

301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
Fax 315-637-0713



Chairperson:
David Shomar

Members:
Valerie Beecher
Richard Rossetti
Judy Salamone
Erin Reynolds
Don Western
Kristen Zarella

Alternate Members:
Eric Neubauer

**Agenda
Planning Board
January 12, 2026
6:30 PM**

**Use the Manlius Planning Board's recurring Zoom Link!
The same link will be used for all meetings.**

**Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/87987327153>**

Pledge Of Allegiance

Introduction of New Members

Approval Of Minutes

1. November 10, 2025 and November 24, 2025

Organizational Meeting

1. Organizational Meeting

Current Projects

1. Special Use Permit Renewal - 4654-4725 Enders Road - Cell Tower - Tax Map #114.-01-08
2. Special Use Permit Renewal - 6738 Schepps Corners Road - Cell Tower - Tax Map # 048.-02-01.0/1
3. Special Use Permit Renewal - 7182 East Taft Road - Cell Tower - Tax Map # 034.-02-31.1/1
4. Special Use Permit Renewal - 5904 North Burdick Street - Traditions at the Links - Tax Map # 077.-03-24.5

5. Pasquale Fratangelo - 7199 Karker Road, E. Syracuse, NY 13057 - Initial Presentation and Set Date for Public Hearing - 2-Lot Subdivision - Zoning Classification - Restricted Agricultural (RA) - Tax Map #035.-01-14
6. Barbara Sturick - 5839 Bowman Road, E. Syracuse, NY 13057 - Initial Presentation and Set Date for Public Hearing - 2-Lot Subdivision - Zoning Classification - Restricted Agricultural (RA) - Tax Map #073.-03-03.1

Other Business

1. Discussion with Town Board Member Sara Bollinger
 - a. Burdick Street/ Genesee Street - Master Plan
 - b. Re-Zoning Project
2. Discussion with Code Officer Tom Poitras
 - a. Upcoming Zone Change - 4555 Pompey Center Road
 - b. Cedar Bay - Possible Development

Adjournment

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 10, 2025**

DRAFT

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Valerie Beecher presiding and the following members present: Arnie Poltenson, Richard Rossetti, Judy Salamone, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Pat Reynolds, John O'Brein, Doug and Sue Burns, Charlie Breuer, Tom Bassett, Bill Oschowski, Pat?, James Horton, Christian Danaher, David Brittain, Wally Meriam, 1 illegible name.

Virtual Attendees: Kris Burnham, Meredith Taubin, Ron, Warren Linhart, Stuart Lachs, Danny, Bradley Yoon (Perkins Eastman), db and Thomas Poitras.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of October 20, 2025. Member Salamone abstained.

Time:6:31PM - Zachary Anderson & Kathleen Kane – 206 E. Yates St., E. Syracuse, NY 13057 - SEQR and Decision – 2-Lot Subdivision - Lot 1 - Sweet Road, Manlius, 13104 - Zoning Classification Restricted Agricultural (RA) – Tax Map # 109.-01-01.4

Pat Reynolds was present and gave a brief update on the project.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Western made a motion, seconded by Member Shomar and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chair to sign the short form EAF.

Member Reynolds made a motion, seconded by Member Poltenson and carried unanimously to approve the 2-Lot Subdivision, dated August 4, 2025; file # 13774.001 prepared by Ianuzi and Romans Land Surveying, P.C.

Time:6:38PM - Woodland Hills Subdivision (Hoag Lane Development)
SEQR and Decision – 16 Lot Subdivision - 5280 Hoag Lane, Fayetteville, NY 13066
Zoning Classification Restricted Agricultural (RA) - Tax Map # 104.-01-39.2
Chair Beecher read aloud SEQR and the Resolution. They are as follows:

SEQRA – Woodland Hills Subdivision

This is a Resolution of the Planning Board of the Town of Manlius adopting a Negative SEQRA Declaration for the Project known as the Woodland Hills Subdivision with the following findings and conclusions:

Findings:

A subdivision map dated 4/14/2023 and last revised 9/22/2025 entitled “Woodland Hills Subdivision Town of Manlius Onondaga County, New York” made by Forest L. SeGuin, Licensed Land Surveyor, SeGuin Land Surveying, P.L.L.C., has been submitted by the “Applicant” Hoag Road Properties, LLC, for approval by the Town of Manlius Planning Board. (the “Town”) This subdivision map is the last map reviewed by this Board in making its determination herein relative to the subdivision project at 5280 Hoag Lane and is also referred to herein as “Woodland Hills Subdivision”. Further the full submission relating to the Woodland Hills Subdivision as reviewed by this Board includes the documents as set forth on Exhibit A.

The Full Environmental Assessment Form (FEAF) submitted by the Applicant last dated 4/21/2025 has been fully reviewed by this Board in connection with the findings herein.

The Woodland Hills Subdivision proposes the subdivision of a 30.04-acre site into 16 residential lots accommodating the inclusion of one existing home and one lot to accommodate stormwater infrastructure.

The Woodland Hills Subdivision proposes to construct an internal roadway to be dedicated to the Town, to construct drainage improvements to improve drainage conditions; and,

The Woodland Hills Subdivision proposes to utilize and extend existing public water infrastructure and to connect all lots to existing public sewer infrastructure.

There have been multiple public meetings at the Planning Board with respect to this project since its submittal and a public hearing was held upon the subdivision application on February 24, 2025.

There had been a prior application for a cluster subdivision for the property affected by the subdivision herein, wherein the Planning Board on or about May 24, 2021 had previously issued a SEQR determination which failed to affirmatively certify that the project avoided or minimized adverse environmental impacts as required of a finding statement pursuant to 6 NYCRR 617.11(d)(5), and the prior application was abandoned by the applicant;

This project is substantially different from the prior cluster subdivision set forth above, including but not limited to the fact that this is a traditional, and not cluster subdivision, resulting in a lower number of total lots. Also, in the current plan, all bulk regulations of a traditional subdivision have been met without variances being required, except for an area variance with respect to Lot 9, which was granted by the Zoning Board of Appeals on February 20, 2025, and which is reflected in the current subdivision plan. The currently pending Woodland Hills Subdivision presents a new project reduced in scope and redesigned to address environmental concerns.

This resolution is made by the Planning Board in order to comply with the requirements of the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations set forth at 6 NYCRR Part 617 (the “Regulations”) with respect to its consideration of the Woodland Hills Subdivision.

Conclusions:

After full review of all documents and plan submitted by the applicant and documents which are part of the full file of the project as available at the Town of Manlius, consideration and advice of Planning Board consultants, consideration of public verbal and written comments, review of the FEAF submitted, taking into account all comments and discussion as set forth in the minutes of all Planning Board meetings wherein this project appeared on the agenda, and having taken a hard look at all environmental matters affecting the project as required by SEQRA, the Planning Board hereby confirms and adopts the following conclusions:

1. The Planning Board hereby confirms the classification of the subdivision approval as an Unlisted Action under SEQRA (the “Action”);
2. The FEAF Part 2 has been fully reviewed by this Board. All 18 of the criteria set forth in the Part 2 are determined to be “no or small impact”, with specific impacts and findings specifically noted herein, when compared against the criteria in Section 617.7 (c) of the Regulations:
 - a. There will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic, noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems.

The project may be expected to modestly increase availability of residential units in the context of an existing suburban residential neighborhood. Given the proposed use in light of existing development and supporting improvements no substantial impact is expected in terms of air quality, water quality or solid waste production.

The applicant has provided a Traffic Impact Study dated September 16, 2025, prepared by GTS Consulting. The traffic study determined that the proposed development would not have a notable effect on traffic operations and safety.

With regard to erosion, flooding and drainage, the applicant has submitted a Stormwater Pollution Prevention Plan (last revised 10/09/2025) (the “SWPPP”). Notably the updated SWPPP contains downstream retention capacity at the outflow

from the designed Wet Pond. Likewise, impervious area proposed in the latest project plan is significantly reduced in the latest project iteration. The development will not impact peak stormwater flow rates based upon calculated discharges in the SWPPP. The current SWPPP design addresses comments by New York State Department of Environmental Conservation (“NYSDEC”) and has been determined by NYSDEC program staff to meet Stormwater Management Design Manual and Permit requirements. Standard erosion control measures will be implemented under the SWPPP.

The applicant submitted a Joint Application Form to NYSDEC and the U.S. Army Corps of Engineers relative to wetlands approvals for intermittent federal jurisdictional streams on the site. The applicant was granted a Nationwide Permit No. 29 for Residential Development by the Army Corps and will be obligated to follow all terms and conditions and best management practices outlined therein.

The Applicant further submitted the report of the NYSDEC dated 8/4/2025 which determined that “there are no DEC regulated freshwater wetlands and/or adjacent areas identified” at the parcel upon which the subdivision is situated.

- b. There will not be a substantial change in large quantities of vegetation or fauna removed or destroyed as the result of the Action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the Action; there will not be a significant impact upon habitat areas; there are no substantial adverse impacts on any known threatened or endangered species of animal or plant, or the habitat of such species; nor are there any other significant adverse impacts to natural resources.

The project is limited in size in a relatively common early successional ecological community. No known threatened, endangered or rare species are known to exist on the subject property. The project appears to be located within 3.5 miles of a winter hibernaculum for Northern long-eared bats. Nevertheless, the project sponsor has complied with NYSDEC guidance in performing minimal pre-construction tree removal during the hibernation period. There are no known roosts, cavity trees or snags located on the property. The sponsor proposed dedication of lot 17 to the Town which may be left in its natural state at the Town’s discretion.

The pending project represents a significant reduction in scope to the prior cluster subdivision proposal. Notably, the pending project proposes cut and fill operations comprising 45,721 yd³ and 58,551 yd³ respectively. Notably this represents an approximately 35% reduction in proposed earthmoving as compared to the prior development plans. Moreover, the applicant has submitted a detailed planting and seeding plan as a schedule of its subdivision application, which addresses tree and shrub plantings and wetland-specific planting within the planned wet pond area.

The overall impact to existing vegetation and extant and migrating fauna is expected to be minimal outside of temporary construction phases.

- c. There are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed Action.
- d. The Action will not result in the creation of a material conflict with the Town's current plans or goals as officially approved or adopted.

In fact, the current Town of Manlius 2023 Comprehensive Plan identifies the project site and surrounding areas as appropriate for low density residential development Low Density Residential is further defined as "primarily single- and two-family homes on large lots," in harmony with the project here.

- e. Action will not result in a large impact which will impair the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.

The applicant has provided documentation from NYS Office of Parks, Recreation and Historic Preservation dated March 26, 2018, indicating that the prior iteration of the project on the same site would "have no impact on archeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places." The immediate project has been reduced in scope but incorporates a similar geographic footprint. There have been no known changes in historical or archeological criteria affecting the area such as would be expected to change this prior determination. Additionally, the proposal is in harmony with the existing surrounding uses and the community's comprehensive plan for development.

- f. The Action will not result in a large adverse impact with respect to an increase in the use of either the quantity or type of energy resulting from the Action.
- g. There will not be any hazard created to human health.
- h. There will not be an irreversible change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland.

The project site is not currently used as active agricultural lands nor does it receive any agricultural tax exemption.

- i. The Action will not encourage or attract a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the Action.
 - j. There will not be created a material demand for other Actions that would result in one of the above consequences.
 - k. There will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact.
3. There are not two or more related Actions which would have a significant impact on

the environment.

4. Based upon the information and analysis above, the Action **WILL NOT** result in any significant adverse environmental impacts.
5. The information available concerning the Action was sufficient for the Planning Board to make its determination.
6. The Planning Board hereby approves and adopts the attached Full Environmental Assessment Form for the Action (Parts 1, 2, and 3).
7. A Determination of Non-Significance on the proposed Action is hereby issued.
8. The preparation of an environmental impact statement for the Action shall not be required.

