Town of Manlius

Planning Board Agenda

April 24, 2023

6:30PM

1. Zoom Meeting Instructions

   Documents:

   ZOOM PLANNING BOARD MEETING INSTRUCTIONS APRIL 24, 2023.PDF

2. Approval Of Minutes April 10, 2023

3. Pledge Of Allegiance

4. Hogan Drs. LLC - 4579 Southwood Heights Drive, Jamesville, NY 13078 - Site Plan & Special Use Permits For Retail Sales & Accessory Use Permits For Apartments For Residential Use - Seven Pines - 8104-8110 Cazenovia Road - Tax Map #'s 112.-02-2.7, 112.-02-06.0, 112.-02-07.0 And 112.-02-2.9

   Documents:

   SEVEN PINES APPLICATION.PDF
   SEVEN PINES OFFICE BUILDINGS 1 AND 2 PLANS.PDF
   8104-8110 CAZENOVIA ROAD - INGRESS AND EGRESS EASEMENTS.PDF

5. Accessory Use Permit Renewals

   Documents:

   MEMO FROM CODE OFFICER.PDF
   HOSMER VIOLINS - ACCESSORY USE PERMIT RENEWAL.PDF
   OBERFERST - DENTAL OFFICE - ACCESSORY USE PERMIT RENEWAL.PDF
   OLMSTEAD - REAL ESTATE OFFICE - ACCESSORY USE PERMIT RENEWAL.PDF
   WINKLER - DENTAL OFFICE - ACCESSORY USE PERMIT RENEWAL.PDF

6. Other Business

7. Adjournment

Town of
MANLIUS
New York

April 24, 2023

Virtual Planning Board Meeting

Instructions to attend the April 24, 2023 virtual Planning Board meeting:

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

Enter the meeting url web address as listed below:

https://us02web.zoom.us/j/88254463751?

Password to join when prompted:

Password: 996011

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1-(929) -436-2866

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

Webinar ID: 882 5446 3751

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

Password: 996011

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

RECEIVED
MAR 28 2023
BY

DATE: 3/10/23

Name of Project: _____

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

Location of Project: 8109-8110 Cazenovia Rd, Manlius

Type of Project:

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

Developer: Hogan Dev, LLC Phone: _____

Address: 4579 Southwood Heights, Jamesville NY Zip: 13078

Tax Map Number(#)/s: (8109) 112-02-7.006 (8112) 112-02-7.0

Present Zoning: RM Desired Zoning: RM

Total Acreage: 1.58 Total Number of Lots: 2

Property Owner/s: SAME Phone: _____

Address: _____ Zip: _____

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

Printed Name: Shashank Hotti

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Use next page for additional known property owners' information

---

Planning Board Meeting Date Assignment: _____

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

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

-OR-

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

Date: 5/25, 2022.

Shashank Bhatt
(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

Date: _____, 20____.

(Print Name)

(Signature)

(Entity Name)

By (Officer) (Title)

(Mailing Address of Applicant)

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 25th day of May in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Shashank Bhatt, N/A, and N/A personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

MICHELLE A KOLIS
Notary Public - State of New York
NO. 01KO6261392
Qualified in Onondaga County
My Commission Expires May 7, 2024

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

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

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

I. Shashank Bhatt being duly sworn, deposes and says that (s) he is:

Applicant

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

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

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

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

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

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

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

CORPORATE ACKNOWLEDGEMENT

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

Shashank Bhatt, being duly sworn, deposes and says the s(he) is the managing member of Hogan Drs LLC corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.

Applicant Signature

Subscribed to me before this day 25th
Of May, 2022

Notary Public

MICHELLE A KOLIS
Notary Public - State of New York
NO. 01KO6261392
Qualified in Onondaga County
My Commission Expires May 7, 2024

06/29/16 LB

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Seven Pines Office Park, Residential converion

Name of Action or Project:

Seven Pines Office PArk, Residential conversion

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

8104- 8110 Cazenovia Rd, Manlius NY 13104

Brief Description of Proposed Action:

The project is for the conversion of the second floors of 4 existing 2 story office buildings into residential apartments. Three of the buildings would have three units and one would have 4 units. No changes to the exteriors or to the current parking areas.

Name of Applicant or Sponsor:	Telephone: 315-396-4394
Shashank Bhatt	E-Mail: shashank_bhatt@hotmail.com

Address: 4579 Southwood Heights Jamesville NY

City/PO:	State:	Zip Code:
Jamesville	NY	13078

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Manlius Zoning approval, Town of MAnlius Building Permit	☐	☑

3. a. Total acreage of the site of the proposed action? +/-4 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 4 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☑
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☑	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Shashank Bhatt Date: 5/30/2022

Signature: _____ Title: Managing member

PRINT FORM

OWNER

HOGAN DR. LLC
4579 SOUTHWOOD HEIGHTS DRIVE
JAMESVILLE, NY 13078
CONTACT: SHASHANK BHATT
E-MAIL: SHASHANK_BHATT@HOTMAIL.COM

ARCHITECT

IN-ARCHITECTS, PLLC
239 EAST WATER STREET
SYRACUSE, NY 13202
(315) 728-9458 (phone)
CONTACT: JIM KNITTEL
E-MAIL: JKNITTEL@IN-ARCHITECTS.COM

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD MANLIUS, NEW YORK

PROJECT #22033

CODE REVIEW:

PROJECT:
RESIDENTIAL CONVERSION, SECOND FLOOR OF BUILDINGS 1 & 2, CHANGE OF OCCUPANCY, WORK AREA COMPLIANCE METHOD

GOVERNING CODES:
2020 EXISTING BUILDING CODE OF NEW YORK STATE
2020 BUILDING CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

REFERENCE CODES:
ICC A117.1-09 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
NFPA 13-16 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
NFPA 72-16 NATIONAL FIRE ALARM CODE
NFPA 101-18 LIFE SAFETY CODE

USE AND OCCUPANCIES:

EXISTING	**PROPOSED**
GROUND FL - OFFICE (B)	OFFICE (B)
SECOND FL - OFFICE (B)	RESIDENTIAL (R-2)

TYPE OF CONSTRUCTION:
VB

AREA SEPARATION BCNY TABLE 508.4
R USE TO B USE, 1 HR SEPARATION IF SPRINKLERED

ACCESSIBILITY
EXISTING LIFT TO REMAIN.
RESIDENTIAL UNITS TO BE TYPE B UNITS.

EBCNYS CHAPTER 10 SECTION 1011.1, PARTIAL CHANGE OF OCCUPANCY
-1011.2.1 SECOND FLOOR REQUIRED TO BE SPRINKLERED. AS PER CHAPTER 9 OF BCNYS.
-1011.4.1 CHANGE OF OCCUPANCY TO HIGHER HAZARD LEVEL. EGRESS TO COMPLY WITH BCNYS CHAPTER10. BCNYS TABLE 1006.3.3(1) ALLOWS FOR 2ND FLOOR DWELLING UNITS WITH ONE EXIT.

EBCNYS NOTES:
-ALL NEW CONSTRUCTION ELEMENTS INCLUDING ELECTRICAL AND MECHANICAL DEVICES AND EQUIPMENT
SHALL COMPLY W/ EBCNYS.

-ALL NEW FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE 2020 BCNYS. WALL AND CEILING FINISHES TO
BE CLASS C MINIMUM.

-ALL NEW WORK INCLUDING ELECTRICAL AND MECHANICAL DEVICES AND EQUIPMENT TO COMPLY WITH THE
2020 ENERGY CONSERVATION CODE OF NYS.

DRAWING LIST

SHEET NUMBER	SHEET NAME	ISSUED DATE	REVISION #	REVISION DATE
GENERAL INFORMATION				
A001	COVER SHEET	03/14/2023		
A002	GENERAL INFORMATION	03/14/2023		
ARCHITECTURAL				
A101	BUILDING 1 DEMOLITION PLANS	03/14/2023		
A102	BUILDING 2 DEMOLITION PLANS	03/14/2023		
A201	BUILDING 1 CONSTRUCTION PLANS	03/14/2023		
A202	BUILDING 2 CONSTRUCTION PLANS	03/14/2023		
A203	SCHEDULES & DETAILS	03/14/2023		
A501	INTERIOR ELEVATIONS	03/14/2023		

SITE PLAN

AREA OF WORK

N

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

REGISTERED ARCHITECT James R Knittel 013590 STATE OF NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT
SEVEN PINES OFFICE PARK
8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS

NO.	DESCRIPTION	DATE

COVER SHEET

Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

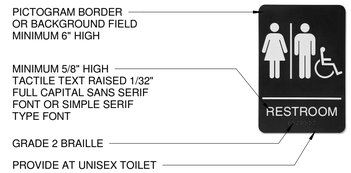
A001

4/6/2023 9:15:03 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC

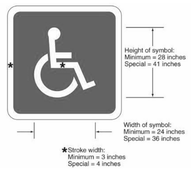
TYPICAL ROOM ADA SIGNAGE

*ALL ADA SIGNAGE TO BE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. IN INSTANCES, WHERE THERE IS NO WALL SPACE ADJACENT TO THE LATCH SIDE OF THE DOOR (INCLUDING DOUBLE-LEAF DOORS) SIGNAGE SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL. ALL ADA SIGNAGE SHALL BE MOUNTED 5'-0" TO THE CENTLINE OF THE SIGN. A PERSON MUST BE ABLE TO APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

