

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
April 13, 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

Director of Planning and Development - Projects Update

Approval Of Minutes

1. March 23, 2026 Minutes

Current Projects

1. Barbara Sturick - 5839 Bowman Road, E. Syracuse, NY 13057 - Discussion - Wetland Buffer - 2-Lot Subdivision - Zoning Classification - Restricted Agricultural (RA) - Tax Map #073.-03-03.1

Other Business

Adjournment

Expected Fee: \$300.00

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 5/12/25

Name of Project: Starick-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 Starick Phone: 315 575 1275

Address: 5839 Bowman Rd Zip: 13057

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

Printed Name: Barbara Starick

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>			
Project Location (describe, and attach a location map): <i>subdivide land</i>			
Brief Description of Proposed Action: <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)

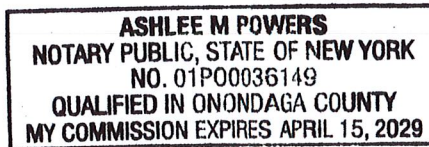
(Telephone Number)

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

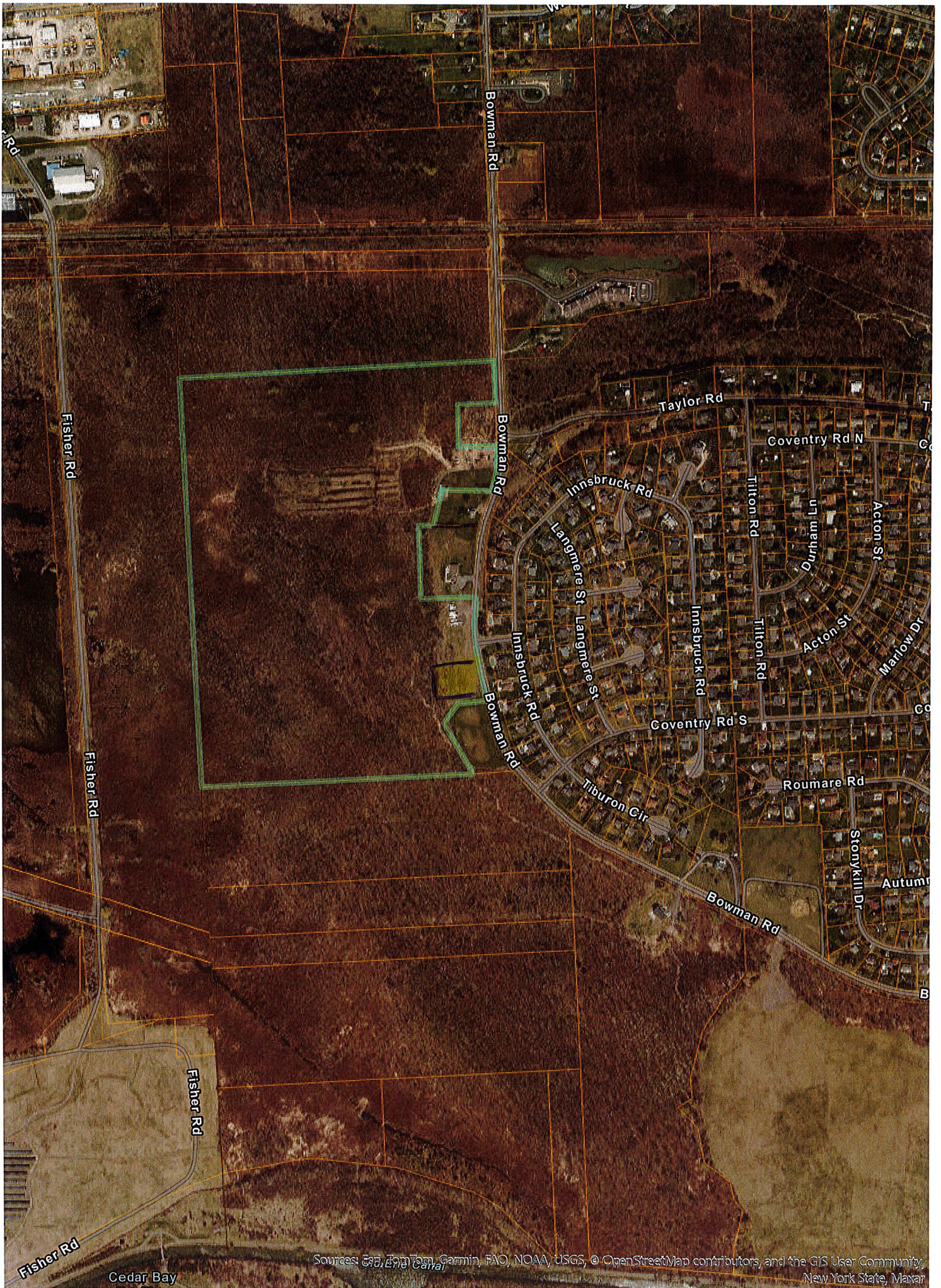
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