Member Salamone made a motion, seconded by Member Western and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chair to sign EAF.

Subdivision Approval Woodland Hills Subdivision

This is a Resolution of the Planning Board of the Town of Manlius approving the Woodland Hills Subdivision with the following findings and conditions:

Findings:

The Subdivision Plan dated 4/14/2023 and last revised 9/22/2025 entitled “Woodland Hills Subdivision Town of Manlius Onondaga County, New York” made by Forest L. SeGuin, Licensed Land Surveyor, SeGuin Land Surveying, P.L.L.C is hereby approved subject to the conditions herein.

This Board has adopted a Negative SEQRA declaration dated November 10, 2025, for this subdivision and said SEQRA resolution and all findings and conclusions therein are adopted as if fully set forth herein.

This Board has reviewed the Onondaga County Planning Board referral dated August 30, 2023, which determined no significant adverse inter-community or county-wide implications from this project.

There had been significant discussion and review by this Board and between the applicant, Board and Town Board relative to whether the Lot 17 relating to drainage in and about subdivision would be best served by an HOA or a drainage district. Ultimately, the Town Board has

expressed its desire to create a drainage district for this Subdivision at Lot 17. The findings and conditions herein reflect that determination.

Conditions:

This subdivision approval is subject to the Town Board accepting, with the consultation of the Planning Board Engineer, an appropriate map, plan and report for formation of a new Drainage District for the Town in accordance with NYS Municipal Law Section 209 C which supports the easements for drainage as shown on this subdivision map. This will include the deeding of parcel 17 to the Town. The actual formation of the drainage district must be completed and filed prior to any infrastructure work being commenced or building permits being issued on this project. If work does not commence on this subdivision within 24 months, Applicant must apply to this Board for an extension of this subdivision approval.

This approval is for the full subdivision as shown on the Subdivision Plan and shall be completed in one phase. No construction on individual lots may commence until the entire infrastructure including all roads and drainage facilities are constructed.

The Street trees as shown on the subdivision plan must be modified so that wherever a River Birch is noted, it must be replaced with either the Red Maple or Honey Locust.

The following additional matters are conditions of this approval:

- Securities as may be required by the Town Engineer, Town Attorney or Department of Planning and Zoning must be posted and recorded with the Town Clerk.
- All infrastructure and roads must be completed, and road dedication must be completed and approved by the Town Attorney and filed.
- Written easements for water, utilities and stormwater must be completed and approved by the Town Attorney, Planning Board Engineer and Town Engineer and must be filed with the Onondaga County Clerk; this includes easements shown on the subdivision map on the various lots relating to drainage.
- Other directives from the Town Attorney or Town or Planning Board Engineer which may be required to ensure compliance with all subdivision regulations of the Town.
- Applicant must file the subdivision map in the Onondaga County Clerk's Office in accordance with the rules of Onondaga County and provide a copy of the stamped filed map with the Town of Manlius Department of Planning and Zoning.

Exhibit A

Woodland Hills Subdivision SEQRA and Subdivision Resolution

All documents are on file with the Town of Manlius

Subdivision map dated 4/14/2023 and last revised 9/22/2025 entitled “Woodland Hills Subdivision Town of Manlius Onondaga County, New York” made by Forest L. SeGuin, Licensed Land Surveyor, SeGuin Land Surveying, P.L.L.C.

2025 Contract documents labeled S-01-02; L-000-102; L-200-202; L-301; L-400-401; L-500-503; L-600

SWPPP dated 10/09/2025

FEAF dated 4/21/2025

OCPB referral dated 8/30/2023

Response letters of applicant consultants dated 9/3/2025; 9/22/2025 and 10/13/2025

Traffic Impact Study dated September 16, 2025, prepared by GTS Consulting

DEC wetland determination dated 8/4/2025

Army Corp of Engineers determination of May 31, 2023

Drainage District information and plan by RZ Engineering dated 10/9/2025

Documentation of NYS Office of Parks, Recreation and Historic Preservation 3/26/2018

Resident Correspondence

Date of upload to Town of Manlius website

[CN3](#)

May 15, 2025

[CNE3](#)

May 15, 2025

[Concerned Letter - 2025 - Slutzky](#)

Feb 24, 2025

[Concerned Neighbors Email4](#)

May 15, 2025

<u>Informational Email - Brittain</u>	May 15, 2025
<u>Informational Email - Brittain2</u>	May 15, 2025
<u>Informational Email - Massa</u>	May 15, 2025
<u>Informational Email - Massa2</u>	May 15, 2025
<u>Opposition Letter - 2025 - Branson</u>	Mar 10, 2025
<u>Opposition Letter - 2025 - Burns</u>	May 15, 2025
<u>Opposition Letter - 2025 - Concerned Neighbors</u>	Feb 18, 2025
<u>Opposition Letter - 2025 - Concerned Neighbors2</u>	Feb 18, 2025
<u>Opposition Letter - 2025 - Concerned Neighbors3</u>	Mar 18, 2025
<u>Opposition Letter - 2025 - Hollander</u>	May 15, 2025
<u>Opposition Letter - 2025 - Krell</u>	Feb 18, 2025
<u>Opposition Letter - 2025 - Lynch</u>	May 15, 2025
<u>Opposition Letter - 2025 - Massa</u>	May 15, 2025

[Opposition Letter - 2025 - Merriam](#)

Mar 10, 2025

[Opposition Letter - 2025 - Mokrzycki](#)

Feb 24, 2025

[Opposition Letter - 2025 - Oliver](#)

Feb 24, 2025

[Opposition Letter - 2025 - Slutzky](#)

May 15, 2025

[Opposition Letter - 2025 - Winter](#)

Feb 24, 2025

Member Reynolds made a motion, seconded by Member Western and carried to approve the 16-Lot Subdivision. Members Rossetti and Poltenson are opposed based on the fact that the Town Board is in favor of, and working on, a drainage district with the Applicants; they would prefer an HOA.

**Time:7:02PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Site Plan Amendment – 5440 North Burdick Fayetteville, NY 13066 - Zoning
Classification - Planned Unit Development (PUD) - Tax Map # 086.-02-06.1**

John O’Brein and Charlie Breuer were present and spoke on behalf of the application. Mr. O’Brein gave a brief update on the project.

After hearing the updated presentation, the Board decided that the changes to the plans were not significant and no new Public Hearing was required. Member Rossetti made a motion, seconded by Member Shomar and carried unanimously to not hold a Public Hearing. The Board, however, would like to see a covered area added back to the plans.

Time:7:47PM - Other Business

Chair Beecher stated that the December 22, 2025, Planning Board Meeting has been cancelled.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 7:49PM.

Respectfully submitted,
Lisa Beeman, Clerk

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 24, 2025**

DRAFT

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Valerie Beecher presiding and the following members present: Arnie Poltenson, Richard Rossetti, Judy Salamone, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Brian Bouchard, Charlie Breuer, and John O'Brien

Virtual Attendees: Tom Poitras and Stuart Lachs

The Pledge of Allegiance was recited.

Minutes

The minutes of November 10, 2025, were tabled.

Time: 6:32PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Discussion – 5440 North Burdick Fayetteville, NY 13066 - Zoning Classification
Planned Unit Development (PUD) - Tax Map # 086.-02-06.1

John O'Brien, Charlie Breuer, and Brian Bouchard were present and spoke on behalf of the application. Mr. O'Brien spoke about the changes to the plan and had a discussion with the Board.

Chair Beecher made a motion, seconded by Member Poltenson and carried unanimously to approve the plan entitled Twin Ponds Residential Community last dated 11/12/2025 with the following findings and conditions:

This project received a negative SEQRA declaration on August 26, 2024, and a subsequent Site Plan approval dated August 26, 2024.

The plans herein provide for some minor site plan changes and architectural changes to the project. This Board has determined that the modifications requested to this plan were not significant, so additional public hearing would not be necessary or required for these modifications. Further, upon a review of the Site plans and SEQRA findings of August 26, 2024, this Board determines that the SEQRA findings and conclusion are not affected by the site and architectural modifications, and accordingly, the SEQRA negative declaration of August 26, 2024, is affirmed.

Except as specifically modified herein, the SEQRA determination and Site Plan approval of this Board, including all findings and conditions therein dated August 26, 2024, are in full force and effect and unmodified.

Time:6:43PM – Other Business

1. Chair Beecher stated that the deadline for the December 8th meeting has come and gone, with there being no new business the December 8th meeting has been cancelled.
2. Chair Beecher also stated that this is her last meeting as Chair of the Planning Board. Everyone thanked her for her service.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 6:46PM.

Respectfully submitted,
Lisa Beeman, Clerk

DRAFT

2026 Town of Manlius Planning Board Organizational Meeting

The Town Board appointed David Shomar as Chairperson of the Planning Board for a period of 1 year to expire December 31, 2026.

The Town Board appointed Kristen Zarella as a Member of the Planning Board for a period of 7 years to expire on December 31, 2032.

The Town Board appointed Eric Neubauer as an Alternate Member of the Planning Board for a period of 1 year to expire on December 31, 2026.

Appointment of Harris Beach Murtha as Attorney's for the Planning Board **(to be discussed, motion needed)**.

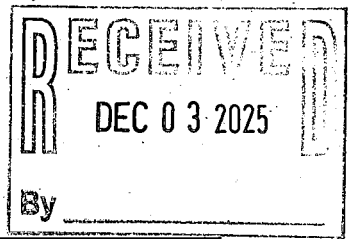
Appointment of LaBella Associates as Engineer's for the Planning Board. **(to be discussed, motion needed)**

Appointment of Planning Board Clerk, Lisa Beeman. **(to be discussed, motion needed)**

The Planning Board 2026 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month, unless otherwise stated, at 6:30 PM with the Board approving the Application Filing Deadline Schedule with all filings due at 12pm (noon) on the Filing Deadline Date is as follows: **(Need a Motion)**

Meeting Date	Filing Deadline
January 12, 2026	December 17, 2025
January 26, 2026	January 14, 2026
February 9, 2026	January 28, 2026
February 23, 2026	February 11, 2026
March 9, 2026	February 25, 2026
March 23, 2026	March 11, 2026
April 13, 2026	April 1, 2026
April 27, 2026	April 15, 2026
May 11, 2026	April 29, 2026
May 25, 2026	No Meeting (Memorial Day)
June 8, 2026	May 27, 2026
June 22, 2026	June 10, 2026
July 13, 2026	July 1, 2026
July 27, 2026	July 15, 2026
August 10, 2026	July 29, 2026
August 24, 2026	August 12, 2026
September 14, 2026	September 2, 2026
September 28, 2026	September 16, 2026
October 12, 2026	No Meeting (Columbus/Indigenous Peoples Day)
October 26, 2026	October 14, 2026
November 9, 2026	October 28, 2026
November 23, 2026	November 10, 2026
December 14, 2026	December 2, 2026
December 28, 2026	December 16, 2026

TOWN OF MANLIUS
Special Permit Renewal Application



DATE: 12/2/25

Tax Map # 114.-01-08

I Bell Atlantic Mobile Systems LLC d/b/a Verizon as applicant relative to property located
Applicant's Name
at 4654-4725 Enders Road

hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on
01/09/2019 Yes No
Date

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

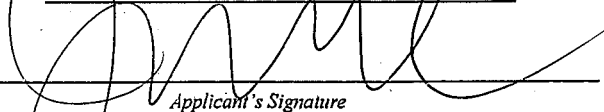
There are no changes to the existing facility.

