Town of Manlius

Planning Board Agenda

June 12, 2023

6:30PM

1. Zoom Meeting Instructions

   Documents:

   ZOOM PLANNING BOARD MEETING INSTRUCTIONS JUNE 12, 2023.PDF

2. Pledge Of Allegiance
3. Approval Of Minutes May 22, 2023
4. Tully's Good Times - 1 Technology Place, East Syracuse, NY 13057 - Site Plan Amendment - Addition To The Existing Tully's - Towne Center - Tax Map # 087.-01-21.1

   Documents:

   1 TOM PD INITIAL APPEARANCE APP (SIGNED).PDF
   2. SHORT EAF (SIGNED).PDF
   3. TOM DISCLOSURE AFFIDAVIT (SIGNED).PDF
   4. ARCHITECTURAL NARRATIVE.PDF
   2208-A TULLYS TOWNE CENTER_SEALED.PDF

5. Other Business
6. Adjournment

Town of
MANLIUS
New York

June 12, 2023

Virtual Planning Board Meeting

Instructions to attend the June 12, 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/89992685516?

Password to join when prompted:

Password: 315547

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: 899 9268 5516

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

Password: 315547

Expected Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 5/15/2023

Name of Project: Tully's Good Times; 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: 5351 Burdick Street N, Fayetteville, NY 13066

Type of Project:

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

Developer: Tully's Good Times Phone: (315) 432-4546

Address: 1 Technology Place, East Syracuse, NY Zip: 13057

Tax Map Number(#)/s: 087.-01-21.1

Present Zoning: RS, Regional Shopping Desired Zoning: RS, Regional Shopping

Total Acreage: 1.712 (+/-) Total Number of Lots: 1

Property Owner/s: COR Route 5 Company LLC Phone: (315) 663-2100

Address: 540 Town Drive, Fayetteville, NY Zip: 13066

Tax Map#(s): 087.-01-21.1 Owner's Signature: Jeffery J Aiello

Printed Name: Jeffery Aiello

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

Name of Action or Project:
Tully's Good Times

Project Location (describe, and attach a location map):
5351 Burdick Street N, Fayetteville, NY 13066

Brief Description of Proposed Action:
Tully's is an existing free standing 6,140 SF full service restaurant located within the Town Center Plaza. It is proposed to remove a 140 SF dining extension along the south facade and replace it with a 1,050 SF bar lounge addition and an adjoining 254 SF exterior beer cooler. When complete, the restaurant will be 7,150 SF (N.I. the new cooler).

Name of Applicant or Sponsor:	Telephone: (315) 474-6501
David Schlosser, Schopfer Architects LLP	E-Mail: dschlosser@schopfer.com

Address:
1111 James Street

City/PO:	State:	Zip Code:
Syracuse	NY	13203

	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.	X	
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 Site Plan Approval; Town of Manlius Building Permit		X

3.a. Total acreage of the site of the proposed action? 1.712 acres
b. Total acreage to be physically disturbed? 0.07 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.712 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?		X	
b. Consistent with the adopted comprehensive plan?		X	

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

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

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

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

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: _____		X

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: _____		X

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?	X	

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	X	
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?		

	NO	YES
16. Is the project site located in the 100 year flood plain?		

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES		X
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: _____	X	
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: _____	X	
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: David Schlosser, Schopfer Architects LLP Date: 5/15/2023

Signature: _____

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

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

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

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

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

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

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

TOWN OF MANLIUS

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

Applicant (Architect)

(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 15th day of May in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared David Schlosser, _____, 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.

Kourtney V Jennings
Notary Public

KOURTNEY V. JENNINGS
Notary Public, State of New York
Qual. in Onondaga County No. 01JE6317623
My Commission Expires January 12, 2023

Schopfer Architects LLP

David A. Schlosser, AIA
Robert J. Seigart, AIA

ARCHITECTURAL NARRATIVE

Tully's Good Times
5351 Burdick Street, Fayetteville
Towne Center
087.01-21.1

Tully's Good Times is a freestanding, 6,150 SF full-service restaurant within the Towne Center Plaza.

It is proposed to remove a 150 SF bar seating extension along its south wall and add a 1,050 SF bar lounge addition along with a 254 SF adjoining exterior cooler.

When complete the restaurant will increase from 6,150 SF to 7,050 Sf. The existing parcel property lines will remain unchanged.

The site circulation and layout will remain similar with only minor changes to the south driveway and parking to accommodate the addition. Parking on site will decrease from 103 to 94 spaces (zoning required = 36 spaces @ 1/200 SF).

The new exterior cooler will be constructed with a new screen wall to blend with the building exterior.

Tully's Good Times: Proposed Addition

TOWNE CENTER AT FAYETTEVILLE
5351 BURDICK ST. N., FAYETTEVILLE, NEW YORK 13066

Schopfer Architects LLP
1111 James Street Syracuse , N.Y.

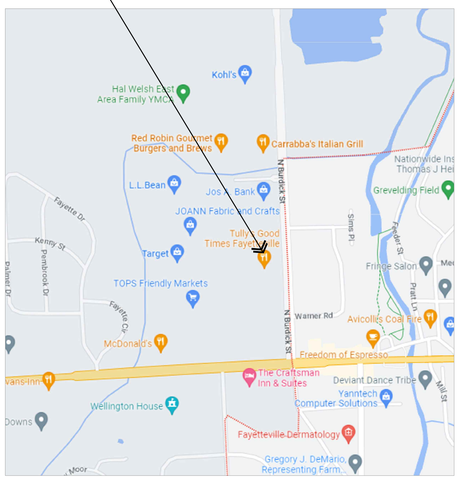
Set No.

