Town of Manlius

Planning Board Meeting

May 22, 2023

6:30PM

1. Zoom Meeting Instructions

   Documents:

   ZOOM PLANNING BOARD MEETING INSTRUCTIONS MAY 22, 2023.PDF

2. Pledge Of Allegiance

3. Approval Of Minutes May 8, 2023

4. Accessory Use Permit Renewal

   Documents:

   8797 GENESEE STREET - WEICHERT.PDF

5. Marilyn Hazzard - 6797 North Manlius Road, Kirkville, NY 13082 - Public Hearing - 2-Lot Subdivision - Same Address - Tax Map # 049.-02-02.1

   Documents:

   6797 NORTH MANLIUS ROAD - APPLICATION AND SEQR PAPERWORK.PDF
   6797 NORTH MANLIUS ROAD - SUBDIVISION MAP.PDF

6. Horizon Solar Power And Catalyze Energy - 33 Boston Post Road West - Suite 220, Marlborough, MA 01752 - Decision - Subdivision, Site Plan And Special Use Permit - 4.25 MW Solar Array - 4869 Peck Road, Kirkville, 13082 - Tax Map # 042.-021-32.1

   Documents:

   7869 PECK ROAD - VISUAL-RENDERING-INTERCONNECT-BOX (002).PDF
   SWITCHGEAR CABINET REFERENCE DRAWING.PDF
   7869 PECK ROAD - CATALYZE - WARNER IC DOC.PDF
   7869 PECK ROAD -SOLAR PLANS SEALED.PDF
   7869 PECK ROAD - UPDATED COVER LETTER FOR REVISIONS.PDF
   OCPB RESOLUTION - SPECIAL USE PERMIT.PDF
   OCPB RESOLUTION - SITE PLAN.PDF
   OCPB RESLUTION - SUBDIVISION.PDF

7. Icon Companies, LLC - 344 South Warren Street, Syracuse, NY 13202 - Decision - Site Plan - 4600 Enders Road, Manlius, NY 13104 - Tax Map # 117.2-01-04

   Documents:

   23.05.10 4600 ENDERS PLANNING BOARD SUBMISSION.PDF

8. Bob Amodie - 8199 Laurie Lane, Liverpool, NY 13090 - Zone Change Recommendation To Town Board - C To R-5 - Garden Park Phase 1 - Highbridge Street, Fayetteville, NY 13066 - Tax Map # 093.-01-05.1

   Documents:

   1997_02_25-ALTA SURVEY.PDF
   2017_11_10-PRELIMINARY PLAT AS SURVEY.PDF
   2023 04 12 TRANSMITTAL.PDF
   2023_04_12 - GRAPHIC CONCEPT PLAN - GARDEN PARK.PDF
   20230412_DISCLOSURE AFFADVDIT_HIGHBRIDGE.PDF
   20230412_INTIAL SITE PLAN APPLICATION_HIGHBRIDGE.PDF
   20230412_SEAF_HIGHBRIDGE.PDF
   MANLIUS SENIOR HOUSING - CONCEPTUAL DESIGN.PDF
   UPDATED ZONE CHANGE APPLICATION.PDF
   ZONE CHANGE APPLICATION.PDF

9. KDP Manlius NY , LLC - 449 North Clark Street, Suite 400, Chicago, IL 60654 - Discussion/Decision & Recommendation To Town Board In Regards To Local Law Change For OCWA - 5427 North Burdick Street, Fayetteville, NY 13066 - Tax Map #'s 086.0-1-4.2 And 086.0-1-4.3

   Documents:

   5427 NORTH BURDICK - PB APPLICATION.PDF
   LOCAL LAW 2023 - ___ SUBDIVISION AMENDMENT RE OCWA.PDF

10. Hogan Drs. LLC - 4579 Southwood Heights Drive, Jamesville, NY 13078 - Site Plan & 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:

    2023 05 10 - LETTER TO PB.PDF
    2023 05 10 - L001 SITE PLAN-LAYOUT1.PDF

11. Eastern Hills Bible Church - 8277 Cazenovia Road, Manlius, NY 13104 - Initial Presentation - Site Plan Amendment - Same Address - Tax Map # 117.2-01-37.1

    Documents:

    TOWN OF MANLIUS APPLICATION.PDF
    ARCHIVED DRWGS FOR PLANNING BD_.PDF
    RSA DRWGS FOR PLANNING BD_.PDF

12. Other Business

13. Adjournment

Town of
MANLIUS
New York

May 22, 2023

Virtual Planning Board Meeting

Instructions to attend the May 22, 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/84557275526?

Password to join when prompted:

Password: 272825

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 #

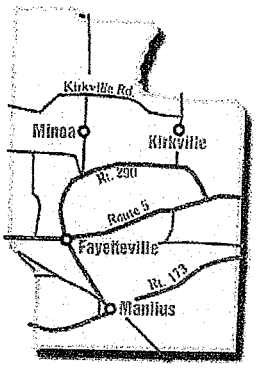
Webinar ID: 845 5727 5526

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

Password: 272825

Town of Manlius

Planning and Development



DATE: May 10, 2023

TO: Town of Manlius Planning Board

FROM: Tom Poitras, Code Enforcement Officer

RE: Accessory Use Permit Renewal Application

1. Weichert – The Bollinger Group – 7137 East Genesee St. – Real Estate Office

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 May 23, 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

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MAY 03 2023
By

Permit Fee $ 100.00

Town of Manlius

ACCESSORY USE PERMIT RENEWAL APPLICATION

1. Owners Name: TBG Fayetteville Phone: 315 637 0535
2. Address: 7137 E Genesee
3. Tax Map No.: 085.-07-11.0
4. Email Address: Chris@THEBollingerGroup.net
5. Requested permitted use:
   (a) Previous: RE office
   (b) Proposed: SAME
6. Location of operation within the building: basement, 1st floor, 2nd floor, garage:
   (a) Previous: Building
   (b) Proposed: SAME
7. Approximate square footage to be utilized:
   (a) Previous: 1230
   (b) Proposed: SAME
8. Hours of Operation:
   (a) Previous: 9-5
   (b) Proposed: SAME
9. Days of Operation:
   (a) Previous: M-F
   (b) Proposed: SAME
10. Operator's name:
   (a) Previous: Chris Bollinger & Dana Inoyam
   (b) Proposed: SAME

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11. Provisions for parking:

    (a) Previous: 6 CARS

    (b) Proposed: SAME

12. Number of employees:

    (a) Previous: 1

    (b) Proposed: SAME

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

    (a) Previous: 2

    (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.

Property Description Report For: 7137 Genesee St E, Municipality of Town of Manlius

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	313889
Tax Map ID #:	085.-07-11.0
Property #:	
Property Class:	483 - Converted Res
Site:	COM 1
In Ag. District:	No
Site Property Class:	483 - Converted Res
Zoning Code:	C
Neighborhood Code:	00500
School District:	Fayetteville-Manlius
Total Assessment:	2022 - $171,100
Property Desc:	Homewood Lts P526,p527
Deed Page:	477
Grid North:	1104079

Total Acreage/Size:	0.19
Land Assessment:	2022 - $28,500
Full Market Value:	2022 - $171,100
Equalization Rate:	----
Deed Book:	5376
Grid East:	648130

Owners

TBG Fayetteville LLC
7137 Genesee St E
Fayetteville NY 13066

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/10/2016	$145,000	210 - 1 Family Res	Land & Building	Options Realty Associates	No	Yes	No	5376/477
7/20/2010	$118,000	210 - 1 Family Res	Land & Building	Brennan, William E	Yes	Yes	No	5133/123
9/4/2003	$75,000	210 - 1 Family Res	Land & Building	Boatwright, Howard L Jr	Yes	Yes	No	4796/18
11/17/1989	$65,000	210 - 1 Family Res	Land & Building	Boatwright, Howard L Jr	Yes	Yes	No	3579/253

Utilities

Sewer Type:	Comm/public	**Water Supply:**	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	2000	**Overall Condition:**	Normal
Overall Grade:	Average	**Overall Desirability:**	3

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Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
100	0	0	0	Unfinished	1952	2000	Normal	Average-	1230	1	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Walk-up off	1,230	0
Row storage	886	0

Improvements

Structure	Size	Grade	Condition	Year
Gar-1.0 att	14 x 24	Average	Normal	1952
Pavng-asphlt	2,100.00 sq ft	Average	Normal	1990
Porch-coverd	115.00 sq ft	Average	Normal	2021

Land Types

Type	Size
Primary	0.19 acres

Special Districts for 2022

Description	Units	Percent	Type	Value
CSW15-Onon co san un	1	0%		0
CWR40-County water	0	0%		0
FR001-Fayetteville fire	0	0%		0
LT001-Manl cons lgt dis #1	0	0%		0
SW012-Consolidated sewer	1	0%		0
WT050-Manl cons water sup	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %

Taxes

Year	Description	Amount

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

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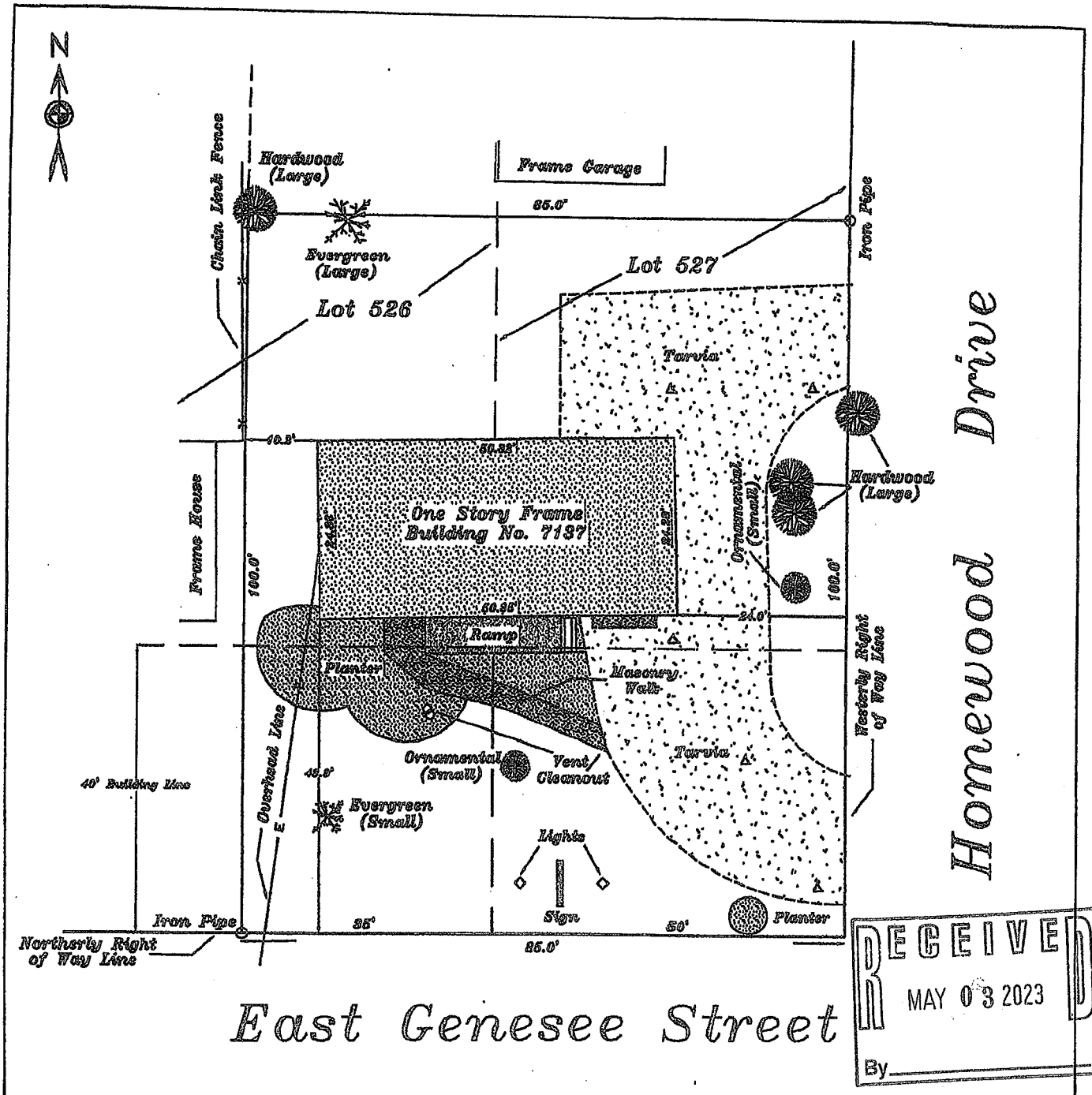
MAY 03 2023
By



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MAY 03 2023
By

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 440-5096	STATE OF NEW YORK MICHAEL J. McCULLY No. 050696 LICENSED LAND SURVEYOR	Location Survey on Part of Lots 526 and 527 of Homewood. Map# 2019.
I hereby certify that this map was made from an actual survey and same is correct.		Known as No. 7137 East Genesee Street, Town of Manlius, County of Onondaga, State of New York.
M.J. McCully NYSLLS 50696		Drawn by: MJM Scale: 1"= 20' Date(s): 04-17-16

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209,Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2016, Michael J. McCully Land Surveying, all rights reserved.

Expected Fee: $300

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

RECEIVED
APR 25 2023
By

DATE: 4/25/23

Name of Project: SUBDIVISION OF PROPERTY

Applicant must submit ~~12~~ 10 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: MYERS RD. BEHIND 6797 N. MANLIUS RD. KIRKVILLE

Type of Project: 2-Lot

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

Developer: Phone:

Address: Zip:

Tax Map Number(#)/s:

Present Zoning: RA Desired Zoning:

Total Acreage: Total Number of Lots:

Property Owner/s: MARILYN L & HOWARD H (DECEASED) HAZZARD Phone: 315-345-9417

Address: 6797 N. MANLIUS RD. KIRKVILLE Zip: 13082

Tax Map#(s): 049.-02-02.1 Owner's Signature: Marilyn L. Hazzard

Printed Name: MARILYN L. HAZZARD

Property Owner/s: Phone:

Address: Zip:

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

Printed Name:

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment:

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

Planning Board - Initial

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

SUB DIVISION OF PRIMARY PROPERTY

Name of Action or Project:

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

MYERS RD. KIRKVILLE

Brief Description of Proposed Action:

WOULD LIKE TO SELL 2.997± ACRES OF HAYLOT

Name of Applicant or Sponsor:	Telephone: 315-345-9417
MARILYN L. HAZZARD	E-Mail: marilyn.l.hazzard@gmail.com

Address: 6797 N. MANLIUS RD

City/PO:	State:	Zip Code:
KIRVILLE	NY	13082

	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 governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? 5.679 ~~2.997~~ acres
b. Total acreage to be physically disturbed? 2.997 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.682 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	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?	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐
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 HAYLOT

	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 plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: MARILYN L. HAZZARD Date: 4-25-23

Signature: Marilyn L. Hazzard

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

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

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

I. MARILYN L. HAZZARD, being duly sworn, deposes and says that (s) he is:

PROPERTY OWNER

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

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

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

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

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

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

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

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

-OR-

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

Date: _____, 20_____.

_____
(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

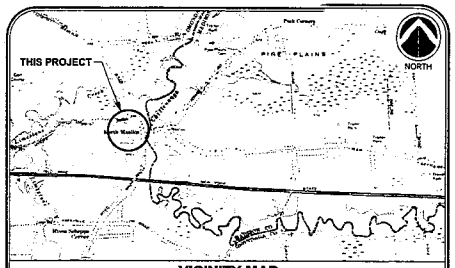
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 24th day of April in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared Marilyn Hazzard, _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Jacqueline M. Bargelski
Notary Public

JACQUELINE M. BARGELSKI
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01BA5055000
Commission Expires Jan. 29, 2026

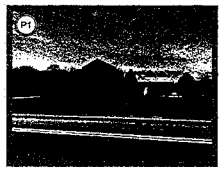
RECEIVED
APR 25 2023
By

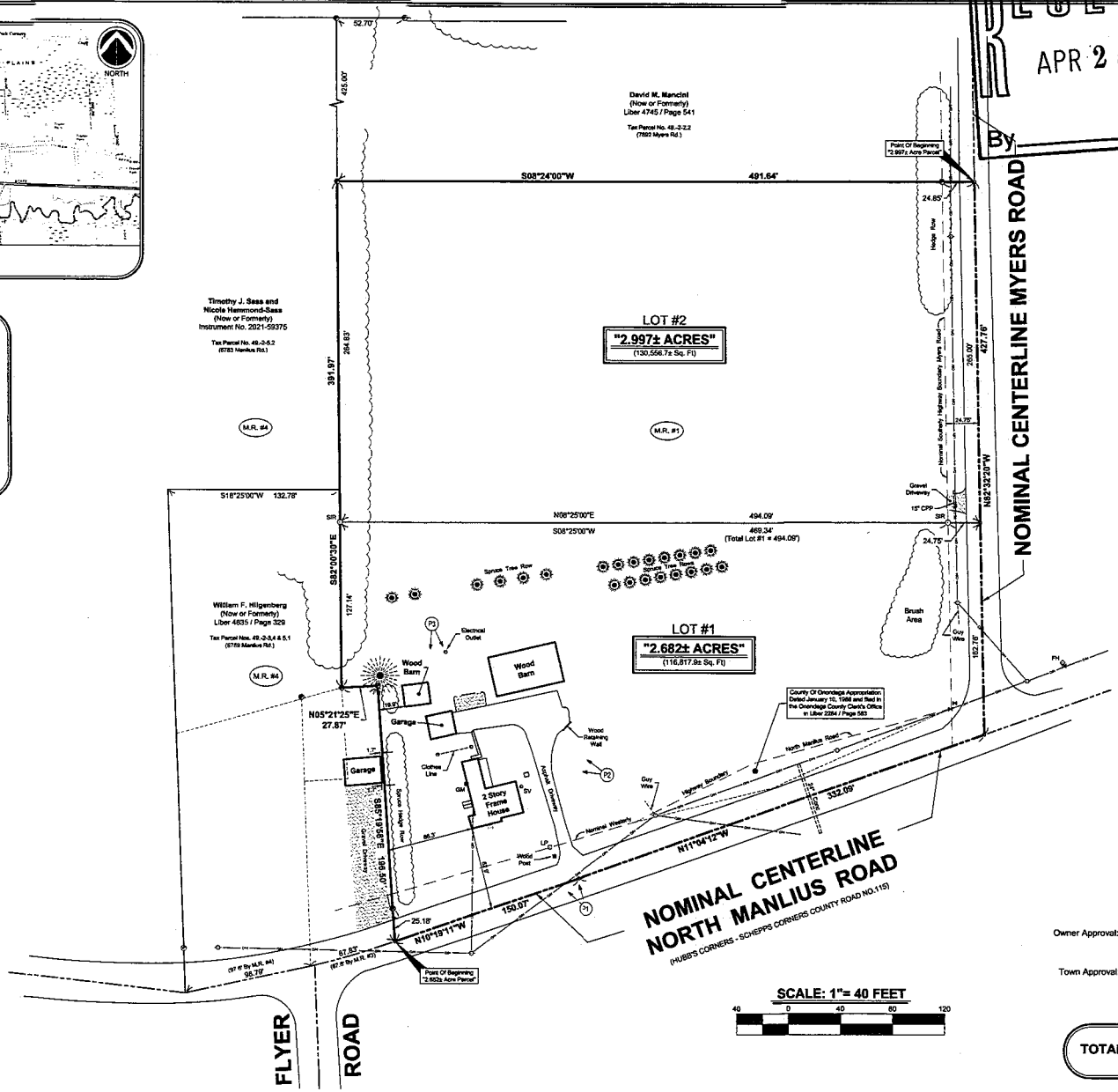


VICINITY MAP
NOT TO SCALE

LEGEND:

- Denotes Existing Iron Rod
- Denotes Existing Iron Pipe
- Denotes Set Iron Rod
- Denotes Existing Power Pole
- Denotes Existing Sewer Vent
- Denotes Existing Gas Meter
- Denotes Existing Valve
- Denotes Existing Light Pole
- Denotes Existing Fire Hydrant
- Denotes Overhead Utility Line
- Denotes Existing Concrete Area
- Denotes Location And Direction Of Photographs Taken On March 22, 2023





ZONING INFORMATION

MUNICIPALITY	TOWN OF MANLIUS
STATUS	CURRENT, ZONING DATED: 2016
STATUS	ZONED 'RA', RESTRICTED AGRICULTURAL DISTRICT
ITEM	
Minimum Lot Area	100,000 SQ. FT.
Minimum Lot Frontage	200 FEET
Minimum Front Yard Setback	40 FEET
Minimum Side Yard Setback	20 FEET
Minimum Rear Yard Setback	40 FEET
Source Information	Tom Polirea - Codes Enforcement Officer
Address	301 Brooklea Drive, Fayetteville, NY 13066
Phone/Fax Number	(315) 637-6419 / (315) 637-6713
Notes	Hours: 8:30 am - 4:30 pm, Monday - Friday Closed Weekends And Holidays

MAP REFERENCES:

(M.R. #1) "Lands Of Campany - Part Of Lot No. 16"
Town Of Manlius, Onondaga County, State Of New York
By Thomas D. Jones, L.S. # 049315 Dated December 26, 1993.

(M.R. #2) "Location Survey Of Part Of Farm Lot No. 16"
Town Of Manlius, Onondaga County, State Of New York
By Lahr Land Surveyors Dated April 10, 2004.

(M.R. #3) "Survey Map For Mortgage Purposes
Lands As Occupied, Part Of Farm Lot #16"
Town Of Manlius, Onondaga County, State Of New York
Known as #5789 North Manlius Road
By Christopher Land Surveyor Dated September 20, 1989.

(M.R. #4) Map Of Lands Of Robert E. & Gertrude R. Murray Part Of Lot 16"
Town Of Manlius, County Of Onondaga, State Of New York
By Rowell and Associates P.C. Dated August 27, 1980.

DEED REFERENCE:

(D.R. #1) Erwin F. Campany
to
Howard H. Hazzard and Marilyn L. Hazzard
Executor's Deed - Dated: January 11,1994
Liber 3900 Of Deeds / Page 253

Being Tax Parcel No. 49-2-2.1

Excepting and Reserving lands conveyed to the County of Onondaga by Warranty Deed dated January 10, 1968 and filed in the Onondaga County Clerk's Office in Liber 2284 of deeds at page 583.

Subject to the rights of the public to that portion of the above described premises lying within the bounds of North Manlius Road and Myers Road.

Also subject to any other easements, covenants or restrictions of record.

Owner Approval: _____ Date: _____
Howard H. Hazzard and Marilyn L. Hazzard

Town Approval: _____ Date: _____
Town Of Manlius Planning Board Chairman

SCALE: 1"= 40 FEET
40 0 40 80 120

TOTAL ACREAGE THIS SUBDIVISION IS "5.679± ACRES"
(247,374.8± Sq. Ft.)

Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's Seal Is A Violation Of Section 7209-2, Of The New York State Education Law.

Only Copies From The Original Of This Survey Marked With The Land Surveyor's Signature And An Original Embossed Or Ink Seal Shall Be Considered Valid True Copies.

NO.	DATE	REVISION	BY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL FIELD SURVEY DATED March 22, 2023 AND THAT BOTH MAP AND SURVEY ARE CORRECT.

THOMAS A. PARKER L.S. #050266

STATE OF NEW YORK · THOMAS A. PARKER · LICENSED LAND SURVEYOR

"PROPOSED 2-LOT SUBDIVISION"

Lands Of

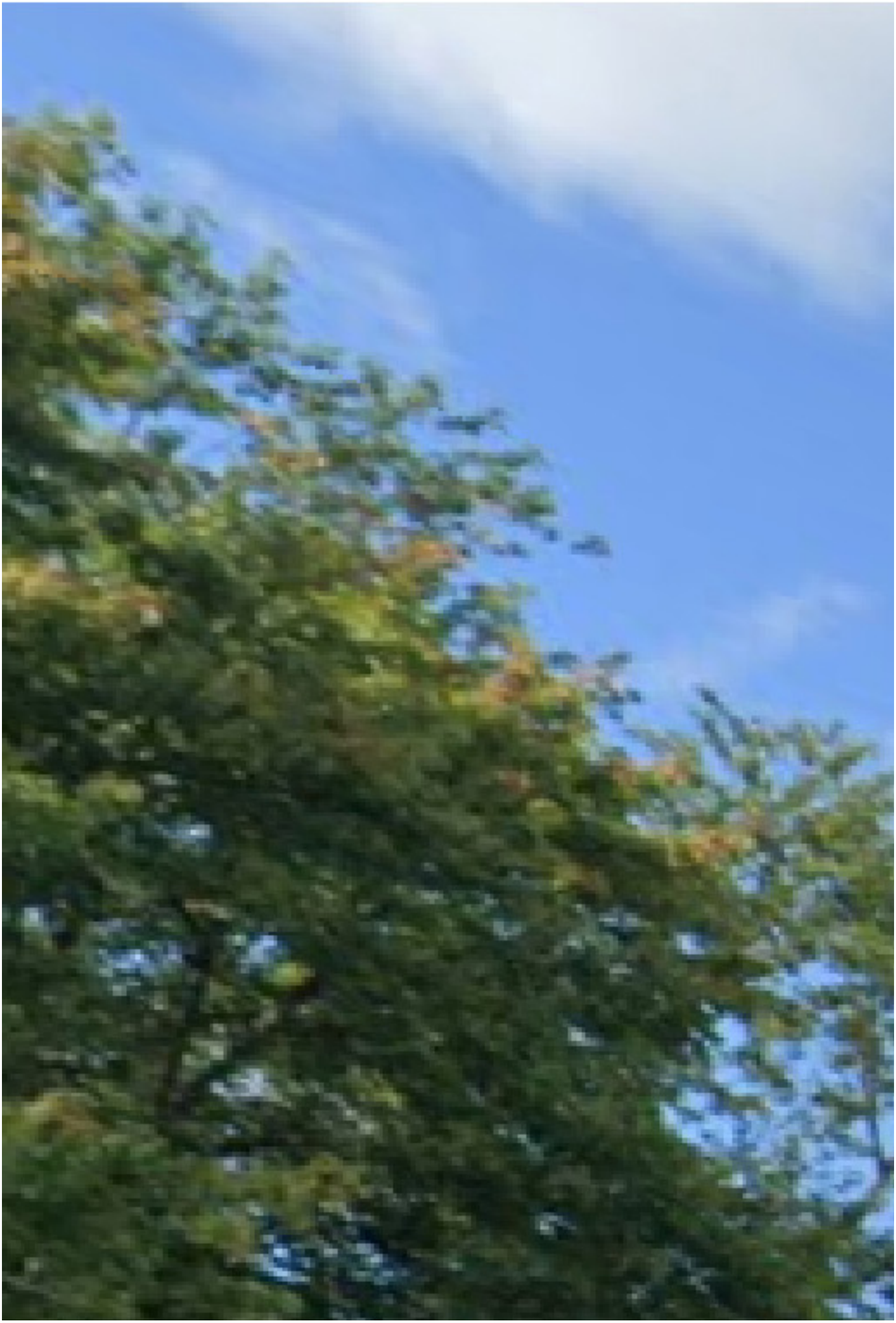
Howard H. Hazzard and Marilyn L. Hazzard

6797 Manlius Road
Town Of Manlius - Onondaga County
State Of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
4873 NYS Route 5, Vernon, NY 13476
Tel: 315.953.4200
Fax: 315.953.4202
Website: www.delta-ess.com

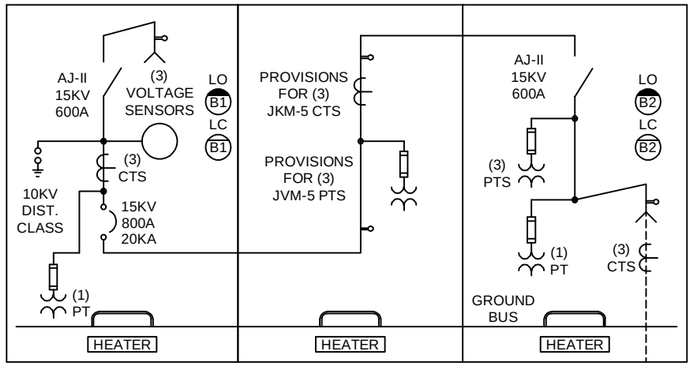
Designed by:	N/A
Drawn by:	C. Kobler
Reviewed by:	T. Parker
Date:	March 22, 2023
Last Revised:	
Scale:	1"= 40 Feet
Project Number:	2023.146.001

SHEET 1 OF 1



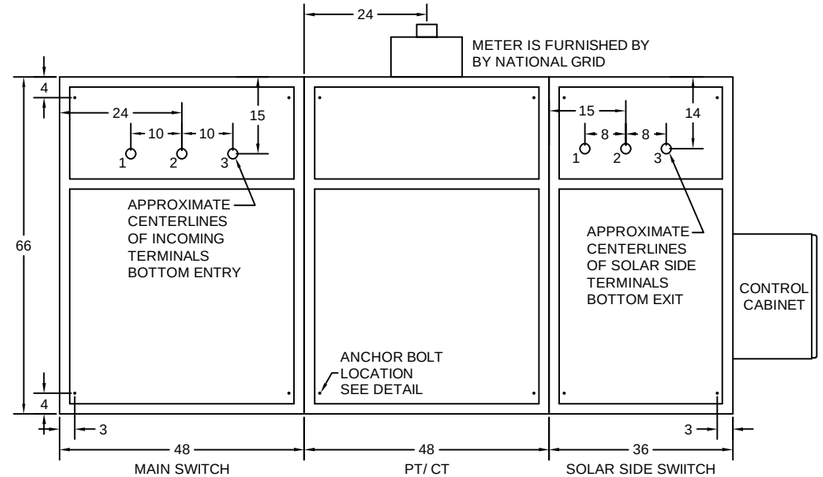
THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF ELECTRO MECHANICAL CORP. OR ITS OPERATING DIVISIONS IN WHOM TITLE REMAINS. ANY REPRODUCTION, DISTRIBUTION, DISCLOSURE OR USE NOT OTHERWISE EXPRESSLY APPROVED IN WRITING IS STRICTLY PROHIBITED. FEDERAL PACIFIC, ELECTRIC MOTOR REPAIR & SALES, LINE POWER MANUFACTURING, LINE POWER REBUILD, METAL CASTINGS COMPANY, MACHINERY COMPONENTS COMPANY ARE DIVISIONS OF ELECTRO-MECHANICAL CORPORATION.

SYM.	DATE	ECR#	REVISION RECORD	DR.	CK.
-	-		-	-	-



MAIN SWITCH COMPARTMENT — PT/ CT COMPARTMENT — SOLAR SIDE SWIITCH

ONE LINE DIAGRAM



PAD LAYOUT

NOTE: ALL CONDUIT ROUTED IN OR UNDER THE CABINET SHALL BE MINIMUM OF 1-1/2" SCHEDULE 80 PVC WITH BUSHINGS ON EACH END AND SHALL TRANSITON TO MINIMUM 1-1/2" RIGID GALVANIZED STEEL CONDUIT IF EXPOSED OUSIDE THE CABINET. A MAXIMUM OF TWO 90 DEGREE BENDS IN THE CONDUIT IS PERMITTED.

C1585

Bill of Material

Level Components Parent: C1585	Description 15KV ME CUSTOM (3 BAYS)	UM	Quantity
1******* C1585-M	MECHANICAL BOM FOR C1585	EA	1.0000
1******* 0037-4-53152	SWIH ASSY. AUTOJET-II, 600A MJEA		2.0000
1******* ISM15_LD_1(55)	15KV 800A TAVRIDA VCB	EA	1.0000
1******* CM16_DC_ISM15	TAVRIDA P/N:CM_16_1(50)	EA	1.0000
1******* S10581DY	INTERLOCK. TYPE B-6003-1	EA	2.0000
1******* S10581JY	INTERLOCK. TYPE B-5003-1	EA	2.0000
1******* DC1	DUST COVER. INTERLOCK	EA	4.0000
1******* LA10HDPLYDIST	LIGHTNING ARRESTER. 10KV. POLY	EA	3.0000
1******* C600-2102	BALL STUD. 1/2-13 X 1". UNC	ea	12.0000
1******* 0086-1-02877-C	GROUND BAR FUSE COMP., COPPER	EA	3.0000
1******* 41060200/4	TRMNL.TAP LUG. 0.125-0.419 DAE	A	2.0000
1******* SS-2PL	DUAL PADLOCK ADAPTER SQUARE D	EA	1.0000
1******* MTPTGS-1-SD–	PT.7620:120.63:5:1.IE FUSE	EA	5.0000
1******* CTX-00-014	CTW16-A-110-T150-301	EA	3.0000
1******* 1K1A5	TERMINAL BLOCK. SHORTING	EA	1.0000
1******* RLY-00-113	RELAY SEL 751IN4K8	EA	1.0000
1******* RLY-00-030	RELAY. PQM 735. KEY. 2266	EA	1.0000
1******* 95E20122	INSULATOR,VOLTAGE SENSING,15KV	EA	3.0000
1******* 129A514G01	SWITCH. FT-1 FLEXITEST	EA	1.0000
1******* FT4A14T06CN4046	TEST SWITCH. FT14.STYLE	EA	1.0000
1******* 2K38D	CIRCUIT BREAKER CONTROL SWITCH	EA	1.0000
1******* LIT-00-002	MULTI-VOLTAGE PILOT LIGHT.30MM	EA	1.0000
1******* LIT-00-003	MULTI-VOLTAGE PILOT LIGHT.30MM	EA	1.0000
1******* 265039	SWITCH, SERIES 26, 2-SECTIONS	EA	1.0000
1******* CB2-420A	POWER SUPPLY,UPS,120VAC IN	EA	1.0000
1******* 20-0330	BATTERY HOLDER (PKI)	EA	2.0000
1******* PS1270	BATTERY POWERSONIC 7AH	EA	4.0000
1******* CBIR2TEMP453	BATTERY TEMP PROBE W/ 3 METER	EA	1.0000
1******* FAZ-B16-1-NA-SP	BKR, 240/415VAC, 16A, 1P	EA	1.0000
1******* USM3I	FUSEHOLDER. ULTRASAFE. 3 POLE	EA	1.0000
1******* USM1I	FUSEHOLDER. ULTRASAFE. 1 POLE	EA	5.0000
1******* ATM15	FUSE. FAST ACTING. 15A. 600V	EA	2.0000
1******* ATM10	FUSE. FAST ACTING. 10A. 600V	EA	3.0000
1******* ATM2	FUSE. FAST ACTING. 02A. 600V	EA	3.0000
1******* 276-3	HEATER. SPACE. UL. 250W. 125V	EA	3.0000
1******* KT110	THERMOSTAT. SPST. NEG 10-100F	EA	1.0000
1******* PVCTA150	MALE ADAPTER 1 1/2 PVC	EA	1.0000
1******* 1J45	LOCKNUT. 1-1/2"	EA	1.0000
1******* BU505	BUSHING FEMALE	EA	1.0000
1******* CBL-00-009	CABLE,#2 SHIELDED,CU,7STRAND	FT	20.0000
1******* 54107-TB	LUG. STNDRD BARREL. 2AWG. 1/4"	EA	1.0000
1******* 54145-TB	LUG. STNDRD BARREL. 2AWG. 1/2"	EA	1.0000
1******* 40-3895-190	27kV STRESS RELIEF	EA	2.0000
1******* ETL LABEL 1	LABEL, IND CTRL PANEL 4008016	EA	1.0000
1******* B16-2706	NAMEPLATE. F-25 8.00"X6.00"	EA	1.0000
1******* B16-2705	NAMEPLATE. F-33 4.00"X1.50"	EA	2.0000
1******* B16-5305	NAMEPLATE.F-22 6.00"X4.00"	EA	1.0000
1******* B16-5300-1	NAMEPLATE. F-15 4.00"X1.50"	EA	2.0000
1******* BL102	LABEL. DANGER! HIGH VOLTAGE	EA	7.0000
1******* BLC102-1	LABEL. DANGER. HAZARDOUS	EA	5.0000
1******* BLC102-2	LABEL. SWITCH	EA	2.0000

INTERLOCK LEGEND

- INTERLOCK W/ KEY HELD
- INTERLOCK W/ KEY REMOVED

LC - LOCKS DEVICE CLOSED W/ KEY REMOVED

LO - LOCKS DEVICE OPEN W/ KEY REMOVED

KEY INTERLOCK SCHEME:
THE SWITCH MUST BE LOCKED IN THE OPEN POSITION BEFORE THE ACCESS DOOR MAY BE OPENED. THE ACCESS DOOR MUST BE LOCKED CLOSED BEFORE THE SWITCH MAY BE CLOSED.
INITIAL CONDITIONS:
THE SWITCH IS CLOSED. KEY IS HELD AT SWITCH LO INTERLOCK. ACCESS DOOR IS LOCKED CLOSED.
SEQUENCE OF OPERATION:
OPEN SWITCH. KEY IS RELEASED AT SWITCH LO INTERLOCK. THE SWITCH IS LOCKED IN THE OPEN POSITION WHEN LO INTERLOCK IS OPERATED AND KEY IS REMOVED. KEY TO DOOR LC INTERLOCK. OPEN DOOR. KEY IS HELD AT DOOR LC INTERLOCK.
REVERSE SEQUENCE OF OPERATION TO RETURN TO INITIAL CONDITIONS.

CIRCUIT BREAKER	
RATED VOLTAGE	15KV
BASIC IMPULSE LEVEL	95 KV
CONTINUOUS CURRENT	800A
INTERRUPTING CURRENT RMS SYM	20 KA

AUTO JET SWITCH RATINGS	
NOMINAL VOLTAGE	14.4 KV
MAXIMUM DESIGN VOLTAGE	17 KV
BASIC IMPULSE LEVEL	95 KV
CONTINUOUS CURRENT	600 A
LOADBREAK CURRENT	600 A
MOMENTARY CURRENT RMS ASYM	40 KA
FAULT CLOSE CURRENT RMS ASYM	40 KA

INSTALL IN AREAS ACCESSIBLE TO QUALIFIED PERSONNEL ONLY

FEDERAL PACIFIC
POWER TO DELIVER
BRISTOL,VA

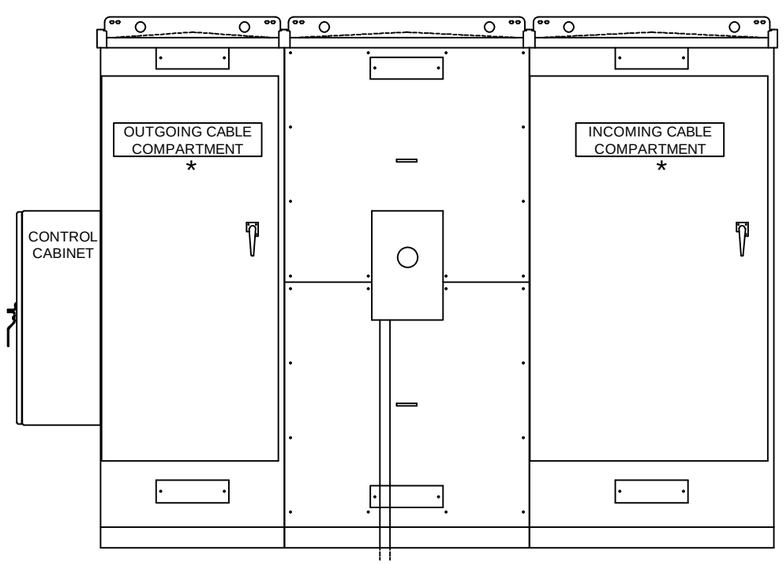
METAL ENCLOSED EQUIPMENT

ENCLOSURE TYPE: OUTDOOR
CATEGORY TYPE: B
SERIAL NO: C1615
MFG. DATE:

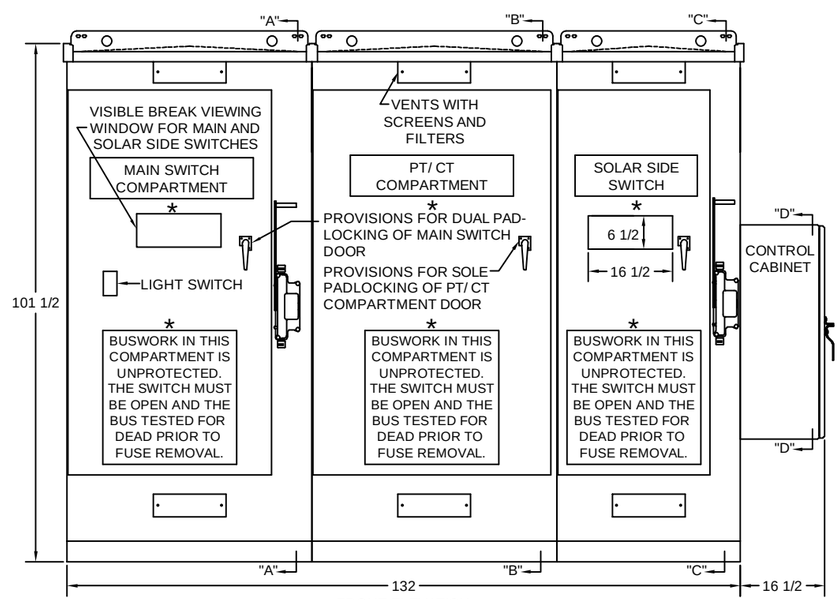
SUITABLE FOR USE ON A CIRCUIT CAPABLE OF DELIVERING NOT MORE THAN 20000 RMS SYM. AMPS

MAIN BUS CURRENT: 600 AMPS
RATED MAXIMUM VOLTAGE: 15 KV
RATED FREQUENCY: 60 Hz
RATED INSULATION LEVEL: 95 KV
RATED CONTINUOUS CURRENT: 600 AMPS
RATED LOAD CURRENT INTER.: 600 AMPS
RATED SHORT TIME: 20 KA RMS SYM
RATED MOMENTARY: 32 KA RMS ASYM
FAULT CLOSING: 32 KA RMS ASYM
DIELECTRIC STRENGTH: 36 KV
SHORT TIME CURRENT: 20 KA RMS SYM
EXCITATION CURRENT: N/A
MVA 3Ø SYM.: 520

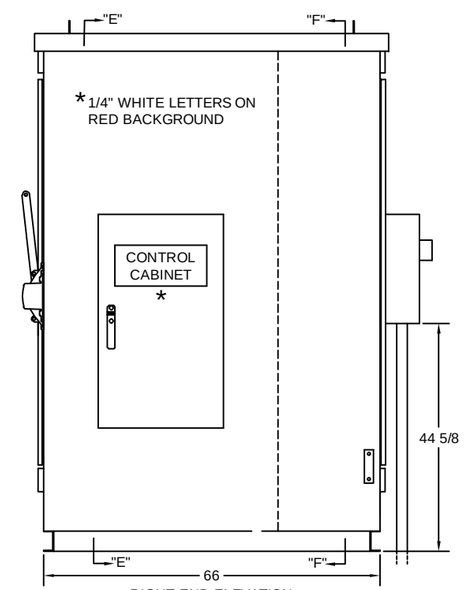
SWITCH SHALL BE MOUNTED ON A NONCOMBUSTIBLE SURFACE.