Update Contact Information:

Name Bell Atlantic Mobile Systems LLC d/b/a Verizon

Address 1275 John Street, Suite 100, West Henrietta, NY 14586

Phone (585) 397-0168 E-mail mark.coon@verizonwireless.com

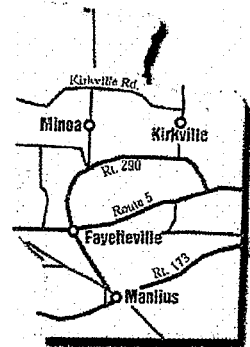

Applicant's Signature 12/2/25
Date

Jared C. Lusk, Esq., Nixon Peabody LLP, Attorneys for Verizon
Applicant Print Name

Town Code Officers Comments:

Town of Manlius

Planning and Development



DATE: December 15th, 2025
TO: Town of Manlius Planning Board
FROM: Thomas Poitras, Code Enforcement Officer
RE: Special Use Permit Renewal Application

1. Cell Tower - 4645-4725 Enders Rd, Manlius NY 13104
 - a. Tax Map: 114.-01-08.0

I have reviewed the attached application and find it to be in order.

There have not been any complaints from the neighboring property owners or violations issued to the property. There have also been no substantial changes from the original Special Use Permit approvals, and I recommend that each renewal be approved for a period of *twenty* years (20) to expire on January 12, 2046.

Thomas A. Poitras
Code Enforcement Officer

Edmond J. Theobald, Supervisor

Town Board - Karen Green, Sara Bollinger, Elaine Denton, Heather Waters, Kaitlyn Kriesel, John Deer

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

IN THE MATTER

Of

The Application of Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless for a Special Permit Pursuant to Chapter 155, Section 155-12 and 155-27 of the Town of Manlius Code

**RESOLUTION APPROVING
SPECIAL PERMIT**

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, on the 9th day of January, 2019 at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

Edmond J. Theobald	Supervisor
Karen Green	Councilor
Nicholas J. Marzola	Councilor
Richard Rossetti	Councilor
Sara Wall Bollinger	Councilor
Absent: Vincent Giordano	Councilor
John R. Loeffler	Councilor

The following resolution was moved, seconded and adopted with the following vote:

Ayes: Supervisor Theobald, Councilor Green, Councilor Marzola, Councilor Bollinger

Nayes: Councilor Rossetti

WHEREAS, application has been made to the Town Board of the Town of Manlius for a Special Permit for the purpose of constructing and operating a “micro cell” wireless telecommunications facility on a replacement utility pole located in the Enders Road ROW adjacent to 4645-4725 Enders Road in the Town of Manlius as set forth in the Application submitted to the Town of Manlius and dated November 2, 2018 (the “Project”);

WHEREAS, the Planning Board of the Town of Manlius has reviewed the application and on December 10, 2018 recommended to the Town Board the granting of the requested Special Permit for the Project;

WHEREAS, The Town Board of the Town of Manlius held a Public Hearing on the 9th day of January 2019, at 6:40 pm at which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and

WHEREAS, the Town Board has reviewed the recommendation of the Onondaga County Planning Board which determined that the Project will have no significant adverse inter-community or county-wide implications; and

WHEREAS, the Board has declared itself the lead agency on this unlisted action under SEQR and has reviewed the Long Form EAF submitted by the applicant with the November 2, 2018 application including the Visual Addendum to the EAF, and the Board has answered the questions in the Part 2 of the EAF and has issued a negative SEQR declaration for the project finding no significant adverse or negative environmental impacts to the environment by reason of the Project with the further findings that this use is a replacement of an existing utility pole and therefore will not

affect the character of the neighborhood and the proposed visual and aesthetic impacts will be negligible based on the information provided by the applicant.;

WHEREAS, the Town Board believes that providing cellular service to the emergency service providers, businesses and residents of the Town of Manlius is beneficial to the Town as a whole and encourages such opportunities for its residents;

WHEREAS, the proposed special use is allowed under Town Code Section 155-12 A (12) and 155-9(6);

WHEREAS, in the opinion of the members of the Town Board, the granting of said Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

WHEREAS, the Town Board may impose additional standards upon the Special Permit to preserve the general character of the neighborhood in which the proposed special use is to be placed;

WHEREAS, all other requirements of Law have been complied with;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that will blend desirably with the neighboring properties in that the replacement of the utility pole will no change the character of the area;

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the pole will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion and will provide a service to the public which is needed in the Town.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

RESOLVED, that the applicant be, and hereby is, granted a Special Permit pursuant to the provisions of Section 155-12 and 155-9 of the Town of Manlius Code for the purpose constructing a microcell wireless telecommunications facility in conformance with the plans and specification as set forth in the application dated November 2, 2018, which application is incorporated herein, such tower to be used to provide cellular service to the residents of the Town of Manlius, and be it further

RESOLVED, that the Special Permit shall be issued by the Town Clerk upon the agreement in writing by the applicant that the pole/tower which replaces the utility pole as part of this application shall be utilized for co-location of other cellular/micro-cell providers and such other conditions as set forth in the Special Permit; said Special Permit being attached hereto.

SPECIAL PERMIT

Pursuant to a Resolution of the Town Board of the Town of Manlius on the Application of **Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless for a Special Permit** which Resolution was passed at a regular meeting of the Town Board of the Town of Manlius, held on January 9, 2019, permission is hereby granted to applicant, effective upon the mutual execution of this Permit, to construct a microcell wireless telecommunications facility consisting of a low power, single-sector radio unit with one approximately 24.4" tall (12" diameter), external "cantenna" (installed at 41'2" ACL on top of the replacement 38.5' utility pole owned by National Grid as well as an equipment shroud and other site improvements to the Site as shown on the site plan prepared by C& S companies and which part of the Application dated November 2, 2018, situated in the Enders Road ROW adjacent to 4645-472 Enders Road in the Town of Manlius, New York.

This Permit will continue in full force or terminated by the Town Board for breach of one or more of the conditions pursuant to which it is granted, and the implementation thereof will be in accordance with the following conditions:

1. The Special Permit and the uses allowed pursuant thereto shall expire in seven (7) years, on January 9, 2024 and any renewal may not be unreasonably withheld.
2. This Special Permit shall be transferable as set forth in Section 155-27(G) of the Town of Manlius Code.
3. The applicant covenants to comply with all of the rules and regulations of the United States, the State of New York and the County of Onondaga with regard to land use and the operation of the senior assisted living housing development.
4. The replacement pole constructed by the applicant shall be utilized for co-location of other cellular/micro-cell providers.

The applicant, by the acceptance of this Special Permit, agrees to all of the above terms and conditions, and in the event that she shall fail for any reason to perform any of the said terms and conditions on her part to be performed, this special permit shall be automatically revoked.



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

The undersigned, on behalf of **Bell Atlantic Mobile Systems of Allentown, Inc. d/b/a Verizon Wireless**, does hereby accept the foregoing Special Permit and agrees to perform all of the terms and conditions thereof.

NIXON PEABODY LLP

By: _____
Name: Jared C. Lusk, as Attorney in Fact
Title: Attorney

STATE OF NEW YORK)
COUNTY OF ONONDAGA) ss:

On the ____ day of _____ in the year 2019 before me, the undersigned, personally appeared JARED C. LUSK, ESQ. personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.

Notary Public

I, Alison 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 9th day of January 2019 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 HEREBY 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 9th day of January 2019.

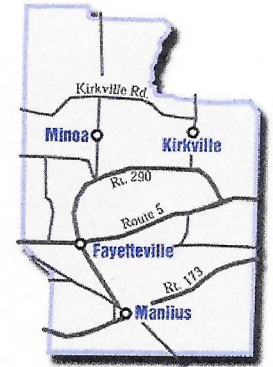
DATED: January 9, 2019
Fayetteville, New York

A handwritten signature in cursive script, appearing to read "Allison Weber", written over a horizontal line.

Allison Weber
Town Clerk of the Town of
Manlius

Town of Manlius

Planning and Development



DATE: December 15th, 2025

TO: Town of Manlius Planning Board

FROM: Thomas Poitras, Code Enforcement Officer

RE: Special Use Permit Renewal Application

1. Cell Tower - 6738 Schepps Corners Rd, Kirkville NY 13082
 - a. Tax Map: 048.-02-01.0

I have reviewed the attached application and find it to be in order.

There have not been any complaints from the neighboring property owners or violations issued to the property. There have also been no substantial changes from the original Special Use Permit approvals, and I recommend that each renewal be approved for a period of twenty years (20) to expire on January 12, 2046.

Thomas A. Poitras
Code Enforcement Officer

Edmond J. Theobald, Supervisor

Town Board - Karen Green, Sara Bollinger, Elaine Denton, Heather Waters, Kaitlyn Kriesel, John Deer

IN THE MATTER

Of

**The Application of AMERICAN TOWER for
Special Permit Pursuant to Chapter 155,
Section 155-17 and 155-27 of the Town of
Manlius Code**

**RESOLUTION EXTENDING
SPECIAL PERMIT**

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, on the 8th day of January, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

Edmond J. Theobald	Supervisor
Sara W. Bollinger	Councilor
John T. Deer	Councilor
Elaine M. Denton	Councilor
Karen M. Green	Councilor
Katelyn M. Kriesel	Councilor
Heather Allison Waters	Councilor

The following resolution was moved, seconded and adopted with the following vote:

Theobald	<u>Aye</u>
Bollinger	<u>Aye</u>

Deer Aye
Denton Aye
Green Aye
Kriesel Aye
Waters Aye

WHEREAS, application has been made to the Town Board of the Town of Manlius for an extension of a Special Permit for the purpose of permitting the continuation of cellular tower located at 6738 Schepp's Corners Road, Kirkville, New York (048-02-01.0/1);

WHEREAS, The Town Board of the Town of Manlius held a Public Hearing on the 12th day of August, 1998, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and there was no public comment against the Project; and

WHEREAS, in 1998 the Board declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR;

WHEREAS, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit and as set forth in the resolution adopted by the Board in September 1998, which resolution is incorporated herein and ratified;

WHEREAS, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

WHEREAS, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius, including providing sufficient cellular services to Town residents.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

RESOLVED, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (through January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining a cellular tower for telecommunication devices at 6738 Schepps Corners Road, Kirkville, New York, and be it further

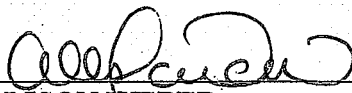
RESOLVED, that the Special Permit shall be under the same terms and conditions as were issued by the Town Clerk in 1998, which is attached.

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 8th day of January, 2020; 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.

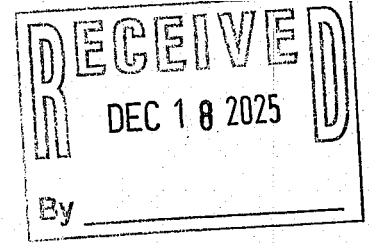
I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 8^h day of January, 2020.