_____, 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

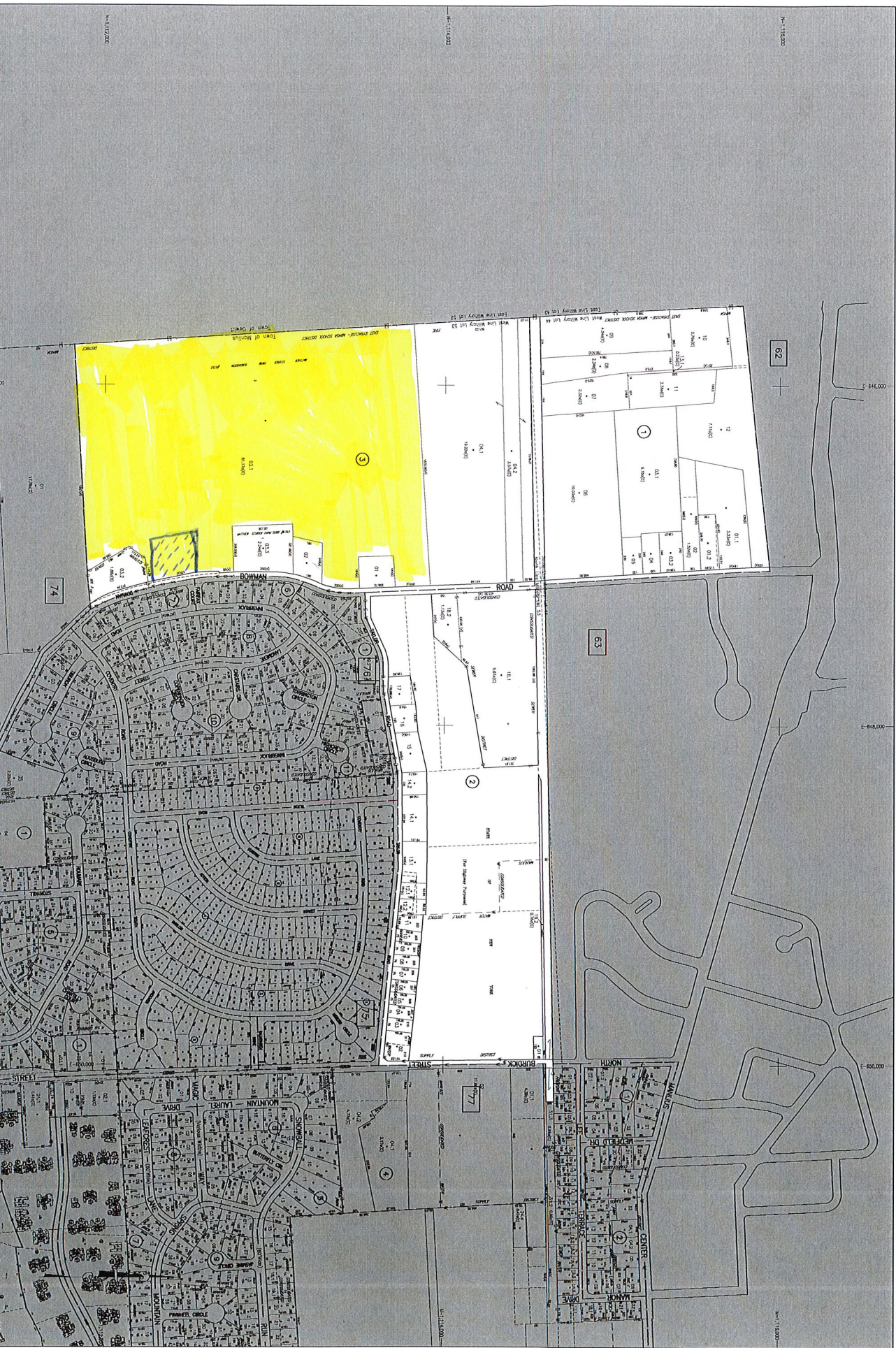


Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, New York State, Maxar

ONONDAGA COUNTY FINANCE DEPARTMENT
 PREPARED MARCH 1, 2024

SPECIAL DISTRICT INFORMATION	
SECTION	73
TOWNSHIP	MANLIUS
COUNTY	ONONDAGA
DATE	MARCH 1, 2024
BY	[Signature]
CHECKED	[Signature]
APPROVED	[Signature]

LEGEND	
[Symbol]	PROPERTY TAXES
[Symbol]	ADDITIONAL TAXES
[Symbol]	UNIMPROVED LAND
[Symbol]	IMPROVED LAND
[Symbol]	WATER SERVICE
[Symbol]	SEWER SERVICE
[Symbol]	STREET LIGHTS
[Symbol]	UTILITIES
[Symbol]	ROADS
[Symbol]	RAILROADS
[Symbol]	WATERWAYS
[Symbol]	BOUNDARIES
[Symbol]	ADDITIONAL INFORMATION