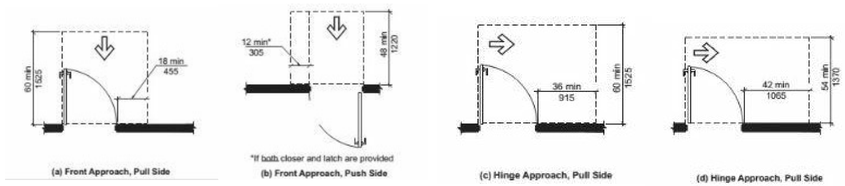
TYPICAL RESTROOM ADA SIGNAGE

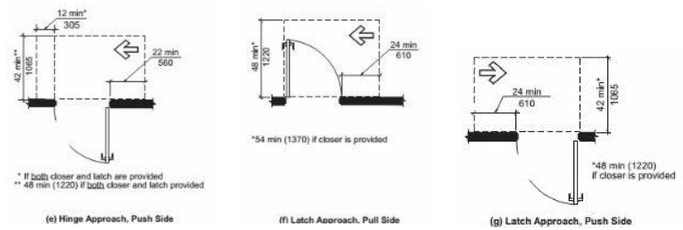


INTERNATIONAL ACCESSIBILITY SIGN



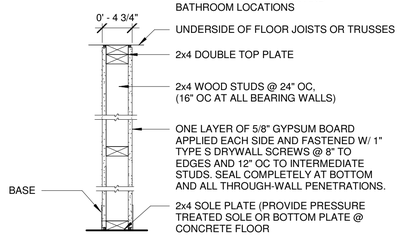
A1		A2	TYPICAL ADA SIGNAGE
A002		A002	SCALE: NOT TO SCALE



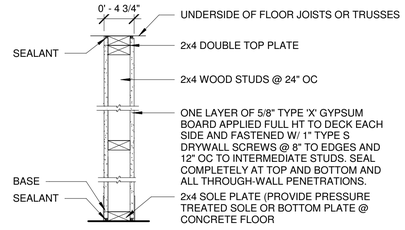


B1		B2	TYPICAL ICC MANEUVERING CLEARANCES AT DOORS
A002		A002	SCALE: NOT TO SCALE

NOTE: USE WATER RESISTANT GYPSUM WALLBOARD AT KITCHEN AND BATHROOM LOCATIONS

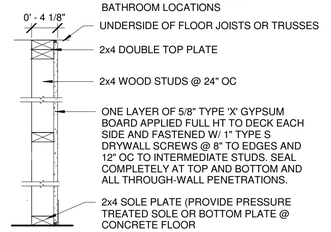


TYPE 1 — STANDARD WALL



TYPE 2 — 1 HOUR FIRE RATED UL DESIGN U305

NOTE: USE WATER RESISTANT GYPSUM WALLBOARD AT KITCHEN AND BATHROOM LOCATIONS



TYPE 3 — FURRED-OUT WALLS

B4			PARTITION TYPES
A002			SCALE: 1" = 1'-0"

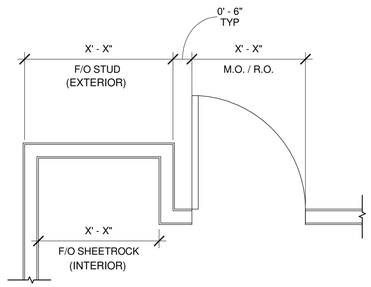
TYPICAL DIMENSIONING NOTES:

1. ALL DIMENSIONS ARE FROM FINISH FACE OF GYPSUM WALLBOARD OR MASONRY UNLESS NOTED OTHERWISE.

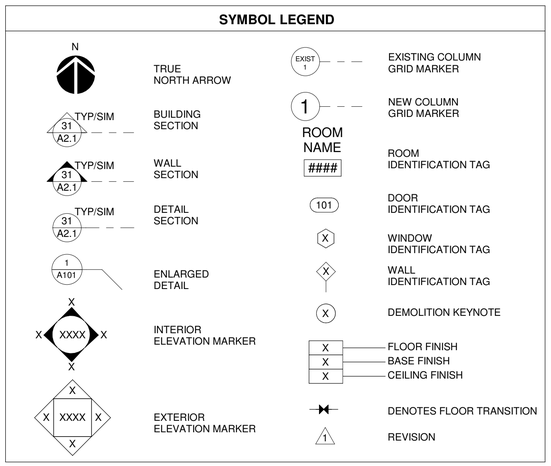
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

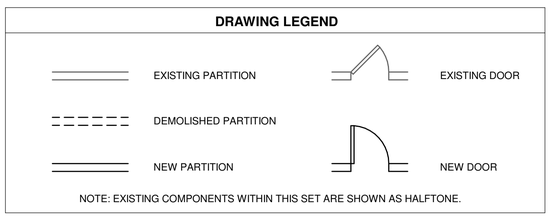
4. REFER TO PARTITION SCHEDULE FOR THICKNESS OF PARTITIONS.



SYMBOL LEGEND



DRAWING LEGEND



NOTE: EXISTING COMPONENTS WITHIN THIS SET ARE SHOWN AS HALFTONE.

		C2	TYPICAL DIMENSIONING DETAIL
		A002	SCALE: NOT TO SCALE

C3			SYMBOL LEGEND
A002			SCALE: NOT TO SCALE

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

REGISTERED ARCHITECT James R Knilans 013590 STATE OF NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS

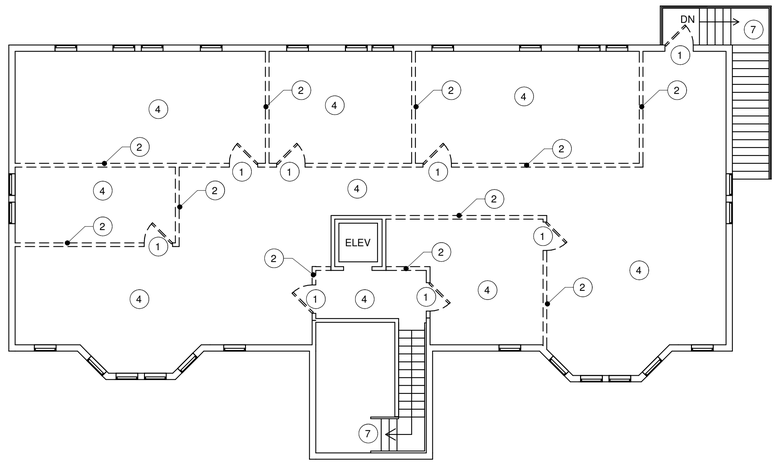
NO.	DESCRIPTION	DATE

GENERAL INFORMATION

Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

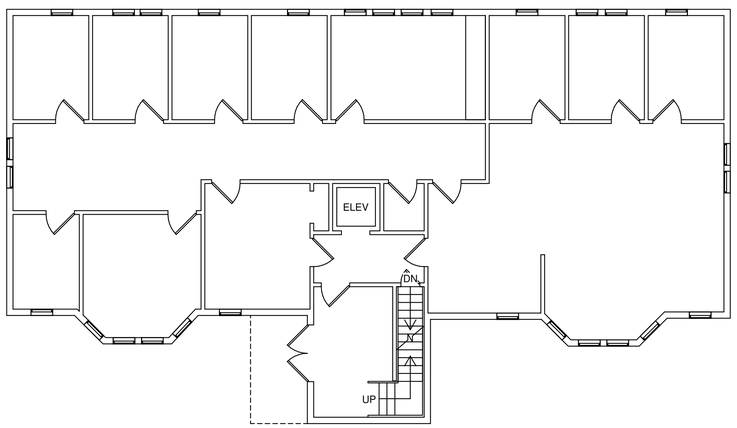
A002

4/6/2023 9:15:03 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC



NOTE: PLAN REFLECTS APPROXIMATE LOCATION OF EXISTING PARTITIONS AND DOORS.

B1	SECOND FLOOR DEMOLITION PLAN - FLOOR PLAN BUILDING 1
A101	SCALE: 1/8" = 1'-0"



NOTE: PLAN REFLECTS EXISTING OFFICE TENANTS. UNVERIFIED LAYOUT.

0' 5' 10' 20'

N

C1	FIRST FLOOR DEMOLITION PLAN - FLOOR PLAN BUILDING 1
A101	SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANOR.
2. CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
3. CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
4. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
5. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
6. CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
7. ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTSPOWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL AHJ.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B5	GENERAL DEMOLITION NOTES
A101	SCALE: NO SCALE

DEMOLITION KEYED NOTES:

1. EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
2. EXISTING WALL TO BE DEMOLISHED
3. EXISTING WINDOW TO BE REMOVED. EXISTING OPENING TO REMAIN.
4. EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED
5. EXISTING WINDOW TO BE REMOVED
6. EXISTING PLUMBING FIXTURES TO BE REMOVED.
7. EXISTING STAIR TO REMAIN

C5	DEMOLITION KEY NOTES
A101	SCALE: NO SCALE

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

REGISTERED ARCHITECT James R Knilans 013590 STATE OF NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