SITE PLAN REVIEW

DRAWING SCHEDULE:

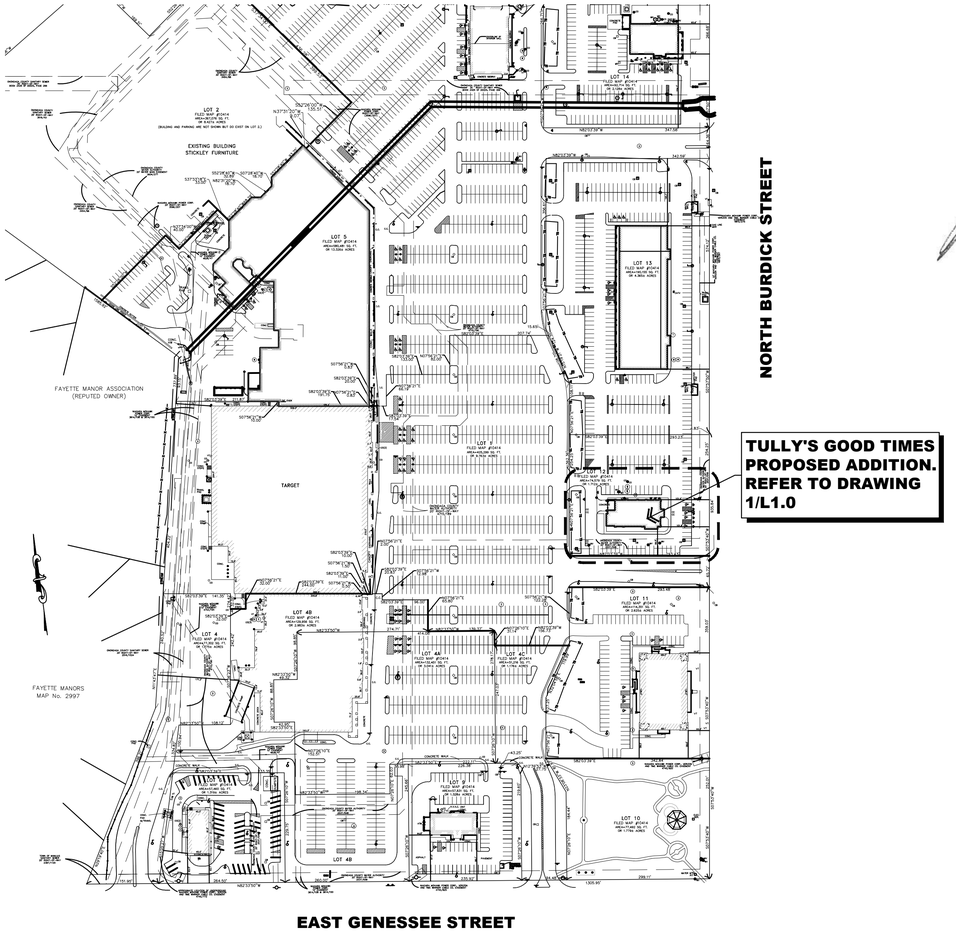
T1	TITLE SHEET
L1.0	EXISTING SITE PLAN
L1.1	SITE PLAN - DEMOLITION
L1.2	SITE PLAN - PROPOSED
A1.0	EXISTING FLOOR PLAN
A1.1	PROPOSED FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS, SITE PLANTING PLAN AND DETAILS

TULLY'S GOOD TIMES



1 LOCATION MAP
NO SCALE

N
PROJECT NORTH



2 SITE LOCATION PLAN
1"=150'

N
PROJECT NORTH

Tully's
PROPOSED ADDITION
TOWNE CENTER AT FAYETTEVILLE
5351 BURDICK ST. N
FAYETTEVILLE, NEW YORK 13066

COR COMPANIES
540 TOWNE DRIVE
FAYETTEVILLE, NEWYORK 13066
TEL315.663.2100 FAX315.666.2109

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REGISTERED ARCHITECT
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315-474-6501
FAX 315-474-1922

Drawn by: JRB	Checked by: DAS
Date: 04-24-2023	Scale: AS NOTED

Revisions:

Number:	Date:	By:
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Sheet Title: TITLE SHEET

