access to parks and recreation, while also having grocery and restaurants.
Villages	Bedroom community yet vibrant enough to no be completely boring. Safe. Stable.
Villages	Schools, Safety, Location
Villages	I love the small town feel and feelings of community.
Villages	Beautiful parks, tree city, most necessary services provided, great public schools.
Villages	Great neighborhoods with little traffic. Easy commute to Syracuse. Proximity to state parks and other natural resources. Close to shopping areas and banks. Good school district.

Strengths

Residency Comment

Villages	Great schools, small town feel great community.
Villages	Safe, a true community in Brookside, connection to lots of green space
Villages	The convenience of living near Syracuse, while still being out of the city. Proximity to Fayetteville-Manlius Schools and Town services such as garbage pickup.
Villages	Great schools, nice people, easy to get to Syracuse
Villages	Convenient to work and business. Walkable, clean.
Villages	Strong schools, Access to parks, libraries, size of town
Villages	Safety , quiet environment and precessional workers living here
Villages	Schools, Green Lakes State Park, Duguid Park, Erie Canal park, Playgrounds.
Villages	Trails, schools, parks
Villages	School, library, sense of community, natural spaces, easy access to village life such as restaurants, taverns, services, banks, theater, shopping, fitness centers.
Villages	The people and the community events
Villages	Access to nature.
Villages	Community. Schools. Safety. Recreation. Small town feel. Friendly.
Villages	The reputation of the school district, and a good police force that actually "protects and serves" the community.
Villages	Proximity to services, home values and education
Villages	own home free and clear, retired.
Villages	A great sense of community. Local parks.
Villages	There are many strengths in the village of Fayetteville. It is more difficult to see the strengths of the town as a whole. I feel the town needs to be more concerned with residents quality of life than developing every available property.
Villages	Great community with lots to offer. Schools are great, choice of shopping
Villages	access to shopping, medical facilities, post office/ Town and Village government, strong schools. safe environment
Villages	Quality of life: Easy access to services, shopping, entertainment, parks etc. Friendly vibe - people say hello on the street Generally safe - not afraid to walk my dog at night
Villages	Decent schools, nice property with homes that are not crammed too close.
Villages	Community consists of mostly one family residences and has the potential for local type businesses
Villages	Good place to live
Villages	Small town community feel
Villages	Community is good, manageable size, is quiet and safe and has good schools
Villages	The walkable nature of the village of Fayetteville; nearby parks; good neighbors.
Villages	Neat, clean, safe and caring social environment. I live with a community that values what i value
Villages	It is a very pretty area, and the school system is great.
Villages	Safe environment, fairly well-kept properties
Villages	Peaceful village life, community events, beautiful flowers, services like sidewalks plowed, Mill Run Park, small business, restaurants
Villages	Great school system, community events
Villages	Love my small town feel of Minoa. Close knit families for the most part. Great school district run by a wonderful Superintendent
Villages	Safe and clean. All services are excellent (roadwork, trash removal, etc).
Villages	There are great businesses here and a lot of potential.
Villages	Low crime, the village is walkable, housing stock is of good quality, good municipal services
Villages	Safety, schools, neighbors

Strengths

Residency Comment

Villages	Proximity to downtown but suburban quality. Great library services. Love Mill Run Park! The Swan Pond is iconic.
Villages	The services the town gives are great.
Villages	Safe area to raise a family.
Villages	Vast majority of my Neighbors have jobs and are respectful citizens
Villages	School district
Villages	The parks and nature in the town.
Villages	Living in a historic neighborhood with ample natural areas. Plenty of walking areas, parks and easy access to waterways.
Villages	People are friendly, community minded. There is a sense place, of community and shared experience.
Villages	Close to city and other areas of interest
Villages	Safety, schools, keeping up with maintenance
Villages	Able to work and live in the same town with a great educational facility that has consistently ranked one of the highest in the state.
Villages	Walkable neighborhoods, good schools, village feel
Villages	We have a wonderful community, beautiful parks, outstanding schools and libraries. I love the classical small village feel.
Villages	Easy to get around, small town feel, Green Lakes State Park and - of course - SnoTop
Villages	Can be very walkable if you work and live within village bounds, the community tends to treat workers with respect, and the area is very beautiful aesthetically
Villages	I feel safe. There are parks and walking areas. Good schools. Friendly. People I come in contact with seem to be tolerant of each other.
Villages	The sense of community! It's such a close knit community with respect for one another.
Villages	Beautiful community both aesthetically and the spirit of the residents. Nicest place that I have ever lived.
Villages	small-town feel, libraries, Towne Center
Villages	Being near Syracuse University and downtown Syracuse provides access to cultural events, sporting events, etc. the town and village provide excellent services.
Villages	Walkable community with schools, small businesses, and parks in close proximity.
Villages	Conservative / constitutional principals applied in governance
Villages	Great safe community, wonderful parks and events
Villages	Family oriented, easy access to work, play, school, and businesses.
Villages	Schools, safety, close to many parks, shopping, restaurants. I can walk to some places.
Villages	Safety, education, public services.
Villages	Proximity to villages
Villages	Proximity to everything needed, yet a small town feeling. Great schools.
Villages	Supporting our community, the schools and organizations that benefit the town, and the people who make this a wonderful place to live.
Villages	Nice suburb. Good schools. Good people.
Villages	A strong community in a safe environment. Good services, including police, fire, road care.
Villages	Walkable, safe community with variety of services
Villages	Relatively safe Away from the city
Villages	3 great villages, beautiful parks and trails to enjoy
Villages	Desirable area to live; great schools; historic and safe place to raise a young family
Villages	Quality of Police and Road Maintenance services
Villages	Good school district, grocery stores close by, Erie canal access, great libraries, potential for positive growth with the right vision.

Strengths

Residency Comment

Villages	Safety
Villages	Great friendly police department and DPW is phenomenal. Great, well kept parks.
Villages	Manlius is a great place to live. It's a great community with a great school district. It's also very safe and clean.
Villages	The town and villages invest a great deal in maintaining the areas and it shows. There is pride in living here, and that pride is reflected in how the Town of Manlius invests in the community.
Villages	Better communication and relationship with local government and it's services.
Villages	Small community feel Safe Great Schools
Villages	Small town community Looks nice
Villages	great natural resources, beautiful green areas & water, close to amenities without being urban, neighborhood feel
Villages	We love the parks and wooded areas. We love our neighborhood. We love seeing wildlife. We love the schools. We love living in a small village but not being too far away from the city of Syracuse.
Villages	Quiet, safe, lots of trees, great schools, walkable, great snowplow service
Villages	Safety, excellent schools, well educated community
Villages	Safety, Quality of life, schools
Elsewhere	Senior center
Elsewhere	the environment; not crowded; good schools;
Elsewhere	School district and nice libraries
Elsewhere	It is a nice place to raise children from strong schools. A community with four seasons in abundance of outdoor activity
Elsewhere	Local shops, school district, small town feel
Elsewhere	The great school system, the proximity to the countryside
Elsewhere	A very nice community.
Elsewhere	Many people pass through Manlius to get elsewhere so plenty of potential customers, but not enough commerce or walkable events
Elsewhere	Love the small town, small business focus
Elsewhere	schools, community events
Elsewhere	Great school system; education is a huge priority.
Elsewhere	Small community, access to necessities like groceries, gas, drug stores while not being on top of everything.
Elsewhere	Its natural beauty, parks, low crime , good communities.

Weaknesses

Residency Comment

Town	No planning or approval of large business to help with tax base, leaving Manlius to shop elsewhere, lack of sidewalks, lack of town centers/mix use, lack of progressive growth, roads, out of date thinking concerning community development
Town	The town supervisor Ed Theobald is a total liability because of his previous racist remarks at public town meetings
Town	Congested streets, minimal sidewalks and lighting, abandoned storefronts, limited business providing retail and food service (tax revenue) are all of Manlius' weaknesses.
Town	Lots of red tape sometimes prevents timely decision making. For at least the 27 years I have lived here, the politics have been dominated by the "good ole boys". It is only recently that there has been some diversity emerging in town and school politics.
Town	More flexible transportation services, especially for people with limited incomes or unable to drive. More affordable apts to rent.
Town	Lack of racial diversity, people use the "easy way" all to often - too much driving, too much fertilizer, too much pesticide/herbicide, not enough bike lanes or paths, limited sidewalks
Town	We don't have a cohesive plan for the Towns and Villages. There is little to no walkability and the town is split with heavy used roads that make it dangerous for biking, walking and car usage.
Town	Village of Manlius is an eyesore.
Town	No universal pre-k, restaurants not open on Sundays, traffic on 92
Town	High taxes, no consistency or theme with the look and businesses that line the Route 92 and route 173 corridors. Everything looks like "one off" versus villages like Cazenovia, Fayetteville, Canastota, Skaneateles.
Town	Not enough options for neighborhoods to be able to walk/bike to local business. No safe walkways outside of residential developments.
Town	Difficult to safely walk out bike to places in the community, such as the canal, ice cream shop, really anywhere outside our development.
Town	High taxes, some areas too commercialized
Town	Many restaurants have closed in the last 3 years.
Town	I think that the town has lacked in providing more local businesses to grow. I think that there a lot of vacant buildings and untapped resources for business growth. I think that the town has become too focused on planting trees and adding solar power than supporting local business and creating a better fiscal plan for how things will be paid for in the future.
Town	Lack of diversity, resistance to inclusivity, strict zoning guidelines, too many banks being allowed and not enough incentives for locally owned businesses
Town	weather and taxes.
Town	High property taxes for senior citizens.
Town	Lack of hierarchy of density and Village Centers. Traffic. Management of natural resources for public enjoyment. Public recreation.
Town	Not enough activities to include all social age groups. Won't pass town improvement because a few select people don't want it. Example side walks or walking path on FM road. Many people and children for different neighbor hood walk on that road but the board voted it down because of rock walls.
Town	lack of sidewalks and bike lanes creating full connectivity between the villages; traffic flow/jams; and lack of big-picture thinking connecting our parks/creating more public spaces--e.g., development along canal in Fayetteville--why not make a public walkway/park on the waterfront, even if the roadway is developed, thereby expanding our green spaces? lack of tennis courts, pickle ball courts, and other things for lifelong fitness, like a public pool, also an issue. The taxes are high, and our road hasn't been paved in over 25 years and is crumbling. We get frustrated at bureaucracy with the town sometimes. I also don't understand some planning decisions, like a huge, ugly and loud bus garage right in the village--near neighborhoods and not in tune with an historical look or place. Every decision we make should be with the long-term in mind.
Town	Rush hour traffic! Need more (non-chain) food options for eating out.
Town	Inadequate sidewalks outside of the village of Fayetteville, specifically moving along Genesee St. from Town Center towards Dewitt

Weaknesses

Residency Comment

Town	Limited roads , future building needs to determine best use of areas as how it impacts traffic, air quality, safety , walk ability etc
Town	Lack of sidewalks between the two villages; lack of safe berms on many roadways make biking dangerous; Lack of recreational amenities like pickleball courts, tennis courts, an outdoor public pool.
Town	Interruption of electricity, few options for internet services, irregular collection of yard waste
Town	high tax base, movement toward anti business School taxes are running way too high with large percentage increases. Lack of experienced town leadership. Impact of traffic and commute is the grid replaces rte 81.
Town	Taxes too high
Town	none
Town	Seems to be a lack of a development plan for the community. There are things that tie things together like the stone signage in Fayetteville, but the village of Manlius seems to be less consistent.
Town	No dog park (preferably fenced in); no bike lanes
Town	Our economic hubs existing within separate municipalities.
Town	zoning code is outdated and does not provide minimum requirements which leaves to much discretion to the Planning and Town Boards; limited office/commercial/retail establishments; a majority of the tax base is limited to residential uses; poor collaboration with the Villages; lack of sidewalks and public parks/amenities; no vision for undeveloped areas of the Town
Town	Population density, high traffic, loud traffic and traffic horseplay, over abundance of construction equipment and tractor-trailers on local roads
Town	lack of diversity...lack of ethnic restaurants...
Town	Too many people resulting in too much traffic.
Town	Not enough sidewalks - for example it would be nice if there was a safe way to walk from Homewood to Target or the Village of Fayetteville
Town	Not enough locally owned businesses
Town	Too many empty storefronts in the village of Manlius.
Town	Hard to get approval for things the board doesn't agree with personally - they don't always represent their citizens.
Town	Lack of sidewalks
Town	I wish we would take better care of the town's streets and community places so they looked more appealing. I wish we could provide more ways of creating community through connecting people with interests.
Town	Lack of Downtown business area, aesthetics of buildings
Town	High taxes.
Town	No auto parts store.
Town	Too many abandoned and run down business lots, especially along Fayette St!
Town	The Village of Manlius needs to be brought into the 21st Century. Being one of the most affluent areas in CNY the village is almost depressing. Other villages are nice towns that people go out of their way to shop, eat and spend time in. Besides parade days and Sno Top there is not much to entice people to spend time in the village.
Town	Could have more local stores
Town	Congested traffic in and out of Manlius, there needs to be a traffic light only used during the school year at the end of Enders Road coming onto 173 I've witnessed many many many almost accidents.
Town	taxes

Weaknesses

Residency Comment

Town	The village is an embarrassment. Fayetteville has done a much better job building a village feel, supporting and encouraging small businesses. I'm embarrassed to say I live in Manlius when I look at the village there is not one business or building that is inviting. So many zoning rules, hoops companies need to jump through to get approval. We had a burned out bottle shop on our main road for years, now the CVS will not have another building next to it. The vacant call dealership to welcome guests to our village. The buildings on the other side of the street look great, too bad the pub went out of business for whatever reason. We should be encouraging small businesses.
Town	Roads are congested; poor traffic control. Excessive property taxes.
Town	Incessant drive to develop. We enjoy living in a quiet, peaceful and safe suburb. If we wanted stores and businesses in our backyard, we would have chosen to live elsewhere. We do not need the same constellation of stores and fast food that are spit out by developers every 30 miles. These additional stores and fast food are what detract from the peaceful, quiet, and safe home we have chosen. We certainly do not want development that creates more traffic, noise, and unsafe conditions for pedestrians and bikers trying to enjoy our community.
Town	Lack of diversity. In population and businesses.
Town	Taxes
Town	Lack of town planning; seems to be little or no thought given to enhancing the look and feel of the town--whole swaths of both villages are rather ugly with no continuity of design, and some new construction, like the Honda dealership on Rt. 5 near Fayetteville Post Office, further worsens the town's appearance. There is also a lack of diverse places to eat and shop--just banks, drugstores and chain restaurants.
Town	Town has no character, not many nice businesses or restaurants, too many gas stations and drug stores.
Town	very few restaurants, few inviting public spaces, unexciting main street there are just not that many places to go not a walkable or bikeable plano place -- no connections between different subdivisions
Town	Too many of same chain businesses/banks/realtors/drug stores The store fronts are drab and in need of cosmetic upgrades to be uniform and quaint. Not easy for small businesses to thrive and succeed here
Town	There are always so many empty plazas and commercial buildings. For some reason, businesses can't always seem to be successful within the town. Would be great if it was a more walkable town/village - with multiple businesses accessible. Another weakness - lack of diversity within residents/business clientele
Town	Development restrictions Closed minded board members Councils yielding (granted) to much power Outdated utilities A police department not needed and a waste of money. Merge with the county sheriffs Merge municipalities Way to high taxes
Town	Property taxes
Town	Commuter traffic in and out of bottlenecks.
Town	High taxes, traffic congestion
Town	High taxes
Town	high taxes, inability to prevent development which has an adverse effect on quality of living here
Town	Lack of growing, white collar businesses. There are few opportunities for recent college graduates and mid career professionals to remain in this area with the current focus on warehousing, distribution and tourism. The town should focus more on attracting tech, aviation and drone companies to take advantage of the \$250M NYS has committed to investing in drone technology in CNY as well as the region's existing innovation cluster of sensor and defense companies including Inficon, Sensis, Anaren, and Lockheed Martin.
Town	Traffic on Rt. 92 (and now other areas) is getting worse and worse during morning commutes and other busy times. Over development by housing projects threatens to ruin what we have.
Town	Lack of walkable streets, lack of sidewalks in outer neighborhoods, no biking trails, Manlius Village Center (Burger King, gas station in center, mixed storefront visuals
Town	Manlius has too many banks and drugstores. We also have very limited restaurants in both number and variety. We really don't have many options for healthy food and have to drive out of Manlius often for a nice meal out. We also don't really have many shopping opportunities.

Weaknesses

Residency Comment

Town	far from major sports facilities
Town	bicycle safety
Town	Heavy traffic around FM High School. Too many banks and drug stores. Chain stores are boring and ugly. Not enough foot traffic along the storefronts. Vacant stores. Lack of sidewalks along Enders Road.
Town	Over development of housing, high tax rate, street congestion, not enough pedestrian and bicycle infrastructure
Town	Ability for investors to execute on their vision without too much interference/input from the town. Limited options for travel through the town.
Town	lack of a master plan,population density,lack of community resources
Town	The absence of any residential housing development plan, same for the Town. The tax formulas are very burdensome and a much better management of the school district funds is a priority. 60 buses for students, that are often poorly utilized. (I walked a mile and a half to high school). Increased bus routes with very few users. This is an example of terrible management. Resources are limited. The District needs to be managed.
Town	Need to drive everywhere
Town	Traffic patterns, too many drug stores, empty spaces, buildings
Town	Lack of restaurants, local businesses, capitalizing on Green Lakes and other local parks to attract visitors. Lack of sidewalks, especially in and near Village of Manlius (e.g., Enders Road). Vision for the main strip in Manlius is lacking, it seems haphazard at best which ends up in underutilized new real estate or another pharmacy.
Town	Traffic congestion can be an issue at times, as well as the speed of cars/trucks on route 5 through town. Route 5 has very little shoulder for pedestrians and no bike lanes. It's dangerous for anyone who is not in a car, and effectively cuts off cyclists from access to the Canal / NY trail. Some effort, I know, has been made to make the villages of Fayetteville and Manlius more pedestrian friendly, but people drive right through crosswalks -- and have run over the mid-street marker that indicates pedestrian right of way.
Town	Many parts of the town, particularly the villages of Manlius and Fayetteville, have become drive-through bedroom communities leading to traffic congestion as the populace heads towards Madison County. There is a lack of a sense of community as many residents are transitional--here for only a short period of time--or they just don't care about what is going on unless it impacts them personally. In addition, the property taxes continue to rise because the Town seems to discourage developing a commercial/industrial base that could help ease the tax burden on residents.
Town	Very little ethnic diversity. High property taxes. High cost of housing. Aging infrastructure. Few charging options for Electric Vehicles (EVs).
Town	lack of connection between the villages in the town- attitude of competition instead of working together, not one single town owned park, little encouragement for small businesses
Town	Village of Manlius is a passthru - has no identity.
Town	Weak village shopping and dining
Town	A nondescript suburban character
Town	Urban sprawl with accompanying rush hour traffic. Downtown area is not walker friendly with limited parking. There are not enough independent businesses or art venues.
Town	It would be nice if the town organized a community-wide litter pick up similar to what is done in the Town of DeWitt
Town	Heavy traffic thru the center of town, rte 92
Town	No town center or retail district.
Town	Taxes are enormous.
Town	expanding consumer business, commerce, and industry
Town	Our downt

Weaknesses

Residency Comment

Town	There are too many banks and pharmacies in the village of Manlius and not enough actually interesting businesses (cafes, restaurants, shopping,...). For everything I need, I have to go to Fayetteville. This is a big concern for people who live closer to the village of Manlius than the village of Fayetteville. Fayetteville's parks are nicer, too. We should have a free, public pool as well.
Town	High taxes potentially racially biased police little affordable housing for lower income brackets. Public transportation not convenient
Town	Congestion on Route 5, especially near Wegmans. There should also be sidewalks in neighborhoods or at least connecting neighborhoods to plazas.
Town	Over reliance on real estate as a development tool, lack of coordination between the town and the villages, lack of creativity/fear of change in development
Town	No imagination on businesses in the town. The town needs something different, unique and not already there. You have direct competition when there are the same business'. One will close. No more banks!
Town	High taxes and ticks
Town	Traffic. Both Fayetteville and Manlius are bottlenecks on the way between Syracuse and either Chittenango or Cazenovia, respectively. I feel like if 690 had continued east beyond 481 as originally intended, village traffic might not be as bad. Related: bike access on roads. We have done roads with very narrow shoulders or none at all... Route 92 from 257 to 173 is a great example. No shoulder, but bikes have to ride in traffic because the storm grates at the sides of the road are dangerous to bike over. It's one of the few places I feel so unsafe that I'll occasionally break the law and bike on the sidewalk instead of in the street. Last but not least, we have a good school system but they tax & spend way too much and seriously botched the way they handled the pandemic.
Town	Limited public transportation
Town	It is hard for seniors to age in place or downsize from homes, it is not as walkable and bikeable and dog-friendly as it could be.
Town	Lack of stores near by, parks for kids, street lights, higher taxes
Town	Pedestrian traffic. Cycling, walking, running, etc. is a little challenging in certain areas. I can't go from my neighborhood easily on bike or foot without a stretch down East Genesee and risk getting hit on a very narrow side. (Homewood neighborhood).
Town	Lack of restaurants. So many abandoned/vacant buildings
Town	Taxes, not much for kids, town needs more businesses.
Town	Taxes.
Town	FM school tax is out of control.
Town	High property taxes. Uneven development...need for modernization. Too many empty lots.
Town	Traffic congestion - makes the distance driving to points west seem much longer than it really is. I have friends and coworkers that don't like to come out to Manlius because "it's too far" / "it takes forever"
Town	Traffic, high taxes
Town	No restaurants Not enough side walks No parking Need more retail shops, things to do such as roller skating, ice skating, bowling, a rentable indoor turf for soccer lax during winter. A community swimming pool
Town	Lack of walkability in many areas (lack of sidewalks), dearth of locally owned/unique eateries and shops, traffic issues
Town	No activities for families and young people. Traffic is becoming bad. Commercial Development is all concentrated in Fayetteville. Main Street in Village of Manlius looks ugly.
Town	There is a lack of charm and businesses to support. There are many building empty due to rent and parking available.
Town	High taxes.

Weaknesses

Residency Comment

Town	The way we are represented in the town board needs to be addressed. I am pleased at the current makeup of the board (mainly because there are different faces), but I think that we may have better representation if Councilors represented a specific ward (or zone) rather than having the entire town pick the officials. Hopefully this would lead to a more diverse board and not just a one party machine as we have seen for the last 20 or so years. (I am aware that the board changed parties in the last election, but it still may not represent the different parts of the town as best as it can)
Town	Possible issues with poor planning decisions, encroachment of the types of development which serve mostly to increase traffic loads and create other environmental stresses, while not attracting a diversity of go-to businesses and facilities. Tall order to balance, I get that.
Town	lack of sidewalks new commercial buildings when we already have empty buildings
Town	SAFE WALKABILITY outside the VILLAGE center. NO Public transportation running on a schedule basis.. or a 'CALL a Bus" to keep Seniors independent. NO CDentral town center.. and NO LOARGE Supermarket e that can arrange for deliveries. SAme goes for CVS adn Walgreen's on Route 92.. c claim to use the rgular mail medical srevice..- rather than giving individuals the oopTION.. so it is someone has to go and pick up new prescriptions. Changeso at w alagareens are very horrid. The supplies that oen could get at one time at RITE AID were far superaior.. LACK of staff there is one problem..
Town	Not wanting to make any changes for community development.
Town	School curriculum was behind city of Syracuse when our kids entered FM in math & languages.
Town	Expense, getting too populated
Town	Overcrowding of developments and constant increases in property assessments, tons of empty store fronts in the village, not much to do
Town	It's not walkable. I work within a mile of my house and can't walk because the road isn't safe.
Town	Lack of connection - sidewalks, bike trails. Fremont especially feels so remote. No way to connect to other neighborhoods or Fayetteville/town center/canal without driving. Would love some help with maintaining yards. For example - other towns do leaf collection (rake leaves to end of yard and they come suck them up - less money/time spent on bagging) and give away trees to plant. More local businesses in town center. More promotion of local businesses and restaurants.
Town	We need more variety in small businesses, especially in the village of Manlius. There are too many shuttered businesses for an area with so many resources.
Town	There needs to be more shared services between the town and the villages.
Town	Property tax expense, sporadic utilities such as high-speed internet and water.
Town	No community feeling, limited recreation, terrible place to live, traffic, high taxes
Town	We could use more sidewalks, bike lanes and focus on small businesses.
Town	My first observation was the decision making in absence of a comprehensive plan has not served the community well. We live on a county road that has traffic but is also used by walkers/runners and bikers, including the high school CC team. The road isn't conducive to this; any discussions regarding facilities and development should also anticipate increased and type of traffic and plan for pedestrian use. Are there maps of sidewalks in the town or a database that shows them? Is there up to date info on traffic patterns? Are shopping areas easily accessibly by car and foot, and signed well? How do you communicate with residents? I just listened to the Councilor talk about steering committee members. Your data shows the largest growth area is people over 65, but they were not mentioned or encouraged to participate. I am excited this process is occurring as the town budget, goal setting and staff time can be better directed and cost effective if there is a plan versus reactive decision making. What other groups are impacted?
Town	Buildings could use renovating/sprucing up downtown
Town	taxes
Town	too much traffic and the roads are set up for the through traffic rather than the locals
Town	Lack of jobs for people with a college/graduate degree, low paying jobs for people without degrees, lack of sidewalks and bike lanes, lack of neighborhood park planning and places to meet your neighbors, lack of public transportation that is actually usable (long distances to get to stops and terrible schedule), no friendly public space near Target and Tops, lack of diversity.

Weaknesses

Residency Comment

Town	Unresponsive and slow to act government leaders.
Town	Not conserving open land for animal habitat or recreational use. Buildings are too close to roads in the village, doesn't lend itself to a hometown feel. Need to bring in new businesses, don't knock down buildings and let the land sit empty.
Town	The unwillingness of people to allow further checked development
Town	Lack of past planning, suburban sprawl, traffic congestion, and the ugly drive through the Village of Manlius with empty storefronts and abandoned buildings.
Town	Solar Arrays are huge right now, and it feels like they are popping up everywhere.
Town	A lack of recreational spaces like a public pool, indoor track (other than the Y) or dog park.
Town	need electric car charging stations, bike paths connecting villages
Town	Developers unchecked: cramming more housing and businesses in smaller spaces without regard for existing neighborhoods, school capacity or traffic. Green spaces rapidly disappearing.
Town	I've always thought the taxes were high, but I guess you get what you pay for.
Town	The transition from residential/commercial at village borders. Revitalization of unoccupied or dilapidated commercial space
Town	Limited choice for internet. Satellite or Spectrum only choices. There is no Fios on my street.
Town	Too much emphasis on banking facilities. Little expansion for new businesses such as retail and non drive thru restaurants
Town	Movement of town government to dictate long term future
Town	The Town not encouraging business development and growth. This town and the Villages are incredibly difficult to work with.
Town	High taxes Lack of recreational facilities not tied to schools, such as; park with tennis courts, pickleball courts, basketball courts, trails, green space
Town	Few town parks that support kids sports or tennis and pickleball
Town	Lack of diversity, willingness to ignore or sweep under the rug our areas drug problem, limited public transportation, water/sewer infrastructure
Town	Nimby. It takes too damn long to get anything built in this town, developable parcels are become dilapidated eyesores while everyone opposes anything on personal preference, and other towns are leaving us in the dust for economic development and tax base.
Town	Property assessments and taxes completely ridiculous! My mortgage has gone up almost \$300 in the 4 years I've lived here. We will have to move next year at that rate.
Town	Increasing traffic with faster driving speeds
Town	Hard to walk places, need more options for internet, traffic
Town	The inability to get assistance for issues that need to be addressed for example the Sky Ridge Water issue that has been an issue since 2012.
Town	Lack of diversity, and nothing to encourage it. Before I moved here, many people I knew in the surrounding area looked at the town of Manlius as a place of privilege and wealth that did not include other socioeconomic groups. The community and the schools seem to bear this out. Are we REALLY a welcoming community?
Town	Taxes are rather high. Not enough diversity. There isn't really a nice center of town.
Town	Lack of a town park or parks to increase the sense of community for events, recreation and community sports, etc. Two of the greatest strengths...Green Lakes and Erie Canal are not owned by the Town so we can't use them as easily for Town purposes. Many subdivisions and homes are higher priced and very large. Traffic through and around the villages of Fayetteville and Manlius.
Town	shortage of available housing, small commercial tax base, road constrictions in Fayetteville and Manlius for through traffic
Town	Lack ethnic diversity, lack younger people who are aware and involved with community.

Weaknesses

Residency Comment

Town	The police seem to have little to do. Traffic is brought to a halt if a person is pulled over, no one seems to think about pulling to a side road. Or parking area space. Its often 3 police cars to one incident. Accidents are not moved efficiently or quickly. Ive noticed police running speed traps constantly. This is good and bad. Ive witnessed folks getting trivial tickets. Perhaps the force is too numerous, i can't understand it. As for DOT, the roadsides could be cleaner. Ive made calls about items being dumped.
Town	The four lane highway straight through the village makes it less alluring to walk and hang out. School taxes are high. Mass transit is non existent.
Town	With some community members, it seems the amount of time your family has been here or the amount of money you have automatically grants you a certain standing in the community. This can make it uncomfortable and difficult when situations arise involving community members do not have that history in the town.
Town	There's limited fast casual restaurants nearby.
Town	Lack of commercial growth..we need more restaurants and local businesses Lack of affordable housing for seniors...we need affordable one story homes..not luxury apartments
Town	Lack of diversity
Town	Not good planning, weak downtown, residential, not near commercial operations
Town	The town is falling apart along the main streets, buildings in disrepair, too many commercial properties vacant. Driving thru town is reminiscent of Chittenango years ago. Signage at main intersection of town is pathetic, held together with metal clamps.
Town	<ul style="list-style-type: none"> *Onondaga County education system does not offer nor encourage foreign language and culture courses, whether online or in-person. *No town events, e.g., walk event throughout the town to support local (Onondaga County) nonprofits. *Community-wide emergency practices or policies not transparent. *Very little or non-existent arts and cultural goods and services *No public spaces in the Town. Fayetteville Village has Beard Park. *Limited alfresco, outdoor, dining: *Need more local flavor dining, that has outdoor eating: cafés, bistros, diners. (not banks, dental services) *Restrictive town yard pickup: put yard stuff in a bag, which itself is wasteful. *No encouragement of community-wide recycling, reuse, or repurpose. especially of plastic. *Lacks beautification efforts. Village of Fayetteville has been such great salient efforts! *Needs More safe secure pedestrian and bicycle mobility areas: sidewalks, bike lanes. Love what DeWitt has done with Erie Canal corridor path, in middle of Erie Blvd - Love it! We plan to bike that to/from downtown Syracuse and visit stores along the way this summer! Oops-not spending money in Town of Manlius. *Permanent farmer's market venue for food?? *Need more renewable energy, i.e., offer alternative energy to power our homes, power government and community's interconnectivity (Internet, WiFi, etc.) *Seeing vacant buildings boarded up for months to years. *Lack of window shopping : Village of Fayetteville is lousy now with that horrendous medical building where a strip of diverse local shops used to be. When people are walking out and about, says a lot about the community. Village of Manlius needs. Towne Center is great for window shopping espec protected from the wonderful pavilion, shop then dine! *No ice skating at Beard Park. *The Town has no senior living, housing.
Town	Taxes too high Unrepresentative government is improving Lack of affordable housing Poor planning due to leadership in Town prioritizing revenue over improvements
Town	It's too expensive. Taxes are not budgeted well. Fire and Police take way way too much of the budget and, meanwhile, our aging population is left to run bake sales and pay out of pocket in order to have social activities. We have no transportation for the elderly, no consideration for where they will live when, by 2030, one in five people in the US will be over the age of 65. (AARP, 2021) And Manlius could very well best that number. And while I believe that taxes need to be adjusted, the tax burden is too high for most of us already, never mind how it discourages new people to live here.

Weaknesses

Residency Comment

Villages	Taxes, government waste and inefficiency
Villages	It is not walkable, from where we live. School district needs serious change - not all about grades.
Villages	Outdated zoning; would be better to have mixed used zoning and bike lanes
Villages	Traffic congestion is growing. Village is allowing/considering inappropriate developments not in line with the zoning laws. Comprehensive plan is outdated/ignored. Village Elections held at a time that is not conducive to optimizing turnout. Tax assessments formula is opaque. Lack of racial/ethnic diversity.
Villages	1. Intergovernmental failure to manage increasing traffic east of the Town. 2. Reticence to commit wholeheartedly, over the long term, to increasing collaboration between the Town and villages. 3. Lack of racial diversity; failure to acknowledge historic and current rejection of nonwhite homeowners. 5. Lack of moderate priced housing for young families and seniors. 6. Failure to create a more cohesive architectural appearance in business districts that builds on our heritage. 7. Insufficient planning to protect natural resources.
Villages	Too often the unoccupied businesses are left uncared for (ex. Wild Orchid, Wander, Dazzle, gas station, bottle exchange).
Villages	Traffic, continual development eroding parking. Traffic, not enough sidewalks. Lack of mixed income housing, affordable housing for all workers.
Villages	Taxes
Villages	We need to have more businesses in our area - more than banks, pharmacies and nail salons
Villages	Needs more ethnic diversity Some issues with flooding in Minoa
Villages	TOO MANY NAIL SALONS! Village is not as charming as our neighboring villages such as caz and skaneateles. Many yards and homes are not maintained. The village is looking run down. Seneca street and all who wander have a lovely atmosphere for people to catch up and have been doing a lovely job. The new flower shop looks nice and Mrs. Kelder's always looks cute. We need businesses that keep us in our own village.
Villages	Would love to see more sidewalks, ie, on Salt Springs from Huntleigh to FM road. Really wish something would be done on the property west of the Post Office.
Villages	High taxes, increasing traffic issues, increasing reliance on sales taxes and neighboring communities to offset reducing commercial tax contributions, decaying of villages main streets, lack of adequate parking in villages
Villages	I don't see much population diversity in our town. I would love to see more shops and restaurants and businesses within our villages and town.
Villages	No master plan for development. Pressure from developers.
Villages	To stratified by race and class Needs more renewable energy
Villages	The Village of Manlius is a drive through, ugly black topped place. We have banks and gas stations and there is nothing for kids to do. Also please do something about the "spas" that are not actually spas. The police are rude and demeaning and have big fish in a small pond attitude.
Villages	increasing amounts of traffic
Villages	too many parks & rec departments - one for the town, one for F'ville, one for Manlius. Over zealous police. Can't tell you the number of times I have seen 2 or 3 police cars pulling over 1 car for speeding.
Villages	Too much sprawl and the wrong kind of development.
Villages	NYS high taxes
Villages	There are so many businesses that are unoccupied. I also think FM's long-standing belief that business hurts the quaintness of the town is absurd. With proper planning business could bring a vibrancy to our community.
Villages	Walkability could be improved, particularly from some areas within the village. Also, there is a lot of traffic through our "Main Street" area which makes it harder to enjoy. Sometimes our town just feels like a thoroughfare and not a destination.

Weaknesses

Residency Comment

Villages	Lack of diversity (racial, economic status, young adult homeowners), too many large corporate banks and pharmacies, not enough small local businesses (restaurants, shops). We are living on stolen land from Native Americans. It's time we recognize/acknowledge our history OUTWARDLY and pay respects to the previous stewards of this land.
Villages	Taxes. Not a lot of independent restaurants.
Villages	Up keep. The area could look better and have a more cohesive feel. Some buildings, businesses, and parks feel and look run down. There are a lack of sidewalks connecting the schools in some places. More restaurant options would also be a bonus.
Villages	lacks diversity, no certainty that it is safe for people of different races. no adequate transportation to downtown Syracuse
Villages	Lack of town services information, a new letter of service and time would be nice.
Villages	Seems it's difficult to get building projects done - the one that was supposed to go next to CVS as an example
Villages	Village of Fayetteville mayor is unresponsive to constituent inquiries. More green space needed, not more development.
Villages	Lack of interest in properly developing business areas. Traffic concerns.
Villages	Height school tax and high property tax.
Villages	Manlius and Fayetteville need more bike paths and sidewalks. Extremely High Property Taxes. School district has no ice rink or swimming pool.
Villages	Not well organized. Not sustainable. Allows development without a long term plan.
Villages	Lack of affordable housing, poor and cumbersome public transportation, not enough subsidized housing. Too many drug stores, lack of diverse businesses, lack of bike lanes. Manlius could be a destination for boutique shopping, or a night on the town. Property taxes are too high. Need more local daycare. Businesses need easier consumer road access.
Villages	To many vacant houses or commercial lots
Villages	No sense of community--historical character is not celebrated, and there are way too many banks and pharmacies where there should be locally owned business and community spaces. The local governments (town and village levels) can do more to allow for small business owners to get started, as we have very slowly begun to see in the village of manlius. The more chain businesses, the weaker the sense of community. Also, there is very little affordable housing, making it less appealing than it already is for young people to want to move into the area and start families.
Villages	#1 by far are the high taxes and extremely high school taxes. I moved from San Francisco in 2015 and I could have a >\$1.0M home there with lower total taxes than at my
Villages	Incredibly high taxes with little to show for it.
Villages	Taxes and police force
Villages	Democratic politics. High school taxes. Overpriced projects (fire station). Reduction of services but not tax reduction. Wholesale increased property assessment (10% in 2021) resulting in increased taxes, but keeping same tax rate.
Villages	Traffic.
Villages	Traffic, The town has become a thruway for everyone living east (Chittenengo, Canastota) southeast, (cazenovia, Pompey, etc) . taxes, lack of safe walking and biking spaces. Lack of parks.
Villages	High taxes make it hard to live and run a business
Villages	lack of racial and ethnic diversity, social isolation lack or community (car culture, few community events, non-support for Town parks/ recreation)
Villages	Zoning is rather restrictive. The ZBAs usually grant variances, but this is a bureaucratic and time-consuming step for property owners. Zoning may reflect an outdated vision of ideal land use.
Villages	We need more dining choices. More nice but AFFORDABLE housing would be nice too.
Villages	High Taxes and No Commercial Growth. Village and Town seem predisposed to change: especially new business and other development
Villages	High taxes

Weaknesses

Residency Comment

Villages	I think new businesses have a tough time entering Manlius.... we could do more to help spur development. The vacant buildings along Route 92 are awful.
Villages	Traffic splitting the town. Ill-advised and underused development. Failure to support small businesses
Villages	Traffic; lack of diversity; some rude/arrogant residents.
Villages	Manlius needs to change from a pass through village. Please add retail stores or a couple more restaurants. We need more reasons for people to spend money in the village.
Villages	We need work on the environmental protection, and sustainability fronts. Eg,, some building codes which discourage solar, geo-thermal etc. Also we need to continue making this a healthy welcoming community for a broader spectrum of society.
Villages	The downtown has limited attraction due to the lack of small shops, casual dining, and bars (except the ubiquitous craft brewhouses) that would cause one to park and want to walk around. Village taxes are high.
Villages	High taxes, somewhat congested roads
Villages	Too white, too little racial diversity in our leadership
Villages	Taxes, wish village had more restaurants, shops and curb appeal
Villages	Non transparency with our Mayor. Tip toes around major issues that don't personally pertain to him and his family
Villages	High taxes- my taxes cost the same monthly as my mortgage! I am considering moving out of Minoa for this reason.
Villages	Regarding living the town could be more diverse. More housing opportunities could make this possible.
Villages	Hard to walk outside the villages, no real plan for development, not attracting younger couples, too expensive for some people to live here, no real plan for climate change, no real plan for homeless people or people who have issues with drug issues
Villages	Lack of pedestrian & bicycle infrastructure, EV charging, mass transit, entertainment options
Villages	Taxes are too high! There is no fenced fog park here and there seems to be places to put one. The new trash and recycling bins are too big! I need to back the car out of the garage to get the bins out. There are some police here that are not supportive of our youth.
Villages	There are TOO MANY vacant buildings that are unkempt in the village of Manlius. So many eyesores. The codes officer does nothing about the properties that are actually occupied and not cared for (and uses the "I work part time" excuse too much. Hire someone full time. This area needs it.). The village is referred to as "the old section" in village-developed and circulated documents/publications. That's not the best way to attract homebuyers or business owners. The rent is WAY TOO HIGH for a tenant to lease and operate a business. We will continue to have vacant properties and empty "strip malls" for as long as this is the case. The reduction in recycling pick-up means more people are throwing recyclables in the trash because the trash is picked up weekly, however, trash collectors will now take ONLY what's perfectly fitted inside the bin. A huge step backwards.
Villages	Allowing new businesses to build in concentrated areas. Many of the new businesses are redundant and people only need to drive a short distance for the same service.
Villages	Not enough to entice new businesses.
Villages	High taxes .. and no drive through at the Dunkin doughnuts Taj Mahal of Fire stations that was completely unnecessary The return on actual fire protection per dollar spent should be measured .
Villages	Not enough stores
Villages	Too commercial.
Villages	The village of Fayetteville is being sold to commercial markets and lost its village charm at the corner of Burdick and Genesee when they allowed Romano to take up residence at the entrance of the village. Having to fight to retain and preserve historic buildings is a disgrace. I was flummoxed when the Wellington House was on the chopping block. The mayor destroying nature and our health by allowing overdevelopment and 5g.
Villages	Overdevelopment, or worse unwise development detrimental to the above listed strengths
Villages	Lack of cooperation between villages/towns. Separate trash removal

Weaknesses

Residency Comment

Villages	Not enough walkable or bikable neighborhoods; too many neighborhoods closed off from other areas, too many banks and not enough entertainment businesses
Villages	There are no sidewalks, unattractive building fronts, no big draw for people to stay or for people to visit, parking spaces are pretty much non-existent, too many empty/abandoned buildings and finally, lacking an attractive central community-based location/facility.
Villages	high cost of living compared to city/other suburbs, has improved but even more sidewalks are needed (frustrating when they cut in and out between village and town
Villages	We seem to develop for the sake of development instead of with a plan/purpose. There are negative impacts on traffic and quality of life for seemingly more banks or coffee shops.
Villages	Lack of diversity - sooo white
Villages	Poor traffic planning. Poor pedestrian and cycle accessibility
Villages	Hard to travel from Fayetteville to Manlius without a car, lack of public transit, expensive cost of living
Villages	Unaffordable housing (both owning and renting); lack of diverse businesses/services (often have to drive outside of town and village for a lot of things); lack of forward thinking (especially the continued denial of building projects on unused/vacant lots)
Villages	There are run down areas that need to be addressed. More parking in the village of Manlius.
Villages	More restaurants, bakeries, etc. within walking distance in the village of Fayetteville would be nice.
Villages	Frequent power outages. Fayetteville Center Triangle traffic could use more directional lights and more pedestrian walkways. Empty storefronts in Manlius could get businesses in. It would be nice to see more diversity.
Villages	bureaucracy, empty storefronts, NIMBY attitudes, lack of retail diversity (too many banks, little lodging)
Villages	Over development of commercial properties. Over development for residences, that is single family homes, apartments etc.
Villages	It is too white! I'd like more racial and ethnic diversity. Also, there are not many safe ways for walkers/ cyclists to travel from the village of Manlius to Fayetteville. We are not thinking of creative ways to manage traffic, like putting in traffic circles at busy intersections. There are not enough public spaces/ organizations for young people (teens).
Villages	Lack of sound planning regarding commercial creep and zoning
Villages	Work on becoming more diverse
Villages	The constant irresponsible development that takes away the original historical community.
Villages	Not enough sidewalks. Whole neighborhoods could walk to schools, shops, restaurants, if the town would connect to village sidewalks
Villages	Too much traffic with no vision on how to deal with it, poor business planning in Village of Manlius.
Villages	traffic, diversity, focus on commercial developments, lack of town parks and greenspace, not a walkable community
Villages	Roads not too friendly use. Lots if dead end streets.
Villages	Traffic.
Villages	The town has limited options for dining and entertainment, and while I'd like to support our local economy, I find my family going elsewhere for certain things.
Villages	It has SO MUCH potential it isn't living up to. Loads of infrastructure issues. Bury the in-town electrical wires. You won't believe the difference that makes. Also... how many "spas" do we want/need?
Villages	Several underdeveloped properties in both th ex village of Manlius and Fayetteville.
Villages	Lack of public pool, poor urban planning, no bike lanes, town is run down
Villages	Tax
Villages	Assessments, makes no sense when it goes up year after year. The Villages work hard to maintain their Tax Rate.
Villages	Busy traffic at times, too much commercial development
Villages	Assessment, plans to place more burdens on property owners

Weaknesses

Residency Comment

Villages	The 3 villages are disconnected, difficult to walk, shop or bike safely as cars are prioritized. Heavy traffic that often exceeds speed limits. Lack of sidewalks connecting Fayetteville and Manlius, lack of trails connecting both to Minoa, lack of community spaces and playgrounds when land is available, lack of affordable housing, limited public transportation,
Villages	Diversity and culture
Villages	Taxes are too high.
Villages	Taxes. Your assessor is a criminal in his approach to the rate of assessment and the way he conducts assessments. There is nothing fair about it, and it will begin to drive people from the area.
Villages	The Town does not provide any services such as parks, trash pick-up, community activities.
Villages	I think our structure of government (I live in the Village of Fayetteville, in the Town of Manlius, in Onondaga County) makes it difficult to plan individually. All the municipalities need to work together. A lot has changed in 175-200 years when the towns and villages were formed.
Villages	Not enough healthy restaurants Not Senior friendly
Villages	Most working residents work outside our town and commute to other places - "bedroom community" - so they don't get involved in their own community
Villages	Too much pressure to do more housing/business development. Busy traffic, at times.
Villages	Too much traffic on Genesee, not enough bike paths (this is different from bike lanes), no entertainment (music, movies, art, bookstore)
Villages	Limited public transportation, not enough variety in businesses, community silos
Villages	lack of services, taxes
Elsewhere	Traffic congestion and no turn lanes for busy intersections.
Elsewhere	not a lot of restaurant or entertainment venues
Elsewhere	Taxes,
Elsewhere	The poor business climate, bureaucracy, the politics... The belief that you can tax your constituents continually.
Elsewhere	A lot of banks and pizza shops, more places to walk to
Elsewhere	Traffic is increasing, the downtown is so unattractive!
Elsewhere	Residents resist any businesses coming to their villages. Its like saying "Not in my backyard". They fear it will change and disturb their villages.
Elsewhere	I would love to see more arts and entertainment promoted in the town and Villages
Elsewhere	Need more sidewalks for walkability
Elsewhere	Lack of variety with local restaurants - new businesses tend to be banks, pizza shops. Pittsford, NY is a great model for the types of business that could be welcomed in Manlius.
Elsewhere	Lack of diversity
Elsewhere	traffic at the light by Brueggers, plus the length of time it takes to get from 481 to Manlius... one lane by Lyndon Corners can be treacherous
Elsewhere	The idea of another quarry is appalling.