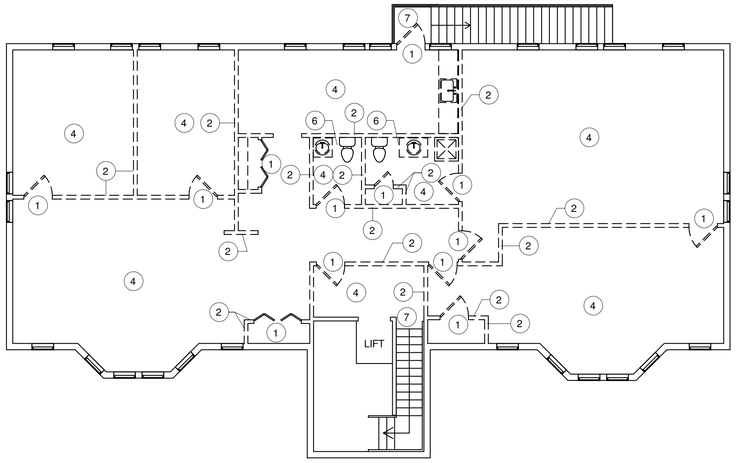
REVISIONS		
NO.	DESCRIPTION	DATE

BUILDING 1 DEMOLITION PLANS

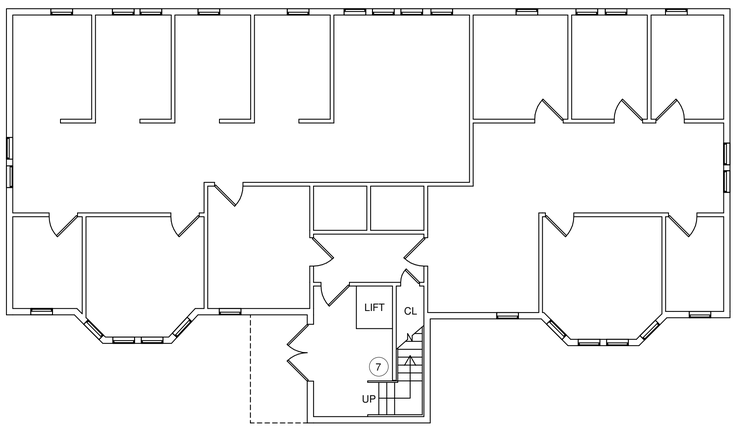
Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

A101

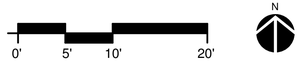
4/6/2023 9:15:03 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC



B1	SECOND FLOOR DEMOLITION PLAN - FLOOR PLAN BUILDING 2
A102	SCALE: 1/8" = 1'-0"



NOTE: PLAN REFLECTS EXISTING OFFICE TENANTS. UNVERIFIED LAYOUT.



C1	FIRST FLOOR DEMOLITION PLAN - FLOOR PLAN BUILDING 2
A102	SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DUMPSTER AND DEMOLITION PERMITS. ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF SITE IN A LAWFUL AND LEGAL MANOR.
2. CONTRACTOR TO FIELD VERIFY ALL OF THE EXISTING SPACES THAT WILL BE AFFECTED BY THE DEMOLITION AND THE NEW PLANNED CONSTRUCTION.
3. CONTRACTOR TO COORDINATE DEMOLITION WITH ALL PHASES OF CONSTRUCTION PRIOR TO THE START OF DEMOLITION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCIES IN THE DRAWINGS THAT WOULD PREVENT THE SATISFACTORY COMPLETION OF THE PROPOSED WORK.
4. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO THE PROTECTION AND/OR STORAGE OF ANY ITEMS TO BE SALVAGED.
5. CONTRACTOR TO COORDINATE WITH THE BUILDING OWNER'S REPRESENTATIVE AS TO ANY SPECIFIC BUILDING REGULATIONS WITH REGARDS TO DEMOLITION AND TO COMPLY WITH ANY BUILDING WIDE OR LOCAL MUNICIPAL REGULATIONS REGARDING HOURS IN WHICH DEBRIS CAN BE REMOVED FROM THE BUILDING AND SITE.
6. CONTRACTOR TO PROTECT EXISTING BUILDING FINISHES AND MATERIALS TO REMAIN AS REQUIRED. CONTRACTOR TO SAW CUT AND REMOVE MATERIAL IN A WAY WHICH WILL MINIMIZE DAMAGE TO ADJACENT FINISHES TO REMAIN. EXISTING MATERIALS AND FINISHES DISTURBED BY THE DEMOLITION SHALL BE PATCHED TO MATCH THE ADJACENT AREA TO MAINTAIN A UNIFORM APPEARANCE.
7. ALL ELECTRICAL POWER IN WORK AREAS TO BE DISCONNECTED AND MADE SAFE BY A LICENSED ELECTRICIAN PRIOR TO START OF DEMOLITION. CONTRACTOR TO PROVIDE TEMPORARY LIGHTSPOWER AND LIGHTING THROUGHOUT THE COURSE OF THE PROJECT. PROVIDE TEMPORARY LIFE SAFETY SYSTEMS AS REQUIRED BY LOCAL AHJ.
8. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AS WELL AS ANY REGULATORY AGENCIES INCLUDING OSHA.

B5	GENERAL DEMOLITION NOTES
A101	SCALE: NO SCALE

DEMOLITION KEYED NOTES:

1. EXISTING DOOR TO BE REMOVED. TYPICAL @ ALL DASHED DOORS.
2. EXISTING WALL TO BE DEMOLISHED
3. EXISTING WINDOW TO BE REMOVED. EXISTING OPENING TO REMAIN.
4. EXISTING CEILING AND LIGHT FIXTURES TO BE REMOVED
5. EXISTING WINDOW TO BE REMOVED
6. EXISTING PLUMBING FIXTURES TO BE REMOVED.
7. EXISTING STAIR TO REMAIN

C5	DEMOLITION KEY NOTES
A101	SCALE: NO SCALE

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

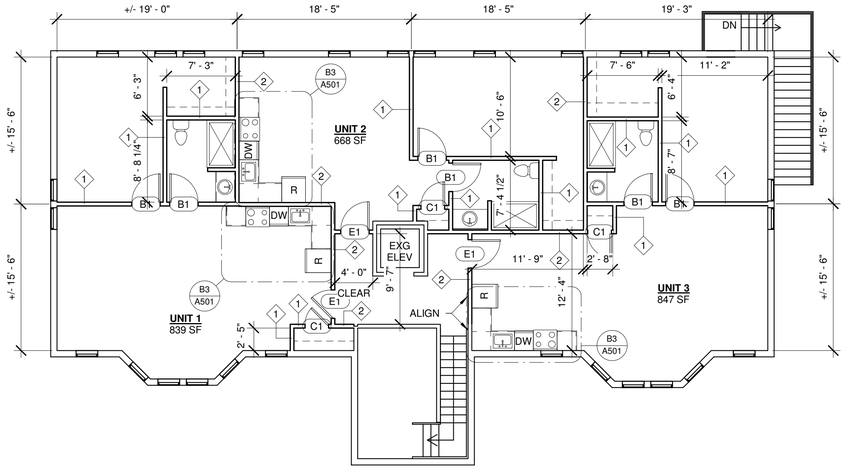
REVISIONS		
NO.	DESCRIPTION	DATE

BUILDING 2 DEMOLITION PLANS

Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

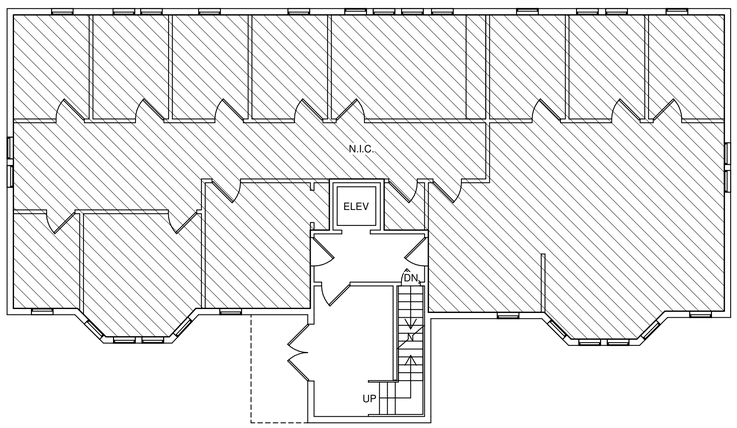
A102

4/6/2023 9:15:04 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC

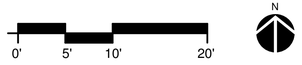


NOTE:
ALL EXISTING WINDOWS TO REMAIN. REPAIR AS REQUIRED. REPLACE MISSING OR DAMAGED SCREENS, HARDWARE, ETC.

B1	SECOND FLOOR PLAN - FLOOR PLAN BUILDING 1
A201	SCALE: 1/8" = 1'-0"



C1	FIRST FLOOR PLAN - FLOOR PLAN BUILDING 1
A201	SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
3. ALL DEMOLITION SHALL BE PERFORMED TO ACCOMMODATE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH PLUMBING MECHANICAL, ELECTRICAL, AND FIRE ALARM SYSTEMS AND TO MAINTAIN FULL OPERATION AND FUNCTIONAL CAPACITY.
4. CONTRACTOR SHALL DISPOSE ALL MATERIALS IN A LAWFUL AND LEGAL MANNER.

B5	GENERAL CONSTRUCTION NOTES
A201	SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION NOTES:

-ALL AREAS TO RECEIVE NEW GWB CEILING.