REAR ELEVATION



FRONT ELEVATION



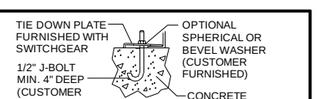
RIGHT END ELEVATION

ENCLOSURE RATING	☐ INDOOR	☒ OUTDOOR	
UL LISTED	☐		
ENCLOSURE CATEGORY	☐ A	☒ B	☐ C
ENCLOSURE MATERIAL	☒ 11 GA HR P&O STEEL		
ENCLOSURE FINISH	☒ ANSI 61 LIGHT GRAY		

DOOR MECHANISM	☒ PADLOCKABLE 3-POINT	
INTERLOCKING	☒ MECHANICAL	☒ KEY
MAIN BUS MATERIAL	☐ TIN PLATED ALUMINUM	☒ SILVER PLATED COPPER
GROUND BUS MATERIAL	☐ TIN PLATED ALUMINUM	☒ SILVER PLATED COPPER
APPROXIMATE WEIGHT:	5200 POUNDS	

GENERAL NOTES:

1. SWITCH IS INTERLOCKED SUCH THAT THE SWITCH MUST BE IN THE OPEN POSITION BEFORE ALLOWING ACCESS TO THE COMPARTMENT.
2. WARNING AND INFORMATION LABELS ARE APPLIED TO REMOVABLE COVERS AND INTERNAL AND EXTERNAL DOORS.



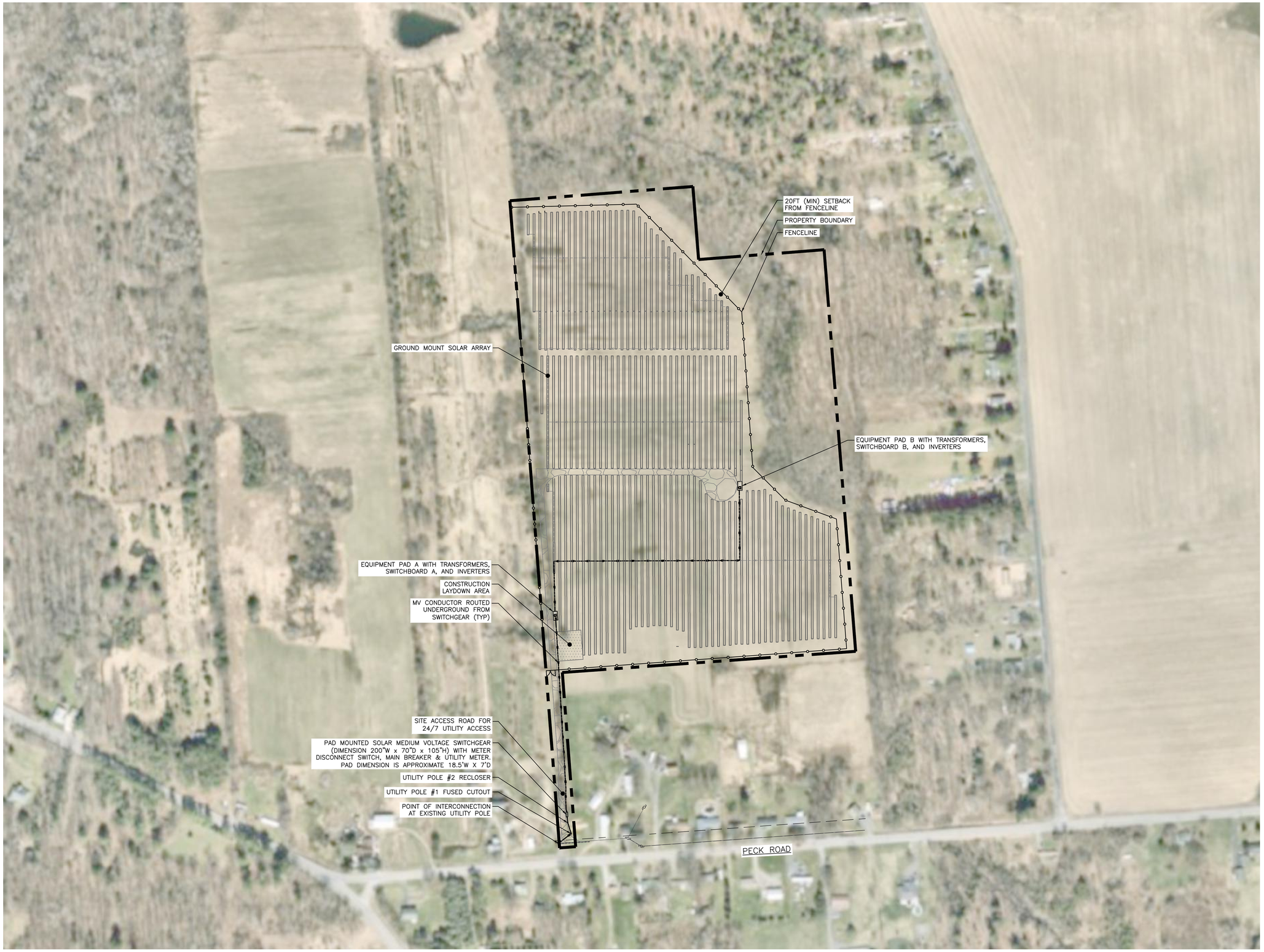
ANCHOR BOLT DETAIL

Drawing is for reference only.

FEDERAL PACIFIC
POWER TO DELIVER
BRISTOL, VIRGINIA
A DIVISION OF ELECTRO-MECHANICAL CORPORATION

15KV METAL ENCLOSED SWITCHGEAR

DATE	3-8-23
SCALE	NTS
DRN.BY	SLF
CHK.BY	LEB
JOB NO.	
FILENAME	1615-900-1
DWG. NO.	D48-1615-900
REV.	-



1 SITE PLAN
SCALE: 1" = 150'

N

NOT FOR CONSTRUCTION

CATALYZE
CATALYZE CONSTRUCTION LLC
6325 GUNPARK DR SUITE C
BOULDER, CO 80301
PHONE NUMBER:(888) 918-0771
C-10 #1089103
WWW.CATALYZE.COM
INFO@CATALYZE.COM

PUREPOWER ENGINEERING
PURE POWER ENGINEERING INC.
111 RIVER STREET SUITE 1110
HOBOKEN, NJ 07030
WWW.PUREPOWER.COM
PHONE: (201) 687-9975

STATE OF NEW YORK
RICHARD A. IVINS
091197
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
SITE PLAN

NYSOLAR07 LLC
WARNER SOLAR FACILITY

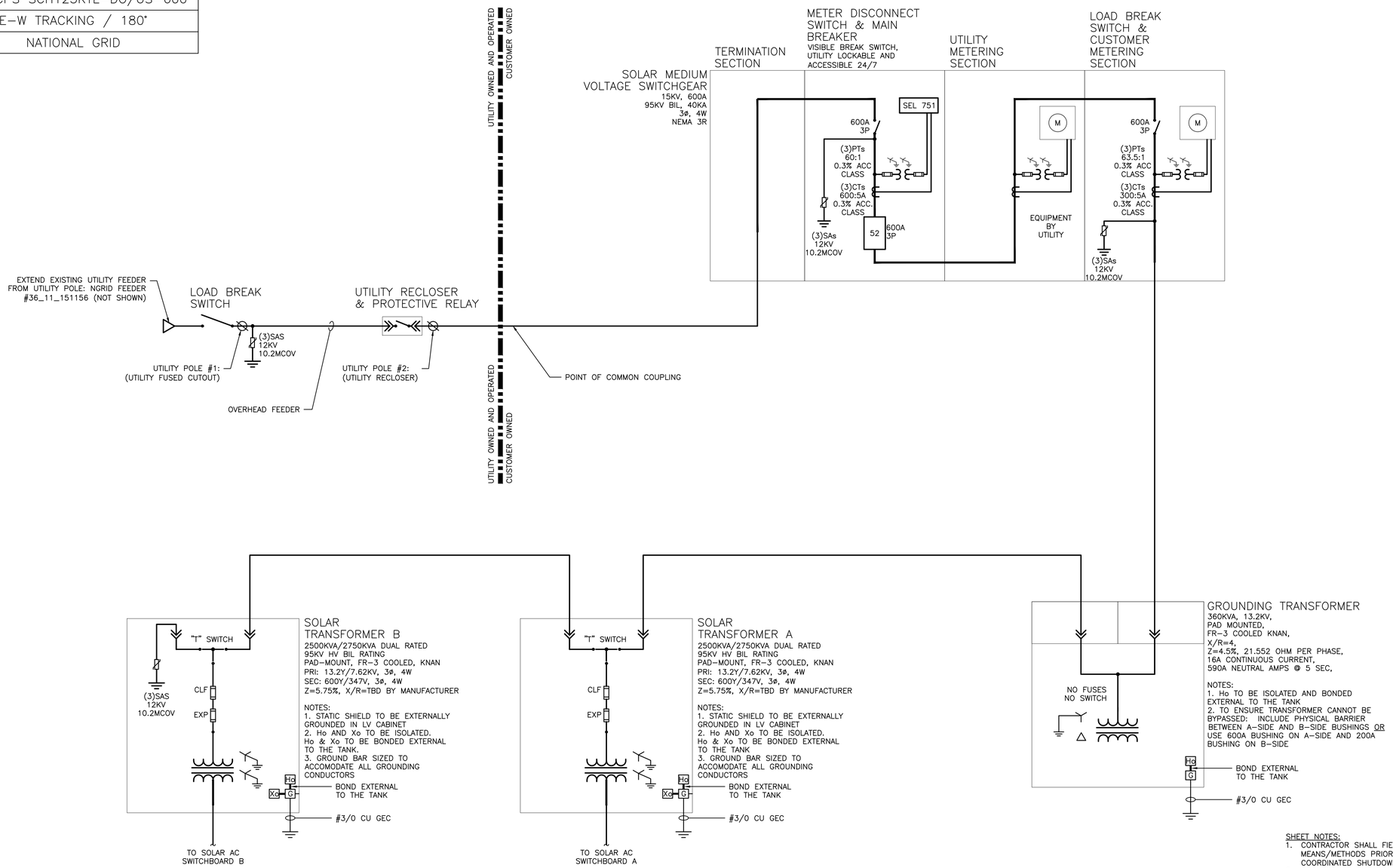
7859 PECK ROAD,
KIRKVILLE, NY 13082

No.	DESCRIPTION	DATE
1.	INTERCONNECTION DOCS	03/24/2023

PROJECT #: PPE-06211
DRAWN BY: BX
CHECKED BY: BX
DRAWING NO:
G100
TO SCALE ON 24X36 PAPER

RULER IN INCHES:

SYSTEM SUMMARY	
DC SYSTEM SIZE	7,488.18 KW
AC SYSTEM SIZE	5,000.00 KW
(QTY) MODULE	(13,867) WAAREE 540W
(QTY) INVERTER	(40) CPS SCH125KTL-DO/US-600
TILT / AZIMUTH	E-W TRACKING / 180°
UTILITY	NATIONAL GRID



1 ONE LINE DIAGRAM - MV
SCALE: NONE

SHEET NOTES:

1. CONTRACTOR SHALL FIELD-VERIFY INTERCONNECTION MEANS/METHODS PRIOR TO INSTALLATION. COORDINATED SHUTDOWN MAY BE REQUIRED.
2. ALL GROUND BARS AND LUGS SHALL BE DUAL RATED AL/CU.
3. UNLESS OTHERWISE NOTED EQUIPMENT IS PERMITTED TO BE 80% OR 100% RATED.
4. PVC SCH80 REQUIRED WHERE PVC IS SPECIFIED. PVC SCH40 IS PERMITTED FOR UNDERGROUND STRAIGHT RUNS ONLY.
5. SET NEW ELECTRONIC-TRIP BREAKERS TO THE SETTINGS BELOW, UNLESS OTHERWISE NOTED IN POWER STUDY. "NOMINAL TRIP" REFERS TO BREAKER TRIP RATING INDICATED ON ONELINE. SETTINGS BELOW ARE NOT FOR COORDINATION PURPOSES.
   - L = 100% OF NOMINAL TRIP (EXACT) MINIMUM TIME DELAY
   - S = 125% OF NOMINAL TRIP (OR NEXT HIGHER) MINIMUM TIME DELAY
   - I = 150% OF NOMINAL TRIP (OR NEXT HIGHER)
   - G = 20% OF NOMINAL TRIP (OR NEXT HIGHER) 0.5 SEC TIME DELAY

NOT FOR CONSTRUCTION

CATALYZE
CATALYZE CONSTRUCTION LLC
6325 GUNPARK DR SUITE C
BOULDER, CO 80301
PHONE NUMBER:(888) 918-0771
C-10 #1089103
WWW.CATALYZE.COM
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PUREPOWER ENGINEERING
PURE POWER ENGINEERING INC.
111 RIVER STREET SUITE 1110
HOBOKEN, NJ 07030
WWW.PUREPOWER.COM
PHONE: (201) 687-9975

STATE OF NEW YORK · RICHARD A. IVINS · 091197 · LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
ONE LINE DIAGRAM - MV

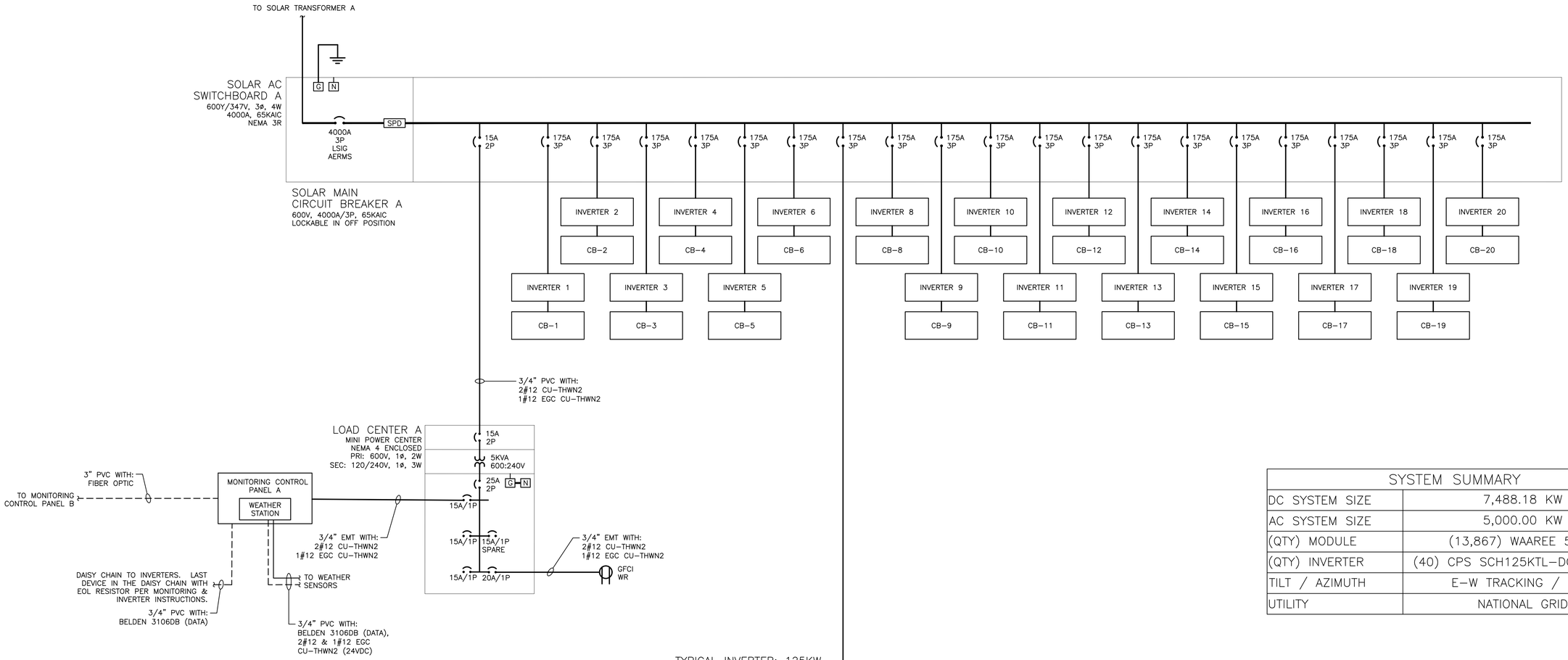
NYSOLAR07 LLC
WARNER SOLAR FACILITY

7859 PECK ROAD,
KIRKVILLE, NY 13082

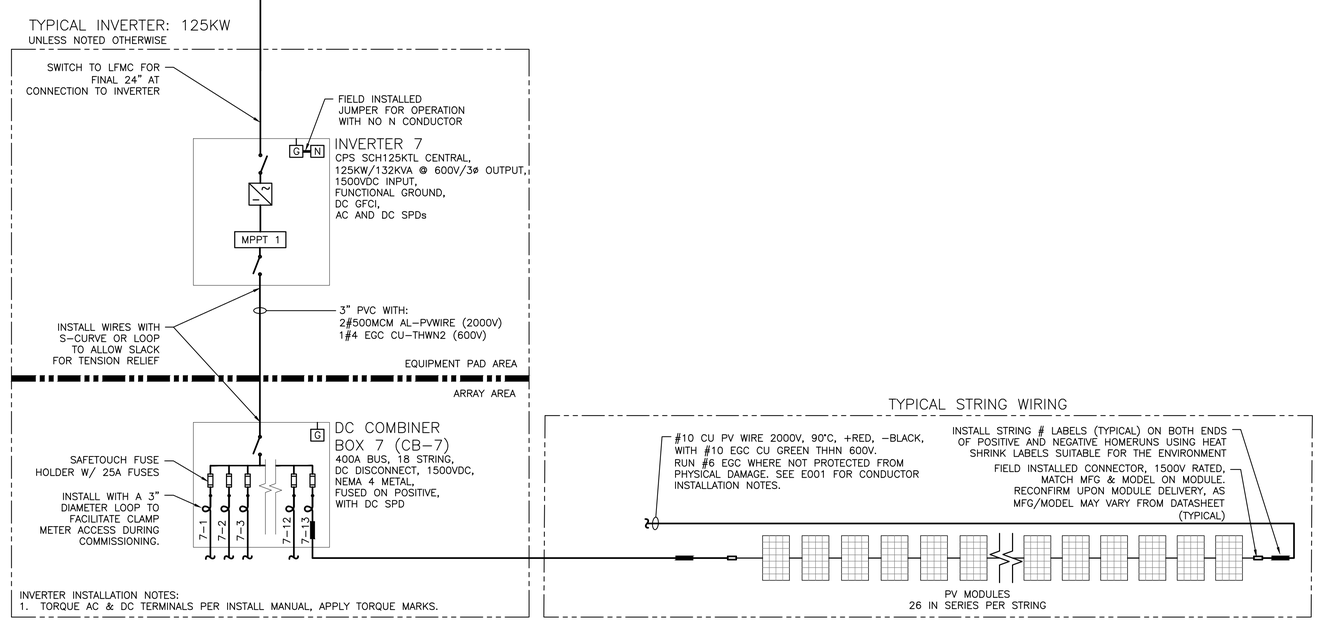
No.	DESCRIPTION	DATE
1.	INTERCONNECTION DOCS	03/24/2023

PROJECT #: PPE-06211
DRAWN BY: BX
CHECKED BY: BX
DRAWING NO:
E300
TO SCALE ON 24X36 PAPER

RULER IN INCHES:



SYSTEM SUMMARY	
DC SYSTEM SIZE	7,488.18 KW
AC SYSTEM SIZE	5,000.00 KW
(QTY) MODULE	(13,867) WAAREE 540W
(QTY) INVERTER	(40) CPS SCH125KTL-DO/US-600
TILT / AZIMUTH	E-W TRACKING / 180°
UTILITY	NATIONAL GRID



1 ONE LINE DIAGRAM – PAD A
SCALE: NONE

NOT FOR CONSTRUCTION

CATALYZE
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BOULDER, CO 80301
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STATE OF NEW YORK
RICHARD A. IVINS
091197
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
ONE LINE DIAGRAM – PAD A

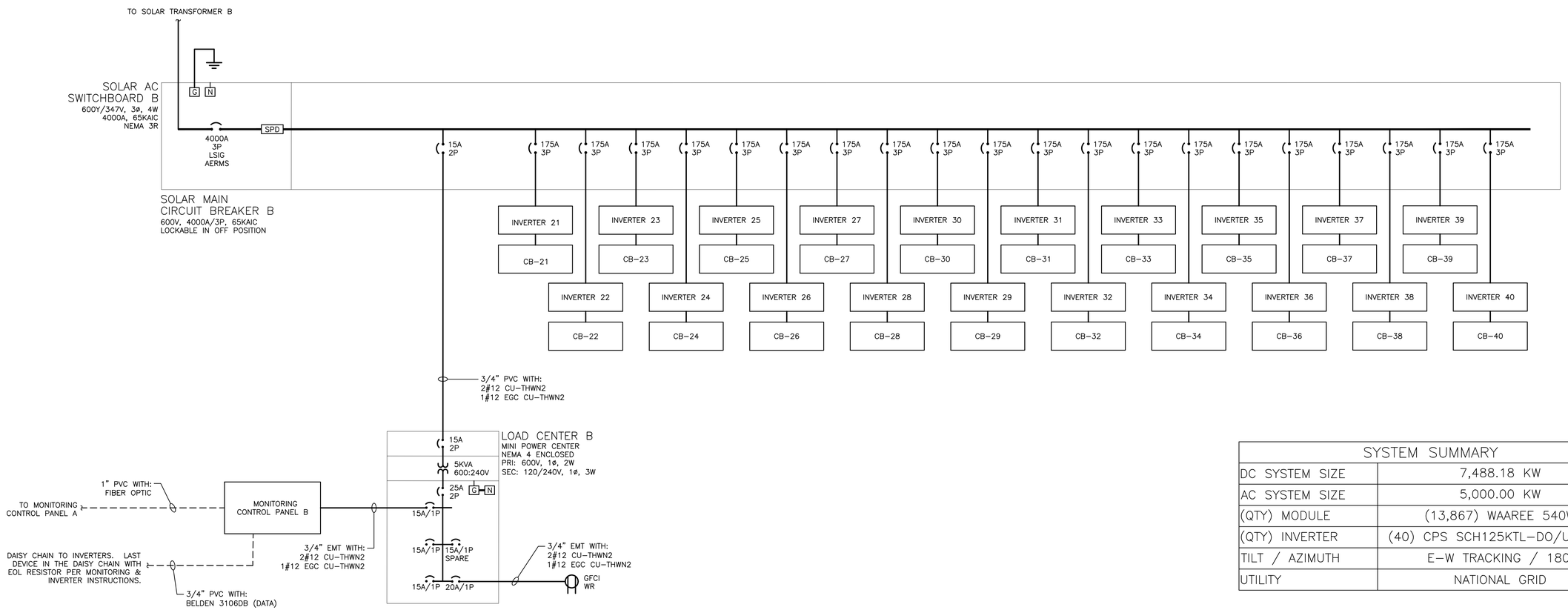
NYSOLAR07 LLC
WARNER SOLAR FACILITY

7859 PECK ROAD,
KIRKVILLE, NY 13082

No.	DESCRIPTION	DATE
1.	INTERCONNECTION DOCS	03/24/2023

PROJECT #: PPE-06211
DRAWN BY: BX
CHECKED BY: BX
DRAWING NO:
E301
TO SCALE ON 24X36 PAPER

RULER IN INCHES:



SYSTEM SUMMARY	
DC SYSTEM SIZE	7,488.18 KW
AC SYSTEM SIZE	5,000.00 KW
(QTY) MODULE	(13,867) WAAREE 540W
(QTY) INVERTER	(40) CPS SCH125KTL-DO/US-600
TILT / AZIMUTH	E-W TRACKING / 180°
UTILITY	NATIONAL GRID

1 ONE LINE DIAGRAM – PAD B
SCALE: NONE

NOT FOR CONSTRUCTION

CATALYZE
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BOULDER, CO 80301
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C-10 #1089103
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WWW.PUREPOWER.COM
PHONE: (201) 687-9975

STATE OF NEW YORK
RICHARD A. IVINS
091197
LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
ONE LINE DIAGRAM – PAD B

NYSOLAR07 LLC
WARNER SOLAR FACILITY

7859 PECK ROAD,
KIRKVILLE, NY 13082

No.	DESCRIPTION	DATE
1.	INTERCONNECTION DOCS	03/24/2023

PROJECT #: PPE-06211
DRAWN BY: BX
CHECKED BY: BX
DRAWING NO:
E302
TO SCALE ON 24X36 PAPER

RULER IN INCHES:

SEL 651R RELAY										
SETTINGS ARE PRELIMINARY PENDING UTILITY APPROVAL AND NOT INTENDED FOR CONSTRUCTION										
Solar System Base AC Size = 5000KVA			218.69A BASE PRIMARY USED FOR 50/51 ELEMENTS				*Total Clear Time = 3 Cycle Breaker Plus Delay (Time Dial or DEF Time)			
1.09A BASE SECONDARY 50/51P,G,N,Q							7621.02V BASE PRIMARY USED FOR 27/59 ELEMENTS			
P,G,N,Q CT RATIO FACTOR = 200							1.52V BASE SECONDARY USED FOR 27/59 ELEMENTS			
P CT = 200:1 1B0.5 C50 RF = 1.5 @ 30C							LEA RATIO FACTOR = 5000			
ANSI ELEMENT #	Unit	Pickup (Secondary)	Real (Primary)	Level	Def. Time Delay (s)	Time Dial	Total Clear Time (s)*	Total Clear Time (cyc)*	Curve	Description
27-1	L-N Volt	1.34	6706.50	0.88	1.95	-	2.00	120.00	-	Slow UV
27-2	L-N Volt	0.76	3810.51	0.50	1.05	-	1.10	66.00	-	Fast UV
59-1	L-N Volt	1.68	8383.13	1.10	1.95	-	2.00	120.00	-	Slow OV
59-2	L-N Volt	1.83	9145.23	1.20	0.11	-	0.16	9.60	-	Fast OV
79-UV	L-N Volt	1.45	7239.97	0.95	299.95	-	300.00	18000.00	-	Min Permissive Close Voltage
79-OV	L-N Volt	1.60	8002.07	1.05	299.95	-	300.00	18000.00	-	Max Permissive Close Voltage
59N	3V0 L-N Volt	0.26	1295.57	0.17	1.95	-	2.00	120.00	-	Zero Sequence Overvolt
81U-1	Hz	58.50	58.50	0.98	299.95	-	300.00	18000.00	-	Slow UF
81U-2	Hz	56.50	56.50	0.94	0.11	-	0.16	9.60	-	Fast UF
81O-1	Hz	61.20	61.20	1.02	299.95	-	300.00	18000.00	-	Slow OF
81O-2	Hz	62.00	62.00	1.03	0.11	-	0.16	9.60	-	Fast OF
79-UF	Hz	59.50	59.50	0.99	299.95	-	300.00	18000.00	-	Min Permissive Close Frequency
79-OF	Hz	60.50	60.50	1.01	299.95	-	300.00	18000.00	-	Max Permissive Close Frequency
51P	A	1.37	273.37	1.25	-	2.2	-	-	IAC-77	Time Phase OC
50P	A	4.76	951.32	4.35	0.00	-	0.05	3.00	-	Instantaneuos P OC
51G	A	0.22	43.74	0.20	-	3	-	-	IAC-77	Timed Ground OC
50G	A	3.17	634.21	2.90	0.00	-	0.05	3.00	-	Instantaneuos G OC
74	-	-	-	-	0.00	-	0.05	3.00	-	Relay Alarm

INVERTER UL1741-SA Compliant						
ANSI ELEMENT #	Pickup	Real	Level	Delay (sec)	Curve	Description
27	304.84	528V	88.0%	2.00		Slow UV
27	173.21	300V	50.0%	1.10		Fast UV
59	381.05	660V	110.0%	2.00		Slow OV
59	415.69	720V	120.0%	0.16		Fast OV
81U-1	56.50	56.5Hz	94.2%	0.16		Fast UF
81U-2	58.50	58.5Hz	97.5%	300.00		Slow UF
81O-1	62.00	62Hz	103.3%	0.16		Fast OF
81O-2	60.50	60.5Hz	100.8%	300.00		Slow OF
PF Set Point		1.00				Power Factor Control
Var Control		OFF				Reactive Power Control
Ramp Rate		10%/1 sec				dkw / dt
Freq Control		OFF				Speed Control

1 RELAY SETTINGS
SCALE: NONE

NOT FOR CONSTRUCTION

CATALYZE
CATALYZE CONSTRUCTION LLC
6325 GUNPARK DR SUITE C
BOULDER, CO 80301
PHONE NUMBER:(888) 918-0771
C-10 #1089103
WWW.CATALYZE.COM
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PUREPOWER ENGINEERING
PURE POWER ENGINEERING INC.
111 RIVER STREET SUITE 1110
HOBOKEN, NJ 07030
WWW.PUREPOWER.COM
PHONE: (201) 687-9975

STATE OF NEW YORK · RICHARD A. IVINS · 091197 · LICENSED PROFESSIONAL ENGINEER

SHEET TITLE:
RELAY SETTINGS

NYSOLAR07 LLC
WARNER SOLAR FACILITY

7859 PECK ROAD,
KIRKVILLE, NY 13082

No.	DESCRIPTION	DATE
1.	INTERCONNECTION DOCS	03/24/2023

PROJECT #: PPE-06211
DRAWN BY: BX
CHECKED BY: BX
DRAWING NO:
E303
TO SCALE ON 24X36 PAPER

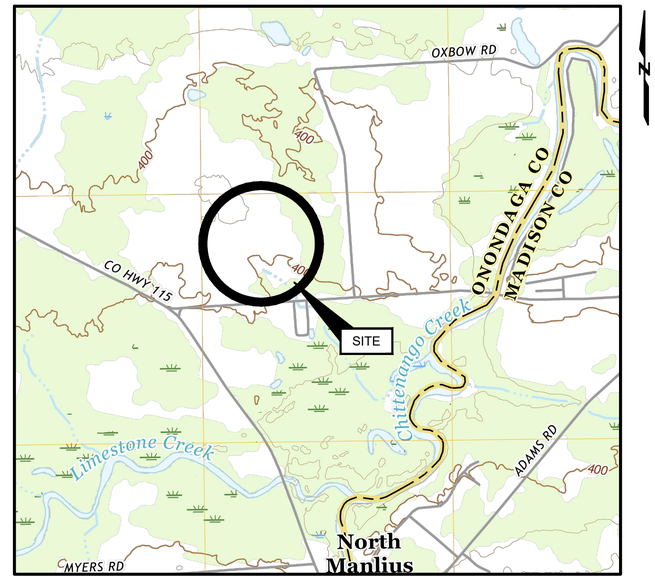
RULER IN INCHES: 0 ½ 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

4.25MW AC GROUND MOUNTED SOLAR FARM
NYSOLAR07 LLC-WARNER SOLAR FACILITY

7859 PECK ROAD
KIRKVILLE, NY 13082

SOURCE:
"NEW YORK COUNTY MAP" BY: GISGEOGRAPHY

NEW YORK COUNTY MAP
(NOT TO SCALE)



SOURCE:
THIS IMAGE IS FROM U.S.G.S. TOPOGRAPHIC 7.5 MINUTE SERIES
MANILUS, NY QUADRANGLE, 2019

SITE LOCATION MAP
1"=1000'

SHEET NO.	TITLE	REVISION
G-001	COVER SHEET	C
G-002	GENERAL NOTES	C
C-101	EXISTING CONDITIONS PLAN	B
C-102	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	C
C-103	SITE PLAN	C
C-104	GRADING AND UTILITY PLAN	C
C-105	LANDSCAPING PLAN	C
C-106	LANDSCAPING NOTES AND DETAILS	A
C-107	TYPICAL DETAILS 1 OF 2	B
C-108	TYPICAL DETAILS 2 OF 2	C

PREPARED FOR:

NYSOLAR07, LLC
330 W GOETHE ST.
CHICAGO, ILLINOIS 60610

PREPARED BY:

GEI CONSULTANTS, INC., P.C.
1301 TRUMANSBURG ROAD
SUITE N
ITHACA, NY 14850
(607)216-8955

TOWN OF MANLIUS APPROVALS

PLANNING BOARD CHAIRMAN — DATE

TOWN ENGINEER — DATE

PLANNING BOARD SECRETARY — DATE

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GEI PROJECT NO. 223192

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

NO.	DATE	ISSUE/REVISION	APP
C	3/28/2023	REVISIONS PER PB REVIEW	PJS
B	1/10/2023	REVISIONS PER SUBDIVISION	PJS
A	11/2/2022	SPECIAL USE PERMIT REVIEW	PJS

STATE OF NEW YORK · PHILIP J. SNYDER · 100361 · LICENSED PROFESSIONAL ENGINEER

SHEET NO.
G-001

GENERAL NOTES:

1. TAX PARCEL PROPOSED FOR SOLAR DEVELOPMENT KNOWN AS TAX BLOCK 1, LOT 32.1 AS SHOWN ON SHEET 42 OF THE TAX MAP OF THE TOWN OF MANILUS, ONONDAGA COUNTY, NEW YORK.
2. HORIZONTAL DATUM IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (HARN/NY.NY-CF), US FOOT.
3. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS ARE IN FEET.
4. FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR THE CONSTRUCTION OF THE SITE/CIVIL WORKS. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WIT HALL APPLICABLE RULES, REGULATIONS, LAWS IN EFFECT, AND CONTRACT REQUIREMENTS AT THE TIME OF CONSTRUCTION.
5. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS AND SHALL ASSESS THE CURRENT CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL: MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS IF HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. IF CHANGED CONDITIONS ARE IDENTIFIED BY THE CONTRACTOR, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK.
6. PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND THE ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AN/OR OWNER'S REPRESENTATIVE, AND ENGINEER AND SHALL ALOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ANY ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS
7. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ON LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF A BID CLARIFICATION PRIOR TO BID AND AN RFI AFTER THE BID.
8. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
9. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
10. REMOVAL OF TREES/WOODY VEGETATION WITHIN THE DELINEATED WETLANDS INCLUDES CUTTING ONLY; DO NOT DISTURB WETLAND SOILS AND DO NOT PERFORM GRUBBING, STUMP GRINDING, BRUSH HOGGING, GRADING, OR OTHER GROUND-DISTURBING ACTIVITIES. STUMPS ARE TO REMAIN IN WETLAND AREAS..
11. PRIOR TO CONSTRUCTION, ALL MATERIAL SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
12. POST WARNING SIGNS IN ACCORDANCE WITH HIGH-VOLTAGE PROXIMITY ACT.
13. THERE IS TO BE NO LOADING/UNLOADING OF VEHICLES WITHIN ANY PUBLIC RIGHT-OF-WAY.
14. STOPPING SIGHT DISTANCE, SIGHT TRIANGLES AND OTHER SIGHT LINE ANALYSES WAS NOT PERFORMED DURING THE PRELIMINARY DESIGN PHASE.
15. EXCEPT AS SPECIFICALLY NOTES, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NYSDOT, NYSDEC, USACE, OSHA, AND ACI REQUIREMENTS, LASTEST REVISION THEREOF.
16. EXECUTE THE WORK IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS.
17. DURING CONSTRUCTION, CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT NOW KNOWN OR ARE AT VARIANCE WITH THE PROJECT DOCUMENTATION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERING CONDITIONS.
18. DO NOT SCALE DRAWINGS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, AND NOTES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. DETAILS AND DETAILED NOTES ON DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
19. OBTAIN OWNER'S APPROVAL PRIOR TO MAKING ANY SUBSTITUTIONS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OSHA REQUIREMENTS DURING EXECUTION OF THE WORK.
21. CONTRACTOR COORDINATE WORK OF THIS CONTRACT WITH ANY OTHER WORK OCCURRING ON SITE.
22. CONTRACTOR SHALL MAKE ALL WORK AND WORK AREAS AVAILABLE AND ACCESSIBLE TO ALLOW FOR INSPECTION BY OWNER, OWNER'S REPRESENTATIVE, OR REGULATORY AGENCY INSPECTORS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, IN ACCORDANCE WITH NYSDOT AND TOWN OF MANLIUS REQUIREMENTS.
24. MATERIALS REMOVED AND/OR WASTED DURING THE WORK SHALL BE COLLECTED AND RECYCLED, TREATED OR DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
25. NO MATERIAL OR EQUIPMENT SHALL BE PLACED OR STORED IN WETLANDS. ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED, STOCKPILED, TRANSPORTED AND DISPOSED OF IN A PROPER AND LEGAL MANNER BY THE CONTRACTOR. ALL DISTURBED SURFACE AREAS SHALL BE SHAPED TO FACILITATE POSITIVE DRAINAGE AND AVOID PONDING.
26. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS REQUIRED TO PERFORM THE WORK AND SHALL ABIDE BY THE CONDITIONS OF ALL PERMITS AND SHALL PERFORM ALL WORK ORDERED BY SAID PERMITS IN CONFORMANCE THEREWITH.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING, PAYING ALL FEES ASSOCIATED WITH, AND COMPLYING WITH A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND IMPLEMENTING ALL NECESSARY BMP'S. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPLICABLE WATER DISCHARGE PERMIT INCLUDING THE MONITORING PROGRAM.
28. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS TESTING, INCLUDING BUT NOT LIMITED TO CONCRETE PHYSICAL PROPERTY AND STRENGTH TESTING. COPIES OF ALL TEST RESULTS SHALL BE FURNISHED TO THE ENGINEER WITHIN 1 BUSINESS DAY OF THE COMPLETION OF THE TESTS. IF TESTS FAILS, CONTRACTOR SHALL PAY FOR ALL ASSOCIATED RE-WORK AND RE-TESTS.
29. PROVIDE STABILIZED CONSTRUCTION ENTRANCES MEETING THE NYSDOT REQUIREMENTS AT ALL INGRESS AND EGRESS LOCATIONS FROM THE SITE ONTO THE PUBLIC ROADWAY. ROADWAYS AND TRUCK ROUTES SHALL BE KEPT CLEAN AT ALL TIMES AND AS REQUIRED BY THE TOWN OF MANLIUS. STABILIZED ENTRANCES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
30. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY FACILITIES AND CONTROLS AND THE SELECTION AND LAYOUT OF THEIR OWN STAGING AND STORAGE AREAS WITHIN THE AREA(S) IDENTIFIED ON THE DRAWING.
31. MAINTAIN, RELOCATE OR REPLACE EXISTING SURVEY MONUMENTS, CONTROL POINTS AND STAKES WHICH ARE DISTURBED OR DESTROYED. THIS WORK SHALL BE PERFORMED BY A NYS LICENSED PROFESSIONAL LAND SURVEYOR TO PRODUCE THE SAME LEVEL OF ACCURACY AS THE ORIGINAL MONUMENT(S) IN A TIMELY MANNER AND AT THE CONTRACTOR'S EXPENSE.
32. ALL LAYOUT AND AS-BUILT SURVEY WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEW YORK. CONTRACTOR TO PROVIDE ALL SURVEYING SERVICES REQUIRED DURING CONSTRUCTION.
33. CONTRACTOR SHALL MAINTAIN PEDESTRIAN ACCESS AND ANY APPLICABLE PEDESTRIAN DETOURS AROUND THE SITE AT ALL TIMES INCLUDING ANY APPLICABLE ADA REQUIREMENTS.
34. BEFORE PERFORMING ANY EXCAVATION ON THE SITE, CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (811) IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REQUIREMENTS.
35. VERIFY EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, OPENINGS, FIELD CONDITIONS AND QUANTITIES IN THE FIELD PRIOR TO BIDDING, FABRICATING, CONSTRUCTING, OR INSTALLING ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO ENGINEER.
36. UNLESS OTHERWISE NOTED OR APPROVED, CONSTRUCTION ACTIVITIES SHALL NOT BE CONDUCTED OUTSIDE THE LIMIT OF WORK SHOWN ON THE DRAWINGS.
37. CONTRACTOR SHALL PROTECT AND PRESERVE ALL AREAS SCHEDULED TO BE PROTECTED AND TO REMAIN. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE OWNER WITH ALL WARRANTIES AND GUARANTEES IN EFFECT AS ARE APPLICABLE TO THE PROPOSED WORK.
38. CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF TRASH OR DEBRIS AT THE END OF EACH WORKDAY.
39. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND SECURITY. SITE SAFETY SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE CONTACT INFORMATION FOR THE SITE SAFETY REPRESENTATIVE TO OWNER AND ENGINEER.
40. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL MAKE THEMSELVES AVAILABLE FOR A PRECONSTRUCTION SITE MEETING WITH THE OWNER AND ENGINEER. WORK SHALL NOT COMMENCE PRIOR TO THIS MEETING.
41. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL APPROPRIATE CONTROLS ON POLLUTANTS FROM THE WORK, INCLUDING NOISE, DUST, SEDIMENT, TURBIDITY, AND ODOR.
42. CONTRACTOR SHALL PERFORM ALL NECESSARY SURVEY AND DATA COLLECTION NECESSARY DURING AND AFTER CONSTRUCTION AND PROVIDE AS-BUILT DRAWINGS OF THE CONSTRUCTED PROJECT. ALL UNDERWATER OR EXPOSED STRUCTURES OR UTILITY INFORMATION SHALL BE RECORDED BY THE CONTRACTOR AND INCLUDED IN THE AS-BUILT DRAWINGS.
43. ALL EQUIPMENT, MATERIALS AND APPURTENANCES SHALL BE STORED AND PROTECTED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND REGULATORY REQUIREMENTS.
44. MATERIALS SHALL BE STOCKPILED IN A LOCATION SELECTED BY THE CONTRACTOR WITHIN THE STAGING AREA WHICH DOES NOT INTERFERE WITH THE SAFE AND FREE MOVEMENT OF CONSTRUCTION TRAFFIC AND OPERATIONS.
45. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL ITEMS DISTURBED DURING CONSTRUCTION TO THE NEAR NATURAL OR PRE-CONSTRUCTION CONDITIONS.