Sheet No: T1.0

Job No: 2208-A

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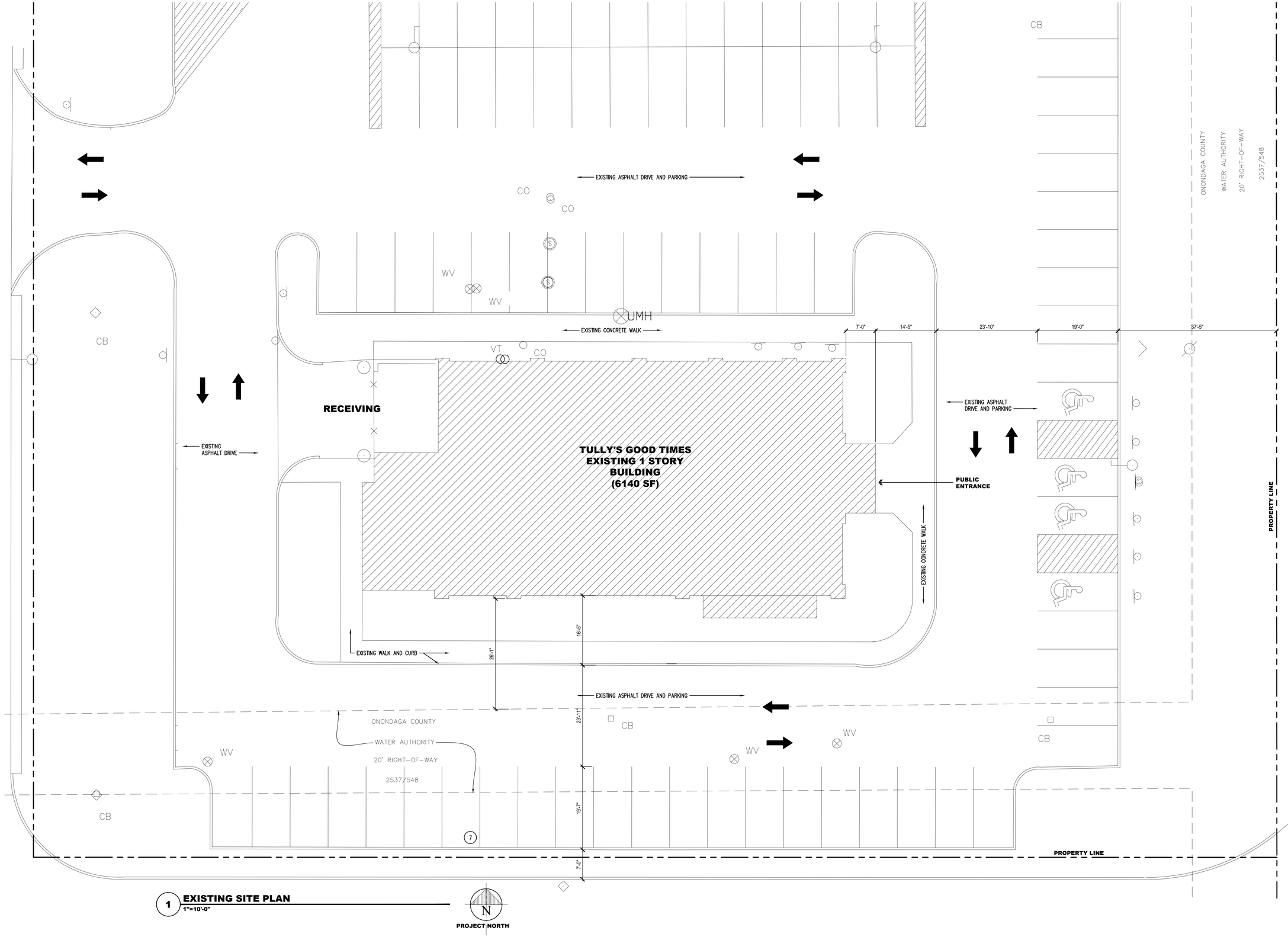

1 **EXISTING SITE PLAN**
1"=10'-0"

N
PROJECT NORTH

Tully's

PROPOSED ADDITION
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Sheet Title:
EXISTING SITE PLAN

Sheet No:
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Job No: 2208-A

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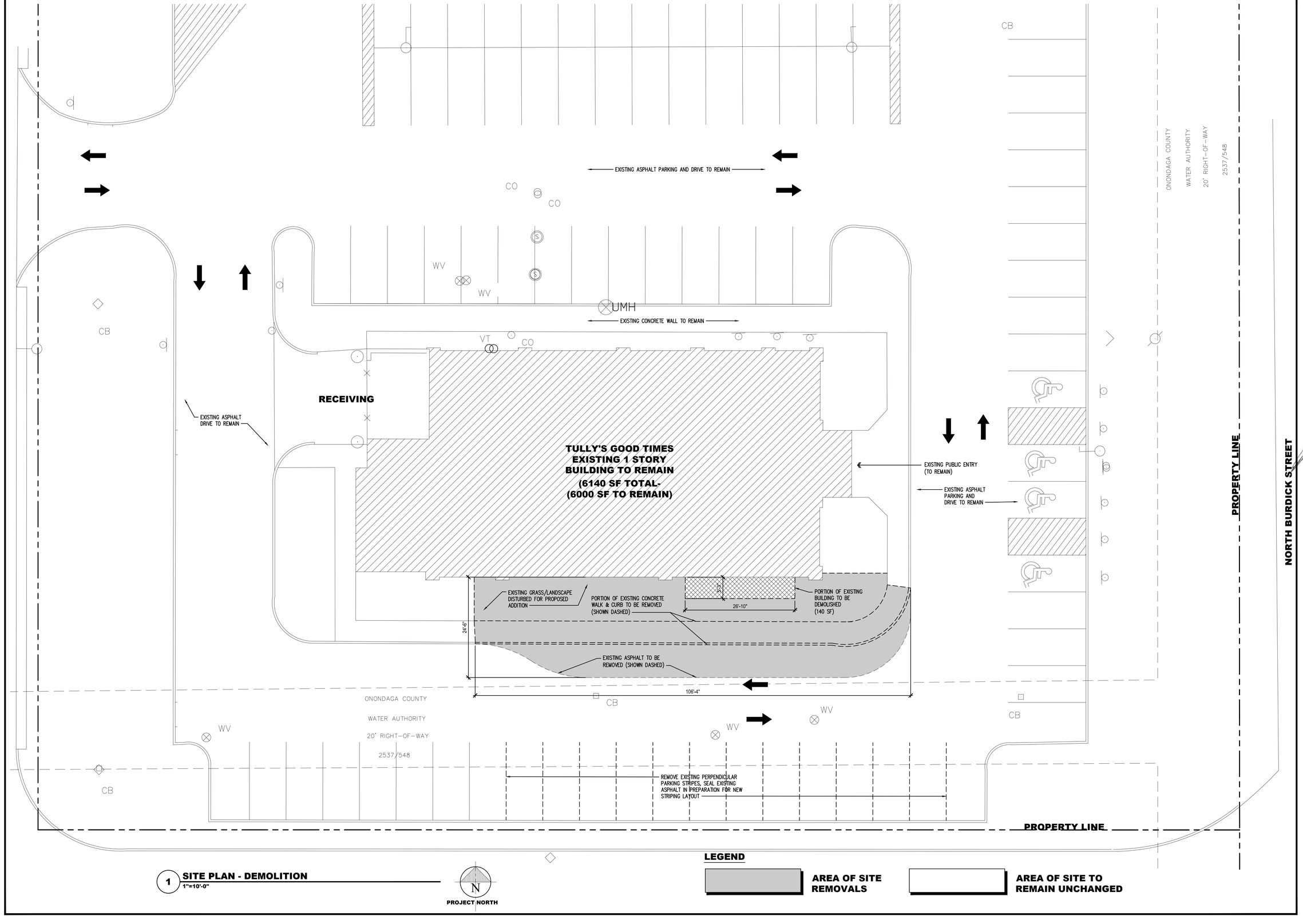