SCALE : 1" = 200'
 FOR TAXING PURPOSES ONLY
 NOT TO BE USED FOR CONVEYANCE

SECTION MAP 73
 TOWN OF MANLIUS
 ONONDAGA COUNTY, NY

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



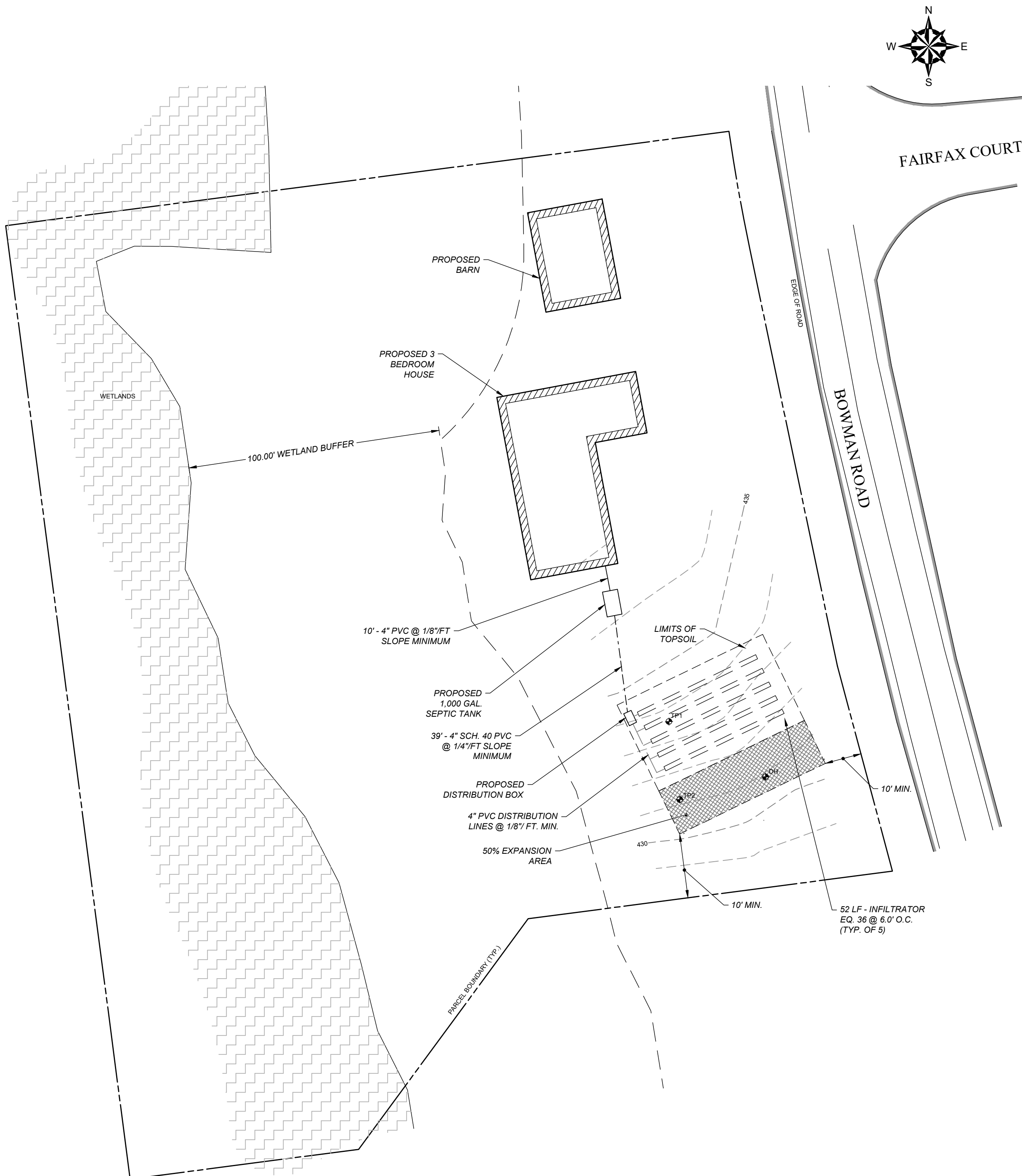
EDWARD K. REID, P.E.