C5	NEW CONSTRUCTION KEY NOTES
A201	SCALE: 1/4" = 1'-0"

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

REGISTERED ARCHITECT James R Knilans 013590 STATE OF NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

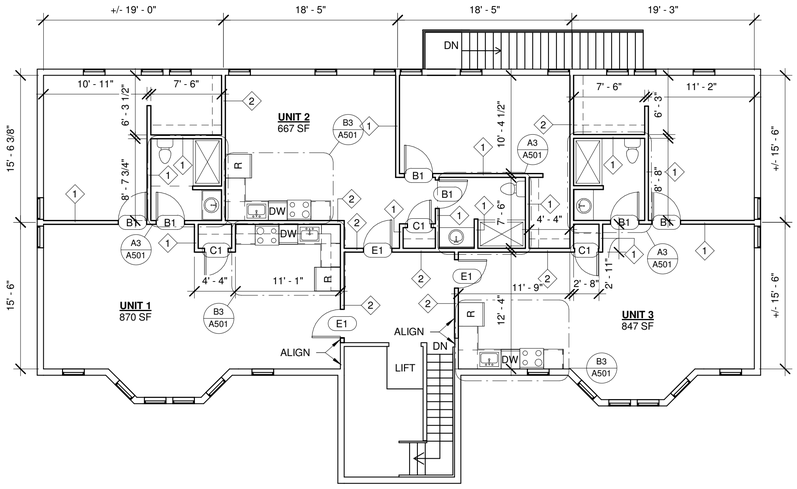
REVISIONS		
NO.	DESCRIPTION	DATE

BUILDING 1 CONSTRUCTION PLANS

Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

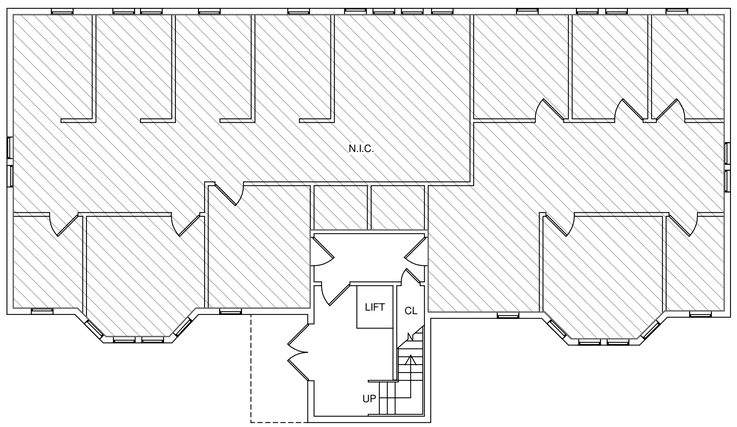
A201

4/6/2023 9:15:04 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC

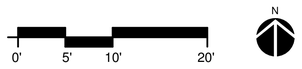


NOTE:
ALL EXISTING WINDOWS TO REMAIN. REPAIR AS REQUIRED. REPLACE MISSING OR DAMAGED SCREENS, HARDWARE, ETC.

B1	SECOND FLOOR PLAN - FLOOR PLAN BUILDING 2
A202	SCALE: 1/8" = 1'-0"



C1	FIRST FLOOR PLAN - FLOOR PLAN BUILDING 2
A202	SCALE: 1/8" = 1'-0"



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
3. ALL DEMOLITION SHALL BE PERFORMED TO ACCOMMODATE NEW CONSTRUCTION. THE DEMOLITION CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH PLUMBING MECHANICAL, ELECTRICAL, AND FIRE ALARM SYSTEMS AND TO MAINTAIN FULL OPERATION AND FUNCTIONAL CAPACITY.
4. CONTRACTOR SHALL DISPOSE ALL MATERIALS IN A LAWFUL AND LEGAL MANNER.

B5	GENERAL CONSTRUCTION NOTES
A201	SCALE: 1/4" = 1'-0"

NEW CONSTRUCTION NOTES:

-ALL AREAS TO RECEIVE NEW GWB CEILING.

C5	NEW CONSTRUCTION KEY NOTES
A201	SCALE: 1/4" = 1'-0"

in ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

REGISTERED ARCHITECT James R Knilans 013590 STATE OF NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS

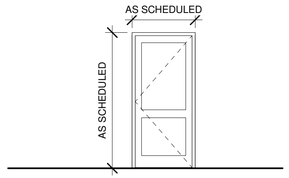
NO.	DESCRIPTION	DATE

BUILDING 2 CONSTRUCTION PLANS

Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

A202

4/6/2023 9:15:05 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC



A

BASE OF DESIGN:
MASONITE, SOLID CORE 2 PANEL SQUARE,
INTERIOR MOLDED DOOR

DOOR HARDWARE SET NO. 1 (ENTRY):

QTY.	ITEM	MFG./DESCRIPTION	FINISH
1 PAIR	SPRING HINGES	MCKINNEY MPS60	26D
½ PAIR	HINGE	MCKINNEY MP79	26D
1	ENTRY SET	YALE 4604LN	626
1	DEADBOLT	YALE D SERIES	626
1	WALL STOP	MCKINNEY WS01	626
1	GASKET	PEMKO S88D	
1	VIEWER	ROCKWOOD 622	

DOOR HARDWARE SET NO. 2 (CLOSET):

QTY.	ITEM	MFG./DESCRIPTION	FINISH
1 1/2 PAIR	HINGES	MCKINNEY MP79	26D
1	PASSAGE	YALE 4601LN	626

DOOR HARDWARE SET NO. 3 (BEDROOM & BATH):

QTY.	ITEM	MFG./DESCRIPTION	FINISH
1 1/2 PAIR	HINGES	MCKINNEY TA2714	26D
1	PRIVACY SET	YALE 5402LN	626
1	WALL STOP	MCKINNEY WS01	626

A1		A2		A3	
A205		A205		A205	

A4	DOOR & FRAME TYPE
A205	SCALE: NOT TO SCALE

A5	DOOR HARDWARE
A205	SCALE: NOT TO SCALE

DOOR SCHEDULE

Mark	Width	Height	Door			Fire Rating	Hardware	Door Frame			Comments
			Door Type	Door Material	Door Finish			Frame Type	Frame Material	Frame Finish	
B1	3' - 0"	6' - 8"	A	WD	PT	-	3	1	WD	PT	
C1	2' - 6"	6' - 8"	A	WD	PT	-	2	1	WD	PT	
E1	3' - 0"	6' - 8"	A	WD	PT	20 MIN	1	1	WD	PT	

B1		B2		B3	DOOR SCHEDULE
A205		A205		A205	SCALE: NO SCALE

TYPICAL ROOM FINISH SCHEDULE

Name	Floor				Wall								Ceiling			Comments
	Floor Sstr	Floor Material	Base Sstr	Base Material	North Wall Sstr	North Wall Finish	East Wall Sstr	East Wall Finish	South Wall Sstr	South Wall Finish	West Wall Sstr	West Wall Finish	Ceiling Material	Ceiling Finish	Ceiling Height	
CLOSET	PLYWOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	+/- 8' AFF	
KITCHEN	PLYWOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	+/- 8' AFF	
BEDROOM	PLYWOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	+/- 8' AFF	
LIVING ROOM	PLYWOOD	LVT	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	+/- 8' AFF	
BATH	PLYWOOD	TILE	GWB	WD	GWB	PT	GWB	PT	GWB	PT	GWB	PT	GWB	PT	+/- 8' AFF	

NOTE:
COMMON AREA CARPETS TO BE REPLACED.
ALL COMMON AREAS TO BE REPAINTED. PATCH & REPAIR AS REQUIRED.

C1		C2		C3	ROOM FINISH SCHEDULE
A205		A205		A205	SCALE: NO SCALE

4/6/2023 9:15:05 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC

in
ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

REGISTERED ARCHITECT James R Knilans 013590 STATE OF NEW YORK

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT
SEVEN PINES OFFICE PARK
8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

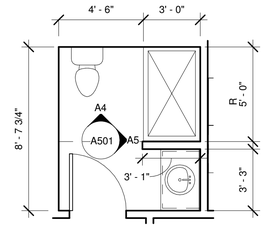
REVISIONS

NO.	DESCRIPTION	DATE

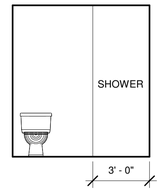
SCHEDULES & DETAILS

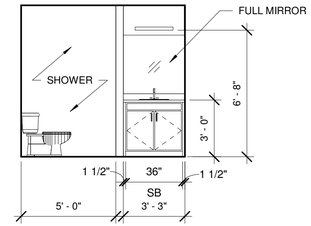
Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

A203



NOTE:
COORDINATE FRAMING REQUIREMENTS WITH SELECTED SHOWER ENCLOSURE & BASE.





A1		A2		A3	TYPICAL BATHROOM ENLARGED PLAN	A4	TYPICAL BATHROOM INTERIOR ELEVATION A	A5	TYPICAL BATHROOM INTERIOR ELEVATION B
A501		A501		A501	SCALE: 1/4" = 1'-0"	A501	SCALE: 1/4" = 1'-0"	A501	SCALE: 1/4" = 1'-0"

B1		B2		B3	TYPICAL KITCHEN ENLARGED PLAN	B4	TYPICAL KITCHEN INTERIOR ELEVATION A	B5	TYPICAL KITCHEN INTERIOR ELEVATION B
A501		A501		A501	SCALE: 1/4" = 1'-0"	A501	SCALE: 1/4" = 1'-0"	A501	SCALE: 1/4" = 1'-0"

C1		C2		C3		C4		C5	
A501		A501		A501		A501		A501	

4/6/2023 9:15:06 AM
© COPYRIGHT 2023, in-ARCHITECTS, PLLC

in
ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

RESIDENTIAL CONVERSION FOR BUILDINGS 1 & 2 AT

SEVEN PINES OFFICE PARK

8104 - 8108 CAZENOVIA ROAD
MANLIUS, NY

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS

NO.	DESCRIPTION	DATE

INTERIOR ELEVATIONS

Project Status	Permit Review
Date	03/14/2023
Project Number	22033
Drawn By	MAA
Checked By	JRK

A501

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made as of the 25 day of ~~March~~ FEBRUARY, 2022 by **FIGURES 8, LLC**, a New York limited liability company with offices at 8116 Cazenovia Road, Manlius, New York 13104 ("**Grantor**") to **HOGAN DRS, LLC**, a New York limited liability company with offices at 4579 Southwood Heights Drive, Jamesville, New York 13078 ("**Grantee**").

WITNESSETH, Grantor, in consideration of **ONE AND 00/100 DOLLAR ($1.00)** and other good and valuable consideration paid by Grantee, hereby grants and releases unto Grantee, the heirs or successors and assigns of Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the **Town of Manlius,** County of Onondaga and State of New York being part of Farm Lot No. 98 in said Town and being more particularly described as Lot 3A according to a map entitled Final Plan Resubdivision of Lot 2 into Lots 2A and 3A, Trolley Crossing, made by D.W. Hannig, L.S.,P.C. dated November 6, 2006 and filed in the Onondaga County Clerk's Office February 1, 2007 as Map No. 10600.