1 **SITE PLAN - DEMOLITION**
1"=10'-0"

N
PROJECT NORTH

LEGEND

AREA OF SITE REMOVALS

AREA OF SITE TO REMAIN UNCHANGED

Tully's

PROPOSED ADDITION
TOWNE CENTER AT FAYETTEVILLE
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Sheet Title:
SITE PLAN – DEMOLITION

Sheet No:
L1.1

Job No: 2008-A

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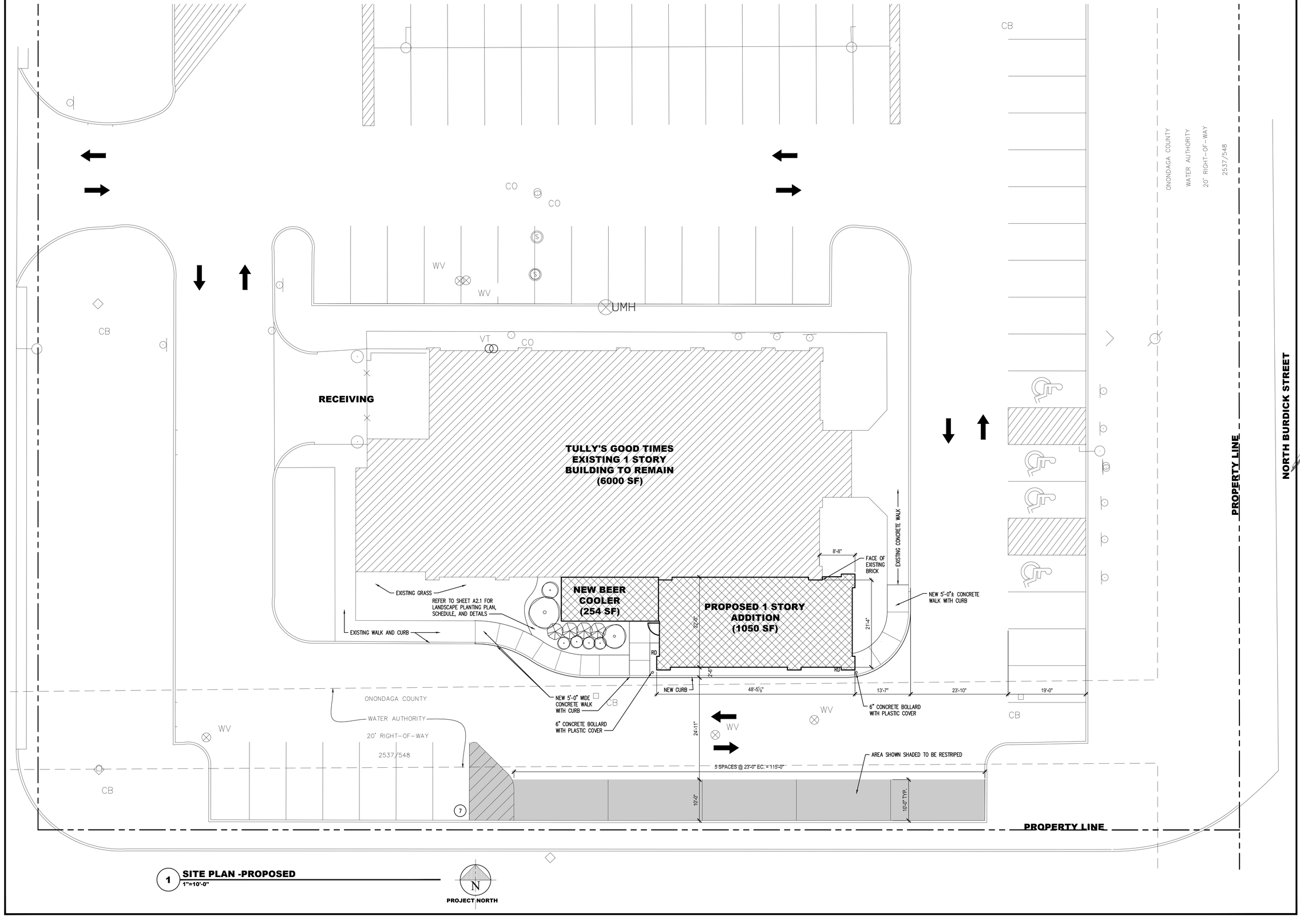

1 **SITE PLAN -PROPOSED**
1"=10'-0"

Tully's

PROPOSED ADDITION
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Sheet Title:
SITE PLAN
-PROPOSED