DATED: January 8, 2020
Fayetteville, New York



ALLISON WEBER
Town Clerk of the Town of
Manlius



TOWN OF MANLIUS Special Permit Renewal Application

DATE: 12/9/2025 Tax Map # 048.-02-01.0/1

I Unisite, LLC as applicant relative to property located
at 6738 Schepps Corners Road, Kirkville NY

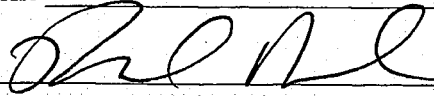
hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on 9/16/1998 and renewed 1/8/2020 Yes No
Date

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Update Contact Information:

Name American Tower Corporation- Attention Zoning Dept
Address 10 Presidential Way, Woburn MA 01801
Phone 781-926-4500 E-mail Zoning@americantower.com

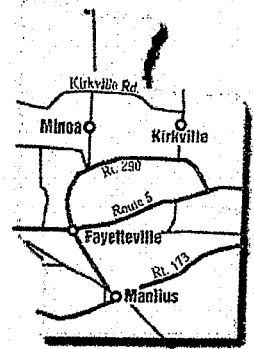
 12/9/2025
Applicant's Signature *Date*

Richard P Palermo, Senior Counsel, American Tower Asset Sub, LLC
Applicant Print Name

Town Code Officers Comments:

Town of Manlius

Planning and Development



DATE: December 15th, 2025
TO: Town of Manlius Planning Board
FROM: Thomas Poitras, Code Enforcement Officer
RE: Special Use Permit Renewal Application

1. Cell Tower - 7182 E Taft Rd, East Syracuse, NY 13057
 - a. Tax Map: 034.-02-31.1

I have reviewed the attached application and find it to be in order.

There have not been any complaints from the neighboring property owners or violations issued to the property. There have also been no substantial changes from the original Special Use Permit approvals, and I recommend that each renewal be approved for a period of twenty years (20) to expire on January 12, 2046.

Thomas A. Poitras
Code Enforcement Officer

Edmond J. Theobald, Supervisor

Town Board - Karen Green, Sara Bollinger, Elaine Denton, Heather Waters, Kaitlyn Kriesel, John Deer

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

IN THE MATTER

Of

**The Application of AMERICAN TOWER for
Special Permit Pursuant to Chapter 155,
Section 155-17 and 155-27 of the Town of
Manlius Code**

**RESOLUTION EXTENDING
SPECIAL PERMIT**

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, on the 8th day of January, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

Edmond J. Theobald	Supervisor
Sara W. Bollinger	Councilor
John T. Deer	Councilor
Elaine M. Denton	Councilor
Karen M. Green	Councilor
Katelyn M. Kriesel	Councilor
Heather Allison Waters	Councilor

The following resolution was moved, seconded and adopted with the following vote:

Theobald	<u>Aye</u>
Bollinger	<u>Aye</u>

Deer	<u>Age</u>
Denton	<u>Age</u>
Green	<u>Age</u>
Kriesel	<u>Age</u>
Waters	<u>Age</u>

WHEREAS, application has been made to the Town Board of the Town of Manlius for an extension of a Special Permit for the purpose of permitting the continuation of cellular tower located at 7182 East Taft Road, E. Syracuse (0034-02-31.1/1);

WHEREAS, The Town Board of the Town of Manlius held a Public Hearing on the 11th day of May, 1994, which all persons in interest and citizens desiring to be heard had an opportunity to be heard; and there was no public comment against the Project; and

WHEREAS, in 1994 the Board declared itself the lead agency on this unlisted action under SEQR and has issued a negative declaration under SEQR;

WHEREAS, the proposed Special Use is allowed under Town Code Section 155-17 with a special permit and as set forth in the resolution adopted by the Board in May 1994, which resolutions are incorporated herein and ratified;

WHEREAS, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

WHEREAS, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius, including providing sufficient cellular services to Town residents.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the district.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings or impair their value.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

RESOLVED, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (through January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining a cellular

tower for telecommunication devices at 7182 East Taft Road, E. Syracuse, New York,
and be it further


RESOLVED, that the Special Permit shall be under the same terms and
conditions as were issued by the Town Clerk in 1994, which is attached.

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 8th day of January, 2020; 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.

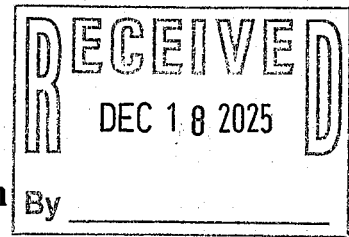
I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 8h day of January, 2020.

DATED: January 8, 2020
Fayetteville, New York



ALLISON WEBER
Town Clerk of the Town of
Manlius



TOWN OF MANLIUS Special Permit Renewal Application

DATE: 12/9/2025

Tax Map # 34.-02-31.1/1

I American Tower Asset Sub, LLC as applicant relative to property located
Applicant's Name
at 7182 East Taft Road, Manlius NY

hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on 5/11/94 and renewed 1/8/2020 Yes No
Date

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Update Contact Information:

Name American Tower Corporation- Attention Zoning Dept

Address 10 Presidential Way, Woburn MA 01801

Phone 781-926-4500 E-mail Zoning@americantower.com



Applicant's Signature

12/9/2025

Date

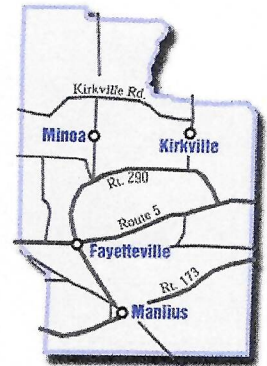
Richard P Palermo, Senior Counsel, American Tower Asset Sub, LLC

Applicant Print Name

Town Code Officers Comments:

Town of Manlius

Planning and Development



DATE: December 15th, 2025
TO: Town of Manlius Planning Board
FROM: Thomas Poitras, Code Enforcement Officer
RE: Special Use Permit Renewal Application

1. Golf Course (Traditions At the Links)
5904 N Burdick St, East Syracuse, NY 13057
 - a. Tax Map: 077.-03-24.5

I have reviewed the attached application and find it to be in order.

There have not been any complaints from the neighboring property owners or violations issued to the property. There have also been no substantial changes from the original Special Use Permit approvals, and I recommend that each renewal be approved for a period of seven years (7) to expire on January 12, 2033.

Thomas A. Poitras
Code Enforcement Officer

Edmond J. Theobald, Supervisor

Town Board – Karen Green, Sara Bollinger, Elaine Denton, Heather Waters, Kaitlyn Kriesel, John Deer

TOWN OF MANLIUS
Special Permit Renewal Application

DATE: 12/8/25

Tax Map # 077-03-24.5

I Frederick E. Kraus as applicant relative to property located
Applicant's Name

at 5904 North Burdick St. East Syracuse, N.Y. 13057
hereby request renewal of a Special Permit from the Town of Manlius, Town Board as required by the Town of Manlius Code, submit the following application and information. I further acknowledge that should any information be later determined as false or not credible in any material respect, any special permit renewed based thereon may be determined by the Town Board as void from the start or revocable.

There are no changes of information or exhibits to the existing special permit originally issued on Feb. 12, 2020 Yes No
Date

If you answered yes to above question, please state in detail the changes you are requesting. Please attach a letter if more space is needed.

Town of Manlius
Town Clerks Office

DEC 12 2025


Received and Filed

Update Contact Information:

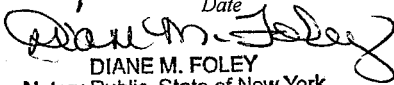
Name Frederick E. Kraus

Address 1201 Crosswind Dr. Camillus, N.Y. 13031

Phone 315-415-8093 E-mail kekraus@aol.com


Applicant's Signature

Frederick E. Kraus
Applicant Print Name

12/8/25
Date

DIANE M. FOLEY
Notary Public, State of New York
Registration No. 01FO5067570
Qualified in Onondaga County
Commission Expires Oct. 15, 2025

Town Code Officers Comments:

IN THE MATTER

Of

**The Application of TRADITIONS AT THE
LINKS ERIE VILLAGE GOLF COURSE of
for Special Permit Pursuant to Chapter 155,
155-27 of the Town of Manlius Code**

**RESOLUTION EXTENDING
SPECIAL PERMIT
"Exhibit A"**

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, on the 12th day of February, 2020, at 6:30 p.m. The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

	Edmond J. Theobald	Supervisor
	John T. Deer	Councilor
	Elaine M. Denton	Councilor
	Karen M. Green	Councilor
	Katelyn M. Kriesel	Councilor
	Heather Allison Waters	Councilor
Absent	Sara W. Bollinger	Councilor

The following resolution was moved, seconded and adopted with the following vote:

Theobald	<u>Aye</u>
Deer	<u>Aye</u>
Denton	<u>Aye</u>
Green	<u>Aye</u>
Kriesel	<u>Aye</u>

Waters

Aye

Bollinger

Absent

WHEREAS, application has been made to the Town Board of the Town of Manlius by Traditions at the Links for an extension of a Special Permit for the purpose of permitting the continuation of a golf club, with food and banquet services, located at 5910 North Burdick Street, E. Syracuse, New York (077-03-24.5);

WHEREAS, all of the requirements of the State Environmental Quality Review Act, the Manlius Town Code and State Law (including referrals to Syracuse/Onondaga County Planning Agency) have been complied with during the initial application for a special use permit for Erie Village Golf Links, Inc., and

WHEREAS, the Town Director of Code Enforcement indicates to the Board that the applicant has been operating their business according to the special use permit issued to them by the Town Board and that there have been no material complaints filed with his office regarding their operation;

WHEREAS, in the opinion of the members of the Town Board, the granting of the extension of the Special Permit requested by applicant will not adversely affect the health, safety, morals, and/or the general welfare of the public; and

WHEREAS, all other requirements of Law have been complied with and the Office of Code Enforcement is recommending the extension contemplated herein;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Manlius finds as follows:

1. The use possesses characteristics that blend desirably with the neighboring properties and will secure the objectives of the Zoning Ordinance of the Town of Manlius.

2. The location, size of the use of and structure, nature and intensity of the operations involved, size of the site in relation to it, and the location of the site with respect to the streets giving access to it are such that it will be in harmony with the orderly development of the area.

3. The location, nature and height of the buildings, walls and fences will not discourage the appropriate development and use of adjacent land and buildings.

4. The use does not conflict with any master plan or part thereof.

5. The proposal will not significantly impair the safety of the general public nor unreasonably increase traffic congestion.

6. The proposal will not significantly increase the possibility of nuisance or noise from the site.

and be it further

RESOLVED, that the applicant be, and hereby is, granted a seven (7) year extension of a Special Permit (through January 1, 2026) pursuant to the provisions of Section 155-27 of the Town of Manlius Code for the purpose of maintaining a golf course with food and banquet services at 5910 North Burdick Street, East Syracuse, New York 13057, and be it further

RESOLVED, that the Special Permit shall be under the same terms and conditions as were issued by the Town Clerk in 1993, which special permit is attached, and renewed on December 12, 2012; and be it further

RESOLVED, that pursuant to Town Board authorization at its May 23, 2018 regular meeting, a new number 9 be added to the original permit that says:


9. Applicant is allowed to have live music on the back deck and or patio of the building one night per week, no later than 10:00 pm with the music and the speakers being directed toward the building and at decibel levels reasonable to the time and circumstance.

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 12th day of February, 2020; 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 **HEREBY 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 12th day of February, 2020.

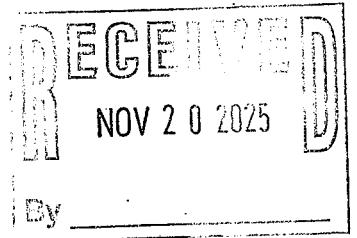
DATED: February 12, 2020
Fayetteville, New York



ALLISON WEBER
Town Clerk of the Town of
Manlius

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION



DATE: NOV. 18, 2025

Name of Project: FRATANGELO KARKER ROAD SUBDIVISION

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: ON THE WEST SIDE OF KARKER ROAD, 1167+ NORTH OF N.Y.S.

Type of Project: ROUTE 298.