Opportunities

Residency Comment

Town	Growth for housing, tax breaks, new zoning
Town	Expanding and supporting small businesses and restaurants that would keep our community thriving
Town	Please capitalize now on the public's desire to live in Manlius by working on and expanding the infrastructure of the town (i.e., create more roads, update current roads, update bridges) and bringing in businesses to fill vacant/run down business spaces so that current and future Manlius residents can stay in Manlius to shop and eat and so that commuters from Cazenovia and Pompey bring income into Manlius instead of just driving through.
Town	Preserve the remaining green spaces for future generations to enjoy. Every single inch of space does NOT have to be developed. We have enough of a traffic problem and a failed intersection at the top of the hill in Fayetteville according to the DOT
Town	Solar energy for homes, businesses, schools and non-profits. Ways to reduce pollution. More recycling.
Town	Tap into locally-grown food demand, find ways to cut carbon emissions by encouraging kids/people to walk or ride to school (rather than 1 student per 1 family car), maintain Manlius identity but create real bonds to the city of Syracuse, perhaps focus on mixed high- and low-income housing in same neighborhoods
Town	Preserve and expand green space. Reduce overdevelopment to Commercial and Industrial usage and promote residential usages.
Town	Use existing buildings/ property in the village of Manlius to attract better dining and boutique style stores
Town	Create universal pre-k program for our residents.
Town	The beautiful villages of Manlius and Fayetteville to draw more small businesses. Modification to the traffic routes on 173 and 92.
Town	Sustainability, local business, outdoor community space.
Town	Programs to beautify/maintain the smaller villages/communities in town of Manlius
Town	The town needs to tap into the the quaint theme that Fayetteville has established and follow it though to the other villages. We should be providing incentive to businesses to come into our community. We need more family restaurants in the village of Manlius with curb appeal for others to come and visit.
Town	Offering opportunities for the homes in non-villages to have more of a village feel, with safe ways to physically access via walking, biking to stores, restaurants, ice cream shops. Open up unused land in these areas for small business opportunities, parks, or otherwise usable spaces.
Town	Being proactive, making a plan for future growth and change. Avoiding unsightly development such as windfarms and traffic congestion. Protecting nature, recreation areas and history.
Town	Developing affordable senior housing.
Town	Funding for unique branding and prevention of mainstream development.
Town	Programs to develop community. Encourage people to want to stay. Working together.
Town	We need to think about green energy grid--and why not public utility approach, with solar farms organized and collectively pooled by the Town? We need more mixed use and multigenerational living situations, with networks of sidewalks and berms for safety for all. Our green spaces and water fronts and parklands--expand, protect, and develop connectivity. Maintain excellent, inclusive diverse schools and robust public libraries. Keep an eye on taxes--they are high and it's an issue in this area more broadly.
Town	More park space for community gathering/events/festivals.
Town	None. Stop building things. The towns are beginning to be a bit crowded and traffic is becoming a problem in certain spots.
Town	Erie Canal use can be expanded, with three villages services can be structured to be easily accessible for seniors and those with limited mobility
Town	Infrastructure money could be used to fix long neglected streets (our street, Wynnridge Rd, hasn't been paved for 25+ years and the pitch of the street creates pooling of water in our yards and even basement damage in several homes). Transportation that sews the city and the surrounding areas as well as high speed rail to NYC, Rochester, Albany, Binghamton, and Buffalo. Investments in lifelong recreational needs of citizens: see above, but pickleball courts, tennis courts, outdoor pool--as well as more sidewalks. The new dentist office being built near medical center could have access to the Erie canal and trails, but this wasn't part of the planning. Seems like quality of life is often last on the list when it comes to priorities.

Opportunities

Residency Comment

Town	Continue to have a very good school system, find a way that inter towns traffic does not go through the villages.
Town	attraction for senior living, reduce tax base, develop mixed use buildings, keep police force strong as well as fire. Incentivize volunteers to help with these services.
Town	Need a few more family friendly recreational areas
Town	I'm too old to worry
Town	There are significant opportunities to create unique identities to the communities within the town.
Town	Dog park
Town	Being a leader in affordable housing development and leading the way in being remote worker friendly.
Town	Collaboration with the Villages-this Comprehensive Plan absolutely must include the Villages as they are the critical centers to the Town; Grants/Funding for infrastructure improvements; off-shoot development as a result of the Amazon warehouse on Kirkville Rd and CSX intermodal facility; undeveloped lands in the Town provide opportunities for different land uses.
Town	Lowering traffic density, limiting new home construction to enhance livability, expand non-auto traffic
Town	Further diversify somehow
Town	Continue community/ family events, increased focus on locally owned businesses, more eating/ restaurant options
Town	Embrace our diversity!
Town	More bike lanes, sidewalks, and safe places for kids to walk/scoot/bike. Also lower speed limits and speed bumps within residential neighborhoods.
Town	Allow more flexibility in development so that we can improve the area we live with restaurants and retail.
Town	Connect sidewalks parks and and canals
Town	I don't know.
Town	I would like to see a business district with shopping, restaurants that was walkable in Manlius, improved parks
Town	Reducing the tax burden on citizens.
Town	Solar energy, greater investment on walkable, multi purpose shopping in the villages
Town	More bike paths on main roads to make it bike friendly.
Town	We have to drive to Fayetteville or Cazenovia for dining and shopping - it would be LOVELY to have a cool block or blocks of our own that people want to come to, or stay for.
Town	Attract more retail business and you will attract more people. Good restaurants and shops, and try to transform the Village into a attractive desirable community that you not only want to live, but spend time and money in.
Town	We should invest in sidewalks from Eagleview subdivision up to the high school so the kids could walk or ride their bikes. Kids do it now but there's hardly any shoulder. A traffic light at the end of Enders Road onto 173. No parking on the side streets in town to keep both lanes wide open.
Town	Build a village encourage businesses (not banks) to open in our town.
Town	More green space development. Instead of incessantly looking to bulldoze trees and asphalt over lots, more parks should be developed to enjoy our quiet community.
Town	Clean energy. Infrastructure upgrades. Diversity.
Town	More places to eat and entertainment options. And holding taxes down
Town	Expand and support more small/local businesses; increase walkability (install sidewalks throughout the town, not just in the villages); offer more family-friendly events and venues. These things would help create a better sense of community.
Town	Younger generation who grew up here interested in moving back. Looking for more town opportunities for families like restaurants and shops. Incorporating green spaces/fun outdoor recreation. Support for local business owners over chains. Increased diversity. Walkability of downtown as a destination / place to spend an afternoon rather than a commuting drag.

Opportunities

Residency Comment

Town	better public spaces where families would enjoy spending time/going out to eat etc. there are a lot of people with high disposable incomes but they they their money elsewhere to enjoy their free time Cazenovia, for example, has a much better offering of restaurants, shops, places to walk around
Town	Such a big opportunity to expand a diverse variety of small businesses to make Manlius unique and attractive to outside residents to visit and support.
Town	Rebuild existing, empty commercial space. More restaurants - but not in Fayetteville, in Manlius!
Town	Infrastructure Public services
Town	Beautifying the villages, supporting small business, organizing the growth and buildup of the area
Town	Clean fresh waterways.
Town	More activities and events to keep people engaged and draw others here to help our local businesses
Town	preserving greenspace and exploring methods to facilitate its use such as hiking trails, etc.
Town	Continue to attract and retain well educated and affluent residents. Expand the region's tech ecosystem.
Town	Preserve open space! Now is the time while it still exists and before developers swoop in and acquire it.
Town	Building livable town centers, limiting sprawl, more affordable/accessible housing options, creating more diversity through jobs/housing options, one story living options, upgrade old stock to universal design, easy public transportation within and to Syracuse, shared services across municipalities
Town	More restaurants with healthy food options that provides residents with more variety and provides business opportunities. More shops to bring in visitors.
Town	attract businesses in the tech industry
Town	demand higher architectural style. These recent malls are ugly.
Town	Support renewable energy industries, like solar farms. Support local agriculture. Make neighborhoods walkable. Support mass transit to Syracuse, Cazenovia, and Fayetteville. Install charging stations for electric vehicles (Tops Plaza, YMCA, Walgreens plaza, True Value, etc.)
Town	Create a friendlier system for ALL types of traffic (ped, bike, car)
Town	Smart growth. Improving traffic flow. Open mind to new businesses & developments. Improve downtown Manlius into a destination for residents not a thoroughfare.
Town	exactly what this survey intends to do.To manage future land use development that benefits equally the needs of business and the residential community.
Town	Develop a residential plan and force use rather the random development of areas that a developer wishes to optimize their financial position. Same for business development. Develop ways to reduce residential taxes by selective appropriate business development to enhance the tax base.
Town	Encourage small businesses, fund senior center improvements, offer a community garden
Town	Attracting and supporting local businesses and restaurants. Leveraging the awesome school district and parks.
Town	Getting Skyridge and Salt Springs Districts attached to the public water system.
Town	Strategic growth with new building in the villages -- addition of bike lanes and more pedestrian-friendly intersections. Continue to fund parks, Dept of Parks and Rec programs for kids, seniors.
Town	Maintaining it's rural aspect
Town	Town should become energy self-reliant with solar and wind on for government facilities, schools, libraries. Encourage low/medium income housing opportunities. Preserve natural resources such as Limestone and Butternut Creeks.
Town	We need to get people out of their cars and onto their feet or bikes and connect villages with public transportation.
Town	Village of Manlius; they need Olson as mayor to make it transformative and more inviting for businesses (I.e. near failure of The Madison Row development; little to show under current administration)
Town	Increase parking and develop restaurant / storefront areas. Try to upgrade the appearance
Town	Increase density and walkability

Opportunities

Residency Comment

Town	Invest in the downtown area with parking, a welcome/ nature center, attract more independent businesses, art gallery, restaurants, small shops, etc. spruce up the swan pond, introduce lower income housing, treat Limestone Creek like the jewel it is.....develop some picnic areas, or access areas with parking.
Town	Look for alternatives to heavy traffic flow.
Town	Don't build houses on every square inch of space, Parks and CNY Land Trust areas are vital for the quality of life.
Town	limiting commercial growth and expansion
Town	more commercial properties, but tailored to things people would be excited about - making manlius more walkable/bikable, make parks nicer
Town	Solar energy farm changing town village school vehicles to electric
Town	Currently, I like it the way it is! I have concerns that more development will lead to even worse traffic congestion.
Town	More small business development, less real estate development, focus on developing green space. ALLOW KINSELLA'S ZONE CHANGE!!!
Town	Make the town a welcoming area that you would want to shop and play local.
Town	Install more solar panels, protect existing green space, cull the deer population to cut back on ticks.
Town	Add bike lanes where there is no shoulder. Make 92 two lanes each way all the way to Lyndon Corners.
Town	I think that staying up with the times in terms of not being fossil fuel dependent (charging stations for cars, etc) and making it easier for seniors to live, walking and biking for all, and more options for living with your dog here would all be great.
Town	More stores, parks, street lights
Town	Protecting and growing green initiatives. Including enhancing pedestrian and cycling travel options, programs to turn "gray" areas into more "green" space (whether planting or tech). Developing true commerce areas in our town and focusing on making it easier for small business to call those commerce centers home.
Town	Attracting more businesses. People who can actually lead by looking to the futur
Town	Ownership of a building that could be rented out on an ongoing basis for group events, or even weekly dances.
Town	Reassessment of property values.
Town	Work from home... attract people and businesses. New kinds of business... technology driven. Build on drone center of excellence in Syracuse. Build more leisure activities... restaurants, sports.
Town	Preserving some open spaces and discouraging new developments that have a cookie cutter/McMansion character. Keeping an eye on flood protection when granting building permits - drainage is a problem in this town.
Town	Finding ways to maintain strengths while not putting the fiscal responsibility on home owners and families. Looking into grant programs and state/county municipal programs to capitalize on.
Town	Bike paths. Larger shoulders on our road to support runners and bikers. More green space. More family activities. Better parking
Town	Create a co-working space as people work form home or start their own business. Create entertainment opportunities for families - skating rink, pedestrian mall - preferably outdoors which is our strength. This will attract more revenue to the Town.
Town	The number of creatives in this town could make it charming and a destination not just a pass through town.
Town	To continue preserving green spaces and parks as well as investing in renewable energy sources. Also, as the internet has become an essential part of life, it is time to think about it as a utility, instead of an option. I think some kind of municipal internet can and should happen by 2035.
Town	Invest in renewable energy. Make more public spaces both indoors and out
Town	capitalize on the remaining and existing integrity of the historic resources (landscapes, buildings, views etc), while encouraging new development that respects all and is harmonious with existing.

Opportunities

Residency Comment

Town	maintain green space!!!! extend sidewalks from village lines into Town streets and roads especially along route 5 (Genesee St.) west of Burdick St. to Fayette Manor and continuing to Lyndon Corners and from intersection of Burdick north to intersection with Cedar Bay
Town	Better shopping to have boutique and even 'pop-up shops for s hort duration in e mpty storefronts.. BETter parking. PUBLIC RASNSPORTATION.. BIKE LANES. z DEMAND street likghting in all the neighborhoods from the builder not just at corners. SAFETY FIRST>> COntrol coyotes
Town	traffic flow
Town	Green energy
Town	Developing family friendly areas like parks and youth sports facilities, fill the store fronts to take advantage of the large customer base, stop with the overdevelopment which is crowding our schools
Town	Increased green energy. Improve infrastructure like a sidewalk on Genesee connecting Tops to Wegmans. Revitalize brown fields in the village with something we actually need, like a dog park.
Town	Bike paths! Incentives for sustainability. Charging station at FFL is a great start!
Town	-
Town	Preserving agricultural land that in turn could enhance the surrounding neighborhoods. Improve infrastructure. Capture the unique character and diversity within the Town.
Town	None
Town	Renewable Green Energy program. Develop the infrastructure to reflect the wants of the younger population moving back to the area.
Town	fixing up eye sore buildings/businesses
Town	Preserving natural tree and habitat corridors through developed areas, space to provide neighborhood parks, some densely developed historic neighborhoods with private yards for gardens, village centers, Erie Canal, great education, access to Syracuse, space for wetlands to treat storm and wastewater, ability to have chickens, areas that can be connected and safer with sidewalks, the ability to be integrated with natural systems that are still intact.
Town	I think that Salt Springs Road could be a beautiful corridor of lovely homes and neighborhood friendly businesses.
Town	Be business friendly.
Town	The need for additional housing, schooling and resources
Town	Community activities. A sidewalk to connect the villages of Fayetteville and Manlius to make the area more walkable and allow children to walk to school.
Town	Make sure the town is doing its best by the residents
Town	I feel like there are great tourism opportunities - a place to create a rec complex that could draw people to events/activities from all over upstate. There are also opportunities especially in Manlius to develop real downtown spaces with outdoor sidewalk seating for restaurants, boutique shops that could bring more tourist dollars to the area.
Town	grants for solar and electric, preserving some former farms and existing forested areas and Springs, preserve historical inc. Native Amer areas
Town	More comprehensive planning to look at impact of developer proposals on existing neighborhoods, housing, businesses, schools & traffic.
Town	I would really like to see the local government represented by a more even split of the parties.
Town	Competitive high speed internet services not limited to one or another. Consolidation of services within the 3 villages and town of Manlius.
Town	Attracting more businesses. Lower taxes
Town	World is ever changing hard to predict 15 years from now. Looking back fifteen years the board did great job with re development of Fayetteville mall. Growth of business is important to offset residential taxes
Town	Economic expansion.
Town	Outdoor recreational facilities. Indoor recreational facilities for sports. Theater for movies and/ or live performances.

Opportunities

Residency Comment

Town	Updating water/sewer infrastructure, continue and move forward with green initiatives, promote and welcome a diverse community
Town	The shuttered dead zone that the center of the Town of Manlius is turning into, the poor mix of commercial opportunities at Towne Center, and that hideous parcel at the old dry cleaners. I don't care what we do, just do SOMETHING for heaven's sake.
Town	Lowering taxes and assessments to keep the people that live here, here.
Town	Increase job opportunities around green energy and climate concerns
Town	Infrastructure, we need better road design, calming traffic solutions, sidewalks or walking paths, public broadband, upgrade to electricity grid to underground lines. affordable housing
Town	Access to better shopping areas and address resident concerns more expeditiously.
Town	Continued access to town meetings via zoom is so advantageous for involving residents in local government.
Town	Should explore the availability of grants both state and federal to make the town more walkable and fix up the look of buildings as you drive through on rt. 92 going towards Cazenovia.
Town	Using our agricultural land and natural resources wisely. Securing land for a Town park, similar to parks that Dewitt, Clay, Salina have. Redevelopment of some areas instead of always developing new areas. Creating more affordable housing and sustainable development.
Town	Develop more lower cost housing to keep new residents coming to town, improve water and sewer facilities, improve the "look" of the town, develop better small commercial sites.
Town	Preserve our natural areas and history while created a balanced, diverse community with all economic levels represented.
Town	Water on salt springs rd. Keeping natural spaces and areas open and running for families.
Town	Expand rail service from Syracuse to a hub in the town. Keep incoming businesses small, no large industries. We have several strip mall areas, few are fully occupied. Encourage small businesses to come to these. Consider mixed income housing for proposed developments. Build a municipal pool.
Town	Preservation of natural resources, getting ahead of changing trends in energy (electric cars, solar power, wind power).
Town	There's a real housing shortage in the area. Would like to see some existing spaces turned into apartments, townhouses or condos
Town	Turn Mill Run Park into something more. Add a better playground, more parking, more pavilions, a public swimming pool, Develop our village more...add more local businesses...increase foot traffic Use the Village Amphitheater for more community events
Town	Better nutrition options in schools. A pool and indoor hockey iceskating rink at highschool to open new opportunities for our children and scholarship opportunities.
Town	Protect Greenspace, create a more vibrant town center
Town	The school system and proximity to universities and hospitals have always drawn people to Manlius. As many around the country are leaving larger cities the opportunity exists to attract residents, only if there is a focus on improving real estate. Currently there is no cohesiveness, old buildings are falling apart and any relatively new ones don't blend in.Hire architects that can design a town landscape that will not only be appealing to look at but one that draws people to town. Add/improve a sidewalk system and safe off-street parking so that people will want to be out and about supporting local small businesses. Consider large parcels of land for community spaces, farmer's markets, art shows, etc.

Opportunities

Residency Comment

- *Collaborate increasingly with County and State governments
- *Offer interconnectivity-free public spaces.
- *Encourage World and national jobs and businesses locate in the Town.
- *Develop Mixed-use housing neighborhoods allowing residents, tenants to grow small portion of their food, e.g., roof-top, also offering bicycle parking.
- *Add in real estate development policies, for all buildings, mandatory sustainability and renewable energy practices, including green spaces.
- *Add in real estate development policies, mandatory that owners must demolish, tear down, buildings they cannot sell, so decide to leave vacant.
- *Hold events celebrating Erie Canal and other waterways.
- *Increase, improve sustainable energy efficiency, purchase / install equipment locally
- *Continue with transparency of municipality activities, policies, meetings, and so on.
- *Construct diverse buildings—homes, restaurants, park facilities, offices, retail, health clinics, hospitals, schools, factories, municipal centers, hotels / B&Bs, and mini-convention centers
- *Locate arts and cultural goods and services in the Town of Manlius and Villages.
- *Multiple companies, not just one, offering Town of Manlius and villages consistently strong Internet and or WiFi connectivity
- *Airspace above our homes - thinking of drones. Town of Manlius and villages need to pass policies addressing airspace above residential communities, neighborhoods, public spaces, parks, dining establishments, educational institutions, and so on.
- *Increase activities for youths and young adults: educational, recreational, learning to grow vegetables, family-oriented, volunteer opportunities, be with senior citizens and elderly, etc. OR...
- *Collaborate community-wide with school clubs to get youth and young adults involved.
- *Establish mentorship for youth, young adults, and professionals ?
- *Improve, increase opportunities to learn trade: electrician, carpenter, plumber, and so on. Such jobs pay well, and we need them!! And ensure training is offered continuously to hone their skills or learn the latest best practices. Apprenticeships availability.

Town	Land use Safe water and septic Protecting natural resources Prioritizing Seniors and the poorer constituents
Town	1. Keep green spaces as much as possible and use that as our measure of "growth." Sustaining our resources is most important to me. 2. Town water along Salt Springs. 3. No zone change for the quarry.
Villages	Consolidation of services, efficiency in operations, energy efficiency, tax credits for net zero homes and businesses
Villages	New York could we'll start to increase its population due to climate change. Can manlius be on the forefront of attacking diverse people?
Villages	Smart growth with tools like the Arlington, VA form code
Villages	Consolidate with the Villages to save money. Take aggressive actions to reduce traffic congestion. Make tax assessment formula clear and simple. Continue to promote sustainability, especially solar/wind power and increased bus services. Promote mixed income housing. Add more walking trails adjacent to Town streams. Add a tool lending library to the library system. Include Fayetteville elections with county dates in November to increase turnout.

Opportunities

Residency Comment

Villages	1. Developing a comprehensive plan that articulates the community's vision of its character and priorities, as well as a clear explanation of what we do NOT want in order to communicate clearly with developers. 2. Make our history visible in attractive outdoor public spaces. We have important stories. Though our libraries and museums are great, their resources alone cannot do the job. Self-aware communities embrace their history and make it visible - including referencing our past as the homeland of a thriving Haudenosuane people, the role slavery played, and the continuing problem of racial profiling in housing. 3. Take advantage of the investments all state and regional agencies and bodies have made in developing written plans for the future - there are many excellent and current studies to inform our Town planning. 4. Create rich opportunities for small business growth and success. 5. Collaboratively plan with the 3 villages, and neighboring municipalities to develop connections between our natural and historic resources in order to build a tourism industry around the Erie Canalway National Heritage Corridor. 6. Work very closely with state and national elected officials and civil servants to advocate for transportation plans that protect the villages and towns from ever-increasing traffic. How can we reroute some traffic - especially that of long haul 18 wheelers - off Routes 92 and 5? 7. Plan for Sustainability - take advantage of all national and state incentives to design a future-oriented infrastructure built on the most current projections for the next 50 years.
Villages	Have businesses connect more with FM High School (let students volunteer and learn about careers in our village)
Villages	create more walkable spaces, connecting spaces, such parks, village centers with bike paths, walking paths. In addition Limestone Creek including West Branch should be protected , magnify / protect open space near these streams.
Villages	None
Villages	Affordable housing options Senior housing More community events
Villages	14 years from now? We need to act now! Act on people maintaining their lawns and homes now. Let's make our village cute and something to be proud of, a place we want to walk around and enjoy.
Villages	I think controlled growth could be great, if traffic is considered.
Villages	Support commercial development which will in turn support the community and help make taxes manageable. Maintain & expand greenspace / parks. Revitalize the villages business districts / main streets
Villages	The Village of Fayetteville has a nice village feel. The Village of Manlius is a four lane busy road and does not make you feel welcome. We need to make the town feel like there is are places for people to come together. More pedestrian friendly or bike friendly. I am not familiar with E Syr.
Villages	Adapt to green technologies. Focus on scalable, walkable communities. Conserve existing open space.
Villages	Renewable energy
Villages	develop more community based activities. For example - a look at the Town of Dewitt's summer camps for summer 2021 shows so many more opportunities for folks in that community. Develop the walkability of our community - more sidewalks.
Villages	Making the whole town walkable and setting up good, safe bike lanes. Connecting the whole town (between villages) via sidewalks.
Villages	Focus on growing and investing in the urban core of each village with mixed use development and housing options between current array of low-cost apartments and single family homes. More townhome-style, and middle income apartments close to the business and shopping areas.
Villages	We are a bedroom community but need to encourage empty nesters and single people. Our historic village centers seem to be able to offer a particular "hipster vibe" which we need to encourage.
Villages	Attracting business to vacant locations, developing the Erie Canal land across from Towne Centre for public use (restaurants, recreation)
Villages	Improving our Main Street area- reducing traffic and improving amenities and the variety of businesses

Opportunities

Residency Comment

Villages	We do not have many attractions for outsiders to come to Manlius for a day trip. We have a lot of historic character that we can highlight for tourists (Matilda Joselyn Gage- women's suffrage, Abolition- Underground Railroad, houses listed under the Historic Resource Survey). We could also have more organized festivals (food and music). The Highbridge and 547 East Genesee Street lots present INCREDIBLE opportunities for the Town to achieve its planned development goals. There are MANY funded reports that we can build off of (Syracuse Metropolitan Transportation Council, DEC Climate Action Council, Statewide Greenway Plan, Reimagine NY Commission). Green Lakes (Old Growth Forest, Bird Conservation Area, Meromictic Lakes) are national treasures that we should expand, connect bike/walking trails to the other surrounding parks in the town.
Villages	Wind and solar power harvesting. Reuse of old (and historic, in some cases) buildings/homes along route 5 along with proper walking/biking lanes could make it a bustling thoroughfare.
Villages	Investing in upgrades and sprucing up common places would be a huge plus, also more decent restaurants side walks connection all the schools on 173 and Enders rd
Villages	Make sure that the architectural design of new buildings whether commercial or housing is creative and consistent with the character of the villages, ensuring easy traffic flow
Villages	EV charging capabilities, town WIFI services, Community run/based internet. Solar conversion subsidies.
Villages	Whatever development we do should include a hotel/motel - Red Roof for example.
Villages	Integrating more community space and biodiverse areas, Green infrastructure.
Villages	Focus on villages and historic integrity of new and old building when considering new development. Recreation areas (community pool, pickleball, tennis courts in a public park area)
Villages	Introduce good business opportunities and reduce the tax.
Villages	Connect Manlius and Fayetteville with sidewalks, bike paths. Maybe even all the way to Cazenovia (at least bike path). Support stores that move to the center of Manlius and Fayetteville. Shopping is very limited here. Provide more recreational facilities in our villages esp. for winter. Maybe public community center with indoor basketball courts in addition to YMCA. Ice rink that can be shared with the school. Solar panel farms.
Villages	Establish a comprehensive bicycle route throughout the town. Protect remaining green space. Push commercial development towards the three villages. Reduce energy consumption and carbon footprint.
Villages	Bed and breakfasts, the arts, a connection to the Red House or Syracuse Stage, area colleges, local history.
Villages	I feel like we should have more energy efficiency projects. Partner with all the schools and make the investment to install solar panel installations for long term power generation and savings.
Villages	Become leaders in environmental planning and social justice issues that pertain to our community i.e. BLM, LGBTQIA+ visibility etc. Build more affordable housing to welcome young people and diverse families into the area.
Villages	Remote work enabled by technology. This requires ubiquitous high-speed internet Gigabit minimum. Electrification of transportation -- there should be at least one Tesla Supercharger Station in Fayetteville (ideally Town Center).
Villages	Replacing the "Old Boys" that blindly rule the Manlius Town and Villages within it with a diverse group of open-minded, compassionate, constituent-focused team.
Villages	alternative power sources, natural resources consolidation of services
Villages	At my age 2035 is my goal.
Villages	Supporting local, small businesses. Maintaining greenspace.
Villages	More parks, more walkways, sidewalks for everyone. Summer outdoor entertainment, music, performances. Events for children and families.
Villages	Industrial/commercial development north of the railroad on Kirkville road. Jump on opportunity to expand from Amazon. Could have a positive impact on tax base.

Opportunities

Residency Comment

Villages	- more safe walk/bikeability - more blending of work & home. People may work from home offices. People will be less likely to commute to Syracuse. We may need some Co-Work and small office places like the White House in Lyndon. Maybe side businesses like AirB&B. - I would like to attract some industry/commercial businesses to produce Made in America products providing well-paying jobs for residents - More affordable housing. We are losing our young adults and active seniors of modest means to other communities because they cannot find or afford apartments/condos here. The people employed at our stores and restaurants cannot afford to live in Manlius. - The whole country will have a crisis in Long-Term Care in 2035. It will be wise for us to consider the needs for caretakers in this planning process. Options such as shared living should be explored. - Include environmental sustainability components. The future will include lots of solar and wind farms and electric vehicles. Reduce Reuse Recycle Maybe composting?
Villages	Build more affordable housing
Villages	Many, many business and development possibilities. For examples take a look at development opportunities that have been rejected over the last 5 years or so
Villages	Increase the industrial base to gain tax income.
Villages	Develop route 92 so it's a nice looking entrance to the community.
Villages	Great location. Better use of/expansion of greenspace.
Villages	Community solar; traffic calming patterns; protecting green spaces and increasing walkable areas.
Villages	Filling vacant shopping/retail space in the village of Manlius.
Villages	We need a good land-use plan that supports a better managed physical and economic infrastructure
Villages	You really need to make the downtown and attractive place to be. You also really need to explain why our taxes are so high in the village, when the town gets the same exact benefits without the extra tax. It creates a negative disparity.
Villages	Increased commercialization with tax-paying companies
Villages	Solar energy, electric cars, more green spaces, improve walkability
Villages	More stores and restaurants in the village
Villages	STOP GIVING TAX BREAKS TO BUSINESSES FOR THE "PRIVILEGE" OF THEIR DOING BUSINESS (this is more a county issue, but its infuriating that NY State caters to big business).
Villages	There are many opportunities for both the villages of Manlius and Fayetteville to get a "facelift". Attract new businesses such as restaurants. Also get ahead on renewable energy sources.
Villages	Cheap municipal broadband, trying to make sure we get stops on the BRT, making sure we have charging stations for electric vehicles
Villages	Green infrastructure
Villages	Encourage more small, quaint businesses.
Villages	CLEAN UP SENECA STREET! Tell the Ling Ling owner to clean up his dumpy buildings! Get some new tenants in the vacant buildings!
Villages	Offer tax incentives to business owners in the Town
Villages	Making the village main drag of 92 even more family friendly and attractive for people to visit
Villages	More recreational activity
Villages	Embrace the end of I-81. Add weed stores.
Villages	Preserving natural habitat within the villages and along historic waterways.
Villages	Community policing, solar and other green energy opportunities. Protection of our shared villages by controlling traffic. Rt. 5 should not be widened, our Main Streets should not become thruways. Slow traffic rather than speed it up which will force people to find an alternative rt.
Villages	Combining villages to reduce village tax costs
Villages	Create better biking and walking connections; support economic growth through sustainable design
Villages	Revitalize the village area with an attractive store fronts with more businesses and pedestrian friendly walkways. Also, create an attractive community space where we can hold concerts, outdoor shows, etc.

Opportunities

Residency Comment

Villages	Maintaining a village feel while making the area more walkable, enhancing public parks/spaces
Villages	Walkability from village to village would be great. A plan that includes maintaining the "old time" charm of the village of Fayetteville (and presumably the other villages). Policies that are culturally competent and environmentally friendly.
Villages	Small town vibe
Villages	Sustainability, supporting diversity, making the roads outside of the village more walkable
Villages	Seek ways to diversify and build a more inclusive community; find ways to introduce new business and spaces into the Town
Villages	Drone use for quicker response and observation of questionable incidents.
Villages	More green energy choices. More childcare options.
Villages	developers willing to invest in the town, proximity to SU
Villages	Applying for grants to build infrastructure. Expanding public parks. It is important to take care of the environment...
Villages	We should situate ourselves as a climate-friendly community by promoting green infrastructure and more mixed-use development (NOT in flood zones, though).
Villages	Pass
Villages	Going green
Villages	Environmental issues.
Villages	Current focus on anti racism can be an opportunity for real change
Villages	sustainable environmental initiatives, fostering a greater sense of community,
Villages	Don't know.
Villages	The town should leverage the assets our community has to prioritize the development of small businesses and resources that support the people who live here.
Villages	I wish we could get an economic structure that encourages restaurants and shops to locate here.
Villages	Development of vacant property to enhance tax base and business opportunities.
Villages	Build an indoor Public pool, health complex for community. Bike lanes and architecture integrity for town.
Villages	Continue support of all the communities that make the Town of Manlius the great place to live
Villages	More walkability in the villages, more green spaces, more areas for families
Villages	More commercial and industrial development, need to make Town more than a bedroom community
Villages	Sports facility with indoor and outdoor space that prioritizes community programs. Bike lanes, more walking trails connecting outer areas to villages and all 3 villages together, prioritizing small businesses, well planned parks and green spaces, safe, affordable housing for aging community members that considers transportation needs, community space, entertainment and access to nature, community gardens.
Villages	Low income Housing, cultural tax breaks and improvements for younger more diverse members to feel welcome
Villages	Continue with park planning and keep community safe via the police department having adequate funding.
Villages	Become more business friendly. We don't need to keep building townhomes in the area that pay at a lower tax rate. Look at the businesses in the area that are contributing to the community and support them. I just learned of the Manlius Chamber of Commerce this year - we should support their work more too. Our businesses bring in revenue and can bring in more people to our area.
Villages	Revitalizing and connecting the communities within the town.
Villages	I think since our population will be aging we should concentrate on the senior population.
Villages	Our cost of living here is low compared to other parts of the country and we have good schools at FM and ESM. we should work to attract remote workers. Offer incentives for developers to use old dilapidated properties before adding to suburban spread
Villages	Maintain our beautiful green spaces and streams. Invest in local restaurants and businesses.

Opportunities

Residency Comment

Villages	Build separate bike paths to access library, grocery store, shops, neighborhoods. In town farmers market (rather than in parking lot at Target)
Villages	We need to look for ways to bring our children back. We have some very entrepreneurial kids that we should look for ways to engage. What can we do to connect with tech based businesses?
Villages	senior housing, affordable housing, stable revenue sources
Elsewhere	Renewable energy projects
Elsewhere	Innovation - industries needing future generation to stay in this area.
Elsewhere	The strict zoning should become smart zoning. The small and closed minded approach has got to go. YouTube exposed everything... it is so embarrassing to watch, I kringe
Elsewhere	Unsure at this time
Elsewhere	Beautifying the village, making parking easier, more restaurants and shops
Elsewhere	Cap taxes
Elsewhere	The amount of artists living in the community without the opportunity to share wares and experiences (many venues closed in 2007-ish)
Elsewhere	More playgrounds!!
Elsewhere	Increase variety in restaurant options. Collaborate with county to increase internet options besides Spectrum. Improve crosswalk safety (especially the crosswalk near Brueggers). Traffic safety (corn of Enders and 92). Focus on filling empty business buildings while avoiding too much proposed building (I love the coffee chop use of the old Bank of America).
Elsewhere	Opportunity to pursue green energy infrastructure, initiatives and jobs in Manlius
Elsewhere	widening route 92, adding a Byrne Dairy at Enders/92
Elsewhere	Creating a more walkable community.

Threats

Residency Comment

Town	Lack of diversity on police force
Town	Young people fleeing the area due to lack of opportunities Backwards, stagnant thinking of small minded people
Town	A closed door to new growth ideas, new business ventures, city-model apartment spaces, drive thru retail, and community spaces are the biggest threats to the town of Manlius thriving and will most likely lead to the village/town not surviving.
Town	Over development with little to no consideration for fixing the traffic problems on what previously was the daily commute, but what is becoming everyday, common traffic congestion.
Town	Climate change & multiple impacts. Building sprawl. People moving away, especially after retiring (includes loss of tax base).
Town	If the town is perceived to be all white & consist of an overly privileged population, people may start to leave... property values will decline; also need to be more modern & move beyond the housing development projects that were favored over the last 10-20 years - no more builder tax breaks, no more clear cutting trees, no more "McMansions", we have more than enough already.
Town	Overdevelopment, Climate Change.
Town	Limit new development that encroaches on residential areas
Town	Overdevelopment
Town	High cost of living, high taxes, not enough small businesses that can create taxable revenue.
Town	Selfishness of people only caring about themselves. Complacency.
Town	Unsure.
Town	I dont believe that the strong push for a green community is what we need right now. I think the town should focus more on updating what we have and creating an environment in which businesses want to be a part of. Once this has been created the town can begin to fold in more green values. I believe that the schools are already full and to add more housing to the community would only create a strain on our school system.
Town	Resistance to change, infrastructure, traffic
Town	Haphazard development. Quality and cost of education.
Town	Suburban sprawl.
Town	There a lot of transit people who live here for a short time. That don't care about their surrounding and it develop traffic situation, taxation rates, income disparities, overdevelopment and sprawl--and maintaining character will be challenges.
Town	Too many people moving in. Loosing the small town feel that people love about the community (and the reason they came here)
Town	Overly aggressive developers
Town	Farm land used unwisely for a limited number of houses, that taxes will become too high for seniors to be able to stay in area
Town	Aging population: lack of amenities and retirement living options. For younger people, we have beautiful parks and trails, but many don't connect or aren't fully usable. Could focus on ski trails, an outdoor ice skating rink would lure folks to the area. Quality employment. The biggest threat is structural inequality and lack of connection to Syracuse--we can't be a thriving suburb if Syracuse isn't a thriving city.
Town	Increase in traffic
Town	Agenda of town leadership leading away from the core principals and values that have made this town strong and fiscally stable. Lack of experience Not good listeners Under influence from people outside of our town
Town	Increase in property taxes
Town	I feel that society is changing & not for the better
Town	There is a potential to have the villages lose more identity and relevance. If this happens, they will become vacant and run down.

Threats

Residency Comment

Town	Speeding within the villages. I drive posted limit of 30 and am passed like I am standing still. I fear for kids on the sidewalk especially around SnoTop.
Town	Climate change and NIMBYism
Town	remaining stagnant and not willing to think outside the box for new types of development; increasing taxes and assessments will drive people out of the Town; the Town has to better manage their budget and reduce their expenditures.
Town	Climate change, over population
Town	Overpopulation
Town	More commercial business/ worsening traffic
Town	Empty storefronts - we want to feel connected to "downtown" Manlius.
Town	The fact it will become a drive through community.
Town	Roads. Infrastructure. Climate change.
Town	People not caring for their properties, businesses not getting support to thrive, town community areas not being kept up nicely.
Town	Lack of businesses in the area
Town	The tax burden and an exodus of upper class and middle class citizens.
Town	Major storm events, housing costs, taxes
Town	The outrageously high taxes are a huge turn-off to people moving here.
Town	The greatest threat to Town of Manlius is itself. Don't get bogged down in committees, reports, surveys and Village/town meetings, hearing. Take action. Expedite the process to allow the town to prosper.
Town	Don't want a lot of lower income moving into apartments and other crowded living options
Town	I think our town is growing tremendously and we may have to consider adding on to the high school to accommodate families moving in.
Town	Progressive ideas
Town	No progress due to restrictive zoning rules.
Town	Excessive development. Building homes without the infrastructure to support them.
Town	OVERDEVELOPMENT!
Town	Uncontrolled growth. Taxes.
Town	Taxes. People could live in neighboring areas with far less taxes
Town	Overcrowding - impacting the schools and traffic; possible poorly planned new development; perceived lack of initiative to find and attract beneficial development projects, especially for languishing areas like the old Precision building/land
Town	Over development/loss of green spaces. Preference for corporations over small business.
Town	excessive development that puts pressure on some schools, such as Enders Road
Town	Increasing tax rates for both residents and businesses
Town	Younger generations graduating and moving away. Cost of commercial rent increasing.
Town	Democrats and closed minded board members
Town	Traffic, unplanned building, lost of green areas
Town	Poor planning and reckless commercial and residential development, not in accord with long-term sustainability goals.
Town	Exorbitant taxes for homeownership and again, traffic congestion.
Town	out of control over development, increased traffic

Threats

Residency Comment

Town	The prospect of the current town board implementing radical policies that will create thousands of low income, Section 8 apartments throughout the town. One only needs to look at neighboring DeWitt and Syracuse's northern suburbs to see the drastic impact zoning policies have had on the quality of the public school system, property values, neighborhood stability and quality retail.
Town	Ridiculously high property taxes will make living here undesirable. In addition, over development and urban sprawl, which is becoming a serious issue that threatens quality of life.
Town	Continued sprawl, continuation of current zoning, not incentivizing developers to re-build (not build out/new) and create accessible/affordable housing options.
Town	Lack of imagination to make things better than they are now. Not being willing to listen to residents' ideas for how to improve our town.
Town	too high tax burden on home owners
Town	traffic explosion
Town	Too many mega mansions on large lots that destroy productive farmland. Too many single drivers in cars, especially people driving their kids to school when they could be on the bus. Dependence on chain stores for retail.
Town	Over population and the associated congestion that comes from it. Over development in terms of business
Town	Lost business opportunities due to restrictive practices or narrow minded decision makers.
Town	lack of master planning for future development
Town	Random development absent thoughtful planning and poor town management.
Town	Overbuilding of homes putting huge burden on schools, roads
Town	Lack of vision for economic and community development.
Town	The greatest threat is the current request to build a quarry immediately adjacent to the Skyridge district neighborhood (Gulf Rd, Horseshoe Ln), which would be extremely detrimental to the environment and to those who live in that area. We all made decisions to live here due to the beauty and quiet of the environment. None of the residents signed up to live near a quarry. Please strongly consider building a quarry in a location far away from residences.
Town	Uncontrolled growth, congestion, bad commercial building,
Town	Over development
Town	Suburban sprawl. Higher property taxes. Aging infrastructure. Lack of forward-thinking.
Town	stagnation- I've lived here for 75 years and nothing has changed
Town	Taxes are too high for level of service; don't push a fulltime progressive agenda
Town	Traffic, taxes
Town	Climate change
Town	Too many high-end housing developments, and traffic.
Town	Over-development/traffic/loss of open, natural areas
Town	Becoming too large, busy, losing the small town feeling
Town	Over commercialization, too much sprawl.
Town	growth & expansion of commercial enterprise
Town	lack of diversity in people living here, drugs, high taxes, nothing fun to do
Town	Commercialization of the remaining open space. Excessive traffic. Increase in crime
Town	I think over- development which would lead to traffic problems and some of the homes being turned into rentals would lead to lower property values.
Town	See real estate comments, fear of change
Town	Same old businesses and vacant areas.
Town	overpopulation and increased traffic, even higher taxes

Threats

Residency Comment

Town	High taxes, traffic. School district spends too much.
Town	Suburban sprawl - no need to have developments that are way far out and not walkable to villages - keep some of the agricultural land in place.
Town	Animals, deers, high taxes
Town	Discord among community leaders. Lack of collaboration and connectivity. Lack of identity and inclusion of the whole town (Minoa in particular). Additionally, a lack of connectivity across community organizations. Everyone seems like they are just off trying to do their own thing.
Town	the elimination of schools zones
Town	The current town board
Town	Over expansion of residences, businesses.
Town	Need to continue to attract families to offset aging population. Lack of housing...need larger apartments for example.
Town	Too much population density too fast - impacting schools, traffic patterns, and quiet quality of life.
Town	Overpopulation. Higher taxes.
Town	Main strip is too congested. Schools need better enter and exits. Sno top is too close to road and dangerous. Side walks too small. Need bike route on Fm road
Town	Overcrowding - traffic is already a problem, open space and greenery being reduced. Lack of quality housing for seniors and youth - stock of apartments and town homes is poor.
Town	Empty building and building with no plans to fill them with quality and unique to Manlius businesses.
Town	Amazon, road and rail traffic.
Town	Growing taxes may force lower income families and/or single income people to move out of the town and I feel like that would significantly weaken the town as a whole
Town	Overpopulation. Loss of natural resources
Town	ideas lacking vision and creativity, jumping at development options produced without having a structure of standards and guidelines for prospective developers to follow
Town	commercialization and industrialization
Town	Congestion. Both Fayette street and Seneca street carry a lot of traffic- BE I ER management.. perhaps lights can work in tandem to maintain a traffic flow from the corner of 92/257 to Seneca street where one can make a right or left turn.. SAFETY -- position police or cameras at intersections-- permitting persons of a certain age to cross a street- and interrupt traffic-- which in 2021 thinks they have the right of way- not the pedestrian.. Great having flags on SENECA street to cross..BUT many cars refuse to permit crossing get license plates on camera to track them better. Recreational outdoor sledding(IF here is snow-) there are hills-- but how to get to them with children? Indoor ice skating rink..
Town	crimes from non-residents.
Town	Too much commercial property build up
Town	Too much residential development in a small area and overcrowded schools, the village is just a place to drive through, not somewhere to eat, shop, etc.
Town	Urbanization. Multistory building proposals. Too many quarries.
Town	Climate change, and a dogged adherence to the "old" way of doing things. Fixation on taxes, rather than how we help our neighbors and make this town a better place to live for us all.
Town	Missed development opportunities.
Town	With the lack of an overall plan, the village and Town could lose its character. An example is the Kinnie Drug and CVS buildings built within 1/2 mile. One is now vacant. Property taxes will force some in retirement to move.
Town	Traffic
Town	traffic, high taxes
Town	high taxes and too much government intrusion

Threats

Residency Comment

Town	Bad development with no character and cheap materials that won't last, removal of natural areas where young people to connect with nature, adults can meet, habitat is preserved, and ecosystems can function, widening of roads and no sidewalks, impervious parking lots, chain stores and restaurants putting small businesses out of business, complete dependence on cars and fossil fuels, hostility towards bike users and folks who want to walk, affordable housing with access to private natural space (yards).
Town	Too many quarries...great big holes in the ground that mar the landscape and are an environmental disaster to our neighborhoods. We have had enough. If water is brought to Salt Springs Road than housing development can occur with good planning for beautification and to avoid negative environmental impact.
Town	Lack of support to local businesses
Town	people who are living in yesterday
Town	Deer populations, traffic congestion, empty storefronts, abandoned buildings, no sense of togetherness for the whole Town.
Town	Too much solar
Town	The success of the town is tied to the success of Syracuse itself. The biggest threat would be if Syracuse itself slows its momentum and people start leaving the area again. If we had more to draw people to our specific town that threat would be lessened.
Town	development without a plan, building before alternatives energy sources and utilities implemented , losing natural corridors
Town	Overdevelopment. Neighborhoods changing from home ownership to rentals because of cost of housing.
Town	An over active liberal leaning government that gets in the way of expanding healthy development of our community
Town	Some neighborhoods seem to have a lot of run down properties
Town	shrinking business community
Town	Over spending by town.
Town	Lack of things to do.
Town	Not sure.
Town	Over developing with stores
Town	Status-quo, not moving forward...an idea that "that's the way it has always been done". Kicking our problems down the road for others and/or the next generation to deal with.
Town	If we don't do something with the undeveloped parcels, by 2035 we will lose business tax base, the schools will become unsupportable on property tax alone, and DeWitt and Camillus will eclipse Manlius as a desirable place to live.
Town	Assessments and taxes so high nobody will be able to afford to live here anymore. Except the '1%' and I would hope the people that are in charge of the town are better than that.
Town	Allowing increased mining space
Town	Heavy rain falls, drainage issues, flooding
Town	The rapid decline in population.
Town	The biggest threat would be if the town of Manlius allows a second quarry to be built on the eastern end of the town.
Town	Higher taxes, lack of diversity which makes issues of racism more obvious.
Town	Getting too big and too congested. Trying to avoid getting like Cicero.
Town	If young people cannot find housing, they will take their families to another town, leaving our school population short. If home prices keep rising, we could become a place to live only for the very wealthy.
Town	uncontrolled development, abandoned retail, unappreciated older properties.
Town	A possible QUARRY being built on rt 5 and salt springs. How many quarries does there need to be? How many are there?
Town	Loss of green space. High taxes forcing out seniors. Pollution from residential use of pesticides and herbicides. Crowded conditions.

