

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
July 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

Approval Of Minutes

1. 6/22/2026 Planning Board Meeting Minutes

Public Hearing

Current Projects

1. **Proposed Subdivision of the Existing 11.8 Acre Lot into Three Single-Family Lots** - Michael Jefferies - 4555 Pompey Center Rd, Manlius, NY 13104 - Tax Map # 113.-20-17.1

Other Business

1. Presentation on Housing Priorities by Manlius Town Supervisor Sara Bollinger

Adjournment

**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

**Minutes
Planning Board
June 22, 2026
6:30 PM**

The Town of Manlius Planning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Website, Town Facebook page and the Town YouTube Channel. Chairperson Shomar presided, and the following Board members were present:

**Valerie Beecher
Richard Rossetti
Judy Salamone
Erin Reynolds
Don Western
Kristen Zarella
Eric Neubauer**

The following Town Officers were present: Duffy Hartnett - Planning Board Clerk. Joseph Frateschi - Town Attorney, Doug Miller - Town Engineer, and Thomas Poitras - Director of Planning and Development

In-Person Attendees: Troy Bullock, Matt Napierala

Virtual Attendees: Jared McCormick

Pledge Of Allegiance

Director of Planning and Development

Director Poitras gives updates on current projects.

Approval Of Minutes

Member Rossetti made a motion, Seconded by Member Beecher, to Motion to Approve the 6/8/2026 Planning Board Meeting Minutes.

Ayes: Chair Shomar, Member Western, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nays: None

Abstain: Member Kristen Zarella

Results: Passed

Current Projects

1. Ironhorn Enterprises - 5912 North Burdick Street, E. Syracuse, NY 13057
-Discussion of Proposed Changes Submitted by Applicant - Site Plan Amendment -
Same Address - Zoning Classification - Commercial B (CB) - Tax Map #'s 077.3-01-01.1 & 077.-03-24.4

Mr. Napierala discusses improvements on site plan including new landscaping on multiple parts of the site outside of the parts of the property under state ownership. States he wants to continue to improve.

Chairman Shomar expresses that Ironhorn did a great job, asks if they lost any parking spots?

Mr. Napierala states, no, we had a strike walk zone along the frontage and the accessible. Did discuss operationally, we will fix the improper parking by employees.

Chairman Shomar questions on parking if internal memos were sent out?

Mr. Napierala responds yes.

Member Rosetti asks if he can I ask how this came up on the agenda, when we had our agenda meeting they had not submitted in time.

Director Poitras states it was stated that they submit within five days of the meeting in the previous Planning Board meeting they would be included

Member Rosetti expresses he has a problem with modifying deadlines, developers used to come to meetings with modified plans and expect us to vote on it. This is a change in tradition, concerned if we start making exceptions to that we will get in trouble.

Chairman Shomar states I would normally agree with you but we had agreed to an agenda, however we did have the suggestion in the meeting that if they had the submission by within five days. I will look into this, but I agree with you. If it was an additional item on the agenda it should be communicated, changing the agenda like this should never happen.

Member Reynolds stated, well what we have changed in this process is that it is not always reasonable for applicants to meet the old deadline. We have been trying to streamline the process, everyone agreed with that process. It is ultimately the Chairman who decides, he can decide to put things on the agenda. The key point is that it has to be given to the board 5 days before the meeting. It was agreed to.

Member Rosetti expressed concern about deadlines being made arbitrary.

Chairman Shomar stated, I agree with your sentiment, but in this case we agreed that there was no need for a deadline in this case. This is in line with what we have been trying to do to streamline things. Chairman Shomar continues to point out how the process was carried out in concert with what was agreed in the previous planning board meeting. Agrees that things went out of order.

Member Reynolds discusses better process. Bulleted items sent out in the future that has the agenda items on it would be better. The checklist test still has to be complete.

Mr. Napierala states When he left the meeting, I called Director Poitras and got the deadline. Happy to abide by whatever process you need to take.

Chairman Shomar- that is very helpful, but communication did break.

Chairman Shomar expresses gratitude to Mr. Napierala for his patience as we discuss internal matters.