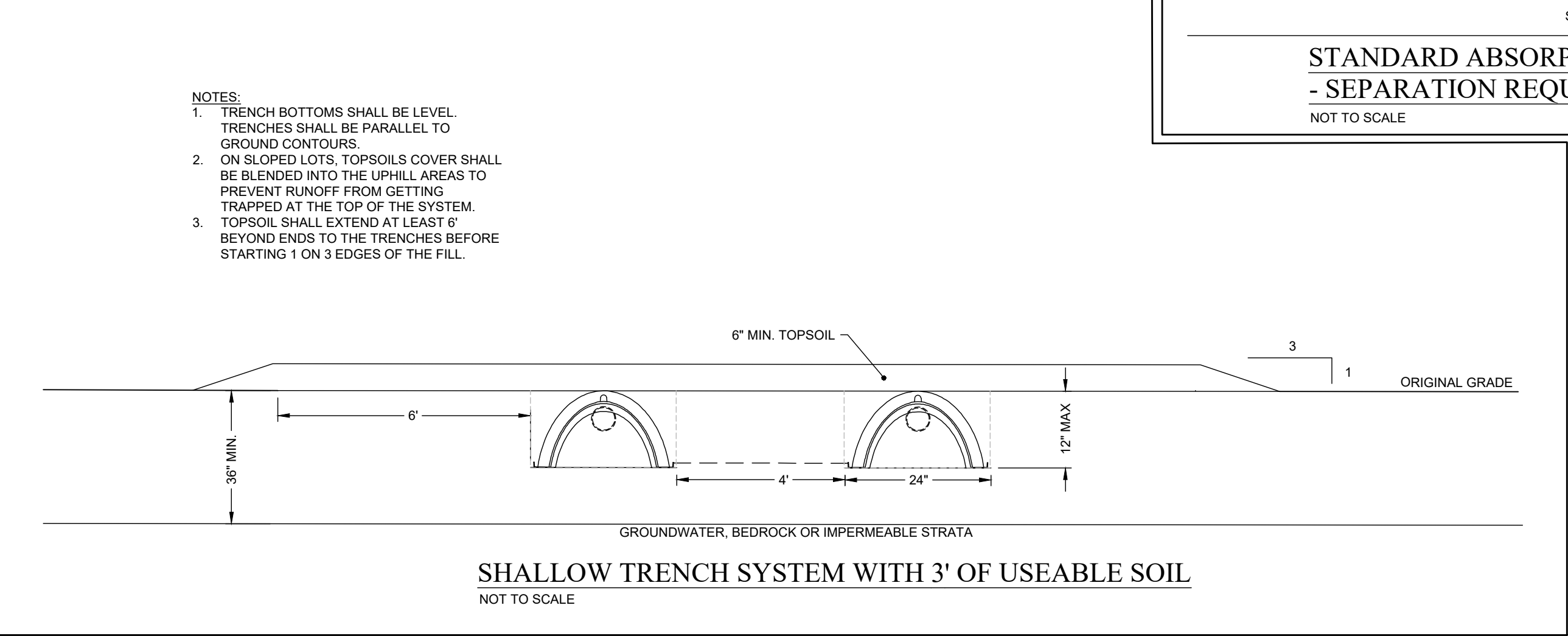
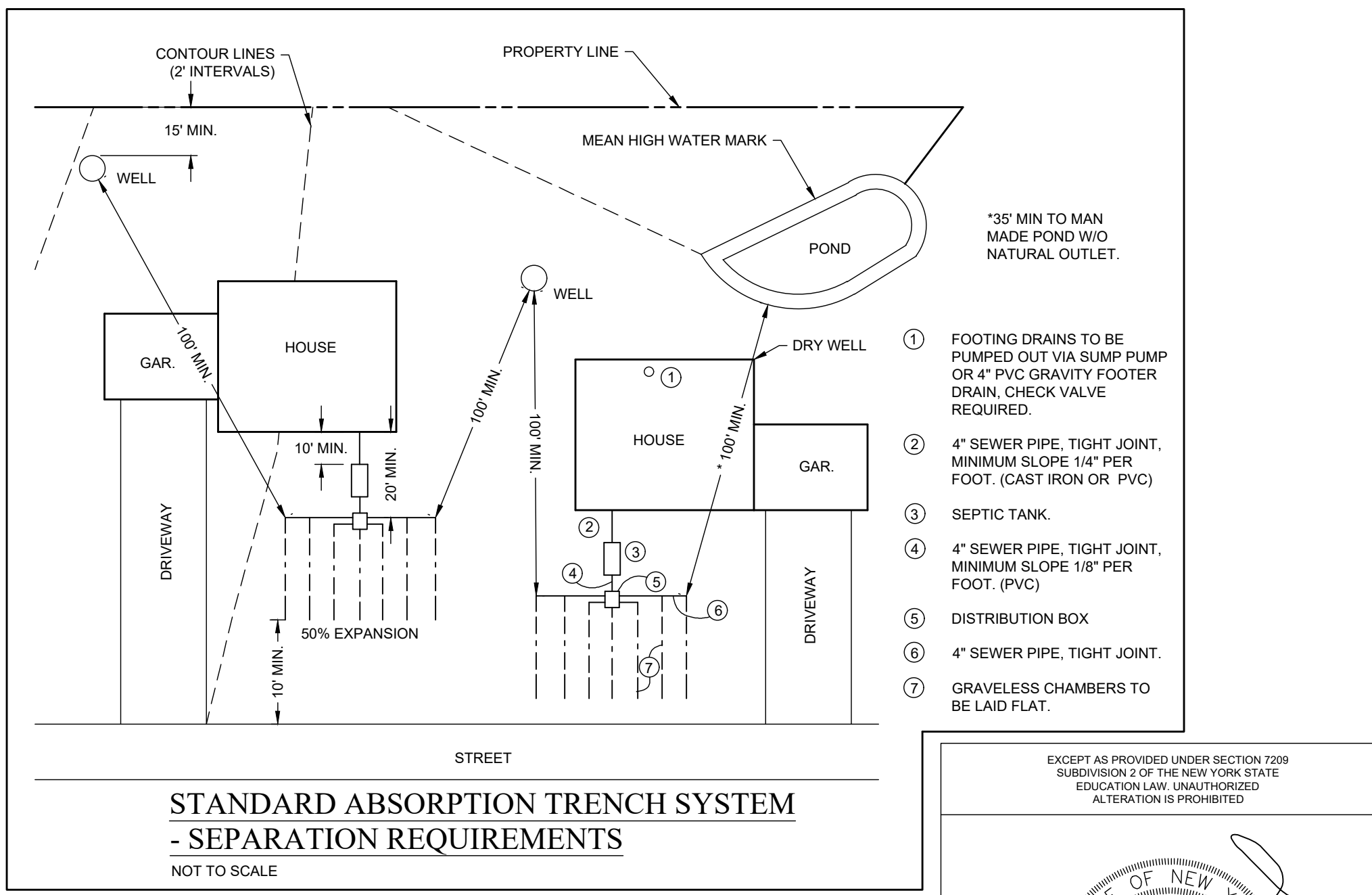
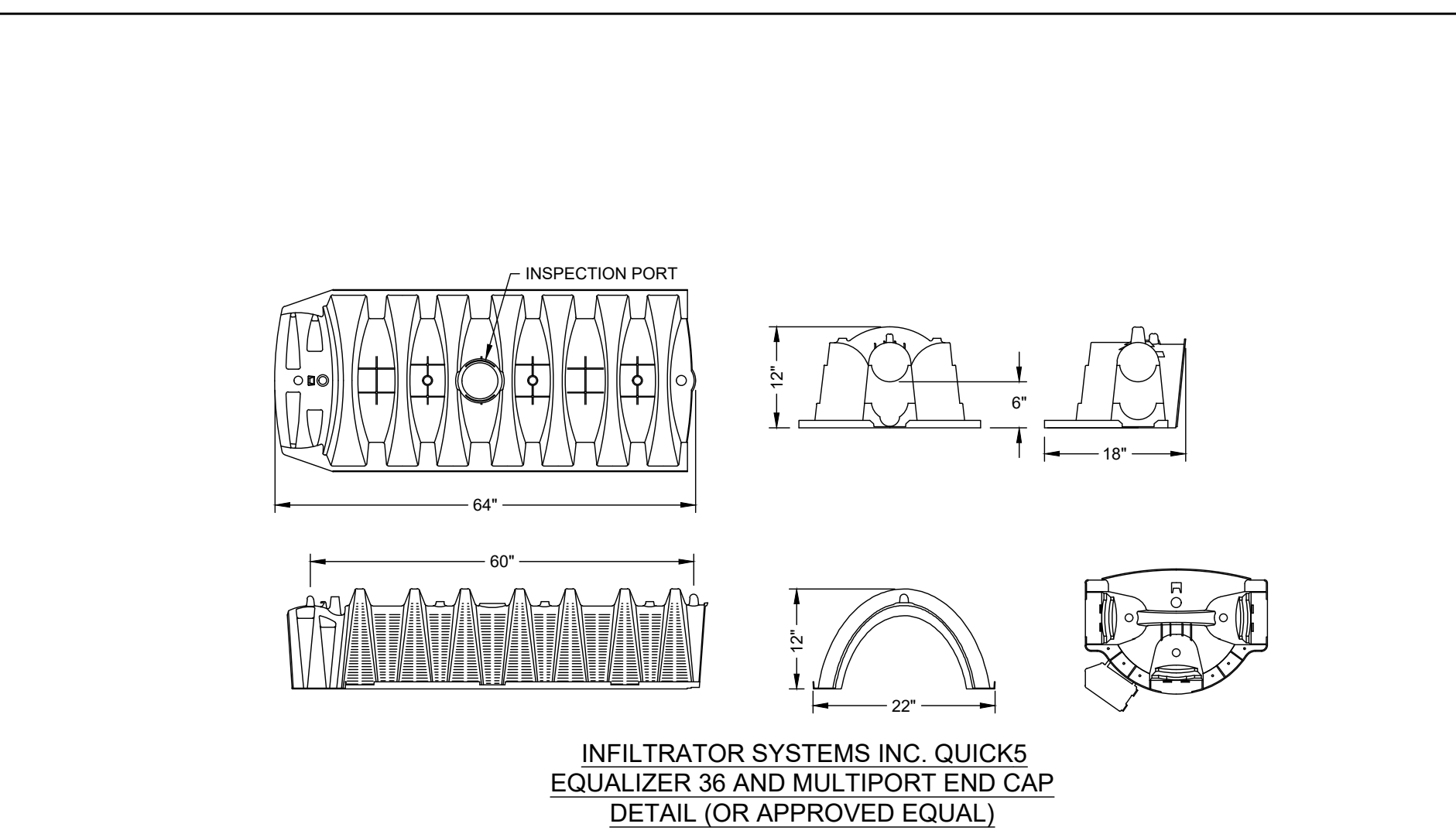