Threats

Residency Comment

Town	More development that poses a direct threat to the natural environment.
Town	Overdevelopment and losing out on the natural beauty of the area
Town	High taxes, seniors leaving the area due to high taxes and no affordable housing options, lack of overall growth
Town	Ruining communities and places where neighborhoods can thrive by putting in another quarry.
Town	Development, proposed quarry
Town	The town is in desperate need NOW of major renovation of its buildings and public spaces. Beautify this town and bring it up to par with neighboring towns of Fayetteville, Cazenovia and Chittenango so that families will be proud of where they live and want to stay. The greatest threat is a lack of direction, willingness to admit how far Manlius has fallen and not putting more qualified individuals in place to move the town forward. Enough is enough!
Town	<ul style="list-style-type: none"> *No public spaces, outdoors and indoors (for weather). *No diverse local newspapers. *Fake news, disinformation. *People not taking time to consider pros / cons in local politics and community issues. *Town becoming a community of skyscrapers, e.g., Northeast Medical Center. *Water safety and security - both for consumption, bathing, and other needs. *Lack of education opportunities: training, self-learning courses, Makerspace, etc. *Becoming too concentrated in one area of businesses, e.g.. medical services, banks. *Develop towards gentrification. *No diversity of population, demographics, age groups, etc. *Hard to get Organic, natural, nonGMO Food security: vegetables, fruit, legumes, *Hard to get Organic, natural, nonGMO Meat and Poultry free of hormones or other buliking (& other reasons) chemicals, feeds, foods *Water security for consumption, washing, and other needs. *Surveillance via electronics: computers, phones, cars, home assistant devices (Alexa, Echo, and of same ilk; *Not enough pedestrian and bicycle paths throughout the Town, including bicycle parking. *Mandatory design all buildings for appeal and aesthetics, to withstand microbursts and ice storms, and include sustainable energy efficiency best practices; accommodate multii-modal transportation and parking (personal garages, parking lots): electric vehicles, bicycles, pedestrians. *Allow living spaces above retail shops, NOT above dining establishments of any kind. *Not having multiple companies that offer interconnectivity services and/or equipment, for internet, WiFi, and whatever in the future. *Airspace above our homes - thinking of drones. Town of Manlius and villages need to pass policies addressing airspace above residential communities, neighborhoods, public spaces, parks, dining establishments, educational institutions, and so on.
Town	Taxes Developers Only available for high incomes within diversity Unimaginative budget : Fire and Police overbudgeted at the expense of most of us.
Town	Our elderly will suffer for lack of good choices of where to live and enjoy life. And/or to die. Our area nursing homes and assisted living places, and our subsidized housing are mostly all in need of maintenance already. What will be our answer to this issue?
Villages	Overbuilding, too many commercial projects, increased government spending
Villages	Not thinking ahead. Resting on laurels.
Villages	Quick construction rather than smart growth and neighborhood development
Villages	Increased traffic, inappropriate development, climate change.

Threats

Residency Comment

Villages	1. The current Board is providing long overdue leadership that has gotten us to the early stages of a comprehensive planning process. November 2021 elections could result in a loss of momentum and expertise. 2. Developers intent on their own visions for the future who dismiss the vision articulated by the citizens. Or who use the words of the vision statement but interpret them in ways that make their proposals seem to be in alignment when they are NOT. 3. Unwillingness of state and national elected officials and civil servants to understand what is lost in terms of natural, historic and cultural resources if they do not act to reduce pressure on routes 92 and 5. 4. Climate change 5. Lack of comprehensive planning by surrounding municipalities. 6. A vocal, aggressive minority which will fight the planning process every step of the way and attempt to delegitimize the resulting plan. 7. Lack of true buy-in by the 3 villages.
Villages	People will move out of the Village of Manlius and move to areas that are thriving with entertainment like Cazenovia, Fayetteville, DeWitt.
Villages	Development, Traffic, too much expensive housing, not enough affordable housing esp within village centers.
Villages	Over population
Villages	Increased taxes, decreased revenues from businesses, tax burden
Villages	"Diversification"
Villages	Too much traffic coming from the east on Rte 5 as growth continued in Chittenango and eastward.
Villages	Increased traffic due to neighboring residential expansion, resistance to commercial applications and the thought that some other local community will support them and the Town
Villages	Too many subdivisions and losing our green spaces.
Villages	Development that is unchecked. Sprawl. Unchecked traffic congestion.
Villages	Will we draw up the plank and stop change
Villages	Poor sprawl planning and the continued building of homes and apartments that place burdens on the schools but no useful businesses. The taxes are untenable. Leadership is poor and there is a lack of planning and thoughtful business development especially in the Village of Manlius.
Villages	Avoid large businesses that will draw a lot of traffic, like grocery stores and apartment complexes. The traffic back up at the stoplight by the firestation and DunkinDonuts in Fayetteville is only going to get worse. Can thru traffic be diverted so that only those going to destinations in Fayetteville are driving through there?
Villages	Over building, not creating a walkable town.
Villages	Un restricted growth, farms turned into new developments, more sprawl, and more traffic.
Villages	NYS high taxes
Villages	Stoic thinking. The School has wonderful curriculum but also has a don't change stance that comes from the community at large. While it is important to preserve tradition and history, we are living in exponential times and the Town needs to keep up.
Villages	I worry about the indirect impact of the 81 project. I am a supporter of the community grid option, however I'm unsure whether the increased traffic on 481 could have a positive or negative impact could have on all of the communities on the east side of the city.
Villages	Overdevelopment! We need to protect our historic and natural resources. We need to prevent our town from becoming "Anywhere USA" ie Erie Blvd. Traffic will only increase. It is already negatively effecting homeowners on the main roads and commuters. But we also need to make room for affordable housing options.
Villages	Ticks. Noise and air pollution.
Villages	High property taxes
Villages	Failure to diversify and create an inclusive, true community. Letting outside developers take over and push for what they want, rather than have this turn into a place where the focus is more about making money than creating community and caring for our environment
Villages	Alteration to I-81

Threats

Residency Comment

Villages	Deadlock, current owners thwarting progress
Villages	Climate change
Villages	Too much resistance to change (new village development) / poor planning and integration of new development. Overcrowding/ traffic
Villages	Socialism and communist is the biggest threats and enemy of this country.
Villages	Internet shopping killing stores. Bad road conditions. Support more variety of grocery stores in our area.
Villages	Lack of disaster (natural) preparedness. Lack of amenities for building a healthy community.
Villages	Poor commercial retail zoning.
Villages	Siloing of neighborhoods and people.
Villages	Environmental changes, and low population due to people not wanting nor being able to move into the area.
Villages	High taxes. As people have the freedom to live anywhere, work anywhere, and importantly *learn* anywhere. They will move away from high tax areas -- they already are, in droves -- and relocate to low cost areas where they can remotely reach almost everything we have in F-M. To counter this we need to dramatically lower taxes and improve on what makes our physical location so appealing including restaurants, activities, culture, etc.
Villages	The over-taxation and the politicians that have been driving it into the ground.
Villages	Taxes and police force
Villages	Emphasis on chain stores, restaurants.
Villages	over development, excessive traffic. Dangerous pedestrian areas. Lack of parks and public spaces.
Villages	Reliance on residential buildings for growth. Jumping in too fast on green options without know full or long term effects
Villages	- suburban sprawl. The plan should include Smart Growth principles - Lack of agriculture. Manlius used to have many fruit, vegetable and livestock farms. The future is looking for more "farm to fork" options. We should look for ways to support small farms - the economies of scale do not favor this model now, but we shouldn't close the opportunity because I think the business model will adapt as Food Security becomes a larger priority for all.
Villages	Public/Subsidized Housing
Villages	Wasteful spending of fire services and the village eating money on all the stone monuments. The school district spending like drunken sailors.
Villages	Not enough affordable housing
Villages	Development that could increase traffic. Loss of vibrant local business community
Villages	Prohibitive taxes; lack of housing opportunities for lower- and middle-income people and families.
Villages	The village of Manlius becoming a depressed village.
Villages	Unbridled development and lack of incentives for bringing old developments into progressive, community assets
Villages	Careless development.
Villages	Overwhelming tax burden
Villages	Racial injustice, lack of openness regarding racial issues
Villages	Not really sure.
Villages	Unsure.
Villages	Climate change, aging population, housing costs too high, population decline, decline of brick and mortar retail effecting sales tax revenue
Villages	Development that reduces open space, increase in traffic, increase in taxes
Villages	Lack of affordable housing!!

Threats

Residency Comment

Villages	Less people can afford to or want to live here. The village is becoming run down and I fear it will only get worse with less young people moving into the area.
Villages	Too much commercial growth
Villages	Town councilors lacking the business knowledge required to make complex decisions. Current board lacks that knowledge and objectivity
Villages	Democrats
Villages	Expenses
Villages	Adding too many commercial programs and not any residential program.
Villages	Overdevelopment
Villages	Above,
Villages	Too much indiscriminate development putting stress on our traffic and schools. The planning board has let developers have free reign and it has to stop. Homes should not be built in neighborhoods with massive flooding and erosion problems. We need to combat ignorance and racism so our community is welcoming to everyone. Marijuana sales would disrupt our safety and bring in unsavory elements to our town.
Villages	Higher taxes and residents spending their entertainment/leisure funds elsewhere. The older part of town is looking haggard/unkept and we'll have more abandoned homes and buildings.
Villages	traffic is not great in certain areas,
Villages	Development for the sake of development, tax breaks for said development.
Villages	Overcrowding
Villages	Income inequality, lack of diversity
Villages	Being so caught up in preserving a 'charecter' or 'charm' or 'sense of community' that doesn't exist or is exclusionary; also being unwilling to change and accept/seek out change
Villages	Mental health has to be addressed. Bullying is still a big problem and if not managed may result in injuries of young and old, in schools and/or senior living.
Villages	The strength of the grid, broadband and infrastructure repairs.
Villages	loss of tax base, healthcare costs, county/state/federal mandates
Villages	Over development which will have a negative impact on the environment. See above.
Villages	High real estate prices that push out lower and middle income people and exacerbate the lack of racial diversity in the population. Town/ village budgets that prioritize funding of fire departments above other public amenities. Commercial/ business development that is inappropriate or not needed (e.g. another grocery store).
Villages	Socialistic approach to governing
Villages	Bad development.
Villages	School population decline.
Villages	Increased traffic flow will turn Village of Manlius into a bottleneck. There seems to be a lack of forward-thinking.
Villages	traffic and commercial build up, sprawl, lack of affordable housing
Villages	Over population.
Villages	Lack of sufficient options for child care, recreation, other entertainment and local (not chain) dining.
Villages	Syracuse is still in decline. Huge threat (but good idea doing a SWOT, whose idea was that?)
Villages	Lack of vision for developing new businesses.
Villages	Poor services, zero urban plan, continued lack of walkable, bike plan.
Villages	Not investing in infrastructure or bringing in new business residents want
Villages	Commercial development
Villages	Further restrictions on property rights

Threats

Residency Comment

Villages	"luxury" housing prioritized over affordable housing, housing developments approved without consideration of school capacity. More shopping plazas, More development without first observing how residents interact with their surroundings and where they struggle, Overlooking basic maintenance that can quickly improve the quality of life for large scale, costly projects eg. fixing broken, uneven side walks, painting crosswalks funding parks, provide lighting where needed so people feel safer walking.
Villages	Aging population and lower incomes Gas prices
Villages	Taxes driving out people- people can afford more things living in areas close enough to Manlius and still enjoy its parks
Villages	Allow for more businesses to move to the area to help offset some of the costs for your middle-class homeowner. Right now, you're at the risk of our pricing out the middle class with the increase in assessments (every year? Really?) and then the increase in taxes. Costs rise, but there needs to be some accountability in how we manage these costs and offset them.
Villages	Increased development outside the town that increases traffic and congestion within the town.
Villages	Too many homes being built which brings traffic
Villages	Developers with "connections" and money pushing past the zoning and planning boards to build up the commercial areas so that our villages don't have a village feel anymore. People live out here because of that "small town" atmosphere -they don't want an Erie Blvd in their backyard. The Town also has to be cognizant of developers who will push through projects inside the village limits that may be in contrast to the land use plans of the Town
Villages	Too much development resulting in inability to maintain water and sewage infrastructure, too much traffic and the need for more police/fire department to protect more people.
Villages	Overdevelopment that is glaringly out of place with the historic architecture. Destruction of natural spaces (like what is happening on N Burdick across from Medical Center & on Mill Street)
Villages	Lack of planning, mental health challenges, high taxes
Villages	Leadership of the town and what we want to look like
Elsewhere	No business growth then relying on increased taxes to pay for projects that don't generate revenue. This will drive people away.
Elsewhere	Taxes and kids growing up leaving this area.
Elsewhere	I think it's hilarious that your board members are all about social responsible justice what businesses are closing left and right and the tax base of the community is crumbling. A 5% tax on a home in the village is absolutely crazy it holds back price appreciation for starters.
Elsewhere	Lack of diversity
Elsewhere	Over development, adding more banks and drugstores! We have WAY too many
Elsewhere	Losing jobs and not adjusting to the economy.
Elsewhere	People leaving due to high taxes and lack of things going on, businesses not able to survive due to high rental rates and lack of parking
Elsewhere	Overcrowding with subdivisions, leading to traffic backups
Elsewhere	Pedestrian safety. Traffic safety (intersection of Enders an 92 is scary and can use some green arrows for left turns). Costly rents are keeping smaller businesses from wanting to start up. Poor internet options for residents and businesses and poor internet quality as the demand for internet speed and bandwidth continues to increase.
Elsewhere	Aging population- how to support the needs of the elderly
Elsewhere	People exiting the area

Other Thoughts

Residency Comment

Town	Rezoning needed and attracting small, medium, and large businesses.
Town	Growth and expansion are not bad, they are healthy for a thriving town! Let's invest in our town now to secure our community is thriving in the future.
Town	1. Preserve green space; do not overdevelop. 2. Solve traffic problems in Manlius and Fayetteville as it currently impacts the quality of life in a negative way. 3. Welcome more diversity in the politics in the F-M community. This is not just an exclusive "white" community.
Town	Helpful to let public explore/discuss a draft of new plan.
Town	Madison Row was a bit of a bust, but maybe it can be recused if a good complimentary tenet is found for the old car lot across the street & we consider a safe, clear walkway between the two sides (would an elevated walkway work?). Cafe Kubal may help and benefit from that as well. Convert the old bank building in the village of manlius into a restaurant. Build sidewalk / bike path along Enders Rd. Convert Swan Pond into ice skating area in winter. Build a town indoor pool for water safety classes, life guard training, and as a home to a year round community swim club program (Manlius Muskies?). Create town laws banning use of harmful herbicides to protect our streams, lakes, and animals.
Town	The plan needs to focus on the community. It shouldn't be that there is a commercial lot at this existing zone so this will be a commercial area. It really needs to be does this make sense and how can we move aead to reclaim the town for its residents and not businesses.
Town	I believe that the town should have a plan moving forward, but I think that a more conservative approach should be taken. Over the last year I have watched some of our town board members use its status as a platform for their own political agendas and not necessarily those of the the town as a whole.
Town	It would give ownership by the community in the resources and infrastructure.
Town	There is no sense of camaraderie. It is the good old boys club. It appears like the same people get what they want. No diversity
Town	Recognize aging housing stock in village and determine where some houses can be removed and appropriate housing on smaller or shared lots can be built,
Town	The town could look into allow business such as new groceries stores to service the villages.
Town	Needs to be done, but am afraid it will be directed and a result of a small group of people with and agenda that is not a fit with the town's greater polulation
Town	Attempts to bring people together to gather in the villages will strengthen the community. Unique identities for the villages will help to achieve this goal.
Town	The Comprehensive Plan, once complete, is just the "tool in the toolbox", and the Town must be willing to act on the plan's recommendations.
Town	I wish there was a quaint area with outside areas- I feel like I have to drive out of town for recreational opportunities
Town	N/a
Town	It may be The Town of Manlius, but in reality its separate communities/villages. While most are nice and thriving, the Village of Manlius needs help. They've made great progress under the current administration, but need to move faster and smarter in order to keep and build on the momentum they've acheived.
Town	It would be great to have a sidewalk on FM Road so our kids can walk to and from school more safely. If not a sidewalk, could the road shoulder be extended to allow a safer walking area.
Town	People could live in neighboring areas with far less taxes
Town	Cohesive style for all new construction would be beneficial for creating a town identity.
Town	I would love to see some walkways/shortcuts in between neighborhoods. Kids always need rides if they have friends in different neighborhoods. There is not safe way for them to get to different neighborhoods without going on main/busy roads
Town	At the minimum, invest in the cosmetic upgrades to the storefronts which will increase interest in those businesses for residents and non residents. Think Newport, RI, Burlington, VT, Ithaca, Skaneateles, Caz
Town	It's embarrassing that this town has limited places to eat, modern development and numerous vacant properties that are an eye sore. But,... the boards would rather see a run down property than a new beautiful, tax paying, service(s) providing businesses
Town	You must have a plan. Not just piecemeal of ideas.

Other Thoughts

Residency Comment

Town	Rents in the town of Manlius are very affordable when compared to other peer communities of major upstate metropolitan areas (e.g. Williamsville, East Amherst, Clarence, Pittsford, Brighton, Mendon, Niskayuna, Loudonville, Slingerlands, et al). Manlius is the only remaining Syracuse suburb that is able to compete effectively for well educated, upwardly mobile professionals relocating from major metropolitan areas. Nationally ranked schools, low crime and stable housing are essential to retaining the upper middle to affluent population that is most able to support the tax base. Creating high density, low income housing and forcing developer to set aside a certain percentage of units for low income households will destroy this community and ensure this board will not be re-elected.
Town	Goal should be sustainable growth that preserves the character of the town and quality of life we all enjoy now, with an eye to keeping property taxes in check.
Town	Align it as possible with the County's comprehensive plans, study Rezone Syracuse and mirror what is possible.
Town	We don't need a new coffee shop with a drive thru. Let's support our existing coffee shops, Skytop, Recess and Dunkin'.
Town	never heard of the plan.
Town	Manlius is a friendly and safe place to live. We have beautiful neighborhoods and excellent schools. The small owner businesses are great — we need more of those. We have easy access to the outdoors and fitness facilities. Let's keep all that going. We need to avoid more "mini malls" with chain stores, especially drugs stores and banks. We should focus on renewable energy, walkable streets, and places for the community members to enjoy gathering indoors and outdoors. Mill Run Park is a gem!
Town	continuing on with your efforts to create a vision for the future of Manlius.
Town	The plan should have measurable objectives with clear goals. Annual evaluation and accountability with those who are in leadership. Get the school district under control.
Town	I would have to read it for more detail
Town	The Villages of Fayetteville and Manlius realistically do not have a "downtown" Main Street feel due to the thru traffic on Routes 92/173 and 5. Ideally I would like to see some sort of "bypass" so we have Villages that are more quiet and could prove a more hometown feel. But this would be a major undertaking, costing many tax dollars.
Town	Please connect Manlius to Fayetteville with a sidewalk
Town	15 years is a long term horizon; suggest keeping it to a manageable horizon - how about 5 years? Too many changes can occur over 15 years - very flip of the board will alter the plan path. Stay practical and set achievable goals / don't let your consultant make out too lofty of goals. Align priorities with funding opportunities (main st revitalization; leasing / shared services with County; etc.)
Town	I hope we can look forward with a progressive, environmental, humanist agenda.
Town	Before new commercial projects are built, attention should be given to the number and location of empty commercial space. Why allow further development/loss of open space if there is an abundance of existing unused office/commercial space?
Town	We have to be forward thinking about environmental issues and preserving open space
Town	Fayetteville & Manlius Libraries should be consolidated...OK to keep 2 locations, but having two separate executive teams is excessive spending. One management team for both libraries. Trim the fat, keep taxes down.
Town	Is there any way to address the traffic on route 5? It just keeps getting worse and worse.
Town	I am so glad that this is being done and consider myself extremely fortunate that you are seeking feedback like this. I grew up in a place where people don't care about this type of development, and I think this is a great start to a hopefully bright future.
Town	Cannot believe you are allowing chickens in residential areas. Not smart.
Town	Need to broaden tax base..can't keep on raising property taxes. Attract more diverse set of businesses. Make sure infrastructure is in place. Better transport, bike lanes, etc.
Town	It wouldn't hurt to encourage smaller, more affordable home building here when necessary. Manlius has a reputation for lack of diversity (racial, economic).
Town	Need to create more vibrant connected communities using city design and architecture to create spaces that people can enjoy.

Other Thoughts

Residency Comment

Town	Its wonderful to know you are engaging the community in this discussion - recipe can bring its challenges, but hoping good sense, creativity, and value added perspectives will prevail!
Town	new zone changes should wait until Comprehensive Plan is complete
Town	Better signage not a jumble of individual signs.. whatg ab out OVERHEAD divsion of signs? diaraecting traffic? to make sure t hey are in teh correct lane. By 2035, I t MAKE villager ZONING plan.. i esecially in the open areas of teh township. Size of housing on a specific sized lot. LOt line to house building line.. spacing between homes(enable and plan for trees to shade aras and give open areas 'look' in order to have cooling breezes gothrough.. also moare GROUP housinjg, with some services such as in EUROpe-- around a square (coiuld be usd for outdoor parking) and meeting people rather than living isolated as one does on a farm.. especially for senior housing.hink there w ill be a majority of electric vehicles..sensors inathe roadways. Walking pahs throughout the Village tghat are MAKRED. Intersting historicalsite bettermarked.
Town	I need to familiarize myself with the plan before commenting.
Town	No more banks or gas stations! There are way too many empty buildings to consider building other developments. The village looks run down. Other villages have nice parks, etc. Youth sports is a booming business which brings revenue. Many suburbs have beautiful parks, baseball fields, etc., which bring in teams and their families. People leave the village to shop, eat, and find entertainment. Maybe a theater in the Town Centre instead of another bank or fast food place.
Town	Connectivity is core - bike/running trails and sidewalks. And more public parks/green spaces.
Town	-
Town	It's a good idea and a good time to do it. Many people live in the community that care about its future and believe it can attract people from out of state.
Town	great place, but needs some cosmetic work
Town	This is a great opportunity for the town to utilize zoning and bylaws to ensure Manlius develops sustainably with healthy equitable communities in mind.
Town	Planning for new housing and neighborhood friendly businesses with environmentally sound infrastructure like lighting, green spaces is essential for creating healthy living for all our residents. Cross-communication and shared projects with neighboring communities also makes real sense.
Town	Allow reasonable development.
Town	Fayetteville Village has done a great job of making their community walkable and has addressed their deer population problem. The Village of Manlius doesn't seem onboard with either. I don't know much about Minoa. The Town should be overseeing and handling these issues as a whole.
Town	absolutely over-due, responsible long-range planning will enhance quality of life now and in future and help economically
Town	Include parks and green spaces in the planning. People like the old neighborhoods because of the trees. Plant more.
Town	Big shout out to the DPW for the awesome job they do plowing in the winter
Town	Thank you for making it easier for the community to be a part of future planning
Town	?
Town	We need to connect our communities better and to have a plan for the different areas within the town.
Town	The main draw to this area is the school district. It would be advisable to have additional attractions to this area.
Town	Manlius doesn't have a long term plan going forward. Has been sorely lacking but I guess that's what this is all about!
Town	I would like to see the Comprehensive Plan allow for more proactive development in the Town, as opposed to reactive. It seems the Town gets the same developers applying that do not always have the best interest of the Town in mind and that just keep doing what has always been done.
Town	The three villages need to be integrated more fully into the town plan. We need a strong effort to engage the population in the process
Town	This plan is vital in making the correct decisions now on proposals that will impact the face of the area for decades and lifetimes to come.

Other Thoughts

Residency Comment

Town	We should consider a solar farm here, possibly in the soon to be abandoned Kinsella quarry. Green energy to add to sustainability for the town.
Town	Part of the reason we moved to the Town of Manlius recently is because the other Syracuse suburbs were all too developed. We sought greener areas with more space, the cleaner air and untouched land. Allowing substantial long-term projects (like another quarry) that will drastically change the land forever and most certainly cause environmental impacts seems short-sighted and unfortunate. It would more than likely affect people's desire to choose this area to move into, along with prompting some current residents to find other places to live. Long-term these instances would have negative impacts for the town in general.
Town	Don't want mining/quarry operations in Town
Town	A comprehensive plan needs to be well thought out, include priorities of the public (not just a few town board members) and focus on improvements that will support small businesses. Manlius has been on a down slide far too long- drive around with someone that hasn't been here in a while and listen to them say how awful and pathetic the town looks. The plan needs to include new ideas, new people and a better vision of the future.
Town	Hope Comprehensive Plan Steering Committee will consist of diverse members, including high schoolers / young adults.
Town	Capitalize on the education, technology and expansion of community resources: use the schools, the parks, the Seniors and the students to advance Environmentally sound, long-term planning. Seems like building expensive houses and shops is the only plan now. Raising assessments yearly while my house value declines.
Villages	Less government spending
Villages	This comprehensive planning process has already proven to be well thought out as evidenced by the detailed request for consultant bids, fascinating listening sessions, two-way communication with citizens, the informative Public Workshop and the open recruitment for Steering Committee members. We very much appreciate Heather Waters and Sara Bollinger for creating a framework that provides many opportunities for input and information-gathering while simultaneously building in a reasonable timeline to keep this effort results-oriented.
Villages	Please do not add another coffee shop, pizza parlor, or bank to the Village of Manlius. We can support more retail such as: a bakery, a clothing store, outdoor outfitters, restaurants.
Villages	Compared to other towns I think taxes here are higher
Villages	Spruce up, no more nail salons and kick dunkin to the curb so more neighbors support local like cafe kubal!
Villages	As our communities grow and change, one thing remains constant: too much noise, be it music or dogs barking. Such an imposition on the quiet neighbor to have to be the one to complain to the noise makers or call our (wonderful) Manlius police.
Villages	Finding a way to get people involved in the community. How can people individually contribute to our community to make an impact.
Villages	Hope we set 21st century, progressive goals to include others less fortunate.
Villages	Help the small locally owned businesses grow and develop some of the more run-down properties, like O'Brien and Geere property.
Villages	Have state finish the exit off 690 that was suppose to go into manlius or around manlius to reduce congestion
Villages	We need a plan that emphasizes clustered growth and walkability so that we can encourage more sustainable lifestyles.
Villages	Review village comprehensive plans.
Villages	We need to lobby our state government to get another exit on 90 between Dewitt and Canastota to help with traffic into Syracuse. Long term CNY will become a haven for climate change refugees. How can we be prepared to grow and accommodate more people and maintain our quality of life?
Villages	Look to other successful towns in nys Community pool/ recreation (especially with the amount of property tax) - maybe open to non resident with fees to support mait Traffic circles. Bike lanes connecting Fayetteville and Manlius
Villages	Educate people to be good workers and be proud of this community. We are thankful we have good police.

Other Thoughts

Residency Comment

Villages	It's going to be very hard to ween the Town of Manlius off of absurdly high taxes, but it must be done or we will rapidly lose the battle for great citizens. The future will allow people to live, work, and learn anywhere. Taxes will repel them from moving to this area and will cause others to flee over time. This must be resolved in dramatic fashion if we wish to attract and retain for high quality citizens in the future.
Villages	The Town of Manlius is diverse in some ways, and not in others. The diversity that it has -- education level and political extremism -- is detrimental to it, while the diversity that it doesn't have -- ethnic and racial -- inflames the political extremism and division. A plan for the future should include a future that looks to remove the extremism. Our schools have just built bullet-proof entrances, but the Town still allows gun clubs and gun sales! BLM signs were torn down in Fayetteville by a known resident, but a Board Member said it was "okay" because they didn't have a permit to be there -- and the signs were replaced by political signs of a friend of his in his own party. Nobody likes the local politics, nobody likes the high taxes, nobody should be proud of the racism, bigotry, and hatred that Board Members and many in the community exhibit.
Villages	Public input
Villages	Need to extend 690 east to Manlius Center at the least. Strict limits on development. Use REAL, UNBIASED traffic control analysts. Make the entire town pedestrian friendly and safe. Have events for all ages. Don't leave it all up to the villages
Villages	North part of the town often gets over looked but has great opportunity!
Villages	I don't know where drilling and mining fit, but please include a place for these in your process. I used to live in the Finger Lakes where farmers had oil and gas wells in their fields. Could that happen here? We know the proposed Kinsella Quarry needs to be included.
Villages	Any "givens" regarding the "Plan" should be clearly stated up front
Villages	We need to balance.
Villages	I am glad the town is providing this opportunity, and that the current Town Board has embraced a progressive approach and more transparency than previous administrations.
Villages	We can expand what the village of Manlius offers while keeping buildings architecturally pleasing. I see franchises in New England areas that look quaint. Why cannot we do that here?
Villages	It will be difficult to maintain the traditional character of our community if change is driven only by economic incentives.
Villages	I want our village/town to be openly welcome to everyone. Greater diversity would be a strength.
Villages	We need an overall plan to deal with: climate change, an aging population, gradual population decline, and a shift away from gas powered cars.
Villages	No tax increases
Villages	Does not make sense unless it is a fluid plan open to changing with the times.
Villages	Add more sidewalks.
Villages	Builders are spending money on building attractive homes, yet the town is lagging behind and there's nothing to "brag" about, except for our school system.
Villages	I'm in my 20s and was raised in the Town of Manlius. When I am able to buy my own home I will not be looking for one in this community. I regularly encourage friends/people to look elsewhere for housing.
Villages	Seminars in schools and in community to expand volunteerism and community service and projects.
Villages	I think Manlius could benefit from efforts to draw a more walkable area of shops, eateries and youthful venues. When a project IS approved demand the architecture is in keeping with the vision of our unique area. When McDonalds was approved that opportunity was missed. It could have had a very different look than the usual. I've seen that in other locations.
Villages	Please build a walking/ biking trail along Limestone Creek between Manlius and Fayetteville, as was proposed many years ago. Please consider asking the DOT for permission to create traffic circles at busy intersections in Fayetteville and Manlius. Consider creating an outdoor skating park or some other type of outdoor gathering space for young people. The town should try to create a version of the "Salt City Market" in downtown Syracuse that features local food!
Villages	More green areas, solar and wind powered offices

Other Thoughts

Residency Comment

Villages	This is a town with so much potential.
Villages	Community services like public pool is lacking. Comprehensive architectural plan, zoning, restoring historic core.
Villages	I'd like to volunteer to be on the committee- [name redacted]
Villages	I thought there has been 2 previous comprehensive plans? If so, can they be used for a starting point of this plan?
Villages	It would be nice to have Manlius a village where people would want to walk around and frequent the businesses that exist.
Villages	This has been a long time coming. We've been here 30 years and we've seen the patchwork approach the Town and Villages seem to have with development. "They don't make any more land." Utilize it wisely.
Villages	Thank you for getting community input.
Villages	There are too many existing structures that are going unused (next to post office) and yet new construction is still happening. Case in point, the new dental office on N Burdick - what will happen to their old office next to the abandoned tennis courts? We need to de incentivize slashing down natural spaces (they are living quarters for other members of our community - birds, small mammals, insects, etc) and reuse the already built structures. Expansion into wild places needs to stop. The town needs to attach a fee to each house sale & construction project that will be used towards buying land to keep it forever wild. The comprehensive plan must include strong environmental goals to preserve natural spaces.
Villages	in person is always a better option than on line, I hope some of these will be in person
Elsewhere	We need business growth in the community, especially in the village of manlius. we don't need another drug store, bank, or coffee shop.
Elsewhere	It is beautiful place to raise kids and have a family. Can we work on keeping families together and have kids serve the community they grow up in? Can we be come more competitive in attracting young talents to this area.
Elsewhere	I don't want parking on the main thorough fare because somebody wants the village to look like another village. Just accept that the village Manlius is a super highway to Cazenovia. Embrace it.
Elsewhere	Lets move forward and accept the need for improvements. Taxes are forcing Seniors out of the towns.
Elsewhere	Add a sidewalk on East Genesse Street, Route 5, that goes up until the sidewalk near Wegmans. This would create a safer way for bikers and walkers alike, more people could access the Erie Canal walking paths, and the businesses in Towne Center would get more business.
Elsewhere	Dont approve the quarry

Emailed Comments

After reading the April 28th article in the Eagle-Bulletin about the Town of Manlius inviting the public to join in the discussion over comprehensive planning, I wanted to attend and see what was going on. I had hoped that it would be a normal face-to-face meeting, but I was disappointed to learn that it was to be held through the "zoom" virtual meeting system, for which I lack the technology to attend. So I was unable to find out what the people were talking about.

If I may be so bold I would still like to add some input to your process, and herewith present my comments which I hope the committee will seriously consider along with the input from all other participants.

It is very important to remember that the most fundamental and primary responsibility of civil government, including the local level of town government, is the protection of life, liberty and personal property. This vital role is acknowledged by our nation's birth certificate, the Declaration of Independence, in which the phrase "pursuit of Happiness" is recognized to include the right of private property ownership, especially that of real estate. Private property ownership is also enshrined in the United States Constitution in the Fifth Amendment. The right of private property ownership includes three corresponding principles, for which the negation of even one principle would transform the complete right into a useless shell. These corollary principles are: 1) the right to use and enjoy property as the owner deems fit, 2) the right to exclude others from the use, rental or entrance onto that property, and 3) the right to dispose of that property, including willing that property to descendants or selling to others. In fact the right to own, use, exclude from use, and dispose of privately-owned property is one of the most fundamental of human rights, and only second to that of the right to life itself.

With these unalienable and self-evident truths firmly in mind, I propose that the Manlius Comprehensive Planning Committee incorporate the following fundamental affirmations in its ongoing comprehensive planning process and any final formal document produced by the Committee:

- 1) Private property rights means the owner has the exclusive authority to determine how private property is used.
- 2) Private property rights means that the owner retains the peaceful possession, control, and enjoyment of his/her legally purchased/deeded private property.
- 3) Private property rights means that the owner has the unrestricted ability to make contracts to sell, rent, or give away all or part of his/her legally purchased/deeded private property.
- 4) Private property rights means that local, city, county, state, and federal governments are prohibited from exercising eminent domain for the sole purpose of acquiring legally purchased/deeded private property so as to resell it to a private interest or to generate revenues.
- 5) Private property rights means that no local, city, county, state, or federal government has the authority to impose directives, ordinances, regulations, fees, or fines regarding aesthetic landscaping, color selections, tree and plant preservation, or open spaces on legally purchased/deeded private property.
- 6) Private property rights means that no local, city, county, state, or federal government shall implement a land use plan that requires any part of a land owner's legally purchased/deeded private property be set aside for public use, or for a Natural Resource Protection Area, or a National Heritage Area, directing that no construction, development or other disturbance may occur on such land.
- 7) Private property rights means that no local, city, county, state, or federal government shall implement a law or ordinance restricting the number of dwellings that may be placed on legally purchased/deeded private property.
- 8) Private property rights means that no local, city, county, state or federal government shall alter or impose zoning restrictions or regulations that will devalue property or limit the ability to sell legally purchased/deeded private property.
- 9) Private property rights means that no local, city, county, state, or federal government shall limit profitable or productive agricultural activities by mandating and controlling what crops and livestock are grown on legally purchased/deeded private property.
- 10) Private property rights means that no local, city, county, state, or federal government representatives or their assigned agents may enter private property without the express written permission of the property owner, or unless the government representative or agent is in possession of a lawful warrant from a legitimate court of law. Today's technology advances would also include invasion of property rights and privacy by government use of unmanned drone flights.

I hope these principles and concepts are entirely compatible with your comprehensive planning process. Thank you for the opportunity to add my contribution to the process and thank you for your consideration.

Emailed Comments

Interesting survey. It's close to a Q methodology survey, it would be interesting to do the whole thing as a Q survey. That would ask people to do all 45 pictures at once and arrange them in a grid from Most Representative to Most Unrepresentative. That way, you'd not only find out what were the preferences in each of the five categories, but you'd find out which CATEGORY was the most preferred, i.e., do people think Manlius should be a mostly residential, mixed business, more business zone. And the wonder of Q is that you can then turn the survey around and ask "all the people who preferred X, do they have anything in common?" So are all the people who prefer a more residential character living in a certain area, or are they of a certain income... But they'll get what they need from the five-category Likert scale, too.

I don't know who to reach, but I completed the town planning survey and we forgot to mention an important item—protecting farm and agricultural spaces as part of the mix of our land/planning use. In addition to other factors. I also think protecting historic businesses that bring character (e.g., the lumberyard in Fayetteville) is important.

Pittsford, NY, has done a great job of this—also of developing canalfront/sidewalks, parks, etc. We'd like to suggest that Manlius look to the Town of Pittsford, over in Rochester, for some connections.

Thanks for your time, sorry to bother you—but please share with the planning committee.

Interesting to know that the firm also worked for Pittsford.

Honestly, in addition to their greenbelt approach, farm preservation, and mixed-use/retaining historic businesses, I'd love to see a more expansive sidewalk/walking trail system like they have, and a smarter development of our waterfront--for instance, why not imagine how the "other side" of the canal could have a walkway developed, particularly to connect back to the bridge to the town offices and to run along the waterway behind all the new development on Burdick--the parcels should have green/parkway right of way on the canalfront, as part of a plan--and not just turn into one more parking lot/strip development!

I could go on--the 2 villages better connected via trails/berms/bikeways--and ones that link into things like the canal trail paths and more, more lifespan/lifetime and free public fitness options like tennis and pickle ball courts, and traffic mitigation/planning (something Pittsford didn't succeed at in terms of planning, and it's definitely an issue as density grows--).

I think it's very exciting to think about a comprehensive plan--and how everything from water and sewer to buried electric to traffic flow to green space to mixed use/space to parkways/parks and trails all interdepend, as does our greater community.

APPENDIX A.2

Focus Group, Study Group,
Stakeholder Interviews, &
Listening Session Summaries

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023

Town of Manlius

Comprehensive Plan

Focus Groups Summary

DRAFT - March 17, 2023

**Barton
& Loguidice**



To inform the development of the Town of Manlius' Comprehensive Plan, a series of focus group discussions were facilitated to gather community input on key topics. The Focus Groups were held between the fall of 2021 and fall of 2022 and were led by various Steering Committee members, public officials and staff, community residents, and members of the B&L consultant team.

This document summarizes the format, agenda, and input collected at each of the focus group sessions.

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Affordable Housing Focus Group

DATE & TIME: September 13, 2021 | 6:00-7:30 PM
LOCATION: Fayetteville Free Library
LEADER(S): Don Gates, Rick Hall, William Nicholson

Approximately 15 individuals attended the Affordable Housing Focus Group. This discussions and findings from this Focus Group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

The focus group had a good turnout of approximately 15 enthusiastic people which was exciting and led to a spirited discussion. The discussion affirmed that there is a strong sentiment regarding the need for affordable housing in the community.

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- Should there be new construction for sustainable housing? Could maintenance of current housing stock help alleviate problems (see 3)?
- Could more affordable housing needs be met if homeowners were be able to modify their house to allow in law and/or rental space?
- Many smaller, older homes are falling into disrepair, if converted to rentals. Are there options available to maintain smaller, older homes and keep them “affordable ownership properties.”

Questions for an Online Survey

- What does affordable housing mean to you?
- Who do you want to make affordable, safe rental housing opportunities for?
 - Low-income seniors
 - Young people
 - People with disabilities
 - Service workers
 - Other: _____
- What do you believe the pros and the cons are of affordable housing (advantages/disadvantages)?
- Are there other elements required to support affordable housing (i.e. walkability, transportation, access to services, schools, etc.)?

Affordable Housing Focus Group

Recommendations

List any recommendations to the Steering Committee:

- Need to address this concern: participants may believe their opinions are going to drive policy and, therefore, create a diverse community.
- Temper expectations; change is slow, not fast, but some participants may think it's fast.
- Clarify steps to the Comprehensive Plan and what it is and is not. Describe how zoning regulations/revisions would be next, not part of the Comprehensive Plan. But, the plan will set a foundation for re-zoning.

Historic Preservation Focus Group

DATE & TIME: September 21, 2021 | 6:00-7:30 PM

LOCATION: Fayetteville Free Library

LEADER(S): Pamela Bender, Alice Massa

In addition to the Focus Group Leaders, 14 individuals attended the Historic Preservation Focus Group. This discussions and findings from this Focus Group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

All of the attendees stated that historic features and buildings needed to be preserved, agreeing that the best way to start out preserving is through education. CLG status would provide help by grant funding and training for future Historic Preservation.

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- Biking and walking trails along historic areas and features and how to connect them.
- Markers along roads or trails depicting our heritage and educate the public on toll roads, Native American trails, railroads , trolleys and the Erie canal.
- Local businesses showcasing photos of our vast history to help educate the public about our heritage.

Questions for an Online Survey

- How familiar are you with the history of the Town of Manlius? Would you like to learn how the Town of Manlius prospered from the development of water power and the Erie Canal; if so how could this be achieved?
- Would you like to see an architecture code that reflects our historic character for new buildings? If so, what do you like about our historic architecture and how could we expand on it?
- How about maps of historic sites integrated with walking tours?

Recommendations

List any recommendations to the Steering Committee:

- Apply for CLG status (Certified Local Government) to increase the opportunities for grant funding and training for future historic preservation goals.
- Develop other historic districts and identify our historic buildings to better preserve them. Preserve our historic character by adopting architecture codes for new buildings.
- Set up a website link with funding help that would provide a walking tour with pictures and descriptions of the historical sites that would integrate businesses and recreational opportunities. Sites would include the Stickley Museum, Matilda Gage museum, Ledyard Canal, Erie Canal feeder area, Trolley Power house in Minoa and the historic district. By doing so this would increase tourism and benefit local businesses and residents.

Environmental Sustainability Focus Group

DATE & TIME: September 27, 2021 | 6:00-7:30 PM

LOCATION: Fayetteville Free Library

LEADER(S): Holly Greenberg, Hilary McManus

Including the Focus Group Leaders, 14 individual attended the Environmental Sustainability Focus Group. The discussions and findings from this Focus Group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

- Residents don't necessarily know what the town is already doing to address environmental sustainability.
- There is a lot the town can do to increase/improve environmental sustainability.
- Focus should be on reducing/eliminating greenhouse gas emissions, conserving and increasing biodiversity, education and resilience/adaptation.

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- What are some pros and cons of what we have now for Environmental Sustainability?
- What is the Town of Manlius doing well in regards to Environmental Sustainability
- What are some changes or initiatives you would like to see implemented with regard to Environmental Sustainability?

Questions for an Online Survey

- Do you have a clear understanding of what the town is doing for sustainability?
- What gets in the way of you doing more sustainable practices in your daily life?
- Do you have a personal responsibility to do sustainable practices?
- What are your top priorities for expanding sustainable practices?
- Do you agree that the Town should have better public transportation?
- Should huge trucks be redirected to the Thruway/I-90?
- How do you feel about parents driving their students to school while school buses run near empty?
- What would encourage you to increase native plantings and reduce your lawn for the sake of the environment?
- Where do you get your info about the Town's projects?
- What is your preferred method of receiving info from the Town (email, mail, website, social media, broadcast MTOP)?

Environmental Sustainability Focus Group

Recommendations

List any recommendations to the Steering Committee:

During this Focus Group, responses to the “Prompts for Civil Space Engagement” (above) were solicited. The most popular topics are as follows:

- Zoning/Development/Codes for Green Building
- Traffic issues: limiting trucks/air pollution/more pedestrian crosswalks/safe bike routes, improved public transportation
- Increase Native Plantings: all town trees should be natives, reduce lawns, preserve natural spaces
- Increase capacity of substations to enable more renewable generation
- Newsletter for informing residents about sustainability practices in town
- Roof Greenery
- Green infrastructure (porous asphalt, rain gardens, parks, community gardens, compost & recycling initiatives, living rooftops)
- Climate resilience taught in schools

Youth #1 Focus Group

DATE & TIME: Tuesday, September 28, 2021
LOCATION: East Syracuse-Minoa High School
LEADER(S): Keith Ewald (B&L), Kay Gallery, Dan Theobald (B&L)

This Focus Group took place over three separate classes, all composed of high school history students at the East Syracuse-Minoa High School. The first class was facilitated by the B&L consultant team and the second and third classes were facilitated by a high school faculty member. In each class, the students were split into groups based on where they live. After being given a brief introduction to Comprehensive Planning and the project process, they were asked to identify the greatest assets, issues, and opportunities within their community. For students that live within the Town of Manlius (i.e. Village of Minoa, Hamlet of Fremont, Hamlet of Kirkville), the following key findings emerged:

Assets

- Parks
- Retail venues (restaurants, shopping, etc.)
- Community services (libraries, churches, etc.)
- Open spaces

Issues

- Mosquitoes
- High taxes
- Unsafe roads
- Flooding

Opportunities

- Many available jobs
- Establishing new parks
- Enhancing connectivity

Where Do Students See Themselves in Five Years?

At the end of the Focus Group, the students were asked to provide insight on where they see themselves in five years. In the 1st class, most of the students from the Village of Minoa said they would stay in the area, while all of the students from the Hamlets of Fremont and Kirkville agreed they would move elsewhere to find better job opportunities and to visit bigger cities like Denver, Boston, or New York City. Students cited inexpensive housing prices as a reason for staying local after high school.

In one of the other classes, however, all the students from the Village of Minoa and Hamlets of Fremont and Kirkville agreed that they plan to move elsewhere. For those in the Village of Minoa, students listed high taxes, going to college, and the poor weather conditions as reasons for leaving the area. Students in the Hamlet of Fremont cited the taxes, weather, people, and distaste for the City as reasons for moving away. Students in the Hamlet of Kirkville wanted to move elsewhere due to the mosquitoes, weather, environment, construction, and lack of local job opportunities.

Town Staff Focus Group

DATE & TIME: Tuesday, September 28, 2021 | 1:00 PM

LOCATION: Manlius Town Hall

LEADER(S): Keith Ewald (B&L), Dan Theobald (B&L)

The Town Staff Focus Group was attended by six individuals, not including the Focus Group leaders. At the Focus Group, the B&L consultant team provided an brief presentation on comprehensive planning and the Town's Comprehensive Plan project process. Then, the attendees participated in a brainstorming exercise, during which they identified the Town's key assets, issues, and opportunities (both as they relate to the Town overall and the Town's operations). The discussion amongst the Town Staff participating in the Focus Group is summarized below.

Assets

Town Overall

- Economic health
- The Town's population is growing
- The re-sale market for housing
- Farmland

Town Operations

- The Highway Department
- Good work culture

Opportunities

Town Overall

- Creating better partnerships with the Villages
- Developing guidelines on where to permit solar farms
- Maintaining farmland

Town Operations

- Establishing a new municipal building as part of a community development project

Issues

Town Overall

- Development is restricted due to the sewer's limited capacity
- The electric grid is almost at capacity
- There are too many solar farms
- The lack of design guidelines
- The Town and Villages are three unique communities, which can be challenging
- There is a wide range of income levels in the community

Town Operations

- The Town does not own recreational land, so it relies on the Villages, schools, state parks, and canal system
- Budgets are becoming more challenging
- Poor internal communication and lack of a teamwork atmosphere
- The Police Department is in a separate building than the Town Court
- The Court is out of compliance (a safety issues for employees and the public)
- The board room is not big enough
- The Town building has been outgrown by staff
- Retaining employees in the planning and development department has been challenging
- High levels of employee stress

Renters Focus Group

DATE & TIME: Tuesday, September 28, 2021

LOCATION: Highbridge Landing

LEADER(S): Sara Bollinger, Kathy Hughes

Including the Focus Group Leaders, nine individuals participated in the Renters Focus Group. The discussions and findings from the Focus Group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

Renters are not ‘transient.’ Many have lived in the Town for decades and at this apartment for many years. They think they should be treated the same as property owners.

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- What are your thoughts about the Town adding a swimming pool?

Questions for an Online Survey

- Which long-vacant commercial properties matter most to you? What do you recommend be done about them?
- Safety is a concern for older adults; what are some ways we can make the community safer for older adults?

Recommendations

List any recommendations to the Steering Committee.

- We need more Senior Apartments in the Town of Manlius.
- What are the demographics of the Town re: owners versus renters?