Member Rosetti raises question about the construction vehicles at the building.

Mr. Napierala states, we have interior work in the space we have discussed it internally about getting these vehicles out of the line of site of the neighbors. It is a temporary staging for interior work.

Member Rosetti points out there are fifteen dump trucks back there.

Mr. Napierala states we will deal with it.

Member Beecher says we are getting somewhere with this, it is better, not totally sure it is all the way where we want it. Reminding the board and our applicants that the charge of the PB is to adhere to the Comprehensive plan, so when are we going to do that, (reads from the comprehensive plan least desirable and most desirable examples). The

town spent so much time on this and took community input, so if we do not listen to that, what are we doing? (Describes the best scoring and lowest scoring desirable images from comp plan). (Shows example photos) The town wants brick facade not concrete, with different elevation levels, window transparency - not franchise style buildings with concrete. I want to remind everyone, I am glad they added landscaping and added branding, but they chose to buy a lot in this town that is supposed to be following the comprehensive plan. I put this picture (original plan photo) into chat gpt and got this image (shows image on phone). Just asking for a little more adherence to the comprehensive plan.

Member Reynolds expresses appreciation for member Beecher, do understand what you are saying, and it is true.

Chairman Shomar states he is not trying to present a different point of view, but I want to point out that it is our job as a board is that we take care of our community looks wise including adhering to the comprehensive plan. We also have other constraints, number one that building has been sitting for a long time and this is an improvement. Secondly, the comprehensive plan is a nice reference but it is not a requirement. When I see a developer come in and spend the money and makes the effort to meet the goals of the comprehensive plan that is a good thing. They also have a branded look they are trying to achieve. Personally, I would love more brick, but I cannot force an applicant to spend money if they already meet all the requirements..

Member Beecher responds, I am not forcing I am encouraging, this has happened before and the applicant keeps saying they cannot change. I have seen it with Spectrum in this town in other towns.

Chairman Shomar asks Mr. McCormick, could you please address Member Beecher's comments? Why did you not make the material changes referred to.

Jared - the only facade that is changing is the front facade, the other sides. Those surfaces are just being painted not being cladded. I want to clarify. The front facade we are applying new material to, a concrete cladded face with panels, the most economical way to apply the finish would be to use something that can be easily installed. If we had to use brick it would be quite costly and we would have to add support as well. In practicality it is not easy to add brick unless we do more construction and add significant cost. I can design anything, but I have limits of what my client will accept.

Chairman Shomar states, they did apply onto concrete block a brick veneer in another project.

Mr. McCormick responds we can get into synthetic materials, I do not know if that is viable. Maybe stucco with a balance system, they are much more expensive than what is proposed here.

Member Reynolds adds It does not always make sense to take a building and force a

style onto it, what we are showing here is improvements on an existing commercial building. When you drill down to the construction methods it could get messy, it was unfortunate what happened with spectrum, because putting veneer on that is difficult. Changing the color and adding the branding does improve it and I see more continuity. We do have to look at what has continuity with the existing building.

Member Rosetti expresses agreement with Member Reynolds.

Member Zarella responds, I empathize with you on the design, and how hard it would be to add the brick as an architect. I also think you should be authentic with the building, I think this plan makes sense with your budget while giving the properly a face lift without spending all of your budget on the facade. Continues to discuss the impact of adding brick. Appreciate the wood aspect of the design. Is that wood a composite? I do not think it quite looks residential, but that wood detail does soften the building itself. The one thing I will ask, is lighting, I do not see lighting that will improve the exterior of the building.

Mr. McComick responds, I believe we are looking at 2 different wood materials, one is a true metal panel with embossed woodgrain. The other is a wood based product, it is a lapped groove plank and achieves the same finish. With the lighting, we were not asked to look at lighting we could easily add something to the building and we can look at it with Matt.

Member Zarella opines it might be better if there was some light on the other side of the door.

Chairman Shomar asks Member Salamone what she thinks.

Member Salamone responds, I do not like the color but I understand what you are trying to achieve with the branding.

Member Beecher asks about potential signage.