Sheet No:
L1.2

Job No: 2208-A

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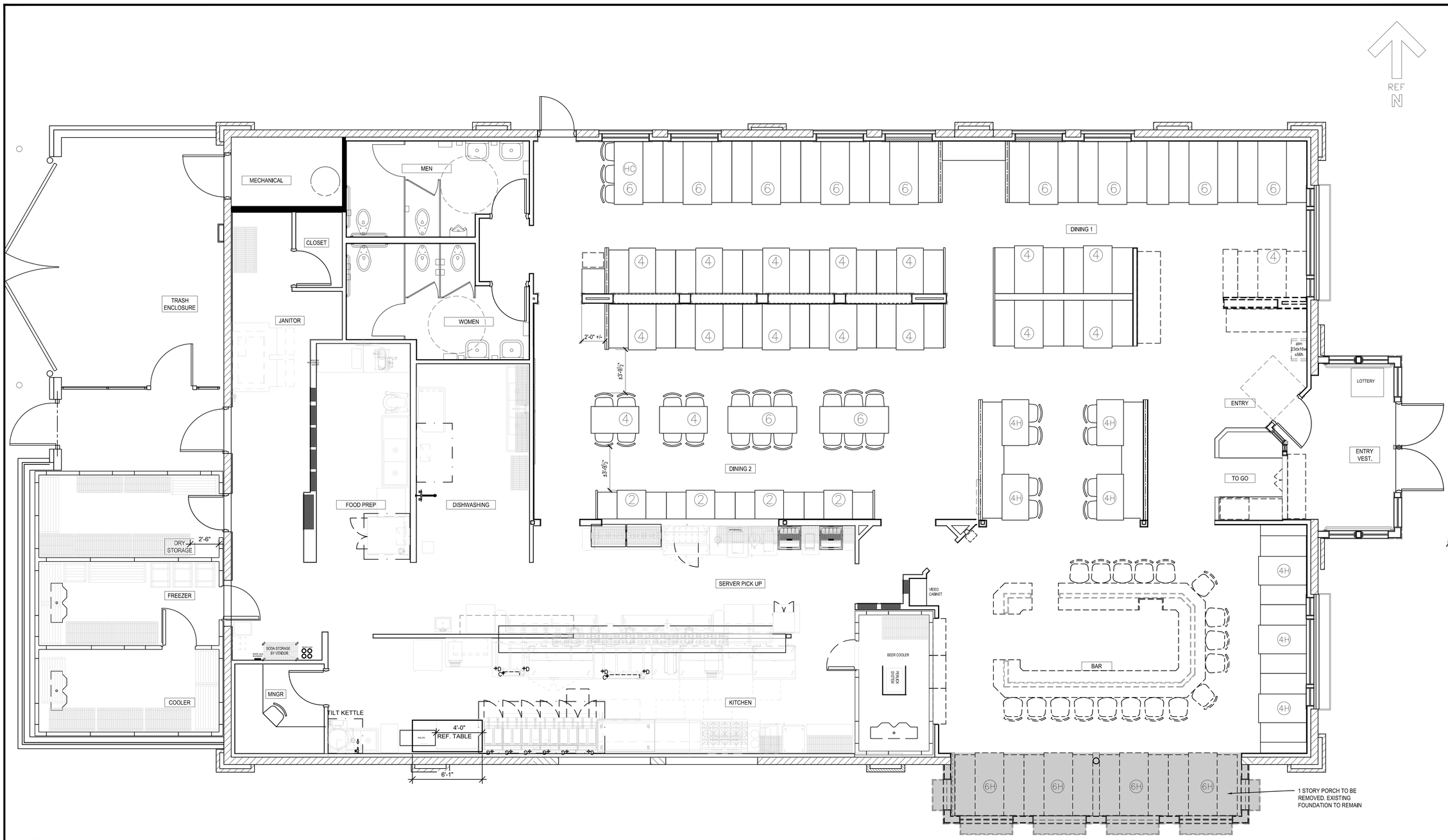

B1 EXISTING FLOOR AND DEMOLITION PLAN
EX1.0 1/4"=1'-0"

SEATING 212
TABLES 43

LEGEND

- **AREA TO BE REMOVED**
- **EXISTING TO REMAIN**
- **ITEM TO BE REMOVED**
- **EXISTING TO REMAIN**
- **EXISTING TO REMAIN**

Tully's

PROPOSED ADDITION
TOWNE CENTER AT FAYETTEVILLE
5351 BURDICK ST. N
FAYETTEVILLE, NEW YORK 13066

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Date: 04-24-2023	Scale: AS NOTED