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

Developer: COTTRELL LAND SURVEYORS, PC Phone: 315)682-8121

Address: 7308 STATE ROUTE 173, MANLIUS Zip: 13104

Tax Map Number(#)/s: 35-1-14

Present Zoning: RA Desired Zoning: RA

Total Acreage: 12.409+ AC Total Number of Lots: 2

Property Owner/s: PASQUALE FRATANGELO Phone: 315-415-2590

Address: 7199 KARKER ROAD, EAST SYRACUSE, NY Zip: 13057

Tax Map#(s): 35-1-14 Owner's Signature: *Pasquale L. Fratangelo*

Printed Name: PASQUALE L. FRATANGELO

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: FRATANGELO KARKER ROAD SUBDIVISION			
Project Location (describe, and attach a location map): ON THE WEST SIDE OF KARKER ROAD, 1167± NORTH OF N.Y.S. ROUTE 298			
Brief Description of Proposed Action: SUBDIVIDE PROPERTY INTO 2 LOTS			
Name of Applicant or Sponsor: PASQUALE FRATANGELO		Telephone: 315-415-2890	
Address: 7199 KARKER ROAD		E-Mail:	
City/PO: EAST SYRACUSE		State: NY	Zip Code: 13057
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 12.409± acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 12.409± acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: NA _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>INDIVIDUAL SEWAGE DISPOSAL SYSTEM</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: PASQUALE FRATANGELO Date: 11/19/25

Signature: *Pasquale L. Fratangelo* Title: _____

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Expected Fee: \$300.00

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 5/12/25

Name of Project: Sturick-Bowman Rd

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: Bowman Rd vacant land

Type of Project:

Division of Land Subdivision Accessory Use Zone Change Site Review Other

Developer: not established yet Phone: 315-575-1275

Address: _____ Zip: 13057

Tax Map Number(#)/s: 073.-03-03.1

Present Zoning: RA Desired Zoning: RA

Total Acreage: 61.17 Total Number of Lots: 1

Property Owner/s: Barbara Sturick Phone: 315 575 1275

Address: 5839 Bowman Rd Zip: 13057

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

Printed Name: Barbara Sturick

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

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Barbara Strick</i>			
<i>subdivide land</i>			
Project Location (describe, and attach a location map): <i>Bowman Rd - see attached</i>			
Brief Description of Proposed Action: <i>subdivide 61.77 parcel, selling 2 1/2 acre for new land owner to build single family home.</i>			
Name of Applicant or Sponsor: <i>Barbara Strick</i>		Telephone: <i>315 575 1275</i>	
		E-Mail: <i>bstrick@gmail.com</i>	
Address: <i>5839 Bowman Rd</i>			
City/PO: <i>E. Syracuse</i>	State: <i>NY</i>	Zip Code: <i>13057</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Barbara Sturick</u>		Date: <u>5/12/25</u>
Signature: <u>[Signature]</u>		

STOP

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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. Barbara Sturck, being duly sworn, deposes and says that (s) he is:

applicant / 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: 5/12, 2025.

Date: _____, 20_____.

Barbara Strick
(Print Name)

(Print Name)

[Signature]
(Signature)

(Signature)

(Entity Name)

(Entity Name)

By (Officer) (Title)

By (Officer) (Title)

(Mailing Address of Applicant)

(Mailing Address of Applicant)

(Telephone Number)

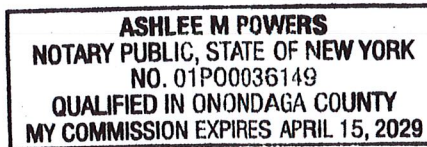
(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 12 day of May in the year 2025, before me, the undersigned, a notary public in and for said state, personally appeared Barbara Strick, 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.

Ashlee M Powers
Notary Public



CORPORATE ACKNOWLEDGEMENT

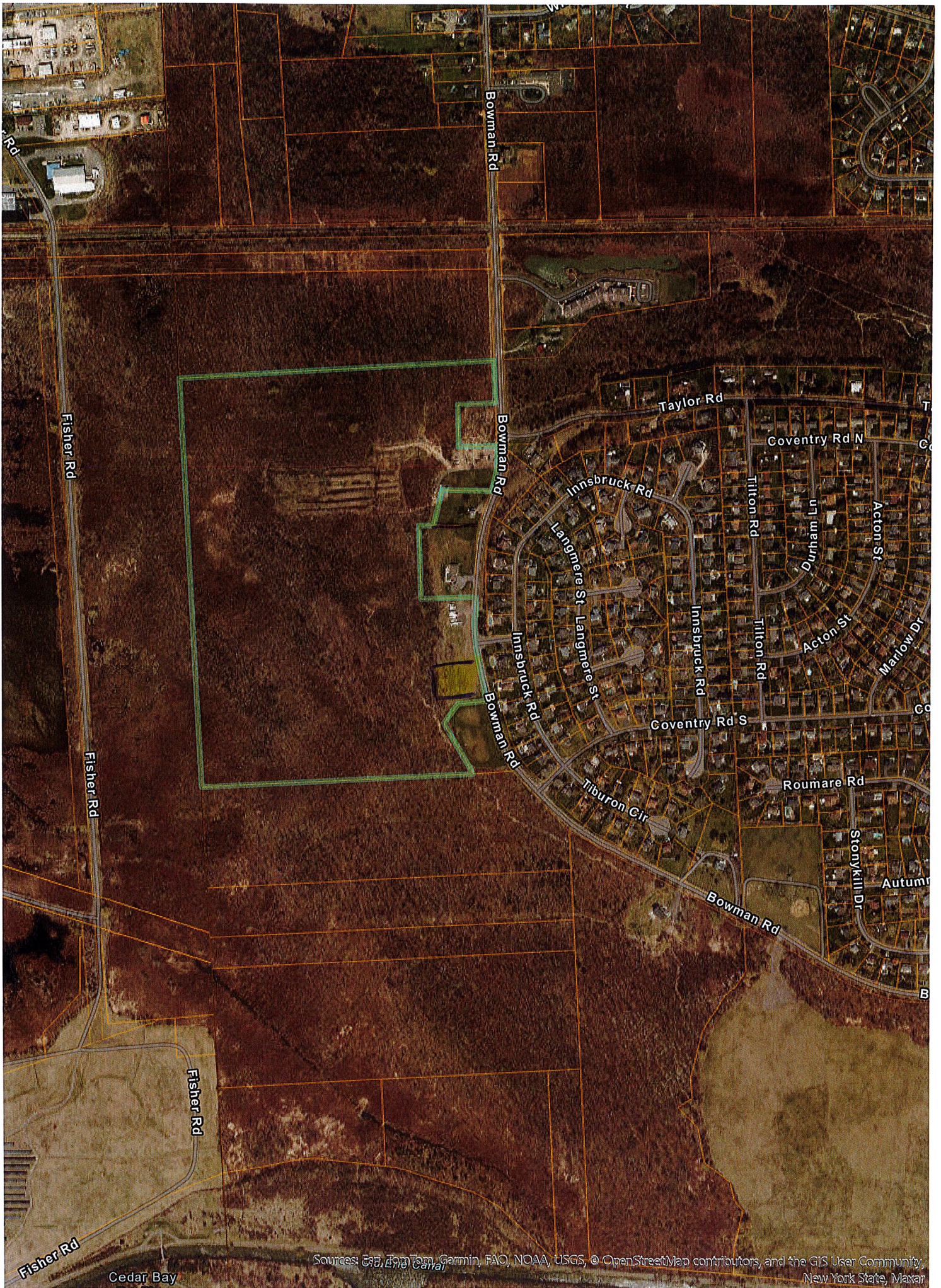
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

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

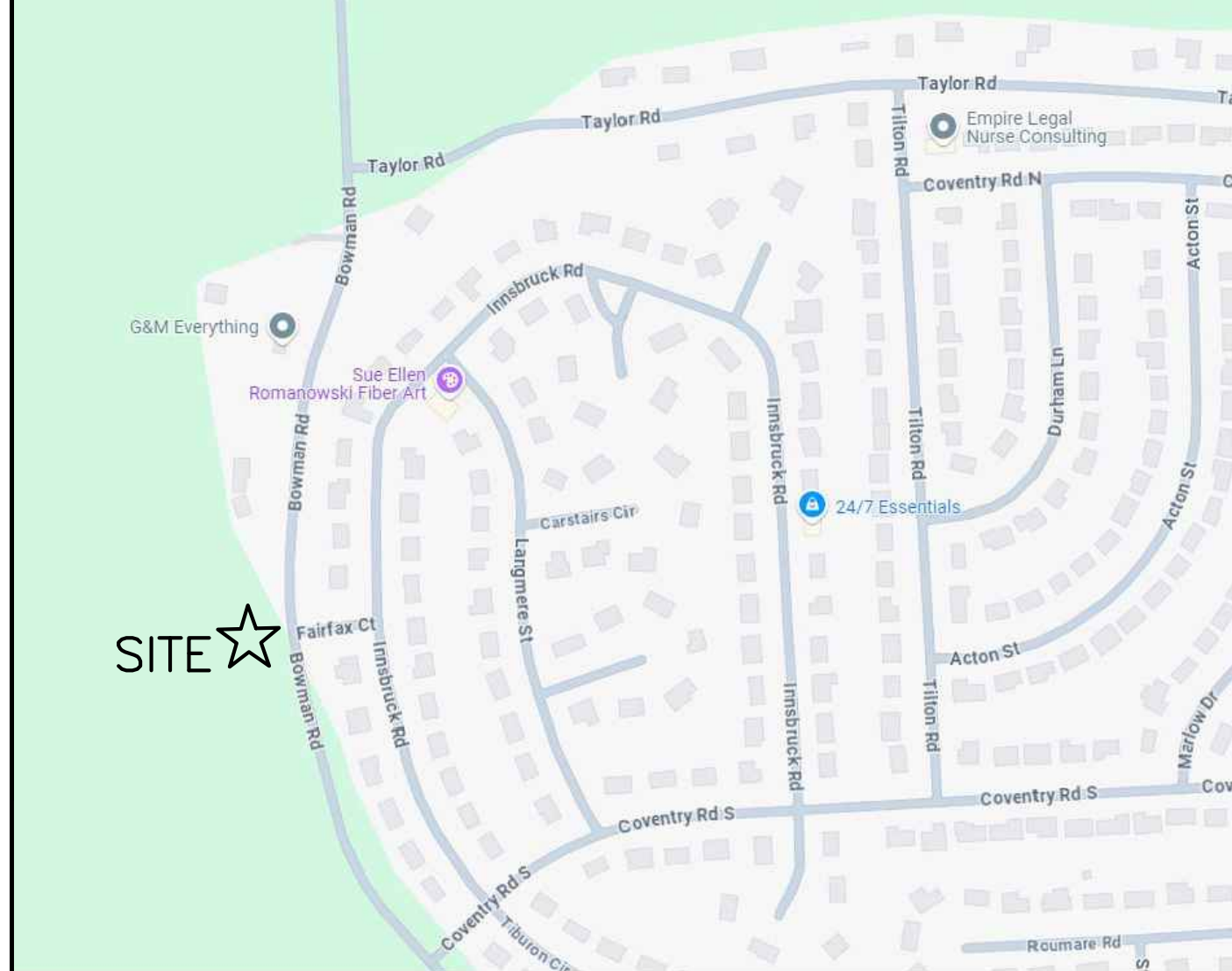
Applicant Signature

Subscribed to me before this day
Of _____, 20____

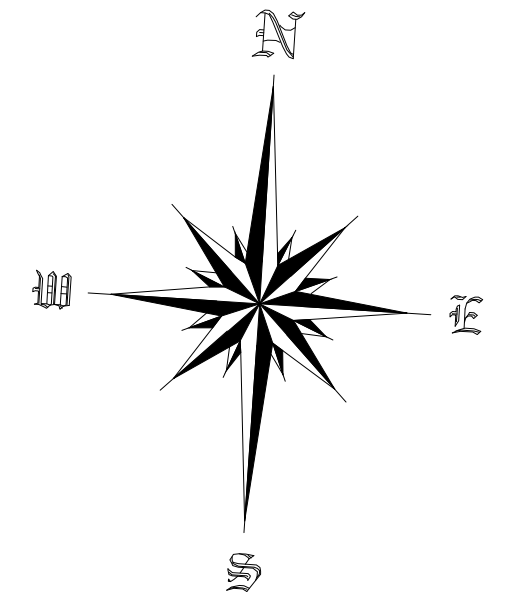
Notary Public



Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Maxar



LOCATION MAP
(NOT TO SCALE)