TOGETHER WITH AND SUBJECT TO easements, covenants, and restrictions of record, including but not limited to:

1) that certain Ingress and Egress Easement by instrument recorded February 21, 2008 in the Onondaga County Clerk's Office in Book 5034 of Deeds at Page 733.

2) that certain Ingress and Egress Easement by instrument recorded March 4, 2008 in the Onondaga County Clerk's Office in Book 5036 of Deeds at Page 789

3) that certain Cross Parking Easement by instrument recorded February 21, 2008 in the Onondaga County Clerk's Office in Book 5034 of Deeds at Page 737.

BEING all of the premises conveyed by Daniel Elstein to Figures 8, LLC by that certain Warranty Deed dated January 10 2003 and recorded January 16, 2003 in the Onondaga County Clerk's Office in Book 4762 of Deeds at Page 827 and all of the premises conveyed by Frank J. Pizzica, Jr. to Figures 8, LLC by that certain Warranty Deed dated January 10, 2003 and recorded January 16, 2003 in the Onondaga County Clerk's Office in Book4762 of Deeds at Page 822.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the premises.

TO HAVE AND TO HOLD the premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever. ***AND*** Grantor covenants as follows:

FIRST - Grantee shall quietly enjoy the said premises;

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - Room 200
Syracuse NY 13202

Phone: 315-435-2226
Fax: 315-435-3455

Submitted by: MONROE
Document type: EASMT
Grantor: FIGURES 8 LLC
Grantee: DUNFILLIN LLC
Legal desc: MAN LOT 1A-3A TROLLEY CROSSING RESUB
Prop addr: 8100 CAZENOVIA RD

Receipt: 667378 LM
Instrument: 0171708
Book/Page: 05034/0733
Date filed: 02/21/2008 at 01:16PM
Updated: 02/22/2008 MS
Record and return to:
MARK W WASMUND ESQ
130 WALTON ST
SYRACUSE NY 13202

RECORDING FEES

Addl pages:	3 x 3.00	$	9.00
Addl names:	x	$	
Addl refs:	x	$	
Misc:		$	
Basic:		$	8.50
Total:		$	17.50

MISCELLANEOUS FEES

RMI:	$	20.00
TP 584:	$	5.00
RP5217:	$	
Affts:	$	
Total:	$	25.00

MORTGAGE TAX

Mortgage:	$	
Basic:	$	
Insurance fund:	$	
Net add:	$	
Misc:	$	
Total:	$	

DEED TRANSFER TAX

Consideration: $ 0.00
Transfer tax: $ 0.00
SWIS: 3138
Map #:

TOTAL PAID: $42.50
Control no: 8481

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach.
Taxes imposed on this instrument at time of recording were paid.
Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk

D 0 5 0 3 4 0 7 3 3

MANLIUS
3138

INGRESS AND EGRESS EASEMENT

WHEREAS, Figures 8, LLC is the owner of property located in the Town of Manlius, County of Onondaga, State of New York being part of Farm Lot 98 having purchased same by Deeds recorded in Onondaga County Clerk's Office January 16, 2003 in Book 4762 of Deeds Page 822 and Book 4762 at Page 827; and Dunfillin LLC 8108 Cazenovia Rd, Manlius, NY 13104

WHEREAS, Figures 8, LLC has requested subdivision approval from the Town of Manlius so as to subdivide separately Lots 2B, 3B and 4B, according to a map made by D.W. Hannig L.S., P.C. dated December 18, 2006 entitled Resubdivision of Lot 2 into Lots 2A & 3A, Trolley Crossing Pt. Of Lot 98-Town of Manlius Onondaga Co., N.Y.: and

WHEREAS, as a condition of final subdivision, the Planning Board has required an easement for ingress and egress serving Lots 1A, 2A and 3A be established; and

WHEREAS, Lot 1A has been previously conveyed by deed from Figures 8, LLC to LEO, LLC (Lot 1) by Deed dated October 20, 2006 and recorded in Onondaga County Clerk's Office on October 24, 2006 in Book 4965, Page 104, and this conveyance conveyed the above-mentioned right of way for ingress and egress in said deed

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the Grantor does establish the following right of way for ingress and egress to extend from Route 92 to Lot 2A and to continue through Lots 2A to Lot 3A as set forth in the description inaccordance with Schedule "A" annexed hereto and made part hereof.

This right of way shall be in common with others including but not limited to the property conveyed to LEO, LLC (Lot 1) as above stated.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the 6 day of April 2007.

Figures 8, LLC

Philip Reagan, Operating Manager

Trolley Crossing Resub

17435

STATE OF NEW YORK)
) ss.:
COUNTY OF MADISON)

On April 6 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP REAGAN, Operating Manager of Figures 8, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kathryn L. Nash
Notary Public

KATHRYN L. NASH
Notary Public in the State of New York
Qualified in Onon. Co. No. 34-2850200
My Commission Expires April 30, 20 07

ALSO, TOGETHER WITH AN INGRESS AND EGRESS EASEMENT, IN COMMON WITH OTHERS, OVER PREMISES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, said point being South 44 degrees 10 minutes 42 seconds East, 497.43 feet from the easterly line of Wheelstone Rd.

THENCE South 44 degrees 10 minutes 42 seconds East for a distance of 31.79 feet along the southerly street line of Manlius-Cazenovia Rd. to a point;
THENCE South 71 degrees 24 minutes 32 seconds West for a distance of 34.31 feet to a point of a curve;
THENCE along a curve to the left having a radius of 169.02 feet and an arc length of 74.80 feet, being subtended by a chord of South 58 degrees 51 minutes 10 seconds West for a distance of 73.98 feet to a point of tangent;
THENCE South 46 degrees 08 minutes 08 seconds West for a distance of 37.87 feet to a point of curve;
THENCE along a curve to the left having a radius of 21.00 feet and an arc length of 23.19 feet, being subtended by a chord of South 12 degrees 37 minutes 42 seconds West for a distance of 22.21 feet to a point of tangent;
THENCE South 45 degrees 01 minutes 37 seconds East for a distance of 83.62 feet to a point;
THENCE South 43 degrees 16 minutes 39 seconds East for a distance of 64.20 feet to a point;
THENCE South 61 degrees 53 minutes 17 seconds East for a distance of 28.48 feet to a point;

THENCE South 78 degrees 09 minutes 48 seconds East for a distance of 27.53 feet to a point;
THENCE North 66 degrees 07 minutes 19 seconds West for a distance of 62.26 feet to a point;
THENCE North 44 degrees 48 minutes 43 seconds West for a distance of 176.19 feet to a point;
THENCE North 05 degrees 38 minutes 12 seconds East for a distance of 31.25 feet to a point of curve;
THENCE along a curve to the left having a radius of 25.00 feet and an arc length of 13.69 feet, being subtended by a chord of North 62 degrees 02 minutes 57 seconds East for a distance of 13.71 feet to a point of tangent;
THENCE North 46 degrees 06 minutes 04 seconds East for a distance of 33.57 feet to a point of curve;

THENCE along a curve to the right having a radius of 190.00 feet and an arc length of 84.38 feet, being subtended by a chord of North 58 degrees 51 minutes 12 seconds East for a distance of 83.67 feet to a point of compound curve;
THENCE along a curve to the left having a radius of 35.00 feet and an arc length of 21.90 feet, being subtended by a chord of North 53 degrees 38 minutes 04 seconds East for a distance of 21.54 feet TO THE POINT AND PLACE OF BEGINNING.

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

Said property contains 7,974 Sq. ft. more or less.

ALSO, TOGETHER WITH the rights to use and connect to the Drainage, Sanitary Sewer and Water Line Easements and Rights of Way, as they presently exist as shown on the Final Plan Trolley Crossing Amended made by D. W. Hennig, L.S., P.C. dated December 2, 2005 and filed in the Onondaga County Clerk's Office on April 28, 2006 as Map No. 10409, or as they may exist in the future.

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - Room 200
Syracuse NY 13202

Phone: 315-435-2226
Fax: 315-435-3455

Submitted by: MARK WASMUND
Document type: DEED
Grantor: FIGURES 8 LLC
Grantee: LEO LLC
Legal desc: MAN 3 PARS SEE INST
Prop addr: 8100 CAZENOVIA RD

Receipt: 669788 RS
Instrument: 0222908
Book/Page: 05036/0789
Date filed: 03/04/2008 at 01:23PM
Updated: 03/05/2008 LV
Record and return to:
MARK W WASMUND ESQ
130 WALTON ST
SYRACUSE NY 13202

RECORDING FEES

Addl pages:	3 x 3.00	$	9.00
Addl names:	x	$	
Addl refs:	1 x .50	$	.50
Misc:		$	
Basic:		$	8.50
Total:		$	18.00

MISCELLANEOUS FEES

RMI:	$	20.00
TP 584:	$	5.00
RP5217:	$	
Affts:	$	
Total:	$	25.00

MORTGAGE TAX

Mortgage:	$	
Basic:	$	
Insurance fund:	$	
Net add:	$	
Misc:	$	
Total:	$	

DEED TRANSFER TAX

Consideration: $ 0.00
Transfer tax: $ 0.00
SWIS: 3138
Map #:

TOTAL PAID: $43.00
Control no: 8985

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach. Taxes imposed on this instrument at time of recording were paid. Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk

D 0 5 0 3 6 0 7 8 9

MANLIUS
3138

17435 Man FL98
Man L1 Trolley Crossing
Man L2A+3A Trolley Crossing Resub

INGRESS AND EGRESS EASEMENT

WHEREAS, Figures 8, LLC is the owner of property located in the Town of Manlius, County of Onondaga, State of New York being part of Farm Lot 98 having purchased same by Deeds recorded in Onondaga County Clerk's Office January 16, 2003 in Book 4762 of Deeds Page 822 and Book 4762 at Page 827; and

WHEREAS, Figures 8, LLC has requested subdivision approval from the Town of Manlius so as to subdivide separately Lots 2B, 3B and 4B, according to a map made by D.W. Hannig L.S., P.C. dated December 18, 2006 entitled Resubdivision of Lot 2 into Lots 2A & 3A, Trolley Crossing Pt. Of Lot 98-Town of Manlius Onondaga Co., N.Y.; and

WHEREAS, as a condition of final subdivision, the Planning Board has required an easement for ingress and egress serving Lots 2B, 3B and 4B be established; and

WHEREAS, Lot 1 has been previously conveyed by deed from Figures 8, LLC to LEO, LLC (Lot 1) by Deed dated October 20, 2006 and recorded in Onondaga County Clerk's Office on October 24, 2006 in Book 4965, Page 104, and this conveyance conveyed the above-mentioned right of way for ingress and egress in said deed

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the Grantor does establish the following right of way for ingress and egress to extend from Route 92 to Lot 2A and to continue through Lots 2B, 3B and 4B as set forth in the description inaccordance with Schedule "A" annexed hereto and made part hereof.