CONSTRUCTION SEQUENCING NOTES:

1. PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES, ETC. AT THE SITE, LAYOUT THE WORK LIMITS, FLAG THE WETLANDS AND INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT FENCES, TREE PROTECTION/BARRIER FENCES, CONSTRUCTION ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT FILTERS, ETC.) . TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS.
2. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN ANY OTHER AREA OF THE SITE, INSTALL INLET AND OUTLET AND OUTLET PROTECTION MEASURES (RIP RAP OVERFLOW WEIR(S), CULVERT INLET/OUTLET PROTECTION, ETC.).
3. INSTALL TEMPORARY DIVERSION MEASURES WITH ASSOCIATED STABILIZATION MEASURES (I.E. VEGETATIVE COVER, DRAINAGE DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.) PRIOR TO CONSTRUCTION.
4. LOCATE TEMPORARY DIVERSION MEASURES IN A MANNER THAT WILL ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED 5 ACRES. INSPECT THESE TEMPORARY DIVERSION MEASURES DAILY AND REPAIR/STABILIZE AS NECESSARY TO MINIMIZE EROSION.
5. COMMENCE SITE CONSTRUCTION ACTIVITIES AS REQUIRED.
6. IMMEDIATELY FOLLOWING COMPLETION OR SUSPENSION OF CONSTRUCTION ACTIVITIES IN ARY PORTION OF THE SITE, ESTABLISH PERMANENT VEGETATION ON ALL EXPOSED SOILS.
7. RESTORE SOILS THAT HAVE BEEN DISTURBED AND COMPACTED DUE TO CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE PROJECT SWPPP (WHICH INCLUDES DE-COMPACTION, COMPOST ADDITION AND TOPSOIL PLACEMENT).
8. UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER ON ALL DISTURBED AREAS OF THE SITE, REMOVE THE CONSTRUCTION FABRIC FROM THE PRIMARY INLET OF THE OUTLET CONTROL STRUCTURE. THIS SHALL ONLY BE DONE WHEN THE PRIMARY OUTLET IS NO LONGER SUBMERGED.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON THE AREAS DISTURBED DURING THEIR REMOVAL.

WINTER STABILIZATION NOTES:

1. WINTER STABILIIZATION SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES INVOLVED WITH ONGOING LAND DISTURBANCE AND EXPOSURE BETWEEN NOVEMBER 15TH AND APRIL 1ST.
2. MAINTAIN AN AREA FOR ADEQUATE STORAGE FOR SNOW AND CONTROL OF MELT WATER, STORE CLEARED SNOW IN A MANNER NOT AFFECTING ONGOING CONSTRUCTION ACTIVITIES.
3. MAINTAIN A MINIMUM 25 FOOT BUFFER FROM ALL PERIMETER CONTROLS. MARK SILT FENCE WITH TALL STAKES THAT ARE VISIBLE ABOVE THE SNOW BANK.
4. EDGE OF DISTURBED AREAS THAT DRAIN TO A WATER BODY WITHIN 100 FEET SHALL HAVE 2 ROWS OF SILT FENCE, INSTALLED 5 FEET APART INSTALLED PARALLEL WITH THE CONTOURS.
5. KEEP DRAINAGE STRUCTURES OPEN AND FREE OF SNOW AND ICE DAMS. REMOVE ALL DEBRIS, ICE DAMS, OR DEBRIS FROM PLOWING OPERATIONS THAT RESTRICT THE FLOW OF RUNOFF AND MELTWATER.
6. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, SOIL STABILZATION MEASURES SHALL BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN 3 DAYS. ROLLED EROSION CONTROL BLANKETS MUST BE USED ON ALL SLOPES 3 HORIZONTAL TO 1 VERTICAL OR STEEPER.
7. STABILIZE ARES OF DISTURBED SOIL AT THE END OF EACH DAY UNLESS WORK WILL RESUME WITHIN 24 HOURS IN THE SAME AREA AND NO PRECIPITATION IS FORECASTED OR THE WORK IS IN DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF
8. PLACE A MINIMUM OF 10 FOOT WIDE STONE PATH AROUND THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION AND AREAS WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED.

MULCHING NOTES:

1. MULCHING IS REQUIRED ON ALL SEEDING. MULCH WILL REDUCE EROSION BEFORE GRASS IS ESTABLISHED AND WILL PROMOTE FASTER AND EARLIER ESTABLISHMENT. THE EXISTENCE OF VEGETATION SUFFICIENT TO CONTROL SOIL EROSION SHALL BE DEEMED IN COMPLIANCE WITH THIS MULCHING REQUIREMENT.
2. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 75% TO 95% OF THE SOIL SURFACE WILL BE COVERED. FOR UNIFORM DISTRIBUTION OF HAND-SPREAD MULCH, DIVIDE THE AREA INTO 1,000 SF SECTIONS AND DISTRIBUTE AT LEAST 90 POINTS WITHIN EACH SECTION.
3. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. APPLICATIONS SHALL BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH, IN VALLEYS, AND AT CRESTS OF BANKS. REMAINED OF AREA SHALL BE UNIFORM IN APPEARANCE.
4. MULCH MATERIALS SHALL BE WOOD FIBER APPLIED WITH A HYDROMULCH AT 2000 POUNDS PER ACRE, OR IF DRILLING, UNROTTED SMALL GRAIN STRAW FREE OF SEEDS, OR SALTMARSH HAY APPLIED AT THE RATE OF 2 TONS PER ACRES (90 TO 100 POUNDS PER 1,000 SF).

GRADING NOTES:

1. DO NOT PLACE FILL, EMBANKMENT, OR BACKFILL MATERIAL ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT UNLESS APPROVED IN WRITING BY THE ENGINEER.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT PADS OF NO MORE THAN 1%.
3. DO NOT PLACE FILL IN WETLANDS.
4. SEED ALL DISTURBED AREAS, INCLUDING AREAS UNDER SOLAR PANELS WITH THE APPROPRIATE SEED MIX. COORDINATE WITH LANDSCAPE PLAN AND DETAILS.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOW ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL DIG SAFELY NEW YORK AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. ITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES SHALL BE COORDINATED WITH THE APPROPRIATE ELECTRIC COMPANY AND MUST BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS
3. PROVIDE A MINIMUM OF TWO FEET OF COVER OVER ALL UNDERGROUND ELECTRIC UTILITIES.
4. PROVIDE A KNOX-BOX® AT EACH GATED ENTRANCE FOR EMERGENCY PERSONNEL USE.
5. ELECTRICAL DESIGN PERFORMED BY PURE POWER ENGINEERING, INC. SEALED ELECTRICAL PLANS WILL BE PROVIDED UNDER SEPARATE COVER.
6. ELECTRICAL DESIGNER TO REVIEW SLAB ON GRADE DESIGN FOR PAD-MOUNT EQUIPMENT AND UPDATE/REDESIGN AS NECESSARY TO SUPPORT THE APPLIED LOADS AND PROVIDE THE CONNECTION DETAILS BETWEEN THE EQUIPMENT AND FOUNDATIONS.

TRENCHING/EXCAVATION NOTES:

1. ALL TRENCHING/EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AND SHALL BE SUPERVISED BY AN OSHA-CERTIFIED COMPETENT PERSON.
2. ALL EXCAVATION SUPPORT/SHORING DESIGN (IF REQUIRED) IS DELEGATED TO THE CONTRACTOR, AND SHALL BE APPROVED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE
3. IF PAD-MOUNT EQUIPMENT AND BURIED CONDUITS CANNOT TOLERATE SEASONAL MOVEMENT, BACKFILL TRENCHES/EXCAVATION WITH NON-FROST SUSCEPTIBLE MATERIAL.
4. CONDUIT ENCASEMENT DETAILS TO BE PROVIDED BY OTHERS.

C

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NOT FOR CONSTRUCTION

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Attention:
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STATE OF NEW YORK · PHILIP J. SNYDER · 100361 · LICENSED PROFESSIONAL ENGINEER

Designed:	V. DICASTELNUOVO
Drawn:	V. DICASTELNUOVO
Checked:	B. MCDEVITT
Approved:	P. SNYDER
P.E. No:	100361
GEI Project	223192

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NO	DATE	ISSUE/REVISION	APP
C	3/28/2023	REVISIONS PER PB REVIEW	PJS
A	11/2/2022	SPECIAL USE PERMIT REVIEW	PJS

SHEET NAME: **GENERAL NOTES**

SHEET NO.: **G-002**

DICASTELNUOVO, VINNIE B:\Working\NYSOLAR07 LLC\223192 Warner Solar Development\00_CAD_Sheet Sets\G-002 GENERAL NOTES.dwg - 3/28/2023

NOTES:

1. BOUNDARY SURVEY AND EXISTING CONDITIONS BASED ON SURVEY PERFORMED BY SPAULDING LAND SURVEY ON OCTOBER 26, 2022.
2. EXISTING CONTOURS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO STARTING EARTHWORK.
3. WETLAND DELINIATED BY GEI CONSULTANTS, INC., P.C. ON SEPTEMBER 1, 2022.

LEGEND:

- PROPERTY LINE
- WETLANDS
- EXISTING MINOR CONTOUR — 401
- EXISTING MAJOR CONTOUR — 400
- ADJACENT PROPERTY LINE
- EXISTING OVERHEAD UTILITIES — O/E
- EXISTING ROADWAY
- EXISTING DRIVEWAY
- EXISTING TREE LINE
- IRON POLE FOUND — IPF
- IRON ROD FOUND — IRF
- UTILITY POLE
- TREE DECIDIOUS
- ELECTRICAL TRANSFORMER

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NOT FOR CONSTRUCTION

0 100 200
SCALE, FEET

SOURCE:

1. PARCEL BOUNDARIES AND TOPOGRAPHY OBTAINED FROM NYS GIS CLEARING HOUSE, ACCESSED AUGUST 22, 2022.

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SHEET NAME: **EXISTING CONDITIONS PLAN**

SHEET NO.: **C-101**

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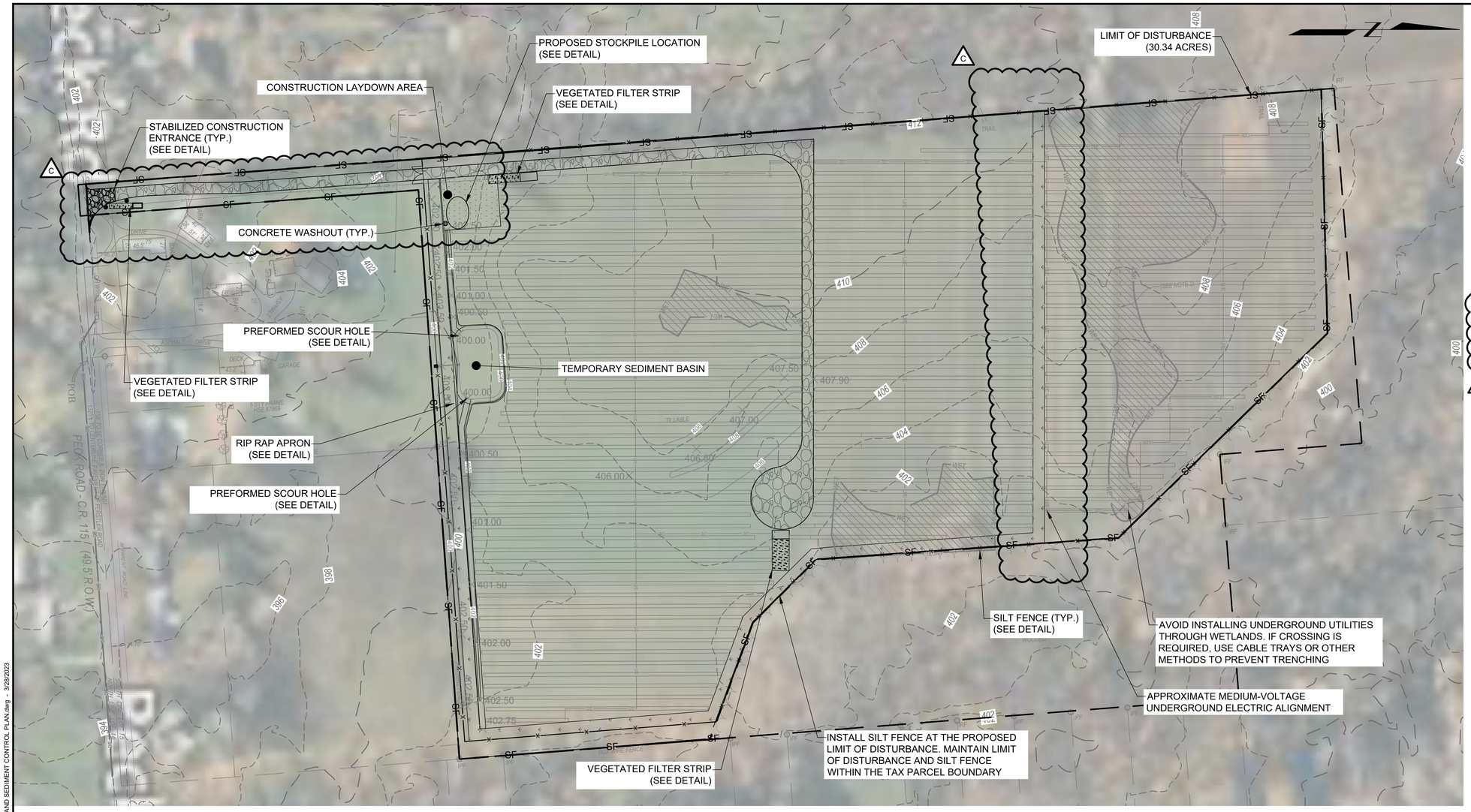

SEDIMENT & EROSION CONTROL NOTES:

1. CONDUCT SOIL DISTURBANCE IN SUCH A MANNER AS TO MINIMIZE EROSION. CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE TEMPORARY OR PERMANENT MEASURES FOR SOIL STABILIZATION.
2. CONSTRUCT SOIL EROSION AND SEDIMENT CONTROL FEATURES PRIOR TO DISTURBING SOIL OR PERFORMING INTRUSIVE ACTIVITIES.
3. STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS AFTER END OF ACTIVE OR REDISTURBANCE.
4. STABILIZE SLOPES GREATER THAN OR EQUAL TO 3 HORIZONTAL : 1 VERTICAL WITH EROSION CONTROL BLANKETS IN COMBINATION WITH SEEDING.
5. STABILIZE CONSTRUCTION DITCHES AN SWALES WITH EROSION CONTROL BLANKETS IN COMBINATION WITH SEEDING.
6. ERECT SILT FENCE AROUND SOIL STOCKPILES THAT ARE TO REMAIN EXPOSED FOR PERIODS MORE THAN 3 DAYS.
7. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECT BY THE QUALIFIED SWPPP INSPECTOR, ENGINEER OR GOVERNING AGENCY.
8. INSPECT AND MAINTAIN ALL TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROL MEASURES AS NEEDED AND IN ACCORDANCE WITH THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY, PERMIT NO. GP-020-001 OR LATEST VERSION AVAILABLE, AND AS SPECIFIED IN THIS SWPPP.
9. CONTRACTOR SHALL SUBMIT SOIL PENETROMETER READINGS OF THE PERMEABLE HAUL ACCESS ROAD AND A MAP OF THE READING LOCATIONS, FOR APPROVAL, PRIOR TO THE RELEASE OF FUNDS FOR ANY RESTORATION PAY ITEMS TO ENSURE PREDEVELOPMENT SOIL CONDITIONS HAVE BEEN MAINTAINED (SEE NOTES 6 AND 7 FOR PERMEABLE HAUL ACCESS ROAD ON SHEET C-107.)

C

LEGEND:

PROPERTY LINE	
PROPOSED UNDERGROUND ELECTRIC	U/E
PROPOSED CHAIN LINK FENCE	X
EXISTING MINOR CONTOUR	401
EXISTING MAJOR CONTOUR	400
PROPOSED MINOR CONTOUR	401
PROPOSED MAJOR CONTOUR	400
PROPOSED VEGETATED FILTER STRIP	
PROPOSED SILT FENCE	SF
LIMIT OF DISTURBANCE	

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0 100 200
SCALE, FEET

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STATE OF NEW YORK · PHILIP J. SNYDER · 100361 · LICENSED PROFESSIONAL ENGINEER

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Drawn:	V. DICASTELNUOVO
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SHEET NAME
EROSION AND SEDIMENT CONTROL PLAN

SHEET NO.
C-102

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ZONING COMPLIANCE (§155-12)

PROPERTY ADDRESS	7859 PECK ROAD, KIRKVILLE, NY 13082	
TAX PARCEL ID	BLOCK 1, LOT 32.1	
ZONING DISTRICT	RESTRICTED AGRICULTURE (R-A)	
PROPOSED USE	LARGE SCALE SOLAR ENERGY SYSTEM	
ITEM	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA		1,134,990 SF
PUBLIC SEWER	40,000 SF	1,134,990 SF
SEPTIC SYSTEM	100,000 SF	1,134,990 SF
MINIMUM LOT FRONTAGE		
PUBLIC SEWER	150 FT	N/A
SEPTIC SYSTEM	200 FT	N/A
MIN. FRONT YARD SETBACK	50 FT	50 FT
MIN SIDE YARD SETBACK	50 FT	50 FT
MIN REAR YARD SETBACK	50 FT	50 FT

(1) REQUIRED ZONING INFORMATION IN THIS TABLE IS TAKEN FROM SECTION 155-12 OF THE TOWN OF MANILUS ZONING CODE
(2) GROUND-MOUNTED SOLAR ENERGY SYSTEMS ARE A PERMITTED USE WITHIN THE RESTRICTED AGRICULTURE (R-A) DISTRICT
(3) SETBACKS FOR SOLAR INSTALLATIONS ARE DEFINED IN SECTION 155-27.2.D.(4).[2] OF THE TOWN OF MANILUS ZONING CODE

NOTES:

1. INSTALL PERMANENT CHAIN LINK FENCE AT OR INSIDE LIMIT OF DISTURBANCE.
2. LIMIT OF DISTURBANCE LINE NOT SHOWN ON THIS PLAN FOR CLARITY.

LEGEND:

- *PARCEL BOUNDARY LINE*
- *WETLANDS* — WET
- SETBACK LINE
- PROPOSED CHAIN LINK FENCE — x —

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0 100 200
SCALE, FEET

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SHEET NAME: **SITE PLAN**
SHEET NO.: **C-103**

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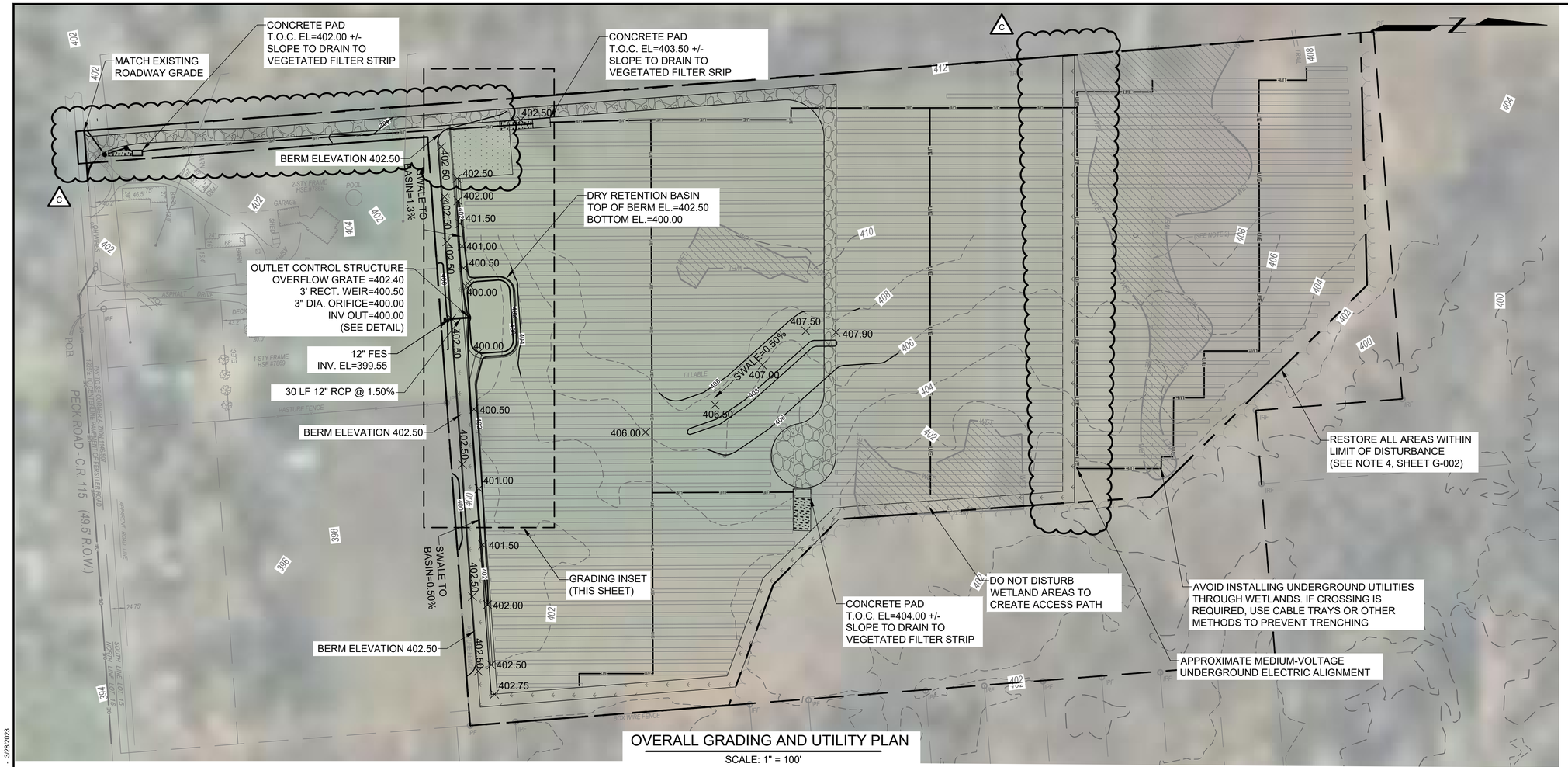
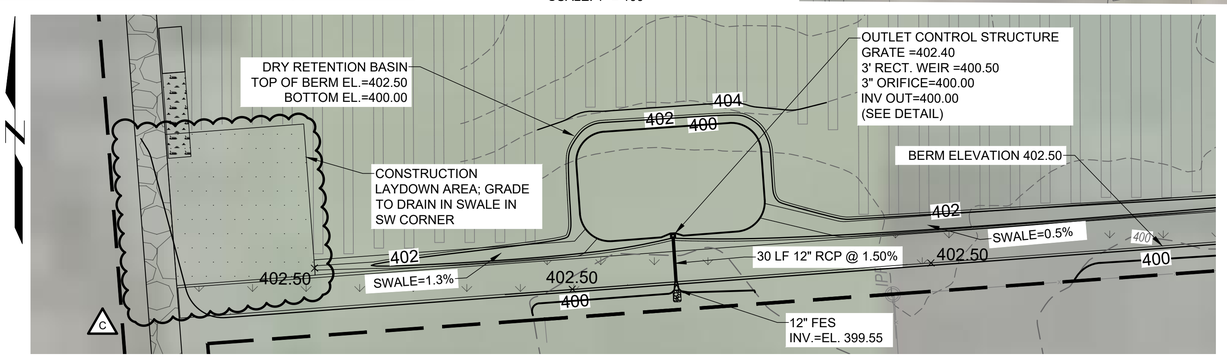


OVERALL GRADING AND UTILITY PLAN

SCALE: 1" = 100'



GRADING INSET

SCALE: 1" = 50'

ABBREVIATIONS:
T.O.C. = TOP OF CONCRETE
FES = FLARED END SECTION
EL. = ELEVATION
RCP = REINFORCED CONCRETE
INV. = INVERT ELEVATION

LEGEND:

PROPERTY LINE	
WETLANDS	WET
SETBACK LINE	
PROPOSED UNDERGROUND ELECTRIC	U/E
LIMIT OF DISTURBANCE	
EXISTING MINOR CONTOUR	401
EXISTING MAJOR CONTOUR	400
PROPOSED MINOR CONTOUR	401
PROPOSED MAJOR CONTOUR	400
PROPOSED VEGETATED FILTER STRIP	

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0 100 200
SCALE, FEET

0 50 100
SCALE, FEET

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SHEET NAME
GRADING AND UTILITIES PLAN

SHEET NO.
C-104

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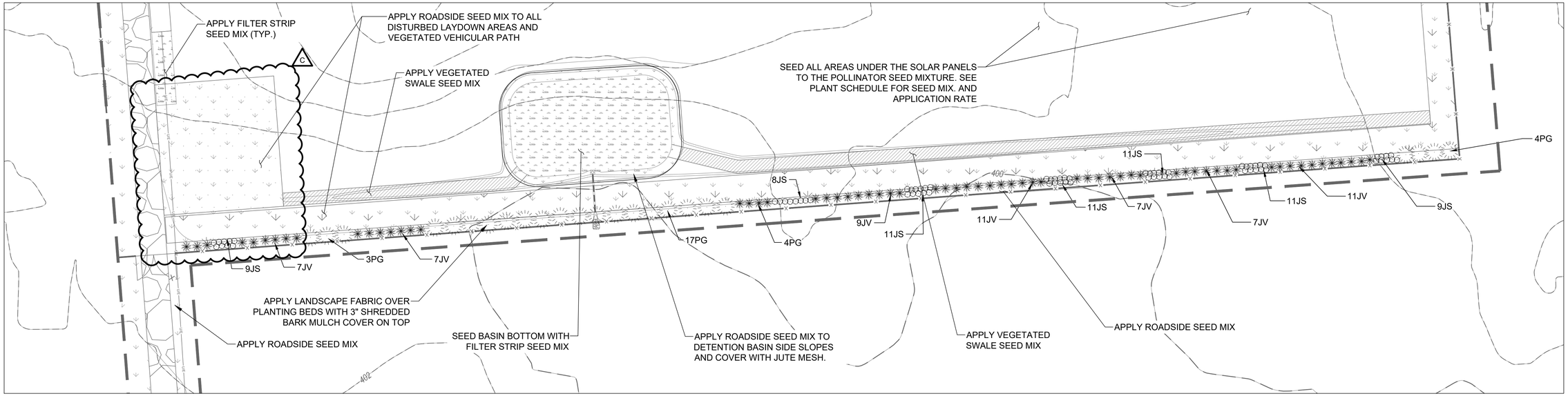
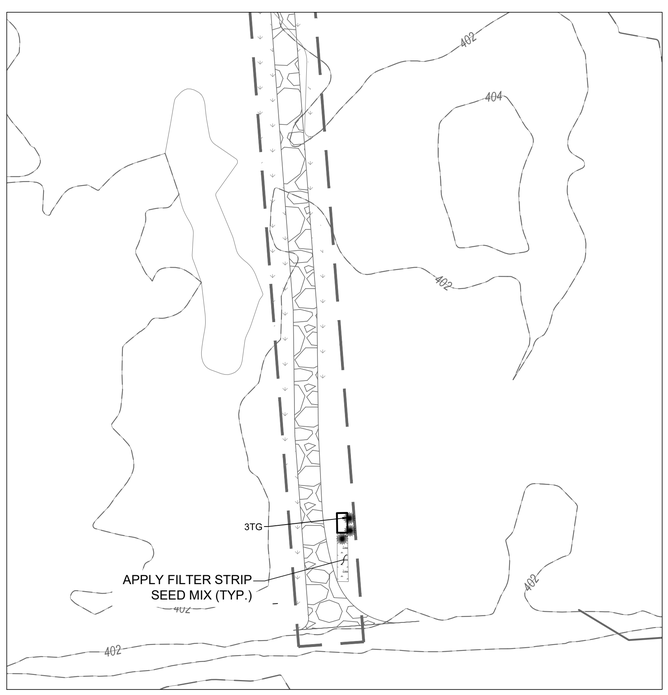


OVERALL LANDSCAPING AND SCREENING PLAN

SCALE: 1" = 40'



DRIVEWAY LANDSCAPING PLAN

SCALE: 1" = 40'

C

C

PLANTING LIST

SYMBOL	QUANTITY	ABV	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	MATURE HEIGHT	MATURE RADIUS
	65	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4'-5' HT.	#7 CONT.	8' O.C.	50'	20'
	70	JS	JUNIPERUS SXOPLURRUM 'SKYROCKET'	SKYROCKET JUNIPER	4'-5' HT.	#7 CONT.	4' O.C.	20'	3'
	24	PG	PICEA GLAUCA	WHITE SPRUCE	4'-5' HT.	#7 CONT.	12' O.C.	60'	20'
	3	TG	THUJA PLICATA X STANDISHII	THUJA GREEN GIANT	4'-5' HT.	#7 CONT.	10' O.C.	40'	6'

LEGEND:

- *PROPERTY LINE*
- *WETLANDS* — WET
- SETBACK LINE
- PROPOSED UNDERGROUND ELECTRIC — U/E
- PROPOSED CHAIN LINK FENCE — X
- *EXISTING MINOR CONTOUR* — 401
- *EXISTING MAJOR CONTOUR* — 400
- FILTER STRIP SEED MIXTURE
- PERMEABLE ACCESS ROAD
- MAINTENANCE ACCESS PATH
- VEGETATED SWALE

ISSUED FOR PERMIT
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0 40 80
SCALE, FEET

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SHEET NAME: **LANDSCAPING PLAN**

SHEET NO.: **C-105**

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LANDSCAPE/PLANTING NOTES:

1. CONTRACTOR SHALL PERFORM WORK IN COMPLIANCE WITH ALL ENVIRONMENTAL PERMITS.
2. CONTRACTOR SHALL REQUEST UTILITY MARK-OUTS BEFORE BEGINNING WORK. CONTRACTOR IS ADVISED THAT HAND DIGGING AND SHALLOW RAKING WILL BE REQUIRED IN PROXIMITY TO BURIED UTILITIES AND HEAVY MACHINERY MAY BE PROHIBITED ON SITE DURING PLANTING OPERATIONS.
3. ACCESS TO THE SITE SHALL BE THROUGH THE EXISTING DRIVEWAY AND VEHICULAR PATHS, AND LOCATION OF TEMPORARY STAGING AREAS WILL BE DIRECTED BY THE OWNER.
4. SITE PREPARATION SHALL INCLUDE REMOVAL OF ALL WEEDS AND INVASIVE SPECIES, SURFACE DEBRIS, RUBBLE, STONES, AND COBBLES GREATER THAN 1 INCH IN SIZE, AND ANY MATERIALS DELETERIOUS TO PLANT GROWTH. PLANTING BED SHALL BE GRADED TO EXISTING SURROUNDING GRADES.

PLANTINGS:

1. PLANT INSTALLATIONS SHALL TAKE PLACE DURING DRY AND UNFROZEN GROUND CONDITIONS DURING THE FOLLOWING SEASONAL WINDOWS: MARCH 1ST TO MAY 15TH; OR AUGUST 15TH TO NOVEMBER 1ST.
2. DELIVER PLANTS IMMEDIATELY PRIOR TO PLANTING ON SITE. TEMPORARY STORAGE OF ANY PLANT MATERIALS AFTER DELIVERY SHALL NOT EXCEED ONE WEEK. PLANTS MUST REMAIN OUT OF DIRECT EXPOSURE TO SUN AND WIND, AND MOISTURE OF PLANT CONTAINERS OR ROOT BALLS MUST BE MAINTAINED BY COVERING WITH WET STRAW OR CLOTH AND PERIODIC WATERING UNTIL TIME OF PLANTING.
3. HANDLE ALL PLANT MATERIALS IN A MANNER SO AS TO AVOID DAMAGES TO THE PLANTS, ROOT BALLS AND CONTAINERS. DO NOT STACK PLANTS DURING TRANSPORT OR TEMPORARY STORAGE TO AVOID CRUSHING. ALL PLANTS THAT ARE DAMAGED, NOT IN HEALTHY GROWING CONDITIONS, OR LACKING WELL DEVELOPED ROOTS SHALL BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.
4. IT IS THE DESIGN INTENT THAT ALL PLANTS BE INSTALLED AT THE ON-CENTER SPACING SHOWN IN THE PLANT SCHEDULE.
5. SET PLANTS STRAIGHT OR PLUMB IN LOCATIONS INDICATED ON PLAN, AND AT A LEVEL AFTER SETTLEMENT THAT MATCHES THE FINISHED GRADE IN THE FORMER GROWING MEDIUM.
6. ABSORBENT POLYMER AND TIME RELEASE ORGANIC FERTILIZER WITH MYCORRHIZAL INOCULANT SHOULD BE ADDED TO PLANT PITS DURING PLANTING.
7. CONTAINERS AND/OR WIRE FRAMES MUST BE REMOVED FROM THE ROOT BALLS BEFORE PLANTING. TWINE AT THE TOP OF THE ROOT BALL OF BALLED AND BURLAPPED TREES SHALL BE CUT, AND THE TOP OF THE BURLAP ROLLED BACK 1/3 TO EXPOSE THE SOIL BEFORE BACKFILLING PLANT PITS.
8. STAKE TREES IN PLACE AS SHOWN IN THE TYPICAL PLANTING DETAIL.
9. WATER PLANTS DURING PLANTING OPERATIONS. ALL PLANTINGS MUST BE WATERED ONCE PER WEEK FOR 3 MONTHS DURING THE GROWING SEASON TO AVOID TRANSPLANT SHOCK, UNLESS THE PLANTED AREAS RECEIVE A MINIMUM OF 1 INCH OF RAINFALL DURING THE WEEK.
10. CONTRACTOR SHALL PROVIDE A 1-YEAR GUARANTEE TO REPLACE DEAD OR STRESSED PLANT MATERIAL.
11. ALL REPLACEMENT PLANTINGS SHALL BE COMPLETED NO LATER THAN THE NEXT CONSECUTIVE PLANTING SEASON.
12. CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE THROUGHOUT THE 1-YEAR GUARANTEE PERIOD, WHICH INCLUDES WATERING, REMOVAL OF WEEDS AND INVASIVE SPECIES, AND REINFORCEMENT OF PLANT STAKES.

SEEDING:

1. LIGHTLY RAKE THE SEEDBED TO REMOVE ALL WEEDS, SURFACE DEBRIS, STICKS, ROOTS, RUBBISH AND ROCKS GREATER THAN 1/2 INCH IN SIZE.
2. SEEDING SHALL TAKE PLACE DURING DRY AND UNFROZEN GROUND CONDITIONS DURING THE FOLLOWING SEASONAL WINDOWS: MARCH 1ST TO MAY 15TH; OR AUGUST 15TH TO SEPTEMBER 30TH.
3. SPECIFIED POLLINATOR SEED MIX, OR APPROVED EQUAL SHALL APPLIED UNDER SOLAR PANELS AS SHOWN ON THE LANDSCAPE PLAN AFTER SITE PREPARATION AND FINE GRADING.
4. DRILL SEED, BROADCAST, HYDROSEED OR UTILIZE A METHOD THAT WILL ENSURE UNIFORM DISTRIBUTION OF ALL SEEDS IN THE MIXTURE.
5. ROADSIDE SEED MIXTURE, OR APPROVED EQUAL SHALL BE APPLIED ON DISTURBED LAYDOWN AND ROADSIDE AREAS AS SHOWN ON THE LANDSCAPE PLAN AFTER SITE PREPARATION AND FINE GRADING.
6. FILTER STRIP SEED MIX SHALL BE APPLIED IMMEDIATELY DOWNSLOPE FROM THE CONCRETE PAD AT THE RETENTION BASIN AS SHOWN ON THE LANDSCAPE PLAN AFTER SITE PREPARATION AND FINE GRADING.
7. BROADCAST SEEDED AREAS SHALL BE LIGHTLY RAKED OR TAMPED AFTER APPLICATION TO MAXIMIZE SEED/SOIL CONTACT.
8. APPLY JUTE MESH OVER ALL SEEDED AREAS THAT EXCEED A 3 FT. HORIZONTAL:1 FT. VERTICAL SLOPE.
9. PROTECT SEEDED AREAS AGAINST TRAFFIC OR OTHER USE IMMEDIATELY AFTER SEEDING BY ERECTING BARRICADES AND PLACING WARNING SIGNS.
10. SEEDED AREAS THAT ARE DAMAGED BY RUNOFF GULLIES OR RILLS SHALL BE REPAIRED, RE-SEEDED, AND COVERED WITH STRAW MULCH DURING THE SAME GROWING SEASON.