Mr. McCormick responds, that would be up to Ironhorn to address.

Chairman Shomar states that will have to come back as a separate item.

Member Reynolds asks about the parking

Mr. McCormick responds the parking currently is affected by the interior renovations, it is extensive with an elevator so there is excavation. Those entrances in the rear are not used because of the construction, so the parking is due to that.

Member Reynolds asks about parking on the South side of the building.

Mr. McCormick responds, there is no door on that side, they park there because they

are being displaced by construction.

Member Rosetti asks, how many lots is this?

Mr. Napierala responds, I believe it has all been consolidated, it is an old farm lot.

Member Rosetti states we need to get a final survey, if there are multiple lots we need to make sure there are cross easements.

Chairman Shomar asks how did this pass our checklist.

Member Rosetti opines that the construction equipment is not just for interior construction.

Town Engineer Doug Miller states, looks like there are four parcels.

Member Zarella asks who owns the dump trucks? I know we discussed that lighting should be added.

Chairman Shomar states, we are still missing a few things, lighting, a full survey, we are appreciative of the fact that you worked at the facade. We think you did a good job with the facade but we want to have a complete set and we will have you in the next meeting as long as we have time to review.

Member Beecher says, when we are looking at the lighting can we request that we use lighting to light the parking lot and enhance the facade.

Member Reynolds asks, are there lighting requirements in the zone?

Director Poitras states, No the Zoning Code does not cover lighting.

Member Western discusses the history of the property and the possibility of the property to match the comprehensive plan goals. Discusses the overall aesthetics of the building, believes it still looks bleak, and is surprised this is the branded image. Feels this property is disadvantageous to the community overall.

Chairman Shomar responds, we need to let the developer have some direction, I think we had one and now we are back, asks the board what they need to come back is lighting and surveys.

Member Rosetti expresses, I want to know what is going on with the construction vehicles.

Chairman Shomar responds, we have covered that.

Member Western continues, Ironhorn says this is a branded image, I would like them to

adjust that image for this community.

Chairman Shomar raises the point, does the board have a responsibility to guide the community improvements with an eye on the comprehensive plan, or do we have the right to tell them how everything should look?

Member Western asks, what I want to understand is the criticality of the comprehensive plan, If we have this plan and don't refer to it what is the point of it?

Chairman Shomar states that the board does but it is in balance with other factors.

Member Western continues to discuss the philosophical impact of the comprehensive plan.

Chairman Shomar responds, it is not a requirement, but we push the developers in that direction, not require them. We did encourage them and they changed it. The comprehensive plan should not be a mandate it is a "like to have".

Member Rosetti adds, this is an improvement over what is there now, I am good with this kind of thing, if it is new construction maybe it is different.

Member Beecher expresses agreement, but I think there are some things that could be done to enhance it and fit the comprehensive plan.

Member Rosetti suggests, from a developer standpoint, if you push people who are going to invest in the community like this they will go elsewhere.

Chairman Shomar discusses the impact of enforcement on aesthetic values in a comprehensive plan on community investment. They have made changes based on our recommendations, should we really keep asking them to go back until we get what we want with the brick, do we want to move forward with their changes and do a SEQR.

Member Western responds, I take your point but it is still a bleak looking building, discusses aesthetic value.

Member Zarella responds, we have to find a balance between creating value and forcing hardship on the developer.

Chairman Shomar discusses Saab site changes and their similarity, if you take a look at the Saab project, they broke up the facade with vertical and horizontal elements and soften the view. Encourages the applicant to look to that example.

Mr. McCormick says, I can look at that and present something to Ironhorn.

Chairman Shomar states, I feel we reached consensus, we will ask you too look at everything and come back with a complete packet and look at lighting and soften the

building's aesthetic.

Member Western and Member Zarella discuss applicant's next steps, offers sympathy for the applicants and offers aesthetic alternatives with color palette.

Chairman Shomar thanks the client for their cooperation, just need a little bit more so it does not look like an industrial building in a residential area. Restates the nature of the comprehensive plan. Hopes the next meeting will be the last meeting.

Member Reynolds asks if there is an existing sign there and will that change at all?