Parents & Caregivers Focus Group

DATE & TIME: Tuesday, September 28, 2021 | 6:00-7:30 PM

LOCATION: Fayetteville Free Library

LEADER(S): Dominique Barr, Karrie Catalino, Leah Kraus

Including the Focus Group Leaders, a total of nine individuals participated in the Parents & Caregivers Focus Group. The discussions and findings from this focus group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

- The Town needs more statistical data on the current state of mental health in the community. There is an influx of mental health crises.
- One of our community strengths is our small town connections.

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

All start with "I'm a Parent & a Caregiver and..."

- I think we need _____ to keep our youth safe.
- I would like to see _____ in our community.
- I would like to learn more about _____.
- I saw _____ in another community and I would like to share it.
- I asked my child what they would like to see in our community and they said _____.
- Growing up here we had _____ in our community that I would like to see brought back.

Questions for an Online Survey

- Does our Town have what it needs for Social, Emotional and Physical Well-being in our community? If no, what is it lacking?
- What do you like about the Town of Manlius in regards to being a parent / caregiver?
- What are some pros and cons to what we have available to us now?
- What are some challenges you experience as a caregiver in this community?
- What would you like to see more of in our community?

Parents & Caregivers Focus Group

Recommendations

List any recommendations to the Steering Committee.

- Need: A Town wide Youth Services Department
- Need: More focus on pedestrian safety, connectivity and transportation issues.
- Need: Public Health & Safety Campaigns
- Need: An understanding of the mental health training provided to SIROs and SPOs

Seniors Focus Group

DATE & TIME: Wednesday, October 6, 2021
LOCATION: Fayetteville Senior Center
LEADER(S): Sara Bollinger

Including the Focus Group Leader, 12 individuals attended the Seniors Focus Group. The discussions and findings from the Focus Group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

The problem of isolation for older adults was only made worse by pandemic.

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- How can the Town foster more community members to volunteer?
- What should go into the vacant space at Northeast Medical?
- We need something for teens; they seem to wander the streets.

Questions for an Online Survey

- What kind of activities do adults 60-80 years old want?
- Should R1 zoning be changed to permit accessory housing units so that an elder can have an apartment or small home on the same lot as an adult child?
- What kinds of alternative transportation should the Town explore for people who cannot drive or do not have a car?

Recommendations

List any recommendations to the Steering Committee.

- The Town should fund the Senior Centers; most members are not Village residents.
- The Town would benefit from having a Community Center.

Youth #2 Focus Group

DATE & TIME: Wednesday, October 13, 2021 | 11:00 AM
LOCATION: Fayetteville-Manlius High School
LEADER(S): Grace DeSantis (B&L), Dan Theobald (B&L)

This Focus Group included a high school social studies class at the Fayetteville-Manlius High School. While the class met in-person, the consultant team called in remotely via Google Meet to facilitate the session. The consultant team kicked off the Focus Group by providing a brief introduction to Comprehensive Planning and the project process. Split into groups based on where they live, the students were then asked to identify the greatest assets, issues, and opportunities within their community. For students that live within the Town of Manlius (i.e. Town of Manlius, Village of Manlius, Village of Fayetteville), the following key findings emerged:

Assets

- Parks, trails, and greenery
- Local businesses
- Safety
- School district
- The Farmers Market

Issues

- Lack of sidewalks and low walkability
- Parking within the Village
- Low business diversity and high vacancy
- Traffic and speed limits
- Snow plowing

Opportunities

- Installing sidewalks
- Public realm improvements to the Village's downtown
- Increasing access to recreational amenities
- Opening a community pool

Where Do Students See Themselves in Five Years?

At the end of the Focus Group, the students were asked to provide insight on where they see themselves in five years. All the students agreed that they anticipate living elsewhere, rather than staying local. Reasons cited for this decision included unaffordability, a lack of social opportunities, and the ability to find more job opportunities in larger cities. The students also expressed a perception of the Manlius area being well-tailored for families (i.e. safe). They described that there are services and activities for retired adults and young children, but not so much for young adults. For this reason, some students suggested that they may want to return to the Manlius area to raise a family, but would choose to move away during their early 20s.

Farmer Interviews

DATE & TIME: Tuesday, October 26 - Friday, October 29, 2021

LOCATION: Remotely via Telephone

LEADER(S): Grace DeSantis (B&L)

At the end of October, 2021, five farmers within the Town of Manlius were interviewed separately in order to obtain their input on the local agricultural community. These farmers were involved in a range of industries, including crops, poultry, eggs, beef, and equestrian operations. Each farmer was asked to provide some background information on their agricultural operation and then was engaged in a conversation including the following questions:

- What are the greatest challenges that your farming operation faces?
- What major trends are impacting local farming operations?
- What programs are most helpful to your farming operation?
- Based on product profitability and market trends, do you plan to explore other agricultural industries in the future?
- What can the Town do to help farmers be successful?
- Are there any topics we didn't discuss that we should have?

The key findings derived from the series of interviews are summarized below.

Trends & Challenges

- High/increasing taxes
- Competition with large-scale farming operations
- Competition with solar farm developments for agricultural land
- Lack of support with agricultural regulations, grant applications, and marketing/outreach
- Lack of public water and high speed internet in agricultural areas
- Lack of a younger labor force to replace aging farmer
- Residential and commercial development pressure/encroachment onto prime soils and agricultural land
- Conflicting uses with neighbors
- Climate change and unfavorable weather patterns

Opportunities

The interviewed farmers suggested that the Town may be able to better support the local agricultural industry by engaging in the following activities.

- Support farmers with identifying and applying for grants, particularly the NYS Department of Agriculture & Markets Farmland Protection Implementation Grants
- Implement land use regulations - such as zoning and conservation subdivisions - that protect open spaces and agricultural land from encroachment and development that prevents future agricultural uses
- Discourage solar farms from establishing on prime agricultural soils
- Expand access to key infrastructure, such as public water, high speed internet, and distribution networks
- Introduce children to the local agricultural industry through school programming
- Implement community outreach activities that raise awareness of local farming operations
- Support agritourism initiatives

Farmer Interviews

Programming

Interviewed farmers found the following organizations and programs to be valuable resources for their operations. However, lack of outreach for these services and insufficient support in applying for these programs/funds were frequently cited as barriers to accessing assistance.

- **Cornell University:** Cornell Cooperative Extension
- **Onondaga County Agriculture Council:** Onondaga Grown
- **Onondaga County:** Soil & Water Conservation District, Community Development Division
- **NYS Department of Agriculture and Markets:** Agricultural Districts, Farmland Protection Implementation Grants
- **USDA:** Farm Service Agency, COVID-19 Assistance Funds

Technology Focus Group

DATE & TIME: Tuesday, February 1, 2022
LOCATION:
LEADER(S): Sara Bollinger & Heather Waters

Including the Focus Group Leader, 8 individuals attended the Technology Focus Group. The discussions and findings from the Focus Group are summarized below.

Key Findings

Describe the key things that you learned.

- Reliable Internet Broadband is essential and needs to be available to everyone with minimal downtime
- Technology makes many things more efficient
- Humans need human interaction
- We need to be flexible and modular as technology is always changing

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- Sharing economy
- Transportation
- Emergency Preparedness

Questions for an Online Survey

- Push/Pull communication: Would you prefer to receive an email [push] or check a website [pull] for updates?
- Technology is pervasive; yet there are still some people who do not or cannot access the internet. How do we ensure that both groups have access to information?
- How do you envision technology will change our lives in ten years?

Recommendations

List any recommendations to the Steering Committee.

- Consider 'community' broadband instead of individual subscriptions so that everyone has access; the broadband charge could be included in the tax bill
- Prepare for electric vehicles [now] and autonomous vehicles [soon]
- Include flexibility for 'makers' [3-D printers, inventors, artisans, food processors, manufactures etc.] in future land use zoning

Bicycle & Pedestrian Mobility Focus Group

DATE & TIME: Wednesday, May 4, 2022 | 6:30 pm
LOCATION: Manlius Town Hall
LEADER(S): Grace DeSantis (B&L) & Keith Ewald (B&L)

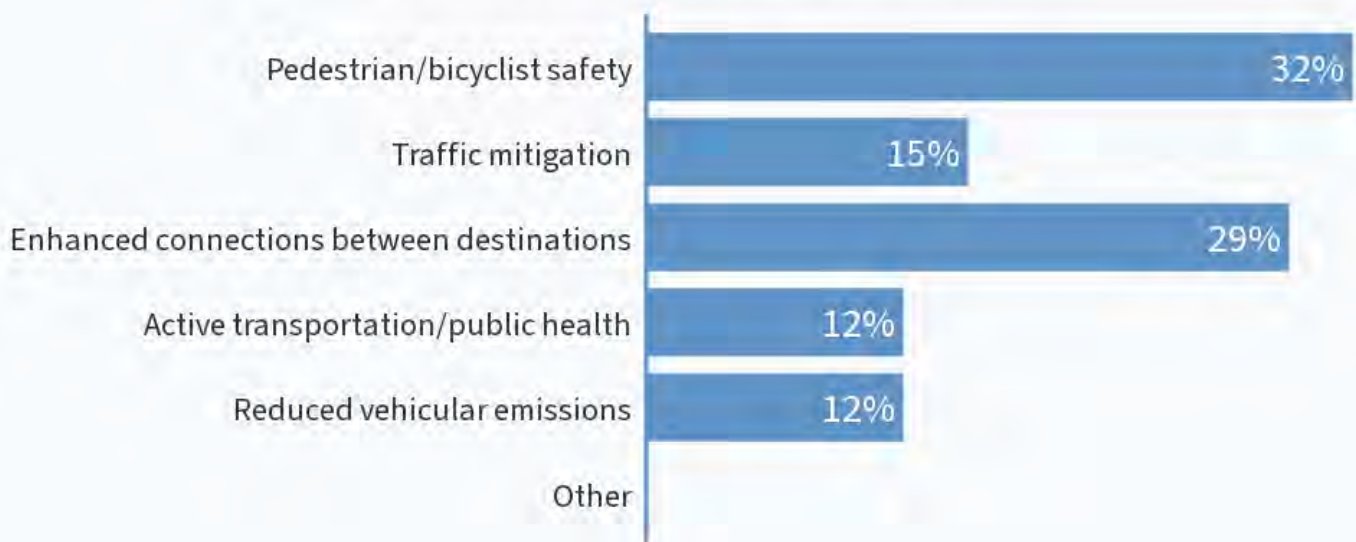
Including the Focus Group Leaders, approximately 15 individuals attended the Bicycle & Pedestrian Mobility Focus Group. The Focus Group kicked off with a presentation covering the basics of comprehensive planning, Manlius' Comprehensive Plan process, and an introduction to pedestrian and bicycle mobility in Manlius. Then, Focus Group participants were invited to participate in a polling session, through which they were asked a series of five questions; responses to these questions are summarized in graphics below.

Key Findings

While completing the polling session, open dialogue between the attendees was encouraged. Key findings included:

- A public education effort is necessary in order to grow a culture of sharing the road with bicyclists
- The DOT's Safe Routes to School program could be used as a tool for enhancing bike and pedestrian infrastructure
- More data on local active transportation networks is needed to inform infrastructure improvements; a mobility study would be beneficial
- Establishing partnerships with New York State and Onondaga County will be critical to implementing projects on right-of-ways that are not owned by the Town

What are your main concerns related to sidewalks and greenways within the Town?



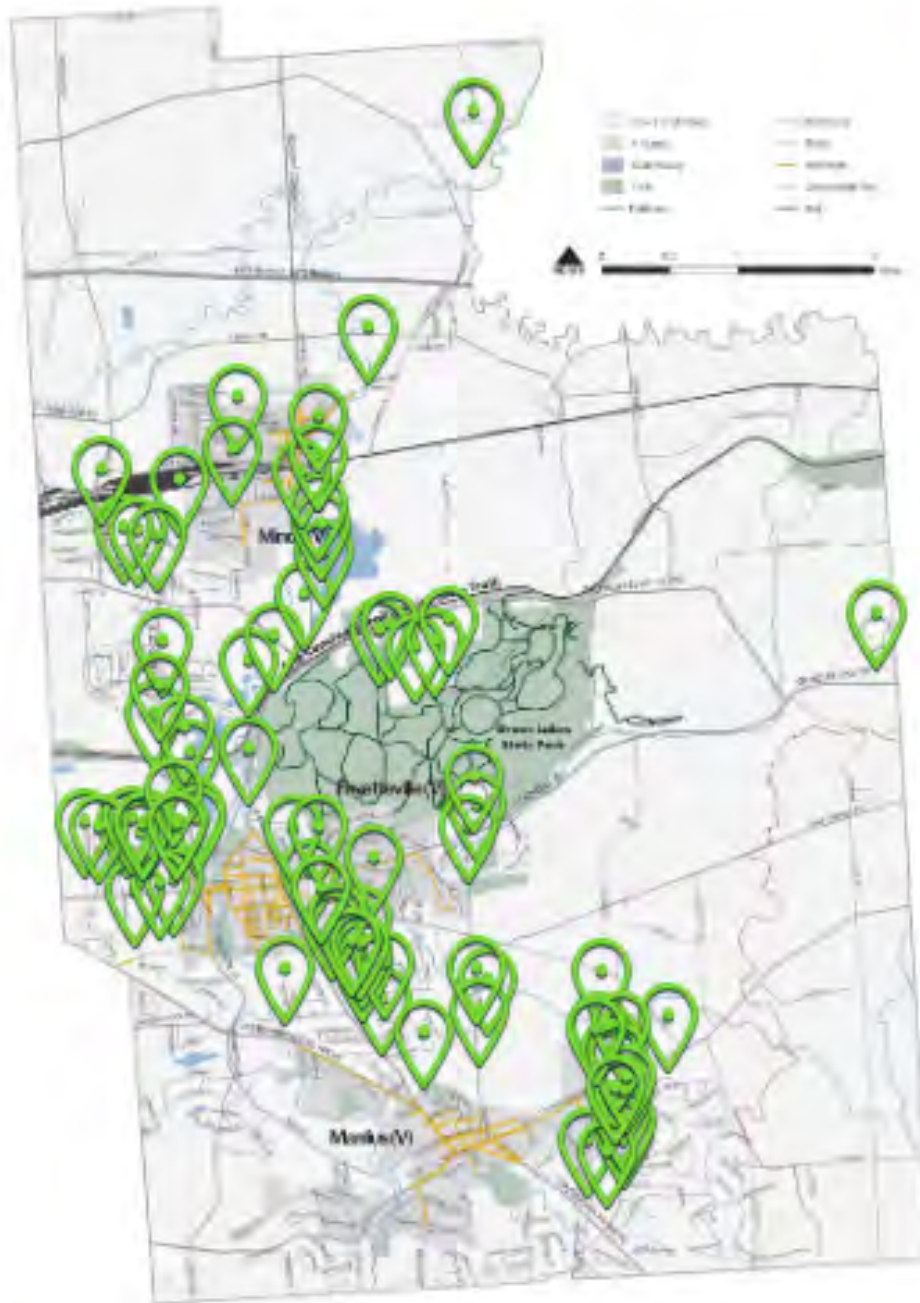
Bicycle & Pedestrian Mobility Focus Group

To what destinations within the Town do you (or would you like to) travel via foot and/or bicycle?

Response	Upvotes
Along F-M road to commute to work and run errands and if it was safer to ride along there with my child	6
Towne Center	4
Not in the town but Wegmans (East Syracuse) and locations in the City of Syracuse.	4
Canal and Green Lakes	3
To school	3
Through villages safely, between villages safely despite traffic congestion	2
Town Center	1
Canal trail @ burdick st	1
Towne Center	1
Restaurants outdoor dining, parks, shopping, government Townhall, green lakes, local parks	1
City of Syracuse, and other towns, canal	1
Recreational biking and running. Connect from roads to the canal paths.	0
Swan Pond, Green Lakes, Erie Canal	0
From Homewood neighborhood to Towne Center	0
Limestone Plaza/town hall	0
From Village of Fayetteville to Village of Minoa (but I can use the canal)	0
Between Eagle Hill and High School	0
Accessing butternut from 290	0
From Minoa to 290 to East Syracuse to Butternut then to the Canal	0
Seems like a pipe dream but connecting Megnin Farms neighborhood to canal	0

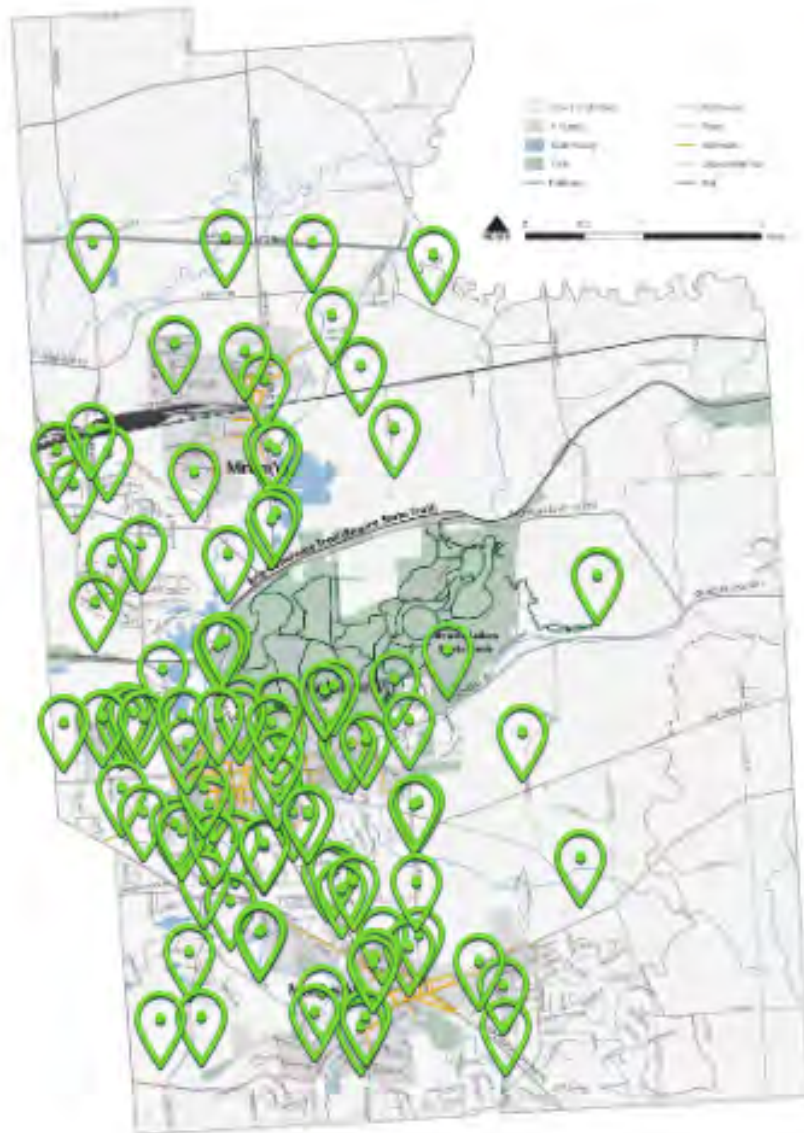
Bicycle & Pedestrian Mobility Focus Group

Where do you feel sidewalks are needed within the Town?



Bicycle & Pedestrian Mobility Focus Group

Where do you feel on-road bicycle facilities are needed within the Town?



Bicycle & Pedestrian Mobility Focus Group

Where would you like to see off-road trails within the Town?



Town Board Focus Group

DATE & TIME: Sunday, July 17, 2022
LOCATION:
LEADER(S): Sara Bollinger & Heather Waters

Including the Focus Group Leader, 10 individuals attended the Town Board Focus Group. The discussions and findings from the Focus Group are summarized below.

Key Findings

Describe the key things that you learned. What was new or surprising? What was scary or disturbing? What was exciting or affirming?

The Planning Board is very interested in what the Comprehensive Plan will include and would like to be engaged with the process, particularly as it relates to zoning code..

Prompts for Civil Space Community Engagement

Conversation Starters for an Idea Board

- Should the Town restrict locations where cannabis may be sold?
- Should the Town give tax breaks to encourage more affordable housing?

Questions for an Online Survey

- Where are good parts of the Town for locating solar farms?
- Where should solar farms NOT be permitted?

Recommendations

List any recommendations to the Steering Committee.

- Take a comprehensive view of zoning; the Planning Board does not agree with “spot zoning”
- Include plans to protect prime farmland
- Modify code definitions to be more flexible (“home occupation,” “family”)

Stormwater Study Group

- MEMBERS:** George Lorefice, Whetstone Road [flooded in 2010]
 Garry Nichols, Sugarland Drive [adjacent to Crane Brook]
 Andy Breuer, Hueber Breuer
 Councilor William Nicholson, Seneca Turnpike [flooded in 2021]
 Mary O'Reilly, Sustainable Manlius, previously DOT Region 9
 Rob Cushing, Highway Superintendent
 Paul Whorrall, Steering Committee member
 Don Gates, Steering Committee member
 Paul Bern, Steering Committee member
- PURPOSE #1:** Identify several stormwater issues that the Comprehensive Plan should include/address/take into consideration.
- PURPOSE #2:** Design a brief [5-10 questions] survey regarding stormwater that can be used to gather resident input with regard to future stormwater needs.
- TIMEFRAME:** Planning meeting in January. Recorded Study meetings with invited experts on topics identified during the January meeting February, March & April. Use the May meeting to summarize findings and make recommendations to the Steering Committee.
- SCHEDULE:** January 18th Study Group Discussion
 February 15th Stormwater Management
 Lauren Darcy, CNY Stormwater Coalition
 Aaron Buchta, Onondaga County Soil & Water Conservation District
 March 15th Flood Prevention & Mitigation
 Beth Peck, NYS Homeland Security & Emergency Services
 Laura Ortiz, US Army Corps of Engineers
 April 20th Municipal Separate Storm Sewer System (MS4)
 Julie Melancon, NYS Department of Environmental Conservation
 Doug Miller, Manlius Stormwater Engineer
 May 17th Study Group Recommendations
 Jessica Eckerlin, Center for Sustainable Community Solutions

Stormwater Study Group

Recommendations

The Storm Water Study Group makes the following recommendations to the Steering Committee for the Comprehensive Plan.

1. Make Environmental Resiliency a goal of the plan. The weather is changing. We have heavier storms punctuated by longer dry spells; hotter summers and more ice than snow in the winters. All future land use planning should include a careful review of potential environmental impacts.
 - A. Resources
 - i. <https://www.resilientdesign.org/the-resilient-design-principles/>
2. Grant Funding

Any work inside streams, creeks and wetlands as well as most flood hazard mitigation is outside the scope of local municipalities. Projects of this sort are inter-agency, expensive, complicated and multi-year. The plan should include language asking the Town to use what we have learned to apply for appropriate funding in the years to come.
3. Include a Section in the Plan for resources to help residents and businesses help themselves to build resilience on their private property
 - A. Resident Opportunities
 - i. Minimize stormwater impacts on your property
 1. Roof Gutters
 - a. Install gutters if you do not already have them
 - b. Clean gutters if you do have them
 - c. Install gutter extensions to move stormwater further from your foundation
 - d. Locate rain barrels at the end of gutters to hold storm water for future use
 - ii. Landscaping
 1. Install landscaping/rain garden retention several feet away from your house
 2. Direct gutters and land contours away from foundations and toward landscape retention areas
 - iii. Storm drains
 1. Note the locations of storm drains in your neighborhood
 2. Clear storm drains of leaves, branches and debris
 - iv. Resources
 1. Save the Rain
 - a. <https://savetherain.us/>
 2. Stormwater Coalition
 - a. <https://www.cnyrpd.org/stormwater/?CNY-Stormwater-Coalition-81>
 - B. Farmer and Landowner Opportunities
 - i. Runoff & erosion control
 1. Create retention basins to slow water flow
 2. Manage soil to reduce dust, silt and mud

Stormwater Study Group

3. Preserve streambeds
4. Control pesticides and fertilizers
- ii. Resources
 1. <https://www.ocswcd.org/>
 2. <https://www.dec.ny.gov/press/124734.html>
 3. <https://www.dec.ny.gov/pubs/4774.html>
- C. Developer Opportunities
 - i. Consider terrain before construction design
 - ii. Storm water pollution prevention plan [SWPPP]
 1. Erosion prevention and control
 2. Water management and retention design
 3. Offsets if required
 - iii. Take environmental impacts into consideration
 - iv. Resources
 1. <https://www.dec.ny.gov/permits/357.html>
 2. <https://www.cnyrpdb.org/stormwater/?CNY-Stormwater-Coalition-81>
 3. <http://www.ongov.net/environment/stormwater/sua.html>
- D. Municipal Opportunities
 - i. Correct storm sewer inflow and infiltration
 - ii. Keep culverts and ditches clear
 - iii. Inspect construction sites and enforce codes
 - iv. Monitor stormwater routes to water bodies
 - v. Contract for mitigation when feasible
 - vi. Resources
 1. <http://www.ongov.net/wep/>
 2. <http://www.ongov.net/environment/stormwater/>
 3. <https://www.townofmanlius.org/DocumentCenter/View/847/MS4-Annual-Report-2019-2020>
 4. <http://ongov.net/planning/haz/documents/Section9.19TownofManliusFINAL.pdf>

The Stormwater Study Group thanks the Academic, Town, County, State and Federal speakers who shared their knowledge and resources with the Town of Manlius.

Quarry Study Group

- MEMBERS:** Erin Trojan, Horseshoe Lane Homeowners Association
 David Sheridan, homeowner adjacent to proposed quarry
 8549 Salt Springs Road [horse farm on south side]
 George Aspinall, homeowner adjacent to proposed quarry
 8797 Genesee Turnpike [historic house on north side]
 Kelly Wells, homeowner adjacent to proposed quarry
 5701 Gulf Road [family home on the east side]
 Elaine Denton, Town Councilor
 Jennifer Staples, Sustainable Manlius
 Jessica Eckerlin, Environmental Finance Center
 Marissa Mims, Steering Committee member
 Bobby Schepp, Steering Committee member
 Nicole Potocki, Steering Committee member
- PURPOSE #1:** Identify several issues regarding the proposed new quarry that the Comprehensive Plan should include/address/take into consideration.
- PURPOSE #2:** Design a brief [5-10 questions] survey regarding the proposed quarry that can be used to gather resident input with regard to the zone change for the proposed quarry.
- MEETINGS:** January 25 – Organizational meeting
 March 1 - Quarry Neighbors
 Dick Geddes, Hans Jenson
 March 29 – Geologists/Engineers [below the surface]
 Joel Bianchi, Ed Hinchey, Don Siegel
 April 26 - Environmentalist [on the surface]
 Mike Fishman
 Survey Questions
 May 26 – Regulatory Process & Next Steps
 Doug Zamelis
 Recommendations

Special thanks to Erin Trojan and Kelly Wells for their help securing speakers.

Quarry Study Group

Recommendations

General Thoughts: As related to the Comprehensive Plan

Specific Thoughts: As related to the proposed Kinsella site

Neighbors & Mining

General Thoughts

- There should be a neighborhood advisory group associated with all mining operations
- The mine operator should be required to maintain a database of contiguous property owners, updated annually, to email and/or text whenever there will be/ has been a significant event such as blasting or an accident. Blasting can be disturbing to animals and people.
- The Changing Seasons neighborhood identified air quality as an issue. Although they won a lawsuit, they did not continue to require air quality reports.

Specific Thoughts

- The Town should require Kinsella to form a Neighborhood Advisory Group that will meet at least annually. At this meeting neighbors will be provided...
 - All major Incident reports
 - Air quality monitoring reports
 - Dates and impacts of blasting
 - any reports of blasting damage
- The Town should require Kinsella to develop and utilize a text notification system with contiguous properties.

Quarry Study Group

Hydrogeology & Mining

General Thoughts

- Effects on water (groundwater, aquifers, etc.) from this type of land use are very complex.
- The town should require in-depth and extensive examination and testing of water resources by impartial third party experts before any consideration of applications for mining are considered.
- Per recommendations from experts in hydrogeology, these actions should be carried out for any/every mining project:

1. Comprehensive groundwater investigation of aquifers at life of mine boundaries
2. Install water table wells and bedrock wells to define directions of groundwater flow and the extent to which the same area recharges groundwater in the bedrock
3. Determine how pumping at residential wells affects the shallow bedrock aquifer in the proposed mining area.
4. Do dye tracing test to determine if residents get water from the proposed quarried rock. The most definitive test.
5. Sample homeowner wells and monitoring wells at the same to establish background water quality prior to quarry operations.

- Special attention should be paid to water resources in relation to mining when residents surrounding proposed projects rely on wells for their potable water supply.

Specific Thoughts

- Groundwater systems in this area are likely very complex.
- These systems have been significantly understudied and not nearly enough is known about them.
- If the quarry proposal moves forward as is, there is a reasonable chance there could be issues with water, most specifically for residents nearby who are on wells.
- Though it can be applied in general terms, the recommendations from the expert hydrogeologists need to be applied to this site:

1. Comprehensive groundwater investigation of aquifers at life of mine boundaries
2. Install water table wells and bedrock wells to define directions of groundwater flow and the extent to which the same area recharges groundwater in the bedrock
3. Determine how pumping at residential wells affects the shallow bedrock aquifer in the proposed mining area.
4. Do dye tracing test to determine if residents get water from the proposed quarried rock. The most definitive test.
5. Sample homeowner wells and monitoring wells at the same to establish background water quality prior to quarry operations.

Quarry Study Group

Environment & Mining

General Thoughts

- Third party environmental experts should be brought in to evaluate any possible mining site before proposals are considered. This land use is such a drastic and permanent change to the land/ environment that it is important to thoroughly consider all short and long-term consequences. This will help Town Councilors to weigh risk vs. reward for such projects.
- Site specific surveys need to be conducted for every possible mining site before proposals are considered by the Town Board. Most often, proposed mining sites have never been surveyed previously because there was never a need.
- The Town should consider hiring an environmental consulting firm to “map” the whole town’s environmental resources. This would be an important reference tool for many land use projects that come before the town.
- When assessments say there are no known endangered species on site, it’s often because no surveys have ever been taken of the site.
- The Town should consider topsoil as natural resource as well as the stone below. The environmental study should consider how topsoil will be managed throughout the life of a quarry. Protection of prime soils and soils of NYS importance should be considered.

Specific Thoughts

- Fragmenting this forested corridor with development of this site will likely affect forest interior species quite substantially.
- Endangered species: hart’s tongue fern and northern long-eared bat could likely be on this site and surveys for both need to be done
- A Maple Basswood Rich Mesic Forest is on the site- this is considered a “significant natural community” by New York State. There are not many in the state; it should be documented and mapped and considered by the New York National Heritage Program. A “significant natural community” means there are only 21-100 occurrences of this throughout the state; that’s not very many in a state the size of New York. It indicates there is a limited acreage of that cover type in the state.
- The Dept. of Ag and Markets may want to consider the potential impact to this site- they have stepped up protection of prime farmland soils across the state.
- Overall, it is very important to do site specific surveys here.
- This seems like an important piece of land environmentally speaking within the Town of Manlius. The environmental consultant who spoke stated that “this site is one of the largest patches of forest interior habitat in the region.” This seems significant.

Quarry Study Group

Legal Concerns/Regulations & Mining

General Thoughts

- When presented with a mining project proposal, the municipality's authority lies within zoning. The town decides where mining can and cannot occur, or if it can occur at all. This is where the Town's power resides; once the door is opened for mining and control passes to the DEC, the town will lose all power to regulate or enforce anything pertaining to the mine.
- The DEC's division of mineral resources (the part that is in charge of mining) works differently than the rest of the DEC. Mining permits are relatively easy to get and are based more on economics than environment.
- Once mining starts, if there are adverse effects it is very hard to prove it was caused by the mine. For example, if neighbors start having a lack of water in their wells, mining companies/the DEC will say that the wells are in karst geology and water flow changes all the time; there is no way to prove it is due to mining.
- If neighbors of a mining operation experience adverse effects (i.e. water issues, dust, noise, etc.) they are on their own to try to find a remedy. Given this, the town should have a responsibility to protect residents beforehand when these types of projects are proposed.
- The Town Councilors should receive some education/training on how to interpret and evaluate extensive applications for land use projects. These would include documents like Environmental Impact Statements, Expanded Environmental Assessments, Third Party Reports etc.
- The Town Councilors should receive some education/training in SEQRA as in what tools are within this legal action that would help the board navigate these types of projects (for example, the part of SEQRA that allows for municipalities to be reimbursed by applicants for independent testing done by the town before decisions are made.)

Specific Thoughts

- The Town of Manlius may require a 'buffer' to separate mining operations from residential neighborhoods. In this instance, there is a good opportunity to preserve an important environmental asset [the maple-basswood forest] within the buffer. Suggest carving 091.-02-12.0 out of the mining area and donating it to a Land Trust.

Quarry Study Group

History/Culture & Mining

General Thoughts

- Cultural resources should be thoroughly considered with any land use project but especially with mining. Mining is a unique land use as in it consumes the land as opposed to sitting on top of it.
- The Town should automatically consult with representatives from the Onondaga Nation when any land use proposals affect their known culturally sensitive areas.

Specific Thoughts

- For the current Kinsella proposal, the cultural history/archeology in this area have been understudied and not considered enough.
- It is known that a historical Onondaga Nation Fort was very close-by and the 'Deep Spring' at the top of the hill was known to connect to another spring in Mycenae.

Haudenosaunee Listening Session

DATE & TIME: June 3, 2022

LOCATION:

LEADER(S): Wendy Gonyea, Tony Gonyea, Lindsay Speer, Casey Cleary-Hammarstedt, Alice Massa

Highlights

The session began and ended with a prayer of thanksgiving for the natural world.

Tony brought a replica of the two-row wampum that describes how the Haudenosaunee and Newcomers may coexist without interfering with each other.

The Speakers shared the concept of ‘polishing the chain’ – how Native people and Newcomers can continually enhance our covenants as ‘brothers’.

<https://www.onodaganation.org/culture/wampum/two-row-wampum-belt-guswenta/>

The Haudenosaunee believe in environmental sustainability and long-term planning which is summarized by considering the needs of the seventh generation.

NOON has produced a booklet called Nation to Nation which is available on their website.

<https://indigenousvalues.org/product/noon-digital/>

Recommendations

- Recognize Haudenosaunee influence
 - Learn the Onondaga names for key waterways and landmarks such as Limestone Creek and include both names on signage
 - Add new markers to recognize sites to counter the policy of ‘erasure’ that removed that information from current maps and site markers and minds of residents except our Onondaga neighbors and to broaden resident understanding of our past [such as the Deep Spring Fort, the Onondaga Escarpment and other sites that have importance.]
- Develop and utilize an appropriate Land Acknowledgement statement
- Include activities that recognize the Haudenosaunee in Manlius Recreation activities
 - An example shared was an archeological camp at an Onondaga site
- Assess existing historical markers in the Town to enhance inclusion of a broader understanding of history:
 - Their condition/readability
 - If they use pejorative/racist language
 - Are missing information that needs to be updated



Haudenosaunee Listening Session

Onondaga Nation & the Town of Manlius: Learning Resources List

July 2022

As part of the Town of Manlius's process for developing its Comprehensive Plan we were tasked with co-facilitating "Listening Session 4" on the indigenous people of the land. Distinguished guests Wendy Gonyea and Tony Gonyea from the Onondaga Nation, and Lyndsay Speer, representing the Neighbors of the Onondaga Nation, joined us for a conversation titled "Haudenosaunee Homeland & the Town of Manlius" on Friday, June 3, 2022. The livestream of the Listening Session is available through the Town's website.

Our lives have been enriched by learning about the Onondaga Nation, Haudenosaunee culture and traditional ecological knowledge. We invite you to learn more too! A good way to hear directly from the people of the Onondaga Nation, other Haudenosaunee nations, and key advocacy organizations, is to explore the websites and learning centers described below. You will find rich, up-to-date content, including text, photos, videos, and livestreams. We encourage you to visit the Haudenosaunee Learning Centers which offer video recordings of present day clan mothers, chiefs, the spiritual leader and teachers, as well as museums, artifacts, information on festivals and other cultural events, arts and crafts opportunities, and artists.

*Alice Massa
Casey Cleary-Hammarstedt
Volunteers, Town of Manlius Comprehensive Planning*

Onondaga Nation

www.onondagation.org

Administration Building
4040 Route 11
via-Nedrow, NY 13120
315-469-0302

Why is the Onondaga Nation called the Central Fire, and, Wampum Keepers? What is the role of the Tadadaho? Why does the government of the United States deliver cloth to the Onondaga every year? Through their website the Onondagas describe their unique roles and choices within the Haudenosaunee Confederacy. Learn about

their: history passed down through oral tradition for over a thousand years, culture, government, artists, businesses, Land Rights Action and why Onondaga Lake is Sacred. Find out when opportunities arise to visit the Nation Arena, Nation Field House, Onondaga Nation School, eat at the Firekeepers Restaurant, and watch the Redhawks Lacrosse team compete.

Neighbors of the Onondaga Nation

www.peacecouncil.net/NOON/

2013 E. Genesee St.
Syracuse, NY 13210

The Neighbors of the Onondaga Nation, or NOON, describe themselves as a "grassroots organization of Central New Yorkers which recognizes and supports the sovereignty of the traditional government of the Onondaga Nation." Sign up on the website for their e-newsletter which is full of the most current information on such issues as the need to increase funding for the Onondaga Nation School and removing the Columbus Statue in the City of Syracuse. It also includes workshop and event announcements - such as for the annual Thanksgiving Circle of Peace. Two key projects of NOON are:

- "Neighbor to Neighbor: Nation to Nation" is a booklet of readings chosen by NOON members in collaboration with representatives of the Onondaga Nation. If your time for reading is limited, this single resource offers a breadth of information in less than 40 pages The Historical Timeline is a gem! The booklet can be downloaded from the website.
- Witness to Injustice is a 2-3 hour interactive group experience co-facilitated by trained NOON members in partnership with indigenous knowledge keepers. The original model was called the Blanket Exercise; during COVID it was adapted into an online exercise. The intent of the program is "to foster truth, understanding, and respect between Indigenous and non-Indigenous people."

Indigenous Values Initiative

www.indigenousvalues.org

PO Box 36
Dewitt, NY 13214

Haudenosaunee Listening Session

The Indigenous Values Initiative exists to articulate, disseminate and promote the values of the Haudenosaunee Confederacy. Their website is a gateway to a broad range of content from indigenous foods and medicine to the power of the Good Mind, and, the historic and ongoing international work of the Haudenosaunee within the United Nations where they are an influential and powerful voice on the Permanent Forum on Indigenous Issues.

Links to many collaborative partners and “Kindred Spirits,” such as the American Indian Law Alliance and area higher educational institutions in Central New York, provide pathways to additional information and learning opportunities.

The Indigenous Values Initiative, in partnership with the Indian Law Alliance, organizes and hosts an annual lacrosse weekend at Onondaga Lake Park complete with demos on traditional methods of crafting lacrosse sticks, social singing and dancing, traditional foods and crafts.

Ska-Nonh Great Law of Peace Center

www.skanonhcenter.org

Haudenosaunee Heritage Center
6680 Onondaga Lake Parkway
Liverpool, NY 13088
(315)-453-6767

The Haudenosaunee Confederacy was formed on the shores of Onondaga Lake over a thousand years ago which is a major reason the lake is considered sacred by the Haudenosaunee and why the Onondaga Nation continuously advocates for a seat at the table on all matters related to the Lake. Ska-nonh puts the Onondaga Nation close to the shore line – a step in the right direction.

The name Ska-Nonh is a Haudenosaunee greeting meaning peace and welcome. Permanent exhibits focus on the Thanksgiving Address, the Great Law of Peace and European-Native American contact (which highlights treaties).

More than 40 books are listed on the online shop which serves as a pictorial bibliography of recommended books - most of which were written by Haudenosaunee writers. Other resources include a poster of the United Nations’ Declaration on the Rights of Indigenous People – which

Haudenosaunee leaders helped write and shepherd through to international approval.

Seneca Art and Culture Center at Ganondagan

www.ganondagan.org

7000 County Road 41 (Boughton Hill Road)
Victor N.Y. 14564
(585) 924 5848

The 569-acre Ganondagan State Historic Site, a designated National Historic Landmark, offers the only interpretation of 17th century Seneca Town in the country. The full-size Bark Longhouse is a major attraction and is furnished with reproductions of objects and trade goods appropriate to that century.

The Seneca Art and Culture Center, built in 2015, includes a multi-media Exhibit Gallery, theater, and gift shop. There are three trails with signs and 2 self-guided tours with GPS coordinates. From the website can livestream the Iroquois Creation Story, check out more than five multimedia content sections and learn about the White Corn Project and how to make Haudenosaunee white corn bread.

There is an annual weekend-long festival in the summer. A highlight of the year is acknowledging the continued observance of the Canandaigua Treaty of 1794 between the United States of America and the Six Nations of the Iroquois Confederacy held annually on November 11th.

Iroquois Museum

www.iroquoismuseum.org

324 Caverns Road
Howes Cave, N.Y. 12092
(518) 296-8949

If you want to know why this museum is not called the Haudenosaunee Museum you will have to do a little digging on the website. Located on the ancestral land of the Mohawk people, this museum’s modern building evokes a longhouse. The museum calls itself an “anthropological institution” with multiple collections of archaeological, historical and contemporary objects available on searchable online databases. The museum

Haudenosaunee Listening Session

offers virtual field trips for students, eight themed virtual tours and an online art market.

An in-person visit during the Annual Labor Day Iroquois Festival would be a great learning opportunity, and, a time to play in the children's area or take a guided or self-guided tour of the 45-acre Nature Park

Shako:wi Cultural Center

www.oneidaIndiannation.com

5 Territory Road
Oneida N.Y. 13421
(315) 829-8801

Shako:wi is a project of the Oneida Indian Nation located in a handcrafted white pine building. Visitors will see exhibits on lacrosse, Oneida basketry, Wampum – as a validation of spoken agreements, and six panoramic displays titled Oneida Industries with life-sized plaster figures portraying traditional craft making. Shako:wi also offers Outreach Programs for student groups that include traditional storytelling and hands-on activities. Additional information about the Oneidas is available through the website.

Center for Native Peoples and the Environment

www.esf.edu/nativepeoples/

SUNY College of Environmental Science and Forestry
354 Illick Hall
1 Forestry Drive
Syracuse, NY 13210
315-470-6870

“The mission of the SUNY-ESF Center for Native Peoples and the Environment (CNPE) is to create programs that draw on the wisdom of both Indigenous and scientific knowledge in support of our shared goals of environmental sustainability.”

The Founding and Current Director of the CNPE, Robin Wall Kimmerer, a Distinguished Teaching Professor of Environmental and Forest Biology works collaboratively with the Onondaga Nation and other Haudenosaunee nations, with the New York State Department of Environmental Conservation, The Nature Conservancy

and numerous other organizations to in many ways. Over time the CNPE has become a thriving research center, a graduate program attracting accomplished Indigenous students who are supported by scholarship streams, and a hub for intergenerational knowledge sharing. The CNPE offers educational events and programs to the wider community; information is posted on the website.

Dr. Kimmerer is the author of the best-selling and beloved book “Braiding Sweetgrass: Scientific Knowledge, Indigenous Wisdom, and the Teachings of Plants” (2013). Her full publication list and links to videos and speeches is available through her personal page off the CNPE's website.



Replica of the Haudenosaunee Confederacy Belt

Matilda Joslyn Gage House

www.matildajoslyngage.org

210 East Genesee St.
Fayetteville, N.Y. 13066
(315) 637-9511

The Matilda Joslyn Gage home in the Village of Fayetteville within the Town of Manlius has a Haudenosaunee Room, one of eight themed rooms. The Gage home is a great place to pick up a copy of founder, Sally Roesch Wagner's book “Sisters in Spirit: Haudenosaunee (Iroquois) Influence on Early American Feminists”. Gage was adopted into the Wolf Clan of the Mohawk Nation in 1893 demonstrating an uncommon bond with Haudenosaunee people in the 19th century.

APPENDIX A.3

Fall Open Houses Summary

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023

Town of Manlius

Comprehensive Plan

Open Houses

Summary

DRAFT - November 22, 2022

**Barton
& Loguidice**



To inform the development of the Town of Manlius' Comprehensive Plan, a series of Open Houses were held to introduce community members to the project and provide an opportunity for public comment. The Open Houses were held at various locations in the fall of 2022:

- Manlius Library: October 8, 2022, 11:00AM-4:00 PM
- Fayetteville Library: October 17, 2022, 5:00-7:00 PM
- Minoa Library: October 20, 2022, 5:00-7:00 PM
- Minoa Library: October 21, 2022, 10:00 AM-12:00 PM

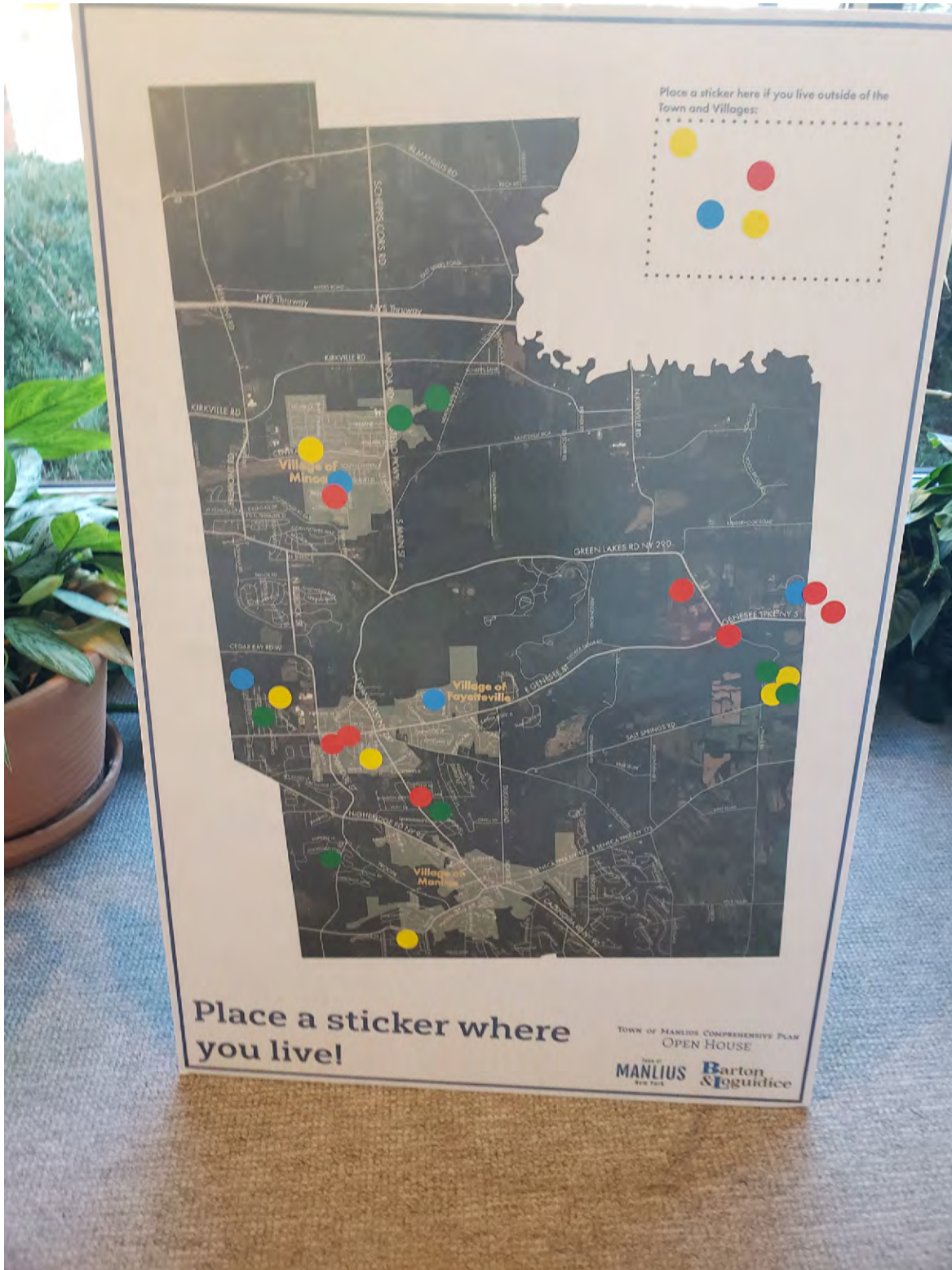
The Open Houses were designed to allow community members to participate at their leisure. I recorded video provided a project overview and instructions for the Open House. Posters were set up around the room and sticker dots and sticky notes were offered for leaving comments. More specifically, attendees were asked to indicate where they live on a map, use sticker dots to indicate which draft Plan objectives are most important to them, and leave any other written feedback on sticky notes.