POLLINATOR SEED MIXTURE
APPLICATION RATE ~25 LBS/ACRE

% BY WEIGHT	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (FT)
5.0	*Agrostis perennans*	Autumn Bentgrass	3.5
2.0	*Eragrostis spectabilis*	Purple Lovegrass	1.5
20.0	*Schizachyrium scoparium*	Little Bluestem	3.9
23.7	*Bouteloua curtipendula*	Sideoats Grama	3.2
0.5	*Pestimone hirsutus*	Hairy Beardtongue	2.9
2.6	*Chamaecrista fasciculata*	Partridge Pea	2.9
2.0	*Coreopsis lanceolata*	Lanceleaf Coreopsis	3.3
15.0	*Gaillardia aristata*	Perennial Gaillardia (Blanket Flower)	2.3
0.2	*Oenthera speciosa*	Showy Evening Primrose	2.0
3.0	*Rudbeckia hirta*	Blackeyed Susan	3.3
2.5	*Aster prenanthoides*	Zig Zag Aster	3.3
5.0	*Monarda punctata*	Spotted Beebalm	3.3
3.0	*Anemone canadensis*	Canadian Anemone	2.3
2.0	*Aquilegia canadensis*	Eastern Columbine	2.6
3.0	*Asclepias tuberosa*	Butterfly Milkweed	2.9
3.0	*Aster laevis*	Smooth Blue Aster	3.3
3.0	*Aster oblongifolius*	Aromatic Aster	3.3
0.2	*Lupinus perennis*	Perennial Blue Lupine	2.0
2.0	*Coreopsis grandiflora*	Large Leaf Tickseed	2.6
0.3	*Pycnanthemum virginianum*	Virginia Mountainmint	3.3
2.0	*Conoclinium coelestinum*	Blue Mistflower	3.3
100	%		

ROADSIDE SEED MIXTURE
APPLICATION RATE ~33 LBS/ACRE

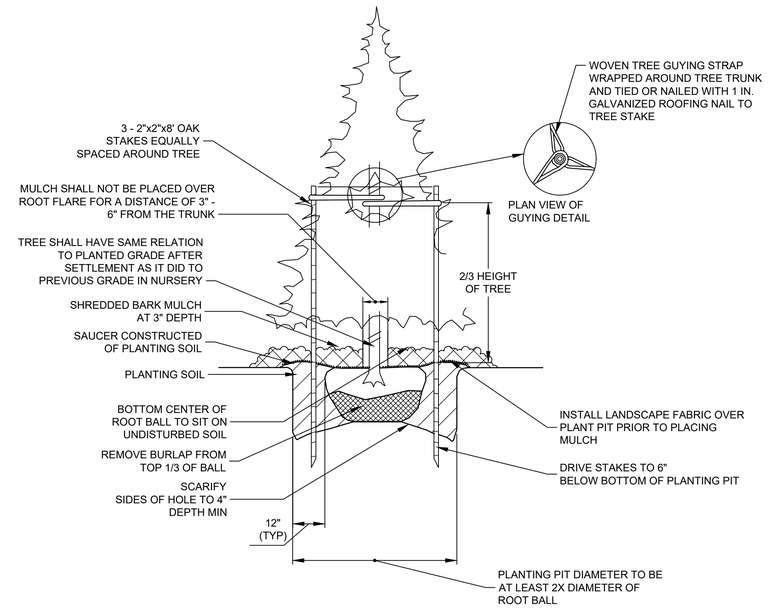
LBS/ACRE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (FT)
20	*Festuca rubra*	Creeping Red Fescue	1 to 2
8	*Trifolium repens*	Common White Clover	0.5 to 1
5	*Lolium perenne*	Perennial Ryegrass	2.0
33	*Total*	**MOWED HEIGHT - 3 FT**	

VEGETATED FILTER STRIP SEED MIXTURE
APPLICATION RATE ~26 LBS/ACRE

LBS/ACRE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (FT)
10	*Elymus riparius*	Riparian Wildrye	2 to 5
6	*Dichanthelium clandestinum*	Deertongue	1 to 3
6	*Panicum virgatum*	Switchgrass	3 to 5
2	*Sporobolus michauxianus*	Prairie Cordgrass	3 to 8
2	*Poa palustris*	Fowl Bluegrass	3 to 6
26	Total	**NO MOWING**	

VEGETATED SWALE SEED MIXTURE
APPLICATION RATE ~40 LBS/ACRE

LBS/ACRE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (FT)
15	*Festuca rubra*	Creeping Red Fescue	1 to 2
15	*Festuca arundinacea*	Tall Fescue	2 to 4
8	*Lotus corniculatus*	Birdsfoot Trefoil	1 to 2.5
2	*Agrostis gigantea*	Redtop	2 to 3
40	Total	**MOWED HEIGHT - 3 FT**	



TREE PLANTING AND SUPPORT

SCALE: NTS

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

Warning:
It is a violation of Section 7209.2 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer, to alter in any way plans, specifications, plats or reports to which the seal of a professional engineer has been applied. If an item bearing the seal of a professional engineer is altered, the altering engineer shall affix to the item his seal and the notation "Altered By" followed by his signature, the date, and a specific description of the alteration.

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

STATE OF NEW YORK · PHILIP J. SNYDER · 100361 · LICENSED PROFESSIONAL ENGINEER

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Drawn:	D. CHECHURIN
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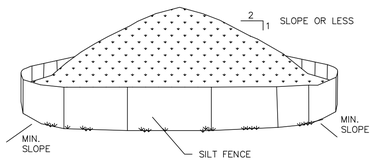
NO	DATE	ISSUE/REVISION	APP
A	11/2/2022	SPECIAL USE PERMIT REVIEW	PJS

SHEET NAME: **LANDSCAPING NOTES AND DETAILS**

SHEET NO.: **C-106**

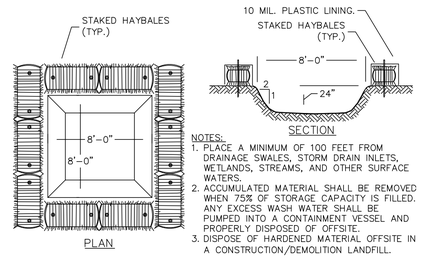
DICASTELNUOVO, VINNIE B:\Working\NYSOLAR07 LLC\223192 Warner Solar Development\00_CAD_Sheet Sets\C-105-106 LANDSCAPING PLAN, DETAIL AND NOTES.dwg - 3/28/2023



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDE WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAY BALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

TEMPORARY STOCKPILE

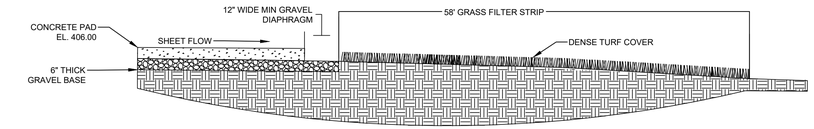
NO SCALE



NOTES:
1. PLACE A MINIMUM OF 100 FEET FROM DRAINAGE SWALES, STORM DRAIN INLETS, WETLANDS, STREAMS, AND OTHER SURFACE WATERS.
2. ACCUMULATED MATERIAL SHALL BE REMOVED WHEN 75% OF STORAGE CAPACITY IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFFSITE.
3. DISPOSE OF HARDENED MATERIAL OFFSITE IN A CONSTRUCTION/DEMOLITION LANDFILL.

TEMPORARY CONCRETE WASHOUT AREA

NO SCALE



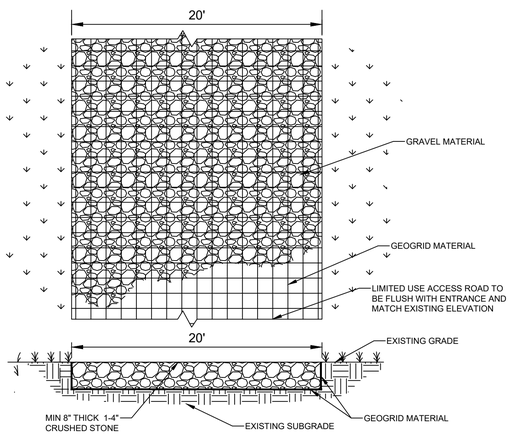
1. VEGETATED FILTER STRIP SHALL BE PLANTED OR SEEDED WITH A MIX OF GRASSES, WILDFLOWERS AND GROUND COVERS WELL-SUITED TO MOST-TO-DRY SOIL CONDITIONS.
2. ALL VEGETATION SHOULD BE SELF-SUSTAINING AND DROUGHT TOLERANT.
3. SEED MIX: ERNMX-113 "COMMERCIAL CONSERVATION MIX" OR EQUAL

25% FESTUCA RUBRA	CREEPING RED FESCUE
25% LOLIUM MULTIFORUM	ANNUAL RYEGRASS
25% LOLIUM PERENNE, 'BLACKSTONE'	PERENNIAL RYEGRASS, 'BLACKSTONE'
25% LOLIUM PERENNE, 'BLACK PEARL'	PERENNIAL RYEGRASS, 'BLACK PEARL'

SEEDING RATE: 75-150 POUNDS
4. THE FIRST TEN FEET OF THE GRASS FILTER STRIP SHALL BE 2.0% MAX.

VEGETATED FILTER STRIP

NO SCALE

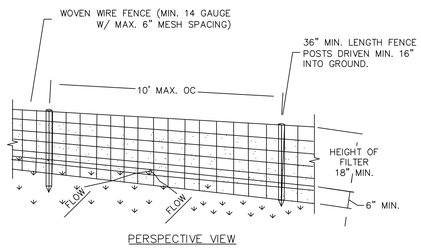


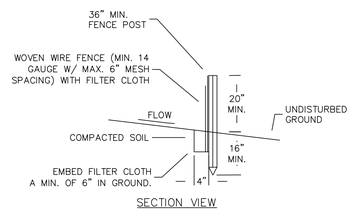
GENERAL NOTES:
1. LIMITED TO MINIMAL USE ONLY SUCH AS MAINTENANCE AND EMERGENCY RESPONSE.
2. LIMITED TO LOW TRAFFIC LOW IMPACT MAINTENANCE ACCESS ASSOCIATED WITH RENEWABLE ENERGY PROJECTS IN NEW YORK STATE.
3. WHERE NECESSARY, GRADE ROADWAY TO DESIRED ELEVATION, MINOR GRADING FOR CROSS SLOPE MAY BE REQUIRED.
4. REMOVE REFUSE SOILS AS DIRECTED BY PROJECT ENGINEER. DO NOT PLACE IN AN AREA THAT IMPEDE STORMWATER DRAINAGE.
5. CROSS SLOPE SHALL BE 2% IN MOST CASES AND SHOULD NOT EXCEED 6%. THE LONGITUDINAL SLOPE OF THE ACCESS ROAD SHOULD NOT EXCEED 13%.
6. ROAD IS NOT INTENDED TO BE UTILIZED FOR CONSTRUCTION WHICH MAY SUBJECT THE ACCESS ROAD TO SEDIMENT TRACKING. ROAD IS TO BE DEVELOPED FOR POST-CONSTRUCTION USE ONLY. SOIL RESTORATION PRACTICES MAY BE APPLICABLE TO RESTORE CONSTRUCTION RELATED COMPACTION TO PRE-EXISTING CONDITIONS AND SHOULD BE VERIFIED BY SOIL PENETROMETER READINGS. COMPARE PENETROMETER READINGS TO THE RESPECTIVE RECORDED READINGS TAKEN PRIOR TO CONSTRUCTION, EVERY 100 LINEAR FEET ALONG THE PROPOSED ROADWAY.
7. DO NOT USE CONSTRUCTION VEHICLES TRANSPORTING SOIL, FILL MATERIAL, ETC. ON ACCESS ROAD TO PREVENT SOIL FROM BEING TRACKED ONTO ACCESS ROAD. IF THE LIMITED USE PERVIOUS ACCESS ROAD IS COMPLETED DURING THE INITIAL PHASES OF CONSTRUCTION, CONSTRUCT AND UTILIZE A STANDARD NEW YOUR STATE STABILIZED CONSTRUCTION ACCESS TO REMOVE SEDIMENT FROM CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING THE LIMITED USE PERVIOUS ACCESS ROAD FROM ANY LOCATION ON OR OFF SITE. MAINTAIN ACCESS ROAD IF SEDIMENT IS OBSERVED WITHIN THE CLEAN STONE.

GEOGRID MATERIAL NOTES:
1. THE GEOGRID OR COMPARABLE PRODUCT, IS INTENDED FOR USE IN ALL CONDITIONS, IN ORDER TO ASSIT IN MATERIAL SEPARATION FROM NATIVE SOILS AND PRESERVE ACCESS LOADS.
2. GRAVEL FILL MATERIAL SHALL CONSIST OF 1-4" CLEAN, CURABLE SHARP-ANGLES CRUSHED STONE OF UNIFORM QUALITY, MEETING THE SPECIFICATIONS OF NYSDOT ITEM 703-02, SIZE DESIGNATION 3-5 OF TABLE 7804-4. STONE MAY BE PLACED IN FRONT OF, AND SPREAD WITH A TRACKED VEHICLE. GRAVE SHALL NOT BE COMPACTED.
3. THE GEOGRID SHALL BE MIRAFI BXG110 OR APPROVED EQUAL. GEOGRID SHALL BE DESIGNED BASED ON EXISTING SOIL CONDITIONS AND PROPOSED HAUL ROAD SLOPE.
4. IF MORE THAT ONE ROLL WIDTH IS REQUIRED, ROLLS SHOULD OVERLAP A MINIMUM OF 6".
5. REFER TO MANUFACTURER'S SPECIFICATION FOR PROPER TYING AND CONNECTIONS.
6. LIMITED USE PERVIOUS ACCESS ROAD SHALL BE TOP DRESSED AS REQUIRED WITH ONLY 1-4" CRUSHED STONE MEETING NYSDOT ITEM 703-02 SPECIFICATIONS.

PERMEABLE HAUL ACCESS ROAD

NO SCALE





CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE, OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
5. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUIVALENT THAT MEETS THE MINIMUM REQUIREMENTS SHOWN.
6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

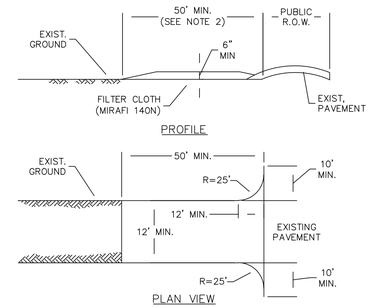
DETAIL NOTES:

1. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ("THE BLUE BOOK").
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.
3. THE TYPE OF SILT FENCE SPECIFIED FOR EACH LOCATION ON THE PLAN SHALL NOT EXCEED THE MAXIMUM SLOPE LENGTH AND MAXIMUM FENCE LENGTH REQUIREMENTS SHOWN IN THE TABLE BELOW. IF A TYPE SILT FENCE IS NOT SPECIFIED ON THE PLANS, THE CRITERIA FOR STANDARD SILT FENCE CAN BE APPLIED.
4. SILT FENCE SHALL BE REMOVED AS SOON AS THE DISTURBED AREA HAS ACHIEVED FINAL STABILIZATION.

		SLOPE LENGTH/FENCE LENGTH (FT.)		
SLOPE	STEEPNESS	STANDARD	REINFORCED	SUPER
<2%	<50:1	300/1500	N/A	N/A
2-10%	50:1 TO 10:1	125/1000	250/2000	300/2500
10-20%	10:1 TO 5:1	100/750	150/1000	200/1000
20-33%	5:1 TO 3:1	60/500	80/750	100/1000
33-50%	3:1 TO 2:1	40/250	70/350	100/500
>50%	>2:1	20/125	30/175	50/250

SILT FENCE

NO SCALE

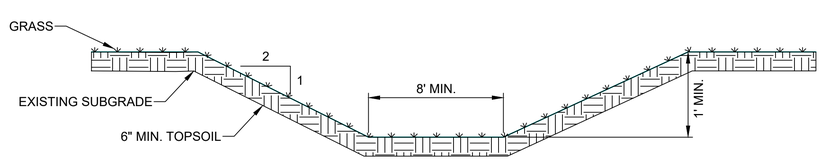


NOTE:
PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC R.O.W.

CONSTRUCTION SPECIFICATIONS
1. STONE SIZE – USE 3" STONE (NYSDOT ITEM #623.11 SIZE DESIGNATION #2, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50-FEET (EXCEPT ON SINGLE FAMILY LOT, 30-FEET MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGL ENTRANCE TO SIGHT.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING C STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTC PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

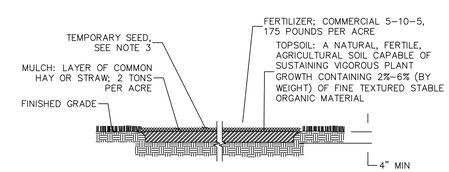
STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



TYPICAL VEGETATED SWALE SECTION

NO SCALE



NOTES:
1. TO BE USED ON DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 7 DAYS OR MORE AND WILL BE RE-DISTURBED DURING CONSTRUCTION.
2. FERTILIZER OR LIME ARE NOT TYPICALLY USED FOR TEMPORARY SEEDINGS.
3. SEED MIX:
   A. IF SPRING, SUMMER OR EARLY FALL: SEED WITH ANNUAL OR PERENNIAL RYEGRASS AT A RATE OF 1 LB PER 1000 SF.
   B. IF LATE FALL OR WINTER: SEED WITH CERTIFIED "ARGOSTOOK" WINTER (CEREAL RYE) AT A RATE OF 2.5 LBS PER 1000 SF.

TEMPORARY VEGETATIVE COVER

NO SCALE

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

DICASTELNUOVO, VINNIE B:\Working\NYSOLAR07 LLC\2203192 Warner Solar Development\00_CAD_Sheet Sets\C-105-107 CONSTRUCTION DETAILS.dwg - 3/28/2023

Warning:
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Attention:
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If this scale bar does not measure 1" then drawing is not original scale.

STATE OF NEW YORK · PHILIP J. SNYDER · 100361 · LICENSED PROFESSIONAL ENGINEER

Designed:	V. DICASTELNUOVO
Drawn:	V. DICASTELNUOVO
Checked:	B. MCDEVITT
Approved:	P. SNYDER
P.E. No:	100361
GEI Project	223192

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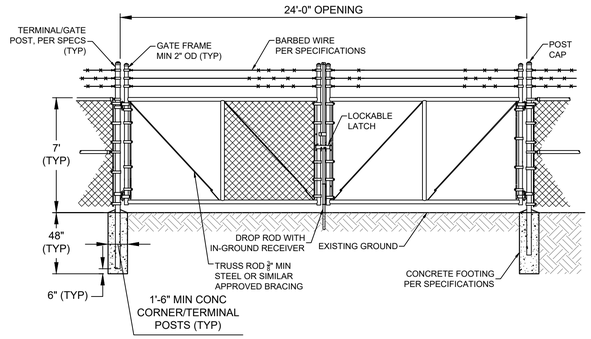
NO	DATE	ISSUE/REVISION	APP
B	1/10/2023	REVISIONS PER SUBDIVISION	PJS
A	11/2/2022	SPECIAL USE PERMIT REVIEW	PJS

SHEET NAME: **TYPICAL DETAILS DETAILS 1 OF 2**

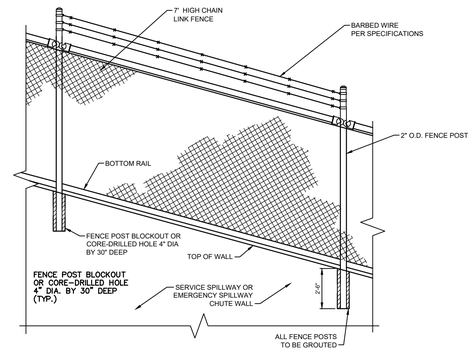
SHEET NO.: **C-107**



NOTE:
1. CHAIN LINK FENCE FABRIC FOR GATE: 9 GA. 2" MESH (TYP) TOP SELVAGE TWISTED, BOTTOM SELVAGE KNUCKLED
2. SEE SPECIFICATION SECTION 02821 CHAIN LINK FENCES AND GATES FOR ADDITIONAL REQUIREMENTS

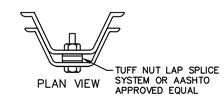
DOUBLE SWING GATE

SCALE: NTS



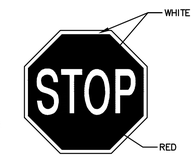
CHAIN LINK FENCE

SCALE: NTS

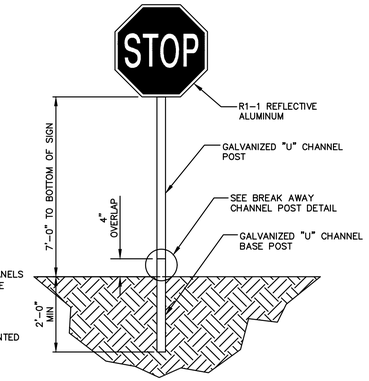


BREAK AWAY CHANNEL POST

NTS



R1-1
30" X 30"
WHITE LEGEND
RED BACKGROUND

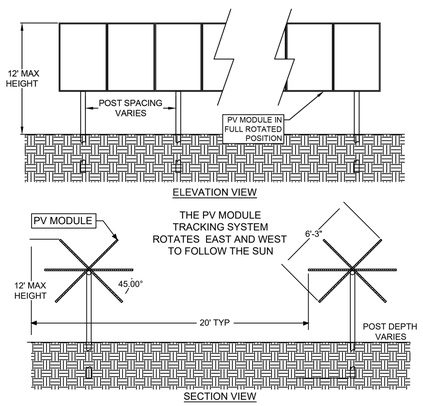


GENERAL NOTES:

1. DIMENSIONS, COLORS, AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL SIGNS SHALL BE OF THE ENCAPSULATED LENS TYPE.
3. ALL SIGN MATERIALS SHALL BE MADE OF REFLECTIVE SHEETING ON ALUMINUM BLANKS MOUNTED ON GALVANIZED STEEL POSTS, ALL CONFORMING TO NJDOT STANDARD SPECIFICATIONS.
4. ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

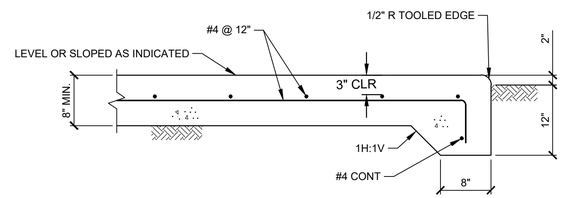
STOP SIGN DETAIL

NO SCALE



TRACKER RACK DETAIL

NO SCALE



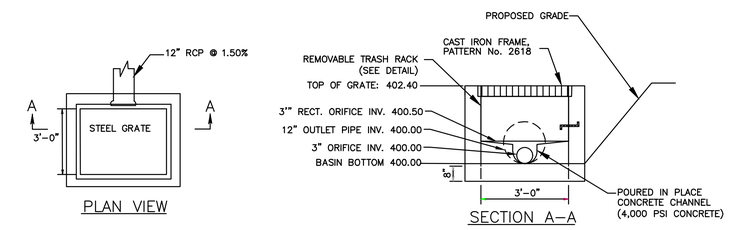
SLAB ON GRADE EQUIPMENT PAD

NO SCALE

C

NOTE:

1. ELECTRICAL DESIGNER TO REVIEW SLAB ON GRADE DESIGN FOR PAD-MOUNT EQUIPMENT AND UPDATE/REDESIGN AS NECESSARY TO SUPPORT THE APPLIED LOADS AND PROVIDE CONNECTION DETAILS BETWEEN THE EQUIPMENT AND FOUNDATIONS.

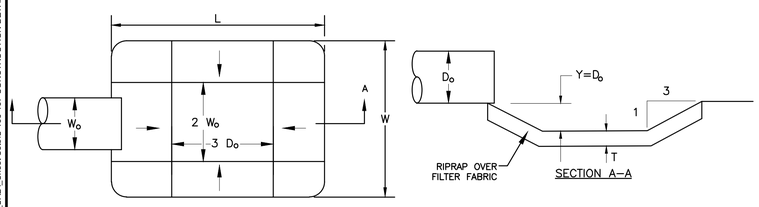


NOTES:

1. OUTLET STRUCTURE IS A MODIFIED TYPE A INLET.
2. DETAIL IS ONLY TO BE USED TO PROVIDE INVERT ELEVATIONS. TYPE A INLET TO BE BUILD IN ACCORDANCE WITH NYS STANDARDS FOR DRAINAGE STRUCTURES

OUTLET CONTROL STRUCTURE

NO SCALE

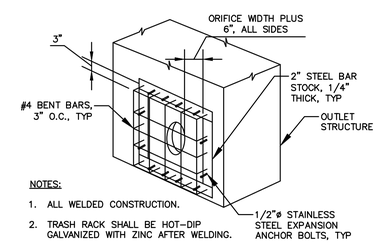


PLAN

STRUCTURE	L	W	DEPTH (Y)	Do	Wo	d50	RIPRAP THICKNESS (T)
FES	6'	5'	6"	12"	12"	9"	18"

PREFORMED SCOUR HOLE DETAIL

NO SCALE



NOTES:

1. ALL WELDED CONSTRUCTION.
2. TRASH RACK SHALL BE HOT-DIP GALVANIZED WITH ZINC AFTER WELDING.

TRASH RACK DETAIL

NO SCALE

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

Warning:
It is a violation of Section 7209.2 of the New York State Education Law for any person, unless acting under the direction of a licensed professional engineer, to alter in any way plans, specifications, plats or reports to which the seal of a professional engineer has been applied. If an item bearing the seal of a professional engineer is altered, the altering engineer shall affix to the item his seal and the notation "Altered By" followed by his signature, the date, and a specific description of the alteration.

Attention:
0 — 1"
If this scale bar does not measure 1" then drawing is not original scale.

STATE OF NEW YORK · PHILIP J. SNYDER · 100361 · LICENSED PROFESSIONAL ENGINEER

Designed:	V. DICASTELNUOVO
Drawn:	V. DICASTELNUOVO
Checked:	B. MCDEVITT
Approved:	P. SNYDER
P.E. No:	100361
GEI Project	223192

GEI Consultants
GEI CONSULTANTS, INC., P.C.
1301 TRUMANSBURG ROAD
SUITE N
ITHACA, NY 14850
(607)216-8955

NYSOLAR 07, LLC
300 W GOETHE ST
CHICAGO, ILLINOIS 60610

NYSOLAR07 LLC
WARNER SOLAR FACILITY
7859 PECK ROAD
KIRKVILLE, NY 13082

NO	DATE	ISSUE/REVISION	APP
C	3/28/2023	REVISIONS PER PB REVIEW	PJS
B	1/10/2023	REVISIONS PER SUBDIVISION	PJS
A	11/2/2022	SPECIAL USE PERMIT REVIEW	PJS

SHEET NAME: **TYPICAL DETAILS DETAILS 2 OF 2**

SHEET NO.: **C-108**

DICASTELNUOVO, VINNIE B:\Working\NYSOLAR07 LLC\2203192 Warner Solar Development\00_CAD_Sheet Sets\C-108-107 CONSTRUCTION DETAILS.dwg - 3/28/2023

HORIZON
SOLAR POWER

Town of Manlius Planning Board
c/o Lisa Beeman, Planning Board Secretary
301 Brooklea Dr
Fayetteville, NY 13066

With an email copy to:

- lbeeman@townofmanlius.org

March 28th, 2023

Dear Town Planning Board,

We are pleased to submit updated documents and plans for site plan approval and special use permit for the Warner Farm Solar Project. Below are our responses to the discussion items raised by the Planning Board at the meetings on February 27th and March 13th.

Revisions to the site plans have been made in accordance with the below comments. The updated site plan and other plans are attached as **Appendix A**.

Interconnection:

Per the direction from the Town, we have designed a pad-mounted "point of interconnection" (POI) with National Grid. National Grid is currently reviewing these plans. Although the published information from National Grid's ESB-750 and errata indicates that only one pole would likely be required for their "typical" design, our electrical engineer's extensive experience with Grid is that there will sometimes need to be two poles. This is dependent on the specific project and the on-site needs. The diagrams in are "typical", but there are many variations from "typical". Given that, we have assumed a worst-case scenario of two new poles being required for the POI, as indicated on the plans. Please note that we cannot dictate National Grid's equipment, and all National Grid-owned equipment is at their ultimate discretion. National Grid is reviewing our revised documentation.

Rendering of the new design will be provided ASAP. We have included landscape screening of the pad-mounted switchgear in our plans.

Site Plan:

As discussed in February, we have moved our east-to-west access path in the north part of the site to avoid any wetland areas. To be clear, this is not a "road" in any way (no infrastructure, paving, or gravel), but is merely a gap between tables of solar panels in order to accommodate easier travel across the site.

Access Road:

Our engineers confirmed that they are fully aware of the relatively large size of the access road, as well as the potential effort needed to remediate mud packing and other SWPPP-related remediation and restoration post-construction. We have left the access road as-is.

I look forward to seeing you all and discussing the project at your meeting on April 10th.

Sincerely,

Andy Melka
Director, Development

Appendix A – Updated Site Plan

Appendix B – Proposed New Property Boundaries

Appendix C – Decommissioning Estimate

J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023
OCPB Case # Z-23-63

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Horizon Solar Power and Catalyze Energy for the property located at 7869 Peck Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Peck Road (Route 115), a county highway; and

WHEREAS, the applicant is requesting a special permit to allow installation of a 4.25 mega watt solar array on a proposed 37.625-acre parcel in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing Site Plan (Z-23-62), Special Permit (Z-23-63), and Subdivision (S-23-8) referrals for the project; 5 variances requested by the applicant have been approved by the Town of Manlius Board of Zoning Appeals; the variances were not referred to this Board; and

WHEREAS, the site is a mostly vacant parcel on Peck Road, near the intersections with North Manlius Road to the west and Ferstler Road to the east; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture, and low-density housing; the site lies approximately one mile north of the NYS Thruway; the site is generally comprised of tilled agricultural land, with wooded lands along the rear, and a house, garage, and barn/storage buildings closer to the Peck Road frontage; and

WHEREAS, the Resubdivision & Lot Line Adjustment Map dated December 17, 2022 shows the 39.75-acre parcel, along with adjacent tax parcel 042.-01-32.4 under separate ownership, would be resubdivided into three new lots: Lot 2A (37.625 acres) would comprise the majority of the site, including existing agricultural and wooded lands, and have 55' of frontage onto Peck Road; new Lot 2B (2.171 acres) would be a flag lot to contain the existing house and garage and a shared asphalt driveway onto Peck Road; Tax Parcel 042.-01-32.4 would be modified to be a flag lot and add lands containing three barn structures, a gravel driveway and 90 feet of frontage onto Peck Road; and

WHEREAS, the Site Plan dated 11/2/2022, shows the solar project would occur entirely on Proposed Lot 2A; the arrays will be arranged in three large sections, accessed by a stabilized gravel access road from Peck Road; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Peck Road must meet Department requirements; and

WHEREAS, the solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground, the applicant states this method "minimizes excavation and concrete foundations"; pollinator-friendly groundcover would be planted, and vegetative screening is noted along the southern and eastern edges of the project area; the solar panels appear to avoid placement

within currently wooded area; and

WHEREAS, the Site Plan notes the entirety of the solar project would be fenced with an access gate set back from Peck Road; transformers would be located on pads at two locations within the site; and the project would connect to the existing utility switch and pole at the Peck Road frontage; and

WHEREAS, the Site Plan and Existing Conditions Plan show the location of multiple areas of wetlands to be located within the solar array area; the wetlands are noted as being delineated by GEI Consultants, PC on September 1, 2022; and
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, per the Grading and Utilities Plan, a dry retention basin would be constructed on the southern boundary of proposed lot 2A, along the boundary with proposed lot 2B; per the Erosion and Sediment Control Plan, a silt fence is to be constructed around proposed lot 2A; and

WHEREAS, the referral states the site has no current water or sewer servicing the site with none proposed, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by municipal water and individual septic system; it is assumed proposed Lot 2B will maintain municipal water provided by OCWA and their septic system while proposed Lot 2A will remain without that infrastructure; and

WHEREAS, the applicant neglected to specify how much land would be physically disturbed as a part of this project, but did submit a Stormwater Pollution Prevention Plan (SWPPP) with their application;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Bald Eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Related thereto, the project as proposed presumably includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comment:

The Town should ensure that any shared driveway access from adjacent parcels be formalized with agreements, noted on plans and filed with the subdivision plan.

Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

GML 239 Report of Final Action

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

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

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

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

Re:

Applicant: Horizon Solar Power and Catalyze Energy
Address: at 7869 Peck Road
Referral Type: SPECIAL PERMIT
OCPB Date: March 15, 2023
OCPB Action: Modification
OCPB Case #: Z-23-63

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

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

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

☐ Other _____

Local Board Date: _____

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

_____
_____
_____
_____

J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023
OCPB Case # Z-23-62

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Horizon Solar Power and Catalyze Energy for the property located at 7869 Peck Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Peck Road (Route 115), a county highway; and

WHEREAS, the applicant is proposing to install a 4.25 mega watt solar array on a proposed 37.625-acre parcel in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing Site Plan (Z-23-62), Special Permit (Z-23-63), and Subdivision (S-23-8) referrals for the project; 5 variances requested by the applicant have been approved by the Town of Manlius Board of Zoning Appeals; the variances were not referred to this Board; and

WHEREAS, the site is a mostly vacant parcel on Peck Road, near the intersections with North Manlius Road to the west and Ferstler Road to the east; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture, and low-density housing; the site lies approximately one mile north of the NYS Thruway; the site is generally comprised of tilled agricultural land, with wooded lands along the rear, and a house, garage, and barn/storage buildings closer to the Peck Road frontage; and

WHEREAS, the Resubdivision & Lot Line Adjustment Map dated December 17, 2022 shows the 39.75-acre parcel, along with adjacent tax parcel 042.-01-32.4 under separate ownership, would be resubdivided into three new lots: Lot 2A (37.625 acres) would comprise the majority of the site, including existing agricultural and wooded lands, and have 55' of frontage onto Peck Road; new Lot 2B (2.171 acres) would be a flag lot to contain the existing house and garage and a shared asphalt driveway onto Peck Road; Tax Parcel 042.-01-32.4 would be modified to be a flag lot and add lands containing three barn structures, a gravel driveway and 90 feet of frontage onto Peck Road; and

WHEREAS, the Site Plan dated 11/2/2022, shows the solar project would occur entirely on Proposed Lot 2A; the arrays will be arranged in three large sections, accessed by a stabilized gravel access road from Peck Road; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Peck Road must meet Department requirements; and

WHEREAS, the solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground, the applicant states this method "minimizes excavation and concrete foundations"; pollinator-friendly groundcover would be planted, and vegetative screening is noted along the southern and eastern edges of the project area; the solar panels appear to avoid placement within currently wooded area; and

WHEREAS, the Site Plan notes the entirety of the solar project would be fenced with an access gate set back from Peck Road; transformers would be located on pads at two locations within the site; and the project would connect to the existing utility switch and pole at the Peck Road frontage; and

WHEREAS, the Site Plan and Existing Conditions Plan show the location of multiple areas of wetlands to be located within the solar array area; the wetlands are noted as being delineated by GEI Consultants, PC on September 1, 2022; and
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, per the Grading and Utilities Plan, a dry retention basin would be constructed on the southern boundary of proposed lot 2A, along the boundary with proposed lot 2B; per the Erosion and Sediment Control Plan, a silt fence is to be constructed around proposed lot 2A; and

WHEREAS, the referral states the site has no current water or sewer servicing the site with none proposed, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by municipal water and individual septic system; it is assumed proposed Lot 2B will maintain municipal water provided by OCWA and their septic system while proposed Lot 2A will remain without that infrastructure; and

WHEREAS, the applicant neglected to specify how much land would be physically disturbed as a part of this project, but did submit a Stormwater Pollution Prevention Plan (SWPPP) with their application;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Bald Eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, a drainage study or

Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Related thereto, the project as proposed presumably includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comment:

1. The Town should ensure that any shared driveway access from adjacent parcels be formalized with agreements, noted on plans and filed with the subdivision plan.

Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

GML 239 Report of Final Action

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

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

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

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

Re:

Applicant: Horizon Solar Power and Catalyze Energy
Address: at 7869 Peck Road
Referral Type: SITE PLAN
OCPB Date: March 15, 2023
OCPB Action: Modification
OCPB Case #: Z-23-62

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

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

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

☐ Other _____

Local Board Date: _____

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

_____
_____
_____
_____

J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 15, 2023
OCPB Case # S-23-8

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Manlius Planning Board at the request of Horizon Solar Power and Catalyze Energy for the property located at 7869 Peck Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Peck Road (Route 115), a county highway; and

WHEREAS, the applicant is proposing to subdivide a 39.42-acre parcel into two new lots, Proposed New Lot 2A (37.625 acres) and Proposed New Lot 2B (2.17 acres), and convey 0.617 acres to an adjacent parcel in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing Site Plan (Z-23-62), Special Permit (Z-23-63), and Subdivision (S-23-8) referrals for the project; five variances requested by the applicant have been approved by the Town of Manlius Board of Zoning Appeals; the variances were not referred to this Board; and

WHEREAS, the site is a mostly vacant parcel on Peck Road, near the intersections with North Manlius Road to the west and Ferstler Road to the east; the area is characterized by a mix of land uses including woodlands and wetlands, agriculture, and low-density housing; the site lies approximately one mile north of the NYS Thruway; the site is generally comprised of tilled agricultural land, with wooded lands along the rear, and a house, garage, and barn/storage buildings closer to the Peck Road frontage; and

WHEREAS, the Resubdivision & Lot Line Adjustment Map dated December 17, 2022 shows the 39.75-acre parcel, along with adjacent tax parcel 042.-01-32.4 under separate ownership, would be resubdivided into three new lots: Lot 2A (37.625 acres) would comprise the majority of the site, including existing agricultural and wooded lands, and have 55' of frontage onto Peck Road; new Lot 2B (2.171 acres) would be a flag lot to contain the existing house and garage and a shared asphalt driveway onto Peck Road; Tax Parcel 042.-01-32.4 would be modified to be a flag lot and add lands containing three barn structures, a gravel driveway and 90 feet of frontage onto Peck Road; and

WHEREAS, the Site Plan dated 11/2/2022, shows the solar project would occur entirely on Proposed Lot 2A; the arrays will be arranged in three large sections, accessed by a stabilized gravel access road from Peck Road; and
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Peck Road must meet Department requirements; and

WHEREAS, the solar modules will be mounted on horizontal supports, attached to vertical steel posts driven or screwed into the ground, the applicant states this method "minimizes excavation and concrete foundations"; pollinator-friendly groundcover would be planted, and vegetative screening is noted along the southern and

eastern edges of the project area; the solar panels appear to avoid placement within currently wooded area; and

WHEREAS, the Site Plan notes the entirety of the solar project would be fenced with an access gate set back from Peck Road; transformers would be located on pads at two locations within the site; and the project would connect to the existing utility switch and pole at the Peck Road frontage; and

WHEREAS, the Site Plan and Existing Conditions Plan show the location of multiple areas of wetlands to be located within the solar array area; the wetlands are noted as being delineated by GEI Consultants, PC on September 1, 2022; and
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the US Army Corps of Engineers; and

WHEREAS, per the Grading and Utilities Plan, a dry retention basin would be constructed on the southern boundary of proposed lot 2A, along the boundary with proposed lot 2B; per the Erosion and Sediment Control Plan, a silt fence is to be constructed around proposed lot 2A; and

WHEREAS, the referral states the site has no current water or sewer servicing the site, and no new facilities are proposed, presumably on proposed lot 2A; it is also presumed that proposed Lot 2B will maintain its current OCWA drinking water and septic system serving the exsiting house; and that no changes are proposed; and

WHEREAS, the applicant neglected to specify how much land would be physically disturbed as a part of this project, but did submit a Stormwater Pollution Prevention Plan (SWPPP) with their application;
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site may contain the Bald Eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

Related thereto, the project as proposed presumably includes significant construction activity and permanent placement of solar arrays using drilled pilings within several acres of federal and or state wetlands and potential buffer areas. Given the large scale of the proposed project and extent of proposed wetland and related potential habitat disturbance, the applicant must revise project plans to further minimize encroachment into wetland areas, and/or provide high-quality mitigation to preserve these important and sensitive environmental areas to the extent possible.

The Board also offers the following comment:

The Town should ensure that any shared driveway access from adjacent parcels be formalized with agreements, noted on plans and filed with the subdivision plan.