MATTHEW EGGLESTON N/F
INSTR. #2024-2325
TAX MAP #073.0-03-4.1

JOSEPH ALEXANDER N/F
INSTR. #2023-36963
TAX MAP #053.0-04-03.1

①
58.8± Acres (per tax map)
(REMANNING LANDS)

BARBARA STURICK N/F
TAX MAP #073.0-03-03.1

THOMAS DOMBROSKI N/F
BOOK 4991 PAGE 990
TAX MAP #073.0-03-01

MATHEW STURICK N/F
BOOK 4986 PAGE 190
TAX MAP #073.0-03-02

BARBARA STURICK N/F
BOOK 5179 PAGE 539
TAX MAP #073.0-03-03.3

②
NEW PARCEL
2.296± Acres
100,000 Sq. Feet

POINT OF BEGINNING

TOWN OF DEWITT
TOWN OF MANLIUS

BOWMAN ROAD

FAIRFAX COURT

MATTHEW STURICK N/F
INSTR. #2024-2324
TAX MAP #074.00-01-01

MUNICIPAL APPROVAL
APPROVED TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL

ZONING NOTE:

- ZONED: RESTRICTED AGRICULTURAL-(R-A).
- PER TOWN CODE
 - MIN. LOT WIDTH 200' (WITH SEPTIC SYSTEM)
 - MIN. LOT AREA 100,000 S.F. (WITH SEPTIC SYSTEM)
 - SEE LOT 1B FOR BUILDING SETBACKS



I HEREBY APPROVE THIS TRACT MAP:

BARBARA STURICK
5839 BOWMAN RD.
EAST SYRACUSE, N.Y. 13057

The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on July 15, 2020.

Forrest L. SeGuin
Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.

Only survey maps with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of sect. 7209, subsection 2, of the New York State Education Law.
The certification is limited to the persons for whom the survey map is prepared and on his behalf to the title company, governmental agency and the lending institution listed hereon. Certification are not transferred to additional institutions or subsequent owners.
The location of underground improvements, structures, and utilities are not covered by this certificate.



FINAL PLAN

LANDS OF STURICK
PART OF LOT 53 - TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, PLLC
Forrest L. SeGuin, L.S.
6197 DYKE ROAD, CHITENANGO, N.Y. 13037
PHONE: (315) 263-1642

SCALE: 1" = 100'
DATE: 07/14/2025
PROJECT NO. 25097
TAX MAP NO. 073.0-03-3.1
DWG. STURICK 3.0 ACRES

PERCOLATION TEST INFORMATION

TEST HOLE	TIME FOR 1" DROP	SOIL INFORMATION
P1	40 MIN.	0-4" TOPSOIL 4-60" FINE SILT W/ GRAVEL AND TRACE CLAY
P2	35 MIN.	NO BEDROCK NO GROUNDWATER

PERFORMED BY: EDWARD REID, P.E.
PERFORMED ON: 10/19/2025
START TIME: 9:00 AM

DESIGN BASED ON:
PERC HOLE DEPTH: 30"
TEST DEPTHS: 18"-24"
STABILIZED PERC RATE: 40 MIN/INCH
USING A 24" TRENCH; 6' ON CENTER
DESIGN FLOW = 330 GAL/DAY (3 BEDROOM HOUSE)
REQUIRED LENGTH OF TRENCH: 248 LF *
LENGTH OF TRENCH USED: 260 LF

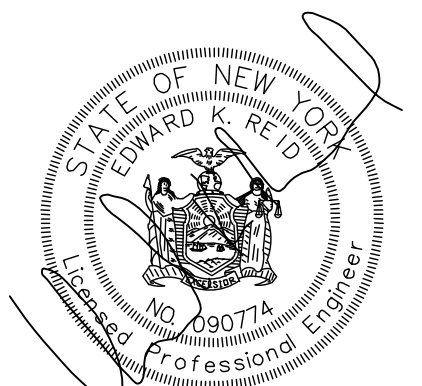
* USING A 25% REDUCTION AS THE EQUALIZER36
(OR APPROVED EQUAL) IS BEING PROPOSED.
(330 X 0.75 = 248)

THEREFORE, (5) - 52' LINES HAVE BEEN
PROPOSED.



Know what's below.
Call before you dig.

EXCEPT AS PROVIDED UNDER SECTION 7209
SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW, UNAUTHORIZED
ALTERATION IS PROHIBITED



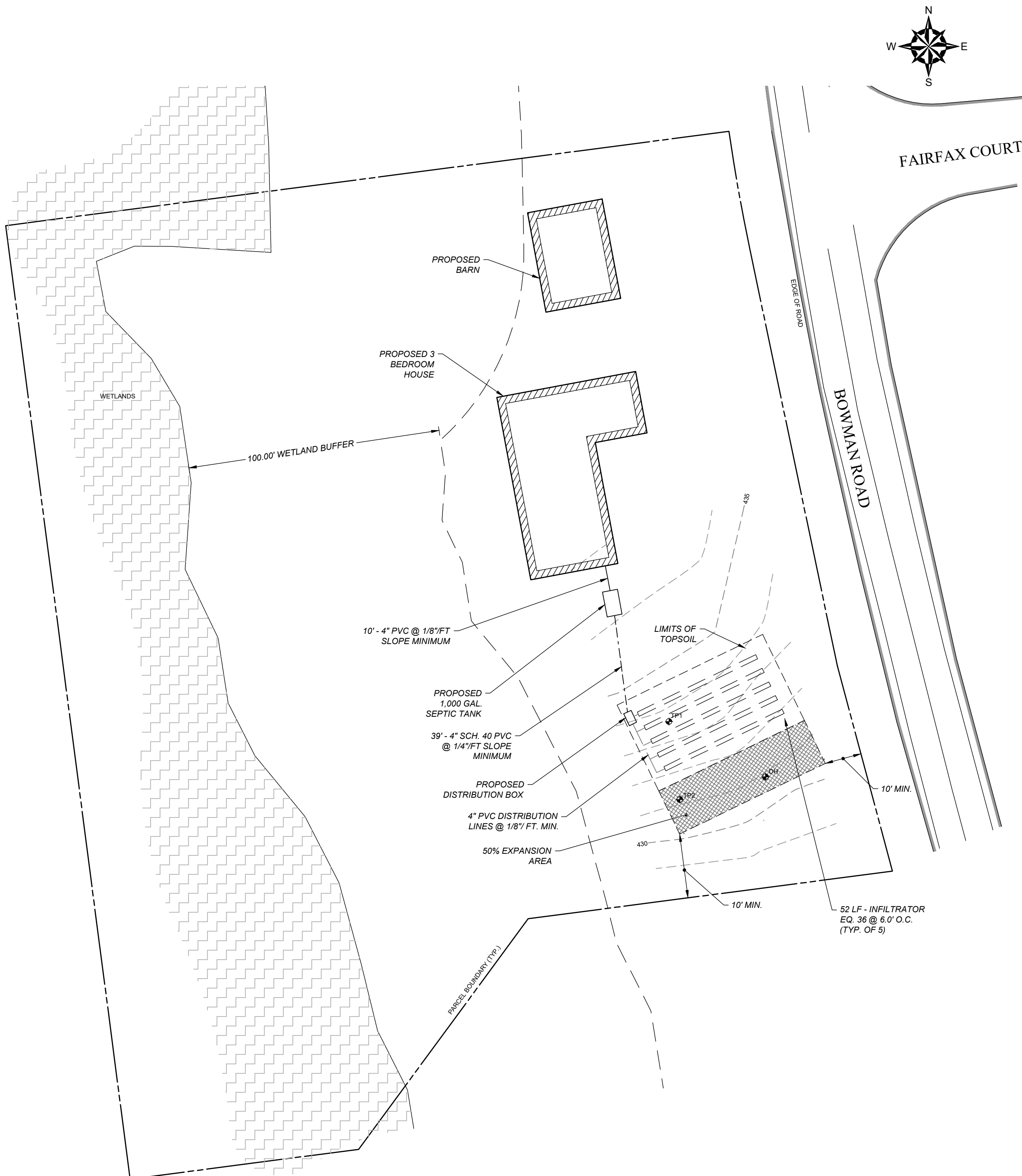
EDWARD K. REID, P.E.