This document summarizes the feedback received at these four Open Houses.

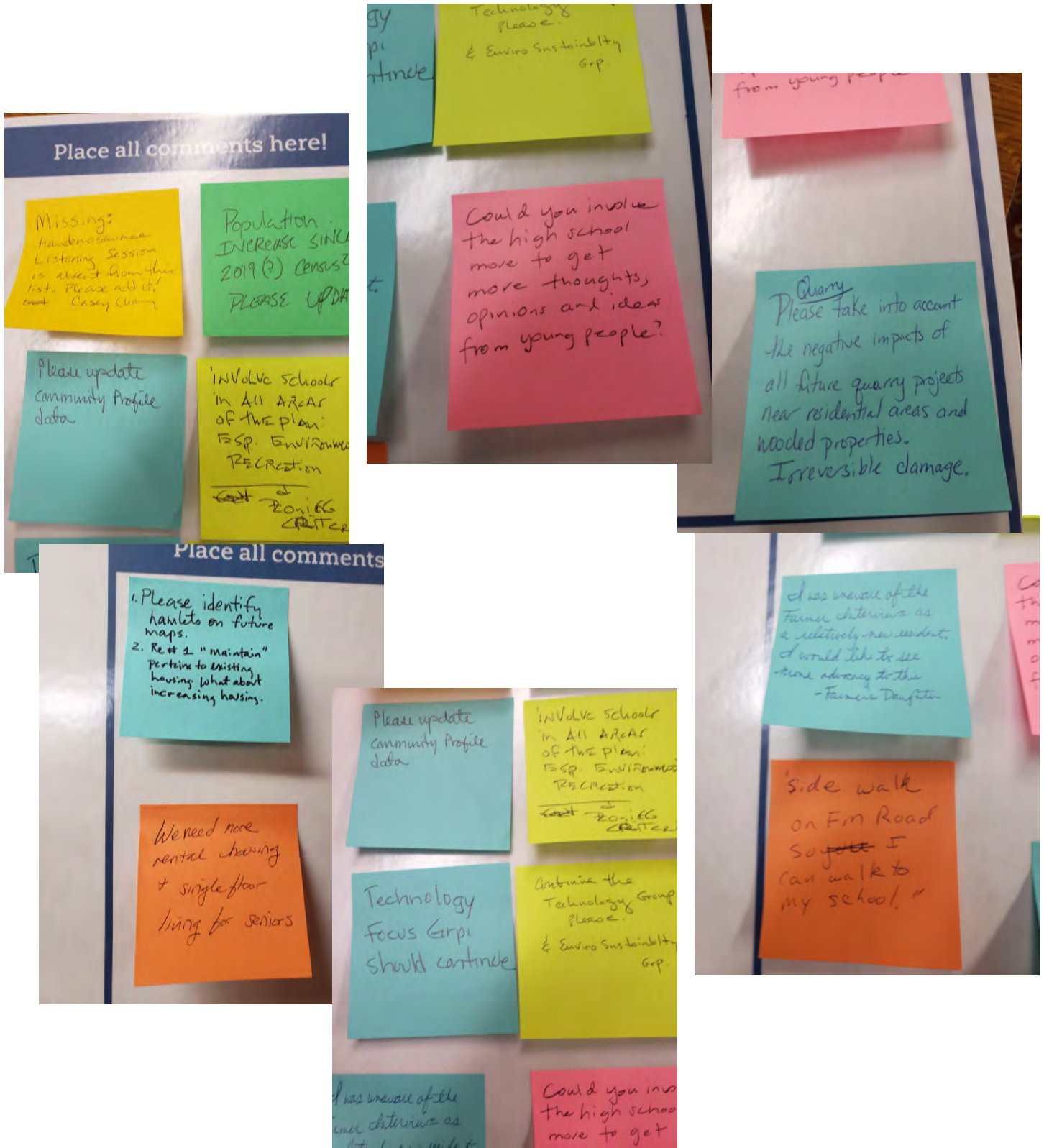
Contents

Map	2
Introduction	3
Vision Framework	4
Goal 1: Environmental Protection & Sustainability	5
Goal 2: Community Character & Quality of Life	7
Goal 3: Welcoming & Healthy Neighborhoods	8
Goal 4: Diverse & Local Commerce	9
Goal 5: Modern Mobility Networks	10
Goal 6: Effective, Responsive, & Collaborative Government Operations	11

Map



Introduction



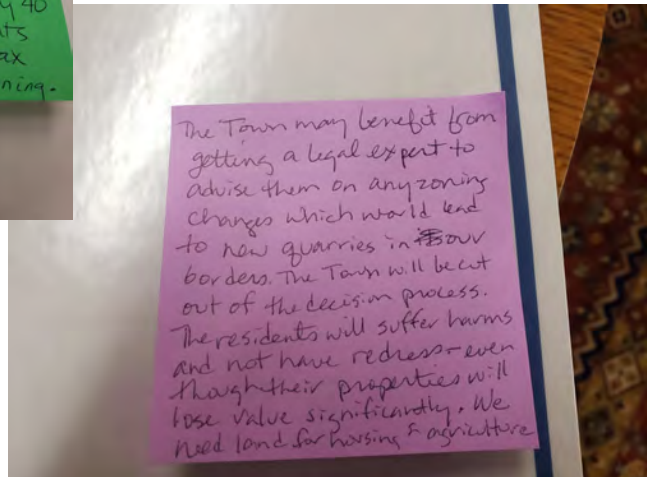
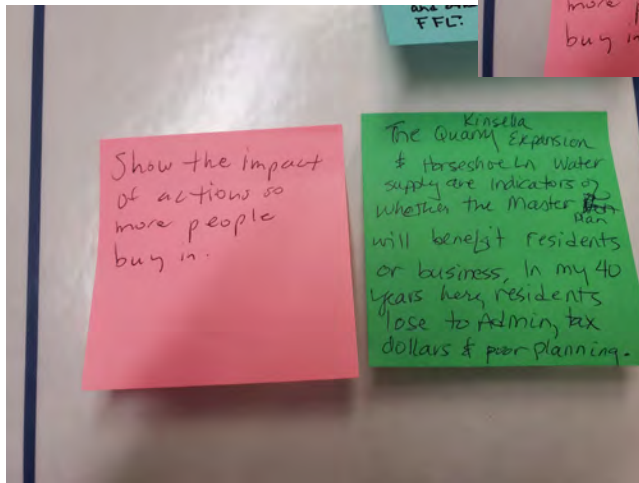
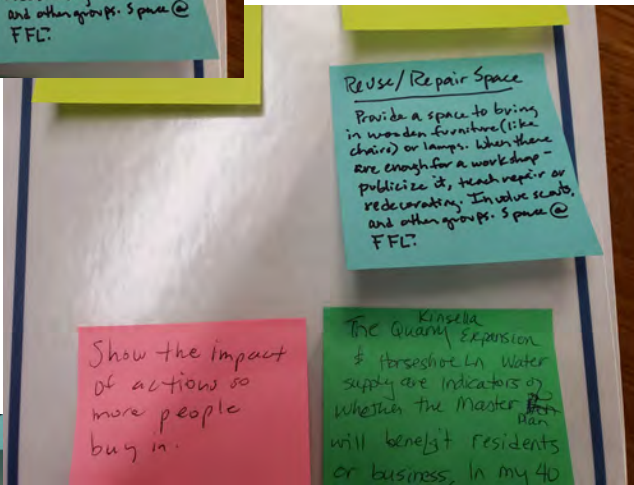
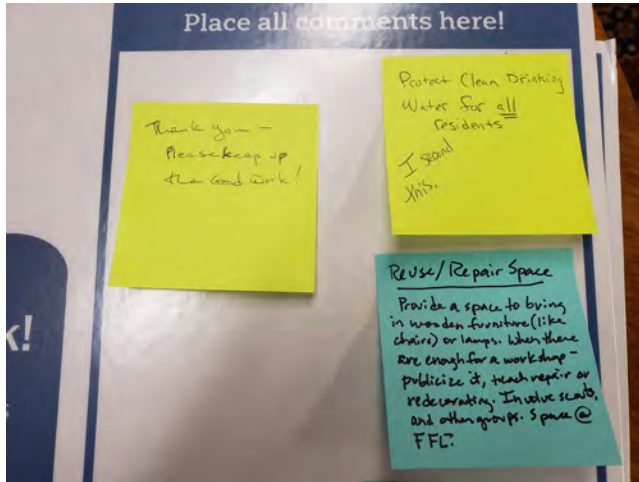
Vision Framework

Goal 1: Environmental Protection & Sustainability

		Votes
1	Spread public awareness of environmental concerns and solutions by expanding opportunities for the community to engage in sustainability education	5
2	Foster a culture of reduce, reuse, repair, recycle	3
3	Reduce the carbon footprint of both municipal operations and the community as a whole	8
4	Support our community in transitioning away from fossil fuels and towards renewable energy sources	5
5	Improve the health of our natural resources by mitigating harmful practices and implementing appropriate resource protection regulations (e.g. stormwater management, etc.)	8
6	Protect and grow our network of natural, open, and agricultural spaces	5

	Votes		Votes
1	0	9	3
2	2	10	1
3	0	11	1
4	2	12	1
5	2	13	1
6	0	14	1
7	2	15	1
8	1		

Goal 1: Environmental Protection & Sustainability



Goal 2: Community Character & Quality of Life

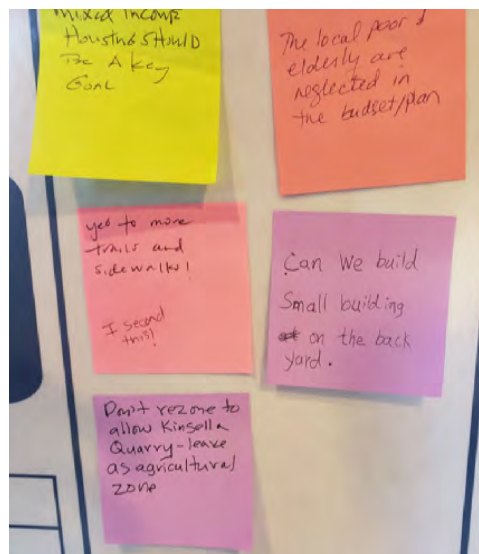
		Votes
1	Foster a community that embraces and promotes diversity, equity, inclusion, and accessibility	6
2	Celebrate and leverage our historic resources as a source of community identity and tourism	4
3	Enhance our community's park resources and outdoor recreation programming to effectively serve both residents and visitors	6
4	Strengthen our existing family-friendly atmosphere by maintaining quality school systems; providing amenities and infrastructure that service the youth (e.g. safe routes to school, youth programming, etc.); and fostering support systems for families and youth	5
5	Support aging-in-place by evaluating and responding to the needs of our both our older adults and our teens who are transitioning into adulthood	5
6	Establish a sense of place and pride by facilitating community events and supporting artistic and cultural resources	3
7	Strengthen a sense of community character through appropriate, place-based land use regulations	2

	Votes		Votes	
1	Integrate the NextDoor App into the Town's existing community outreach methods	0	8 Collaborate with school districts to assess the need for universal prekindergarten and potentially apply for NYSED Universal Prekindergarten Expansion Funding	2
2	Apply for Certified Local Government (CLG) status to support historic preservation efforts	1	9 Collaborate with school districts to inventory sporting facilities and identify opportunities to share resources between schools and with the larger community	0
3	Install interpretive signage around historic sites, such as the Erie Canal and Mycenae Schoolhouse	0	10 Conduct a needs assessment for older adults	0
4	Collaborate with the Villages to develop a historic sites walking tour hosted online	1	11 Partner with local arts and cultural organizations to host an annual festival	0
5	Work with the Town Historian and Manlius Historical Society to develop a more thorough and complete "Town History" webpage	1	12 Establish a community center	2
6	Explore opportunities to acquire lands for use as Town parks, particularly in areas were residents have expressed interest in scenic vistas and natural features (e.g. Top of the World)	0	13 Implement nonresidential design guidelines to ensure that new developments align with the community's vision	1
7	Hire a Town social services coordinator tasked with connecting residents to social and economic resources	0	14 Implement a form-based zoning code that embraces smart growth and encourages development to achieve predictable, high-quality, and context-sensitive improvements to the built environment	1

Goal 3: Welcoming & Healthy Neighborhoods

		Votes
1	Concentrate future development within already developed areas, particularly those which already have access to public infrastructure (water, sewer, sidewalks, etc.) and have opportunities for infill development	0
2	Support the development of housing options that are amenable to individuals and families of varying income levels, ages, and lifestyles and that cultivate mixed-income neighborhoods	1
3	Improve the appeal and safety of neighborhoods by abating nuisances, such as litter and noise, implementing traffic calming measures, and better managing overflow traffic	1
4	Mitigate the impact of conflicting land uses through land use law	1
5	Provide opportunities for outdoor recreation and active transportation within neighborhoods through the establishment and maintenance of sidewalks, bicycle amenities, and trails	0

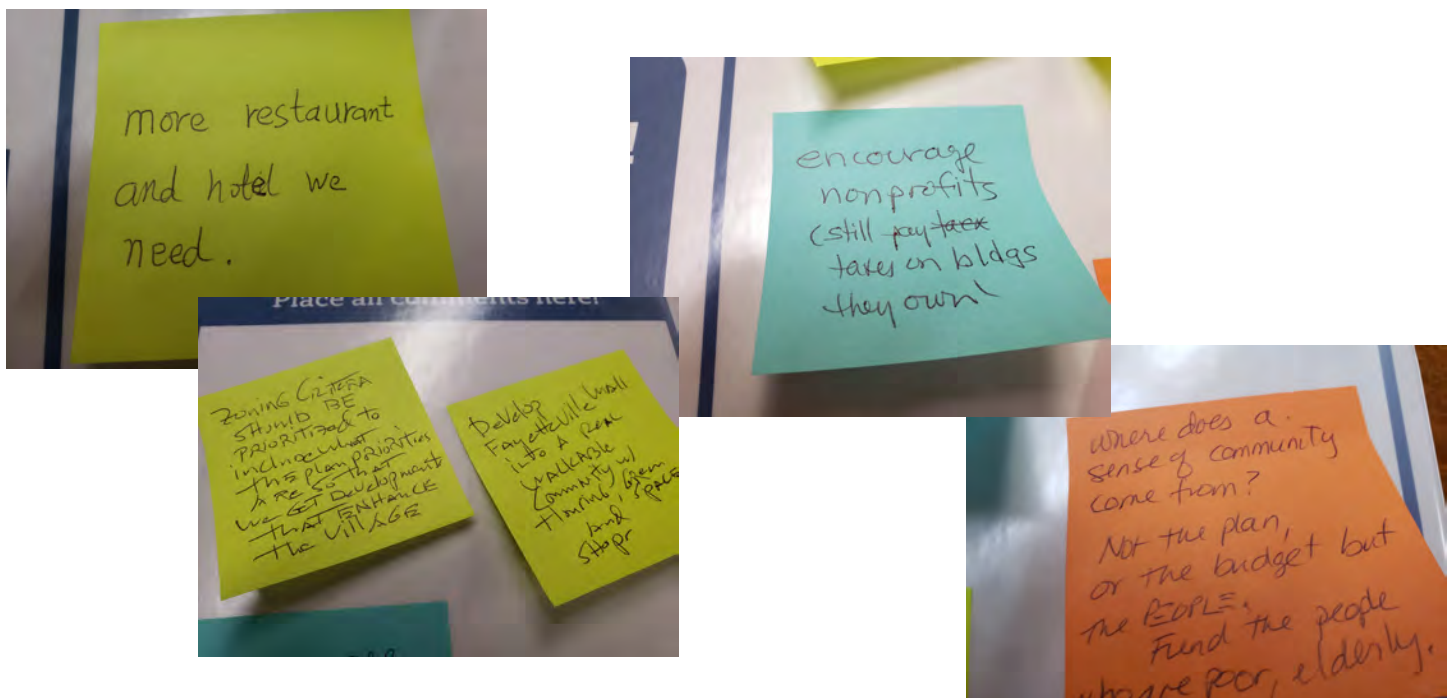
		Votes
1	Utilize the Onondaga County Settlement Plan and Traditional Neighborhood Development (TND) Code as a resource for implementing zoning tools that preserve neighborhood character and preserve natural resources	0
2	Complete a housing needs assessment	2
3	Convene a Welcoming Committee to introduce and provide resources to new residents	0
4	Utilize the Town website to connect current and future residents and housing developers with resources such as the First-Time Homebuyer Tax Credit and the Low-Income Housing Tax Credit	0
5	Supplement the NYS Property Maintenance Code through the development of place-based local law(s)	0
6	Integrate landscaping and buffering requirements into the zoning code to reduce land use conflict between non-compatible uses	0
7	Study alternative mechanisms to sidewalk district formation as a means to continue to expand the Town's sidewalk network	0
8	Develop a public health plan that outlines how Town operations should respond in the case of a public health emergency	1



Goal 4: Diverse & Local Commerce

		Votes
1	Identify our market gaps and reduce dependency on other communities for goods, services, and employment	4
2	Attract destination businesses, such as recreation, restaurant, and entertainment establishments	10
3	Support and encourage local farming and food-to-table operations	10
4	Provide adequate resources for small businesses to establish and flourish within our community	4
5	Establish an identity for the Town's commercial sector to market and solicit local businesses	4
6	Grow the local tourism industry by fostering a commercial and recreational environment that attracts and retains visitors	5

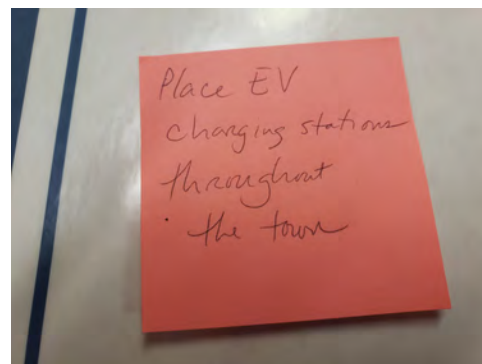
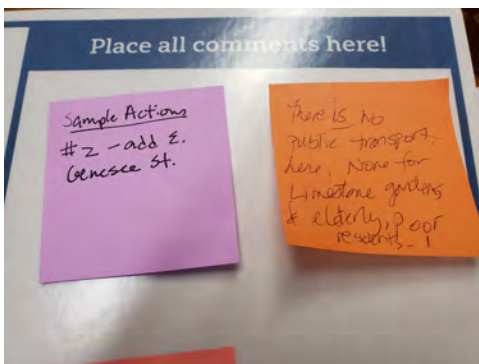
		Votes
1	Complete a market analysis to identify opportunities for economic development	0
2	Where appropriate, consider removing zoning barriers, such as special use permits, that might deter the development of destination businesses	0
3	Collaborate with the Fayetteville Farmers Market and the Greater Manlius Chamber of Commerce to establish additional opportunities to connect local farmers with local restaurants and consumers	2
4	Partner with ESD's Business Mentor NY Program to provide resources to new and small businesses	0
5	Collaborate with the Greater Manlius Chamber of Commerce and Villages to promote participation in Small Business Week and raise awareness of local businesses	0
6	Develop a tourism plan	0



Goal 5: Modern Mobility Networks

	Votes
1 Improve resident awareness of and access to public transportation and ride-sharing options	3
2 Establish and maintain an active transportation network with adequate pedestrian and bicycle amenities	6
3 Identify and implement traffic mitigation strategies and roadway safety improvements along high-traffic corridors and within neighborhoods experiencing cut-through traffic	3
4 Prepare for the arrival of smart mobility technologies and autonomous vehicles	2
5 Support electric vehicles by installing charging stations in appropriate areas of the Town	8

	Votes
1 Expand upon the Town's existing use of online mapping platforms (such as the Town Zoning Map) to communicate the locations of trails, sidewalks, bicycle lanes, bus stops/routes, and bicycle- and car-sharing stations	1
2 Apply for a Climate Smart Communities grant to complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town's greenways, residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, and others	1
3 Establish inter-agency coordination and dialogue with NYSDOT and Onondaga County DOT to discuss priority projects on State and County roadways	0
4 Reference the 2007 Fayetteville-Manlius Road/Route 257 Pedestrian Accommodation Feasibility Study and pursue Safe Routes to School funding to implement pedestrian facilities along Route 257 between the Villages of Fayetteville and Manlius	1
5 Utilize the Onondaga County Empire State Trail Local Economic Opportunities Plan to expand and establish additional connections to the Empire State Trail network	2
6 Revise the zoning code to reflect recent mobility and transportation trends, such as flexible curbs, ADA -compliant curb ramps, shared/joint parking facilities, electric vehicle charging stations, and bicycle parking	1
7 Apply for funding through the NYSDEC Municipal Zero-Emission Vehicle (ZEV) Program or other program to install public EV charging stations and transition municipal vehicles to electric	4

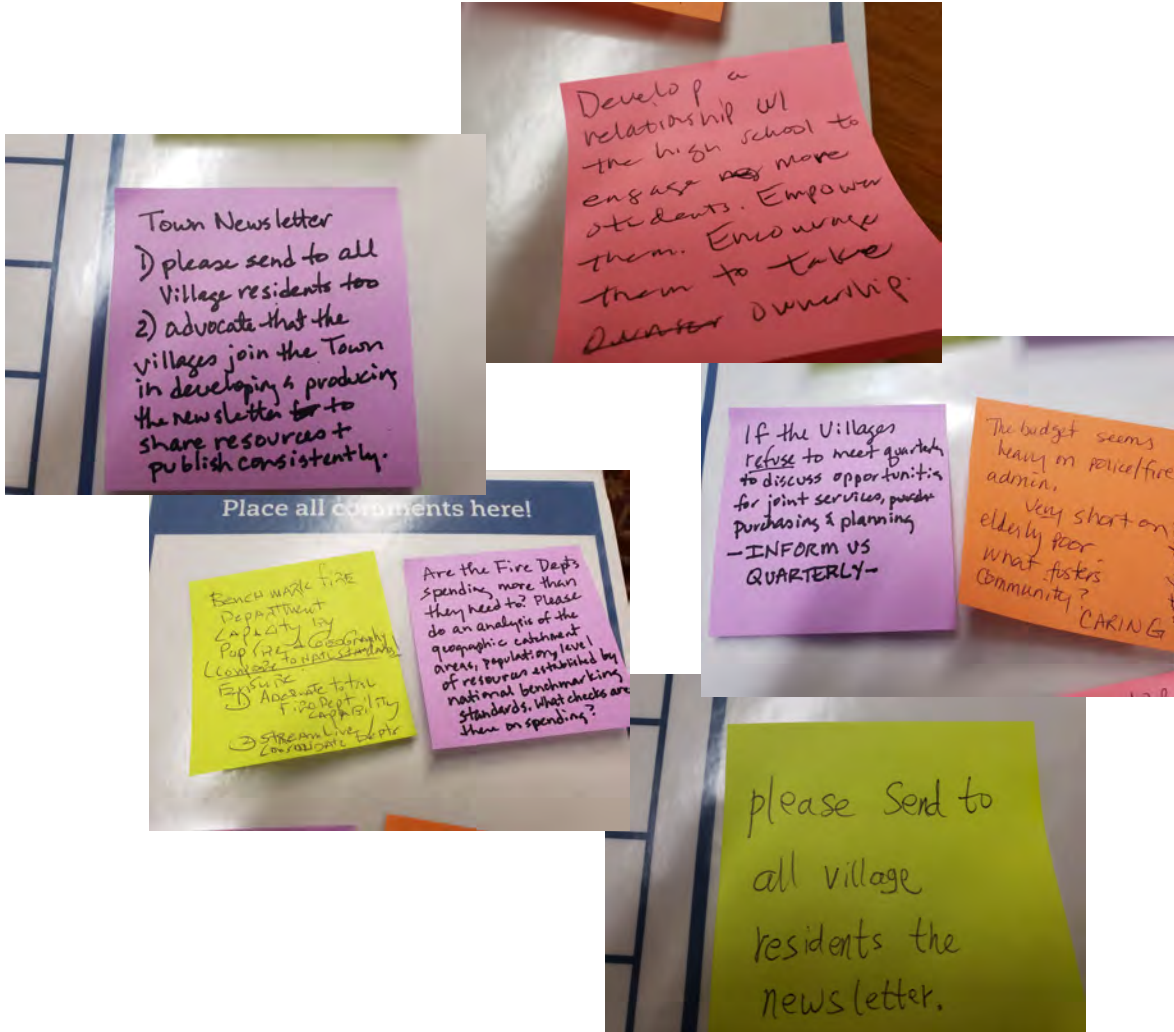


Goal 6: Effective, Responsive, & Collaborative Government Operations

		Votes
1	Continue to provide and improve upon our high level of public services, such as the police, fire, and highway departments	0
2	Collaborate with the Villages and neighboring municipalities to establish/enhance shared services and co-facilitate community initiatives	7
3	Increase the accessibility and transparency of public meetings and implement innovative and effective approaches to soliciting community input and garnering resident participation in government operations	1
4	Seek out technological upgrades and new internal communication techniques to support the Town in streamlining administrative procedures	1
5	Foster an environment that supports members of underrepresented community groups in participating in Town leadership	2
6	Improve the responsiveness of Town government by streamlining communication between Town government and residents and by identifying and dismantling barriers to accessing Town services	5
7	Increase the preparedness and effectiveness of the Town Board, Planning Board, and Zoning Board through targeted training efforts	4

	Votes		Votes	
1	Establish a single, Town-wide Fire and EMS District	3	6 Draft and adopt a diversity, equity, and inclusion policy	3
2	Schedule quarterly meetings between the Town and three Villages to discuss opportunities for joint planning efforts, purchasing, and services	1	7 Partner with a community organization to establish a youth volunteer corp	1
3	Develop a quarterly Town newsletter and establish a regular website update protocol	3	8 Study the viability of establishing a ward-like system for community council members and organization	0
4	Construct a new energy-efficient Town Hall	1	9 Expand our community's access to online resources by extending broadband coverage	0
5	Establish a Comprehensive Plan Working Group to lead the implementation of this Plan	1	10 Facilitate regular SEQRA training sessions for the Town Board, Planning Board, and Zoning Board on to increase the Boards' ability to navigate complex land use decisions, such as mining proposals	1

Goal 6: Effective, Responsive, & Collaborative Government Operations



APPENDIX A.4

Civil Space Comprehensive Planning Survey

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023



Engagement Results

Created: June 17, 2022

Comprehensive Plan

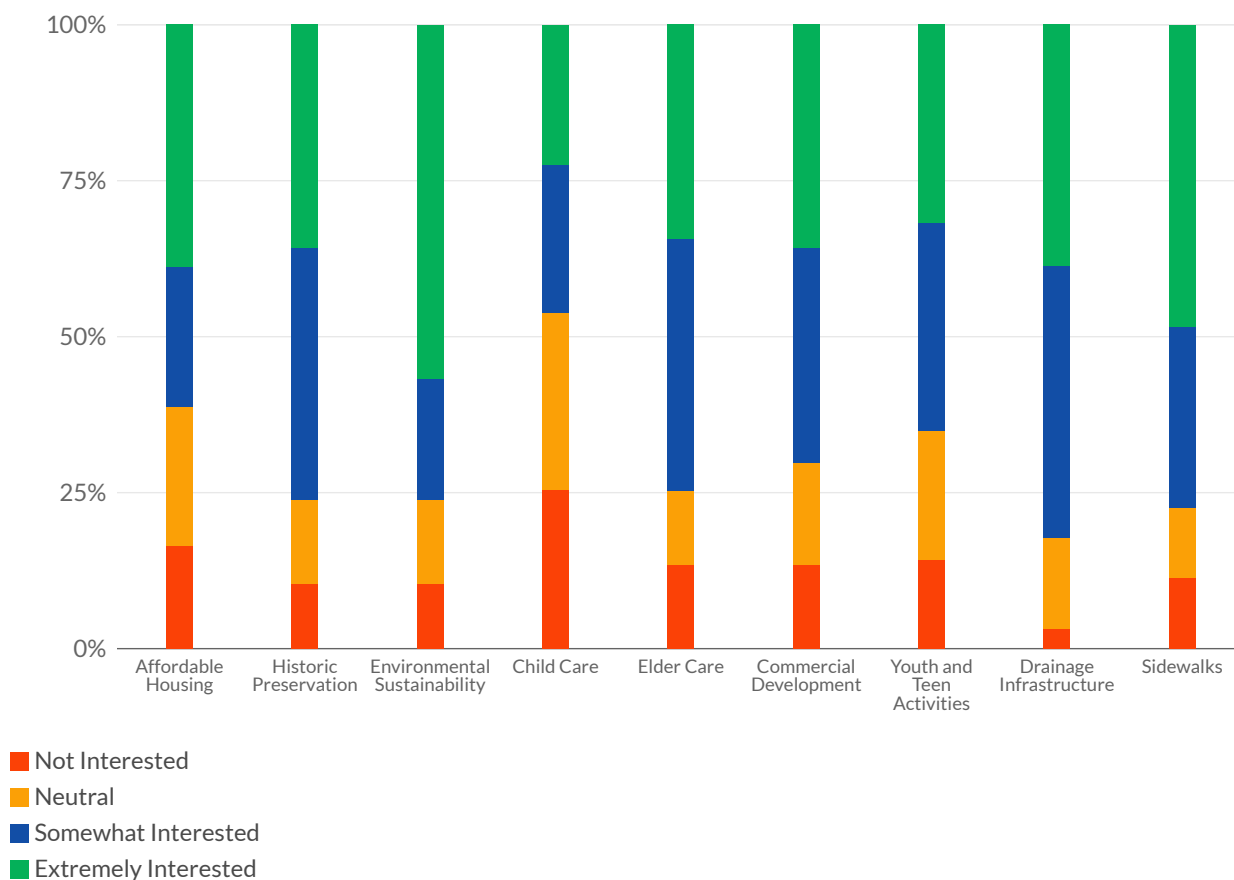
[Visit project hub](#)

Comprehensive Planning Survey

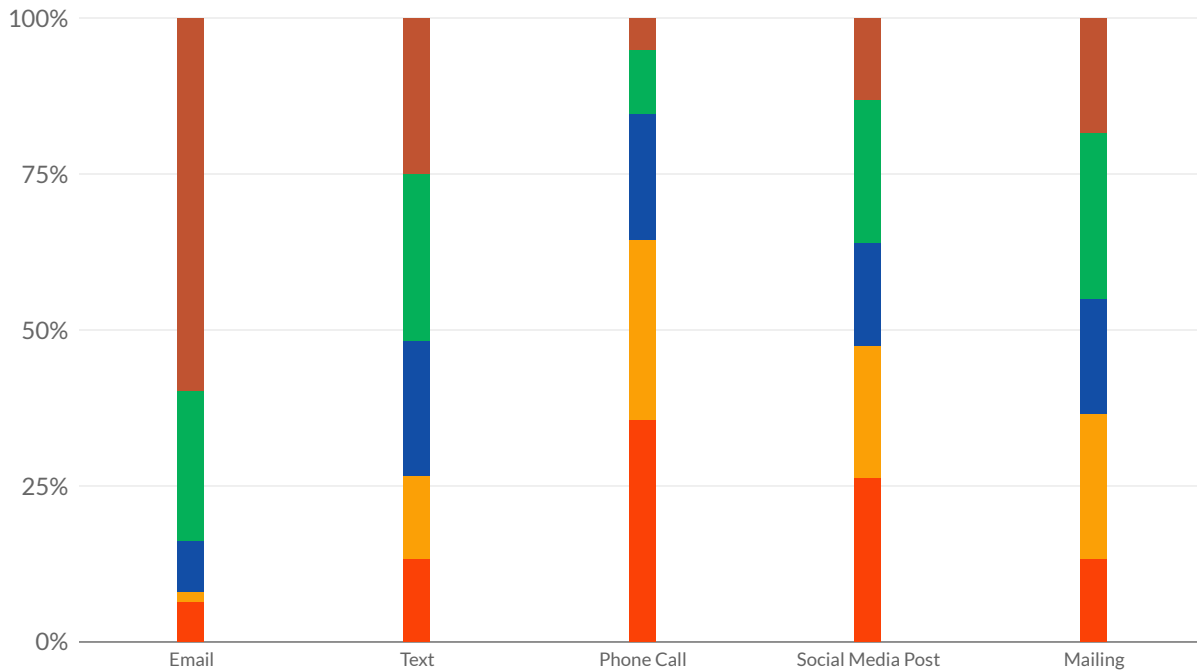
November 16, 2021 - June 17, 2022

101 Participants *

How interested are you in the following topics?



How does each method of communication work for you?



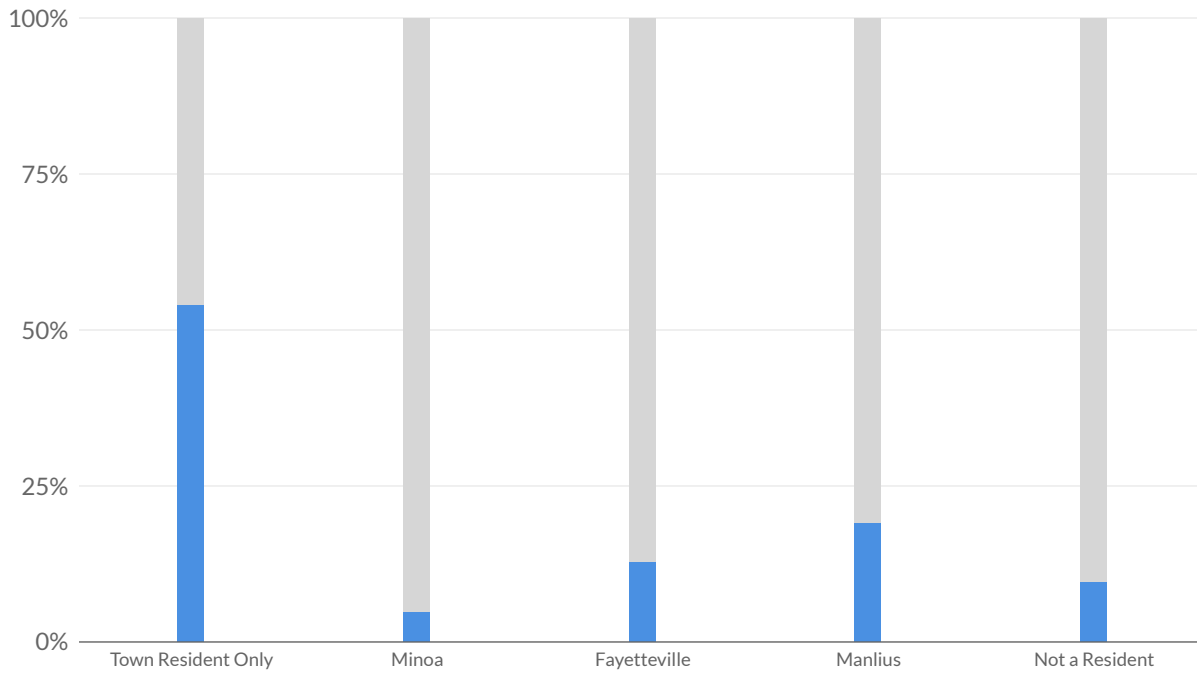
- 1 - I don't use this type of communication
- 2
- 3
- 4
- 5 - This is the best way to contact me

How old are you?

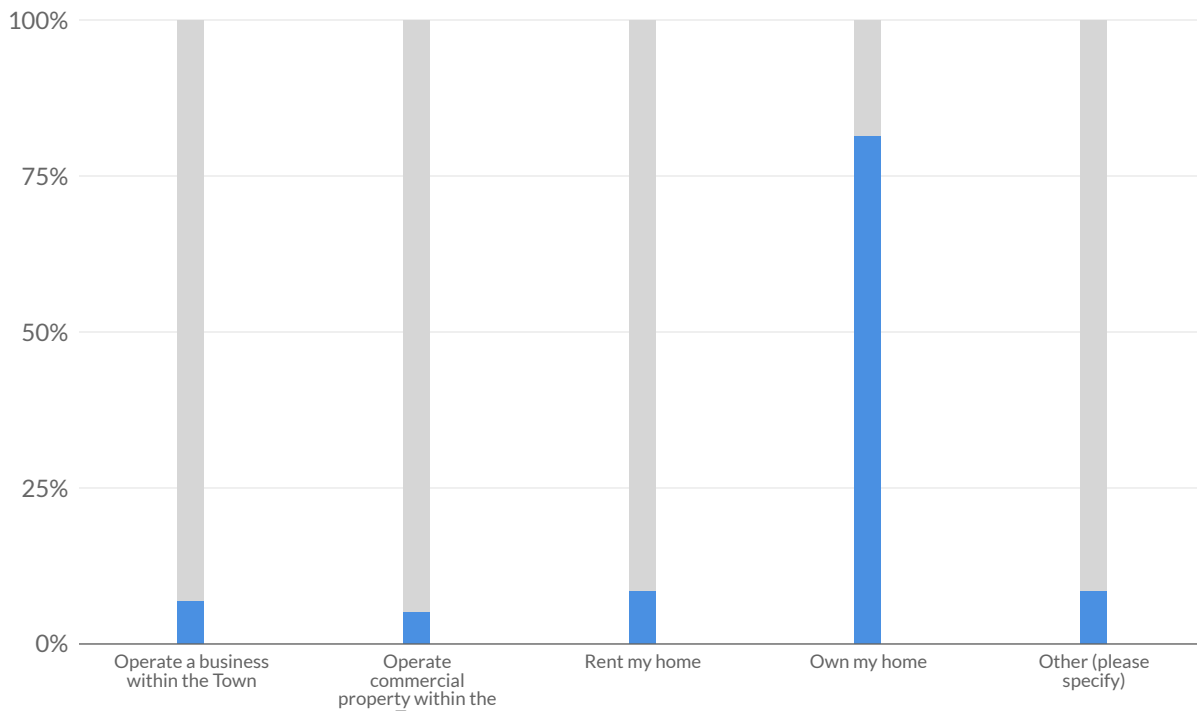
Top keywords

1. 28
2. 36
3. 51
4. 31
5. 55
6. 25
7. 33
8. 40
9. 41
- 10.44

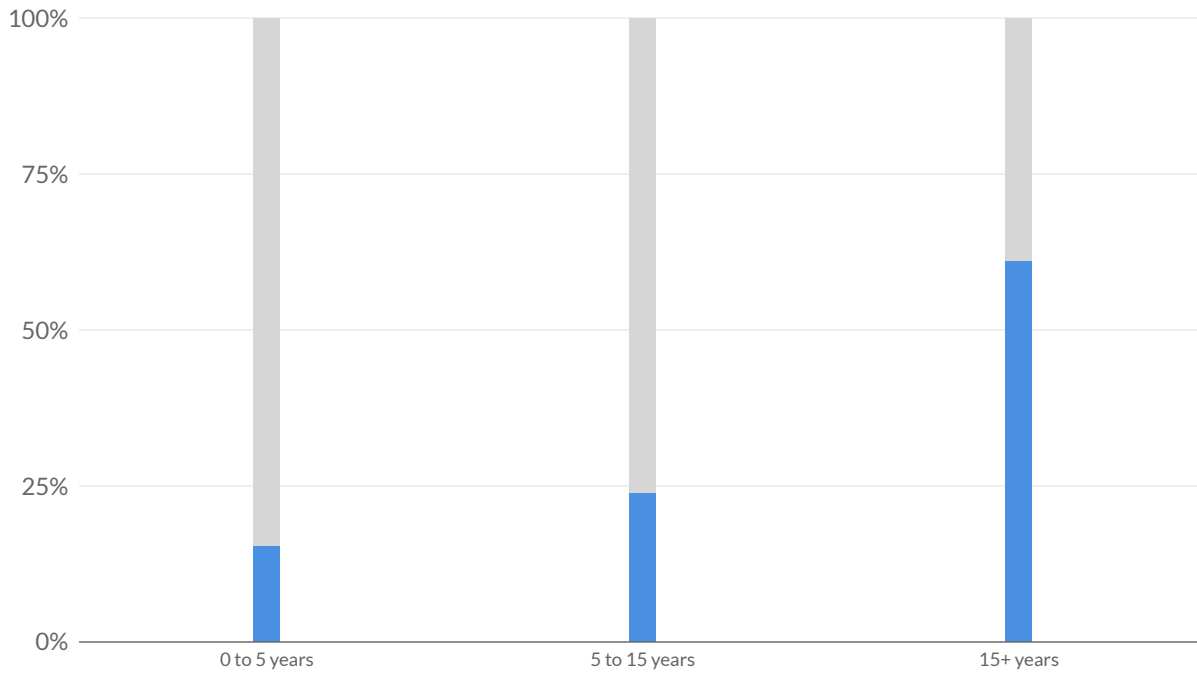
Are you a village resident? If so, which one?



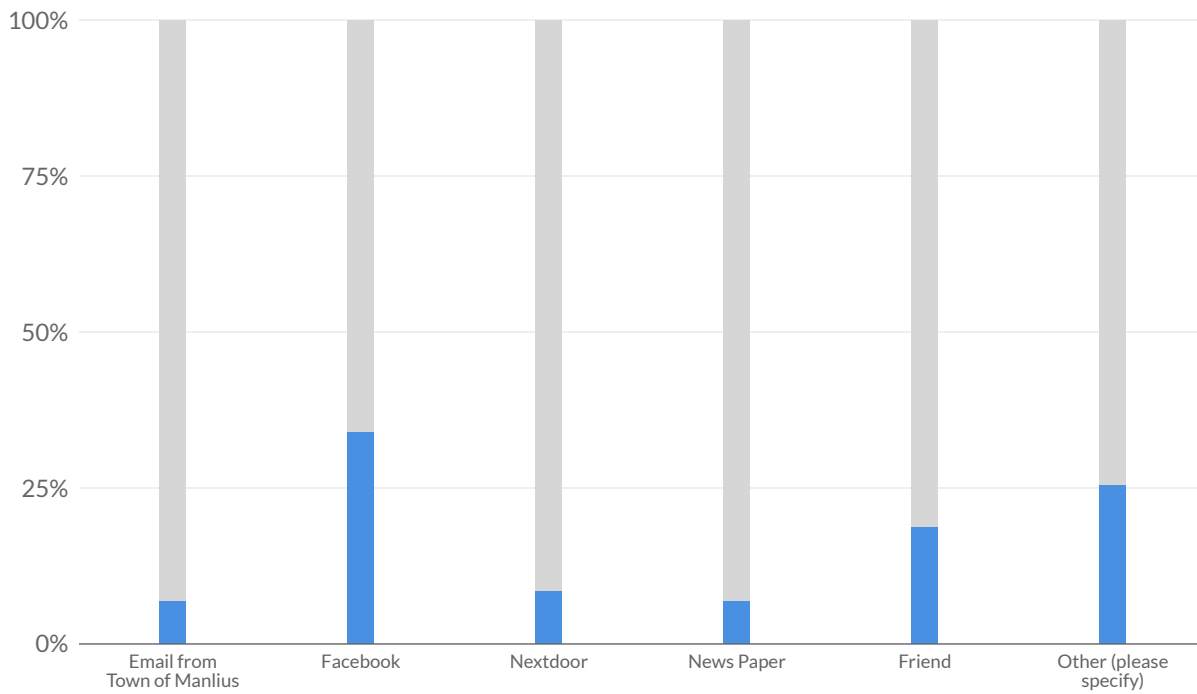
Participant Tenure



How long have you been in Manlius?



How did you hear about this survey?



[Terms of use](#)

[Admin Login](#)

v2-60-9-b26bb450

APPENDIX A.5

Civil Space Mini Surveys

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023

What kind of activities do adults 55-80 years old want?

Recreational, physical, and cultural activities. Elderly most likely will not drive, but still able to walk: walkways to services, park, restaurants would keep them here all year. These walkways are void of obstructions, cracked walkways, well-cleared of snow, and well maintained. Dining al fresco (outdoors). Sports: pool for walking in (water resistance), water aerobics, badminton, Pickleball, bowling, indoor track (safe for joints) for walking, walking tours, zumba, . Creative Activities: make jewelry, woodwork, repairs, cooking lessons, gardening (flowers, vegetables) lessons, sewing, quilting, crochet and knitting.. Be with families -- family activities. Movies. Muscle-strengthening activities; yoga for seated and/or standing. Concerts. Health tests. Reserve Social community rooms for family special occasions. Encourage the feeling of usefulness and security. Also encourage adaptive, flexible coping skills.

May 4, 2022

Should updated zoning be considered to permit accessory housing units (example, an apartment or small home for elders on the same lot as adult children)?

Yes. Always cultivate vibrant, inclusivity, walkways, bicycle bikeways, clean communities. Personally considering continuing-care retirement communities (CCRC) but so few in vibrant towns/villages. CCRC should include family-oriented rooms, walk-to neighborhoods, such as to stores, govt services, public parks, and so on. Do not want to rely on our kids-they have their own lives. CCRCs are built practically way out in pastures, e.g. Nottingham, part of Loretto, not where the action is for mobile elders. Housing designed for older and elderly adults suggestions: 1. grab bars in the shower, 2. rails along steps are specifically designed to assist in mobility and to prevent falls, 3. Homes with fewer steps and wide doors and hallways are easier to navigate and can therefore also prevent falls , 4. walk-in showers with no step-entry, 5. no step-entries , 6. doorways at least 30-inches wide , 7. lever door handles and so on.

May 4, 2022

no

Apr 13, 2022

yes, I agree with this.

Apr 13, 2022

That would be great.

Mar 15, 2022

Yes

Mar 14, 2022

What kinds of alternative transportation should the Town explore for people who cannot drive or do not have a car?