Martin E. Voss, Chairman
Onondaga County Planning Board

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.ne

GML 239 Report of Final Action

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

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

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

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

Re:

Applicant: Horizon Solar Power and Catalyze Energy
Address: at 7869 Peck Road
Referral Type: FINAL SUBDIVISION
OCPB Date: March 15, 2023
OCPB Action: Modification
OCPB Case #: S-23-8

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

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

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

☐ Other _____

Local Board Date: _____

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

_____
_____
_____
_____

MIXED USE CONVERSION PROJECT

4600 ENDERS ROAD
MANLIUS, NY 13104

TAX MAP ID: 117.20-01-04.0

DRAWING LIST

G000 COVER SHEET

C100 OVERALL SITE PLAN
L100 OVERALL LANDSCAPING PLAN

L1.1 SITE GRADING AND DRAINAGE PLAN
L2.1 EROSION CONTROL PLAN
L3.1 SITE PHOTOMETRIC LIGHTING PLAN
L4.1 FIRE ACCESS PLAN

A100 LOWER LEVEL PLAN
A101 MAIN LEVEL PLAN
A102 MAIN LEVEL LOFT / OFFICE AREA PLANS
A200 EXTERIOR ELEVATIONS
A201 EXISTING PROPERTY SURVEY

ARCHITECT

CORE LEVEL ARCHITECTURE

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PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER

SEAL

05.10.23

PROJECT NAME

ICON COMPANIES
MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

COVER SHEET

SHEET NUMBER

G000

PROJECT STATUS

PLANNING BOARD SUBMISSION

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B2 OVERALL PROPOSED SITE PLAN

1" = 20'-0"

LEGEND

- INDICATES NEW GREENSCAPE AREA CREATED FROM REMOVAL OF EXISTING ASPHALT PAVEMENT AREA **APPROX. 48,311 SF**
- INDICATES EXISTING GREENSCAPE AREA TO REMAIN
- INDICATES AREA OF NEW LANDSCAPING AREAS
- INDICATES AREA OF EXISTING AND NEW PAVEMENT AREAS
- INDICATES NEW CONCRETE WALKWAYS
- INDICATES EXISTING CONCRETE WALKWAYS TO REMAIN
- INDICATES EXISTING STONE GRAVEL TO REMAIN
- INDICATES NEW PATHWAYS (PERMEABLE PAVERS)
- INDICATES NEW LED LIGHT POLE AND CONCRETE BASE
- INDICATES EXISTING LIGHT POLE AND CONCRETE BASE - A NEW LED LIGHT WILL BE INSTALLED.
- INDICATES EXISTING LIGHT POSTS TO REMAIN
- INDICATES NEW LED LIGHT POSTS
- INDICATES NEW LED WALL PACK

LANDSCAPING LEGEND

INDICATES EXISTING TREES TO REMAIN

INDICATES NEW TREES WHICH SHALL BE A MIXTURE OF THE FOLLOWING (FINAL LOCATIONS TO BE DETERMINED IN THE FIELD):

THERE ARE 15 to 20 NEW TREES EVENLY SPLIT BETWEEN THE FOLLOWING TREE SPECIES:

- **TL1** CONCOLOR WHITE FIR (ABIES CONCOLOR)
- **TL2** ROYAL RAINDROP CRAB (MALUS "ROYAL RAINDROP")
- **TL3** DWARF ALBERTA SPRUCE (PICEA GLAUCACONICA)
- **TL4** DOUGLAS FIR (PSEUDOTSUGA MENZIESII)

INDICATES NEW LANDSCAPE AREAS WHICH SHALL BE A MIXTURE OF THE FOLLOWING (FINAL LOCATIONS TO BE DETERMINED IN THE FIELD):

SHRUBS

10 to 12 SHRUBS SHALL BE PLANTED IN LANDSCAPE AREAS EVENLY SPLIT BETWEEN THE FOLLOWING SPECIES:

- **SL1** COMMON BOXWOOD (BUXUS SEMPERVIRONS)
- **SL2** SUMMER BEAUTY HYDRANGEA (HYDRANGEA MACROPHYLLA)
- **SL3** SNOWMOUND SPIRAEA (SPIRAEA NIPPONICA)
- **SL4** TRI-COLORED DAPPLED WILLOW (SALIX INTEGRA)

GRASSES / GROUND COVERS

12 to 15 GRASSES / GROUND COVER SPECIES SHALLBE PLANTED IN LANDSCAPE AREAS EVENLY SPLIT BETWEEN THE FOLLOWING SPECIES:

- **GL1** KARL FOERSTER GRASS (CALAMAGROSTIS X ACUTIFOLIA)
- **GL2** BIG BLUE LILY TURF (LIRIOPE MUSCARI)
- **GL3** FOUNTAIN GRASS (PENNISETUM ALOPECOROIDES)

SITE INFORMATION

		EXISTING	PROPOSED	CHANGE
LOT SIZE, MINIMUM:	40,000 SF	138,342 SF	NO CHANGE	NO CHANGE
LOT FRONTAGE, MINIMUM:	150 FT.	354.5 FT.	NO CHANGE	NO CHANGE
SETBACKS, MINIMUM:				
FRONT YARD (ROAD):	40 FT.	81.25 FT.	NO CHANGE	NO CHANGE
SIDE YARD (N):	20 FT.	136.6 FT.	NO CHANGE	NO CHANGE
SIDE YARD (S):	20 FT.	73.9 FT.	NO CHANGE	NO CHANGE
REAR YARD:	40 FT.	174.8 FT.	NO CHANGE	NO CHANGE
COVERAGE, MAXIMUM TOTAL	35%	69.1%	36.8% A	-32.3%
EXISTING APPROX. IMPERVIOUS AREA		95,611 SF		
PROPOSED APPROX. IMPERVIOUS AREA		51,005 SF A		

PARKING REQUIREMENTS

(2) PARKING SPACES PER APARTMENT

(18) APARTMENTS EQUALS (36) PARKING SPACES

OFFICE AREA WILL REQUIRE (1) SPACE PER 300 SF

2,260 SF EQUALS (8) PARKING SPACES

TOTAL PARKING SPACES REQUIRED	44 PARKING SPACES
TOTAL PARKING SPACES PROVIDED	50 PARKING SPACES PLUS (3) HANDICAP PARKING SPACES

ARCHITECT

CORE LEVEL ARCHITECTURE

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ENGINEER

SEAL

REGISTERED ARCHITECT JEFFREY JAMES RATE 035397 STATE OF NEW YORK

05.10.23

PROJECT NAME

ICON COMPANIES
MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES
A	05.10.23		PUBLIC HEARING COMMENTS

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

OVERALL ARCHITECTURAL SITE PLAN

SHEET NUMBER

C100

PROJECT STATUS

PLANNING BOARD SUBMISSION

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B2 OVERALL PROPOSED SITE PLAN

1" = 20'-0"

LANDSCAPING LEGEND

INDICATES EXISTING TREES TO REMAIN

INDICATES NEW TREES WHICH SHALL BE A MIXTURE OF THE FOLLOWING (FINAL LOCATIONS TO BE DETERMINED IN THE FIELD):

THERE ARE 15 to 20 NEW TREES EVENLY SPLIT BETWEEN THE FOLLOWING TREE SPECIES:

- **TL1** CONCOLOR WHITE FIR (ABIES CONCOLOR)
  SIZE: 30-50 FEET TALL / 15-25 FEET WIDE
  QUANTITY: 5
- **TL2** ROYAL RAINDROP CRAB (MALUS "ROYAL RAINDROP")
  SIZE: 15 FEET TALL / 15 FEET WIDE
  QUANTITY: 5
- **TL3** DWARF ALBERTA SPRUCE (PICEA GLAUCACONICA)
  SIZE: 8 FEET TALL / 5 FEET WIDE
  QUANTITY: 3
- **TL4** DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
  SIZE: UP TO 250 FEET TALL / 5-6 FEET WIDE
  QUANTITY: 2

INDICATES NEW LANDSCAPE AREAS WHICH SHALL BE A MIXTURE OF THE FOLLOWING (FINAL LOCATIONS TO BE DETERMINED IN THE FIELD):

SHRUBS

- **SL1** COMMON BOXWOOD (BUXUS SEMPERVIRONS)
  SIZE: 3-30 FEET TALL (SLOW GROWING)
  QUANTITY: 20
- **SL2** SUMMER BEAUTY HYDRANGEA (HYDRANGEA MACROPHYLLA)
  SIZE: 3-4 FEET TALL / 3-4 FEET WIDE
  QUANTITY: 18
- **SL3** SNOWMOUND SPIRAEA (SPIRAEA NIPPONICA)
  SIZE: 4 FEET TALL / 5 FEET WIDE
  QUANTITY: 11
- **SL4** TRI-COLORED DAPPLED WILLOW (SALIX INTEGRA)
  SIZE: 2-6 FEET TALL
  QUANTITY: 6
- **SL5** SEA GREEN JUNIPER (JUNIPERUS CHINENSIS)
  SIZE: 3 1/2 FEET TO 65 1/2 FEET
  QUANTITY: 10 TO 15 (FINAL QUANTITY TO BE DETERMINED IN FIELD TO FILL IN AS REQUIRED OF TREE GAP)

GRASSES / GROUND COVERS

12 to 15 GRASSES / GROUND COVER SPECIES SHALLBE PLANTED IN LANDSCAPE AREAS EVENLY SPLIT BETWEEN THE FOLLOWING SPECIES:

- **GL1** KARL FOERSTER GRASS (CALAMAGROSTIS X ACUTIFOLIA)
  SIZE: 2-3 FEET TALL / 2 FEET WIDE
  QUANTITY: 4
- **GL2** BIG BLUE LILY TURF (LIRIOPE MUSCARI)
  SIZE: 12-18 INCHES TALL / 1 INCH WIDE
  QUANTITY: 8
- **GL3** FOUNTAIN GRASS (PENNISETUM ALOPECOROIDES)
  SIZE: 1 FOOT TALL / 1-2 FEET WIDE
  QUANTITY: 8

LEGEND

- INDICATES NEW GREENSCAPE AREA CREATED FROM REMOVAL OF EXISTING ASPHALT PAVEMENT AREA **APPROX. 48,311 SF**
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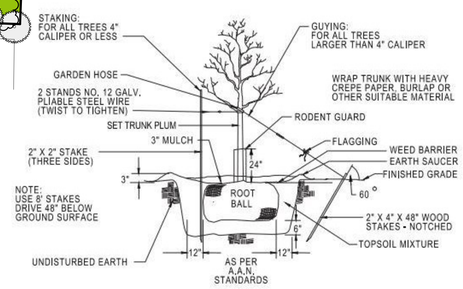
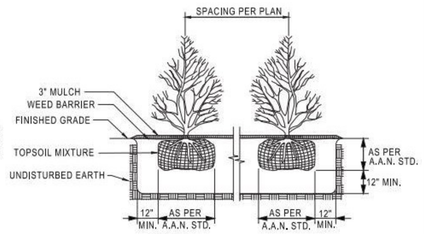


A13 TREE PLANTING DETAIL

12" = 1'-0"



NOTES:
SPRAY ALL PLANTS WITH ANTI-DESICCANT.
SHRUB SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS EXISTED AT NURSERY.
IF BALL & BURLAPPED, REMOVE TOP 1/3 OF BURLAP.
PRUNE BROKEN BRANCHES TO RETAIN LEADERS AND NATURAL FORM OF SHRUB.

A17 SHRUB PLANTING DETAIL

N.T.S.

ARCHITECT

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ENGINEER

SEAL

REGISTERED ARCHITECT JEREMY JAMES RITE 035397 STATE OF NEW YORK

05.10.23

PROJECT NAME

ICON COMPANIES
MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES
A	05.10.23		PUBLIC HEARING COMMENTS

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

OVERALL LANDSCAPING PLAN

SHEET NUMBER

L100

PROJECT STATUS

PLANNING BOARD SUBMISSION

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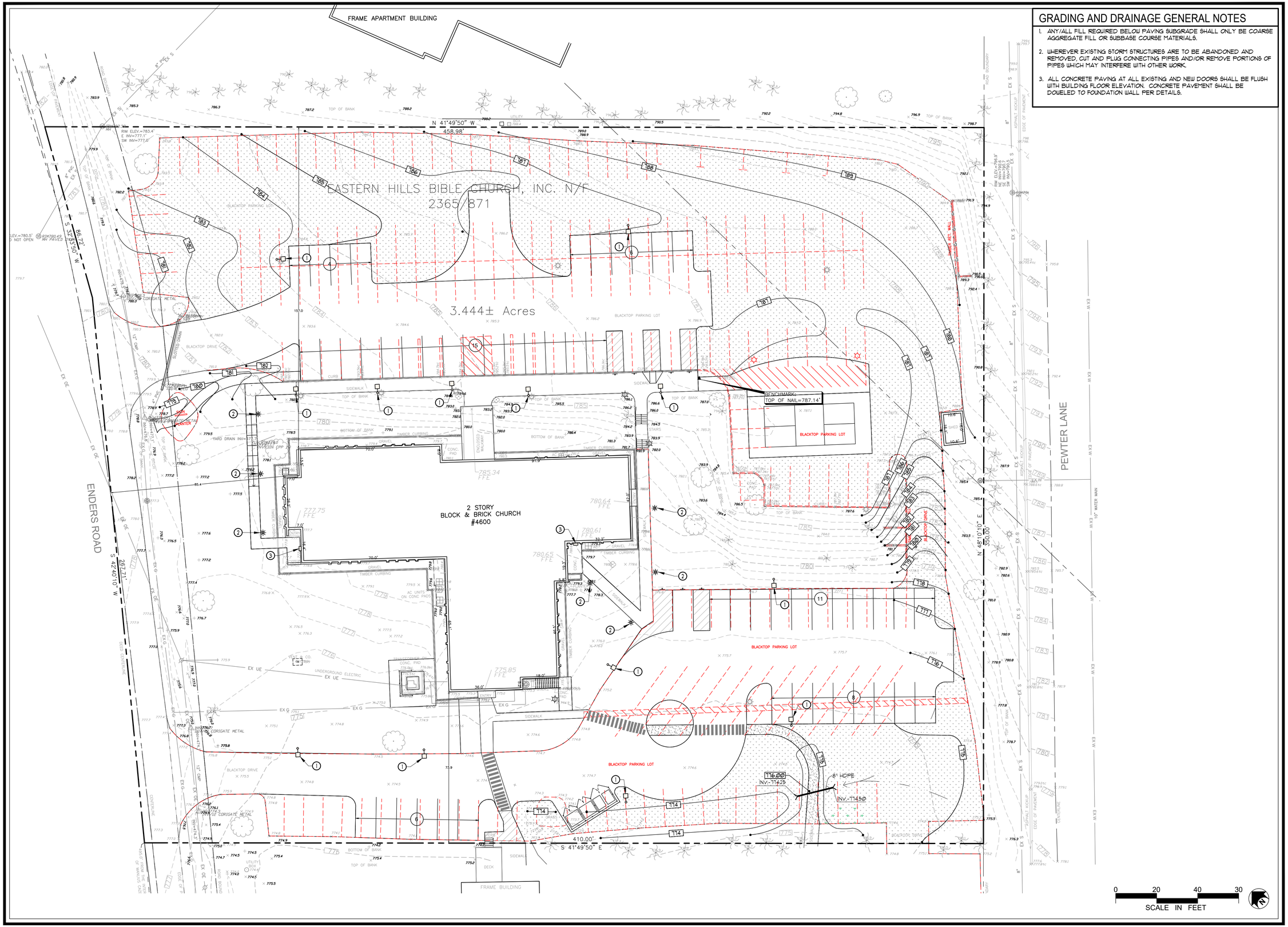


GRADING AND DRAINAGE GENERAL NOTES

1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COARSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.
2. WHEREVER EXISTING STORM STRUCTURES ARE TO BE ABANDONED AND REMOVED, CUT AND PLUG CONNECTING PIPES AND/OR REMOVE PORTIONS OF PIPES WHICH MAY INTERFERE WITH OTHER WORK.
3. ALL CONCRETE PAVING AT ALL EXISTING AND NEW DOORS SHALL BE FLUSH WITH BUILDING FLOOR ELEVATION. CONCRETE PAVEMENT SHALL BE DOWELED TO FOUNDATION WALL PER DETAILS.

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

REGISTERED LANDSCAPE ARCHITECT
EDWARD GILBERT KEPLINGER
#001834
STATE OF NEW YORK

Client:
CORE

ISSUE TO
PLANNING BOARD
5/10/2023

SITE IMPROVEMENTS
ENDERS ROAD
4600 ENDERS ROAD
MANLIUS, NEW YORK 13104

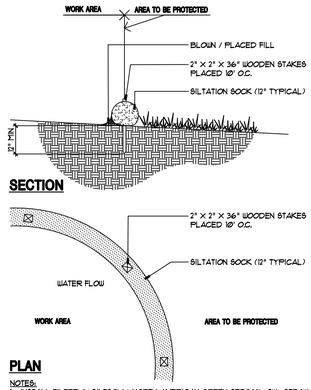
REVISIONS

Drawn By:	JPR
Checked By:	EGK
KFA Proj. No.:	43037
Date:	5/10/2023
Scale:	AS NOTED

Title:

SITE GRADING AND
DRAINAGE PLAN

L1.1



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

3 / L2.1 **SILTATION SOCK SEDIMENT CONTROL**
NOT TO SCALE — 31-1001-11

EROSION CONTROL NOTES and EROSION CONTROL SEQUENCING

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED, ALL EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE PLAN AND AS OTHERWISE REQUIRED, SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR, AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL AND THE SWPPP PREPARED FOR THE PROJECT, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. BARE SOILS SHALL BE MULCHED WITH HAY AT A RATE OF TWO TONS PER ACRE WITHIN 7 DAYS OF EXPOSURE, IF CONSTRUCTION ON AN AREA IS SUSPENDED, THE AREA SHALL BE SEEDED IMMEDIATELY.

3. SITE PREPARATION SHALL INCLUDE:
   A. SEEDBED PREPARATION - SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROOTS OR STUMPS.
   B. SOIL AMENDMENTS
      1. LIME TO pH 6.0
      2. FERTILIZE WITH 600 LBS OF 5-10-10 OR EQUIVALENT PER ACRE (14 LBS/1000 SQ FT.)
   C. SEED MIXTURES
      1. TEMPORARY SEEDINGS
         a. RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS/ACRE (0.7 LBS/1000 SQ FT.)
         b. CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) @ 100 LBS/ACRE (2.5 LBS/1000 SQ FT.)
      2. PERMANENT SEEDINGS
         a. ROUGH OR OCCASIONALLY MOWED AREAS:

	LBS/ACRE	LBS/1000 SQ FT
EMPIRE BIRDSFOOT (TREFOIL OR COMMON)	8	0.20
WHITE CLOVER PLUS*	8	0.20
TALL FESCUE PLUS	20	0.45
REDTOP	2	0.05
RYEGRASS (PERENNIAL)	5	0.10

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

   D. METHOD OF SEEDING:
      BROADCASTING, DRILLING WITH CULTIPACK TYPE SEEDER OR HYDROSEEDING ARE ACCEPTABLE.

4. DISTURBED AREAS SHALL BE SEEDED AS NOTED ABOVE AND MULCHED WITH CLEAN STRAW AS OUTLINED IN THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENTATION CONTROL. ON SLOPES GREATER THAN 3:1 SEEDED AREAS SHALL BE STAKED WITH JUTE MESH OR SODDED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREET PAVEMENT AREAS CLEAN OF DIRT AND DEBRIS.

6. ACCESS TO DISTURBED AREAS SHALL BE LIMITED TO THE AREAS SHOWN ON THE PLAN. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN AND ANY OTHER LOCATIONS THE CONTRACTOR INTENDS TO ENTER THE SITE FROM THE ADJACENT ROADWAYS.

7. ANY EXISTING DRAINAGE FACILITIES DISRUPTED BY CONSTRUCTION OR IMPACTED BY INSTALLATION OF EROSION CONTROL MEASURES SHALL BE REPLACED TO MATCH EXISTING CONDITIONS OR BETTER.

8. TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES - AS SEDIMENT ACCUMULATES TO ½ THE DEPTH OF THE STORMWATER BASIN, SEDIMENT SHALL BE REMOVED AS OUTLINED IN THE NYS GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.

9. DIRECT ACCESS SHALL BE PROVIDED TO ALL BASIN AREAS FOR MAINTENANCE AND REHABILITATION.

10. ALL DESIGN AND MAINTENANCE MEASURES OUTLINED IN THE SWPPP PREPARED FOR THIS PROJECT SHALL BE IMPLEMENTED AND CARRIED OUT BY THE PARTIES DEEMED RESPONSIBLE FOR THOSE DUTIES.

11. THE PERMITEE + ITS SUBCONTRACTORS ARE RESPONSIBLE FOR MEANS + METHODS OF EROSION CONTROL FACILITIES DURING CONSTRUCTION. IT SHOULD BE NOTED THAT FACILITIES ON THIS DRAWING ARE CONSIDERED MINIMUM + ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS CONSTRUCTION PROGRESSES. THE PERMITEE + ITS SUBCONTRACTORS ARE RESPONSIBLE FOR ANY ADDITIONAL MEASURES DEEMED NECESSARY BY THE ENGINEER, TOWN OR NYSDEC.

12. PROVIDE EROSION CONTROL MEASURES AS NOTED ON THE PLANS AND AS OTHERWISE REQUIRED TO PREVENT EROSION AND SEDIMENTATION ONTO ADJOINING PROPERTY, STREETS, WATERWAYS, AND ON SITE IMPROVEMENTS BEYOND THE LIMITS OF WORK. COMPLY WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL" AND THE NYSDEC'S "REDUCING THE IMPACTS OF STORMWATER RUNOFF FROM NEW DEVELOPMENT".

13. MAINTENANCE - THE CONTRACTOR SHALL INSPECT ALL DRAINAGE STRUCTURES AND EROSION CONTROLS ON A WEEKLY BASIS AND AFTER ALL STORMS (½" RAINFALL OR GREATER) INCLUDING BUT NOT LIMITED TO THE FOLLOWING: REPLACING DAMAGED OR SILTED IN EROSION CONTROLS, CLEANING OUT STRUCTURES, AND STABILIZING ERODED OR WASHED OUT SLOPED AREAS.

14. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES UNTIL CONSTRUCTION IS COMPLETE, LAWNS HAVE BECOME ESTABLISHED AND ALL SOURCES OF EROSION HAVE BEEN PERMANENTLY STABILIZED.

15. CONTRACTOR SHALL PROVIDE DUST CONTROL IN ACCORDANCE WITH THE LATEST ISSUE OF "NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL."

EROSION CONTROL and CONSTRUCTION SEQUENCE

THE PROJECT WILL CREATE A TOTAL SITE DISTURBANCE OF APPROXIMATELY 3.1 ACRES. THE SITE DISTURBANCE WILL BE PHASED TO LIMIT THE POTENTIAL FOR EROSION AND SEDIMENTATION ISSUES DURING THE CONSTRUCTION PROCESS. BELOW IS A LISTING OF THE ANTICIPATED PHASING:

THE SEQUENCE OF CONSTRUCTION FOR EACH AREA SHALL BE:

1. PRIOR TO ANY SITE DISTURBANCE, CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT THE PROPOSED SITE ENTRANCE LOCATION AS SHOWN ON THE DRAWING.

2. SILT FENCE - INSTALL PERIMETER SILT FENCE AS SHOWN ON PLAN PRIOR TO EARTHWORK. SILT FENCE SHALL BE UTILIZED ONLY AS A TEMPORARY MEASURE. DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY FOLLOWING THE COMPLETION OF ANY EARTHWORK PHASE.

3. CLEARING AND GRUBBING - REMOVE ALL TREES, STUMPS AND BRUSH PRIOR TO EARTHWORK.

4. INSTALL TEMPORARY SEDIMENT TRAP IN THE LOCATIONS SHOWN ON THE PLANS. SEDIMENT TRAPS SHALL BE SIZED APPROPRIATELY TO THE UPSTREAM DRAINAGE AREA. ADHERE TO THE INSPECTION AND MAINTENANCE REQUIREMENTS ASSOCIATED WITH THE TEMPORARY SEDIMENT TRAP DETAIL.

5. PROVIDE ALL DRAINAGE CHANNELS AND INSTALL EROSION CONTROL MEASURES WITHIN DRAINAGEWAYS. INSTALL CHECK DAMS WHERE INDICATED ON THE PLANS. INSTALL BYPASS SWALE INCLUDING LIGHT STONE FILL.

6. STRIP AND STOCKPILE TOPSOIL IN AREA SHOWN ON PLAN AND / OR AGREED UPON LOCATION WITH OWNER. ENCLOSE TOPSOIL STOCKPILE AREAS WITH SILT FENCE. PROVIDE TEMPORARY MEASURES TO PROTECT WATER LINE AT CROSSING.

7. PROVIDE DRAINAGE STRUCTURES AND PIPING, INCLUDING DRAINAGE INLET PROTECTION AS SHOWN ON THE DRAWING.

8. PREPARE BUILDING PAD AREA, DRIVEWAYS AND PARKING AREA SUBGRADE.

9. EXCAVATE AND FILL REST OF SITE AREAS. FINE GRADE, SEED AND MULCH ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS TO RECEIVE ASPHALT PAVEMENT SHOULD BE PAVED WITH AT LEAST THE ASPHALT BINDER COURSE WITHIN SEVEN (7) DAYS OF PLACEMENT OF THE SUBBASE COURSE. MAINTAIN ALL DISTURBED SOIL AREAS AND DRAINAGE FACILITIES UNTIL AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

12. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AFTER ASPHALT BINDER COURSE IS PLACED.

13. CLEAN TEMPORARY SEDIMENT TRAPS BASIN AFTER ALL UPSTREAM CONTRIBUTORY DRAINAGE AREAS ARE COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED.

13. FINE GRADE AND SEED AREAS OF TEMPORARY SEDIMENT TRAPS AS NOTED ON THE PLANTING PLAN AND ON THE DETAILS.

14 REMOVE TEMPORARY SILT FENCING AND ROCK CHECK DAMS AFTER SITE IS COMPLETELY STABILIZED AND VEGETATION IS ACHIEVED. PROVIDE UNDERDRAIN WITHIN DETENTION BASIN PER PLANS.

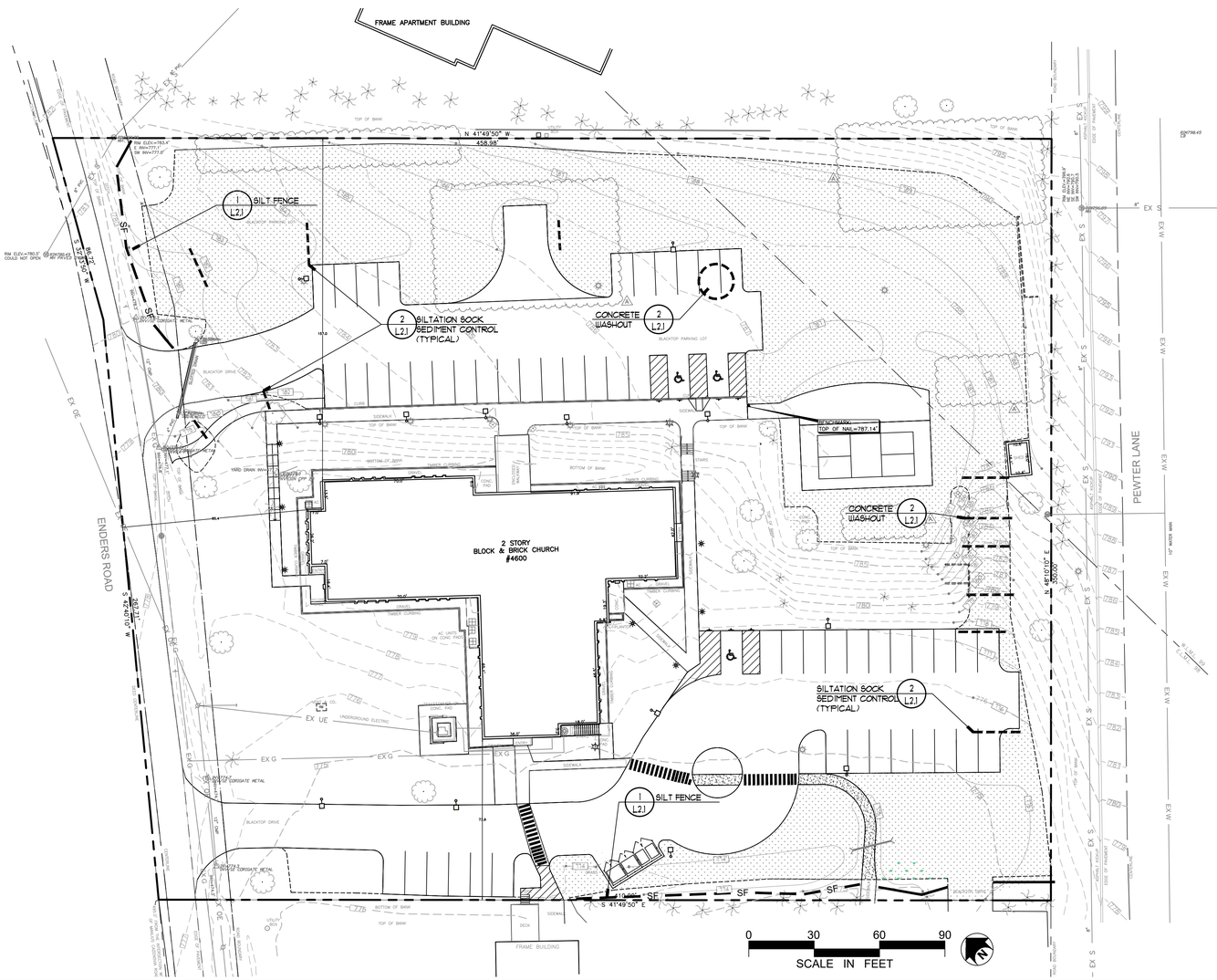
FINAL CLEAN UP & PREVENTATIVE MAINTENANCE

1. REMOVE AND/OR MAINTAIN STOCKPILE AREAS.

2. REMOVE EROSION CONTROL MEASURES FROM STABILIZED AREAS.

3. FINAL CLEAN UP - REMOVE EROSION CONTROL MEASURES AND CLEAN OUT ALL DRAINAGE STRUCTURES AND PIPES AFTER LAWN IS WELL ESTABLISHED. OWNER IS RESPONSIBLE FOR MAINTAINING SITE UPON PROJECT CLOSEOUT.

4. CONTRACTOR, ARCHITECT, AND OWNER TO REVIEW SITE FOR COMPLETION. CONTRACTOR TO ADDRESS FINAL COMMENTS ON PUNCH LIST FROM ARCHITECT AND SWPPP INSPECTION REPORTS.



SOIL RESTORATION NOTES

1. ACCORDING TO SECTION 5 OF THE NYS STORMWATER DESIGN MANUAL, SOIL RESTORATION PRACTICES MUST BE APPLIED ACROSS THE SITE IN AREAS OF SOIL DISTURBANCE.

2. SOIL RESTORATION REQUIREMENTS:

TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT
NO SOIL DISTURBANCE	RESTORATION NOT PERMITTED
MINIMAL SOIL DISTURBANCE	RESTORATION NOT REQUIRED
AREAS WHERE TOPSOIL IS STRIPPED ONLY - NO CHANGE IN GRADE	HSG A+B - APPLY 6 INCHES OF TOPSOIL HSG C+D AERATE* AND APPLY 6 INCHES OF TOPSOIL
AREAS OF CUT OR FILL	HSG A+B - AERATE AND APPLY 6 INCHES OF TOPSOIL HSG C+D - APPLY FULL SOIL RESTORATION**
HEAVY TRAFFIC AREAS ON SITE (ESPECIALLY IN ZONE 5-25 FEET AROUND BUILDINGS BUT NOT WITHIN A 5 FOOT PERIMETER AROUND FOUNDATION WALLS)	APPLY FULL SOIL RESTORATION (DECOMPACTION AND COMPOST ENHANCEMENT)
AREAS WHERE RUNOFF REDUCTION AND/OR INFILTRATION PRACTICES ARE APPLIED	RESTORATION NOT REQUIRED, BUT MAY BE APPLIED TO ENHANCE THE REDUCTION SPECIFIED FOR APPROPRIATE PRACTICES.
TYPE OF SOIL DISTURBANCE	**SOIL RESTORATION REQUIREMENT**
REDEVELOPMENT PROJECTS	SOIL RESTORATION IS REQUIRED ON REDEVELOPMENT PROJECTS IN AREAS WHERE EXISTING IMPERVIOUS AREA WILL BE CONVERTED TO PERVIOUS AREA.

*AERATION INCLUDES THE USE OF MACHINES SUCH AS TRACTOR-DRAWN IMPLEMENTS WITH COULTERS MAKING A NARROW SLIT IN THE SOIL, A ROLLER WITH MANY SPIKES MAKING INDENTATIONS IN THE SOIL, OR PRONGS WHICH FUNCTION LIKE A MINI-SUB-SOILER.

**PER "DEEP RIPPING AND DE-COMPACTION, DEC 2008".

3. SOIL RESTORATION PRACTICE IMPLEMENTATION:

DURING PERIODS OF RELATIVELY LOW TO MODERATE SUBSOIL MOISTURE, THE DISTURBED SUBSOILS ARE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOIL RESTORATION STEPS APPLIED:

1. APPLY 3 INCHES OF COMPOST OVER SUBSOIL.
2. TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12 INCHES USING A CAT-MOUNTED RIPPER, TRACTOR-MOUNTED DISC, OR TILLER. MIXING AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
3. ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.
4. APPLY TOPSOIL TO A DEPTH OF 6 INCHES.
5. VEGETATE AS REQUIRED BY APPROVED PLAN.
6. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A pH SUITABLE TO GROW DESIRED PLANTS.

FIGURES 5.16 AND 5.17 TO THE BELOW SHOW TWO ATTACHMENTS USED FOR SOIL DECOMPACTION. TILLING (STEP 2 ABOVE) SHOULD NOT BE PERFORMED WITHIN THE DRIP LINE OF ANY EXISTING TREES OR OVER UTILITY INSTALLATION THAT ARE WITHIN 24 INCHES OF THE SURFACE.

Figure 5. 16 Soil aerator implement

Figure 5. 17 Soil aerator implement

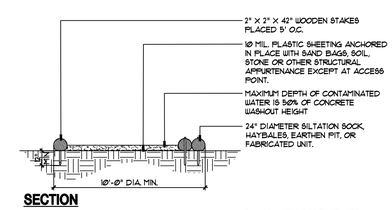
4. AT THE END OF THE PROJECT AN INSPECTOR SHOULD BE ABLE TO PUSH A 3/8" METAL BAR 12 INCHES INTO THE SOIL JUST WITH BODY WEIGHT.

5. THE CONTRACTOR MUST KEEP THE SITE FREE OF VEHICULAR AND FOOT TRAFFIC OR OTHER WEIGHT LOADS. CONSIDER PEDESTRIAN FOOTPATHS. (SOMETIMES IT MAY BE NECESSARY TO DE-THATCH THE TURF EVERY FEW YEARS)

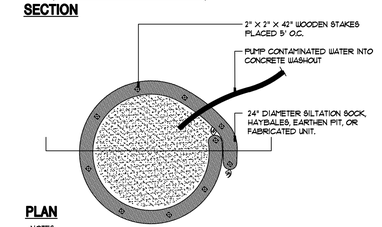
6. ALL SOIL RESTORATION SHALL BE IN ACCORDANCE WITH NYSDEC REGULATIONS AND THE APPROVED SWPPP FOR THE PROJECT.

SWPPP LEGEND

- SF — SILT FENCE
- SEDIMENT TRAP @ CB/INLET
- JUTE MESH
- CONSTRUCTION ENTRANCE
- CHECK DAM



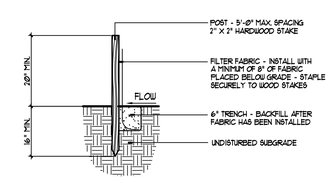
SECTION



PLAN

NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. ALL CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. EXCESS WASHWATER THAT HAS ACCUMULATED OVER HARDENED CONCRETE SHOULD BE PUMPED TO A STABILIZED AREA, SUCH AS GRASS FILTER STRIP.
3. ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
4. DISPOSE OF HARDENED MATERIAL OFF SITE IN A CONSTRUCTION/DEMOLITION FILL LANDFILL. ON-SITE DISPOSAL MAY BE ALLOWED IF THIS HAS BEEN APPROVED AND ACCEPTED AS PART OF THE SWPPP. IN THE CASE THE MATERIAL SHOULD BE RECYCLED AS SPECIFIED, OR BURIED AND COVERED WITH A MINIMUM OF 2 FEET OF CLEAN COMPACTED EARTH FILL THAT IS PERMANENTLY STABILIZED TO PREVENT EROSION.
5. THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF WASHOUT FACILITY.
6. INSPECT THE PROJECT SITE FREQUENTLY TO ENSURE THAT NO CONCRETE DISCHARGES ARE TAKING PLACE IN NON-DESIGNATED AREAS.

2 / L2.1 **CONCRETE WASHOUT**
NOT TO SCALE — 31-3001-10



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. FENCING SHALL BE INSPECTED MONTHLY, AND FOLLOWING MAJOR RAINFALLS.
5. THE FOLLOWING MATERIALS SHALL BE USED FOR CONSTRUCTION OF THE SILT FENCE:
   POSTS: STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
   FENCE: WOVEN WIRE 14-1/2 GA. 6" MAX. MESH OPENING.
   FILTER CLOTH: FILTER X, MIRAFI 1100X, STABILINKA T140N OR APPROVED EQUAL.
   PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.
6. REFER TO NYS STANDARDS + SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS FOR ADDITIONAL GUIDANCE.