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4		

Sheet Title:
EXISTING AND DEMOLITION FLOOR PLAN

Sheet No:
A1.0

Job No: 2208-A

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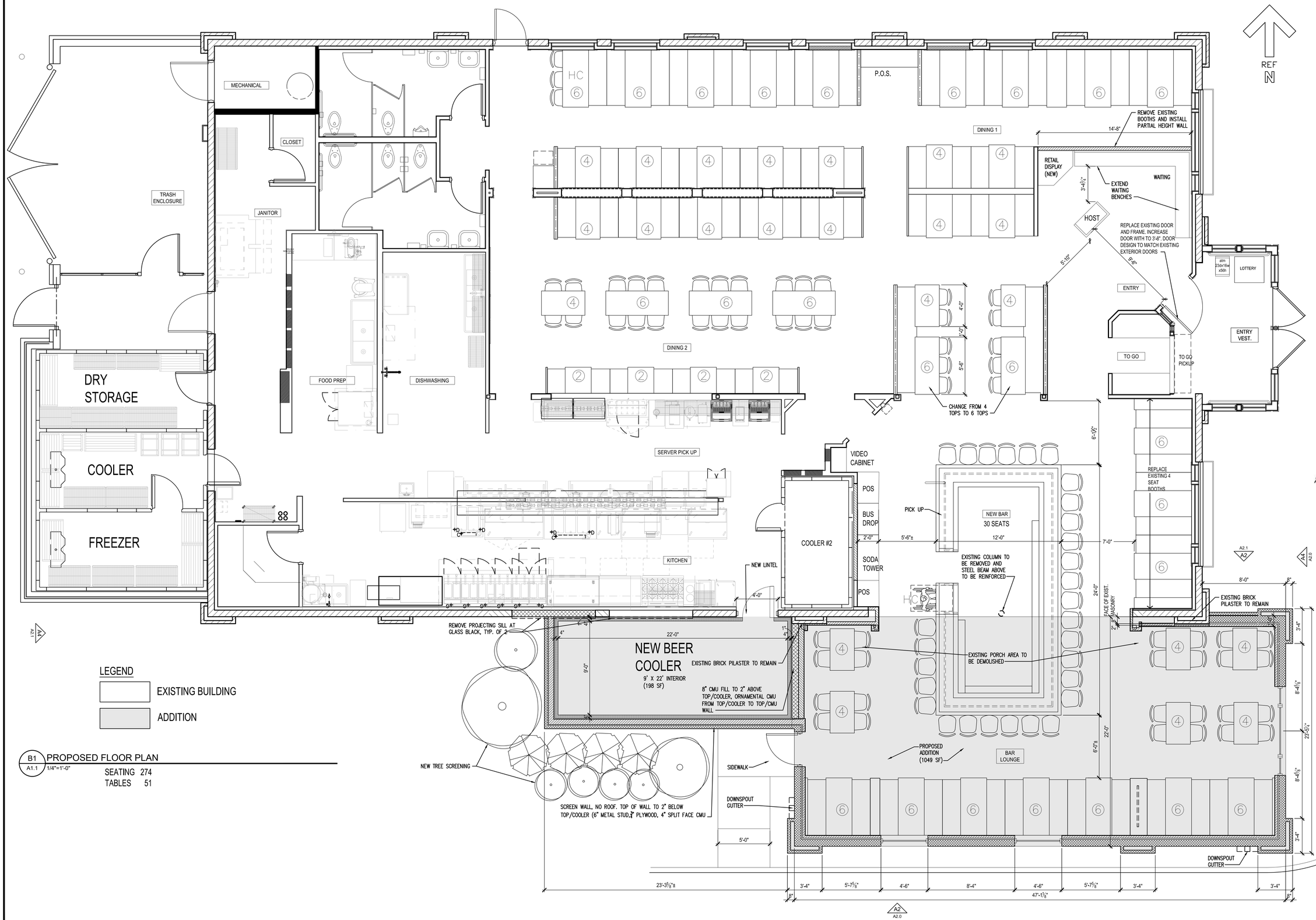

LEGEND

EXISTING BUILDING

ADDITION

B1 / A1.1 PROPOSED FLOOR PLAN
1/4"=1'-0"

SEATING 274
TABLES 51

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Tully's

PROPOSED ADDITION
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Drawn by: JRB
Checked by: DAS
Date: 04-24-2023
Scale: AS NOTED

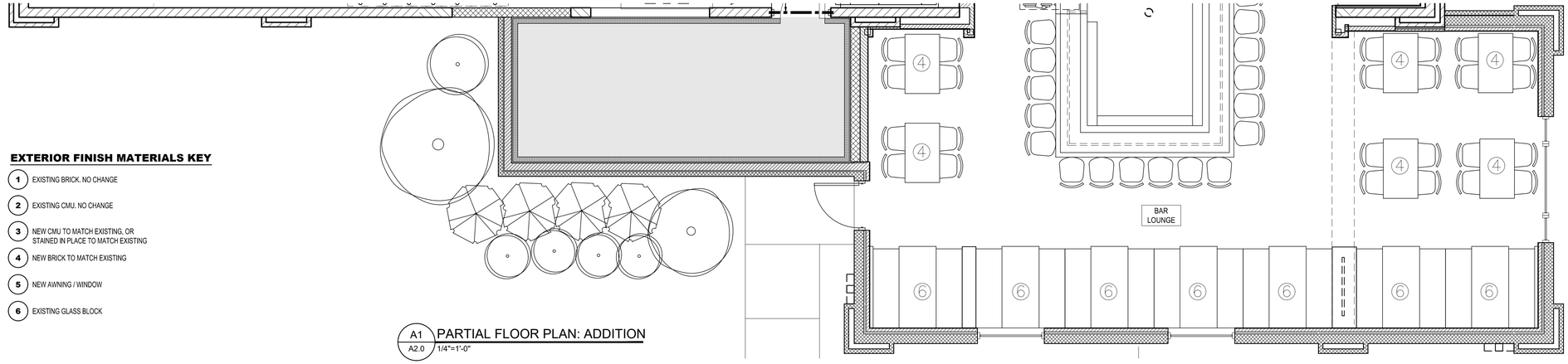
Revisions:

Number:	Date:	By:
1		
2		
3		
4		

Sheet Title: PROPOSED FLOOR PLAN

Sheet No: A1.1

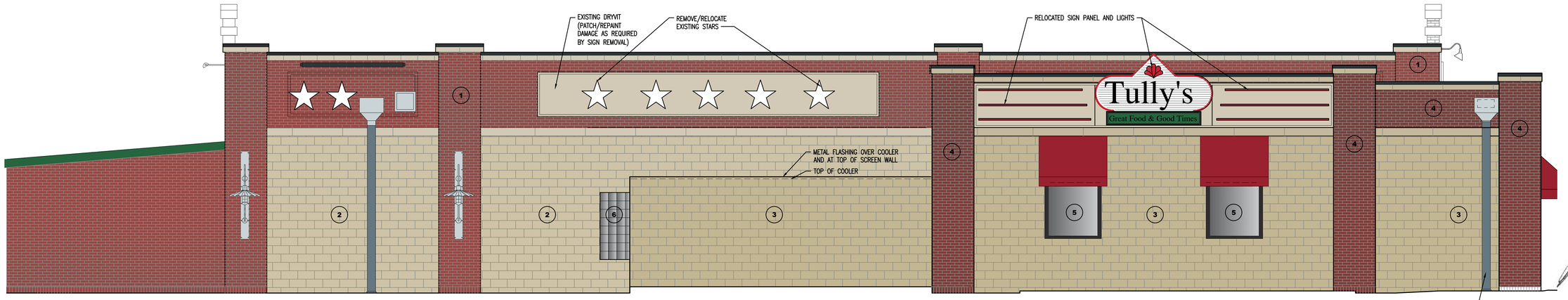
Job No: 2208-A



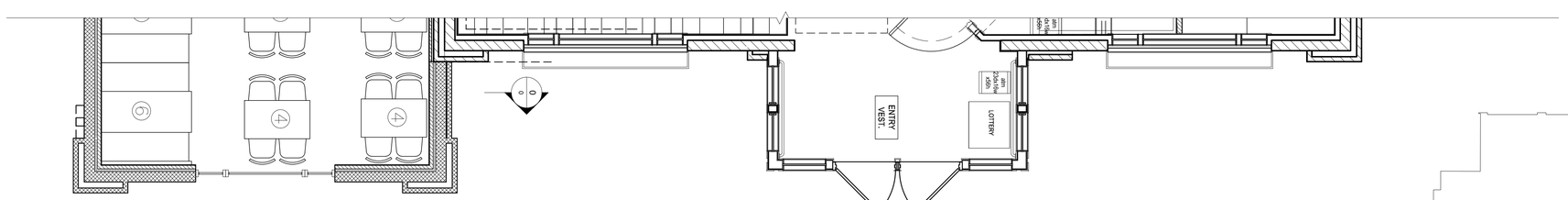
EXTERIOR FINISH MATERIALS KEY

1. EXISTING BRICK. NO CHANGE
2. EXISTING CMU. NO CHANGE
3. NEW CMU TO MATCH EXISTING, OR STAINED IN PLACE TO MATCH EXISTING
4. NEW BRICK TO MATCH EXISTING
5. NEW AWNING / WINDOW
6. EXISTING GLASS BLOCK

A1 / A2.0 PARTIAL FLOOR PLAN: ADDITION
1/4"=1'-0"

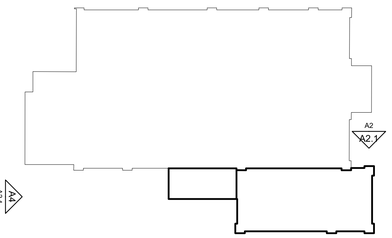


A2 / A2.0 EXTERIOR ELEVATION - SOUTH
1/4"=1'-0"



A3 / A2.0 PARTIAL FLOOR PLAN: ADDITION
1/4"=1'-0"

A4 / A2.0 EXTERIOR ELEVATION - EAST
1/4"=1'-0"



A5 / A2.0 KEY PLAN
NO SCALE

PROJECT NORTH

Tully's

PROPOSED ADDITION
TOWNE CENTER AT FAYETTEVILLE
5351 BURDICK ST. N
FAYETTEVILLE, NEW YORK 13066

COR COMPANIES
540 TOWNE DRIVE
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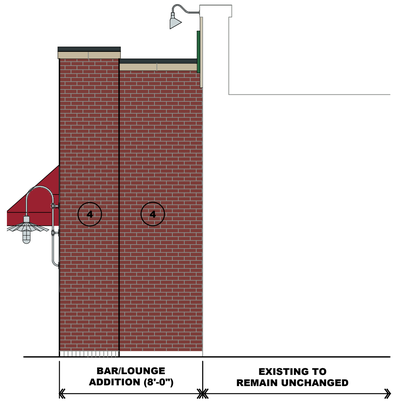
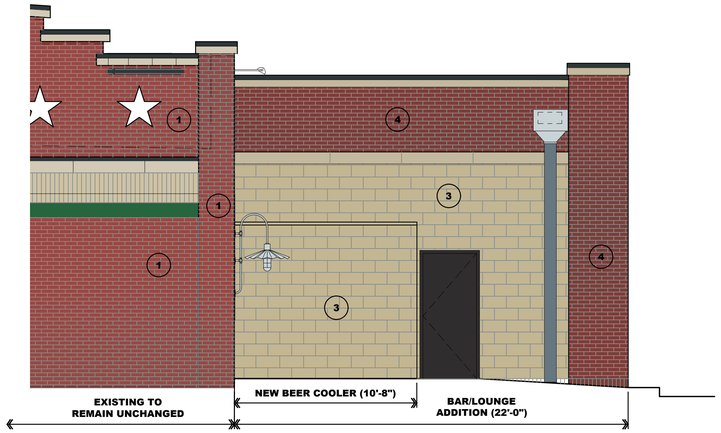
Sheet Title:
EXTERIOR ELEVATIONS

Sheet No:
A2.0

Job No: 2208-A



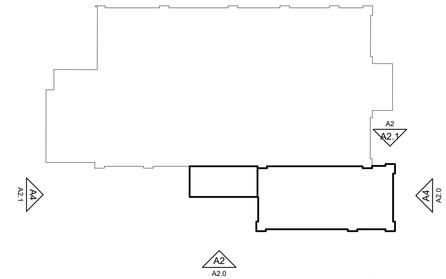
A2 / A2.1 EXTERIOR ELEVATION AT ADDITION - NORTH
1/4"=1'-0"