Walkways, electric golf-carts, three-wheel bicycles, electric scooters, secure parking spaces, town electric shuttles for a nominal fee, bike-taxis / pedi-cabs (<https://denverpedicabs.com/>), transportation vouchers prog, public telecommute . registered/certified door-to-door ride services (volunteer, paid) to take non-mobile people to appointments, social activities, etc.-- look into Independent Transportation Network (ITN), <https://www.itnamerica.org/>, a nonprofit that provides paid rides for older adults through more than 20 affiliates across the country. In order to use the

Civil Space Mini Survey - Seniors

Independent Transportation Network, riders fund a personal transportation account in advance. Eldercare Locator is a free service provided by the US Administration on Aging. They may be able to assist you with locating local referrals for assistance in your area: eldercare.acl.gov
May 4, 2022

The Town really needs a shuttle bus or van that could take Town Seniors, some of whom no longer drive, to the Fayetteville and Manlius Senior Center. Once a senior gives up driving, that person can be cut off from the lifeline that socialization provides. Also the shuttle bus/ van could take town seniors to the libraries. For those who do not drive or have a car, the Town needs to look at installing sidewalks along Genesee Street that could provide access to Town Center and the rest of the village. It is disturbing to see people walking along Genesee Street in inclement weather and in dusk/ dark.
Apr 13, 2022

Autonomous taxis
Mar 14, 2022

Civil Space Mini Survey - Caregivers

Please tell us how the Town is doing to support social, emotional and physical well-being in our community, from your perspective as a parent and caregiver:

There's an urgent need for more childcare in the town of Manlius, including full day care for young children, before/after care, and summer care. The Y's programs fill up quickly. The town and village programs are fine, but don't cover the whole summer or are only in the morning.

Jun 4, 2022

Apr 21, 2022

The Town of Manlius is riddled with racists, bigots, and bullies. The Village of Manlius has had some of them on the Board for years. The school has some of them on the Board. Bullies love to take positions of authority. When I moved here, the biggest drawback that my relocation company told me about the Manlius community was that it was extremely racist and intolerant. Sadly, it has only gotten a little better. The bullies at the schools are rewarded, the bullies in the community are sometimes elected -- but we are slowly seeing a change. There is no good support in our community -- or in CNY -- for anyone seeking psychological counseling, or solutions, especially not for our children.

Mar 16, 2022

The schools are the only place I see that happening. TOM parks and recreation used to do a great job but I feel that has gone downhill in the past few years.

Mar 15, 2022

Senior center active. I am not aware of groups from the town the support caregivers

Mar 1, 2022

What would you like to see more of in our community?

Urgent need to connect villages of Manlius and Fayetteville with sidewalk and bicycle path

Jun 4, 2022

More senior oriented programs

Apr 21, 2022

Our schools are afraid to touch upon the real issues. Racist bigots keep marching into Board meetings demanding that teachers NEVER talk about anything but how perfect they and their white ancestors are and always have been. I'm white, and I am sick of those people. I want REAL education of the students, and for our teachers to feel safe from those parents. I want my kids to feel like they can be free to date any color or gender person they want without a threat from nut-cases in the Manlius community. But I don't have that. They don't have that. We are a long way from that.

Mar 16, 2022

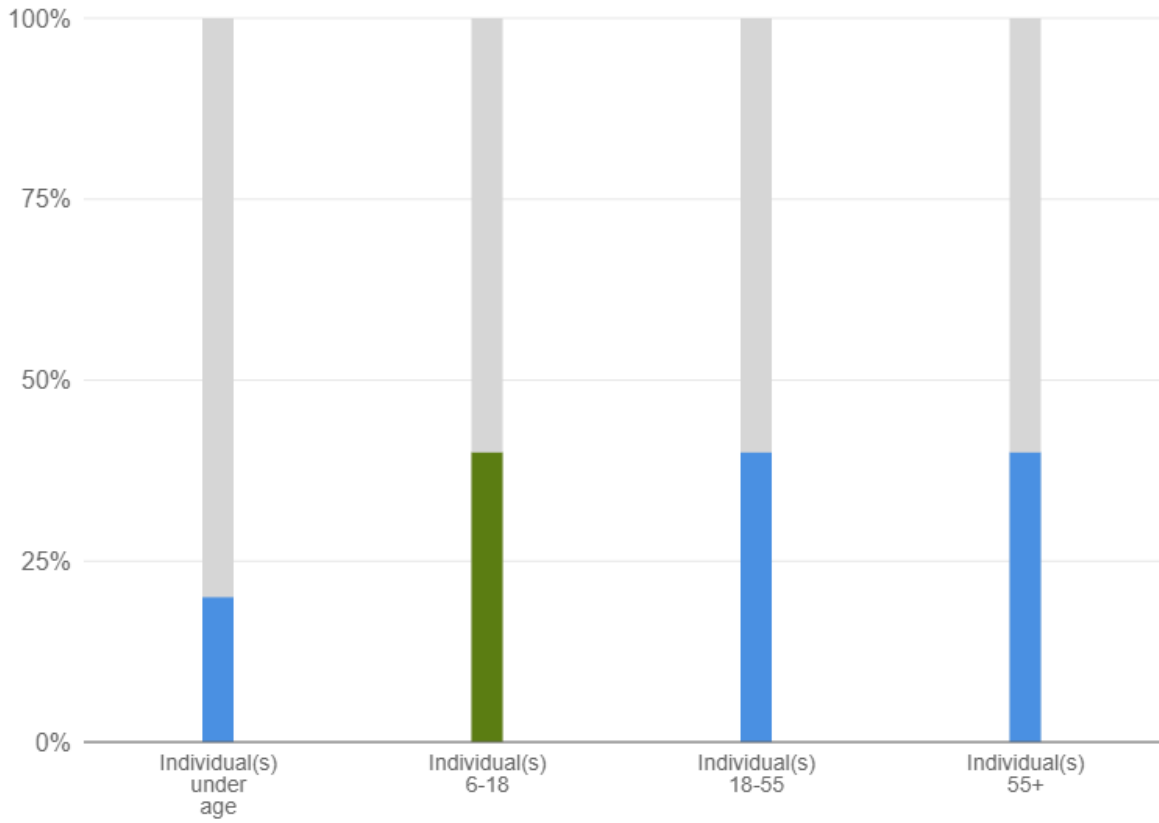
Participation in community events. Most of the events planned are not well advertised.

Mar 15, 2022

More active communication on caregivers available in our community.

Mar 1, 2022

Please tell us who you parent or care-give:



What do you like about our historic architecture and how could we expand on it?

Jun 4, 2022

I believe Kirkville was founded when the Erie Canal system was used regularly and was a stopping point for trade boats along the canal.

Apr 21, 2022

Around 225 years old, much of the original Town was developed through Erie Canal trade. The Village of Fayetteville was home to Matilda Joselyn Gage, a women's suffragist, feminist, Native American rights activist, and namesake of the term "Matilda effect" (which is something that I come across a lot in my work). It was also the birthplace of one of the most interesting "First Ladies" in U.S. History, Libby Cleveland, whose brother, President Grover Cleveland, also lived in Fayetteville in his childhood.

Mar 16, 2022

We comprise some of the first settlements in the area. Our community has a rich history of industry and commerce, as it relates to the Turnpikes. St John's academy was a first of its kind in the area.

Mar 16, 2022

Being alongside the Erie Canal our area is rich with history. Most towns/villages were settled back in the late 1700's. Manlius is one of the largest suburbs of Syracuse.

Mar 15, 2022

Engineering of the Erie Canal and it's successes affecting our town, villages is priceless.

Mar 1, 2022

I'm sure you know more than I do! I've been a Manlius girl my whole life, but the history was never discussed

What do you like about our historic architecture and how could we expand on it?

I enjoy the architecture and seeing buildings that were built 100 years ago. I hope the Town continues to add new historical properties instead of letting older buildings get demolished for something shiny and new.

Apr 21, 2022

The Town and Villages have beautiful old historic homes lining some of the roads, including main roads, painfully interrupted by eyesores. Ugly 1960's homes have been built in between historic buildings along Genesee in Fayetteville, empty lots and empty buildings litter the landscape for years while greedy developers try to build hi-rise apartment complexes, etc. What I would do to "expand on it" is to create a "common theme" among the historic areas or buildings. Whether it be period signage, themed lamp posts, or hitching posts -- if a "theme" was created, and an entire area (the villages, particular historic areas, whatever) these historic areas would have a noticeable emphasis placed on them. They would be highlighted, and recognized -- and if done correctly -- promoted.

Mar 16, 2022

I like old buildings, but we need to stop fetishizing the aesthetics aspect of our local history. History is culture, language, community, food, traditions and more - all of these things adjust and change, adapting to stay useful and relatable, buildings frozen in bureaucratic amber do not. Please stop letting the "look" of buildings restrict new uses and developments. Restricting the "new" in the name of "character" and other ambiguous terms serves to further the unaffordable and unwelcoming aspects our community is well known for.

Mar 16, 2022

Historic homes and buildings provide a nice mixture of architecture to what is otherwise mostly cookie-cutter homes in the suburbs. We should preserve these buildings and possibly encourage the new structures that are being built to complement the historic architecture of past.

Mar 15, 2022

Portions of the Erie Canal have been preserved and is used often. Stickley factory repurposed for library. Appears that individual homes have been preserved and a great portion of Fayetteville. Hotel in Manlius moved and preserved. May need to highlight some current structures that need to be preserved for future generations.

Mar 1, 2022

?

Feb 27, 2022

Do you like the idea of the town providing maps with historic sites?

Yes, the historical society probably already has something you could update.

Jun 4, 2022

yes!

May 3, 2022

yes

Apr 21, 2022

I think that it is a great idea. A promotional map of the Town is a good idea anyhow -- and adding historic sites to it is an excellent idea. People stay at the Craftsman House, at Bed & Breakfasts in the Town, and visit here. Where to eat, where to shop, and what to do without leaving Manlius is

Civil Space Mini Survey - Historical

what we should be able to provide them -- and listing historic sites on that map -- or the reverse side of the same map -- is what I would do. (And it could pay for itself.)

Mar 16, 2022

No.

Mar 16, 2022

Yes

Mar 15, 2022

Absolutely! There are many historic sites that the general population and visitors to our area don't even know about! A map would provide an opportunities for education, business, culture and social events! My hometown in Connecticut has a vibrant historical revenue that is built around all of the things I mentioned. It's a destination now and several movies have been filmed there due to the historical nature of the area. I could see this happening in TOM.

Mar 15, 2022

Yes

Mar 14, 2022

yes

Mar 8, 2022

absolutely

Mar 1, 2022

Yes! Tours too?

Feb 27, 2022

Would you like to see an architecture code that can reflect on our historic character for new buildings?

It's not too important to me

Jun 4, 2022

yes!

May 3, 2022

I find that this may become cumbersome. I think we need to allow future buildings to be built as todays world dictates. Imagine how we will look 100 years from now and the people of the town will see how the generations have made changes. Some may be good, and others maybe not. That is how growth happens.

Apr 21, 2022

no

Apr 13, 2022

I would absolutely insist on an architectural code for historic districts that reflects on this -- but as appropriate (a gas station rebuild can only go so far).

Mar 16, 2022

No. These codes and restrictions on design only placate those in power. There is no way to develop architectural codes that satisfy the wishes and wants of every resident. Mandating kitschy themes to be slapped onto developments is the realm of Disney land, not the real world.

Mar 16, 2022

Civil Space Mini Survey - Historical

Yes

Mar 15, 2022

Depends how strict of a code it is, that may be off-putting to new building investors. Definitely suggestions to builders to design new buildings so that they reflect the history of the areas buildings. (especially when they are building in an area with a large amount of them.)

Mar 15, 2022

Maybe

Mar 14, 2022

I think new buildings should be honest about what they are while respecting the general envelope of the historic pattern of our community. I like the idea of design standards in historic neighborhoods but don't believe that new construction should be indistinguishable from historic construction. I also feel that historic construction should be protected so that we don't lose the historic fabric of our community.

Mar 8, 2022

Yes, I sincerely believe this preserves a community best.

Mar 1, 2022

I like the idea, but I want Manlius to be business-friendly

Feb 27, 2022

APPENDIX A.6

Community Link Program Survey

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023



Community Link Program

Public Affairs Program • Maxwell School of Citizenship and Public Affairs • Syracuse University

TOWN OF MANLIUS COMPREHENSIVE PLAN

A Study Conducted for the Town of Manlius
By Jonah Landow
November 2022

Increasing the Volume of Responses in the Town of Manlius
Town of Manlius
By Jonah Landow
November 2022

EXECUTIVE SUMMARY

Introduction: This study reports the results of a Comprehensive Planning survey for the Town of Manlius. The results will be presented in a report to the Comprehensive Planning Steering Committee. This report will utilize the survey to identify the most effective marketing strategies for community engagement.

Methods: The data were collected from a survey that reached people across channels such as email blasts, paper copies, and QR code. Residents were informed about the survey through a various channel of community resources. Sessions occurred on several occasions, including October 10th, 17th, 20th and 21st, where attendees were asked to complete the survey. From the target population of 33,000 individuals, 356 responses were collected. The volume of responses increased from the 2021 survey by 106, representing the target population

Findings:

1. 67% of respondents said they found out about this survey electronically by way of email or town website. (n=356)
2. 70% of respondents believe that the town should increase the amount of bike paths. (n=356)
3. 60% of respondents said that they were between the ages of 36 and 65. (n=356)
4. 56% of respondents believe that a senior center van would be provided for those who cannot drive. (n=356)
5. 62% of respondents believe that the town should restrict the locations in which cannabis can be sold/consumed. (n=279)
6. 38% of respondents agree that the town has what it needs for the emotional well-being of families, while 32% respondents agree that the town has what it needs for the physical well-being of families. (n=299)
7. 69% of respondents reported that they support affordable housing in the Town of Manlius. (n=300).
8. 82% of respondents reported that they do not know if they live in a Town drainage district. (n=314)

INTRODUCTION

This study reports the results of a Comprehensive Planning survey for the Town of Manlius, in an effort to provide essential services for the town. The results will be presented in a report to the Comprehensive Planning Steering Committee. The Comprehensive Planning Steering Committee members engage in the broader public events. They work together to gather community input identifying the services needed by the community, review existing land use patterns and practices, and present a plan with recommendations to the Town Board. This report will be used to identify the most effective marketing strategies for community engagement with the surveys. The town has a population of 33,000, which were all targeted for this survey. A previous survey conducted in 2021 received 250 responses. The goal was to increase the response rate for the 2022 edition of the survey. The data catalogs certain issues such as affordable housing and historic preservation in hopes to create a community consulted comprehensive plan which is one of a Town's most important documents. The plan will define the community's vision, establish goals and policies, and set a framework for future public and private investments.

METHODS

How Data Were Collected

Instrument Design: The survey used in this study was made through Civil Space and was designed by Jonah Landow, a Syracuse University student from the Maxwell School of Citizenship and Public Affairs' Fall 2022 Community Link Program. The survey was created with input from Sara Bollinger and the Town of Manlius Board.

Data Collection Method: The survey was used by Jonah Landow and Sara Bollinger to collect the input on the comprehensive plan and was made available online. The survey was made created in Civil Space and sent out electronically to streamline data collection, as well as creating a unified set of questions to answer for each resident. Members of the Town of Manlius were notified via email, Facebook, as well as at in person community meetings. Posters were put up in local shops and facilities to remind people to complete the survey. The data was collected starting October 8th, 2022, until November 1st, 2022.

Target Population and Sample: The target population includes all 33,712 residents of the Town of Manlius. The survey received 356 responses for a rate of 1% of our sampling frame, which included residents of the Town of Manlius.

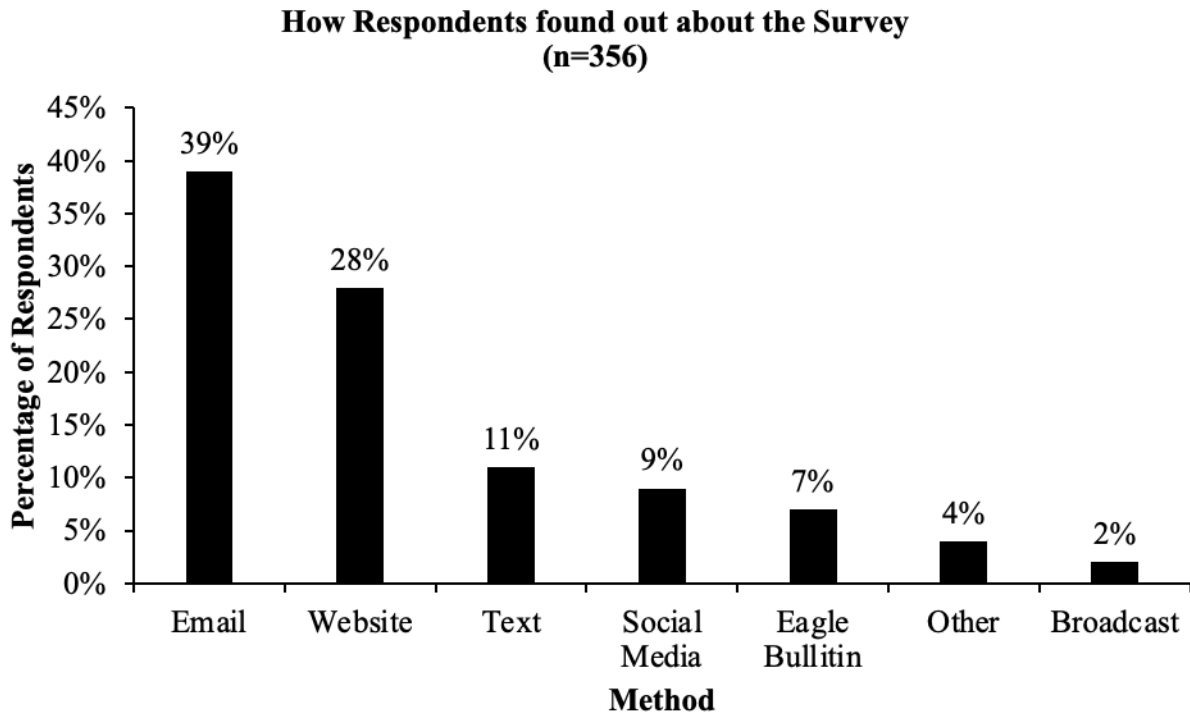
Quality of the Data

Representativeness: The data collected does not represent the entire population as we were not able to achieve a significant response rate on the survey. Figure 3 shows that the 51–65-year-old age group represents 32%, while the 26–50-year-old group represents only 8%, showing some discrepancies in representation, as those under 51 are underrepresented. While the survey was distributed online, with alerts via email as well as on the town website, responses were voluntary and scarce.

Accuracy: Since the concept of incentives were used to gather more responses, there is a risk for fake or inaccurate data due to lack of attention paid to the questions and answers. However, when asked if respondents wanted to register for a chance to win a gift card, 67% of respondents answered no, diminishing the concept of incentives causing inaccuracies.

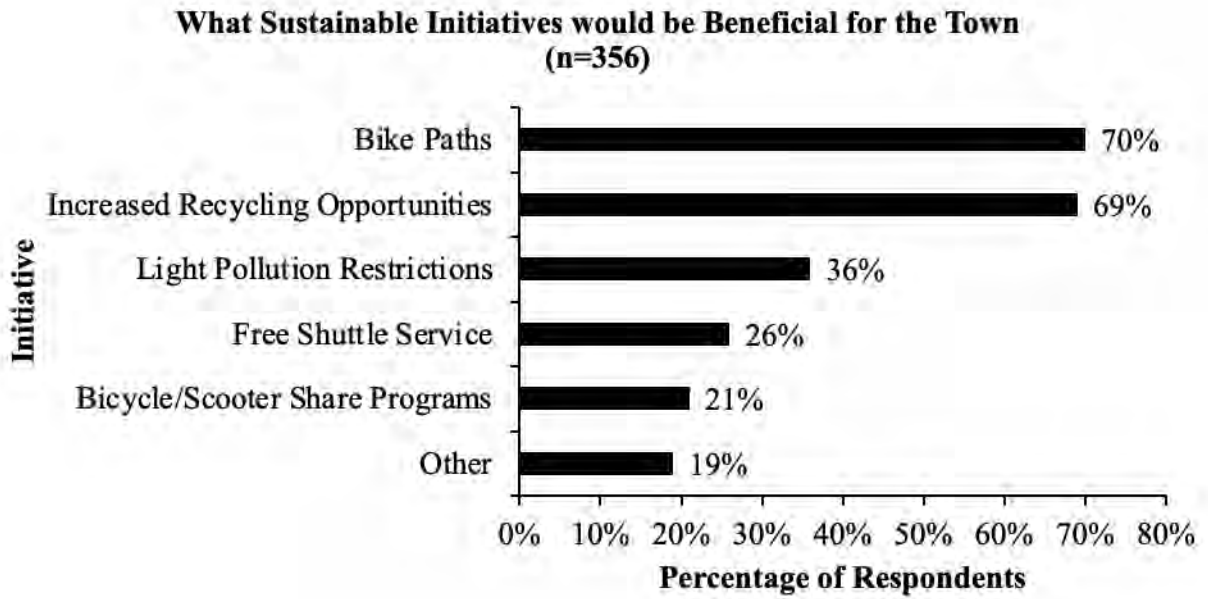
FINDINGS

1. 67% of respondents who answered the survey reported that they found out about it via email or town website.



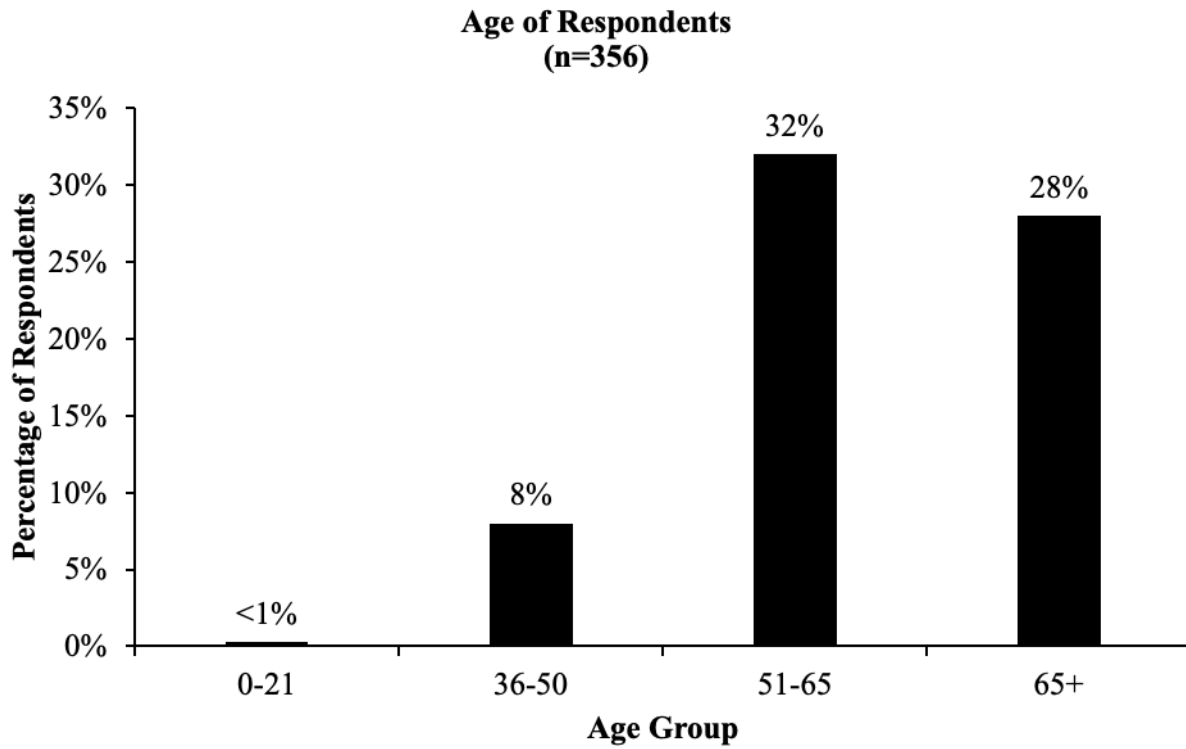
Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

2. 70% of respondents believe that the town should increase the amount of bike paths.



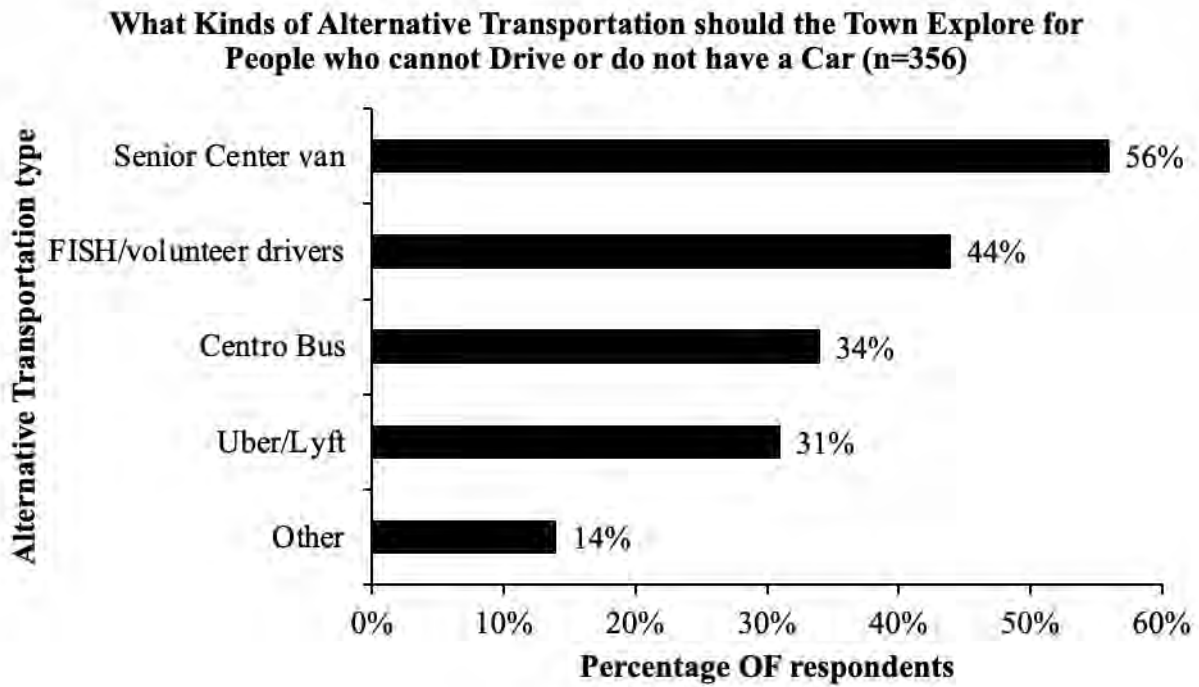
Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

3. 60% of respondents said that they were between the ages of 36 and 65.



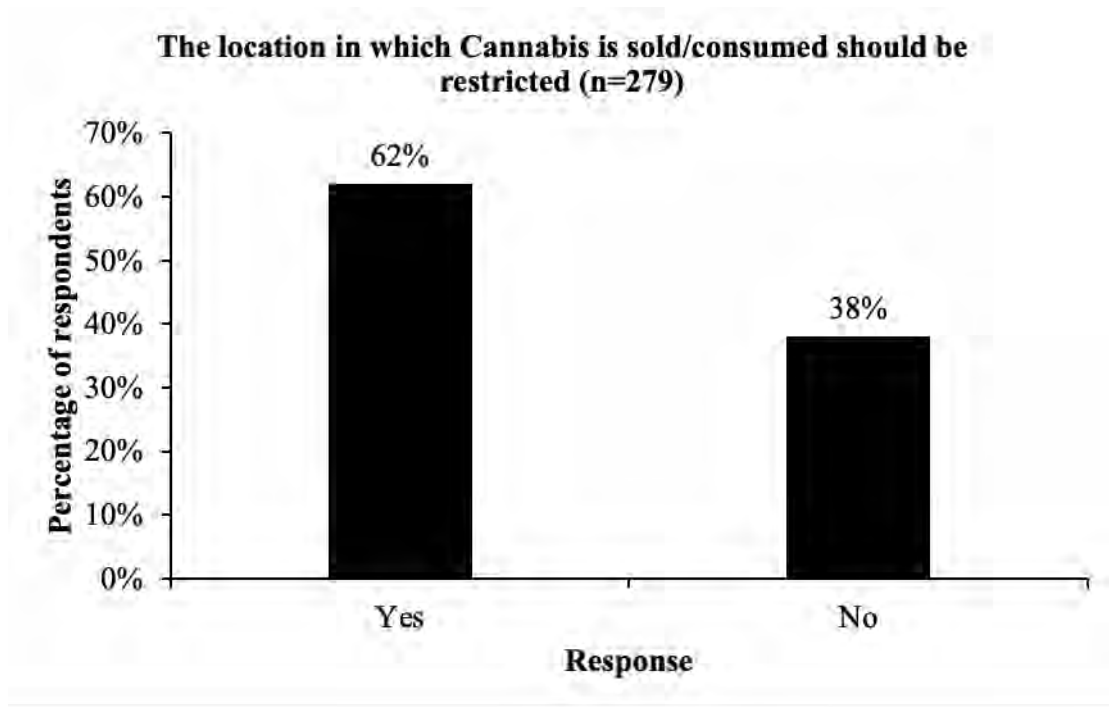
Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

4. 56% of respondents believe that a senior center van would be provided for those who cannot drive.



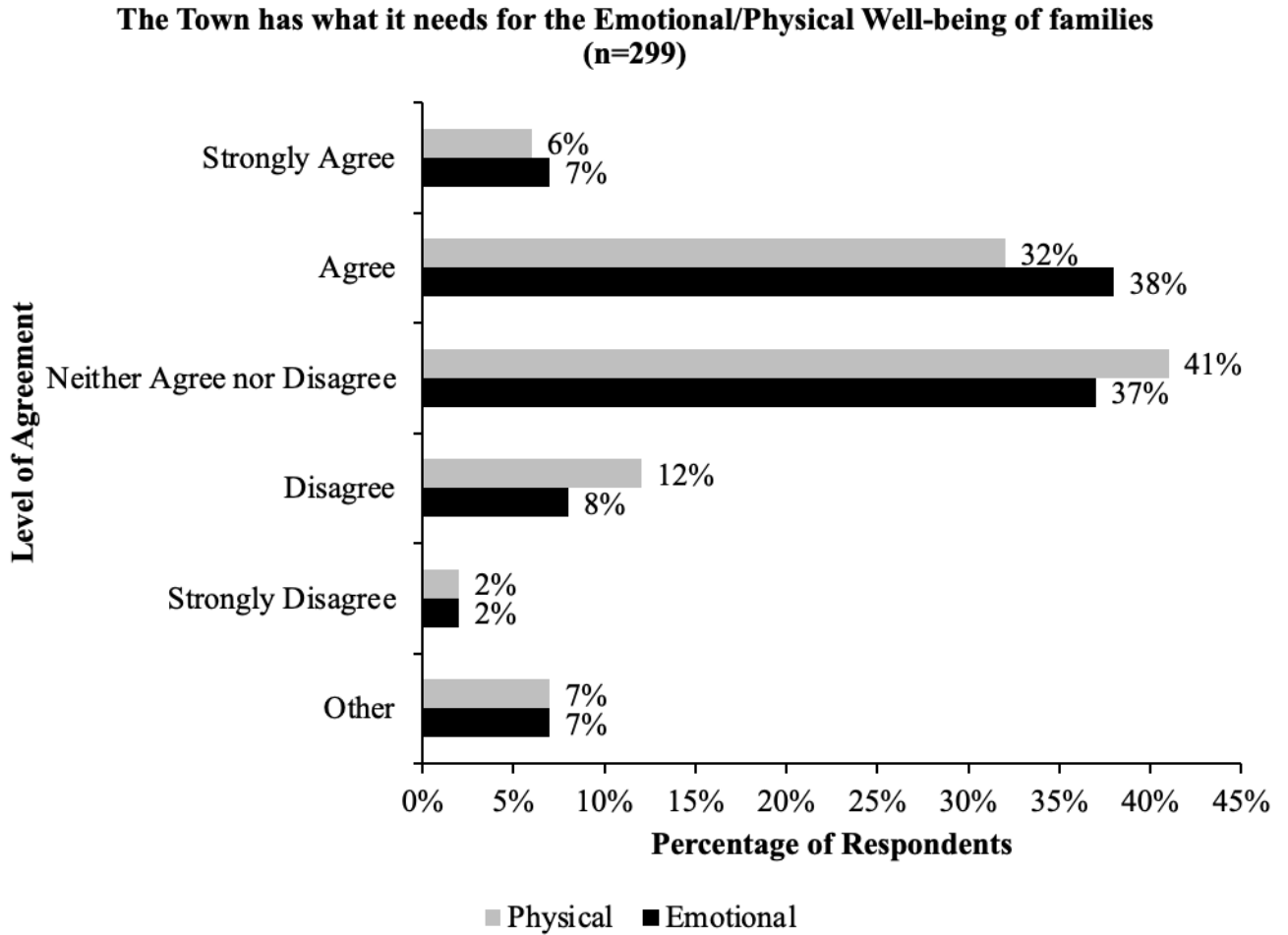
Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

- 5. 62% of respondents believe that the town should restrict the locations in which cannabis can be sold/consumed.



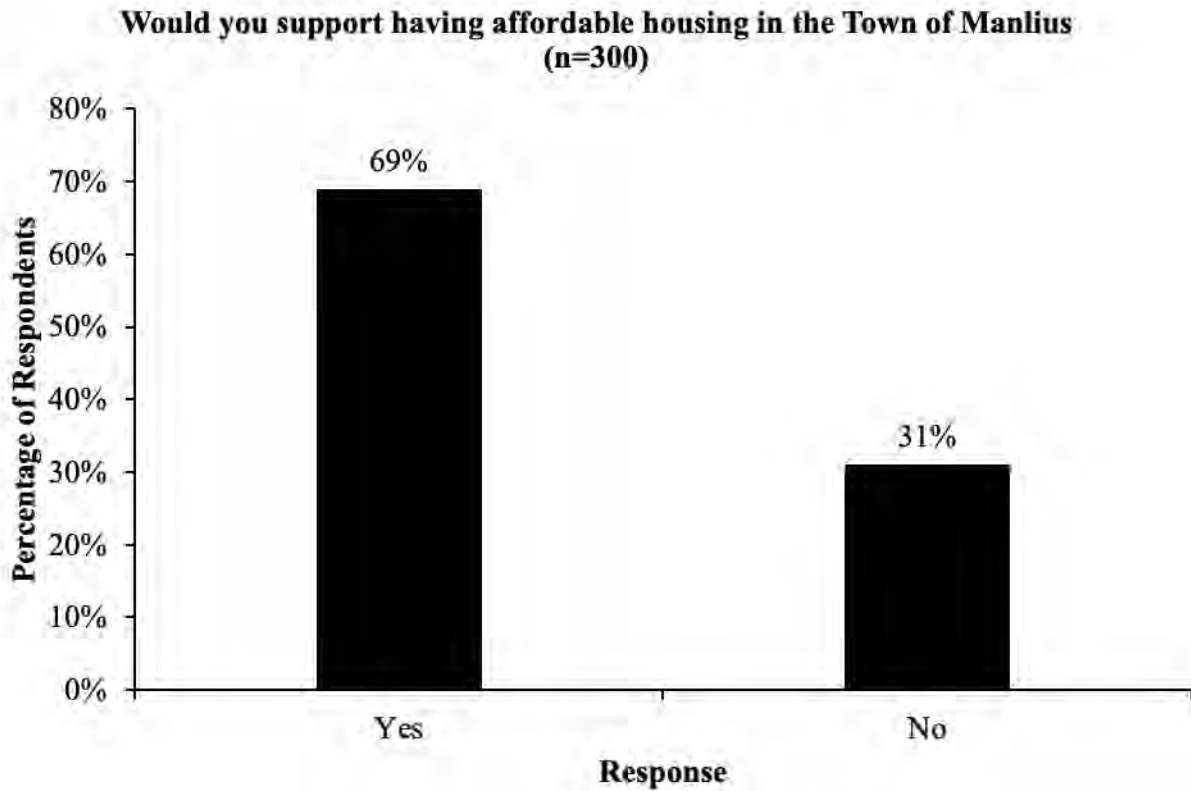
Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

- 6. 38% of respondents agree that the town has what it needs for the emotional well-being of families, while 32% respondents agree that the town has what it needs for the physical well-being of families. (n=299)



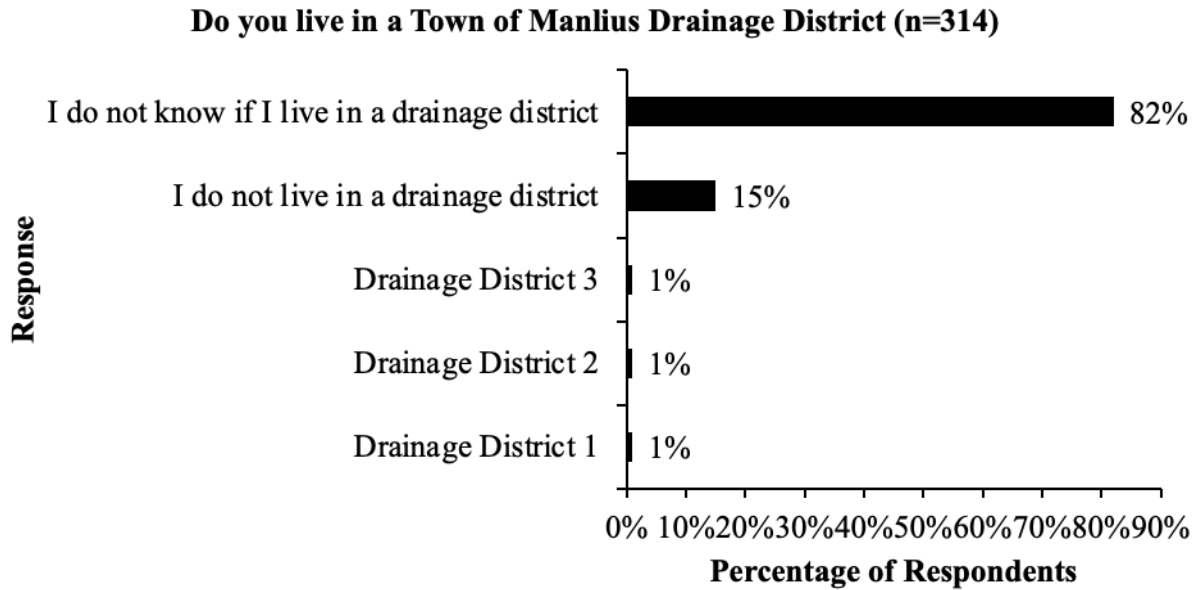
Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

7. 69% of respondents reported that they support affordable housing in the Town of Manlius. (n=300).



Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

8. 82% of respondents reported that they do not know if they live in a Town drainage district. (n=314)



Source: Data collected by Jonah Landow for Town of Manlius, Community Link Program. Syracuse University, October 2022

APPENDICES

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Appendix II
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Appendix IV

Research Questions
Data Frequencies
Codebook and Spreadsheet
Open-ended Responses

APPENDIX I

Research Questions:

What gender do you identify with?

Male

Female

Prefer not to answer

Other

What is your age?

0-21

22-35

36-50

51-64

65+

Prefer not to answer

Please specify your ethnicity.

Caucasian

African American

Latino or Hispanic

Asian

Native American

Native Hawaiian or Pacific Islander

Prefer not to say

Other

How many people (including yourself) live in your household?

1

2-3

4-5

6+

What is your annual household income?

\$0-\$25,000

\$25,001-\$50,000

\$50,001-\$75,000

\$75,001-\$100,000

Over \$100,000

Prefer not to answer

What is your zip code?

How long have you lived in the Town of Manlius?

0-5 years

6-10 years

11-15 years

Over 15 years

I don't live in the Town of Manlius

Do you think the Town of Manlius should do more to recognize the indigenous residents of this land, the Onondaga/Iroquois/Haudenosaunee people?

Yes

No

Other

Would you like to see architectural Design Guidelines that preserve the historic character of existing buildings?

Yes, for all existing buildings

Yes, but only for those buildings identified as having historical significance

Other

Do you believe that the promotion of historical features of the Town of Manlius can help businesses and promote tourism and recreation in the Town?

Yes

No

Other

What gets in the way of you engaging in more sustainable practices in your daily life?

It's too expensive

It's too time consuming

There are insufficient resources available for doing so

I do not feel a personal responsibility to be sustainable

I don't know

Other

Which of the following sustainable initiatives do you see as being beneficial to the Town?

Bike paths

Bicycle/Scooter share program

Light pollution restrictions

Increased recycling opportunities

Free shuttle service

Other

What would encourage you to increase native plantings on your property in lieu of having a lawn that requires mowing?

Town providing plants/seeds
Educational information on native species
Annual native species garden contest
Free landscaper to plant and maintain
Lower Assessment/Freeze Assessment
Other

Are there specific trees and natural areas you would like to see protected in the Town of Manlius? If so, where?

Do you live in a Town of Manlius Drainage District?

Drainage District 1
Drainage District 2
Drainage District 3
I do not live in a Drainage District
I do not know if I live in a Drainage District

Is your home or business near a brook or creek?

Bishop Brook
Butternut Creek
Chittenango Creek
Crane Brook
Ley Creek
Limestone Creek
Pools Brook
Ripple Brook
Three Falls Brook
I don't know the name of the brook/creek
I do not live near a brook/creek

Have you/your property been impacted by excessive runoff or flooding?

Almost every year
3 or more times since 2010
3 or more times total
Fewer than 3 times
No
Other

What concerns you most about stormwater in the Town of Manlius?

Lack of stormwater drainage
Runoff water pollution
Frequent flooding
Other

Assuming affordable housing means paying between 30-40% of income towards housing costs, would you support having affordable housing in the Town of Manlius?

Yes

No

For which of the categories below would you like to see affordable housing made available?

Seniors

Young people starting out

People with disabilities

People in service industries

All of the above

Other

Should the town give tax breaks to developers of affordable housing?

Yes

No

Other

The Town of Manlius has what it needs for the emotional well-being of families.

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly Disagree

Other

The Town of Manlius has what it needs for the physical well-being of families.

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly Disagree

Other

What do you like about the Town of Manlius in regard to being a parent/caregiver?

Parks and recreation

Daycare and youth programs

Dining options

Shopping

Other

If you think the town is lacking in options for parents/caregivers, what suggestions do you have to make improvements?

What are some challenges you experience as a parent/caregiver in this community?

What would you like to see more of in our community?

Parents and babies support (prenatal and newborns)
Early childhood (1-5) support
Before and after school support (6-12)
Youth recreation (13-17)
Activities for youth/young adults with disabilities
Activities for adults with disabilities
Supports for caregivers of people with disabilities
Supports for caregivers of people with serious health conditions
Supports for caregivers of adults with memory loss/dementia
Other

What are some challenges you experience as a caregiver to a senior in this community?

Lack of transportation options
Lack of respite care programs
Lack of adult daycare programs
Other

What kind of activities do adults 60-80 years old want in the Town?

Organized affinity groups
Walking Paths
Recreation facilities
Adult day healthcare center
Alzheimer's daycare center
Bring programs to seniors
Other

What are some ways we can make the community safer for older adults?

Snow/ice removal
Crosswalks
Traffic calming/lower speeds on roads
Police foot/bicycle patrols
Security cameras/monitoring

Should R1 zoning be changed to permit accessory housing units so that a senior can have an apartment or small home on the same lot as an adult child?

Yes
No
Other

What kinds of alternative transportation should the Town explore for people who cannot drive or do not have a car?

- Centro Bus
- Uber/Lyft
- FISH/volunteer drivers
- Senior Center van
- Other

Should the Town restrict the locations where cannabis may be sold/consumed?

- Yes
- No

Where should Solar Farms be permitted?

- Solar Farms should not be permitted
- Only in rural areas where they cannot be seen
- On property that is undesirable for other purposes (such as housing, farming or commercial)
- Only where water/sewer infrastructure is NOT available
- Anywhere there is sufficient space and access to the utility lines
- Other

Have you/your family been personally impacted by mining in Manlius?

- Yes
- No
- Other

If you/your family have been personally impacted by mining in Manlius please describe...

What is your recommendation regarding quarry/mining/extraction in the Town of Manlius?

- I support quarry expansion
- If the proposals meet DEC criteria, I support quarry expansion
- I will support quarry expansion only if neighborhood concerns are adequately addressed
- I am opposed to quarry expansion
- Other

How have you/would you use sharing/rental/loan/barter/delivery transactions? (Select all that apply)

- Transportation (Uber/Lyft)
- Food Delivery (GrubHub/UberEats)
- Shopping (Marketplace/Amazon/Instacart)
- Rent to own/garage sales/coupons
- Library (Much more than books!)
- Buy Nothing (There is a group in Manlius you may join)
- Other

What is your preferred method of receiving information from the town?

Text

Email

Website

Social Media

Broadcast

Eagle Bulletin

Other

Would you like to be entered into a raffle for a gift card?

Yes

No

APPENDIX II

Data Frequencies:

Note: For each question that has a sample (n) less than 357, responses were optional, and some respondents chose not to answer the question. In addition, some questions were check all that apply and have percentages that add up to more than 100%. All percentages are rounded to the nearest whole percentage.

What gender do you identify with? (n=357)

Male (38%)
Female (56%)
Prefer not to answer (5%)
Other (<1%)

What is your age? (n=357)

0-21 (<1%)
22-35 (8%)
36-50 (32%)
51-64 (28%)
65+ (26%)
Prefer not to answer (5%)

Please specify your ethnicity. (n=357)

Caucasian (86%)
African American (1%)
Latino or Hispanic (1%)
Asian (2%)
Native American (0%)
Native Hawaiian or Pacific Islander (0%)
Prefer not to say (9%)
Other (1%)

How many people (including yourself) live in your household? (n=357)

1 (10%)
2-3 (56%)
4-5 (32%)
6+ (2%)

What is your annual household income? (n=357)

\$0-\$25,000 (2%)
\$25,001-\$50,000 (5%)
\$50,001-\$75,000 (8%)
\$75,001-\$100,000 (13%)
Over \$100,000 (53%)

Prefer not to answer (19%)

What is your zip code?

How long have you lived in the Town of Manlius? (n=356)

0-5 years (20%)

6-10 years (16%)

11-15 years (10%)

Over 15 years (52%)

I don't live in the Town of Manlius (2%)

Do you think the Town of Manlius should do more to recognize the indigenous residents of this land, the Onondaga/Iroquois/Haudenosaunee people? (n=335)

Yes (55%)

No (37%)

Other (8%)

Would you like to see architectural Design Guidelines that preserve the historic character of existing buildings? (n=338)

Yes, for all existing buildings (19%)

Yes, but only for those buildings identified as having historical significance (73%)

Other (8%)

Do you believe that the promotion of historical features of the Town of Manlius can help businesses and promote tourism and recreation in the Town? (n=341)

Yes (69%)

No (25%)

Other (6%)

What gets in the way of you engaging in more sustainable practices in your daily life? (n=325)

It's too expensive (23%)

It's too time consuming (10%)

There are insufficient resources available for doing so (33%)

I do not feel a personal responsibility to be sustainable (3%)

I don't know (12%)

Other (19%)

Which of the following sustainable initiatives do you see as being beneficial to the Town? (n=356)

Bike paths (70%)

Bicycle/Scooter share program (21%)

Light pollution restrictions (36%)

Increased recycling opportunities (69%)

Free shuttle service (26%)

Other (19%)

What would encourage you to increase native plantings on your property in lieu of having a lawn that requires mowing? (n=356)

- Town providing plants/seeds (43%)
- Educational information on native species (44%)
- Annual native species garden contest (9%)
- Free landscaper to plant and maintain (43%)
- Lower Assessment/Freeze Assessment (49%)
- Other (18%)

Are there specific trees and natural areas you would like to see protected in the Town of Manlius? If so, where?