SECTION

1 / L2.1 **SILT FENCE (SF)**
NOT TO SCALE — 31-1001-01

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Client:
CORE

ISSUE TO PLANNING BOARD
5/10/2023

SITE IMPROVEMENTS ENDERS ROAD
4600 ENDERS ROAD
MANLIUS, NEW YORK 13104

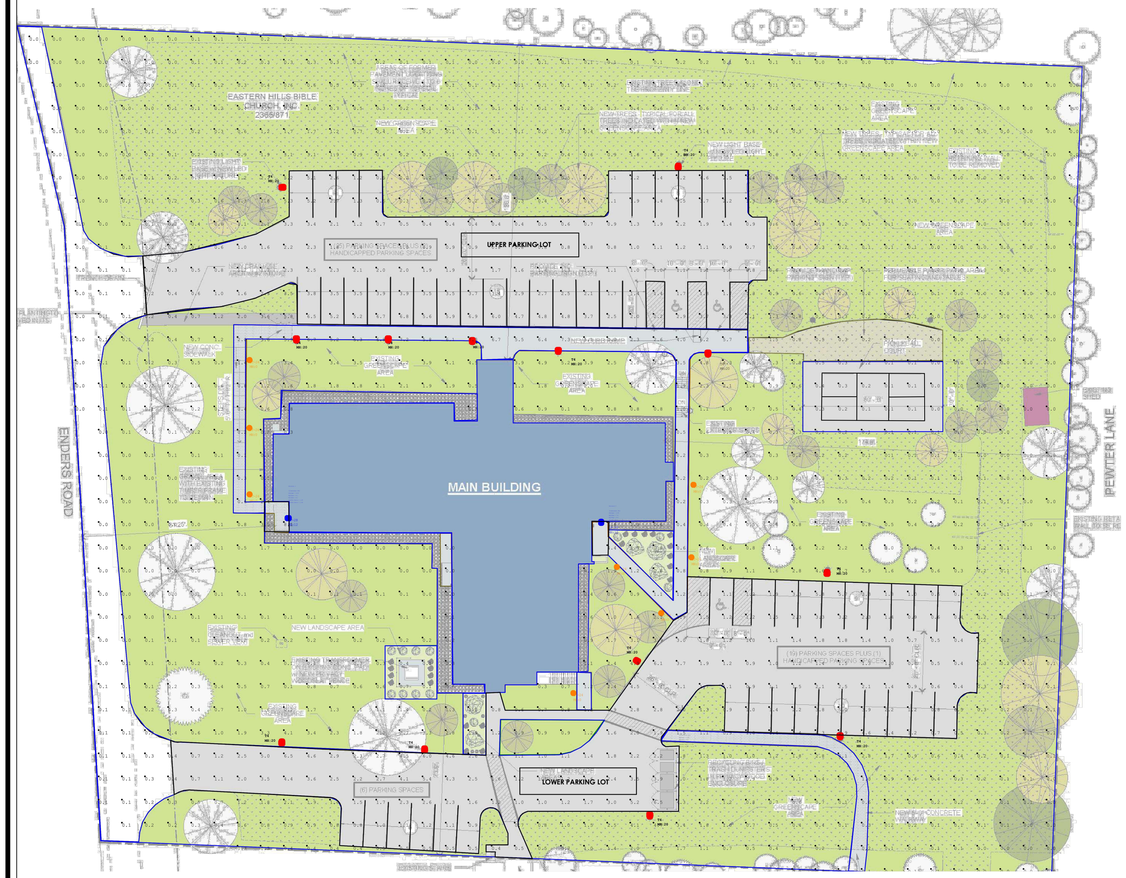
REVISIONS

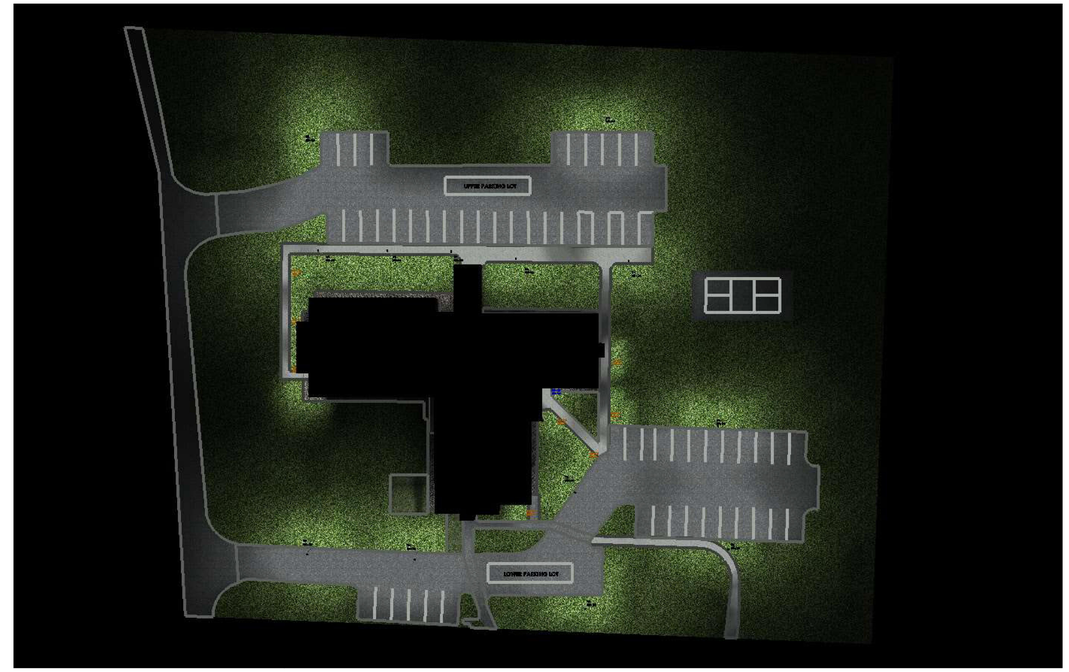
Drawn By:	JPR
Checked By:	EGK
KFA Proj. No.:	43037
Date:	5/10/2023
Scale:	AS NOTED

Title:
EROSION CONTROL PLAN

L2.1

REFER TO LIGHTING PACKAGE SUBMITTAL FOR FIXTURE AND LIGHT POLE INFORMATATION





Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	AE-WP-AP-28W-H-50K-XX	Single	ASPIRE SERIES 28W 80CRI 5000K 120-277V		0.900	3846	27.5559	55.112
	13	AE-OD-GY-80UV-D-50-T4-X-XX	Single	GENESYS SERIES 80W 70CRI 5000K 120-277V TYPE 4	A-T4	0.900	12395	80.937	1052.181
	8	AE-OD-ST-24UV-850-35-BK	Single	SPLINTER SERIES 24W 120-277V 80 CRI 5000K		0.900	2222	25.002	200.016

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.97	8.1	0.0	N.A.	N.A.
Entrance 1	Illuminance	Fc	8.10	8.1	8.1	1.00	1.00
Entrance 2	Illuminance	Fc	6.00	7.6	4.4	1.36	1.73
Lower Parking Lot	Illuminance	Fc	1.98	6.5	0.2	9.90	32.50
Upper Parking Lot	Illuminance	Fc	2.18	6.9	0.2	10.90	34.50

Luminaire Location Summary

		Insertion Point				
LumNo	Label	X	Y	Z	Orient	Tilt
19	AE-OD-GY-80UV-D-50-T4-X-XX	172.85	424.62	20	0	0
26	AE-OD-GY-80UV-D-50-T4-X-XX	332.57	152.29	20	90	0
27	AE-OD-GY-80UV-D-50-T4-X-XX	414.82	186.54	20	90	0
28	AE-OD-GY-80UV-D-50-T4-X-XX	409.18	258.58	20	270	0
30	AE-OD-GY-80UV-D-50-T4-X-XX	292.98	353.24	20	90	0
31	AE-OD-GY-80UV-D-50-T4-X-XX	255.81	357.49	20	90	0
32	AE-OD-GY-80UV-D-50-T4-X-XX	219.31	358.16	20	90	0
33	AE-OD-GY-80UV-D-50-T4-X-XX	179.55	358.16	20	90	0
34	AE-OD-GY-80UV-D-50-T4-X-XX	344.83	434.23	20	270	0
37	AE-OD-GY-80UV-D-50-T4-X-XX	173.31	185.25	20	270	0
38	AE-OD-GY-80UV-D-50-T4-X-XX	235.01	182.2	20	270	0
41	AE-OD-GY-80UV-D-50-T4-X-XX	326.37	220.21	20	330	0
42	AE-OD-GY-80UV-D-50-T4-X-XX	357.7	352.04	20	90	0
43	AE-OD-ST-24UV-850-35-BK	318.28	260.47	0	90	0
44	AE-OD-ST-24UV-850-35-BK	337.48	240.49	0	90	0
45	AE-OD-ST-24UV-850-35-BK	299.5	205.89	0	90	0
46	AE-OD-ST-24UV-850-35-BK	350.54	264.63	0	90	0
47	AE-OD-ST-24UV-850-35-BK	351.44	295.98	0	90	0
48	AE-OD-ST-24UV-850-35-BK	159.36	291.86	0	90	0
49	AE-OD-ST-24UV-850-35-BK	159.27	320.55	0	90	0
50	AE-OD-ST-24UV-850-35-BK	159.35	349.91	0	90	0
51	AE-WP-AP-28W-H-50K-XX	311.53	279.75	12	270	0
52	AE-WP-AP-28W-H-50K-XX	176.04	281.57	12	180	0

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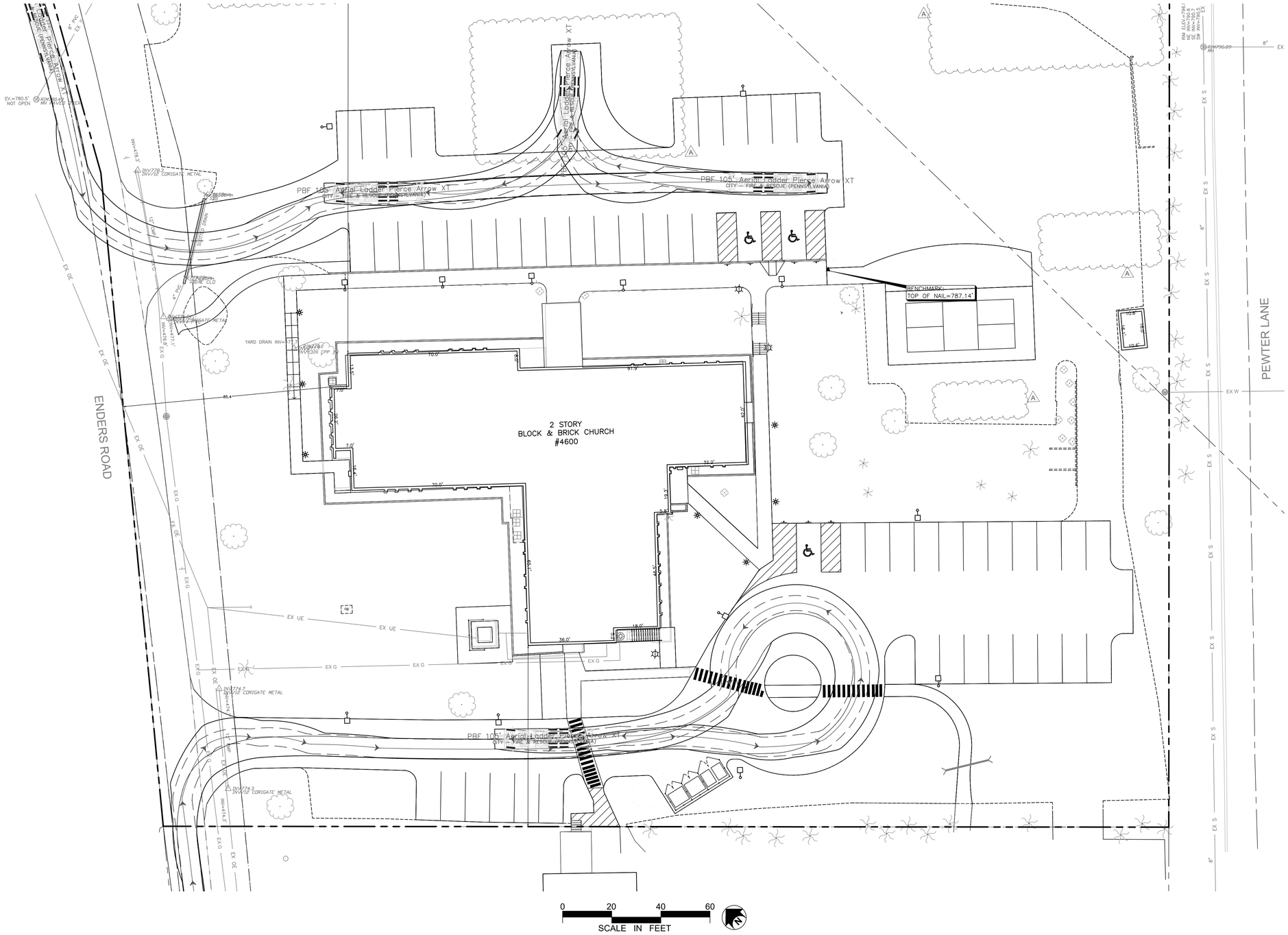
REVISIONS

Drawn By:	JPR
Checked By:	EGK
KFA Proj. No.:	43037
Date:	5/10/2023
Scale:	AS NOTED
Title:	

PHOTOMETRIC PLAN

L3.1

FIRE TRUCK SPECS:
SAMPLE TRUCK: 105' AERIAL LADDER
PIERCE ARROW XT
LENGTH - 40.54 FT
WHEEL LOCK - 45.0
WHEEL BASE - 19.46 FT.



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KFA Proj. No.:	43037
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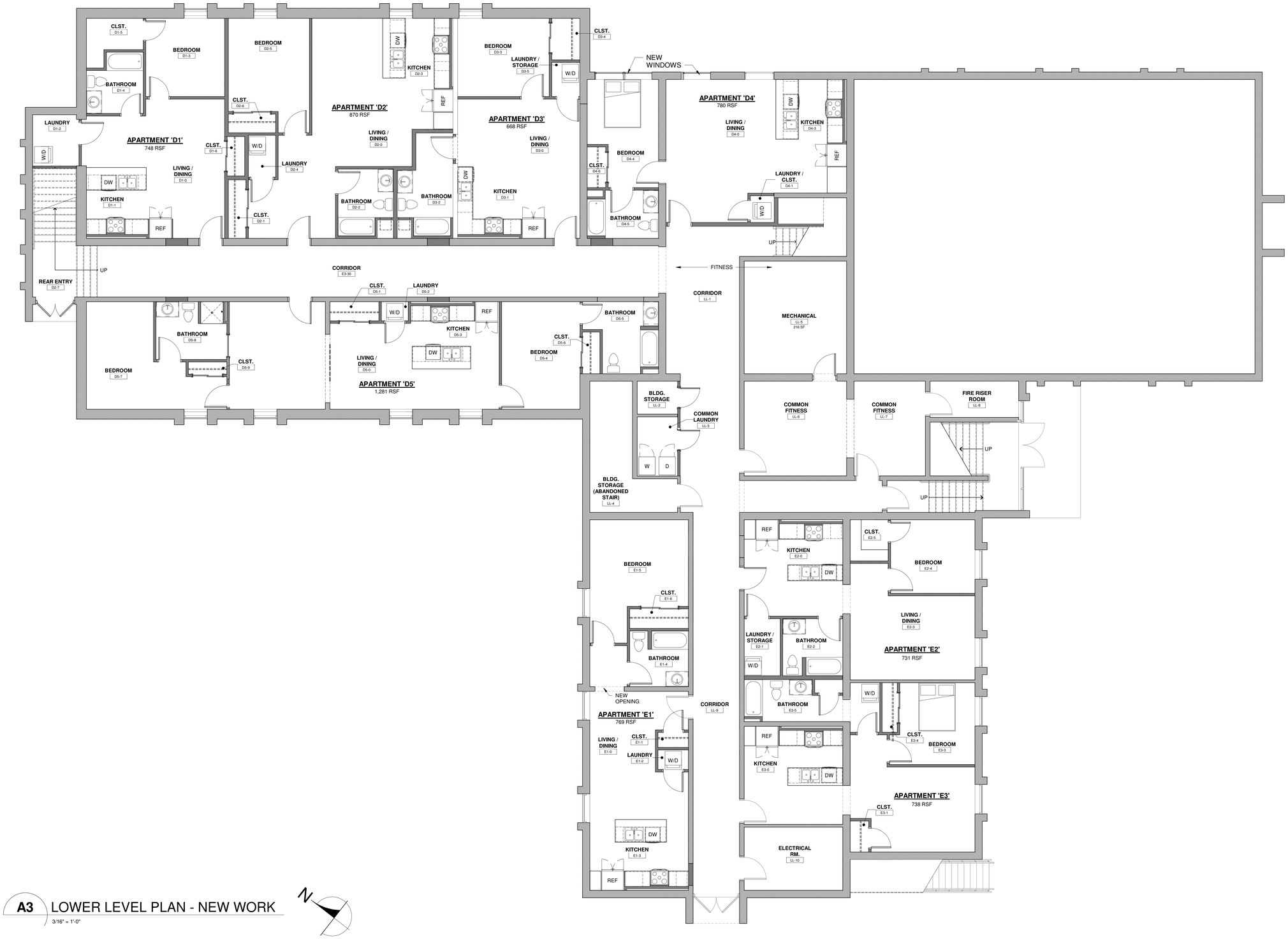
Scale:	AS NOTED

Title:

FIRE ACCESS
PLAN

L4.1



A3 LOWER LEVEL PLAN - NEW WORK

3/16" = 1'-0"

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05.10.23

PROJECT NAME

ICON COMPANIES

MIXED-USE CONVERSION PROJECT

4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

LOWER LEVEL PLAN

SHEET NUMBER

A100

PROJECT STATUS

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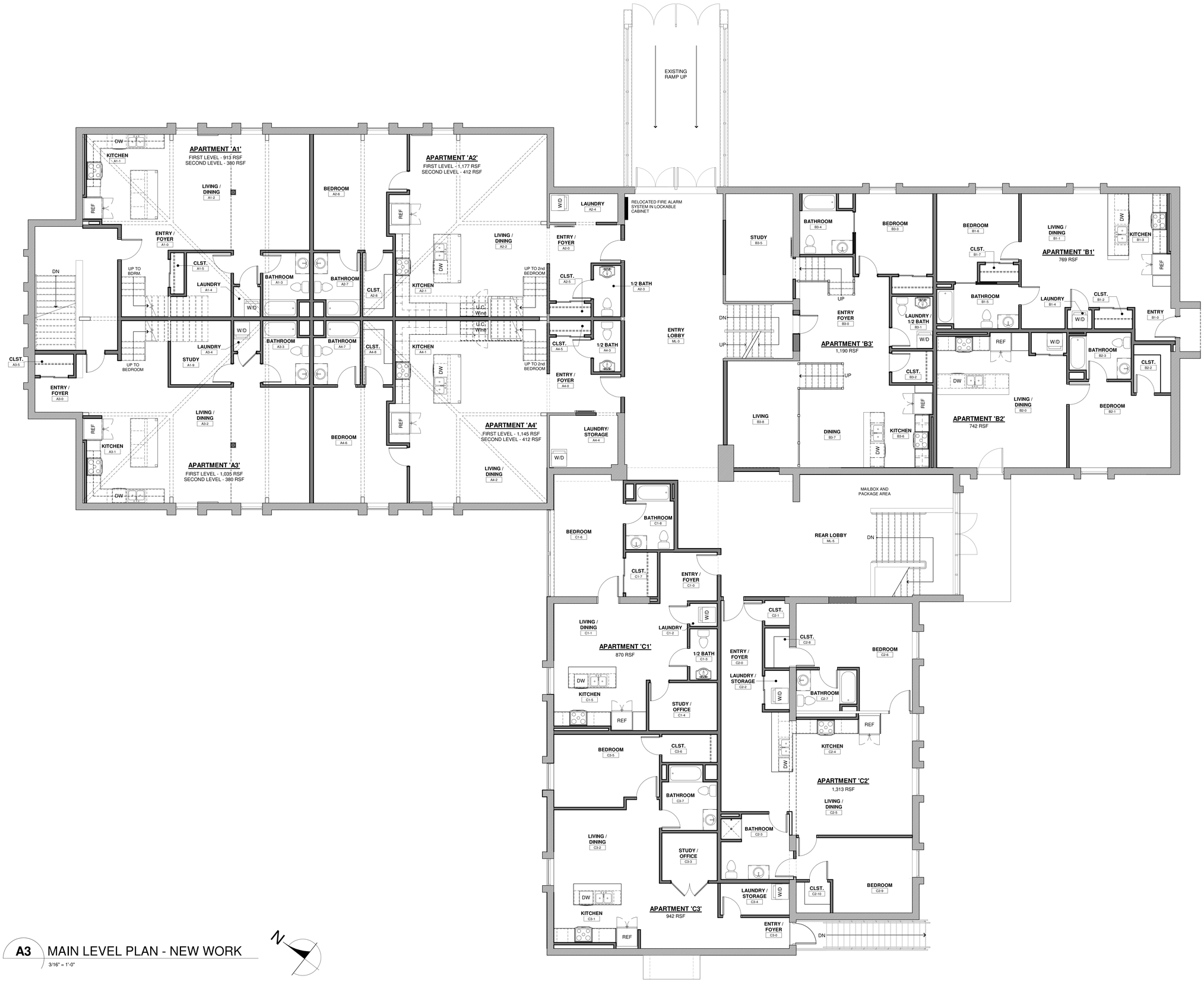

A3 MAIN LEVEL PLAN - NEW WORK

3/16" = 1'-0"

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MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES

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CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

MAIN LEVEL PLAN

SHEET NUMBER

A101

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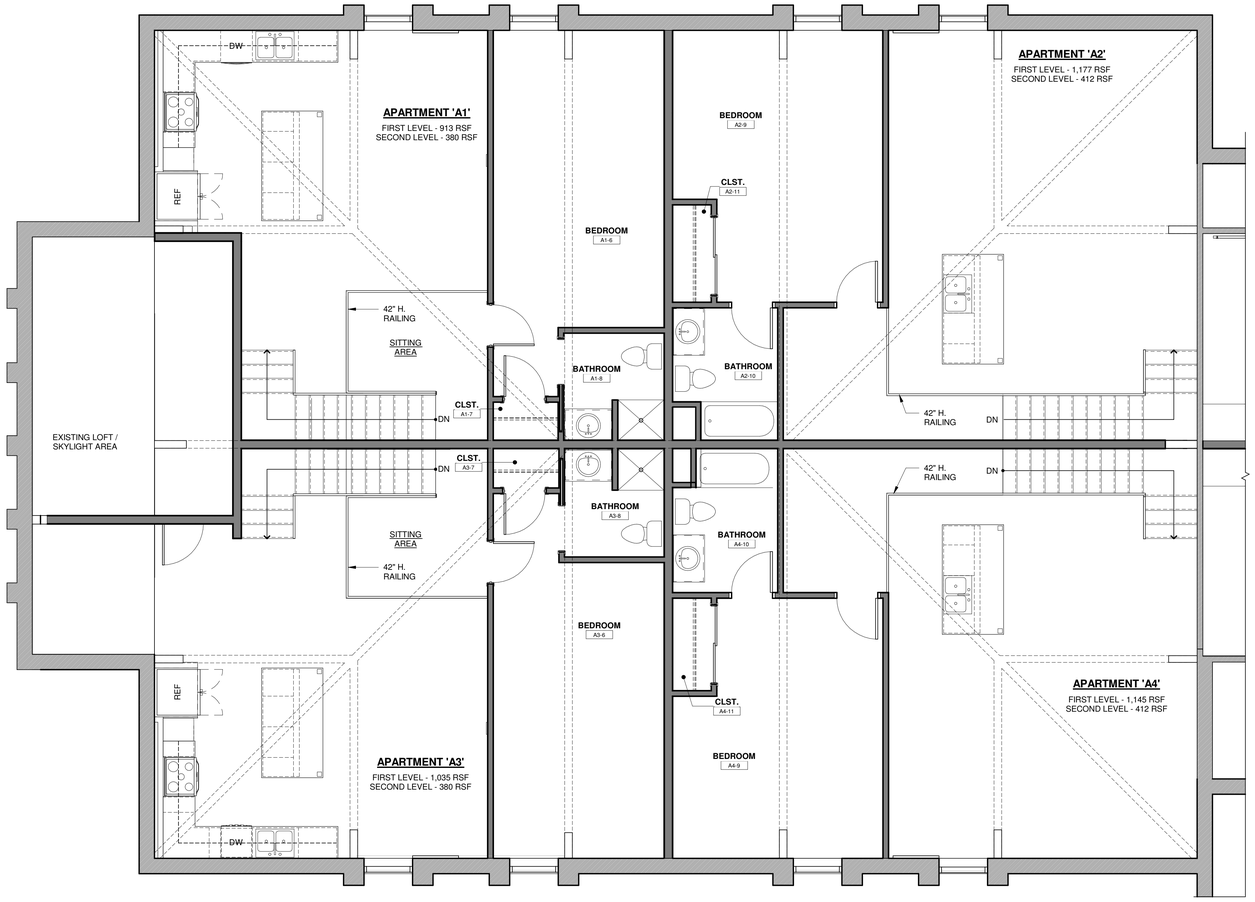
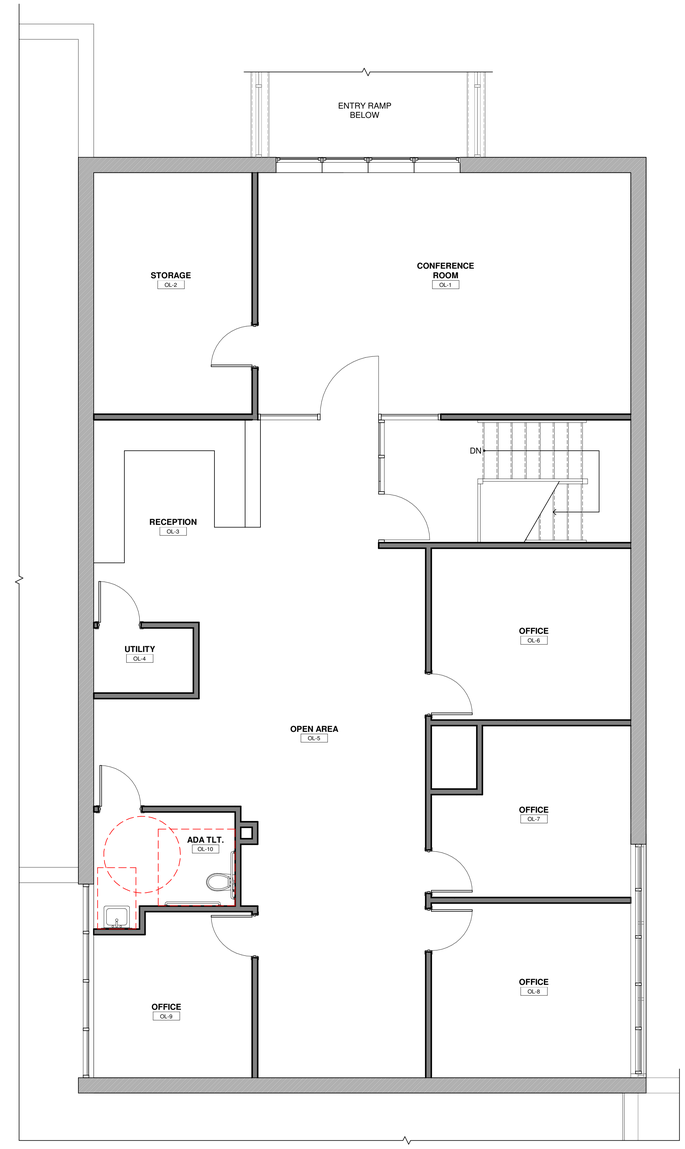


F2 ANNOTATION PLAN - LOFT AREA

1/4" = 1'-0"



D14 OFFICE LEVEL

1/4" = 1'-0"

ARCHITECT

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05.10.23

PROJECT NAME

ICON COMPANIES
MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

MAIN LEVEL
LOFT AREA /
OFFICE AREA

SHEET NUMBER

A102

PROJECT STATUS

PLANNING BOARD SUBMISSION

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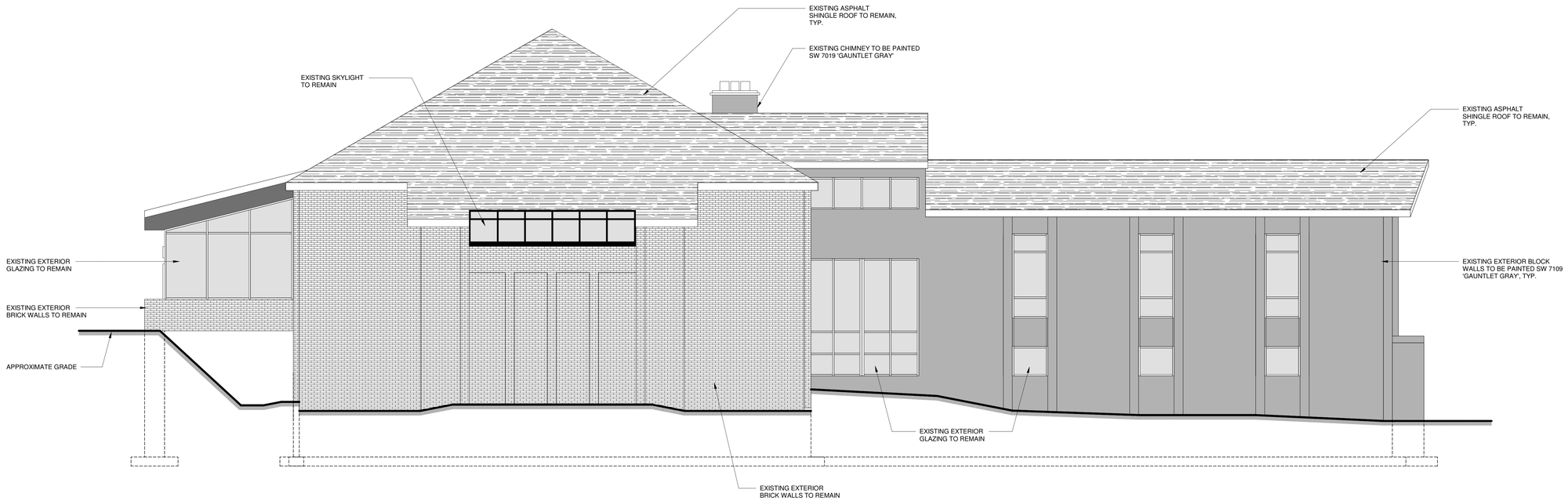
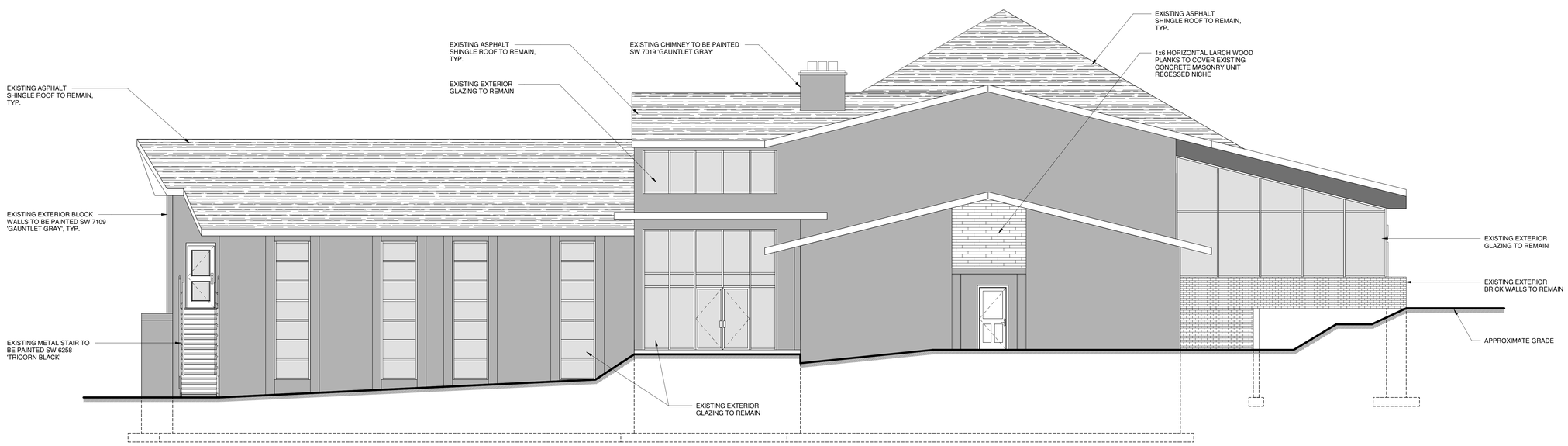


J2 EXTERIOR ELEVATION - NORTH

3/16" = 1'-0"



B2 EXTERIOR ELEVATION - SOUTH

3/16" = 1'-0"

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CORE LEVEL ARCHITECTURE
831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER

SEAL

REGISTERED ARCHITECT JEREMY JAMES JJA 035395 STATE OF NEW YORK

05.10.23

PROJECT NAME

ICON COMPANIES
MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

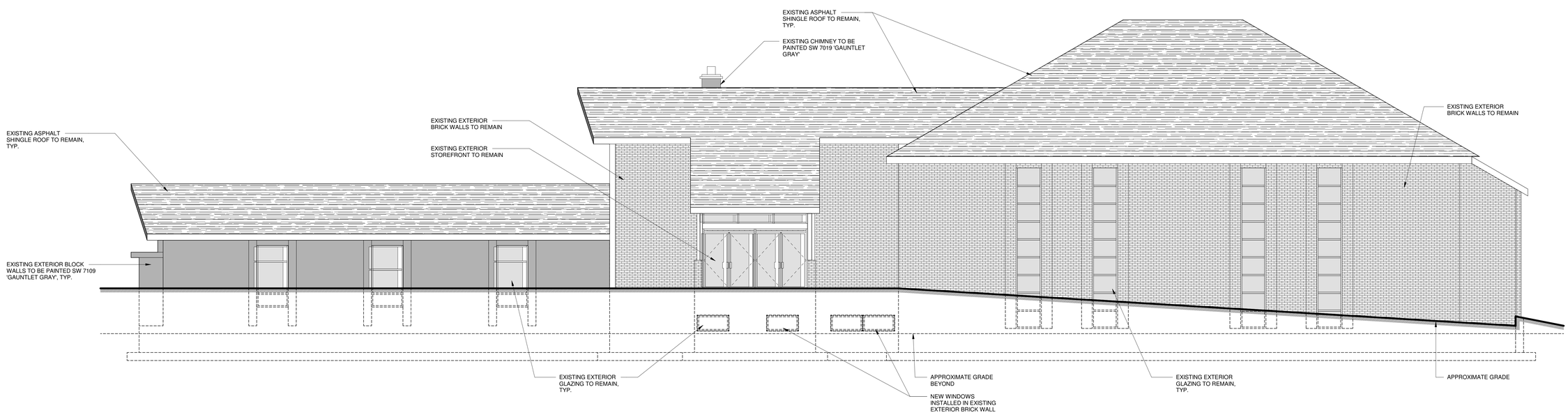
EXTERIOR ELEVATIONS

SHEET NUMBER

A200

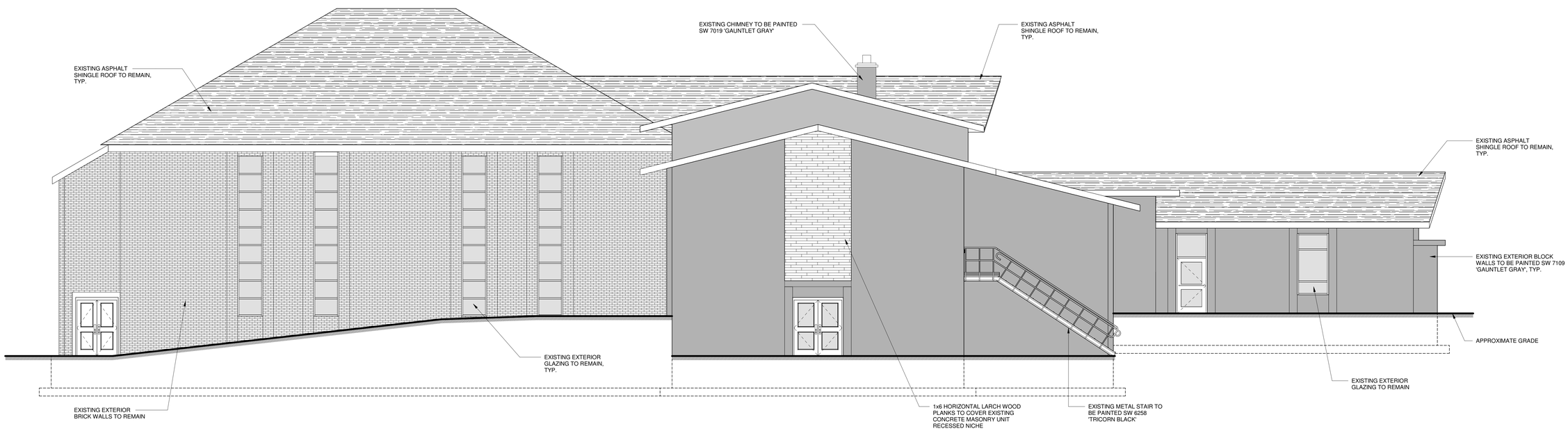
PROJECT STATUS

PLANNING BOARD SUBMISSION



J2 EXTERIOR ELEVATION - EAST

3/16" = 1'-0"



B2 EXTERIOR ELEVATION - WEST

3/16" = 1'-0"

ARCHITECT

CORE LEVEL ARCHITECTURE
831 JAMES STREET, SYRACUSE, NEW YORK 13203
PHONE: 315.233.1300 FAX: 315.233.1314

ENGINEER

SEAL

REGISTERED ARCHITECT JEREMY JAMES AYER 035397 STATE OF NEW YORK

05.10.23

PROJECT NAME

ICON COMPANIES
MIXED-USE CONVERSION PROJECT
4600 ENDERS ROAD
MANLIUS, NY

REVISION

REV	DATE	BY	NOTES

PROJECT NUMBER:	1005
DRAWN BY:	STAFF
CHECKED BY:	JJA
DATE:	05.10.23

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A201

PROJECT STATUS

PLANNING BOARD SUBMISSION

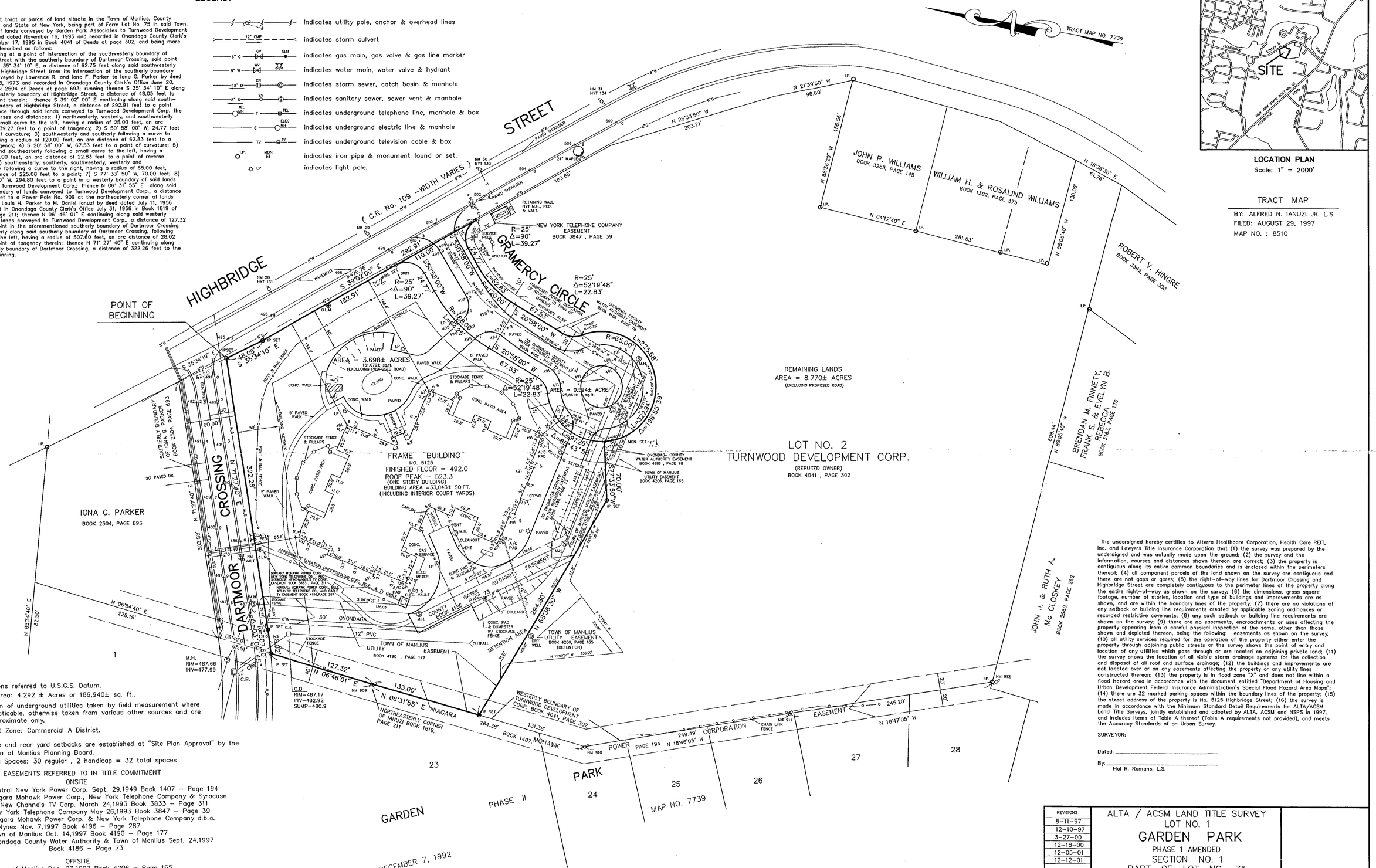
Copyrighted 2023. ALL RIGHTS RESERVED. THESE DRAWINGS WERE PREPARED BY CORE LEVEL ARCHITECTURE USE, AND ALL INFORMATION CONTAINED HEREON, IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS MAY NOT BE USED OR MODIFIED WITHOUT THE EXPRESS WRITTEN CONSENT OF ALL CONCERNED PARTIES. THESE DOCUMENTS MAY ONLY BE USED IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECT IDENTIFIED HEREON. THE FILING OF THESE DOCUMENTS WITH PUBLIC OFFICIALS OR OTHERS SO AS TO SECURE PERMITS AND PERMISSIONS FOR THE CONSTRUCTION OF THE PROJECT IDENTIFIED HEREON SHALL NOT CONSTITUTE A PUBLICATION OF THESE DOCUMENTS.

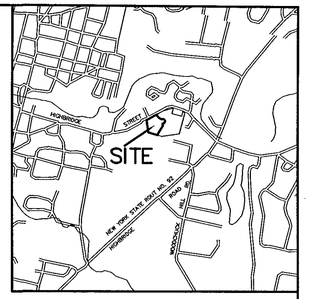
All that tract or parcel of land situate in the Town of Manlius, County of Onondaga and State of New York, being part of Farm Lot No. 75 in said Town, being part of lands conveyed by Garden Park Associates to Turnwood Development Corp. by deed dated November 16, 1995 and recorded in Onondaga County Clerk's Office November 17, 1995 in Book 4041 of Deeds at page 302, and being more particularly described as follows:

Beginning at a point of intersection of the southwesterly boundary of Highbridge Street with the southerly boundary of Dartmoor Crossing, said point also being S 35° 34' 10" E, a distance of 62.75 feet along said southwesterly boundary of Highbridge Street from its intersection of the southerly boundary of lands conveyed by Lawrence R. and Iona F. Parker to Iona G. Parker by deed dated June 8, 1973 and recorded in Onondaga County Clerk's Office June 20, 1973 in Book 2504 of Deeds at page 693; running thence S 35° 34' 10" E along said southwesterly boundary of Highbridge Street, a distance of 48.05 feet to an angle point therein; thence S 39° 02' 00" E continuing along said southwesterly boundary of Highbridge Street, a distance of 292.91 feet to a point therein; thence through said lands conveyed to Turnwood Development Corp. the following courses and distances: 1) northwesterly, westerly, and southwesterly following a small curve to the left, having a radius of 25.00 feet, an arc distance of 39.27 feet to a point of tangency; 2) S 50° 58' 00" W, 24.77 feet to a point of curvature; 3) southwesterly and southerly following a curve to the left, having a radius of 120.00 feet, an arc distance of 62.83 feet to a point of tangency; 4) S 20° 58' 00" W, 67.53 feet to a point of curvature; 5) southerly and southeasterly following a small curve to the left, having a radius of 25.00 feet, an arc distance of 22.83 feet to a point of reverse curvature; 6) southeasterly, southerly, southwesterly, westerly and northwesterly following a curve to the right, having a radius of 65.00 feet, an arc distance of 225.68 feet to a point; 7) S 77° 33' 50" W, 70.00 feet; 8) N 68° 36' 30" W, 294.80 feet to a point in a westerly boundary of said lands conveyed to Turnwood Development Corp.; thence N 06° 31' 55" E along said westerly boundary of lands conveyed to Turnwood Development Corp., a distance of 133.00 feet to a Power Pole No. 909 at the northeasterly corner of lands conveyed by Louis H. Parker to M. Daniel Ianuzi by deed dated July 11, 1956 and recorded in Onondaga County Clerk's Office July 31, 1956 in Book 1819 of Deeds at page 211; thence N 06° 46' 01" E continuing along said westerly boundary of lands conveyed to Turnwood Development Corp., a distance of 127.32 feet to a point in the aforementioned southerly boundary of Dartmoor Crossing; thence easterly along said southerly boundary of Dartmoor Crossing, following a curve to the left, having a radius of 507.60 feet, an arc distance of 28.02 feet to a point of tangency therein; thence N 71° 27' 40" E continuing along said southerly boundary of Dartmoor Crossing, a distance of 322.26 feet to the point of beginning.

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates iron pipe & monument found or set.
- indicates light pole.