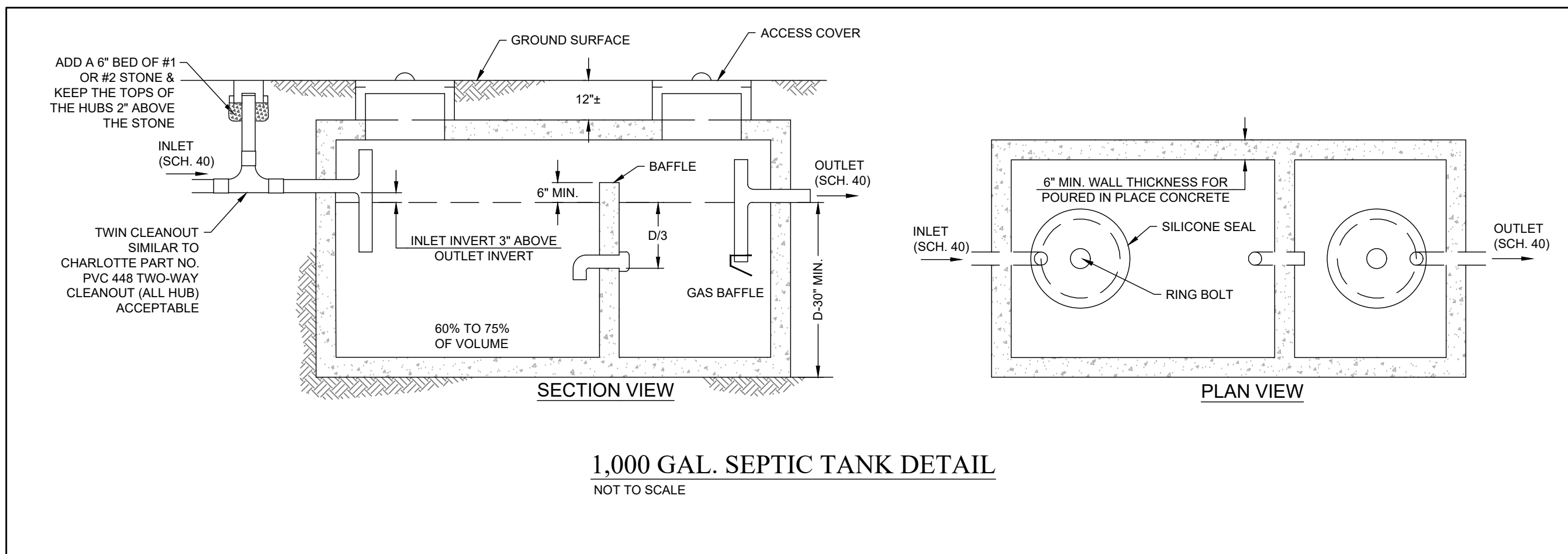
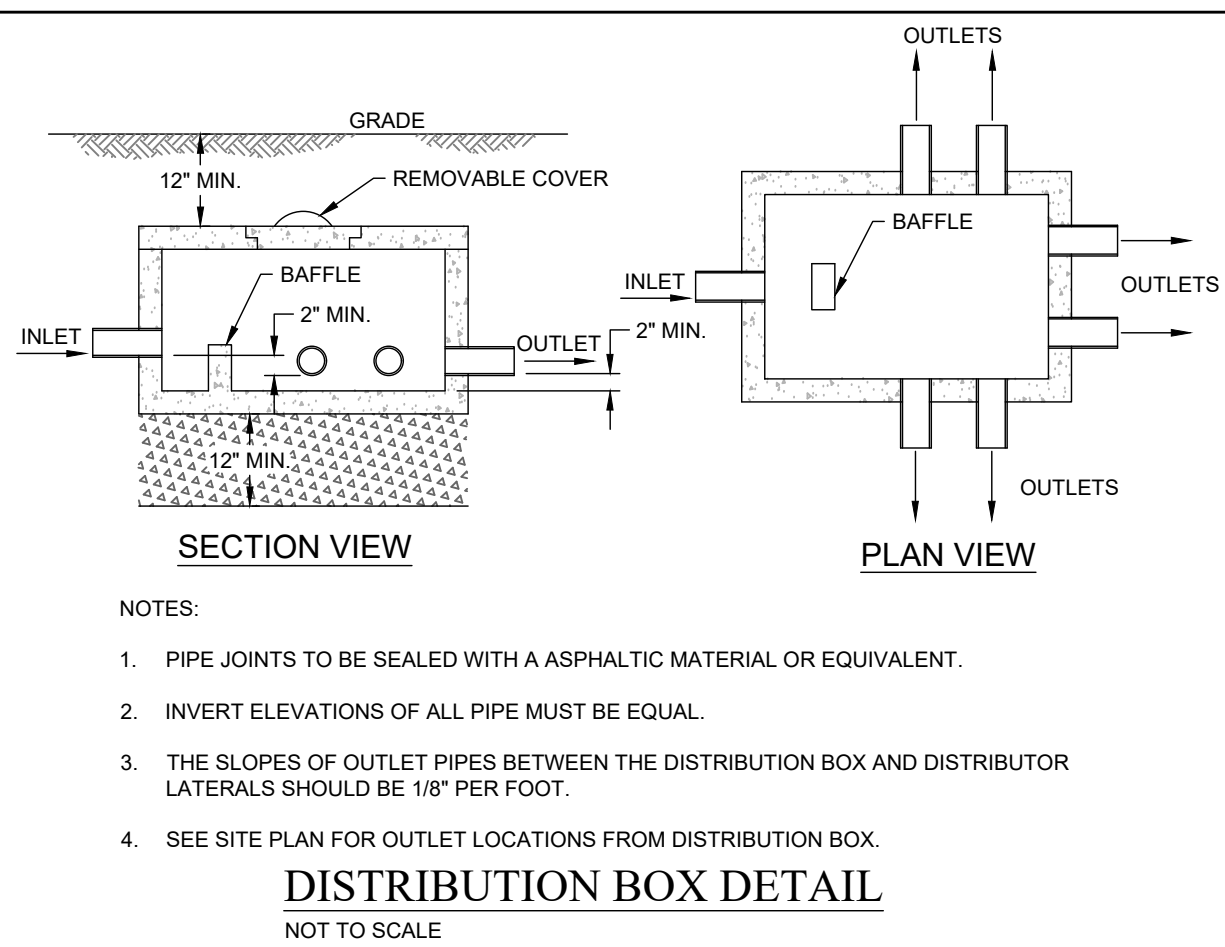
NO.	ISSUE/DESCRIPTION	BY	DATE