Chairman Shomar adds, please address the sign and the construction equipment as well.

Mr. Napierala asks for timeline on submittal.

Board discusses the process for the submittal.

Member Reynolds responds that Director Poitras and Town Engineer Miller will look at it first then when that is settled if it is five days before the meeting.

Director Poitras responds, for the next meeting the submittal deadline is 7/1. Discussion on the nature of the agenda meeting and handling of submitted items and the creation of the agenda. Matt you would have a week and a half to address these items and at the next meeting and have the bullet pointed items.

Member Reynolds discusses submittal process and how we need to improve.

Chairman Shomar responds they will discuss this in the next agenda meeting.

Other Business

Member Reynolds states, we have the Zoning Advisory Committee active, these conversations from that committee are important because that impacts what we do here. Clerk Hartnett will share the documents from that committee with the board, including the community survey, the presentation given at the meeting and the community participation plan. One of the things coming up out of the Rezoing project is the comprehensive plan update. Including the desirability of different types of structures. Please take a look and gather some imagery of things that come to mind when we have these discussions that we can use.

Member Beecher asks, why are we doing this with the photos, given the expense already taken on consultants?

Member Reynolds responds I think we lack enough examples, we can also with zoning explain the kinds of things we are looking for. Discusses further benefits for participation

in this process. Cites lighting as something that lacks definition. Discusses the research that has gone into the Zoning Advisory Committee and future steps.

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Rossetti and seconded by Member Western the Board voted unanimously to adjourn regular session at 8:02 pm.

Respectfully Submitted,
Duffy Hartnett
Planning Board Clerk

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, Michael Jefferies, 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: September 25, 2025

Michael Jefferies

(Print Name)

M Jefferies
(Signature)

(Entity Name)

By (Officer) (Title)

4555 Pompey Center Road, Manlius, NY 13104

(Mailing Address of Applicant)

315-682-1066

(Telephone Number)

Date: September 25, 2025

Mary Ann Jefferies

(Print Name)

Mary Ann Jefferies
(Signature)

(Entity Name)

By (Officer) (Title)

4555 Pompey Center Road, Manlius, NY 13104

(Mailing Address of Applicant)

315-682-1066

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

On this 25th day of September in the year 2025, before me, the undersigned, a notary public in and for said state, personally appeared MJ

Michael Jefferies and Mary Ann Jefferies 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.

Alexandra Bastian

Notary Public

ALEXANDRA BASTIAN

Notary Public, State of New York

Qualified in Onondaga County

Reg No. 01BA6395631

My Commission Expires July 29, 2027

COUNTY OF ONONDAGA



DEPARTMENT OF TRANSPORTATION

J. RYAN McMAHON, II
County Executive

6230 E. MOLLOY ROAD
EAST SYRACUSE, NEW YORK 13057
Phone: 315.435.3205 Fax: 315.435.5744
ongov.net

MARTIN E. VOSS
Commissioner

3/17/2026

Mr. Matthew R. Napierala, P.E.
Napierala Consulting
Professional Engineer, P.C.
110 Fayette Street
Manlius, NY 13104

Re: Sight Distance Review
4555 Pompey Center Road (CR 10)
Town of Manlius
Tax Map No. 113.-02.17.1

Dear Mr. Napierala:

The Onondaga County Department of Transportation (OCDOT) has reviewed the Driveway Plan for the Pompey Center Road Subdivision Plan (dated March 16, 2026) and sight distance letter (dated March 16, 2026), both prepared Napierala Consulting, for the 3 proposed driveways at 4555 Pompey Center Road (CR 10) (Tax Map No. 113.-02.17.1). From the information provided, the OCDOT has determined that proposed driveways #2 & 3 meet our sight distance requirements for proposed lots 2 & 3 respectively. Proposed driveway #1 shall not be used.

Please note: this letter is **NOT** a permit. An Access Permit must be filed and returned to this office by the owner of the lot at the time the permit is filed. Please go to our website <https://onondaga.gov/dot/permits/> to download permit documents and for instructions. All future permit submissions should be sent to the following email address HighwayPermits@ongov.net.