LOCATION PLAN
Scale: 1" = 2000'

TRACT MAP
BY: ALFRED N. IANUZI JR. L.S.
FILED: AUGUST 29, 1997
MAP NO. : 8510

The undersigned hereby certifies to Alterra Healthcare Corporation, Health Care REIT, Inc. and Lawyers Title Insurance Corporation that (1) the survey was prepared by the undersigned and was actually made upon the ground; (2) the survey and the information, courses and distances shown thereon are correct; (3) the property is contiguous along its entire common boundaries and is enclosed within the perimeters thereof; (4) all component parcels of the land shown on the survey are contiguous and there are not gaps or gores; (5) the right-of-way lines for Dartmoor Crossing and Highbridge Street are completely contiguous to the perimeter lines of the property along the entire right-of-way as shown on the survey; (6) the dimensions, gross square footage, number of stories, location and type of buildings and improvements are as shown, and are within the boundary lines of the property; (7) there are no violations of any setback or building line requirements created by applicable zoning ordinances or recorded restrictive covenants; (8) any such setback or building line requirements are shown on the survey; (9) there are no easements, encroachments or uses affecting the property appearing from a careful physical inspection of the same, other than those shown and depicted thereon, being the following: easements as shown on the survey; (10) all utility services required for the operation of the property either enter the property through adjoining public streets or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; (11) the survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; (12) the buildings and improvements are not located over or on any easements affecting the property or any utility lines constructed thereon; (13) the property is in flood zone "X" and does not line within a flood hazard area in accordance with the document entitled "Department of Housing and Urban Development Federal Insurance Administration's Special Flood Hazard Area Maps"; (14) there are 32 marked parking spaces within the boundary lines of the property; (15) the street address of the property is No. 5125 Highbridge Street; (16) the survey is made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items of Table A thereof (Table A requirements not provided), and meets the Accuracy Standards of an Urban Survey.

SURVEYOR:

Dated: _____

By: _____
Hal R. Romans, L.S.

NOTES:

Elevations referred to U.S.G.S. Datum.

Total Area: 4.292 ± Acres or 186,940± sq. ft..

Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.

Present Zone: Commercial A District.

All side and rear yard setbacks are established at "Site Plan Approval" by the Town of Manlius Planning Board.

Parking Spaces: 30 regular , 2 handicap = 32 total spaces

EASEMENTS REFERRED TO IN TITLE COMMITMENT

ONSITE

20) Central New York Power Corp. Sept. 29,1949 Book 1407 – Page 194
21) Niagara Mohawk Power Corp., New York Telephone Company & Syracuse New Channels TV Corp. March 24,1993 Book 3833 – Page 311
22) New York Telephone Company May 26,1993 Book 3847 – Page 39
27) Niagara Mohawk Power Corp. & New York Telephone Company d.b.a. Nynex Nov. 7,1997 Book 4196 – Page 287
30) Town of Manlius Oct. 14,1997 Book 4190 – Page 177
31) Onondaga County Water Authority & Town of Manlius Sept. 24,1997 Book 4186 – Page 73

OFFSITE

28) Town of Manlius Dec. 23,1997 Book 4206 – Page 165
29) Onondaga County Water Authority & Town of Manlius Sept. 24,1997 Book 4186 – Page 78

Public utility companies include: Niagara Mohawk Power Corporation, Bell Atlantic Telephone Company, Time Warner Cable TV Company & Onondaga County Water Authority.

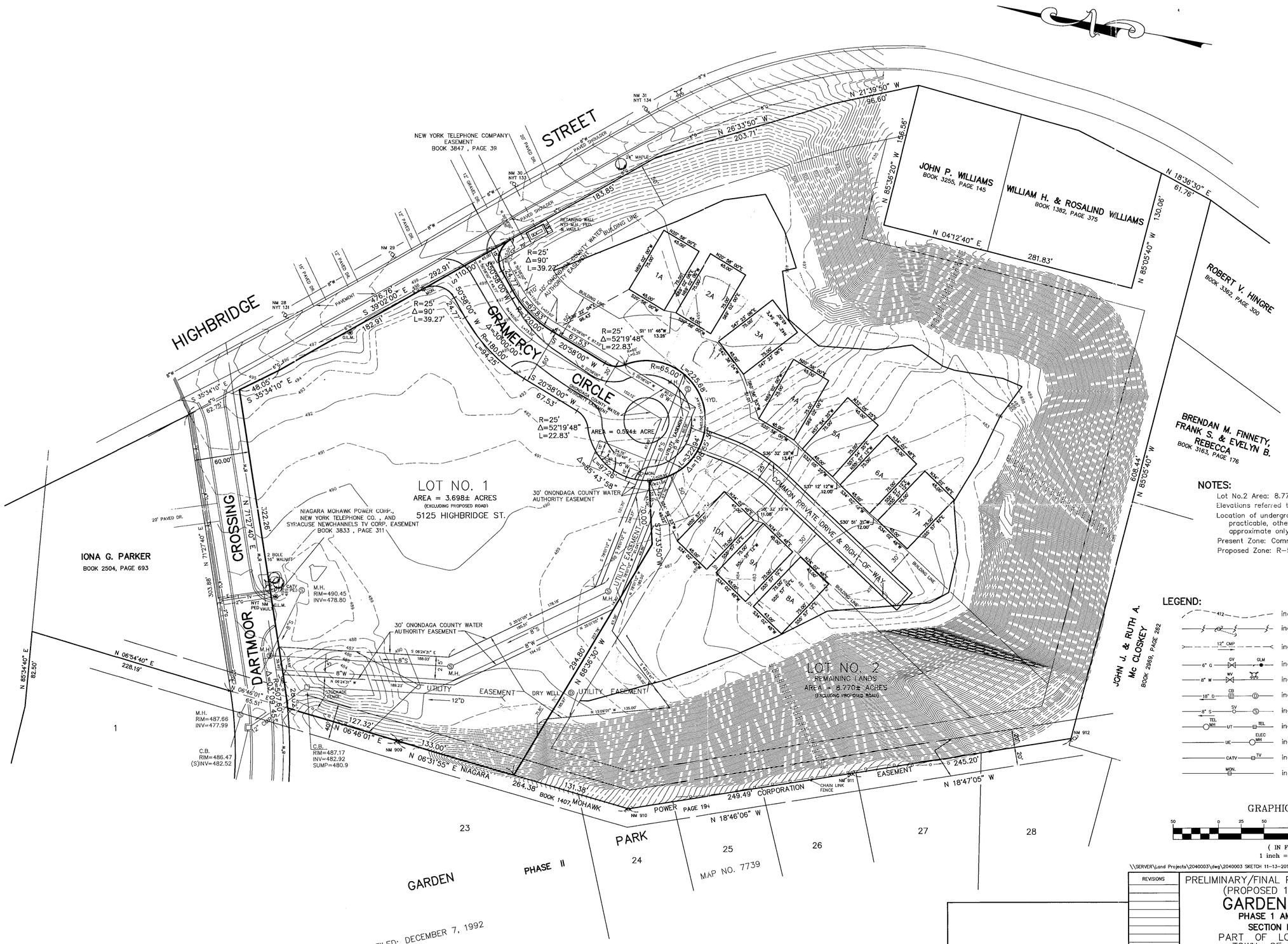
REVISIONS
8-11-97
12-10-97
3-27-00
12-18-00
12-05-01
12-12-01

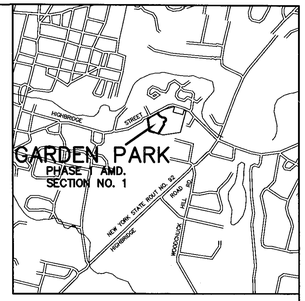
ALTA / ACSM LAND TITLE SURVEY
LOT NO. 1
GARDEN PARK
PHASE 1 AMENDED
SECTION NO. 1
PART OF LOT NO. 75
TOWN OF MANLIUS
ONONDAGA COUNTY , NEW YORK

LICENSED LAND SURVEYOR
ALFRED N. IANUZI, JR.
LIVERPOOL & SYRACUSE, NEW YORK
(315) 457-7200

DATE: FEBRUARY 25, 1997
SCALE: 1" = 50'
FILE NO.: 2040.003
SHEET NO.
F.B. NO. 959

2721001R.DWG





LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Lot No.2 Area: 8.770± Acres

Elevations referred to U.S.G.S. Datum.

Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.

Present Zone: Commercial A District.

Proposed Zone: R-5 Residential Multiple.

LEGEND:

- 412 — indicates original grade
- indicates utility pole, anchor & overhead lines
- 12" CMP — indicates storm culvert
- 6" G, GV, GLM — indicates gas main, gas valve & gas line marker
- 8" W, WV — indicates water main, water valve & hydrant
- 18" D, CB, MH — indicates storm sewer, catch basin & manhole
- 8" S, SV, SM — indicates sanitary sewer, sewer vent & manhole
- TEL MH, UT, TEL — indicates underground telephone line, manhole & box
- UE, ELEC MH — indicates underground electric line & manhole
- CATV, TV — indicates underground television cable & box
- MON. — indicates monument to be set

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

\\SERVER\Land Projects\2040003\dwg\2040003 SKETCH 11-13-2017.dwg

REVISIONS

PRELIMINARY/FINAL PLAN – LOT No. 2
(PROPOSED 10; 1-UNIT)

GARDEN PARK

PHASE 1 AMENDED

SECTION NO. 1

PART OF LOT NO. 75
TOWN OF MANLIUS
ONONDAGA COUNTY , NEW YORK

STATE OF NEW YORK — TIMOTHY J. CAYER — LICENSED LAND SURVEYOR — No. 050808

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200 FAX: (315) 457-9251

DATE: NOVEMBER 10, 2017
SCALE: 1" = 50'
FILE NO.: 435.058
SHEET NO.
F.B. NO.

Print Form | Submit by Email

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

TRANSMITTAL

DATE: 12 April 2023

TO: Town of Manlius Planning Board

ATTN: Lisa Beeman, Doug Miller

PROJECT: Garden Park Apartments
5125 Highbridge St.
Fayetteville, NY 13066

REF. Site Concept Plan

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN;
☐ Shop Drawings	☐ Approval	☐ Approved as Submitted
☐ Letter	☐ Your Use	☐ Approved as Noted
☒ Prints	☐ As Requested	☐ Returned After Loan
☐ Change Order	☒ Review and Comment	☐ Resubmit
☐ Plans		☐ Submit
☐ Samples	SENT VIA:	☐ Returned
☐ Specifications	☒ Attached	☐ Returned for Correction
☐ Other:	☐ Separate Cover Via:	☐ Due Date:

ITEM	COPIES	DATE	NUMBER	REV. NO.	DESCRIPTION	STATUS
1	10	04/12/23	1	1	Concept Site Plan (11 x 17)	
2	10	04/12/23	7	1	Architectural Plans (11 x 17)	
3	10	04/12/23	1		Survey	
4	10	04/12/23			Application	
5	10	04/12/23			SEQRA (SEAF)	
6	10	04/12/23			Disclosure Agreement	
7	1	04/12/23			FLASH DRIVE w/ Digital Docs.	
8	1	04/12/23			Fees (per check)	

REMARKS:

Digital Documentation provided to Planning Clerk on CD. Additional paper copies can be provided at a later date.

CC:
Scott Freeman

SIGNED:_____

ZONING DATA

LU-ZONING

EXISTING ZONING: COMMERCIAL (C-A)

PROPOSED ZONING: RESIDENTIAL MULTITIPLE-USE (RM)

	EXISTING ZONE	NEW ZONE	PROPOSED
MINIMUM LOT SIZE:	N/A	40,000 SF	10.15 Ac
MINIMUM LOT FRONTAGE:	N/A	150 FT	> 150 FT
MAX LOT COVERAGE:	N/A	50%	18%
FRONT YARD SETBACK:	30 FT	40 FT	40 FT
SIDE YARD SETBACK:	15 FT	20 FT	20 FT
REAR YARD SETBACK:	25 FT	40 FT	40 FT

PARKING DATA CHART

PARKING REQUIREMENTS:

STALL DIMENSIONS: 10' X 20' STALL

APARTMENT: 2 PARKING SPACES PER APARTMENT

CALCULATIONS

PARKING COUNT (STALLS)	REQUIRED	PROPOSED
	156 STALLS	78 SPACES 78 GARAGE SPACES 156 TOTAL

GARDEN PARK SENIOR APARTMENTS

HIGHBRIDGE ST. MANLIUS , NY

0 50 100 150

SCALE IN FEET

APRIL 12, 2023

KEPLINGER FREEMAN ASSOCIATES

LANDSCAPE ARCHITECTURE & LAND PLANNING

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. ROBERT AMODIE, 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.

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: APRIL 12, 2023.

ROBERT AMODIE
(Print Name)

(Signature)

ROBERT AMODIE
(Entity Name)

DEVELOPER
By (Officer) (Title)

8199 LAURIE LN
(Mailing Address of Applicant)
LIVERPOOL, NY 13090
315/263-3906
(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 12th day of April in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared Robert Amodie, _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

BO WANG
Notary Public, State of New York
Qualified in Onondaga County
Reg. No. 01WA6308226
My Commission Expires July 21, 2026

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 4/9/23

Name of Project: Highbridge Senior Apartments

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: HIGHBRIDGE ST. FAY NY 13066 / GARDEN PARK, PHASE 1 LOT 2#

Type of Project:

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

Developer: BOB AMODIE Phone: (315) 263-3906

Address: 8199 LAURIE LN, LIVERPOOL, NY Zip: 13090

Tax Map Number(#)/s: 093.000-0001-005.001

Present Zoning: COMMERCIAL Desired Zoning: 155-10 R-4

Total Acreage: 8.77 Total Number of Lots: 1

Property Owner/s: TURNWOOD DEV CORP Phone: (315) 727-6357

Address: 1208 JAMES ST SYR. NY 13203 Zip: _____

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

Printed Name: ROBERT AMODIE

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

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

Planning Board - Initial

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

BOB AMODIE

Name of Action or Project:

HIGHBRIDGE SENIOR LIVING APARMENTS

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

HIGHBRIDGE ST.

Brief Description of Proposed Action:

SENIOR APARTMENTS (70+/-) 1 & 2 BEDROOM UNITS WITH UNDERGROUND PARKING

Name of Applicant or Sponsor:	Telephone: (315) 263-3906
BOB AMODIE	E-Mail: RAMODIE@SYNERGY-MANAGEMENTSOLUTIONS.US
Address:	
City/PO:	State: / Zip Code:

	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 governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? 8.77 acres
b. Total acreage to be physically disturbed? 5.00 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 8.77 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

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

	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?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☑	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☐
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 plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☑ NO ☐ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: RETENTION STORAGE AREA	☐	☑
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

No

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

No ☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

ROBERT AMODIE	4/12/2023
Name of Lead Agency	Date
ROBERT AMODIE	DEVELOPER
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

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www.in-ARCHITECTS.com

MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

CONCEPTUAL DESIGN

04/10/2023
PROJECT # 23029

MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE:	04/10/2023
SCALE:	NOT TO SCALE
SHEET NAME:	EXTERIOR PERSPECTIVE
SHEET NUMBER:	A1

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MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE: 04/10/2023
SCALE: NOT TO SCALE
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A2

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Syracuse, New York 13202
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MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE:	04/10/2023
SCALE:	NOT TO SCALE
SHEET NAME:	EXTERIOR PERSPECTIVE
SHEET NUMBER:	A3

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Syracuse, New York 13202
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MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE:	04/10/2023
SCALE:	NOT TO SCALE
SHEET NAME:	EXTERIOR PERSPECTIVE
SHEET NUMBER:	A4

ARCHITECTS

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MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE:	04/10/2023
SCALE:	NOT TO SCALE
SHEET NAME:	EXTERIOR PERSPECTIVE
SHEET NUMBER:	A5

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MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE:	04/10/2023
SCALE:	NOT TO SCALE
SHEET NAME:	EXTERIOR PERSPECTIVE
SHEET NUMBER:	A6

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OVERALL AERIAL PERSPECTIVE

FRONT ELEVATION

MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE: 04/10/2023
SCALE: NOT TO SCALE
SHEET NAME: EXTERIOR PERSPECTIVE
SHEET NUMBER: A7

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Syracuse, New York 13202
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PROPOSED RENDERING - SITE PHOTO

MANLIUS SENIOR HOUSING

TOWN OF MANLIUS, NY

DATE:	04/10/2023
SCALE:	NOT TO SCALE
SHEET NAME:	EXTERIOR PERSPECTIVE
SHEET NUMBER:	A8

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

TOWN OF MANLIUS
ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change BOB AMODI
   Address of person applying 8199 LAURIE LN, LIVERPOOL NY 13090
   Cell Number (315) 263-3906 Phone Number SAME
2. Name: (owner of record) of land where Zone Change would occur TURNWOOD DEVELOPMENT
   Address (owner of record) 1208 JAMES ST. SYR NY 13203
   Cell Number (owner of record) (315) 727-6357 Phone Number (315) 727-6357
3. Tax Map Number of property where Zone Change would occur 093.000-0001-005.001
4. Is this property located in a flood hazard area? No
   If so, what flood area is the property in it in?
   ___
5. Present zoning classification of property COMMERCIAL
6. Desired zoning classification Residential District 5 (R-5)
   Reason for Change of Zone (use additional sheets if necessary) PROPOSING TO BUILD (70+/-) SENIOR LIVING APARTMENTS FOR SENIORS
7. What is lot size? 8.77 ACRES
8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? YES
9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? No
10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? No
    If yes, please specify ___
11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? No

If yes, please specify _____

12. List the uses of all abutting property BROOKDALE ALZHEIMER'S FACILITY

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 4/13/23 Turnwood Dev. by [illegible] member.
Applicant 1

Date 4/13/2023 [illegible] Mgt Solutions LLC
Applicant 2

Date _____ _____
Applicant

Revised 5/8/17

Town of Manlius
Town Clerks Office

APR 14 2023

Received and Filed

TOWN OF MANLIUS
ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change BOB AMODI
   Address of person applying 8199 LAURIE LN, LIVERPOOL NY 13090
   Cell Number (315) 263-3906 Phone Number SAME
2. Name: (owner of record) of land where Zone Change would occur TURNWOOD DEVELOPMENT
   Address (owner of record) 1208 JAMES ST. SYR NY 13203
   Cell Number (owner of record) (315) 727-6357 Phone Number (315) 727-6357
3. Tax Map Number of property where Zone Change would occur 093.000-0001-005.001
4. Is this property located in a flood hazard area? NO
   If so, what flood area is the property in it in?
   —
5. Present zoning classification of property COMMERCIAL
6. Desired zoning classification R4
   Reason for Change of Zone (use additional sheets if necessary) PROPOSING TO BUILD (70 +/-) SENIOR LIVING APARTMENTS FOR SENIORS
7. What is lot size? 8.77 ACRES
8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? YES
9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? NO
10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? NO
    If yes, please specify
11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? NO

Revised 5/8/17

If yes, please specify _____

12. List the uses of all abutting property BROOKDALE ALZHEIMER'S FACILITY

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 4/13/23 — Turnwood Dev. by [illegible] member. — Applicant 1

Date 4/13/2023 — [illegible] Mgmt Solutions LLC — Applicant 2

Date _____ — _____ Applicant

Revised 5/8/17

435.058
AGH
5-23-2013

PROPOSED ZONE CHANGE

FROM

COMMERCIAL A

TO

RESIDENTIAL R-3

LOT No. 2, GARDEN PARK

PHASE I AMENDED

TOWN OF MANLIUS

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. 75 in said Town, being Lot No. 2 as shown on the Final Plan of Garden Park, Phase I Amended, Section No. 1 according to a map of said tract filed August 29, 1997 as Map No. 8510 in the Onondaga County Clerk's Office, bounded and described as follows:

Beginning at the intersection of the westerly boundary of Highbridge Street with the southerly boundary of Gramercy Circle; running thence southerly along said westerly boundary of Highbridge Street the following courses and distances: 1) S 39°02'00" E, 183.85 feet; 2) S 26°33'50" E, 203.71 feet; 3) S 21°39'50" E, 96.60 feet to the northerly boundary of lands conveyed to Herbert C. Fowler by deed recorded in Book 5019 of Deeds at page 187 in the Onondaga County Clerk's Office; thence N 85°36'20" W along said northerly boundary of Fowler, a distance of 156.56 feet to the northwesterly corner thereof; thence S 04°12'40" W along the westerly boundary of said lands conveyed to Fowler and along the westerly boundary of lands conveyed to Howard W., Jr. & Joann R. Rhoads by deed recorded in Book 4411 of Deeds at page 179 in the Onondaga County Clerk's Office, a distance of 281.83 feet to the southwesterly corner of said lands conveyed to Rhoads; thence S 85°05'40" E along the

recorded in Book 5065 of Deeds at page 392 and along the northerly boundary of lands conveyed to Daniel M. Courtwright by deed recorded in Book 5134 of Deeds at page 270, respectively, in the Onondaga County Clerk's Office, a distance of 608.44 feet to the easterly boundary of Garden Park, Phase II according to a map of said tract filed December 7, 1992 as Map No. 7739 in the Onondaga County Clerk's Office; thence northerly along said easterly boundary of Garden Park Phase II the following courses and distances: 1) N 18°47'05" W, 245.20 feet; 2) N 18°46'06" W, 249.49 feet; 3) N 06°31'55" E, 131.38 feet to the southerly boundary of Lot No. 1 in said Garden Park, Phase I Amended, Section No. 1; thence easterly along said southerly boundary of Lot No. 1, Garden Park, Phase I Amended, Section No. 1 the following courses and distances: 1) S 68°36'30" E, 294.80 feet; 2) N 77°33'50" E, 70.00 feet to a point in the aforementioned boundary of Gramercy Circle; thence along said boundary of Gramercy Circle the following courses and distances: 1) southerly, southeasterly, easterly, northeasterly and northerly along a curve to the left having a radius of 65.00 feet, an arc distance of 225.68 feet to a point of reverse curvature; 2) northerly and northeasterly along a curve to the right having a radius of 25.00 feet, an arc distance of 22.83 feet to a point of tangency; 3) N 20°58'00" E, 67.53 feet to a point of curvature; 4) northeasterly along a curve to the right having a radius of 120.00 feet, an arc distance of 62.83 feet to a point of tangency; 5) N 50°58'00" E, 24.77 feet to a point of curvature of a small curve; 6) northeasterly, easterly, southeasterly and southerly along said small curve to the right having a radius of 25.00 feet, an arc distance of 39.27 feet to the point of beginning.

Containing 8.770 acres of land, more or less.

Subject to any easements or restrictions of record.

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: May 5, 2023

Name of Project: Electric Car Sales & Service & Delivery

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: 5427 North Burdick St, Fayetteville, NY 13066

Type of Project:

○ Division of Land ○ Subdivision ○ Accessory Use ○ Zone Change ○ Site Review ◉ Other Site Plan Approval Amend.

Developer: KDP Manlius NY, LLC Phone: 3123795109

Address: 449 N. Clark St. Suite 400, Chicago, IL Zip: 60654

Tax Map Number(#)/s: 086.0-1-4.2, 086.0-1-4.3

Present Zoning: C-B Commercial Dist. B Desired Zoning: C-B Commercial Dist. B

Total Acreage: 4.06 Total Number of Lots: 2

Property Owner/s: KDP Manlius NY, LLC Phone: 3123795109

Address: 449 N. Clark St. Suite 400, Chicago, IL Zip: 60654

Tax Map#(s): 086.0-1-4.2, 086.0-1-4.3 Owner's Signature: Chris Sotos

Printed Name: Chris G. Sotos

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Use next page for additional known property owners' information

---

Planning Board Meeting Date Assignment: _____

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

Planning Board - Initial

Reset Form Print Form

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

_____ Printed Name: _____

IN THE MATTER

Of

LOCAL LAW 2023 -___ TO AMEND CHAPTER 127 OF THE TOWN OF MANLIUS CODE (SUBDIVISION) TO CLARIFY THAT EACH INDIVIDUAL SUBDIVIDED LOT SHALL DIRECTLY TIE INTO PUBLIC WATER AVAILABLE TO SUCH LOT

RESOLUTION FOR REFERRAL TO THE PLANNING BOARD AND SETTING DATE FOR PUBLIC HEARING

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, and virtually on the platform commonly referred to as Zoom, the Town Facebook page and YouTube on the _____th of _____, 2023, at 6:30 p.m.

The meeting was called to order by John T. Deer, Supervisor, and the following were present, namely:

John T. Deer	Supervisor
Sara Bollinger	Councilor
Elaine Denton	Councilor
Alissa Italiano	Councilor
Katelyn M. Kriesel	Councilor
William Nicholson	Councilor
Heather Allison Waters	Councilor

The following resolution was moved, seconded and adopted:

DRAFT

WHEREAS, the Onondaga County Water Authority ("OCWA") has requested that the Town of Manlius amend the Town Code to make it clear that subdivided lots should tie directly into OCWA's main line services the particular subdivision;

WHEREAS, that is the policy of the Town of Manlius but it is not specifically outlined in the Town Code;

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law No. 2023- ____, amending Chapter 127 of the Town Code entitled "Subdivision" as follows:

LOCAL LAW 2023-___, A LOCAL LAW AMENDING CHAPTER 127 ENTITLED "SUBDIVISION" TO ADD A NEW SECTION 127-26(A)(1)(i) THAT WOULD CLARIFY EXISTING TOWN POLICY, TO WIT:

Be it enacted by the Town Board of the Town of Manlius, Onondaga County, New York as follows :

Section 1. Article V of Chapter 127 of the Town Code shall be amended as follows:

§ 127-26 **Utility and street improvements.**

A. Utility and street improvements shall be provided in accordance with the following:

(1) Public water, where required, in accordance with procedures and standards of the Town of Manlius and the Onondaga County Department of Health, New York State Water Resources Commission and Onondaga County Water Authority, as applicable.

(ii) Where public water is available to a properly subdivided lot, each existing lot, or lots to be created, shall be required to tie directly into the water line provided by the Onondaga County Water Authority for said subdivision.

(2) Sanitary sewer system, where required, in accordance with the procedures and standards of the Onondaga County Department of Health and of any other department, board or other public agency having authority over such systems.

Section 2. This law shall take effect upon filing with the New York State Department of State.

underlined = new language

WHEREAS, the Town Board desires to hear from the public on the Application and refer Local Law 2023-___ and to the Planning Board for their review and comment;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Manlius, County of Onondaga, State of New York, shall hold a Public Hearing on said proposed Local Law 2023-___, and that such Hearing shall be held in persona and virtually on the Internet platform commonly referred to as ZOOM, directions for attendance which will be on the Town's Website and such hearing shall take place on the ___th day of _____ 2023 at approximately 6:35 p.m. and be it further

RESOLVED, that the Town Clerk shall give notice of such Public Hearing by the publication of a notice in at least one newspaper circulated in the Town, specifying the time when and the place where such Public Hearing will be held and the instructions by which the public can access the virtual meeting, and in general terms, describing the proposed Local Law. Such notice shall be published once at least five (5) days prior to the Public Hearing, and be it further

RESOLVED, that the Town Clerk shall refer Local Law 2023-___ to the Planning Board for their review and recommendation.

DRAFT

I, ALLISON WEBER, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the __th day of _____ 2023; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this ____ th day of _____, 2023.

DATED: **May ____, 2023**
Fayetteville, New York

_____
Allison Weber
Town Clerk of the Town of Manlius
Onondaga County, New York

DRAFT

9 May 2023

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

Mr. Doug Miller
Miller Engineers
131 West Seneca St.
Suite B, Box 311
Manlius, New York 13104

Re: Seven Pines
Cazenovia Road
Manlius, NY

Dear Mr. Miller,

We received the comment letter from Miller Engineering dated April 25, 2023. Below are your comments followed by the design team's responses in bold italic.

1. On site pedestrian access, movement & ownership. **Response: Currently lots 2B, 3A, 3B and 4B have the same owner. Pedestrian access from parking areas to building entrances exists in the form of concrete sidewalks. Walks that interconnect each building are not planned nor is there adequate space to provide such walks without significantly altering the existing parking layout.**

2. Current and proposed stormwater assessment at the project site . ***Response:*** **The stormwater facilities at the site appears to be functioning properly. No major signs of erosion are evident on the site. Erosion is occurring on the slope of Limestone Creek where an existing large tree has toppled. The area of the tree is located on the adjoining parcel owned by n/f Eric and Sylvia Holiday.**

3. Signage, if any, including wayfinding. ***Response: Existing property monument sign at road to remain. Existing Building address numbers to remain the same.***

4. Lighting Plan. ***Response: Existing site lighting to remain. Additional building mounted light fixtures to be installed at rear of buildings 1 and 2 .***

5. Snow Storage Locations if required. ***Response: Existing lawn areas that adjoin asphalt pavement are available for snow storage when needed.***

6. Traffic circulation, parking and loading spaces. ***Response: Existing ingress/egress easement to remain. Existing access driveway into the site and existing parking areas to remain. Existing pavement to be patched, sealcoated and striped as required.***

7. Dumpster location, screening, layout, and sizing requirements. ***Response: See Site Plan L001 for location of waste enclosure and detail 1/L001 for waste enclosure detail.***

8. Landscaping plans, including site grading and landscape design. ***Response: Existing landscaping to remain. Maintenance , such as weeding and pruning, will continue as it has in the past. Developer will infill existing landscape foundation plantings as may be required but no significant alterations to the existing landscaping is expected.***

9. Adequacy of landscaping, buffering and setbacks in regard to achieving maximum compatibility and protection to adjacent districts. ***Response: Buildings are located back off Route 92 (Zoning District R-5 across Route 92). The South boundary is separated from Suburban Park Apartments (Zoning District R-5) by woods and a natural ravine. The property abuts Limestone Creek (Zoning District R-A) to the West. The North portion of the property abuts an office complex (Zoning District R-A) that is similar in appearance to this development and is separated by large deciduous trees along the common property line. The existing landscaping within the development is mature and much of the trees and shrubs were likely installed when the development was originally constructed. The perimeter woods, mature trees and landscaping throughout the site, the use of boulders and the significant amount of lawn areas give the overall site a park-like setting.***

10. Depict natural features such as trees and drainage patterns within the site. ***Response: This is an established site with numerous existing trees, landscaping and lawns. The paved area generally drain to adjoining lawn areas. There are two catch basins***

11. The minimization of adverse environmental impact.
    a. Stormwater **Response: The stormwater facilities at the site appears to be functioning properly. No major signs of erosion are evident on the site.**
    b. Erosion – **Response: Erosion is occurring on the slope of Limestone Creek where an existing large tree has toppled. The area of the tree is located on the adjoining parcel owned by n/f Eric and Sylvia Holiday.**
    c. Steep Slopes – **Response: The steep slopes that occur on the site do not appear to have concerns.**

12. Hours of Operation – Number of Employees. ***Response: Existing business uses: 8:00am to 5:00 pm. Residential uses will be 24/7.***

13. Individual site plan approvals for each tax parcel ID. ***Response: Will agree to that.***

14. Any need for parking, loading and pedestrian cross easements. ***Response: Access easement is already in place. No other easements are expected.***

15. Screening of any proposed mechanical equipment. ***Response: Existing equipment is located toward the rear of each building and out of sightlines from Cazenovia Road.***

16. Any recreational or seating areas on site. ***Response: . designated areas for outdoor seating and dining for residential occupants to be provided.***

If you have any further questions, please do not hesitate to call.

Very truly yours,

Keplinger Freeman Associates
Edward G. Keplinger RLA ASLA

LEGEND

LII-KFA-LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
ØØ		CONTOUR	CO		CLEAN OUT
+377.7		SPOT ELEVATION	S		SANITARY MANHOLE
		CURB TAPER/END			ASPHALT PAVEMENT - WALK
		TOP/BOTTOM OF CURB			ASPHALT PAVEMENT - PARKING
		HIGH / LOW POINT			ASPHALT OVERLAY PAVEMENT
	TP-2	TEST PIT			CONCRETE PAVEMENT
		GUIDERAIL			OUTLET PROTECTION
		FENCE			TRAFFIC SIGN
		UTILITY POLE			LIGHT POLE (SEE ELECTRICAL PLANS FOR WIRING)
W		WATER LINE			CURB
		FIRE HYDRANT			CURB FLUSH (1" REVEAL UNLESS OTHERWISE NOTED)
EX ST		STORM PIPE			
EX SAN		SANITARY PIPE		SF	SILT FENCE
E/T		OVERHEAD ELECTRIC			TREE SHRUB
E		UNDERGROUND ELECTRIC			
T		TELEPHONE		4 QUANTITY / PLANT TYPE	PLANT KEY
		STORM STRUCTURE			VEGETATION
		CATCH BASIN/MANHOLE			

GENERAL NOTES

LII-GEN-NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY D.W. HANNIG L.S., P.C., MANLIUS, NY ON JANUARY 6 2022.

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

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

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

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

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

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

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

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

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

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

SITE PLAN NOTES

1. EXISTING DUMPSTER AREA.
2. OUTDOOR PICNIC AREA LOCATION.
3. AREA OF FALLEN TREE OUTSIDE OF PROPERTY LINE.
4. NEW BUILDING MOUNTED LIGHT.
5. EXISTING INGRESS/EGRESS EASEMENT.
6. EXISTING LIGHT POLE. TYPICAL (16 TOTAL)

0 30 60 90
SCALE IN FEET

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

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

SEVEN PINES BUILDING 1 & 2 RESIDENTIAL CONVERSIONS

CAZENOVIA ROAD,
MANLIUS, NY

DATE:	03/10/2023
SCALE:	1" = 30'-0"
SHEET NAME:	SITE PLAN
SHEET NUMBER:	L001

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: MAY 10, 2023

Name of Project: EASTERN HILLS BIBLE CHURCH 1200 sq ft ADDITION

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: 8277 CAZENOVIA RD, MANLIUS, NY 13104

Type of Project:

○ Division of Land ○ Subdivision ○ Accessory Use ○ Zone Change ○ Site Review ● Other BUILDING ADDITION

Developer: EHBC / RICH & GARDNER Phone: 315 682 5008

Address: 8277 CAZENOVIA RD, MANLIUS Zip: 13104

Tax Map Number(#)/s: 117.2-01-37.1

Present Zoning: _____ Desired Zoning: NO CHANGE

Total Acreage: 40 Total Number of Lots: NA

Property Owner/s: EASTERN HILLS BIBLE CHURCH Phone: 315-682-5008

Address: 8277 CAZENOVIA RD, MANLIUS Zip: 13104

Tax Map#(s): 117.2-01-37.1 Owner's Signature: _____

Printed Name: MATTHEW BRAZIL, CHAIR

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

EASTERN HILLS BIBLE CHURCH

Name of Action or Project:
BUILDING ADDITION

Project Location (describe, and attach a location map):
8277 CAZENOVIA RD MANLIUS

Brief Description of Proposed Action:
1208 SQ FT OFFICE ADDITION TO EXISTING 29,972 SQ FT BUILDING

Name of Applicant or Sponsor:	Telephone: 315 682 5008
EASTERN HILLS BIBLE CHURCH	E-Mail:

Address:
8277 CAZENOVIA RD, MANLIUS, NY 13104

City/PO:	State:	Zip Code:
MANLIUS	NY	13104

	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 governmental Agency? If Yes, list agency(s) name and permit or approval: TOWN OF MANLIUS PLANNING BOARD	☐	☒

3.a. Total acreage of the site of the proposed action? 40 acres
b. Total acreage to be physically disturbed? 0.05 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 40 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	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?	☐	☒
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐
b. Is the proposed action located in an archeological sensitive area?	☒	☐
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 plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☒ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: EASTERN HILLS BIBLE CHURCH Date: 5/10/23

Signature: M. Brazell

STOP

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

TOWN OF MANLIUS

DISCLOSURE AFFIDAVIT

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

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

I. Matthew Bazill, being duly sworn, deposes and says that (s) he is:
Corporation Officer (Board of Elders Chair)
(applicant, petitioner, corporation officer, property owner, *etc.)*

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

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

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

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

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

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

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

-OR-

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

Date: _____, 20_____.

_____
(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 _____ day of _____ in the year 20_____, before me, the undersigned, a notary public in and for said state, personally appeared _____, _____, and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

_____
Notary Public

CORPORATE ACKNOWLEDGEMENT

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

Matthew F. Brazill, being duly sworn, deposes and says the s(he) is the Board of Elders Chair of Eastern Hills Bible Church 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.

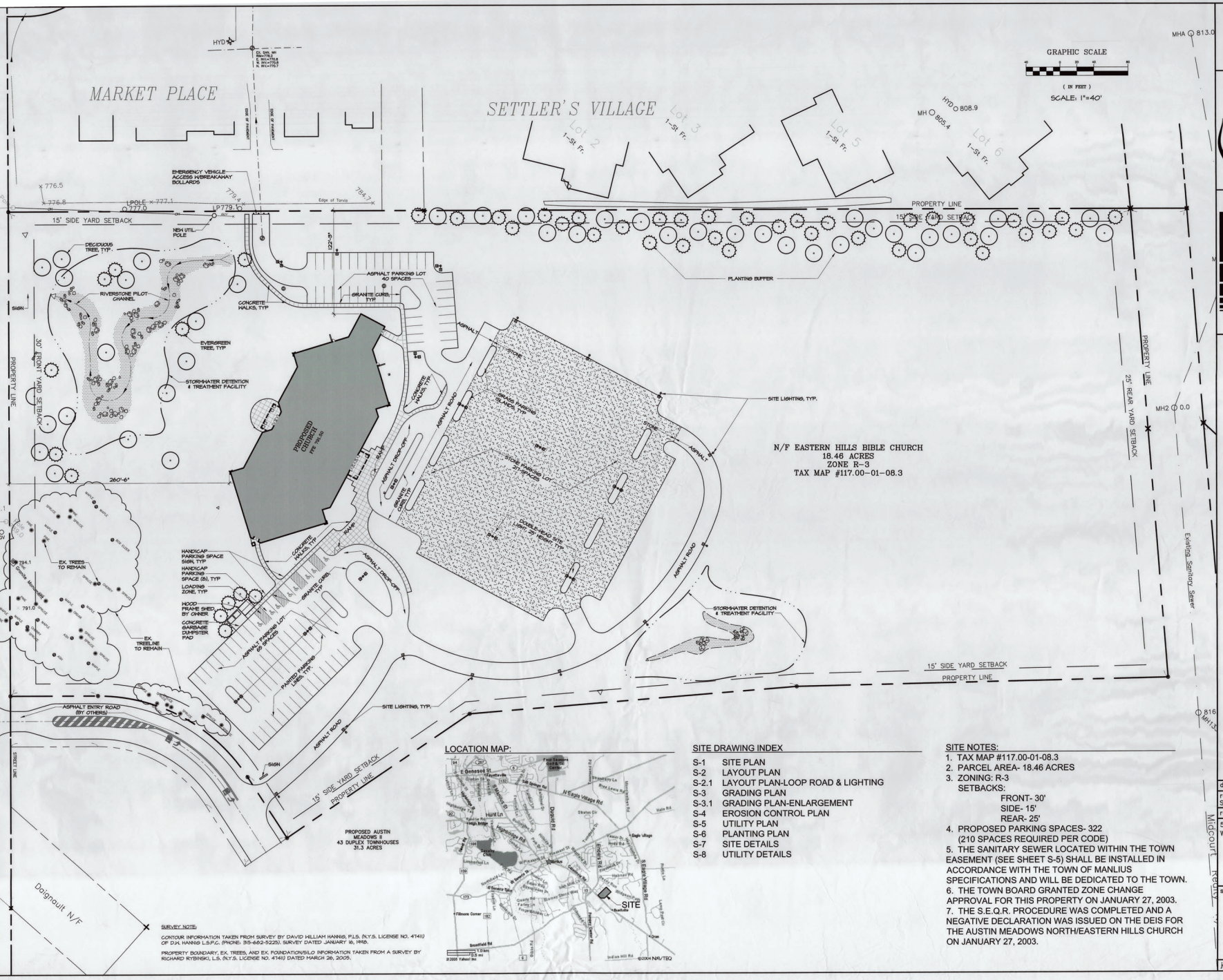
M. Brazill
Applicant Signature

Subscribed to me before this day 5th
Of May, 2023

JOSEPH D PENSABENE
Notary Public - State of New York
NO. 01PE6257637
Qualified in Onondaga County
My Commission Expires Apr 9, 2024

Notary Public

06/29/16 LB



LOCATION MAP:

SITE DRAWING INDEX

S-1	SITE PLAN
S-2	LAYOUT PLAN
S-2.1	LAYOUT PLAN-LOOP ROAD & LIGHTING
S-3	GRADING PLAN
S-3.1	GRADING PLAN-ENLARGEMENT
S-4	EROSION CONTROL PLAN
S-5	UTILITY PLAN
S-6	PLANTING PLAN
S-7	SITE DETAILS
S-8	UTILITY DETAILS

SITE NOTES:

1. TAX MAP #117.00-01-08.3
2. PARCEL AREA- 18.46 ACRES
3. ZONING: R-3
   SETBACKS:
   FRONT- 30'
   SIDE- 15'
   REAR- 25'
4. PROPOSED PARKING SPACES- 322
   (210 SPACES REQUIRED PER CODE)
5. THE SANITARY SEWER LOCATED WITHIN THE TOWN EASEMENT (SEE SHEET S-5) SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF MANLIUS SPECIFICATIONS AND WILL BE DEDICATED TO THE TOWN.
6. THE TOWN BOARD GRANTED ZONE CHANGE APPROVAL FOR THIS PROPERTY ON JANUARY 27, 2003.
7. THE S.E.Q.R. PROCEDURE WAS COMPLETED AND A NEGATIVE DECLARATION WAS ISSUED ON THE DEIS FOR THE AUSTIN MEADOWS NORTH/EASTERN HILLS CHURCH ON JANUARY 27, 2003.