This right of way shall be in common with others including but not limited to the property conveyed to LEO, LLC (Lot 1) as above stated.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the 6 day of ~~March~~ April 2007.

Figures 8, LLC

Philip Reagan, Operating Manager

13:23 03/04/08 022908 RS DB-05036P-789

STATE OF NEW YORK)
) ss.:
COUNTY OF MADISON)

On April 6 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP REAGAN, Operating Manager of Figures 8, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kathryn L. Nash
Notary Public

KATHRYN L. NASH
Notary Public in the State of New York
Qualified in Onon. Co. No. 34-2850200
My Commission Expires April 30, 2007

ALSO, TOGETHER WITH AN INGRESS AND EGRESS EASEMENT, IN COMMON WITH OTHERS, OVER PREMISES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, said point being South 44 degrees 10 minutes 42 seconds East, 497.43 feet from the easterly line of Whetstone Rd.

THENCE South 44 degrees 10 minutes 42 seconds East for a distance of 31.79 feet along the southerly street line of Manlius-Cazenovia Rd. to a point;
THENCE South 71 degrees 24 minutes 32 seconds West for a distance of 34.31 feet to a point of a curve;
THENCE along a curve to the left having a radius of 169.02 feet and an arc length of 74.60 feet, being subtended by a chord of South 58 degrees 51 minutes 10 seconds West for a distance of 73.98 feet to a point of tangent;
THENCE South 46 degrees 08 minutes 08 seconds West for a distance of 37.87 feet to a point of curve;
THENCE along a curve to the left having a radius of 21.00 feet and an arc length of 23.19 feet, being subtended by a chord of South 12 degrees 37 minutes 42 seconds West for a distance of 22.21 feet to a point of tangent;
THENCE South 45 degrees 01 minutes 37 seconds East for a distance of 93.82 feet to a point;
THENCE South 43 degrees 16 minutes 38 seconds East for a distance of 64.20 feet to a point;
THENCE South 61 degrees 53 minutes 17 seconds East for a distance of 28.48 feet to a point;

THENCE South 76 degrees 09 minutes 48 seconds East for a distance of 27.83 feet to a point;
THENCE North 68 degrees 07 minutes 19 seconds West for a distance of 82.26 feet to a point;
THENCE North 44 degrees 48 minutes 43 seconds West for a distance of 178.19 feet to a point;
THENCE North 05 degrees 38 minutes 12 seconds East for a distance of 31.25 feet to a point of curve;
THENCE along a curve to the left having a radius of 25.00 feet and an arc length of 13.66 feet, being subtended by a chord of North 62 degrees 02 minutes 57 seconds East for a distance of 13.71 feet to a point of tangent;
THENCE North 46 degrees 06 minutes 04 seconds East for a distance of 33.57 feet to a point of curve;

THENCE along a curve to the right having a radius of 190.00 feet and an arc length of 84.38 feet, being subtended by a chord of North 58 degrees 51 minutes 12 seconds East for a distance of 83.67 feet to a point of compound curve;
THENCE along a curve to the left having a radius of 35.00 feet and an arc length of 21.90 feet, being subtended by a chord of North 53 degrees 38 minutes 04 seconds East for a distance of 21.54 feet TO THE POINT AND PLACE OF BEGINNING.

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

Said property contains 7,974 Sq. ft. more or less.

ALSO, TOGETHER WITH the rights to use and connect to the Drainage, Sanitary Sewer and Water Line Easements and Rights of Way, as they presently exist as shown on the Final Plan Trolley Crossing Amended made by D. W. Hennig, L.S., P.C. dated December 2, 2005 and filed in the Onondaga County Clerk's Office on April 28, 2006 as Map No. 10409, or as they may exist in the future.

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - Room 200
Syracuse NY 13202

Phone: 315-435-2226
Fax: 315-435-3455

Submitted by: MONROE
Document type: EASMT
Grantor: FIGURES 8 LLC
Grantee: DUNFILLIN LLC
Legal desc: MAN TROLLEY CROSSING RESUB
Prop addr: 8100 CAZENOVIA RD

Receipt: 667378 LM
Instrument: 0171808
Book/Page: 05034/0737
Date filed: 02/21/2008 at 01:18PM
Updated: 02/22/2008 MS
Record and return to:
MARK W WASMUND ESQ
130 WALTON ST
SYRACUSE NY 13202

RECORDING FEES

Addl pages:	3 x 3.00	$	9.00
Addl names:	x	$	
Addl refs:	x	$	
Misc:		$	
Basic:		$	8.50
Total:		$	17.50

MISCELLANEOUS FEES

RMI:	$	20.00
TP 584:	$	5.00
RP5217:	$	
Affts:	$	
Total:	$	25.00

MORTGAGE TAX

Mortgage:	$	
Basic:	$	
Insurance fund:	$	
Net add:	$	
Misc:	$	
Total:	$	

DEED TRANSFER TAX

Consideration: $ 0.00
Transfer tax: $ 0.00
SWIS: 3138
Map #:

TOTAL PAID: $42.50
Control no: 8482

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach.
Taxes imposed on this instrument at time of recording were paid.
Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk

D 0 5 0 3 4 0 7 3 7

MANLIUS
3138

3/

Cross Parking Easement

WHEREAS, Figures 8, LLC is the owner of property located in the Town of Manlius, County of Onondaga, State of New York being part of Farm Lot 98 having purchased same by Deeds recorded in Onondaga County Clerk's Office January 16, 2003 nkm in Book 4762 of Deeds at Page 822 and Book 4672 of Deeds at Page 827; and Dunfillin LLC 8108 Cazenovia Rd, Manlius NY 1310

WHEREAS, Figures 8, LLC has requested subdivision approval from the Town of Manlius so as to subdivide separately Lots 2B, 3B and 4B, according to a map made by D.W. Hannig L.S., P.C. dated December 18, 2006 entitled Resubdivision of Lot 2 into Lots 2A and 3A, Trolley Crossing Pt. Off Lot 98-Town of Manlius, Onondaga Co., NY; and

Resub

WHEREAS, as a condition of said subdivision approval it is required that the grantor establish a cross parking easement between Lots 3B and 4B granting each parcel the right to utilize parking on the other property inaccordance with the above-mentioned maps as set forth.

NOW, THEREFORE, be it hereby resolved upon approval of said property the Grantor does establish cross parking easements between Lots 3B and 4B granting each parcel the right to utilize the parking on the other parcel inaccordance with the above mentioned map as set forth provided that each party agrees to be proportionately responsible for their share of maintenance, snowplowing, repair, replacement and other similar costs related to the common areas.

BE IT further agreed that the Grantor herein shall have the sole option in its absolute discretion to add or delete other property to this cross parking easement provided that any expansion or modification of said cross parking shall be in compliance with all municipal ordinances or regulations of the Town of Manlius or any other appropriate municipality and further provided that the maintenance, snowplowing, repair and replacement and other similar costs shall be paid in proportion to the others.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the 6 day of ~~March~~ April 2007.

17435

FIGURES 8, LLC

Philip Reagan, Operating Manager

12:19 02/21/08 017808 1 M DB-05034F-737

STATE OF NEW YORK)
) ss.:
COUNTY OF MADISON)

On April 6 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared PHILIP REAGAN, Operating Manager of Figures 8, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Kathryn L. Nash
Notary Public

KATHRYN L. NASH
Notary Public in the State of New York
Qualified in Onon. Co. No. 34-2850200
My Commission Expires April 30, 2007

SCHEDULE A

ALSO, TOGETHER WITH AN INGRESS AND EGRESS EASEMENT, IN COMMON WITH OTHERS, OVER PREMISES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, said point being South 44 degrees 10 minutes 42 seconds East, 497.43 feet from the easterly line of Wheatstone Rd.