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: EKR	CHECKED BY: EKR	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.

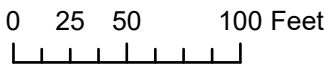
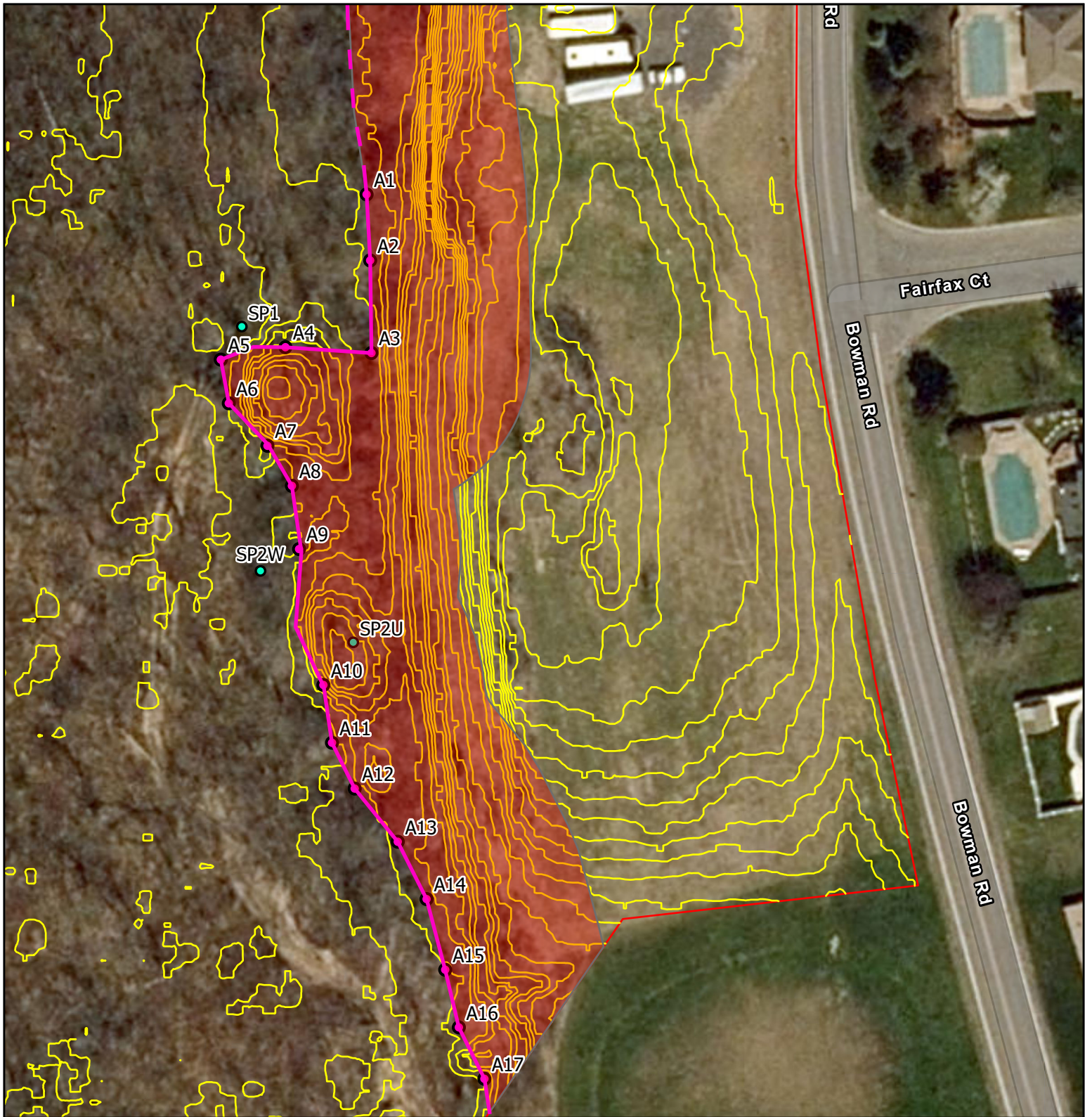
This letter of determination refers only to the wetland area investigated and detailed on the attached map. No project plans were submitted, therefore, any areas not shown on this map would require additional data and review for an updated delineation. If prior to, or during construction, the project 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