SURVEY NOTE:

CONTOUR INFORMATION TAKEN FROM SURVEY BY DAVID HILLIAM HANNIS, P.L.S. (N.Y.S. LICENSE NO. 47411) OF D.H. HANNIS L.S.P.C. (PHONE: 315-682-5225). SURVEY DATED JANUARY 16, 1995.

PROPERTY BOUNDARY, EX. TREES, AND EX. FOUNDATION/SILO INFORMATION TAKEN FROM A SURVEY BY RICHARD RYBINSKI, L.S. (N.Y.S. LICENSE NO. 47411) DATED MARCH 26, 2005.

EDR P.C.
Environmental Design & Research, P.C.
238 West Division Street
Syracuse, New York 13204
V: 315.471.1008
F: 315.471.1061
Syracuse Rochester Buffalo

RSARCHITECTS
Robertson Strong Argyor Architects, P.C.
1004 Jamesville Street, Syracuse, New York 13210

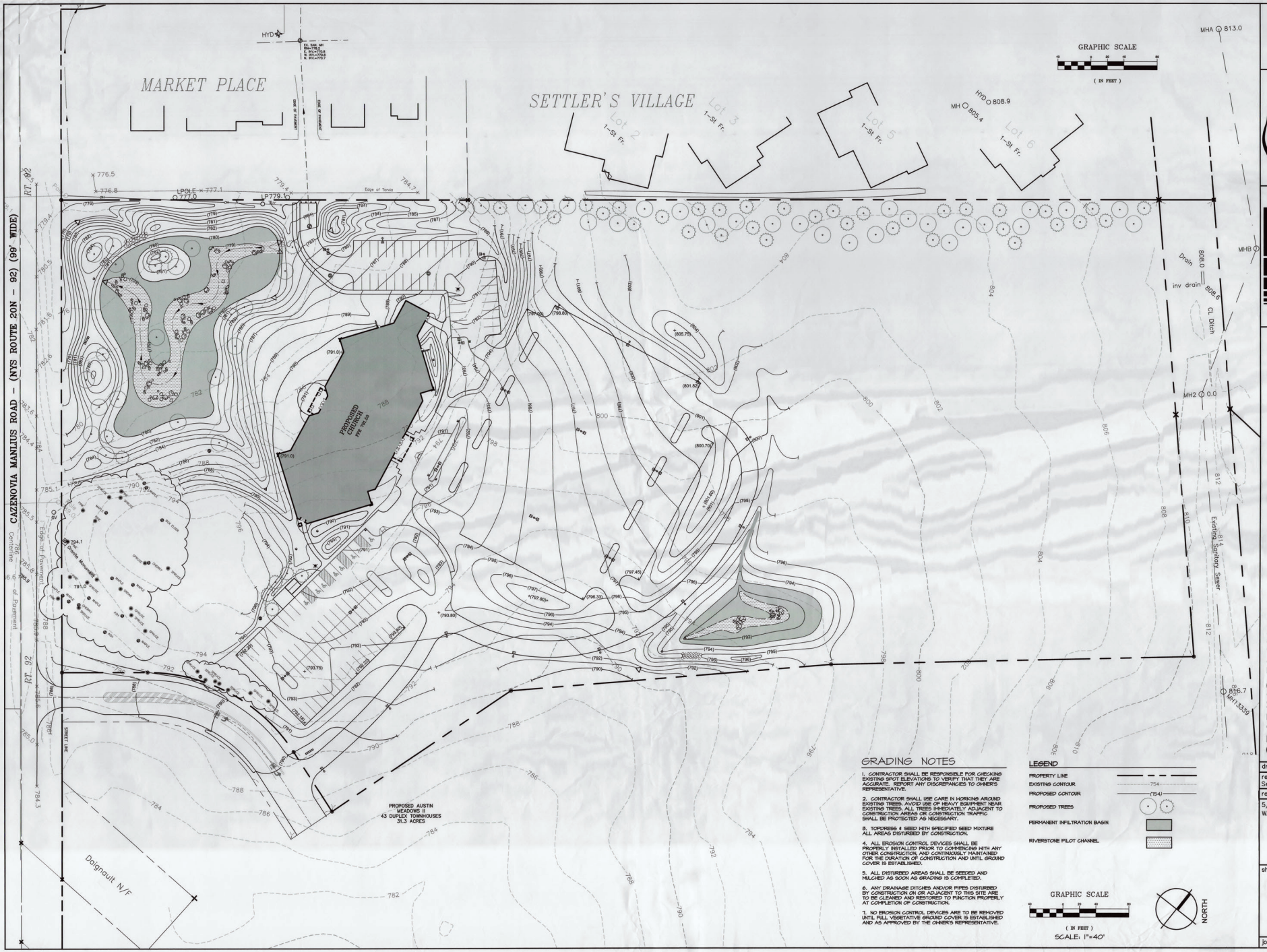
SITE PLAN

EASTERN HILLS BIBLE CHURCH
ROUTE 92
MANLIUS, N.Y. 13104

drawn by: RMS
record date: Sept. 28 2005
revision dates:
5/1/06 WALK REVISIONS

sheet number: S-1

job number: 1305



GRADING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING SPOT ELEVATIONS TO VERIFY THAT THEY ARE ACCURATE. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.

2. CONTRACTOR SHALL USE CARE IN WORKING AROUND EXISTING TREES. AVOID USE OF HEAVY EQUIPMENT NEAR EXISTING TREES. ALL TREES IMMEDIATELY ADJACENT TO CONSTRUCTION AREAS OR CONSTRUCTION TRAFFIC SHALL BE PROTECTED AS NECESSARY.

3. TOPDRESS & SEED WITH SPECIFIED SEED MIXTURE ALL AREAS DISTURBED BY CONSTRUCTION.

4. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY INSTALLED PRIOR TO COMMENCING WITH ANY OTHER CONSTRUCTION, AND CONTINUOUSLY MAINTAINED FOR THE DURATION OF CONSTRUCTION AND UNTIL GROUND COVER IS ESTABLISHED.

5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS GRADING IS COMPLETED.

6. ANY DRAINAGE DITCHES AND/OR PIPES DISTURBED BY CONSTRUCTION ON OR ADJACENT TO THIS SITE ARE TO BE CLEANED AND RESTORED TO FUNCTION PROPERLY AT COMPLETION OF CONSTRUCTION.

7. NO EROSION CONTROL DEVICES ARE TO BE REMOVED UNTIL FULL VEGETATIVE GROUND COVER IS ESTABLISHED AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.

LEGEND

PROPERTY LINE
EXISTING CONTOUR — 754
PROPOSED CONTOUR — (754)
PROPOSED TREES
PERMANENT INFILTRATION BASIN
RIVERSTONE PILOT CHANNEL

EDR PC
Environmental Design & Research, P.C.
238 West Division Street
Syracuse, New York 13204
V: 315.471.7000
F: 315.471.1061
Syracuse Rochester Buffalo

RSA ARCHITECTS
Robertson, Strong Algozzi Architects, P.C.
1064 Bassett Street Syracuse, New York 13203

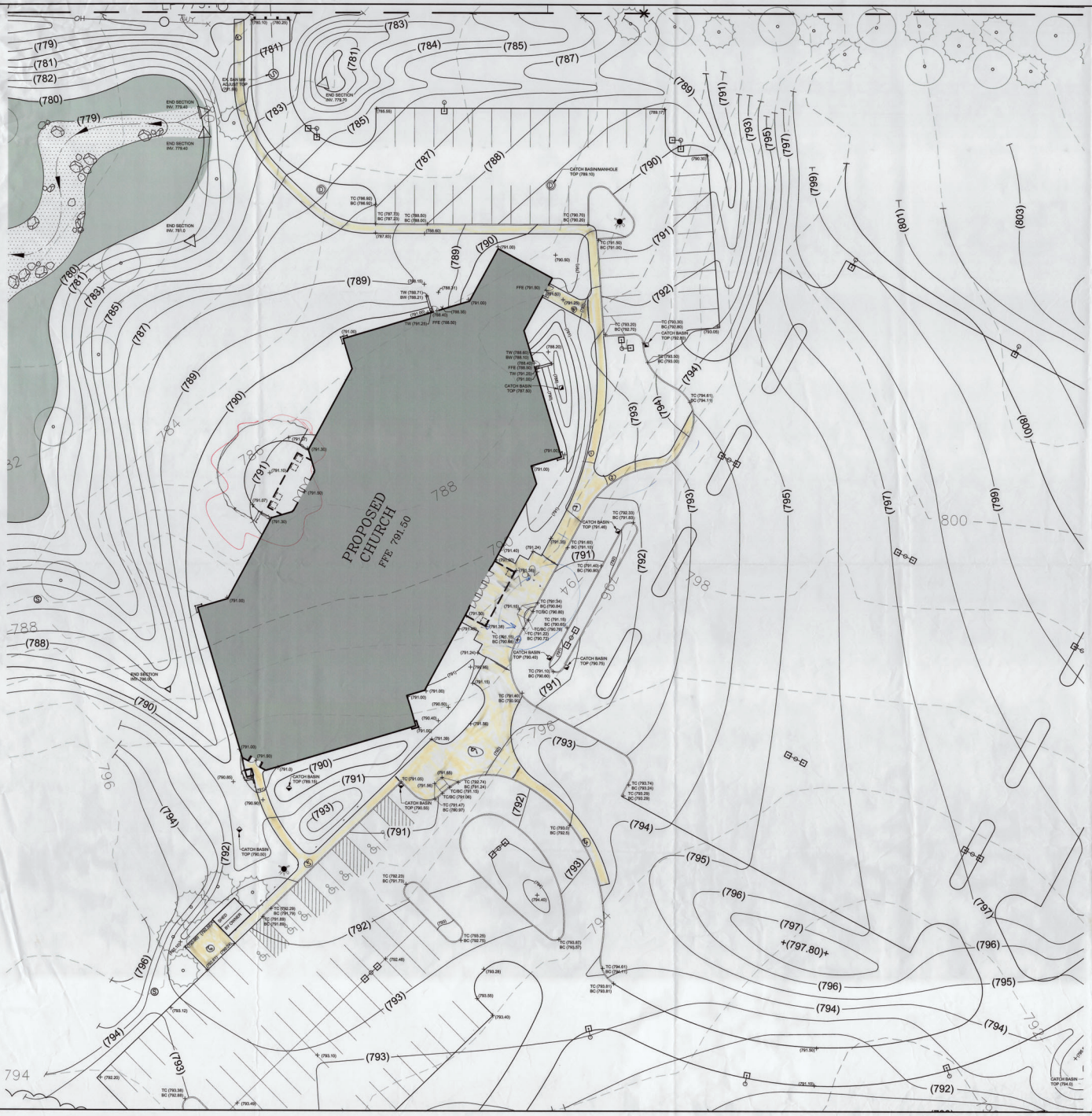
GRADING PLAN

EASTERN HILLS BIBLE CHURCH
ROUTE 92
MANLIUS, N.Y. 13104

drawn by: RMS
record date: Sept. 28, 2005
revision dates: 5/1/06 WALK REVISIONS

sheet number: S-3

job number: 1305



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Syracuse Rochester Buffalo

RSARCHITECTS
Robertson Strong Agapp Architects, P.C.
1654 James Street Syracuse, New York 13203

GRADING PLAN

EASTERN HILLS BIBLE CHURCH
ROUTE 92
MANLIUS, N.Y. 13104

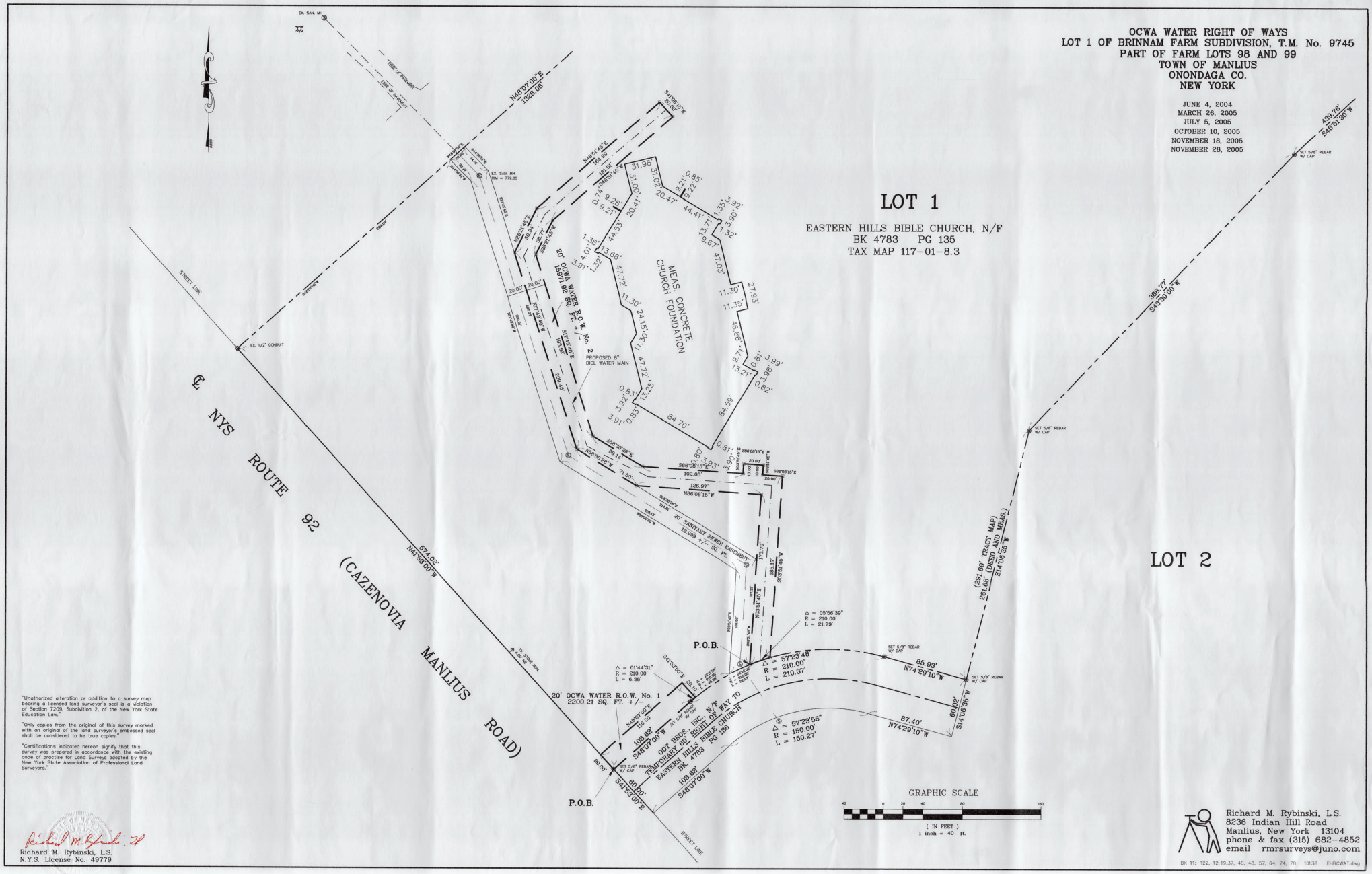
drawn by: RMS
record date: Sept. 28, 2005
revision dates:
5/1/06
WALK REVISIONS

sheet number:
S-3.1

job number: 1305

OCWA WATER RIGHT OF WAYS
LOT 1 OF BRINNAM FARM SUBDIVISION, T.M. No. 9745
PART OF FARM LOTS 98 AND 99
TOWN OF MANLIUS
ONONDAGA CO.
NEW YORK

JUNE 4, 2004
MARCH 26, 2005
JULY 5, 2005
OCTOBER 10, 2005
NOVEMBER 18, 2005
NOVEMBER 28, 2005



"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practise for Land Surveys adopted by the New York State Association of Professional Land Surveyors."

Richard M. Rybinski, L.S.
N.Y.S. License No. 49779

Richard M. Rybinski, L.S.
8236 Indian Hill Road
Manlius, New York 13104
phone & fax (315) 682-4852
email rmrsurveys@juno.com

BK 11: 122, 12:19,37, 40, 48, 57, 64, 74, 78 101.38 EHBCWAT.dwg

ROBERTSON
STRONG
APGAR
RSA

ARCHITECTURE • ENGINEERING

1054 JAMES STREET, SYRACUSE, NY 13203

(315) 472-7761 www.rsa-architect.com

EASTERN HILLS BIBLE CHURCH
OFFICE ADDITION

8277 CAZENOVIA ROAD
CAZENOVIA, NEW YORK 13104

DRAWINGS LIST:

COVER SHEET

SITE

S100 SITE PLAN - NEW

STRUCTURAL

ST100 STRUCTURAL PLANS -FOUNDATION & STEEL, DETAILS AND NOTES - NEW

ARCHITECTURAL

D100 FIRST FLOOR PLAN - DEMOLITION

A100 FIRST FLOOR PLAN - NEW AND CODE COMPLIANCE
A101 ENLARGED FIRST FLOOR PLAN - NEW
A102 SECOND FLOOR PLAN - NEW
FIRST & SECOND FLOOR INTERIOR ELEVATIONS
A103 EXTERIOR ELEVATIONS - NEW
A104 WALL SECTIONS AND DETAILS
A105 DOOR SCHEDULE / ROOM FINISH SCHEDULE/DETAILS
A106 ROOF PLAN AND DETAILS
A107 REFLECTED CEILING PLAN

MEP

MEP GENERAL NOTES

MECHANICAL

H001 HVAC: SYMBOLS, ABBREVIATIONS AND NOTES

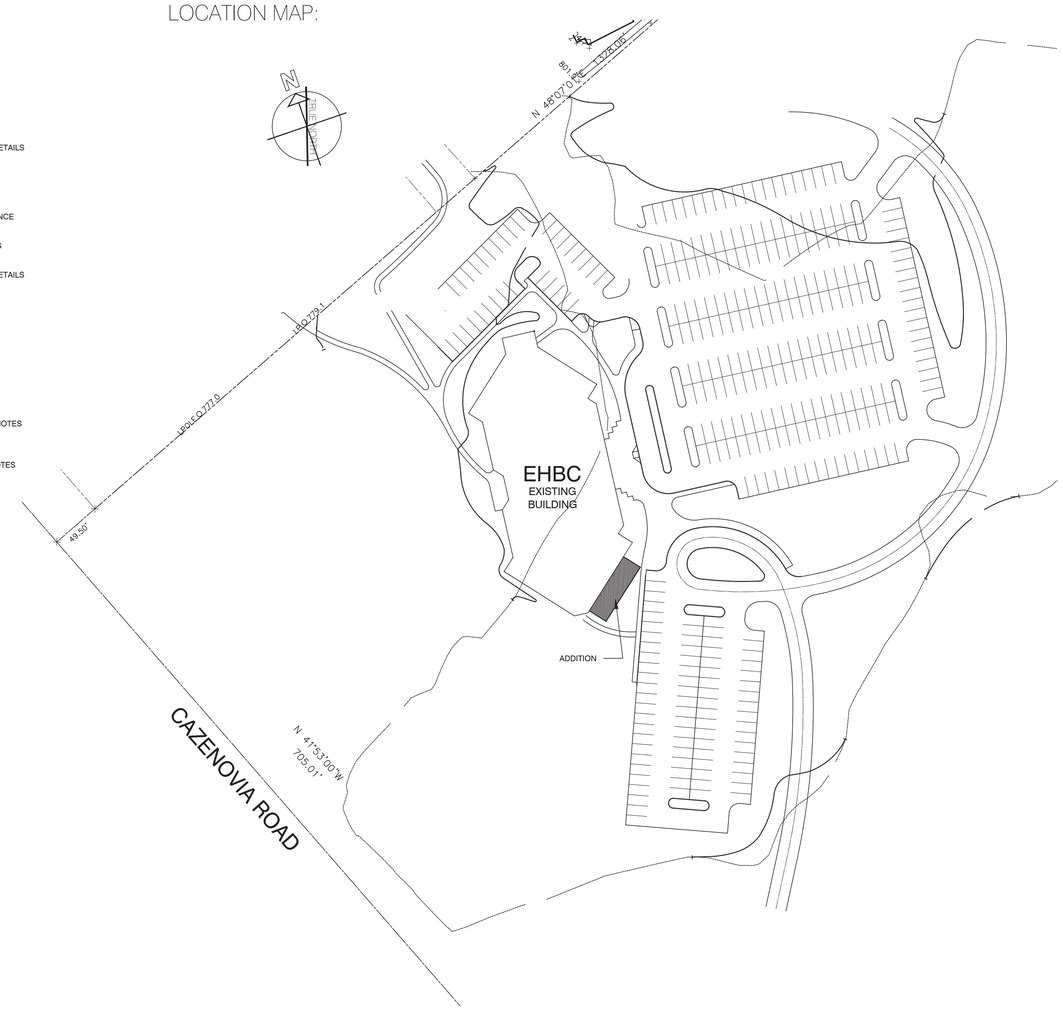
ELECTRICAL

E001 ELECTRICAL: SYMBOLS, ABBREVIATIONS AND NOTES

PLUMBING

P001 PLUMBING: SYMBOLS, ABBREVIATIONS AND NOTES

LOCATION MAP:



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RECORD DATE
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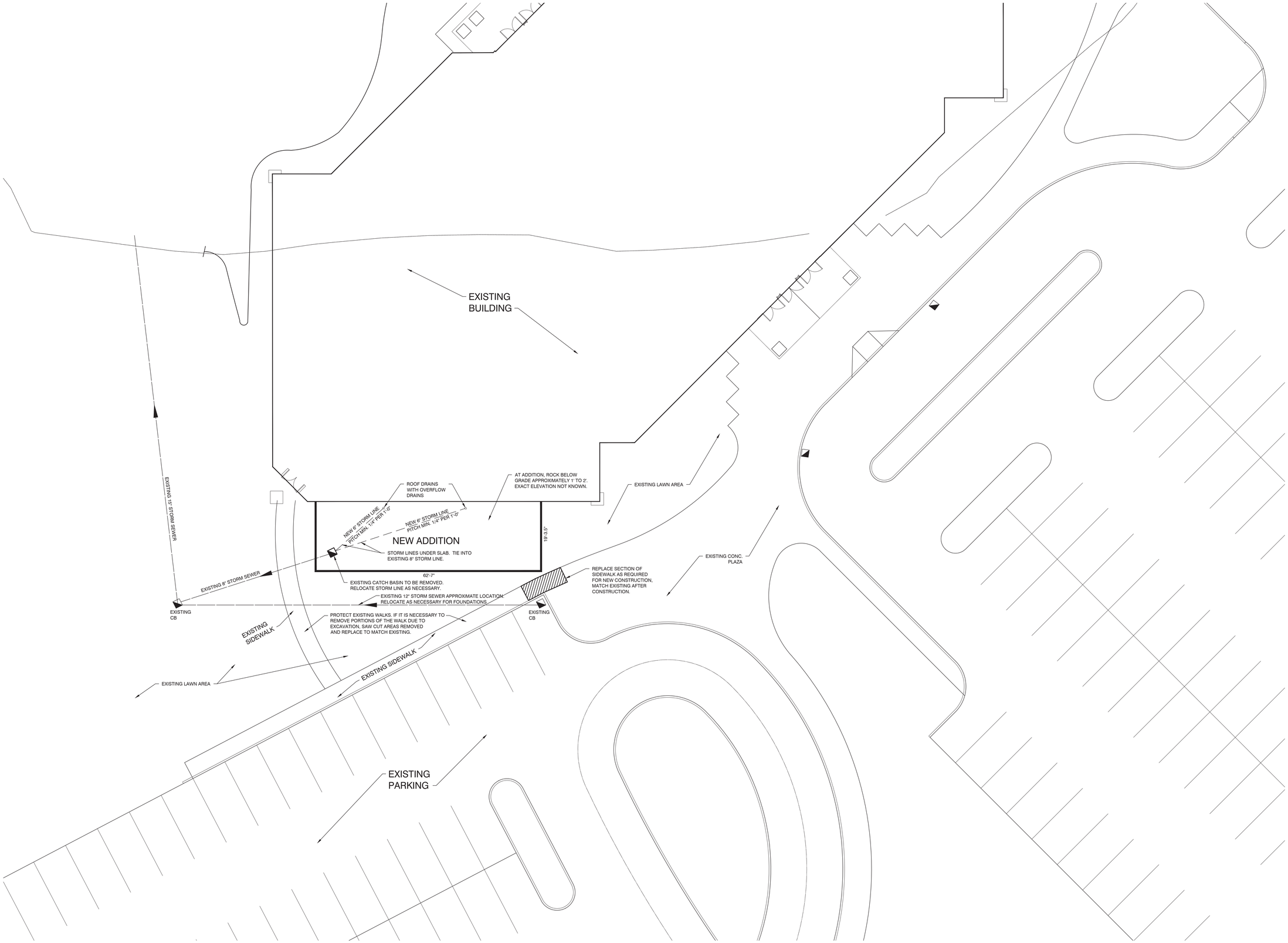

PARTIAL SITE PLAN - NEW

SCALE: 1" =10'

11
L100

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GRID NORTH

ROBERTSON STRONG APGAR
ARCHITECTURE • ENGINEERING

PARTIAL SITE PLAN - NEW

EASTERN HILLS BIBLE CHURCH
8277 CAZENOVIA ROAD
MANLIUS, NEW YORK 13104

DRAWN BY: LC
REVIEWED BY: LCA
RECORD DATE: 04-20-23
REVISION DATES:
1
2
3

NOT FOR CONSTRUCTION

SHEET NUMBER:

L100

JOB NUMBER: 2207

CODE COMPLIANCE STATS:

EASTERN HILLS BIBLE CHURCH
WORSHIP FACILITY ADDITION
8277 CAZENOVIA ROAD
MANLIUS, NY
13104

RSA ARCHITECTS - APRIL 20, 2023

CODE COMPLIANCE DATA

NYS BUILDING CODE 2020

BUILDING CODE OF NEW YORK STATE OCCUPANCY CLASSIFICATION: A-3, CHURCH

CONSTRUCTION TYPE: IIB PER TABLE 601 ...STEEL FRAME UNPROTECTED

SPRINKLERED BUILDING - CODE NOTATION "S"

MAXIMUM ALLOWABLE HEIGHT 75' PER TABLE 504.3

MAXIMUM NUMBER OF STORIES 3 STORY PER TABLE 504.4 - BUILDING IS 2 STORY

52,000 S.F. ALLOWABLE BUILDING AREA PER FLOOR - INCREASED PER TABLE 506.2

SEPARATION DISTANCE OF EXTERIOR WALLS:
GREATER THAN 30' - NO RATING REQUIRED

ACTUAL BUILDING AREA

EXISTING FIRST FLOOR:	26,238 S.F.
ADDITION FIRST FLOOR	1,208 S.F.
EXISTING SECOND FLOOR:	3,734 S.F.
TOTAL FOR BOTH FLOORS	31,180 S.F.

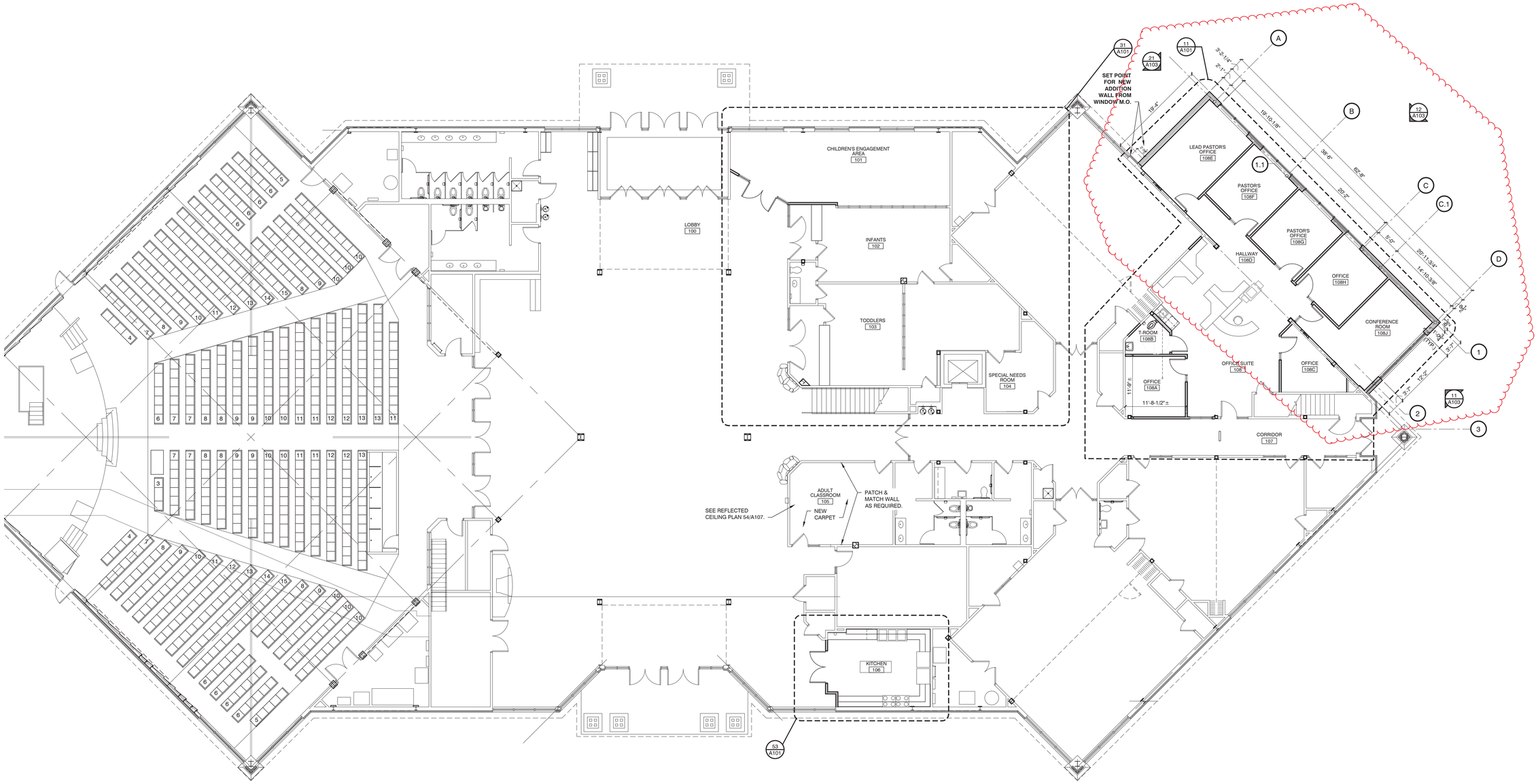
MAXIMUM OCCUPANT LOAD AND EXITS

49 OR LESS OCCUPANTS REQUIRES 1 EXIT
THE OFFICE AREA INCLUDING THE ADDITION HAS FEWER THAN 49 OCCUPANTS

COMMON PATH OF EGRESS TRAVEL 75' MAXIMUN PER TABLE 1006.2.1
THE ACTUAL TRAVEL DISTANCE IS 60'

36" DOOR FROM OFFICES MEETS WIDTH FOR LESS THAN 50 OCCUPANTS.

CODE COMPLIANCE
SCALE: N.T.S.
13 A100



PARTIAL FIRST FLOOR PLAN - NEW
SCALE: 1/8" = 1'-0"
11 A100

ROBERTSON STRONG APGAR
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PARTIAL FIRST FLOOR PLAN - NEW AND CODE COMPLIANCE

EASTERN HILLS BIBLE CHURCH
8277 CAZENOVIA ROAD
MANLIUS, NEW YORK 13104

DRAWN BY: LC
REVIEWED BY: LCA
RECORD DATE: 05-03-23
REVISION DATES:
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JOB NUMBER: 2207

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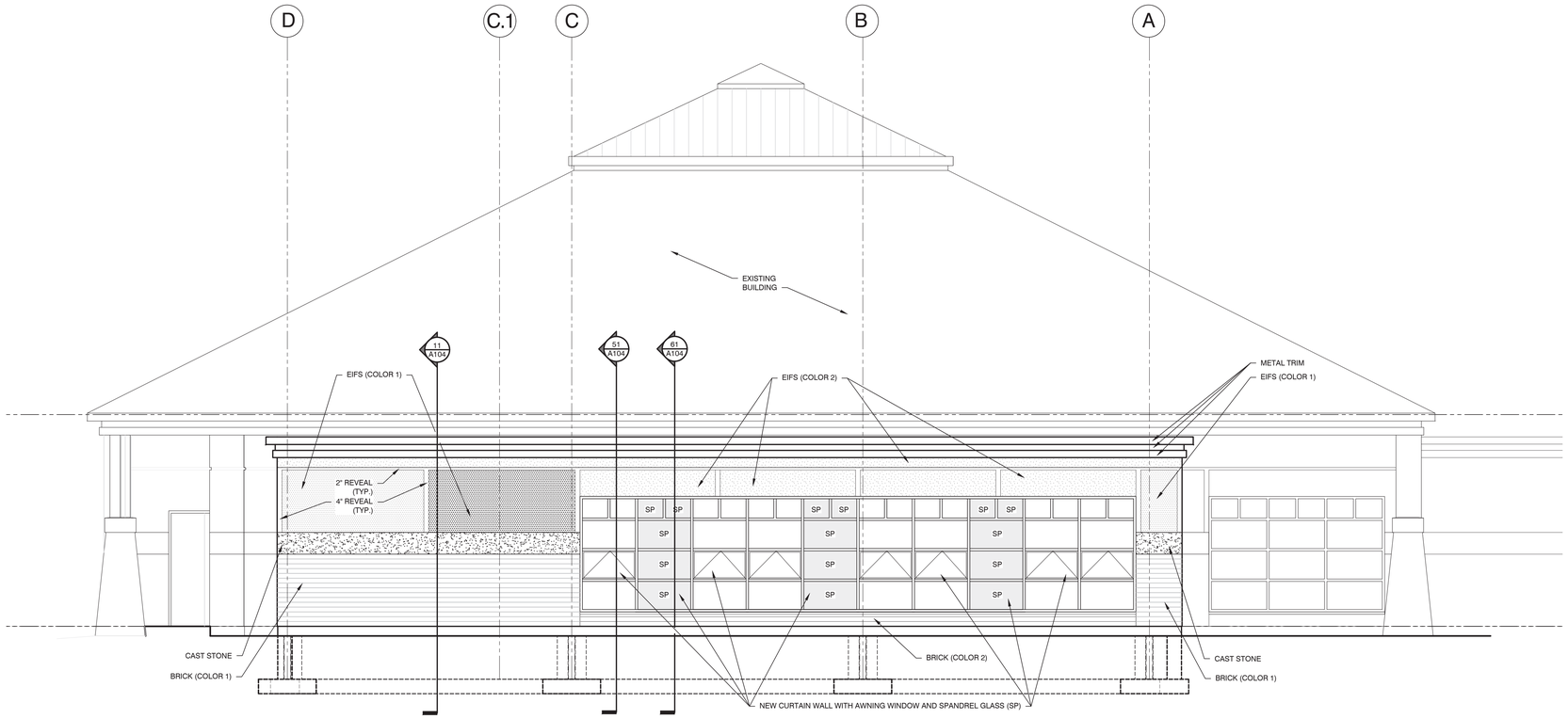
GENERAL NOTE:

1. EIFS, BRICK AND CAST STONE COLORS ARE TO MATCH EXISTING COLORS



EAST ELEVATION 12
SCALE: 1/4" = 1'-0" A103

Window and glass specifications

A. Clear Heat Strengthened Glass (Type G-1) Interior Glazed Partitions, Doors: ASTM C1048, Kind HS, heat strengthened, Condition A uncoated, Type 1 transparent flat, Class 1 clear, Quality q3 glazing select, ¼ inch and 3/8 inch thick. Tuf-flex FT Tempered Safety Glass of LOF glass or Herculite Tempered Safety Glass of PPG Industries, Inc.

B. Insulated Glass Units (Type G-2) Exterior Windows: Double pane units, ASTM E773 and E774 with glass elastomer edge seal, purge interpane space with dry hermetic air
   a. One-inch total unit thickness consisting of two pieces of ¼ inch thick float glass separated by a ½ inch airspace.
   b. Outer pane Evergreen by Pilkington; inner pane clear – Energy Advantage Low-E). Shading Coefficient shall be 0.23.

C. Insulated Heat Strengthened Glass Units (Type G-3) Exterior Windows as required by Code: Double pane units, ASTM E773 and E774 with glass elastomer edge seal, purge interpane space with dry hermetic air.
   a. One-inch total unit thickness consisting of outer pane of ¼ inch thick heat strengthened glass, Evergreen by Pilkington. Shading Coefficient shall be 0.23.
   b. Inner pane separated by ½ inch air space, ¼ inch thick heat strengthened glass, clear -Energy Advantage Low-E).

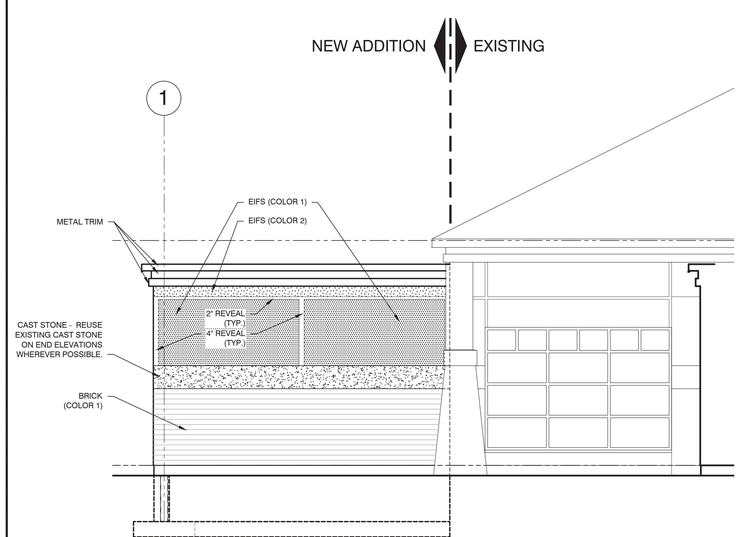
D. Insulated Spandrel Glass Units (Type G-4): Double pane units, ASTM E773 and E774 with glass elastomer edge seal, purge interpane space with dry hermetic air.
   a. One inch total unit thickness consisting of outer pane of ¼ inch thick float glass, tinted to match adjacent non-spandrel glazing, Evergreen by Pilkington.
   b. Inner pane separated by ½ inch air space, ¼ inch thick spandrel glass.

E. Mirrors: No. 1 quality, ¼ inch thick tempered select float glass, selected for silvering, electrolytically copper-plated by the galvanic process, no long marks visible.
   a. Mirror mounting trim: extruded aluminum, natural finish, continuous lengths equal to width of mirror panel, "J" shaped for mirror bottoms, "Z" shaped for tops, capable of being secured to wall substrate with stainless steel screw fasteners spaced adequately to support the mirror panels. Adhesive mounting compound as recommended by the mirror manufacturer to adhere mirror panels to wall substrate.

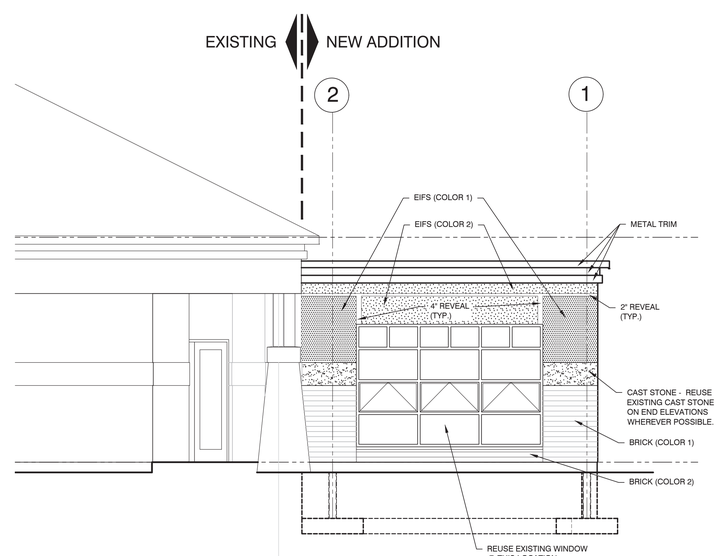
F. Curtain wall system to be EFCO 6500 series (or equal), color to match existing green, provide required T and angle clips to securely fasten system and meet code required wind loading. Awning windows to fit seamlessly into the curtain wall system and to be EFCO V410 (or equal).

G. Provide ten-year manufacturer's warranty for glass, curtain wall system and windows.
   a. Include coverage for coatings and replacement of same.
   b. Include coverage for delamination of laminated glass and replacement of same.

SPECIFICATION - WINDOW AND GLASS 31
SCALE: N.T.S. A103



NORTH ELEVATION 21
SCALE: 1/4" = 1'-0" A103



SOUTH ELEVATION 11
SCALE: 1/4" = 1'-0" A103

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EXTERIOR ELEVATIONS

EASTERN HILLS BIBLE CHURCH
8277 CAZENOVIA ROAD
MANLIUS, NEW YORK 13104

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