THENCE South 44 degrees 10 minutes 42 seconds East for a distance of 31.79 feet along the southerly street line of Manlius-Cazenovia Rd. to a point;
THENCE South 71 degrees 34 minutes 32 seconds West for a distance of 34.31 feet to a point of a curve;
THENCE along a curve to the left having a radius of 168.02 feet and an arc length of 74.60 feet, being subtended by a chord of South 58 degrees 51 minutes 10 seconds West for a distance of 73.98 feet to a point of tangent;
THENCE South 46 degrees 08 minutes 08 seconds West for a distance of 37.67 feet to a point of curve;
THENCE along a curve to the left having a radius of 21.00 feet and an arc length of 23.19 feet, being subtended by a chord of South 12 degrees 37 minutes 42 seconds West for a distance of 22.21 feet to a point of tangent;
THENCE South 45 degrees 01 minutes 37 seconds East for a distance of 83.52 feet to a point;
THENCE South 43 degrees 16 minutes 39 seconds East for a distance of 64.20 feet to a point;
THENCE South 61 degrees 53 minutes 17 seconds East for a distance of 28.48 feet to a point;

THENCE South 76 degrees 09 minutes 46 seconds East for a distance of 27.83 feet to a point;
THENCE North 68 degrees 07 minutes 19 seconds West for a distance of 62.26 feet to a point;
THENCE North 44 degrees 48 minutes 43 seconds West for a distance of 178.19 feet to a point;
THENCE North 05 degrees 38 minutes 12 seconds East for a distance of 31.25 feet to a point of curve;
THENCE along a curve to the left having a radius of 25.00 feet and an arc length of 13.68 feet, being subtended by a chord of North 82 degrees 02 minutes 57 seconds East for a distance of 13.71 feet to a point of tangent;
THENCE North 46 degrees 08 minutes 04 seconds East for a distance of 33.57 feet to a point of curve;

THENCE along a curve to the right having a radius of 190.00 feet and an arc length of 84.38 feet, being subtended by a chord of North 58 degrees 51 minutes 12 seconds East for a distance of 83.67 feet to a point of compound curve;
THENCE along a curve to the left having a radius of 35.00 feet and an arc length of 21.90 feet, being subtended by a chord of North 53 degrees 38 minutes 04 seconds East for a distance of 21.54 feet **TO THE POINT AND PLACE OF BEGINNING.**

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

Said property contains 7,974 Sq. ft. more or less.

ALSO, TOGETHER WITH the rights to use and connect to the Drainage, Sanitary Sewer and Water Line Easements and Rights of Way, as they presently exist as shown on the Final Plan Trolley Crossing Amended made by D. W. Hannig, L.S., P.C. dated December 2, 2005 and Recorded in the Onondaga County Clerk's Office on April 20, 2006 in Book 350 of Maps on page 31 and as they may exist in the future.

CAPITAL ABSTRACT & TITLE AGENCY INC

Town of Manlius

Planning and Development

DATE: April 11, 2023

TO: Town of Manlius Planning Board

FROM: Tom Poitras, Code Enforcement Officer

RE: Accessory Use Permit Renewal Application

1. Dr. Heath Winkler – 8051 Cazenovia Road – Dental Office
2. Allen & Jill Olmstead – 8645 E. Seneca Turnpike – Real Estate Office
3. Mark Oberferst – 7085 East Genesee Street – Dental Office
4. Thomas Hosmer – 7101 East Genesee Street – Violins

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

There have not been any complaints or violations from the neighboring property owners. There have also been no changes from the original Accessory Use Permit approvals, I recommend that each renewal be approved for a period of seven (7) years to expire April 25, 2030.

John Deer, Supervisor

Town Board – Sara Bollinger, Elaine Denton, Heather Waters, Kaitlyn Kriesel, Alissa Italiano and William Nicholson

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

RECEIVED
MAR 28 2023

Permit Fee $ 100.00

Town of Manlius

ACCESSORY USE PERMIT RENEWAL APPLICATION

1. Owners Name: THOMAS AOSMER Phone: 315 637-1900
2. Address: 7101 E. Genesee St, Fayetteville N.Y 13066 or 315 3956234
3. Tax Map No.: 178.8A
4. Requested permitted use:
   (a) Previous: VIOLIN SHOP
   (b) Proposed: VIOLIN SHOP
5. Location of operation within the building: basement, 1st floor, 2nd floor, garage:
   (a) Previous:
   (b) Proposed: Same
6. Approximate square footage to be utilized:
   (a) Previous: c. 2200'²
   (b) Proposed: Same
7. Hours of Operation:
   (a) Previous: Tue-Fri 11-5 Sat 11-4
   (b) Proposed: Same
8. Days of Operation:
   (a) Previous: Tue to Sat (closed Sat July+Aug)
   (b) Proposed: Same
9. Operator's name:
   (a) Previous: Thomas Hosmer
   (b) Proposed: Same

10. Provisions for parking:

(a) Previous: Rear lot 6 spaces (small cars)

(b) Proposed: Same

11. Number of employees:

(a) Previous: 1

(b) Proposed: 1

12. Average number of customers/clients to visit property daily:

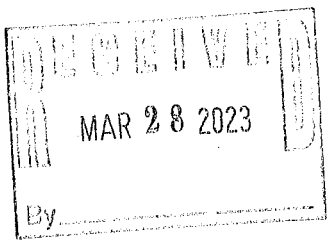
(a) Previous: 4

(b) Proposed: 4

Show any changes to survey or site plan from prior approval and, if no changes proposed, please submit original survey or site plan.

Show sign, if any, on survey or site plan and provide drawing or picture of same.

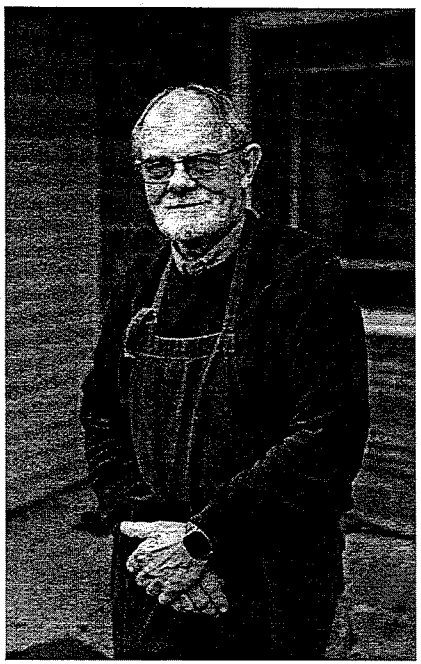
Submit Petition from neighbors regarding the continued accessory use.



RECEIVED
MAR 28 2023
BY:

Strings attached

The hard work, honesty and good-heartedness of Tom Hosmer



- jan 23 cny mag art profile Hosmer pics (CREDITS: FOR CNY MAGAZINE photos by Alaina Potrikus) - jan 23 cny mag art profile Hosmer pics (CREDITS: FOR CNY MAGAZINE photos by Alaina Potrikus) - jan 23 cny mag art profile Hosmer pics (CREDITS: FOR CNY MAGAZINE photos by Alaina Potrikus)

BY CM MCCAMBRIDGE
PHOTOS BY ALAINA POTRIKUS

A fine layer of sawdust coats the workshop of Hosmer Violins in Fayetteville. Dozens of violins, violas and cellos are positioned carefully, with an array of tools at the ready for repairs, restoration and fine tuning. The occasional fiddle tune can be heard reverberating throughout the space.

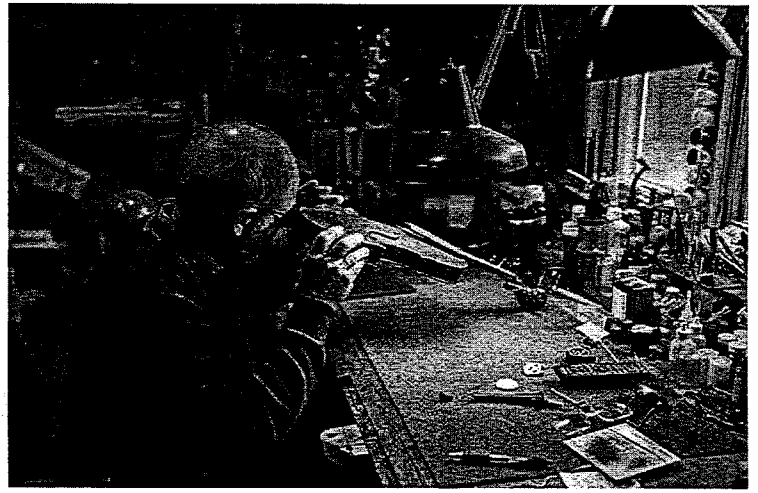
Hosmer Violins may look humble, but it houses work that has taken decades to perfect. If someone blinks, they could miss the sign in front of the unassuming façade, but they would also miss meeting the incredibly knowledgeable man behind it all.

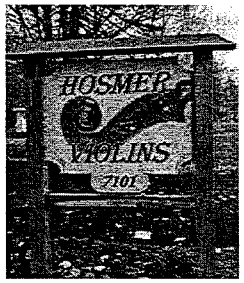
Tom Hosmer has owned and operated the business for more than 50 years. Since originally opening his shop as Fretted Instruments of Syracuse, he has established himself as a vital part of the community and a valuable resource for professionals and novices alike. But Hosmer won't take all the credit for himself, noting he couldn't operate his business without master bowmaker and restorer Michael Hattala, whose skill level "makes me look like an amateur."

Hosmer himself has been playing violin for decades, and his affection for bluegrass and folk music is immediately apparent when he picks up a fiddle; however, most of his clients are from the classical world. When he starts to talk about his history and his craft, Hosmer's features soften, and a smile traces its way across the lines of his face.

Well known among local musicians for his personality, Hosmer can come off as blunt, but never unfriendly. He's no-nonsense, honest almost to a fault. He has built a reputation for his ability to repair and fine-tune instruments, but also for his eagerness to set up new players for success. He says he makes a point to show kindness to everybody who walks through his door.

"There's one thing I do when I sell a violin: I throw in a shoulder rest," he says. "I throw in some stuff that helps keep the instrument functional. If you go to some other places, they try to nickel and dime you for everything. I also spend a lot of time instructing the musician in the care and maintenance of the violin, which is especially important with instruments of the violin family."





For more information: visit hosmerviolins.com.