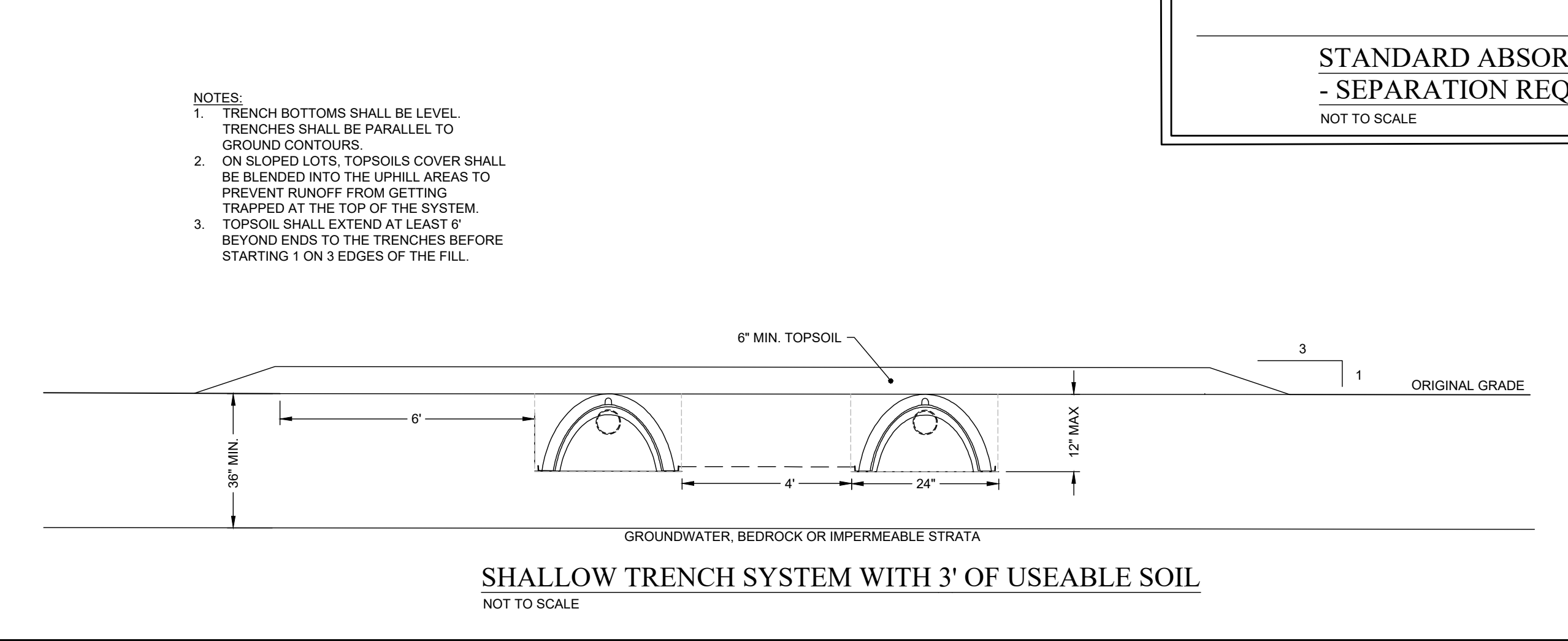
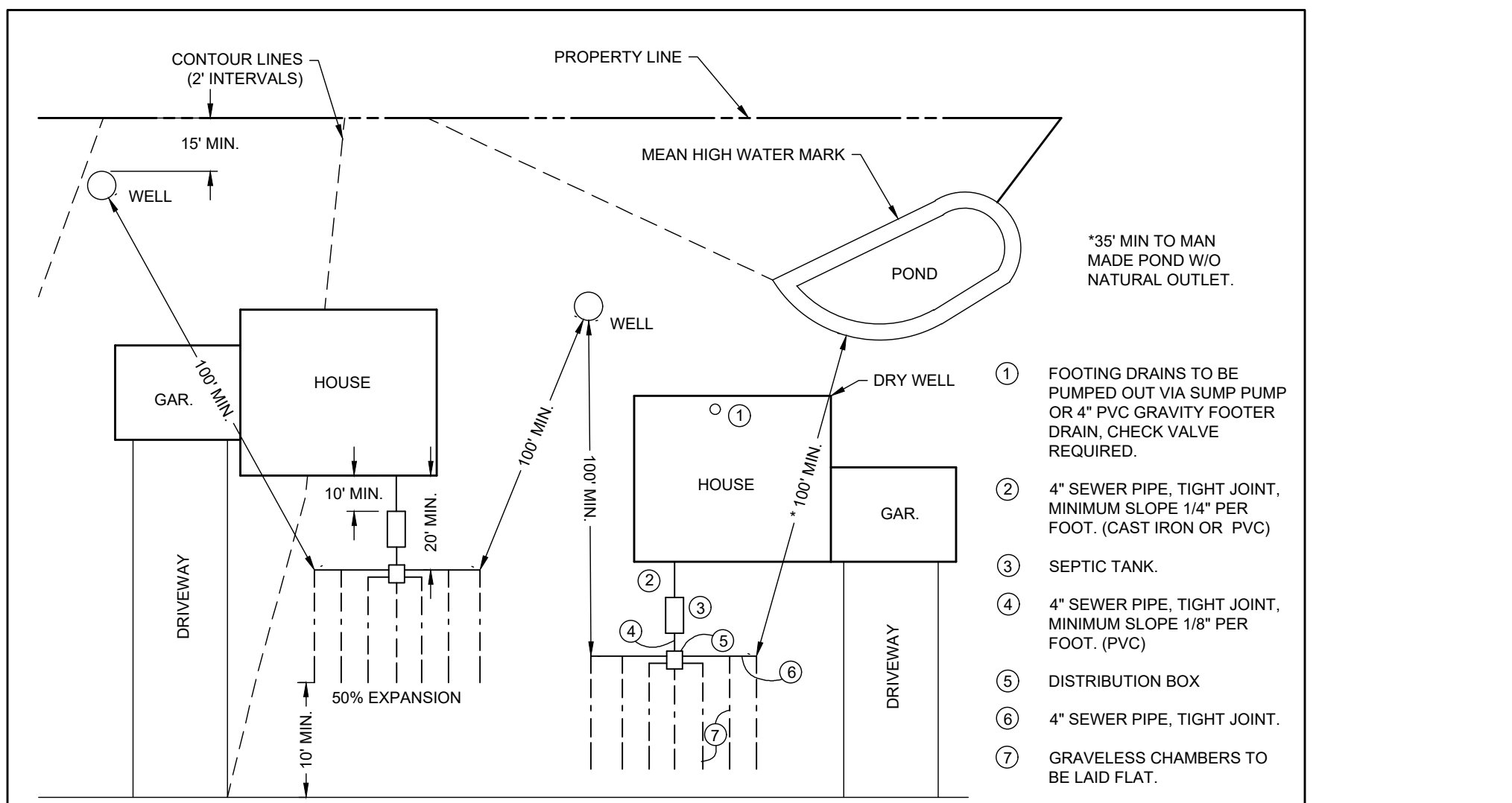
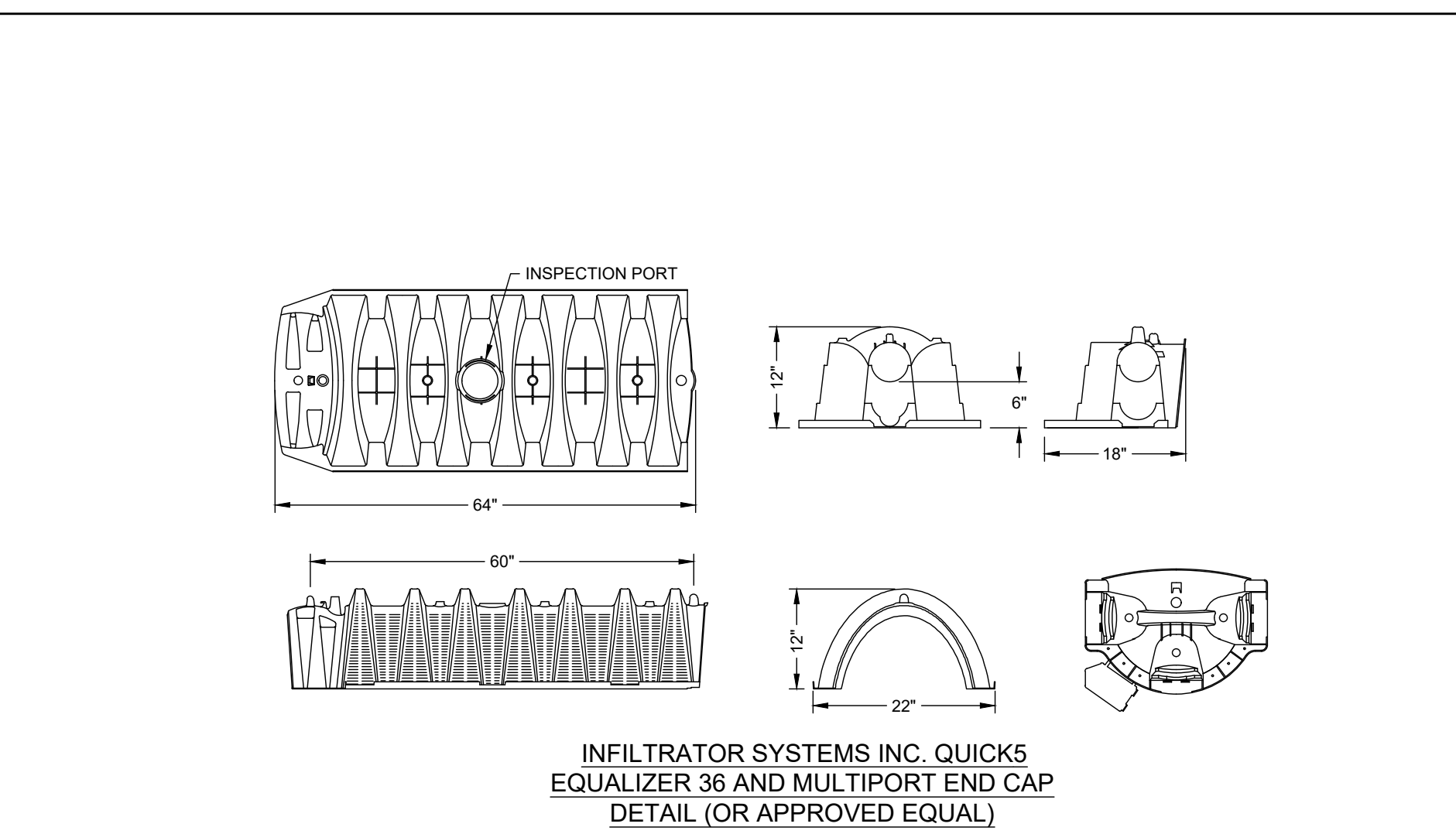
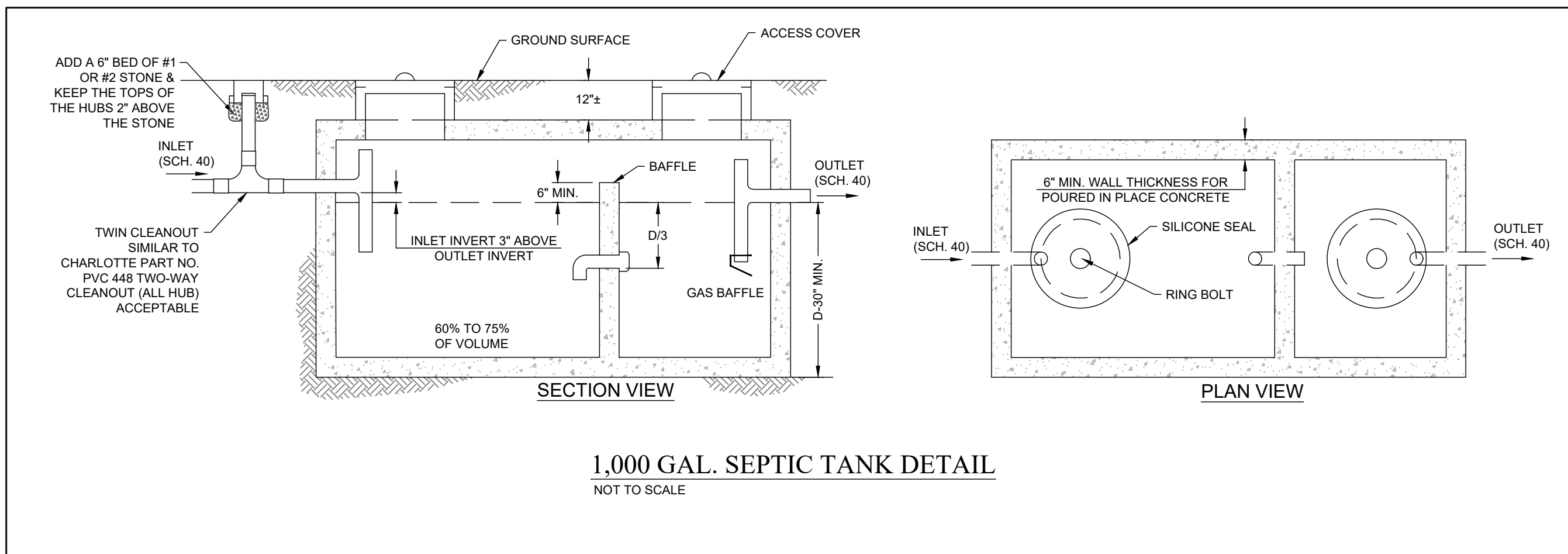
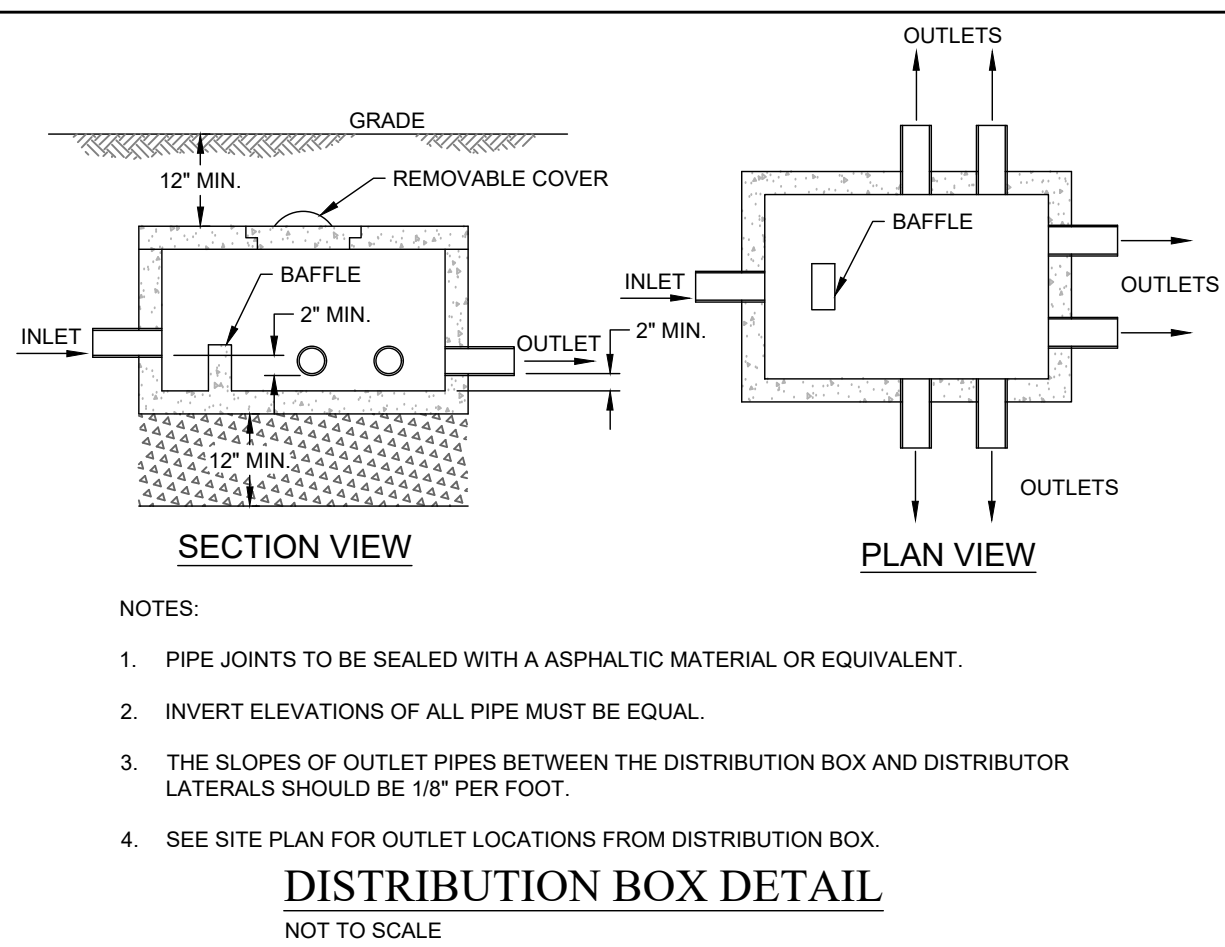
NO.	ISSUE/DESCRIPTION	BY	DATE