Do you live in a Town of Manlius Drainage District? (n=314)

- Drainage District 1 (1%)
- Drainage District 2 (1%)
- Drainage District 3 (1%)
- I do not live in a Drainage District (15%)
- I do not know if I live in a Drainage District (82%)

Is your home or business near a brook or creek? (n=315)

- Bishop Brook (7%)
- Butternut Creek (3%)
- Chittenango Creek (1%)
- Crane Brook (<1%)
- Ley Creek (1%)
- Limestone Creek (17%)
- Pools Brook (3%)
- Ripple Brook (0%)
- Three Falls Brook (3%)
- I don't know the name of the brook/creek (14%)
- I do not live near a brook/creek (51%)

Have you/your property been impacted by excessive runoff or flooding? (n=324)

- Almost every year (9%)
- 3 or more times since 2010 (4%)
- 3 or more times total (2%)
- Fewer than 3 times (10%)
- No (71%)
- Other (6%)

What concerns you most about stormwater in the Town of Manlius? (n=345)

- Lack of stormwater drainage (40%)
- Runoff water pollution (43%)
- Frequent flooding (23%)
- Other (18%)

Assuming affordable housing means paying between 30-40% of income towards housing costs, would you support having affordable housing in the Town of Manlius? (n=300)

Yes (69%)

No (31%)

For which of the categories below would you like to see affordable housing made available? (n=356)

Seniors (48%)

Young people starting out (27%)

People with disabilities (31%)

People in service industries (18%)

All of the above (52%)

Other (12%)

Should the town give tax breaks to developers of affordable housing? (n=305)

Yes (45%)

No (44%)

Other (11%)

The Town of Manlius has what it needs for the emotional well-being of families. (n=299)

Strongly agree (7%)

Agree (38%)

Neither agree nor disagree (37%)

Disagree (8%)

Strongly Disagree (2%)

Other (7%)

The Town of Manlius has what it needs for the physical well-being of families. (n=298)

Strongly agree (6%)

Agree (32%)

Neither agree nor disagree (41%)

Disagree (12%)

Strongly Disagree (2%)

Other (7%)

What do you like about the Town of Manlius in regard to being a parent/caregiver? (n=356)

Parks and recreation (81%)

Daycare and youth programs (22%)

Dining options (33%)

Shopping (29%)

Other (18%)

If you think the town is lacking in options for parents/caregivers, what suggestions do you have to make improvements?

What are some challenges you experience as a parent/caregiver in this community?

What would you like to see more of in our community? (n=356)

- Parents and babies support (prenatal and newborns) (17%)
- Early childhood (1-5) support (30%)
- Before and after school support (6-12) (37%)
- Youth recreation (13-17) (45%)
- Activities for youth/young adults with disabilities (24%)
- Activities for adults with disabilities (21%)
- Supports for caregivers of people with disabilities (29%)
- Supports for caregivers of people with serious health conditions (31%)
- Supports for caregivers of adults with memory loss/dementia (36%)
- Other (14%)

What are some challenges you experience as a caregiver to a senior in this community? (n=356)

- Lack of transportation options (46%)
- Lack of respite care programs (32%)
- Lack of adult daycare programs (35%)
- Other (28%)

What kind of activities do adults 60-80 years old want in the Town? (n=356)

- Organized affinity groups (26%)
- Walking Paths (66%)
- Recreation facilities (54%)
- Adult day healthcare center (22%)
- Alzheimer's daycare center (19%)
- Bring programs to seniors (27%)
- Other (13%)

What are some ways we can make the community safer for older adults? (n=356)

- Snow/ice removal (71%)
- Crosswalks (41%)
- Traffic calming/lower speeds on roads (45%)
- Police foot/bicycle patrols (27%)
- Security cameras/monitoring (14%)

Should R1 zoning be changed to permit accessory housing units so that a senior can have an apartment or small home on the same lot as an adult child? (n=203)

- Yes (71%)
- No (22%)
- Other (9%)

What kinds of alternative transportation should the Town explore for people who cannot drive or do not have a car? (n=356)

Centro Bus (34%)
Uber/Lyft (31%)
FISH/volunteer drivers (44%)
Senior Center van (56%)
Other (14%)

Should the Town restrict the locations where cannabis may be sold/consumed? (n=279)

Yes (62%)
No (38%)

Where should Solar Farms be permitted? (n=282)

Solar Farms should not be permitted (7%)
Only in rural areas where they cannot be seen (16%)
On property that is undesirable for other purposes (such as housing, farming or commercial) (29%)
Only where water/sewer infrastructure is NOT available (1%)
Anywhere there is sufficient space and access to the utility lines (38%)
Other (9%)

Have you/your family been personally impacted by mining in Manlius? (n=282)

Yes (22%)
No (75%)
Other (3%)

If you/your family have been personally impacted by mining in Manlius please describe...

What is your recommendation regarding quarry/mining/extraction in the Town of Manlius? (n=267)

I support quarry expansion (5%)
If the proposals meet DEC criteria, I support quarry expansion (17%)
I will support quarry expansion only if neighborhood concerns are adequately addressed (39%)
I am opposed to quarry expansion (31%)
Other (8%)

How have you/would you use sharing/rental/loan/barter/delivery transactions? (Select all that apply) (n=356)

Transportation (Uber/Lyft) (53%)
Food Delivery (GrubHub/UberEats) (39%)
Shopping (Marketplace/Amazon/Instacart) (66%)
Rent to own/garage sales/coupons (21%)
Library (67%)
Buy Nothing (32%)
Other (6%)

What is your preferred method of receiving information from the town?

- Text (34%)
- Email (55%)
- Website (5%)
- Social Media (3%)
- Broadcast (1%)
- Eagle Bulletin (2%)
- Other (0%)

Would you like to be entered into a raffle for a gift card? (n=282)

- Yes (33%)
- No (67%)

APPENDIX III

Column	Field Name	Definition	Code
A	ID	Respondent's Unique Identification Number	Code is identical to identification number
B	GENDER	What Gender do you identify with?	1= Male 2= Female
C	AGE	Age	1= 0-21 2= 22-35 3= 36-50 4= 51-65 5= 65+ 6= Prefer not to say
D	ETHNICITY	Please specify your ethnicity.	1= Caucasian 2= African American 3= Latino Hispanic 4= Asian 5= Native American 6= Native Hawaiian or Pacific Islander 7= Other
E	HOUSE	How many people including yourself live in your household	1= 1 2= 2-3 3= 4-5 4= 6+
F	INC	What is your annual household income	1= \$0 -\$25,000 2= \$25,001 -\$50,000 3= \$50,001 -\$75,000 4= \$75,001 - \$100,000 5= Over \$100,000 6= Prefer not to answer
G	LIVE	How long have you lived in the town of Manlius	1= 0-5 years 2= 6-10 years 3= 11-15 years 4= Over 15 years 5= I don't live in the Town of Manlius
H	INDIGENOUS	Do you think the Town of Manlius should do more to recognize the indigenous residents of this land, the	1= Yes 2= No

		Onondaga/Iroquois/Haudenosaunee people?	
I	PRESERVE	Would you like to see architectural Design Guidelines that preserve the historic character of existing buildings?	1= Yes for all existing buildings 2= Yes, but only for those buildings identified as having historical significance
J	TOURISM	Do you believe that the promotion of historical features of the Town of Manlius can help businesses and promote tourism and recreation in the Town?	1= Yes 2= No
K	SUST	What gets in the way of you engaging in more sustainable practices in your daily life?	1= It's too expensive 2= It's too time consuming 3= There are insufficient resources available for doing so 4= I do not feel a personal responsibility to be sustainable 5= I don't know how
L-Q	BEN	Which of the following sustainable initiatives do you see as being beneficial to the Town?	1= True
R-V	ENC	What would encourage you to increase native plantings on your property in lieu of having a lawn that requires mowing?	1= True
W	DISTRICT	Do you live in a Town of Manlius Drainage District?	1= Drainage District 1 2= Drainage District 2 3= Drainage District 3 4= I do not live Drainage District 4 5= I do not know if I live in a Drainage
X	BROOK	Is your home or business near a	1= Bishop Brook

		brook or creek?	2= Butternut Creek 3= Chittenango Creek 4= Crane Brook 5= Ley Creek 6= Limestone Creek 7= Pools Brook 8= Ripple Brook 9= Three Falls Brook 10= I don't know the name of the brook/creek 11= I do not live near a brook/creek
Y-AC	RUN	Have you/your property been impacted by excessive runoff or flooding?	1= True
AD-AF	STORM	What concerns you most about stormwater in the Town of Manlius?	1= True
AG	HOUSING	Assuming affordable housing means paying between 30-40% of income towards housing costs, would you support having affordable housing in the Town of Manlius?	1= Yes 2= No
AH-AL	HOUS	For which of the categories below would you like to see affordable housing made available?	1= True
AM	SOCIAL	The Town of Manlius has what it needs for the social well-being of families.	5= Strongly Agree 4= Agree 3= Neither agree nor disagree 2= Disagree 1= Strongly Disagree
AN	EMOTIONAL	The Town of Manlius has what it needs for the emotional well-being of families.	5= Strongly Agree 4= Agree 3= Neither agree nor disagree 2= Disagree 1= Strongly Disagree
AO	PHYSICAL	The Town of Manlius has what it needs for the physical well-being	5= Strongly Agree 4= Agree

		of families.	3= Neither agree nor disagree 2= Disagree 1= Strongly Disagree
AP-AS	PAR	What do you like about the Town of Manlius in regard to being a parent/caregiver?	1= True
AV-BD	SEE	What would you like to see more of in our community?	1= True
BE-BH	CHAL	What are some challenges you experience as a caregiver to a senior in this community?	1= True
BI-BM	ACT	What kind of activities do adults 60-80 years old want in the Town?	1= True
BN-BR	SAFE	What are some ways we can make the community safer for older adults?	1= True
BS	R1 ZONE	Should R1 zoning be changed to permit accessory housing units so that a senior can have an apartment or small home on the same lot as an adult child?	1= Yes 2= No
BU-BX	TRANS	What kinds of alternative transportation should the Town explore for people who cannot drive or do not have a car?	1= True
BY	CANNABIS	Should the Town restrict the locations where cannabis may be sold/consumed?	1= Yes 2= No
BZ	SOLAR	Where should Solar Farms be permitted?	1= Solar Farms should not be permitted 2= Only in rural areas where they cannot be seen 3= On property that is undesirable for other purposes[such as housing, farming or commercial] 4= Only where water/sewer infrastructure is NOT available 5= Anywhere there

			is sufficient space and access to the utility lines 6= Other
CA	MINING	Have you/your family been personally impacted by mining in Manlius?	1= Yes 2= No
CB	QUARRY	What is your recommendation regarding quarry/mining/extraction in the Town of Manlius?	1= I support quarry expansion 2= If the proposals meet DEC criteria, I support quarry expansion 3= I will support quarry expansion only if neighborhood concerns are adequately addressed. 4= I am opposed to quarry expansion Other (please specify)
CC-CH	SHARE	How have you/would you use sharing/rental/loan/barter/delivery transactions? (Select all that apply)	1= True
CI	RAFFLE	Would you like to be entered into a raffle for a gift care?	1= Yes 2=No

	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
IT ID	GENDER	AGE	ETHNICITY	HOUSE	INC	LIVE	INDIGENOUS	PRESERVE	TOURISM	SUST	BEN BIKE	BEN SHARE	5_which_of_	BEN LIGHT	BEN REC	BEN SHUT	ENG
1	1	2	1	3	4	4	2	1	2	1			none				
2	1	2	1	2	n/a	2	1	1									
3	2	2	1	3	4	2	2	2	2	1			None of the above				
4	2	n/a	n/a	2	n/a	4	1	2	1 -- let's also	No local busi	1	1	Walkways/sid	1	1		1
5	2	5	1	2	n/a	4	2	2	2								
6	2	n/a	n/a	2	4	4											
7	1	3	n/a	3	5	2		2	2	4							
8	1	4	1	2	n/a	2	1	2	1	3	1	1		1	1		
9	2	3	3	2	3	2	1	2	1	3	1				1		1
10	1	5	1	2	n/a	4	2	2	2	4	1						
11																	
12																	
13	2	5	1	2	4	4	1	1	1	1	1	1	plug in statio	1	1	1	1
14	2	5	1		13	1	1	2	2t sure	2					1		
15																	
16	1	4	1	2	5	4	2	yes, but on ar	What are the	3	1		food and sto	1	1		1
17	2	5	1	2	n/a	4	1	2	1	3	1	1	sidewalks			1	
18	2	5	1		12	4	2	2	1	1			Better/more ways to dispo	1		1	1
19	2	5	1	2	2	4	1	1	1	3				1			1
20	2	4	1	2	5	4	2	where it make	2				I would like to see composting without ex	compost pickup, incentiviz	1		1
21	2	3	1	3	5	4	2	1	1	1	1				1		
22	2	3	1	3	5	3	1	2	1	3	1	1			1		1
23	2	3	1	3	5	2	1	2	2	3	1						
24	2	5	1	3	5	2	I'm 2t well e	2	My opinion, h	Recycling in the Town is not up to current sustainable efforts and does						1	
25	2	3	1	4	5	1	1	2	1	1	1	1			1		1
26																	
27	2	3	1	3	5	4	1	1	1	3	1		Composting Service		1		1

APPENDIX IV

Open Ended Responses

What is your zip code? (n=356)

1-13104

2-13037

3-13066

4-13057

5-13082

6-92660

7-13116

8-13204

9-13214

10-21701

11-13221

12-47911

Are there specific trees and natural areas you would like to see protected in the Town of Manlius? If so, where? (

The natural area and trees involved in the discussion regarding a zone change that would allow for an additional quarry.

not sure

As much currently forested area as is possible should be maintained and protected within the town. Historic, mature trees that are native species should be given special attention.

area around old Wellington House; areas near canal park

Protecting any that can be protected would be ideal, so within Town capability, all possible.

protect all/any of the common green spaces and waterways from future development

Mill Run Park

Mill Run, Three falls, Perry Springs

Permaculture plantings in public areas. Native plants

Around the canal paths

Forever wild behind my house on Summerview Dr

Extensive forested area near gulf road in Mycenae

I'd like to see gulf road and top of the world protected and made more accessible.

Limestone creek and surrounding woods -- and other green spaces.

All over! Need more trees, especially in new developments that are stripped bare.

Maple trees. I'd like to see the area of Manlius closer to Caz Lake stay less developed. Amazing spaces there 20-30 years ago.

Protected from what?

100 year old tree behind Fay El

Wooded area around Duguid park.

Do not know enough about trees to suggest specific ones. But do plant trees that provide sustenance to birds and insects (nesting, foraging, etc.) and shade to people. Where to protect in the Town: away from utility poles, wires, etc. Protect trees lining streets in neighborhoods and main commercial areas, as well in neighborhood and municipality parks .

no

The forest surrounding Dugid park and bike trails

No

Swan Pond, Miller Park and park that is up behind Dunkin Donuts, I don't know it's name.

Palmer Hill (Top of the World) would be a great park

I would like to see trees of heaven removed and barberry shrubs removed.

All surroundings of the Historic Erie Canal.

The area that is currently being considered for the quarry at Gulf and East Genessee

The parks.

Protect uncleared tracts of forest (limit new large-scale clearing of forest areas, even for solar arrays).

Hemlock groves near Green Lakes State Park

The lot in front of Megnin Farms. Would love to see more parks/green spaces developed in the town.

Yes, it would be good to see the natural areas protected that Tim Kinsella is proposing to develop

for
his new quarry that he wants.
Tulip Poplars

Not Sure

Erie Canal path

No. Trees die.

Wildlife corridors, naturally diverse areas of trees and plants, water access like streams, waterfalls, more park land.

Proposed quarry site between Rte. 5 and Salt Springs.

Red. Maple trees

Any large trees lining roads should be checked for health. I feel as if there are many trees in the area being taken over by Virginia creeper vines that are slowly killing them
Any tree lined street should be protected as it gives that small town feel to any village.

All! More small businesses, more pedestrian friendly, get creative about traffic.

The area where the Quarry is proposed should be forever wild.

Replacing plants and trees that have been removed or cut down with healthy ones.

(Many more removed than planted)

Erie Canal path maintenance.

The Erie Canal trail where I've heard they intend to build a second ball park and parking lots and cut down trees. That trail is home to many animals and should be protected
Yes parcel between route 5 and salt springs where Kinsella wants to quarry
this is a wildlife corridor

Three Falls Woods, Duguid Park (including wooded areas connecting Duguid Park to Four Seasons)

The proposed quarry parcel between Rte. 5 and Salt Springs Rd

I would like to see the natural area of the proposed quarry protected (between Route 5 and Salt Springs).

The proposed quarry parcel on Salt Springs. We have so few areas that are left untouched by humans - - let us save it. Please say no, to the expansion off Townsend as well.

Time for TKinsella to go elsewhere and stop taking our land.

None

Focus on real issues and decrease taxes

Please do not cut down any more forest (trees) for more development (houses, businesses, etc.)

The new neighborhood on 173, near Enders Road is not needed.

That whole lot of natural woodland has been destroyed.

White pines and Elms

Any wetlands. I also feel strongly that natural and agricultural land should be protected from development by commercial and industrial businesses. I include solar and wind farms, which should NOT be allowed to mar our natural habitat.

The large, ancient tree behind Wellwood, Limestone creek, especially as it is impacted by areas like the corner of Highbridge and Rt. 5, and any area of green space that contributes to the beauty of our community.

Natives along the main streets.

My Father lives in the city of beaconsfield Quebec. There you cannot just cut down large trees unless they are sick and dying and you must replace.

I believe in trees being protected. When I sold my house on Cashin Dr I had no idea the new owner planned to remove all the large trees, I would have selected a different buyer. I would like to see some protection for trees.

Beard park, Mill Run Park

Protect areas around Gulf Road/Salt Springs Road. Protect Trilliums and wooded areas.

All trees

None comes to mind.

Areas surrounding the Erie Canal Path.

Any project that results in trees being cut down should be required to plant replacement trees elsewhere (maybe 2-3 times as many trees)

All along the Rt 5 corridor

Wetlands and floodplains.

No

N/A

Native trees that produce nuts.

The Village of Fayetteville owns a piece of land disconnected from its normal boundaries. It uses it as a dump even though the land surrounding it is Village of Manlius next to fish hatchery and a pond. People hike there. Can the Town encourage the villages to work out a better arrangement for the public.

Across from Towne Center on Burdick St., Limestone Creek, do not further develop open space along major thoroughfares- Rt. 92 (Cazenovia Rd), Burdick St, Rt 173. Allow rehabbing existing properties but prohibit additional developments. Manlius is over-developed. Plants that benefit monarch butterflies and bees.

Erie Canal paths.... Any place people can enjoy nature...that teaches the importance of nature.

I dont know enough specific.. So all of them. Maybe the old back tracks behind miller drive

Elm chestnut hazelnut

All public areas.

Yes, large environmental area in the Town of Mycenae, including the Maple Basswood Rich Mesic Forest which is a significant environmental area.

No

Project Mill Run Park. No more development. At one time there were efforts to add to the baseball field which would have greatly changed its character.

Protect Limestone Creek. Limited development near it, please.

Encourage more green space when there is housing development proposed.

No

Pine trees. Blue spruce. Hard woods - all

Yes! It would be great if Manlius considered "Orchard Parks", planting fruit trees for residents to harvest.

Limestone Creek from Manlius to Fayetteville especially flood plain behind Freeman Interiors, Railroad tracks south of Manlius, Ledyard Canal trail, Mill Run Park, Erie Canal

Not that I can think of. Love that we have so many trees within our town.

We should be protecting as many trees as possible. Stop clear cutting to build developments.

The entire riparian areas associated with the creeks in our town need protecting from the impacts of climate change, flooding has wreaked havoc on the landscape here. We need to be smarter and engineer long-term resiliencies.

Areas along Cedar Bay Rd and North Burdick Rd

Many exist in villages and parks or trusts like 3 falls.

There should be more investigation into creating "pocket green spaces".. in which natural habitat is set aside for preservation (but not developed into park) and made for public use, i.e.

the undeveloped area southwest of Salt Springs and Duguid, or between Hoag and Cahill as an example.

Hunting should be completely banned within the Town of Manlius. This includes the highly unsuccessful

deer-baiting project of the Village of Fayetteville that has drawn more deer into the area with their feed traps.

(Yes, the statistics show that. They even killed more the first year than they had counted before the baiting –

which immediately proved it.) The Town is too built up to allow hunting.

That being said, you could THEN protect areas of the Town and allow residents to fully enjoy natural

areas (without fear of being shot).

I'm new to town so...all of the areas that aren't developed now I guess?

Yes, leave the land alone along the canal in Fayetteville which unfortunately a large parcel has

recently
been sold off. Btw, the pediatric dentistry group near the light on Burdick and Cedar Bay is in a
terrible
location. Who's idea that was, idk. Ridiculous location. That land goes to the canal. I thought it
was park
land or should have been.
The luxury apartments on the corner of burdick and neme are way too crowded on that
corner and they are too close to the road. It looks ridiculous and was not done tastefully.
Any other land in the area along burdick st and behind north east medical center should be
left alone
no building Leave the land alone. I think there should be a moritorium on building in
Fayetteville
and Fayetteville village.
Please, no more building in Fayetteville. No more!!
We don't need anymore business on rt 5. Please no food store . Nothing. We have Tops ,target
and
wegmans nearby.
Minoa has nothing. Let the food store go to minoa. Or , let the food store go to the empty and
very
run down village of East Syracuse . We don't need anymore traffic or light pollution.
The Honda dealership on rt 5 also looks terrible. It doesn't fit in to the village aesthetics .it is too
big and too bright on the land. The lighting is too bright and harsh and I am glad I am not in a
nearby
house to the friendly Honda dealership ..
We don't need anymore garbage cans overflowing which is a constant issue at Target. Their
garbage can
is always overflowing and garbage is falling out of it and people still put their garbage in the can
so it can
fall out on the curb outside the front door. It looks very bad .. We don't need anymore litter in
Towne centre
parking lot. There has been plenty of used masks, empty coffee cups and lids, etc.
littering the parking lot with
used half full coffee cups left on store shelves. Just disgusting behavior. I've had enough!!
So, now I have lived here for 27 years and I am 67 and live alone. There is no affordable senior
housing for me in Fayetteville village except a small complex down the road. Nothing has been
built in
27 years except luxury senior apts. I can't afford that. I live on 23,000 dollars a year with many
medical
expenses. We have built stores and restaurants and some elder care facilities. There was several
multistory
condos in the village built with none of which are conducive to seniors with health problems or
affordable
for my low senior income.
Mixed - Residential and commercial buildings are another bad idea. Who wants to have an apt
above a
restaurant.??

Restaurants notoriously have roaches and usually rats and mice. Who wants that in your apt?
Restaurants
have a high risk for fires. Who wants to live above that?? They keep late hours and create noise
and light
pollution. Really?? I don't find that an ideal living situation. That's just so the landlord can fill
the rental
spaces. It does nothing for the village or Towne.
So, please let's stop building stores , miscellaneous office buildings , mixed units and restaurants
and put
the traffic somewhere else. I live between rt 5 and salt springs. Enough said. If I wanted traffic I
would
have moved to Liverpool ..
Whatever land is left should be held in a land trust and a moratorium placed on building. Please,
let the
land be.
The wooded property across from Kohl's next to the new dentist office (west side of quarry)
should remain
forever wild.
Code for removing trees off residential lots. Should require a permit

Everywhere

Minoa Farms Park

The area on Route 5 where the Hannaford supermarket is proposed is designated by the DEC as
a toxic brownfield and should be left in a natural state and protected from harm to neighbors.
The former Town of Manlius landfill.

Route 5

Maples, oaks, coniferous trees. Protect them at Mill Run, along the roadways and the Canal

The natural area and trees involved in the discussion regarding a zone change that would allow
for an additional quarry.
not sure

As much currently forested area as is possible should be maintained and protected within the
town. Historic, mature trees that are native species should be given special attention.
area around old Wellington House; areas near canal park

Protecting any that can be protected would be ideal, so within Town capability, all possible.

protect all/any of the common green spaces and waterways from future development

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Mill Run, Three falls, Perry Springs

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Yes, it would be good to see the natural areas protected that Tim Kinsella is proposing to develop for his new quarry that he wants.

Tulip Poplars

Not Sure

Erie Canal path

No. Trees die.

Wildlife corridors, naturally diverse areas of trees and plants, water access like streams, waterfalls, more park land.

Proposed quarry site between Rte. 5 and Salt Springs.

Red. Maple trees

Any large trees lining roads should be checked for health. I feel as if there are many trees in the area being taken over by Virginia creeper vines that are slowly killing them

Any tree lined street should be protected as it gives that small town feel to any village.

All! More small businesses, more pedestrian friendly, get creative about traffic.

The area where the Quarry is proposed should be forever wild.

Replacing plants and trees that have been removed or cut down with healthy ones. (Many more removed than planted)

Erie Canal path maintenance.

The Erie Canal trail where I've heard they intend to build a second ball park and parking lots and cut down trees. That trail is home to many animals and should be protected

Yes parcel between route 5 and salt springs where Kinsella wants to quarry

this is a wildlife corridor

Three Falls Woods, Duguid Park (including wooded areas connecting Duguid Park to Four Seasons)

The proposed quarry parcel between Rte. 5 and Salt Springs Rd

I would like to see the natural area of the proposed quarry protected (between Route 5 and Salt Springs).

The proposed quarry parcel on Salt Springs. We have so few areas that are left untouched by humans - - let us save it. Please say no, to the expansion off Townsend as well. Time for TKinsella to go elsewhere and stop taking our land.

None

Focus on real issues and decrease taxes

Please do not cut down any more forest (trees) for more development (houses, businesses, etc.)

The new neighborhood on 173, near Enders Road is not needed. That whole lot of natural woodland has been destroyed.

White pines and Elms

Any wetlands. I also feel strongly that natural and agricultural land should be protected from development by commercial and industrial businesses. I include solar and wind farms, which should NOT be allowed to mar our natural habitat.

The large, ancient tree behind Wellwood, Limestone creek, especially as it is impacted by areas like the corner of Highbridge and Rt. 5, and any area of green space that contributes to the beauty of our community.

Natives along the main streets.

My Father lives in the city of beaconsfield Quebec. There you cannot just cut down large trees

unless they are sick and dying and you must replace. I believe in trees being protected. When I sold my house on Cashin Dr I had no idea the new owner planned to remove all the large trees, I would have selected a different buyer. I would like to see some protection for trees.

Beard park, Mill Run Park

Protect areas around Gulf Road/Salt Springs Road. Protect Trilliums and wooded areas.

All trees

None comes to mind.

Areas surrounding the Erie Canal Path.

Any project that results in trees being cut down should be required to plant replacement trees elsewhere (maybe 2-3 times as many trees)

All along the Rt 5 corridor

Wetlands and floodplains.

No

N/A

Native trees that produce nuts.

The Village of Fayetteville owns a piece of land disconnected from its normal boundaries. It uses it as a dump even though the land surrounding it is Village of Manlius next to fish hatchery and a pond. People hike there. Can the Town encourage the villages to work out a better arrangement for the public.

Across from Towne Center on Burdick St., Limestone Creek, do not further develop open space along major thoroughfares- Rt. 92 (Cazenovia Rd), Burdick St, Rt 173. Allow rehabbing existing properties but prohibit additional developments. Manlius is over-developed.

Plants that benefit monarch butterflies and bees.

Erie Canal paths.... Any place people can enjoy nature...that teaches the importance of nature.

I dont know enough specific.. So all of them. Maybe the old back tracks behind miller drive

Elm chestnut hazelnut

All public areas.

Yes, large environmental area in the Town of Mycenae, including the Maple Basswood Rich Mesic Forest which is a significant environmental area.

No

Project Mill Run Park. No more development. At one time there were efforts to add to the baseball field which would have greatly changed its character.

Protect Limestone Creek. Limited development near it, please.

Encourage more green space when there is housing development proposed.

No

Pine trees. Blue spruce. Hard woods - all

Yes! It would be great if Manlius considered "Orchard Parks", planting fruit trees for residents to harvest.

Limestone Creek from Manlius to Fayetteville especially flood plain behind Freeman Interiors, Railroad tracks south of Manlius, Ledyard Canal trail, Mill Run Park, Erie Canal

Not that I can think of. Love that we have so many trees within our town.

We should be protecting as many trees as possible. Stop clear cutting to build developments.

The entire riparian areas associated with the creeks in our town need protecting from the impacts of climate change, flooding has wreaked havoc on the landscape here. We need to be smarter and engineer long-term resiliencies.

Areas along Cedar Bay Rd and North Burdick Rd

Many exist in villages and parks or trusts like 3 falls.

There should be more investigation into creating "pocket green spaces".. in which natural habitat is set aside for preservation (but not developed into park) and made for public use, i.e. the undeveloped area southwest of Salt Springs and Duguid, or between Hoag and Cahill as an example.

Hunting should be completely banned within the Town of Manlius. This includes the highly unsuccessful deer-baiting project of the Village of Fayetteville that has drawn more deer into the area with their feed traps. (Yes, the statistics show that. They even killed more the first year than they had counted before the baiting -- which immediately proved it.) The Town is too built up to allow hunting.

That being said, you could THEN protect areas of the Town and allow residents to fully enjoy natural areas (without fear of being shot).

I'm new to town so...all of the areas that aren't developed now I guess?

Yes, leave the land alone along the canal in Fayetteville which unfortunately a large parcel has recently been sold off. Btw, the pediatric dentistry group near the light on Burdick and Cedar Bay is in a terrible location. Who's idea that was, idk. Ridiculous location. That land goes to the canal. I thought it was park land or should have been.

The luxury apartments on the corner of burdick and neme are way too crowded on that corner and they are too close to the road. It looks ridiculous and was not done tastefully.

Any other land in the area along burdick st and behind north east medical center should be left alone

no building Leave the land alone. I think there should be a moritorium on building in Fayetteville and Fayetteville village.

Please, no more building in Fayetteville. No more!!

We don't need anymore business on rt 5. Please no food store . Nothing. We have Tops ,target and wegmans nearby.

Minoa has nothing. Let the food store go to minoa. Or , let the food store go to the empty and very run down village of East Syracuse . We don't need anymore traffic or light pollution.

The Honda dealership on rt 5 also looks terrible. It doesn't fit in to the village aesthetics .it is too big and too bright on the land. The lighting is too bright and harsh and I am glad I am not in a nearby house to the friendly Honda dealership ..

We don't need anymore garbage cans overflowing which is a constant issue at Target. Their garbage can is always overflowing and garbage is falling out of it and people still put their garbage in the can so it can fall out on the curb outside the front door. It looks very bad .. We don't need anymore litter in Towne centre parking lot. There has been plenty of used masks, empty coffee cups and lids, etc.

littering the parking lot with

used half full coffee cups left on store shelves. Just disgusting behavior. I've had enough!!

So, now I have lived here for 27 years and I am 67 and live alone. There is no affordable senior housing for me in Fayetteville village except a small complex down the road. Nothing has been built in 27 years except luxury senior apts. I can't afford that. I live on 23,000 dollars a year with many medical expenses. We have built stores and restaurants and some elder care facilities.

There was several multistory condos in the village built with none of which are conducive to seniors with health problems or affordable for my low senior income.

Mixed - Residential and commercial buildings are another bad idea. Who wants to have an apt above a restaurant.??

Restaurants notoriously have roaches and usually rats and mice. Who wants that in your apt?

Restaurants have a high risk for fires. Who wants to live above that?? They keep late hours and create noise and light pollution. Really?? I don't find that an ideal living situation. That's just so the landlord can fill the rental spaces. It does nothing for the village or Towne.

So, please let's stop building stores , miscellaneous office buildings , mixed units and restaurants and put the traffic somewhere else. I live between rt 5 and salt springs. Enough said. If I wanted traffic I would have moved to Liverpool ..

Whatever land is left should be held in a land trust and a moratorium placed on building. Please, let the land be.

The wooded property across from Kohl's next to the new dentist office (west side of quarry) should remain forever wild.

Code for removing trees off residential lots. Should require a permit

Everywhere

Minoa Farms Park

The area on Route 5 where the Hannaford supermarket is proposed is designated by the DEC as a toxic brownfield and should be left in a natural state and protected from harm to neighbors. The former Town of Manlius landfill.

Route 5

Maples, oaks, coniferous trees. Protect them at Mill Run, along the roadways and the Canal

If you think the town is lacking in options for parents/caregivers, what suggestions do you have to make improvements?

The only decent parks in Manlius are located at the schools, so young children cannot use them during the week days. Mill run park and the park outside the police station are not at all up to par with public parks in other towns especially when it comes to overall safety of the structures and equipment. There are very few dining options available in Manlius where a family would feel comfortable bringing small children. There are few family themed events in town, more events such as a “Manlius day” where roads are closed, businesses can set up sidewalk pop up shops, vendors, etc. would give people a chance to engage with the community.

There's no casual window shopping along streets. Streets are unwelcoming - not fun to walk/run/bike because of unattractive appearance: unrelenting sun - no trees; no benches to rest and breathe and let the world pass. More dining options (with outdoor eating) needed, like diners.

Bike paths for kids to ride more safely on/off/adjacent to local roads.

I don't know what the town provides, or what it could provide in this regard

A spray ground playground would be great.

Manlius does need more summer programs for those children who cannot attend an after school program at a day care center. Affordable options for day camps that provide a full day of care for working parents whose kids are out of school for the summer.

There is not nearly enough daycare in this area. We have many dual working families and finding and affording childcare has been a nightmare. We need more affordable childcare here.

Sidewalks to make it more walkable

We need mental health providers for children

Businesses in Manlius need to contribute to the childcare of their employees. There are staff shortages in daycare, and daycare workers need to be paid better to want to stay. Companies need to start taking upon themselves to ensure their employees have affordable childcare options with openings.

The village has more vacant buildings than full ones - why not encourage more shopping, child care, etc. there?

Limited daycare options

I would like more walkability and small, family friendly restaurants.

Do things that significantly lower property taxes, so more families can afford to move in. I know this is largely out of your control, but the amount we pay is ridiculous. When I travel and tell people the amount I pay for my little house they can't believe it. And would never think of living here. And we wonder why NY is losing population.

I would love to see a splash pad or some sort of accessible relief option for families during summer months

We are lacking restaurants , shops , we have enough banks , nail salons and pharmacies

We desperately need places to go in the winter with children. I would like to see an indoor ice-skating rink or four seasons purchased and enhanced with lodge style restaurant and heated pickle ball courts like they have in other towns. Or an old school arcade.

More outdoor options. Covered ice skating pond, winter trails

focus on what what working parents and single parents need to help w childcare - not everyone can afford Nannys and tutors what do we offer for caregivers supporting older adults?

More paths for walking and biking.

Better dining options for families, less banks and pharmacies.

No indoor play areas for the winter months

We need more childcare providers and increase in subsidized childcare not only for people below the poverty line. Would like to see graduated on an income basis but still subsidized to have a maximum rate. Also, more UPK spaces and more providers to provide before and after upk options for working parents.

It would be nice for there to be a teen center with pool tables, rock walls, ping pong tables etc. There should be somewhere for kids to fish that has fish to catch (pond behind library is empty). A skate park would be good. Indoor and outdoor recreation...

I would like to see more promotion of existing programs. Perhaps I'm just not aware, but it would be great to see more town-wide initiatives to connect families. The schools attempt to do this, but for those that don't have school-aged children, or would want to just meet other people, it would be great to more community building programs. Is there a dedicated office or officer who does this type of work for the town?

Sport facilities with lights.

Affordable day care.

More sidewalks, especially connecting to the schools

Affordable and diverse sport education for all levels

Lack of diversity

More child-focused events

Reduce property taxes

Tax breaks for daycare facilities so that they can afford to hire staff and be encouraged to open new centers/expand on existing. Open up new parks, including a park that has a splash pad for the summer. Offer programs to help kids with school work.

.lp-lllp

Universal pre-k

More traffic control on the edges of the town - our neighborhood has a difficult time with traffic on Rt 5.

Easier access to walking paths and sidewalks

Care options are limited and we needed to wait 1+ year to get our 1 year old (now 2 year old) into a daycare option. This prevented my wife from going back to work for a long time. Need more options! Perhaps encourage more care options both full time and part time (after school options).

The UPK was a great start, but the hours don't really work for any parent/caregiver that has a normal job. Before/After programs are still a significant expense and should be built into the program, not only for UPK for elementary school age children where the bus doesn't come until 8:45am.

not sure

Develop walkable pedestrian-friendly areas, community events
more parks, more recreation (eg, pickleball)

Not. Sure. But lower taxes for us seniors

We're new to the area, but it would be nice if there was a text to subscribe service for notifying residents of events or sign ups for children's activities. We find there are plenty of things to do, but sometimes finding the information prior to the events has been challenging.

N/a

Pedestrian friendly, slow down traffic

We need breakfast and lunch restaurants... maybe a diner

More shopping and open spaces.

More natural environments and beautification of the villages. More community efforts to bring people together.

By the way, I'm not a parent or caregiver

More emphasis on physical/outdoor activities

Better playgrounds. Mill run is old.

The town would benefit from being more pedestrian friendly, whether that means more parks, bike/walking paths, or just general recreation areas. Having more options for child care/daycare

would be preferred as well. In terms of dining options, I would prefer more "mom and pop" small business restaurants and less chain/commercial options.

There should be more free programs for children.

Needs more green Space and new parks to compensate for the continual destruction and development of the natural land and farm land

Improve downtown. Stop letting landlords who don't care run it down. The gaping bar at "The Yard" is detrimental to a family atmosphere.

I wish there was a pool in the high school. It was voted down years ago. I heard that people who did not pay taxes were bused to vote by those who were against the pool. My family all swims, and a pool would have been welcome.

I don't know enough to answer

n/a

A youth center. More use of baseball fields and other similar spaces by people besides those in organized leagues.

IT would be nice to have more before and after school day care options for children under 10. including transportation from the school to the location.

Need a teen center in Minoa and Manlius

More affordable childcare. Childcare costs on average \$270 per week per child under three.

N/A

Publicly funded early childhood care and education center, ADA compliant, and a family resources center (parent education and support) in collaboration with our libraries.

More for our teens to do with other teens!!

Mental health help for everyone especially those under 18

For those unable to drive, there are few options.

None

Subsidized preschool program s

Sidewalks!

There's so much talk about youth and depression. Implant support groups for youth at libraries or community rooms. Perhaps a professional therapist lead with college service workers attending as volunteers.

A community pool. A youth volleyball league. An area with 1-2 volleyball courts that are nicely maintained. A park with a 'ninja' like experience for tweens/teens, similar to Burnett Park. A natural park like the one at the entrance of Seneca Park Zoo, for toddlers and little ones. Full day summer parks & rec program.

Green space with trails

More playgrounds!

More dining options, and pedestrian friendly areas with shopping.

Available transportation for caregivers

Upgraded softball fields

A brochure or list of resources such as day care options and activities available.

We need more daycare and preschool options. We also need more activities for kids to take part in.

Offer incentives to get more daycare providers to start businesses here.

We need more family restaurants

Increased variety of dining options - there's plenty of pizza and take out Chinese.

Dining, shopping

Make options more transparent

Financial incentives for homeowners needing to make improvements to accommodate an elderly parent in order for the parent to remain at home.

More options for schools and early childhood development.

Better number and variety of dining options

More shopping and restaurants. Better sports facilities, more walking/biking trails, more community events.

Town youth programs with fixed schedules instead of floating schedules. Because I want my child to, for instance, play basketball and baseball but we also want to do other things.

Approval of more childcare facilities

Daycare and Youth Programs

What are some challenges you experience as a parent/caregiver in this community? (BP)

the village of manlius is a joke- no businesses it looks like a ghost town, really bad

Not a parent/caregiver

Lack of a 24/7 urgent care facility in the town is a real issue. All of the local ones seem to work bankers hours. If there is a weekend or overnight emergency you have to go to the ER .

Our children are all grown now. Full day kindergarten is a huge plus and frankly with the taxes we pay afterschool care should have also be an affordable option . We are not in favor of any changes that are going to make our taxes go up.

Kid friendly restaurants for younger kids

See above. Not everyone can afford \$1200/mo for full time childcare PER CHILD

Inflation

We need mental health providers for children

Finding care for small children not in school. Free indoor play areas beyond the libraries.

High taxes

I wish my kids could walk to school! I wish we had more sidewalks for them to meet up with friends or bike to their grandmas house.

It is so expensive

Lack of accessible play areas for immobile/medically complex (including accessible swings, wheelchair swings, sensory domes, etc.)

No foot paths .. lots of people live near the village but walking to the village is near impossible from Enders rd neighborhoods ..

a designated bike and foot large would be encouraged

Not having much to do with children in winter months. Not even a diner or breakfast spot to take the kids.

Securing daycare - I have been on waitlists since January for my two year old.

Full time working hours care options when school was closed in summer would have been very helpful.

Would very much like to have safe walking option to/from schools on Enders road!

High incomes= drug use in high school particularly. Lack of mental health support in schools
What do we offer for caregiving for older adults? Help for households w kids that all adults in house work outside the home

Not having paths to walk to the center of Village of Manlius.

Baseball fields in manlius are very worn down and pale in comparison to other similar communities.

Lack of sidewalks or bike paths to move around.

Nothing for teenage kids to do when the weather forces us inside. Not everyone can ski.
When it gets dark, athletes can't see the ball.

Need a Sidewalk bridge over the creek at Troop K Road and West Seneca St and sidewalks to Carriage House East to connect with existing sidewalks at that end of the village.

Expense

I have to drive almost everywhere instead of walking once I leave my neighborhood

Transport to activities

Lack of diversity

None

Traffic in areas we would like to utilize as a family

High property taxes. Libraries are a waste of tax dollars. Consolidate or close them.

Lack of childcare.

Pre-K was difficult given there were no options for universal pre-k. Had to pay for private pre-k.
Luckily we were in a position to do so. People who require affordable housing might not be so lucky.

Lack of care was a big issue. Also, finding a reliable babysitter is also a challenge.

Before/After school care.

None

Road safety

I'm not a caregiver & happy with things that are now.
Getting old is hard. Manlius should think about lower property taxes on seniors. I have lived in this town for sixty six years

Sometimes the walkability of the area feels a little lacking. In certain areas it's great.
Walkability, traffic

Large amounts of Vehicle traffic.

I'm not a parent or a caregiver. The challenges I experience are the poisons used on lawns that impact the health of adults, children and animals. Also the housing costs are much too high as are the taxes, especially for seniors without children.

can't think of any

We are expecting our first child and finding a daycare was a challenge. We currently are planning on using a daycare outside of the town of Manlius until they are eligible for pre-K. Our children attended Shining Stars daycare on Enders Road and now attend both Enders Elementary and Eagle Hill Middle School. We found the opportunities perfectly adequate for our needs and would not expect the municipality to contribute any additional resources to these efforts.

Our elementary schools should have before and after school programs. Not having this, is an additional cost for families when money is already tight.

None that require governmental aid.

No answer

My greatest concern is the climate at the schools. The bullying and pressure has me especially worried about high school and we consider moving before then.

I don't know enough to answer

n/a

As an educator to the gay youth population I would like to see the library/area more inclusive, resources etc.

Lack of community center for kids to gather.

see above

Lack of sensitivity for people that are different.

N/A

I think teenagers are always challenging. I'm not sure what the answers are given our nuclear-families, rugged individualism, and the loss social cohesion and community.

My kids safely getting between fville and manlius on foot or bike

Letting our youth know they matter!

Nursing homes all need help.. No matter where. Very sad

Driving my kids places because of the lack of sidewalks. There are numerous grants available for sidewalk construction and snow removal costs are minimal.

Day care (a while ago, but still an issue.

My children are successful adults and moved from the area. However, finding good and inexpensive childcare was a prime issue.

The sports programs. The younger ages, elementary school, seem to run well and support kids/families. At the middle school level the programs are more competitive, which under appropriate circumstances is a great lesson and developmental tool for kids. Yet in the various programs, there are people with individual interests (coaches that are parents of players, coaches all for the win, etc.) of which their interests rise above the interests of the teams. Wish there was more compliance or developmental support for coaches who maintain critical roles for youth at a critical time in their lives. I realize these are not your programs, but if they use your resources, you have input. Their are club sports as options, but they are expensive. Kids from families without means are left excluded.

Finding affordable baby sitters and childcare providers

Short day in summer program

Daycare options for young children are extremely limited. The school system should expand its pre-school program and potentially town should provide daycare options.

Find places for children to get help with school work

Not enough daycare and preschool options. Need more activities to do inside spaces. The town is not a walkable area - families rely exclusively on cars.

Not enough sidewalks or bike paths

Not enough affordable one level housing options as a caregiver of my elderly parent. Safety and worrying about guns in school.

No sidewalks where I live that would allow us to easily and safely get into town center.

Public transportation

None

Lack of emergency help for pets for owners who, for example, get stuck in a hospital.

Childcare

Time to get children to events and affordability for daycare

**If you/your family have been personally impacted by mining in Manlius please describe...
(DC)**

House is located about 50 feet across the road where the quarry will be active at some point. Many concerns about how the water, air, and noise can negatively impact the environment and daily living, along with possible damage to the house itself from blasting that happens.

We live near the Kinsella quarry and hear the blasts. We are concerned it is damaging our foundation and lowering our property value.

We live on property that backs up to the existing Kinsella quarry

We live next to the quarry. Our house shakes every blast. Possibly air quality

Concerns about air quality and house shaking, as well as concerns about negative impact of house value being located so close to the quarry.

We live next to the Kinsella quarry. We feel shaking and vibrations at our house. Kinsella did not share with our community that he was interested in expanding the quarry but went directly to the Town for a zone change.

He has not been a good neighbor as far as working with us to improve the community and environment. Unfortunately, he does not have a trustworthy reputation. What will happen to the Quarry when he is finished mining? How could he help to create a space that would enhance the community.

Dirt and noise

Ground shakes. Noisy. No warning. Not being done correctly. How can we expand when they demonstrated they are not doing it correctly now?

I routinely hear blasts and have had negative interactions with staff at quarry

Quarry proposal very close to home...we are on a well and experts have stated our water supply could likely be impacted. This is a basic need and we will be left without any recourse if the quarry is approved

We live near Kinsella Quarry

We live in an adjacent neighborhood to Kinsella and feel the blasts.

Noise

Vibration

House shakes

House shaking when blasting occurs.

We live in changing seasons, the mine is very disruptive to our neighborhood peace and health and the drive to expand is upsetting to us.

We live close to Jamesville quarry and it is quite loud from explosions.

house shakes -

stop all mining!!!!!!

We use the stone from the quarry, and our family business relies on it. We understand limestone needed to build schools, roads, and bridges only exists in certain locations. It must be extracted in an environmentally conscious way. But it must be extracted.

Vibrations and noise from the dewitt quarry

Feel the loud noises and explosions in my home

We live by the Kinsella Quarry. The blasting is a big concern. Our houses shake when the blasting happens and many neighbors have noticed damage to their homes. I can't wait for the quarry to close.

The proposed quarry is within a mile of my property

I hear it

We live near the quarry and have been impacted at time by blast concussions that cause cracks in our home. The quarry has been a good neighbor and quick to respond to problems when they occur.

Home affected by Kinsella blasting but they are responsive and good neighbors

Quarry blasting shakes our home and neighborhood homes. Excessive noise from rock crusher. Possible air pollution from quarry activities.

We have been positively affected by relatively low price of gravel and therefore asphalt and concrete.

My residence is within a half mile of the Jamesville quarry. At times the charges that are set off physically shake my house.

The proposed Quarry is directly adjacent to my neighborhood. It's appalling that the Town would even consider its creation in such a beautiful wildlife area.