Lindsay Groves, a cellist in Symphoria, recalled many occasions over the decades when Hosmer's expertise helped her, from determining that a cello had been sold to her with an incorrect label, to understanding right away that a recommended adjustment would crack her instrument. More importantly, Groves says, Hosmer was always available to lend a helping hand when she needed.

"I played principal cello for the Hawaii Symphony for a year, so I moved there," Groves says. "It's a difficult climate, and I realized there was really nobody in Hawaii who could handle the cello problems. 'No Tom Hosmer in Hawaii? Okay, I'll move back.'"

Local violinist and teacher Joe Davoli also has his share of stories about Hosmer, whom he has known since 1973. "I've always felt that we're kind of lucky to have a guy like Tom in Syracuse," Davoli says. "He knows the business well, and you know when you're getting a fiddle from him, you're getting what you paid for. He tells it like it is."

When Hosmer was a teen, his first guitar was a "piece of junk. Almost immediately I started trying to 'improve' it. Same thing for the next instrument. Acquiring knowledge on how to do it was difficult, so my first efforts were strictly intuitive."

However, he was lucky to make some professional contacts who were gracious with their information. Hosmer began repairing guitars in his apartment while working on an English degree with a minor in photography at Syracuse Univer-

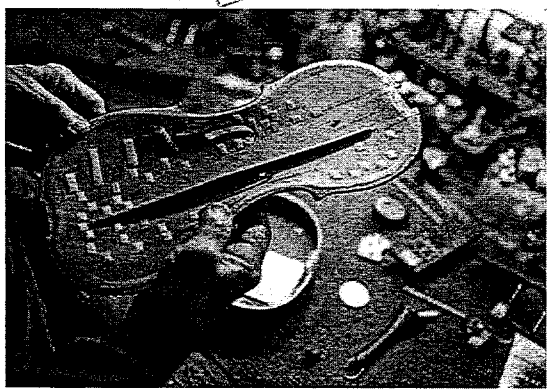
RECEIVED
MAR 28 2023
BY:

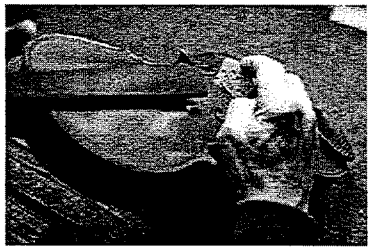
sity. Once out of college, he worked at a camera shop until he was let go in 1970, at which point he opened his own guitar repair business.

"The day I got fired, I went downtown and got my tax number," he says .

He got good at guitar repair. "I got so I could make a bridge from a block of rosewood and glue it on the guitar within an hour." Then violins, violas, and cellos began coming through his door, so the shop eventually shifted to violin family instruments. "I got into violin repair because I found it more interesting than guitar repair. Violins are more interesting because you can take them apart, usually not an option with guitars," Hosmer says.

Early in his career, Hosmer spent two days in a small workshop of people learning basic bow rehairing and repair from William Salchow, who is colloquially referred to as the dean of American bowmakers. "It may have been the two most important





two days of my professional life, since I developed a lifelong relationship with Mr. Salchow," Hosmer says. "Bill was very free with information about how he did things and didn't hold anything back." The knowledge and skills he acquired led to work with the Syracuse Symphony and later Symphoria.

Gaining knowledge about violin repair techniques was another story. "It was difficult because the violin world is so secretive," Hosmer says. With many repair shops and manufacturers being highly protective of the details of their work, Hosmer had to spend a great deal of time figuring out the best methods for setup and restoration. But he made some contacts, expanded his skills over the years, and later attended the University of New Hampshire Summer Violin Craftsmanship Institute, where he continued to learn about the construction and restoration of instruments with master violin maker Karl Roy, then the director of the State Violin Making School in Germany.

"I've always felt that we're kind of lucky to have a guy like Tom in Syracuse. He knows the business well, and you know when you're getting a fiddle from him, you're getting what you paid for."

Joe Davoli, local violinist and teacher

Amy Christian, Symphoria's principal second violin, describes Hosmer as "gruff but incredible." She recalled a time when she had approached him about a violin for a young boy with a form of inoperable brain cancer, asking Hosmer for the smallest violin possible as fast as she could get it, so that it could be shipped across the country.

"He picked the most beautiful violin, and he set it up within a day or two," Christian says. "I know how busy he is, he's just one guy. But he shipped it off to California in this beautiful little case with a bow and a note for this little boy, and he would not let me pay for it. That's the good-heartedness of Tom Hosmer."

Chimera5656@gmail.com

Permit Fee $ 100.00
3-17-23 #1012

Town of Manlius

ACCESSORY USE PERMIT RENEWAL APPLICATION

1. Owners Name: MARK OBERFORST Phone: 315 7665881
2. Address: 7085 EAST Genesee St., Fayetteville NY 13066
3. Tax Map No.: —
4. Requested permitted use:
   (a) Previous: DENTAL Business
   (b) Proposed: Dental Business
5. Location of operation within the building: basement, 1st floor, 2nd floor, garage:
   (a) Previous: 1st floor
   (b) Proposed: 1st floor
6. Approximate square footage to be utilized:
   (a) Previous: 2250
   (b) Proposed: 2250
7. Hours of Operation:
   (a) Previous: 8-5 PM
   (b) Proposed: 8-5 PM
8. Days of Operation:
   (a) Previous: MONDAY - THURSDAY some FRIDAYS + SATS
   (b) Proposed: Same as above
9. Operator's name:
   (a) Previous: MARK OBERFORST
   (b) Proposed: MARK OBERFORST

RECEIVED
MAR 17 2023
By

10. Provisions for parking:

(a) Previous: Parking for up to 8 vehicles

(b) Proposed: SAME

11. Number of employees:

(a) Previous: SIX

(b) Proposed: SIX

12. Average number of customers/clients to visit property daily:

(a) Previous: 15-20

(b) Proposed: 15-20

Show any changes to survey or site plan from prior approval and, if no changes proposed, please submit original survey or site plan.

Show sign, if any, on survey or site plan and provide drawing or picture of same.

Submit Petition from neighbors regarding the continued accessory use.

RECEIVED
MAR 17 2023
By

RECEIVED
MAR 28 2023
By

Permit Fee $ 100.00

Town of Manlius

ACCESSORY USE PERMIT RENEWAL APPLICATION

1. Owners Name: Allen & Jill Olmsted Phone: 315-682-4500
2. Address: 8645 E. Seneca Tpke Manlius. NY
3. Tax Map No.: 100 – 01 – 18.3
4. Requested permitted use:
   (a) Previous: Home office
   (b) Proposed: Same
5. Location of operation within the building: basement, 1st floor, 2nd floor, garage:
   (a) Previous: 1st floor
   (b) Proposed: Same
6. Approximate square footage to be utilized:
   (a) Previous: 600
   (b) Proposed: Same
7. Hours of Operation:
   (a) Previous: 8am- 5pm
   (b) Proposed: same
8. Days of Operation:
   (a) Previous: Monday - Friday
   (b) Proposed: same
9. Operator's name:
   (a) Previous: Allen Olmsted DBA Canaan Realty
   (b) Proposed: Same

10. Provisions for parking:

(a) Previous: 6

(b) Proposed: Same

11. Number of employees:

(a) Previous: 3-4

(b) Proposed: same

12. Average number of customers/clients to visit property daily:

(a) Previous: 3 weekly

(b) Proposed: same

Show any changes to survey or site plan from prior approval and, if no changes proposed, please submit original survey or site plan.

Show sign, if any, on survey or site plan and provide drawing or picture of same.

Submit Petition from neighbors regarding the continued accessory use.

LISA BRAND 315-637-8619

Permit Fee $

100.00

Town of Manlius
ACCESSORY USE PERMIT RENEWAL APPLICATION

1. Owners Name: HEATH WINKLER DDS Phone: 315 682 9555
2. Address: 8057 CAZENOVIA Rd MANLIUS NY 13104
3. Tax Map No.: 114-04-77.0
4. Requested permitted use:
   (a) Previous: DENTAL PRACTICE
   (b) Proposed: _____
5. Location of operation within the building: basement, 1st floor, 2nd floor, garage:
   (a) Previous: SAME
   (b) Proposed: _____
6. Approximate square footage to be utilized: +/- 1200 SQ FT
   (a) Previous: SAME
   (b) Proposed: _____
7. Hours of Operation:
   (a) Previous: SAME M-F 8-5
   (b) Proposed: _____
8. Days of Operation:
   (a) Previous: SAME M-F
   (b) Proposed: _____
9. Operator's name: HEATH C WINKLER, DDS
   (a) Previous: SAME
   (b) Proposed: _____
10. Provisions for parking: +/- 8 SPOTS
    (a) Previous: SAME

RECEIVED
MAR 24 2023
By

(b) Proposed:_____

_____

11. Number of employees:

(a) Previous: FOUR (SAME)

_____

(b) Proposed:_____

_____

12. Average number of customers/clients to visit property daily:

(a) Previous: SAME 6 - 18 OR SO

_____

(b) Proposed:_____

_____

Show any changes to survey or site plan from prior approval and, if no changes proposed, please submit original survey or site plan.
Show sign, if any, on survey or site plan and provide drawing or picture of same.
Submit Petition from neighbors regarding the continued accessory use.

RECEIVED
MAR 24 2023
By_____

Revised 03/08/16

Planning Board Use Only

Planning Board Appearance Date:_____
Tax Map No.: _____
Zoning:_____
Existing Zoning Violations?:_____
Complaints?:_____
Public Hearing?:

yes:_____ date:_____ No:_____

Approved:_____ Denied:_____

Conditions: 1._____

2._____

3._____

4._____

5._____

6._____

Renewal term _____ years to expire on _____

Clerk Print Name:_____

Signed: [signature] 3-21-2022

RECEIVED
MAR 24 2023
By