MONTVILLE SEPTIC
BOWMAN ROAD
TOWN OF MANLIUS

SEPTIC PLAN

PREPARED BY: EDWARD REID ENGINEERING, PLLC 6096 BETHLEHEM LANE CICERO, NEW YORK 13039 315-569-4328	PREPARED FOR: TAYLOR MONTVILLE 6096 BETHLEHEM LANE CICERO, NEW YORK 13039		
PROJ MGR: EKR	DESIGNED BY: EKR	REVIEWED BY: CJM	CHECKED BY: DWG
DATE: 10/29/2025	PROJECT NO: 202559	REVISION NO:	SCALE: AS NOTED
			CA100 SHEET NO. 01 OF 02





EXCEPT AS PROVIDED UNDER SECTION 7209
 SUBDIVISION 2 OF THE NEW YORK STATE
 EDUCATION LAW, UNAUTHORIZED
 ALTERATION IS PROHIBITED

EDWARD K. REID, P.E.

NO.	ISSUE/DESCRIPTION	BY	DATE
	MONTVILLE SEPTIC BOWMAN ROAD TOWN OF MANLIUS		

DETAILS

PREPARED BY: EDWARD REID ENGINEERING, PLLC 2460 CEMETERY ROAD FABULUS, NEW YORK 13063 315-569-4328	PREPARED FOR: TAYLOR MONTVILLE 6096 BETHLEHEM LANE CICERO, NEW YORK 13039				
PROJ MGR: EKR	DESIGNED BY: EKR	DRAWN BY: CJM	REVIEWED BY:	CHECKED BY:	DWG
DATE: 10/29/2025	PROJECT NO: 202559	REVISION NO:	SCALE: AS NOTED	REVISION NO:	CA500
					SHEET NO. 02 OF 02

Know what's below.
 Call before you dig.



Consultant Parcel Jurisdictional Determination Review Letter

December 3, 2025

Consultant:

E.H. Frantz
E.H. Frantz Environmental
5781 Ridge Road
Cazenovia, NY 13035
Sent Via Email – ehfrantz@gmail.com

Landowner:

Matthew Sturick
5839 Bowman Road
East Syracuse, NY 13057

**RE: DEC Review of Consultant Parcel Jurisdictional Determination
Project Jurisdictional Determination – Wetland Concurrence for wetland
delineation performed November 6, 2025. Part of a tax parcel subdivision
Part of Tax Parcel: 073.0-03-03.1
Town of Manlius, Onondaga County, New York**

The New York State Department of Environmental Conservation (DEC) has reviewed your proposed parcel jurisdictional determination (JD) for the subject parcel(s). Based on the information provided on November 6, 2025, DEC jurisdiction over on-site freshwater wetlands is summarized in the following table.

Wetland ID	Jurisdictional Status	Jurisdictional Criteria Acreage/Unusual Importance (UI)	Classification (I, II, III, IV)	Classification Rationale
Identified Wetland	DEC Regulated	Wetland is within Urban Area, Contiguous to a previously mapped Wetland	II	Located within a FEMA 100-year Floodplain; Wetland is within urban area

This determination shall remain valid for a period of five (5) years from the date of this letter, expiring after December 1, 2025.

Please be advised, an Article 24 Freshwater Wetlands permit is required to conduct any regulated activities within DEC regulated freshwater wetlands and associated adjacent areas. For further information regarding what constitutes a regulated activity, please refer to 6 NYCRR Part 663 Freshwater Wetlands Permit Requirements Regulations or contact the appropriate DEC Bureau of Ecosystem Health office.

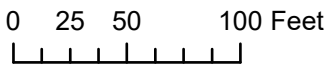
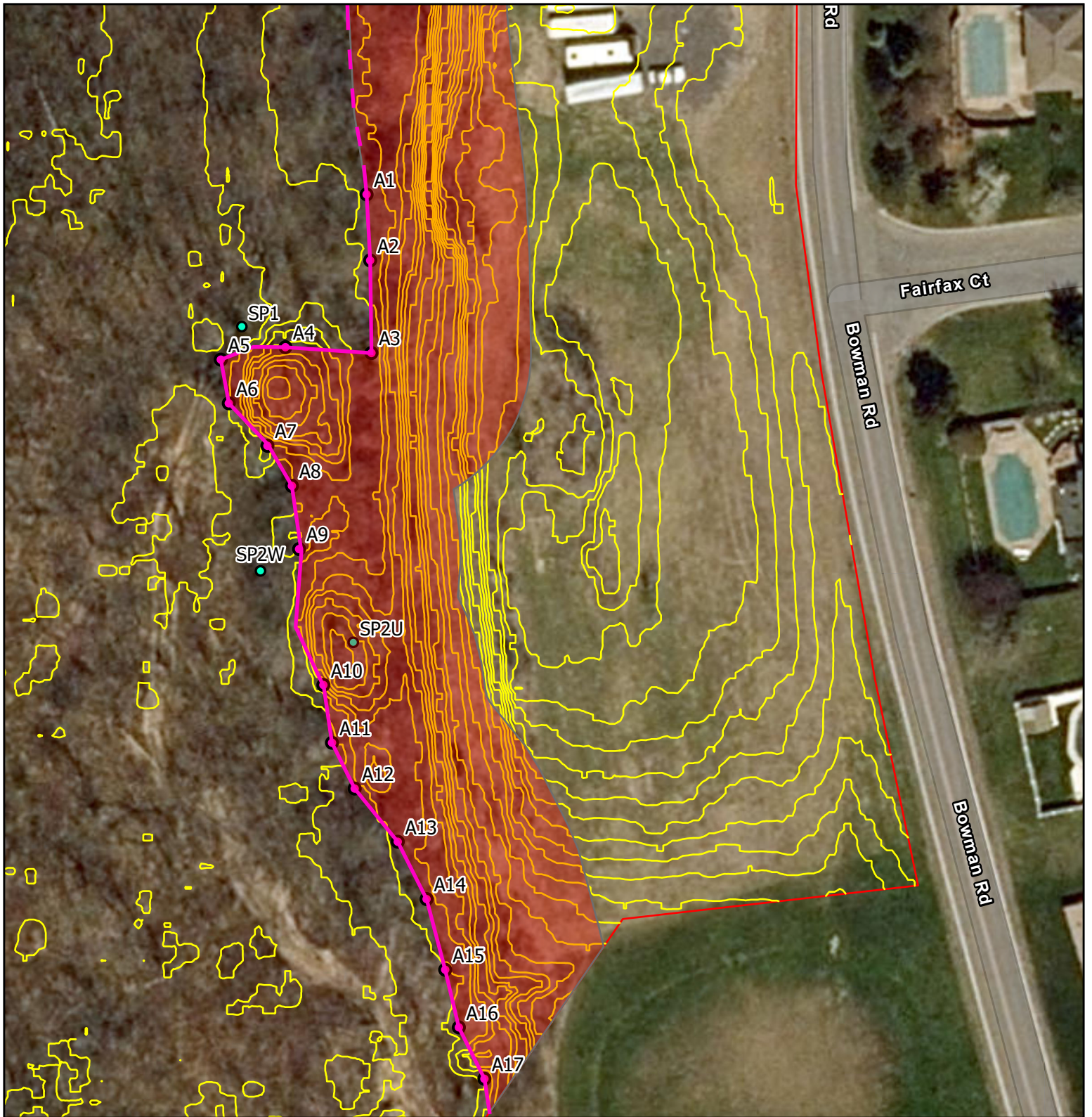
This letter of determination refers only to the wetland area investigated and detailed on the attached map. No project plans were submitted, therefore, any areas not shown on this map would require additional data and review for an updated delineation. If prior to, or during construction, the project area changes outside of the investigated area for any reason, this determination may also be subject to change. In the event of a change to the project plans, please contact the appropriate DEC Bureau of Ecosystem Health office for further guidance.

Please note, this letter relates only to DEC freshwater wetlands jurisdiction and does not address the potential need for any other DEC permits, or any permits or approvals that may be required from other agencies or municipalities.

If you have any questions or concerns regarding this determination, please contact DEC Region 7 Bureau of Ecosystem Health at R7beh@dec.ny.gov

Sincerely,

Michael Oot
Biologist, Bureau of Habitat
Region 7, NYSDEC



Current Delineated Wetlands

PROJECT: Matt Sturick Property
 Town of Manulis
 Onondaga County, NY

- Field Point
- Sample Point
- Contours
- Bowman Road Parcel (61.17 ac)
- Wetland Boundary
- Approximate Wetland Boundary
- 100ft Buffer