Onondaga County Health Department

J. Ryan McMahon, II, County Executive
Kathryn Anderson, MD, PhD, MSPH, Commissioner of Health

John H. Mulroy Civic Center · 421 Montgomery Street, Syracuse, NY 13202



Division of Environmental Health
Jeffrey Till, P.E., Director

Bureau of Public Health Engineering
Phone (315) 435-6600
Fax (315) 435-6606

March 16, 2026

TOWN OF MANLIUS
Planning and
Development Department

MAR 23 2026

RECEIVED

Edward Reid Engineering, PLLC
2460 Cemetery Road
Fabius, NY 13063

Re: Approval of Sewage Disposal Plans
MONTVILLE PROPERTY
F.L. 53 – Bowman Road
Tax Map #073.-03-03.1
Town of Manlius

Dear Sir:

Enclosed please find one (1) copies of the approved plan for the above project. One copy of the approved plan is being retained for our permanent files.

The approved disposal system shall consist of a 1,000-gallon minimum septic tank and 260 lineal feet of Quick 5 Equalizer 36 Infiltrator absorption trench or approved equal as shown on the plan approved March 16, 2026.

The approved plan is for the service of a three (3) bedroom dwelling maximum. If a larger dwelling is constructed, a revised plan must be submitted and approved.

Your attention is called to the fact that this office must inspect and approve the construction of the above facilities. Also, any inside and outside plumbing must be installed by a plumber, licensed by the Plumbing Control Section of the Department of Water Environment Protection. The municipality shall not issue a Certificate of Occupancy until notified that the construction of the full plumbing system and the septic system has been inspected and approved.

Based on a review of the NYSDEC Environmental Resource Mapper, it appears that previously mapped or informational wetlands may be in close proximity to the proposed septic system area. Starting on January 1, 2025, New York State Department of Environmental Conservation (NYSDEC) implemented significant changes to freshwater wetlands regulations under 6 NYCRR Part 664 that enhance the protection and classification of wetlands by introducing a revised classification system and criteria for Wetlands of Unusual importance and expand NYSDECs regulatory jurisdiction to include wetlands not shown on the Previously Mapped Freshwater Wetlands maps. It is the responsibility of the homeowner to comply with all NYSDEC regulations; therefore, the property owner is strongly encouraged to consult with the NYSDEC regarding the appropriateness of

obtaining a Jurisdictional Determination and any other necessary permits prior to commencing any construction related to this project.

Very truly yours,

A handwritten signature in black ink that reads "Shawn M. Rush". The signature is written in a cursive style with a large, looped initial 'S'.

Shawn M. Rush, P.E., Director
PUBLIC HEALTH ENGINEERING

SMR/ra

cc: Town of Manlius

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

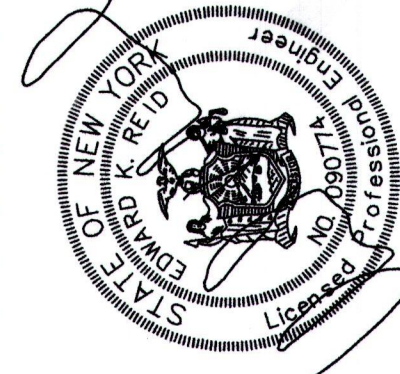
* USING A 25% REDUCTION AS THE EQUALIZER³⁶
(OR APPROVED EQUAL) IS BEING PROPOSED.
(330 X 0.75 = 248)

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



Know what's below.
Call before you dig.

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



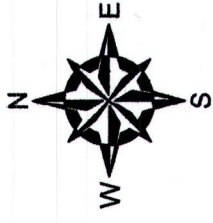
EDWARD K. REID, P.E.

NO.	PER HEALTH DEPARTMENT COMMENTS	CJM	DATE
1			03/10/2026

PROJECT NO: 202559
PROJECT NAME: MONTVILLE SEPTIC
ROWMAN ROAD
TOWN OF MANLIUS

SEPTIC PLAN
Part of lot 073-03-031, pg 1
PREPARED BY: EDWARD REID
ENGINEERING, P.L.L.C.
6058 BETHLEHEM LANE
FABUS, NEW YORK 13093
315-569-4528

CHECKED BY: DWG
SCALE: AS NOTED
REVISION NO: 1
CA100
SHEET NO. 01 OF 02



FAIRFAX COURT

BOWMAN ROAD

TOWN OF MANLIUS
Planning and
Development Department
MAR 23 2026

RECEIVED

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

APPROVED MAR 16 2026

These plans for sewage disposal for a 3 bedroom dwelling
for the Montville Property # 536 Montville
are hereby approved pursuant to Article V of the Onondaga County
Sanitary Code