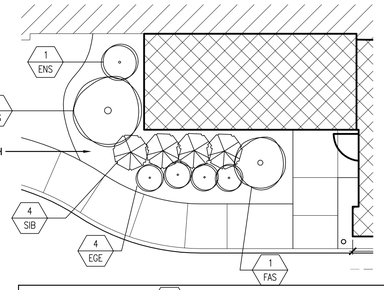
A4 / A2.1 EXTERIOR ELEVATION - WEST
1/4"=1'-0"

EXTERIOR FINISH MATERIALS KEY

1. EXISTING BRICK. NO CHANGE
2. EXISTING CMU. NO CHANGE
3. NEW CMU TO MATCH EXISTING, OR STAINED IN PLACE TO MATCH EXISTING
4. NEW BRICK TO MATCH EXISTING
5. NEW AWNING / WINDOW



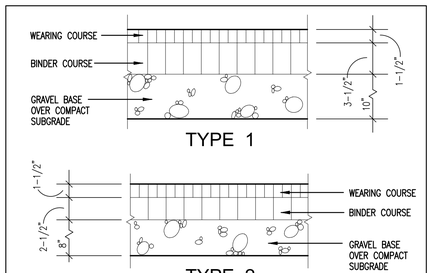
A3 / A2.1 KEY PLAN
NO SCALE



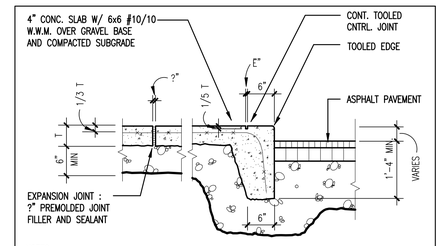
PLANTING SCHEDULE (1 / FAS = QUANTITY / SYMBOL)

	SYM	QTY	BOTANIC NAME (COMMON NAME)	SIZE	REMARKS	ZONE
EVERGREEN TREES	FAS	2	PICEA PUNGENS (FAT ALBERT SPRUCE)	5'–6'		2–7
CONIFEROUS SHRUBS	BNS	1	PICEA ABIES 'NIDIFORMIS' (BRID'S NEST SPRUCE)	3 GAL		2–7
BROADLEAF EVERGREENS	SIB	4	ILEX GLABRA "SHAMROCK' (SHAMROCK INKBERRY)	18–24"	3' O.C.	4b–9
	EGE	4	EUONYMUS FORTUNEI 'EMERALD GAITY' (EMERALD GAITY EUONYMUS)	3 GAL	PROSTRATE FORM	4b–8

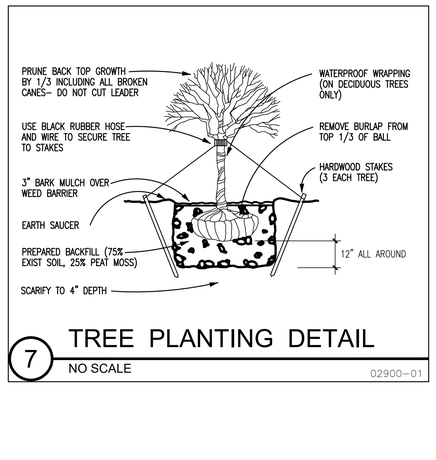
A4 / A2.1 LANDSCAPE SCREENING PLANTING PLAN AND PLANT SCHEDULE
1/8"=1'-0"



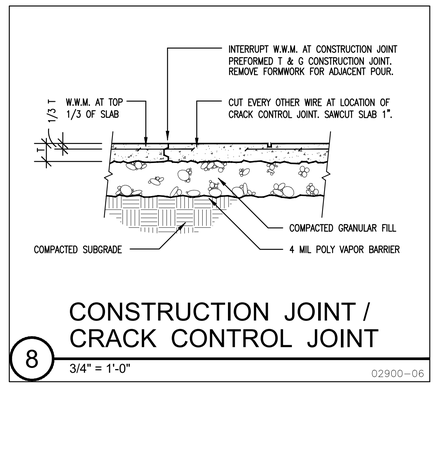
5 ASPHALT CONCRETE PAVEMENT TYPES 1 AND 2
1-1/2" = 1'-0" 02900–03



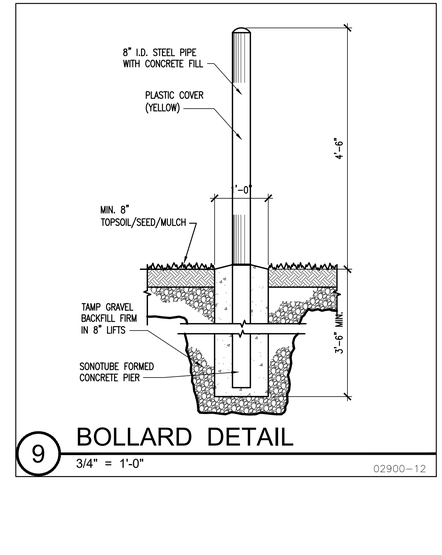
6 CONCRETE WALK
3/4" = 1'-0" 00000–00



7 TREE PLANTING DETAIL
NO SCALE 02900–01



8 CONSTRUCTION JOINT / CRACK CONTROL JOINT
3/4" = 1'-0" 02900–06



9 BOLLARD DETAIL
3/4" = 1'-0" 02900–12

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Sheet Title: EXTERIOR ELEVATIONS, SITE PLANTING PLAN AND DETAILS

Sheet No: A2.1

Job No: 2208–A

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