Every time they use explosives our house shakes as if in an earthquake. The shaking has broken all the window seals in the house allowing cold air to come in during the winter. It has also shaken pictures off the walls. The crusher makes noise throughout the day starting early in the mornings. We were told when we built our house that the quarry had 5 years left to operate. That was over 20 years ago and they keep getting illegal extensions from our governments and courts.

Noise , truck traffic, tremors from blasting are heard and felt in my neighborhood.

NA

We have been personally impacted by the desire of Kinsella to have a quarry near Gulf Road in Manlius. We have attended community meetings about this. Our concerns center on the water quality of our community well system being altered by explosions to develop a quarry as well as the pollution, both noise and air, that may be a contributing factor if a quarry were to be allowed.

Live near Kinsella Quarry on Rt 5. Occasional noise from detonations, rt 5 shoulders covered in broken stone, large trucks moving through rt. 5 in the Fayetteville village.

My family lives on Gulf rd across from the proposed quarry. Should the quarry be allowed my family will be impacted t water, noise and dust pollution.

I live in the Horseshoe Lane neighborhood and have organized with my neighbors to voice our concerns regarding the proposed quarry between Route 5 and Salt Springs. We have many concerns, but one of my main ones is the harm it could potentially have on our access to clean water.

I hate the noise and the dust and the trucks.

Kinsellas proposing a quarry between Route 5 and SaltSprings Road. Concerns - Property devaluation, damaging the ecosystem, water pollution. Structural damage to our homes safety concerns, noise pollution

Live on horseshoe lane and worried about it

Trucks on roads, Reduction of potential development land

Proposed quarry

We lived on Mulberry Lane for many years. The impact was negligible for us and not a negative experience, but we are aware that that is not true for everyone around the quarry.

Gravel on roadways by trucks leaving quarry. Dangerous to bikes. Have complained no one enforcing this

Living near quarry increased equipment noise/greater large truck traffic along route 5

Kinsella blasting in the Village of Fayetteville.

The noise of blasting

A new quarry is proposed for directly behind our property, with the access road running parallel and very close to our property. We are also on a well, and expert scientists in hydrology and hydrogeology have warned of the likelihood that quarry operations and water usage could likely affect the quantity and quality of our water supply. If approved, it appears we will have no recourse to remedy this situation.

Noise

Labd used, not sustained, not sufficiently regenerated to support the previous eco system.

Additional traffic of large vehicles along with exhaust

The traffic caused by the trucks, and the constant NOISE from the trucks and the JAKE BRAKES they insist on using is AWFUL.

only thing I can think of is the occasional noise

A decline in air quality, strange smells, and noise.

I live in Changing Seasons. We hear the noise all the time and have to worry about safety.

Sound/vibrations

We deal with the quarry trucks going in and out near our home and now they want to create a new one even closer. The dust and environmental impact would be horrible as well as for our sons health, which has a breathing condition.

Noise and traffic

There is a current proposal for moving Kinsella Quarry and we do not want it near our properties

APPENDIX B

Zoning Assessment & Build Out Analysis

— 2 0 2 3 —

COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023

TO: Sara Bollinger & Heather Waters, Councilors
Town of Manlius
Comprehensive Plan Steering Committee Co-Chairs

FROM: Grace DeSantis & Keith Ewald, AICP
Barton & Loguidice, DPC

RE: **Town of Manlius Zoning Assessment & Build Out Analysis**

DATE: **DRAFT - December 28, 2022**

Zoning Assessment

The Town of Manlius’ Zoning Code (Chapter 115) was adopted in 1991 and has been amended on numerous occasions since. While the Zoning Code still addresses many current-day land use trends and best practices, the ongoing development of the Town’s first-ever Comprehensive Plan has brought to light several land use challenges and opportunities that the community would like to see addressed. Moreover, by NYS law, a municipality’s Zoning Code must be in conformance with its Comprehensive Plan. Due to the ongoing development of the Comprehensive Plan and associated community engagement exercises, now is an opportune time to complete a formal evaluation of the Town’s Zoning Code to identify regulatory updates that would support the community in achieving its vision for future development.

This Zoning Code Assessment is based on a review of the Code language, recommendations from previous plans and studies, results from the Comprehensive Plan Visual Preference Survey, and feedback from the Comprehensive Plan Steering Committee. It is intended to supplement the comprehensive planning process and provide the Town with guidance for future updates to the Zoning Code. More specifically, this Zoning Code Assessment may support the Town in pursuing Zoning Code updates that implement the Community Development Strategy laid out in the Draft Comprehensive Plan.

Previous Plans & Studies

While the Town of Manlius’ Comprehensive Plan is still being drafted, several planning documents with implications for local zoning codes have been developed at the County-level. These County plans and input solicited from the Comprehensive Plan community engagement efforts have been reviewed to identify zoning and land use recommendations that may inform the Town of Manlius’ local Zoning Code.

2010 Development Guide for Onondaga County

The 2010 Development Guide for Onondaga County identifies the vision and goals for Onondaga County, strategies for responding to change, and investment and land use

policies. The **goals** identified for Onondaga County include: economic growth, an attractive community, choice and diversity, and fiscal strength. **Strategies** for responding to change include good community planning, coordinated community efforts, cost-effective infrastructure, sustainable development patterns, and natural resource stewardship. More specifically, the Guide suggests focusing future development in locations with existing infrastructure, such as water, sewer, and roadways as well as limiting development in sensitive environmental areas. **Policies for urbanized areas** include investing in existing communities, redeveloping obsolete and vacant sites, protecting and maintaining existing infrastructure, creating urban and suburban settlement patterns and densities, preserving transportation assets, and expanding infrastructure for job creation. **Policies for rural areas** include protecting the rural economy, agriculture, and access to natural resources; promoting sustainable land development practices, and encouraging compact development in rural areas. In the Development Guide’s **Land Use Vision**, the majority of the Town of Manlius is identified as neighborhoods and farms, forests, and countryside.

The Guide also presents recommendations for implementation. A selected number of recommendations that relate to zoning codes and apply to the Town of Manlius include:

1. Establishing design standards
2. Encouraging mixed uses and home occupations
3. Prohibiting potentially toxic uses in proximity to wellheads
4. Requiring engineering evaluations for proposed on-site wastewater systems
5. Supporting nodal and cluster development rather than strip development
6. Identifying where infrastructure extensions are encouraged
7. Prioritizing infill development and smart growth
8. In suburban areas, establishing approximate lot sizes of 0.5 acres where public water and sewer are available, one acre where only public water is available, and greater than one acre where public water and sewer are not available
9. Supporting residential options for older adults
10. Establishing mineral resources buffer zones around residential areas
11. Discouraging development in areas with unsuitable soils, high water tables, shallow depth to bedrock, and steep slopes

2001 Onondaga County Settlement Plan

The 2001 Onondaga Settlement Plan supports transect development patterns, which encourages a smooth and gradual transition from urban to rural spaces in which development becomes decreasingly dense and increasingly occupied by open space.

Onondaga County TND Guidelines & Code

The Onondaga County Traditional Neighborhood Development (TND) Guidelines & Code work hand-in-hand to support municipalities in implementing traditional neighborhood design principles in their community. Chapter 3 of the Guidelines addresses land use and recommends:

1. Supporting mixed-use development
2. Focusing the highest density development in neighborhood centers, which density decreasing in an outwards direction
3. Ensuring that both retail and office space are available in every neighborhood center
4. Ensuring that a transit stop is located in every neighborhood center
5. Encouraging gradual transitions in building size, generally from large to small as distance from the neighborhood center increases
6. Locate zoning boundaries at midblock, rather than in the middle of the street, so that both sides of the street have compatible development patterns and uses

The TND Code offers a long list of policy, development, and code recommendations for the design of thoroughfares, private areas, and civic spaces. Recommendations are separated by Transect Zone: Rural Preserve, Rural Reserve, Suburban Transect, General Urban, Urban Center, Urban Core, Civic Space Overlay, Civic Building Overlay, District by Warrant, and District by Rezoning. Code recommendations offered in the TND Code should be referenced when drafting updates and additions to the Town of Manlius' Zoning Code, particularly those from applicable Transect Zones.

Community Survey

The Community Survey, launched as part of the comprehensive planning process, asked community members to rank images of various development types and styles based on their appropriateness for the Town of Manlius. Images were categorized into five groups: Low Density Residential, Mixed Density Residential, Neighborhood Mixed Use/Commercial, and Regional Mixed Use/Commercial. Key findings were as follows:

1. **Low Density Residential:** “The image scoring from the Low Density Residential character area revealed that community members prefer homes that position garages and parking behind or set further back than the housing structure. The image scoring did not reveal a preference for specific architectural styles or landscaping. Rather, participants appreciated a variety of low density housing types ranging from rural agricultural residences to modern, smaller-lot single-family homes. In the Low Density Residential character area, community members did prefer detached single-family homes over attached single-family homes and apartments.”

2. **Mixed Density Residential:** “The image scoring from the Mixed Density Residential character area revealed that community members prefer housing with interesting architectural features, such as the use of facade articulation, multiple building materials/colors, a variety of window sizes/types, and inclusion of porches or steps. Those that were tripartite in design (having a clearly defined base, midsection, and crown to the building) tended to score higher than those that had little vertical variation. The image scoring also suggested that community members prefer housing with landscaping between the building and the road.”
3. **Neighborhood Mixed Use/Commercial:** “The image scoring from the Neighborhood Mixed Use/Commercial character area suggests that the majority of community members prefer small-scale commercial uses without drive-throughs, especially those which are highly visible from the public right-of-way. The image scoring also suggested that community members prefer mixed use and commercial buildings that are positioned closer to the street, with no parking provided in the front yard. Finally, the image scoring revealed a preference for sites that include landscaping between the building and road.”
4. **Regional Mixed Use/Commercial:** “The image scoring from the Regional Mixed Use/Commercial character area revealed that community members prefer site designs and layouts where parking is located to the side or rear yard area, instead placing buildings closer to the street and incorporating landscaping between the building and the street where a larger setback exists. The image scoring also suggested a strong preference for buildings with visually interesting facades, including a clearly defined base, midsection, and crown, increased facade transparency, and increased façade transparency, and use more natural building materials.”
5. **Streetscapes:** “Image scoring from the Streetscapes character area revealed that community members preferred corridors with street trees and landscaping as well as active transportation amenities, such as sidewalks and bicycle lanes. The image scoring also suggested that community members prefer corridors where buildings have smaller setbacks from the street and parking lots are limited to the side or rear yard.”

Included in the Community Survey was an opportunity to identify the Town’s key opportunities. Those that related to land use and zoning included the following:

- Increase housing options, including affordable housing
- Increase the number and diversity of local businesses and support the tech industry
- Maintain green spaces and natural resources
- Support redevelopment of vacant properties
- Develop more public spaces, especially recreational and entertainment facilities
- Encourage sustainable building practices and the use of renewable energies
- Implement a development strategy
- Develop a downtown/Town center

Focus Groups, Study Groups, and Listening Sessions

As part of the comprehensive planning process, several focus groups, study groups, and interviews were facilitated to solicit public input on specific topics, as listed below.

- Affordable Housing Focus Group
- Historic Preservation Focus Group
- Environmental Sustainability Focus Group
- Youth #1 Focus Group
- Town Staff Focus Group
- Renters Focus Group
- Parents & Caregivers Focus Group
- Seniors Focus Group
- Youth #2 Focus Group
- Farmer Interviews
- Technology Focus Group
- Bicycle & Pedestrian Mobility Focus Group
- Town Board Focus Group
- Stormwater Study Group
- Quarry Study Group

Recommendations from these engagement efforts related to land use and zoning include the following:

- Develop historic districts
- Preserve historic character by adopting architecture codes for new buildings
- Incorporate green building into zoning and development guidance/requirements
- Develop guidelines on permissible locations for solar farms
- Maintain farmland
- Encourage the development of more senior apartments
- Implement land use regulations - such as zoning and conservation subdivisions - that protect open spaces and agricultural land from encroachment and development that prevents future agricultural uses
- Discourage solar farms from establishing on prime agricultural soils
- Include flexibility for ‘makers’ [3-D printers, inventors, artisans, food processors, manufactures etc.] in future land use zoning
- Take a comprehensive view of zoning, rather than “spot zoning”
- Protect prime farmland
- Modify code definitions to be more flexible (e.g. home occupation, family)
- Require site-specific surveys and in-depth and extensive examination and testing of water resources by impartial third party experts before any consideration of applications for mining are considered

Zoning Districts

Overview

The Town of Manlius currently has 15 zoning districts, as categorized and described below.

Agricultural: RA Restricted Agricultural Districts

This district permits agricultural uses, limited residential and commercial uses, and the on-site sale of agricultural products.

Residential: R-1 Residential, R-2 Residential, R-3 Residential, R-4 Residential, R-5 Residential

Generally, from the R-1 to the R-5 district, the allowable density and number of uses increases. R-1 and R-2 only allow single-family homes; R-3 and R-4 allow single- and two-family homes, community uses (e.g. schools, churches, libraries, parks), and home occupations, and R-5 only allows multi-family dwellings.

Mixed Use: RT Residential Transition, RM Residential Multiple-Use Districts

Both the RT and RM districts allow for residential and light commercial uses, but the RT district allows additional uses by special permit, such as food preparation, shoe repair shops, barbershops, and beauty salons.

Commercial: C-A Commercial District A, C-B Commercial District B, NS Neighborhood Shopping District, RS Regional Shopping District

The C-A and C-B districts permit a variety of commercial, retail, and personal service uses and allow by special permit higher-intensity commercial uses (e.g. vehicle sales and repair), with the C-B district permitting a wider variety of uses. Both districts require site plan review and encourage certain architectural design components.

The NS district supports small-scale commercial, retail, and personal service establishments near residential uses, while the RS district supports the transition of existing large-scale commercial uses into smaller retail, service, and community uses.

Industrial: I Industrial District, NRRD Natural Resource Removal District

The I district permits commercial uses similar to the C-B district and allows by special permit higher intensity uses (e.g. public utility structures, junkyards, heavy manufacturing). The NRRD district may overlap or be combined with another district to permit quarrying, excavation, and removal of earthen materials.

Other: NYSPA New York State Property Areas District, AFDAH Airport Flight Hazard Area District

The NYSPA district denotes NYS-owned parkland (which cannot be regulated by local zoning). The AFDAH district may overlap or be combined with other districts and sets a height limitation of 150 ft.

Issues & Opportunities

Issue	Opportunity
Establishment of a Conservation Overlay District	
<p>Based on comments solicited through public engagement activities, the protection of green/open space and natural resources is a priority for community members. However, the current Town zoning does not include any type of conservation, open space, or natural resource protection district.</p>	<p>It is recommended that a conservation or similar district be established to protect green space and natural resources. For example, the conservation district may incorporate existing wetlands, floodplains, significant natural communities, critical environmental areas, and others as deemed appropriate to the Town. This district could be established as an overlay district, limiting development in these environmentally sensitive and/or ecologically beneficial areas.</p>
Establishment of a Community Facility District	
<p>Based on comments solicited through public engagement activities, the development of more public spaces is desired by community members. However, no community facility district exists to welcome and maintain public resources, such as parks, municipal buildings, and historic and cultural resources.</p>	<p>It is recommended that a community facility or similar district be established to identify and protect existing public spaces, historic resources, and cultural assets. For example, municipal buildings, parks, museums, community centers, and recreational facilities may be included as permitted uses in this district. While the Town does not own any parks, it is recommended that existing parks under State, County, and Village ownership be included in this district to maintain their service to the public should these entities ever choose to relinquish ownership.</p>

Issue	Opportunity
Consolidation of Residential Districts	
<p>Overall, eight zoning districts within the Town permit some form of residential zoning, five of which are strictly residential (R-1 to R-5). While the intent to protect community character and appropriately regulate residential uses is understandable, this large number of residential zones may be burdensome to Town administration and confusing to homeowners and developers.</p>	<p>In order both protect community character and simplify zoning code administration and development procedures, it is recommended that the five existing residential districts (R-1 to R-5) be consolidated into three districts. These could include:</p> <ol style="list-style-type: none"> 1. A low-density residential district, which could permit large lot sizes with single-family homes and accessory dwelling units; this district would protect the existing rural character associated with some areas of the Town 2. A medium-density residential district, which could permit single- to two-family homes and accessory dwelling units; this district could be appropriate for residential areas on the outskirts of the Villages where lot sizes are smaller and walkability is prioritized; appropriate low-density commercial uses (such as cafes, home occupations, and limited retail) could also be permitted 3. A mixed-density residential district, which permits single-family to multi-family homes and accessory dwelling units; this district could also be appropriate for residential areas on the outskirts of the Villages as well as near key employment centers; appropriate low-density commercial uses (such as cafes, home occupations, and limited retail) could also be permitted

Issue	Opportunity
Establishment of a Mixed Density Residential District	
<p>Increasing the diversity of housing options, particularly senior and affordable housing, was a common theme in community input. However, the only district currently permitting multi-family housing is the R-5 district, which is limited to very few locations in the Town. Moreover, this district does not support single-family to two-family unattached units, thus also limiting the residential options to individuals and families requiring multi-family living arrangements to a specific high-density neighborhood character.</p>	<p>To support aging-in-place, housing affordability, and, in general, the diversification of housing options, it is recommended – as stated above – that a mixed-density residential district be established. This district would enable the introduction and continuation of multi-family living options, while also providing for a range of neighborhood development patterns to accommodate a diversity of residential preferences.</p>
Consolidation of Mixed Use Districts	
<p>County plans and input from the Community Survey demonstrate support for mixed-use development. While the Town does have two mixed-use districts, the RT district is not currently mapped out on the Town’s zoning map. Moreover, these districts often require site plans and accessory use permits to allow for multiple uses in one building, which conflicts with the preferences seen in the Community Survey.</p> <p>Similar to the large number of existing residential uses, the use of two mixed-use districts with similar intents may increase Town administrative requirements and confusion for existing and future property owners.</p>	<p>In alignment with the County plans and community input, it is recommended that the RT and RM districts be consolidated into one mixed-use district that encourages the establishment of multiple uses in one building. Based on the image ratings in the Community Survey, this district should include provisions that increase walkability and visual appeal (e.g. landscaping, minimal setbacks, and parking lots and drive-throughs limited to the rear yard). This district could be appropriate along main corridors on the perimeter of the Villages.</p>
Establishment of a Large-Scale Solar Overlay District	
<p>Input through the Community Survey and other engagement efforts demonstrated a desire by community members to appropriately site large-scale solar facilities. The current zoning code does limit large ground-mounted solar systems to the RA and I districts, however, the RA district encompasses the vast majority of the Town’s geographic area.</p>	<p>It is recommended that a large-scale solar overlay district be established to identify appropriate areas for large-scale solar facilities. The district could still be limited to the RA and I districts, but also exclude prime soils, NYS agricultural districts, and scenic views.</p>

Issue	Opportunity
Incorporate Impermeable Surface Limits	
<p>Stormwater runoff was cited as a public concern on numerous occasions through community engagement activities. While some districts have maximum lot coverage requirements, they do not include considerations for permeable vs impermeable surfaces.</p>	<p>It is recommended that the bulk and dimensional requirements for each district be supplemented with impervious surface limits. This inclusion will encourage the use of green infrastructure and the reduction of stormwater runoff.</p>

Special Regulations

Issues & Opportunities

Issue	Opportunity
Inclusion of Accessory Dwelling Unit (ADU) Regulations	
<p>Increasing the range of housing options and access to affordable and senior housing were common themes discovered through community engagement exercises. At the same time, in the results from the Mixed Density Residential character area in the Community Survey, many of the higher-scoring multi-family dwellings reflected the design of single-family homes. ADUs offer an excellent opportunity to achieve these goals while maintaining neighborhood character, as they may be designed to reflect the lower-density residential development patterns present throughout the Town. However, the current zoning regulations do not include any language that encourages the appropriate use of ADUs.</p>	<p>To expand housing choice while respecting existing neighborhood character, it is recommended that the Town specifically identify ADUs as a permitted use in the residential districts, and include special regulations for the siting and design of these structures. Common standards include minimum lot sizes, maximum bedroom limits, and off-street parking requirements.</p>
Inclusion of Home Occupation Regulations	
<p>As a result of rapid technological advances and telecommuting patterns resulting from the COVID-19 pandemic, “work-from-home” arrangements have become increasingly popular. Moreover, allowing home-based occupations can increase employment opportunities for residents and support the establishment of small businesses. However, the zoning code currently only permits home occupations for the R-3 and R-4 districts.</p>	<p>In the interest of welcoming a diverse population of residents and supporting financial well-being, it is recommended that the zoning code permit home occupations in all residential districts. Special regulations for home occupations could also be included to further define home occupations and identify appropriate limitations.</p>

Issue	Opportunity
Revision to Mobile Home Regulations	
<p>Section 155-21 of the zoning code provides regulations for mobile home camps, mobile home parks, and individual mobile homes. Current zoning limits individual mobile homes to the RA district. They are defined by the zoning code as “A movable unit, with or without wheels, whether on a foundation or rigid support, capable of being used year-round for living quarters and not built to the New York State Uniform Fire Prevention and Building Code one-family dwelling regulations. A ‘mobile home’ shall contain not less than 600 square feet of floor area. A prefabricated, sectional or modular dwelling built to the New York State Uniform Fire Prevention and Building Code one-family regulations shall not be considered a ‘mobile home.’”</p> <p>According to Section 616 of NY Executive Law, “A manufactured home that is affixed to a permanent foundation and conforms with the identical development specification and standards, including general aesthetic and architectural standards, applicable to conventional, site-built single-family dwellings in the residential district in which the manufactured home is to be sited, shall be deemed to be a conforming single-family dwelling for purposes of the applicable local zoning law or ordinance.”</p>	<p>To ensure conformance with NYS Executive Law, it is recommended that the zoning code’s definitions for mobile home and manufactured home as well as the mobile home regulations be reviewed and revised. Expanding the permissible locations for mobile/manufactured homes would also support housing affordability, a key topic of concern identified through community input.</p>

Development Standards

Issue	Opportunity
Inclusion of Bicycle Parking Requirements	
<p>A key theme derived from community input was the need for more and enhanced bicycle infrastructure, however, the current zoning code does not include any provisions for such amenities.</p>	<p>Although zoning codes do not regulate the right-of-way, they can influence minimum and maximum parking requirements, including for bicycles. It is recommended that bicycle parking minimums be introduced for new retail, office, and multi-family developments.</p>

Issue	Opportunity
Establishment of Non-Residential Design Guidelines	
<p>As demonstrated through the Community Survey, members of the community expressed preferences for particular development styles for mixed use and commercial sites. However, the Town’s current zoning code does not include guidelines or regulations for the architectural design of new development.</p>	<p>It is recommended that the Town incorporate non-residential design guidelines into the zoning code to promote the construction and renovation of architecturally compatible and desirable mixed-use and commercial development. These guidelines could set standards for building and roof materials/colors, façade transparency, site layout, roof lines, landscaping, lighting, and other characteristics. The development of non-residential guidelines would not only support consistent development design and enhance the appeal of streetscapes, but also assist in the promotion of a community identity.</p>
Enhancement of Sign Regulations	
<p>Similar to non-residential design guidelines, signage design guidelines can support a community in achieving a succinct identity. Adequate signage design regulations can also support wayfinding efforts. While the current zoning code does have both permanent and temporary sign regulations, they include little guidance on sign structure, colors, font type and size, and overall design.</p>	<p>It is recommended that the Town incorporate sign regulations, including graphical representations of desirable signage types, to further establish a sense of identity, promote consistent streetscape character, and enhance wayfinding efforts.</p>

Review Procedures

Issue	Opportunity
Revision of Accessory Use Permit Requirements	
<p>Accessory use permits are currently required for all home occupations in R-3 and R-4, including very low-intensity uses, such as home crafts, art studio, dressmaking, and teaching to one pupil at a time. This permitting requirement may be an obstacle for small business development and hinder opportunities for Town residents to take advantage of additional potential sources of income. As noted through community input, there</p>	<p>It is recommended that accessory use permits be limited only to certain home occupations, such as those that are expected to result in a notable change in traffic. This change would reflect recent telecommuting trends and support community members in acquiring additional sources of income.</p>

Issue	Opportunity
is a desire to increase zoning flexibility for “makers.”	

Layout and Formatting

Issue	Opportunity
Update to Section 155-3 Definitions	
In the current zoning code, definitions are not only outlined in Section 155-3, but also distributed throughout the different code sections as applicable, decreasing the overall readability of the document.	It is recommended that all definitions be maintained in Section 155-3 and referenced from other sections as needed.
Creation of an Article for Administrative & Review Procedures	
Regulations for applications, reviews, certificates, and site plans are currently distributed throughout Article IV Special Regulations and Article VI Administration & Enforcement, requiring the reader to flip from section to section.	To increase the user-friendliness of the zoning code, it is recommended that regulations for applications, reviews, certificates, and site plans all be consolidated into a single new article for administrative and review procedures. It is also recommended that these sections be supplemented with graphical representations of such procedures, timelines, and required documentation.

Build Out Analysis

One purpose of a comprehensive plan is to identify the community’s future vision, map out the type and location of future land uses, and recommend land use regulations that could assist in achieving such a vision. The completion of a build out analysis can be a highly beneficial tool for informing these future land use discussions. As the Town of Manlius is in the process of drafting its first-ever comprehensive plan and its Zoning Code is 31 years old, it was determined that a build out analysis would be necessary to adequately inform the comprehensive planning process.

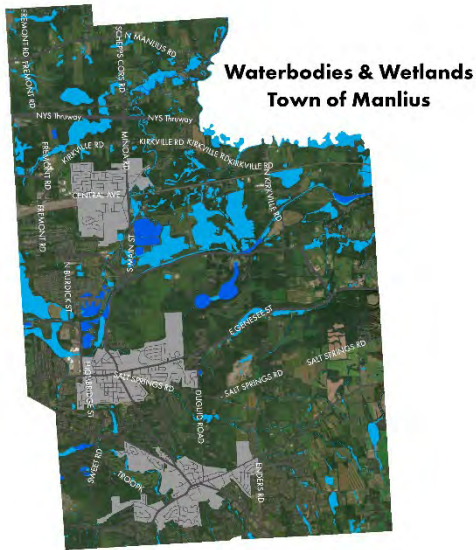
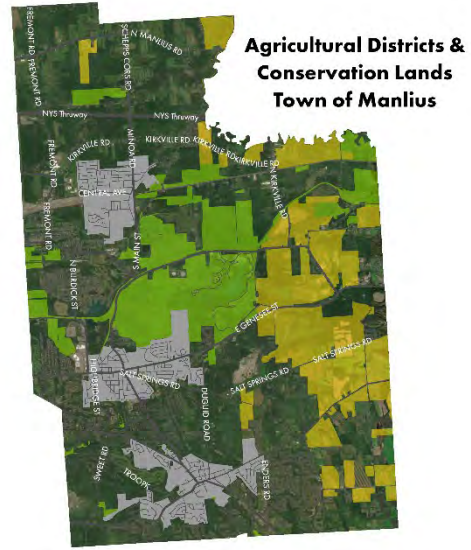
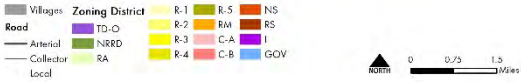
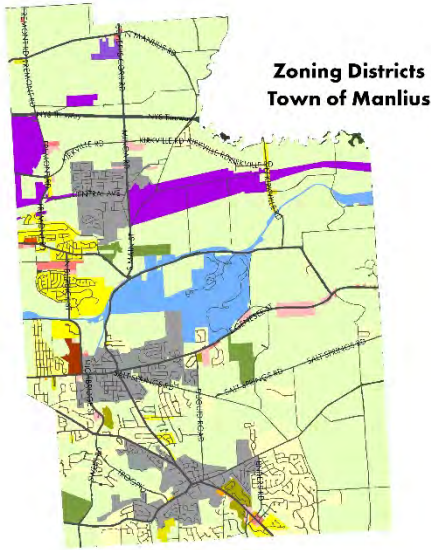
A build out analysis is a geographic information system (GIS) based analysis that assesses the impact of development in the “worst case” scenario. All developable parcels within a defined geographic area are identified, and the highest-intensity allowable use for each of these parcels is applied based on the applicable zoning district. Then, the anticipated traffic impacts that could result from such “worst case” development are assessed. By understanding the potential impacts of development under current zoning regulations, the comprehensive plan can then more readily provide recommendations for policies, programming, and regulatory amendments to ensure that future development reflects the community’s vision.

Lot Selection Process

A seven-step process was undertaken to identify which lots to include in the build out analysis, as outlined below. The goal of this process was to identify lots that could harbor future development of high-impact potential (i.e. substantial changes to traffic levels).

Step	Lots Added/ Removed	Total Lots Selected
Step 1: Identify all lots within the Town.	+9440	9440
Step 2: Remove lots zoned for low-density residential. <i>Note: This includes Districts R-1, R-2, R-3, R-4, and RA. Lots in these districts were excluded to the likelihood that future low-density residential development would not result in substantial traffic generation.</i>	-8800	640
Step 3: Remove lots protected as NYS Agricultural Districts or as conservation lands.	-18	622
Step 4: Remove lots with less than 5 acres of buildable area. <i>Note: This accounts for the presence of waterbodies, NYS-regulated wetlands, and the Zoning Code’s maximum building footprint regulations. Lots with less than 5 acres of buildable land were excluded due to the likelihood that they would not provide enough space for development at a scale that could result in high impacts.</i>	-578	44
Step 5: Remove lots outside of the water and sewer districts. <i>Note: This was included as a criterion due to smart growth best practices and the challenges associated with water and sewer extensions.</i>	-29	15
Step 6: Remove lots that are fully developed.	-13	2
Step 7: Add lots with anecdotal evidence of development potential. <i>Note: These lots were identified through conversation with Town Board members familiar with recent development proposals.</i>	+8	10

Maps illustrating the geographical data used to identify these criteria are on the following page.





Based on the lot selection process outlined above, 10 properties within the Town of Manlius were identified as locations with the potential for future high-impact development. While these 10 lots may not represent an exhaustive list of potential future high-impact development, they serve as prime examples for consideration under future growth scenarios. Details regarding these 10 lots are outlined in the table below.

Lot	Parcel ID	Address	Current Land Use	Zoning	Status
1	086.-02-06.1	5440 Burdick St	Multiple residences	RA	Inactive
2	086.-02-05.3	Burdick St	Rural vacant lots of 10 ac or less	RA	Inactive
3	086.-02-04.1	5420 Burdick St	One family year-round residence	RA	Inactive
4	086.-02-03.0	Burdick St	Rural vacant lots of 10 ac or less	RA	Inactive
5	086.-02-02.1	Burdick St	Residential vacant land over 10 ac	CA	Inactive
6	093.-01-05.1	Highbridge St	Vacant land located in commercial areas	CA	Inactive
7	099.-01-19.0	5061 Eagle Village Rd	Field crops	RA	Active
8	099.-01-27.6	Eagle Village Rd	Residential vacant land over 10 ac	R-1	Inactive
9	082.2-01-02.0	Genesee Tpke	Agricultural vacant land (productive)	RA & CB	Inactive
10	091.-03-38.1	Genesee Tpke	Agricultural vacant land (productive)	RA & CB	Inactive

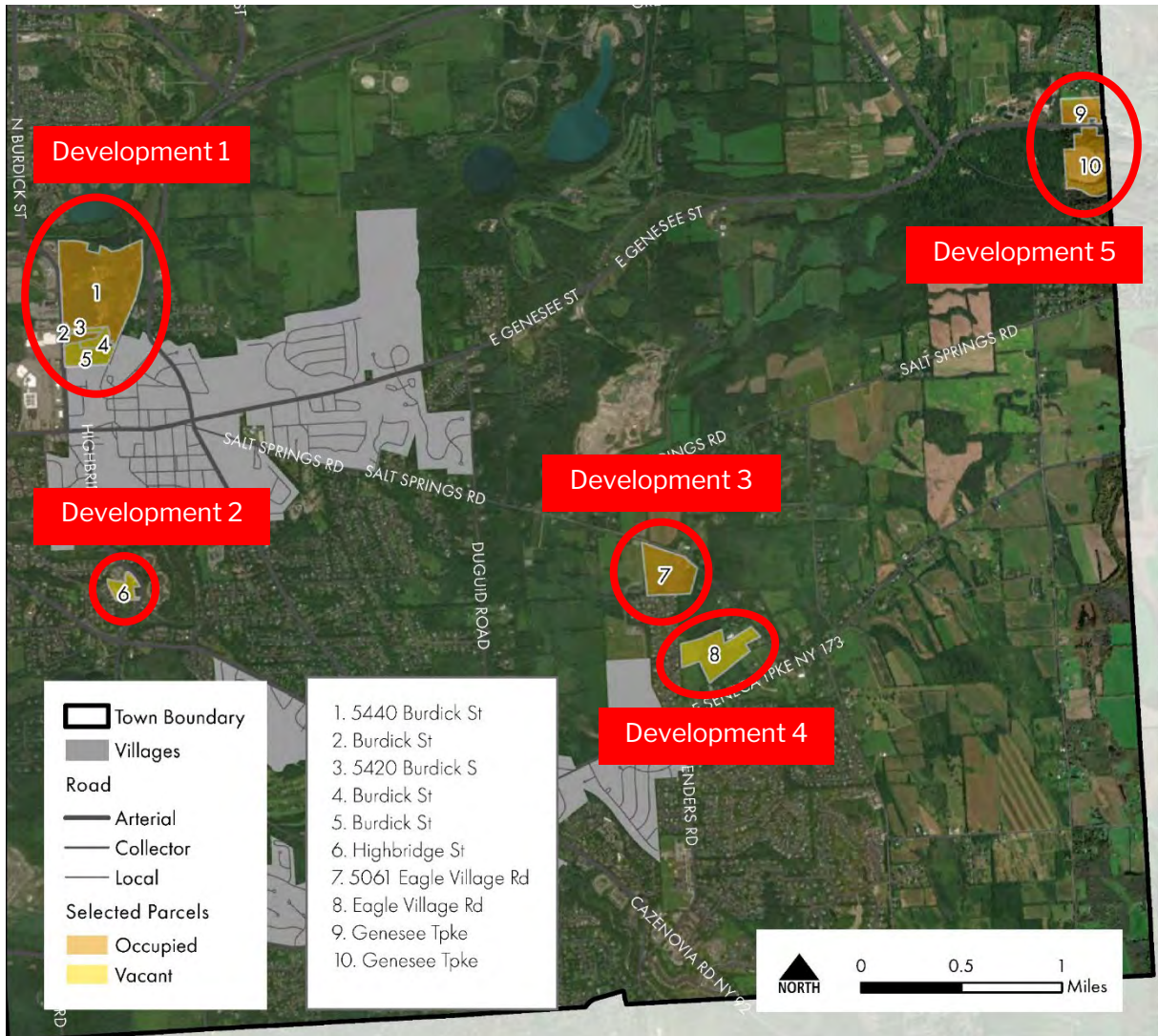
Traffic Impact Analysis

Due to the clustered nature of some of the 10 build out analysis parcels, they were grouped into five development sites. Each development site, except Development 1, was assigned a potential future use based on the highest-intensity use allowed in that development’s zoning district. Development 1’s potential future use, however, was assigned based on anecdotal evidence of this site being of interest specifically for a single-family subdivision. The assignment of potential future uses also included the following assumptions:

- Future commercial developments, like a hospital or automobile care center, would be of the same scale as nearby facilities of the same type
- Future residential developments would be subdivided to the highest allowable density per the zoning code
- Future single- and two-family homes would contain the same number of bedrooms as the Town average for these residential property types

Then, the Institute of Transportation Engineers TripGen Web-Based App was used to estimate the peak hour vehicular traffic that would be generated if the five development sites were built out according to their assigned potential future use (and the assumptions listed above). These traffic generation estimates are tabulated below.

Development	Lot(s)	Potential Future Use	Peak Hour Traffic Generation
1	1-5	Single- and two-family subdivision	AM: 174 PM: 235
2	6	Automobile care center	AM: 21 PM: 34
3	7	Hospital	AM: 268 PM: 256
4	8	Single-family subdivision	AM: 82 PM: 110
5	9-10	Hospital	AM: 536 PM: 512



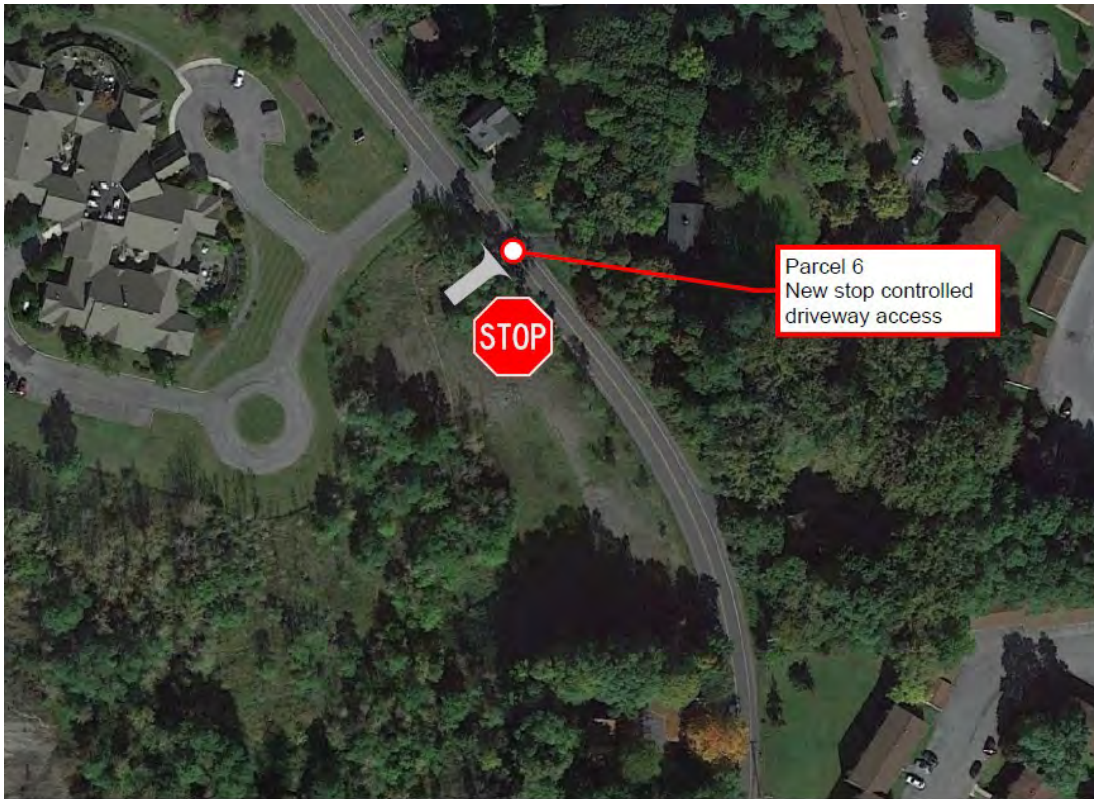
Potential Traffic Mitigation Measures

To facilitate the flow of estimated increased volumes of vehicle trips in these five development scenarios, traffic mitigation efforts would need to be made through the form of traffic controls and access ways. Therefore, potential traffic mitigation measures were proposed to demonstrate the type of roadway changes that might be experienced – in addition to increased vehicle trips – as a result of each development being built out to its assigned potential future use. These potential traffic mitigation measures are depicted in the following images. Please note that the process of implementing any of the described traffic mitigation measures may require traffic impact studies and additional analyses, such as a Level of Service (LOS) analysis, traffic counts, turn movement counts, sight distance evaluation, and/or crash analysis.

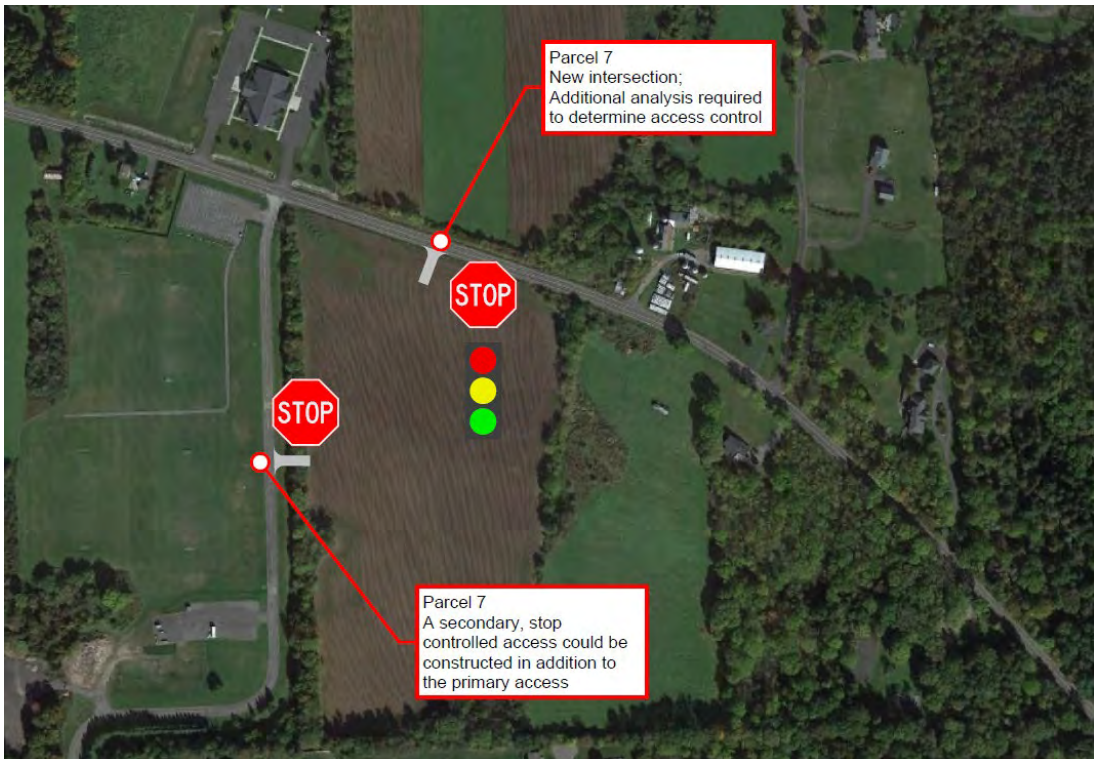
Development 1



Development 2



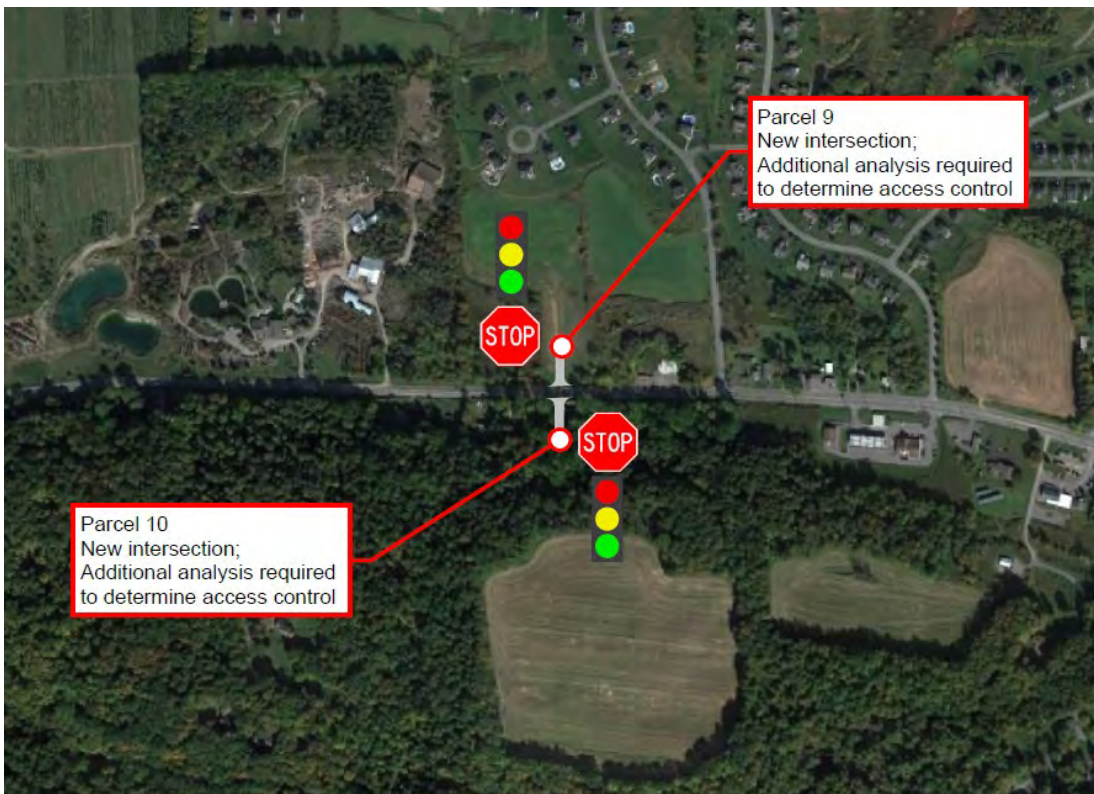
Development 3



Development 4



Development 5



Interpretation

The findings of this build out analysis may be utilized to inform future land use planning efforts by the Town. For example, if the types and locations of development demonstrated in this build out analysis are desired by the community, they may be encouraged by maintaining existing zoning regulations. If they are not desired by the community, they may be inhibited through updates to the zoning code to redefine which types of uses (or scale of such uses) are permitted across the Town. Finally, zoning revisions may also be warranted in cases where the community has expressed a desire for development in a specific area that was not identified as an opportune location for development through the build out analysis process.

Key findings from the build out analysis include the following:

- The availability of sewer service (and, in some cases, water service as well) substantially limits opportunities for large-scale development within the Town. For example, although Saintsville Rd is largely zoned industrial, there is no sewer service to this area that would make many kinds of industrial development feasible. The same conflict exists for the commercially zoned parts of E Genesee Tpke.
- The presence of wetlands, particularly in the northern half of the Town, drastically reduces the availability of buildable land. Future large-scale development will need to either avoid wetlands or use innovative site design techniques to ensure the protection of wetlands.
- NYS Agricultural Districts preserve a large portion of the eastern third of the Town of Manlius as agricultural land. Unless removed from the program, these areas would not support large-scale development.
- The RA District includes many large parcels near existing residential/commercial development and water/sewer service that could be attractive locations for new development. However, the zoning of this district makes large-lot single-family subdivisions the highest intensity allowable use.
- There are several areas of the Town that are unzoned, including areas denoted on the map as the TD-O District, which has been repealed. This reduces the clarity and intent of the zoning code, potentially hindering future development that aligns with community preferences.
- The MH District could be a potential location for new high-density residential development, however, many of the lots were nonconforming with the zoning regulations (due to a lot size of greater than 40,000 sf), thus limiting their viability as a site for new development.

Due to the above constraints, overall, very few areas within the Town support large-scale residential, commercial, or industrial development. Should the Town wish to support new development – particularly in preparation for the anticipated population growth associated with the forthcoming Micron development in Clay, NY – it may be necessary to revise existing zoning regulations to open up opportunities for development in new locations, particularly within the RA District. Sewer expansions may also be necessary to make development feasible beyond the immediate outskirts of the Villages.

APPENDIX C

Town of Manlius Climate Action Plan

[Forthcoming - still in draft form]

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COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

DRAFT MARCH 17, 2023