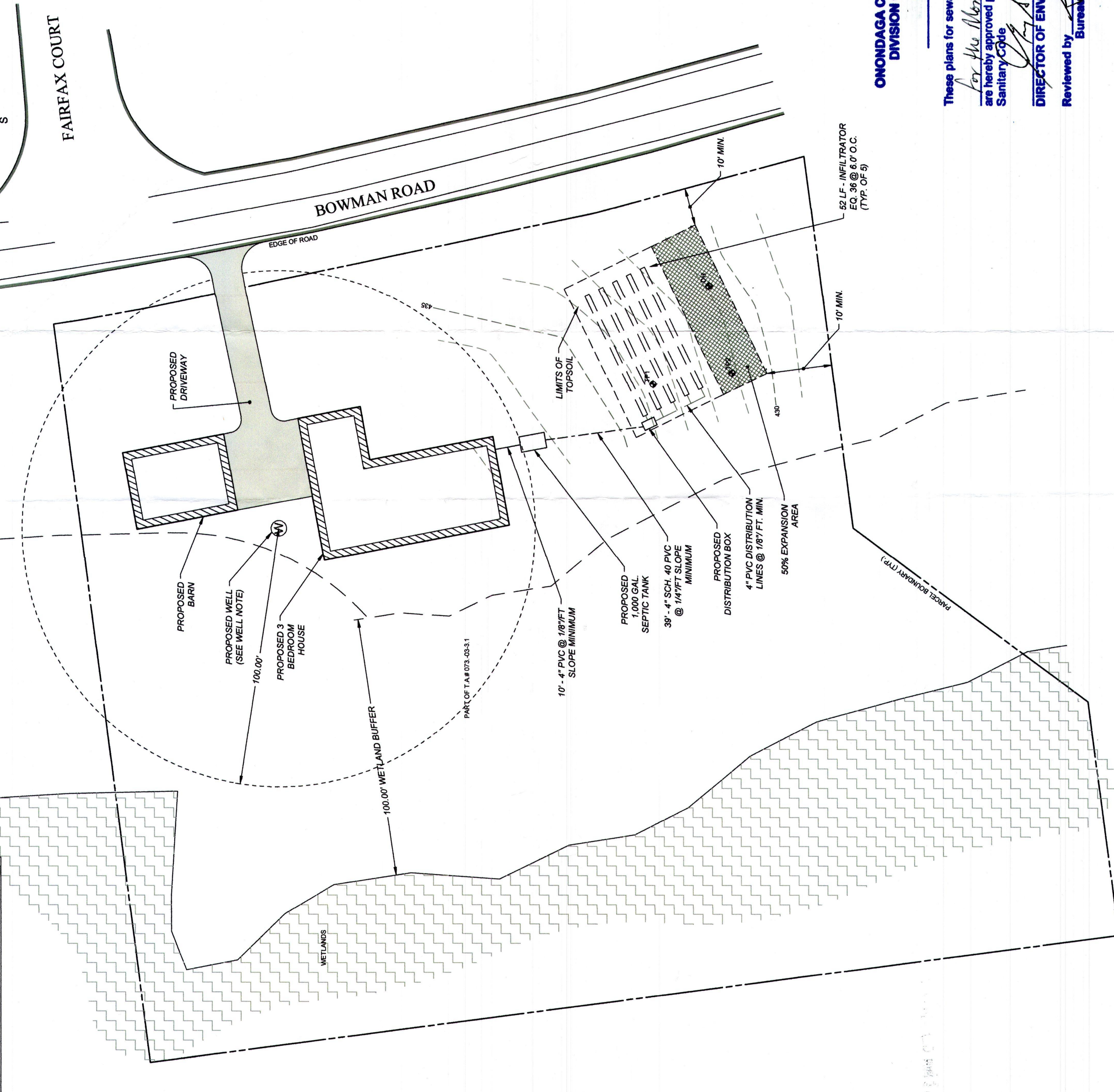
APPROVED BY: *[Signature]*
DIRECTOR OF ENVIRONMENTAL HEALTH

REVIEWED BY: *[Signature]*
P.E., COMMISSIONER OF HEALTH
Bureau of Public Health Engineering

Reviewed by: *[Signature]*
Bureau of Public Health Engineering

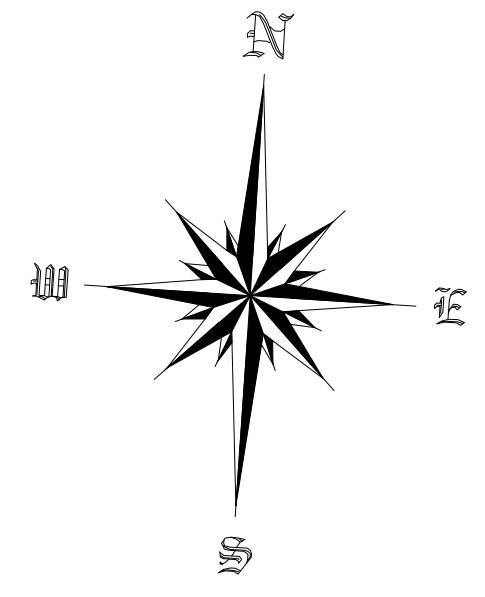


NOTE REGARDING WELL:
EXACT WELL LOCATION TO BE DETERMINED BY
WELL DRILLER PRIOR TO CONSTRUCTION AND
PRIOR TO INSTALLATION OF SEPTIC SYSTEM.
WELL DRILLER TO ENSURE ADEQUATE
SEPARATION DISTANCE TO ALL ON SITE SEPTIC
COMPONENTS, AS WELL AS NEIGHBORING
PROPERTIES.





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)

VACANT

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

WETLANDS DELINEATED ON
11/06/2025 BY E.H. FRANTZ
ENVIRONMENTAL AND APPROVED BY
N.Y.S.D.E.C PER LETTER OF
CONCURRENCE DATED 12/03/2025.

②
NEW PARCEL
2,296± Acres
100,000 Sq. Feet
VACANT

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

BOWMAN ROAD

FAIRFAX COURT

POINT OF BEGINNING

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)
 - MIN. FRONT YARD DEPTH 40'
 - MIN. SIDE YARD DEPTH 20'
 - MIN. REAR YARD DEPTH 40'



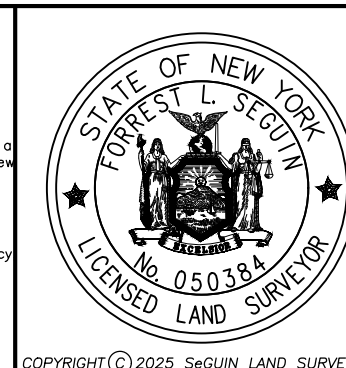
I HEREBY APPROVE THIS TRACT MAP:

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 transferable to additional
parties or subsequent owners.
The location of underground improvements,
structures, and utilities are not covered by
the certificate.



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

SEGUIN LAND SURVEYING, PLLC
FORREST L. SeGuin, L.S.
6197 DYKE ROAD, CHITENANGO, N.Y. 13037
PHONE: (315) 263-1642

SCALE: 1" = 100'
DATE: 01/28/2026
PROJECT NO. 25097
TAX MAP NO. 073.0-03-3.1
DWC: STURICK 3.0 ACRES