If your project is subject to local planning board approval(s), documentation confirming those approvals must be presented along with your permit application before an access permit can be issued.

If you have any other questions or concerns feel free to contact me.

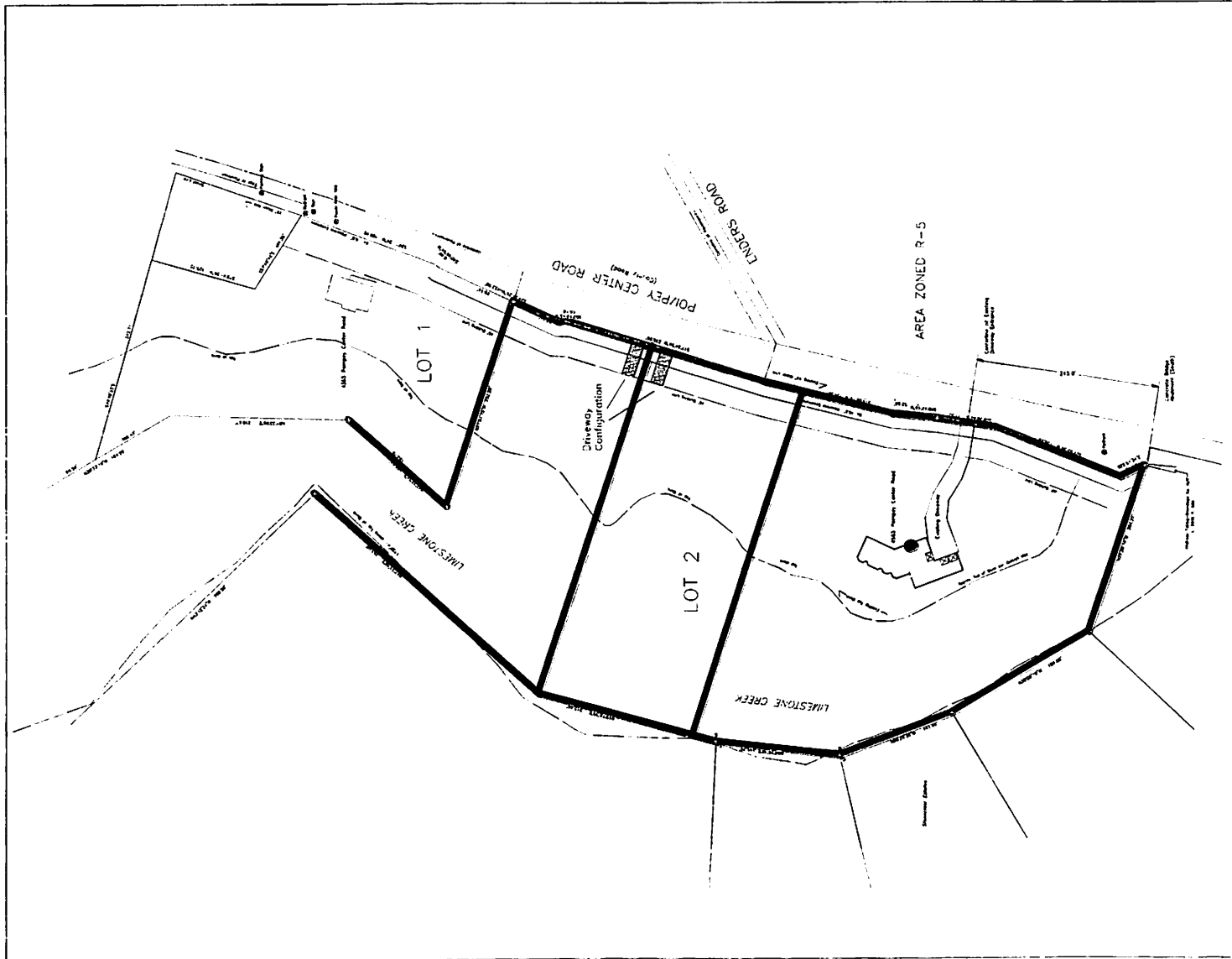
Sincerely,

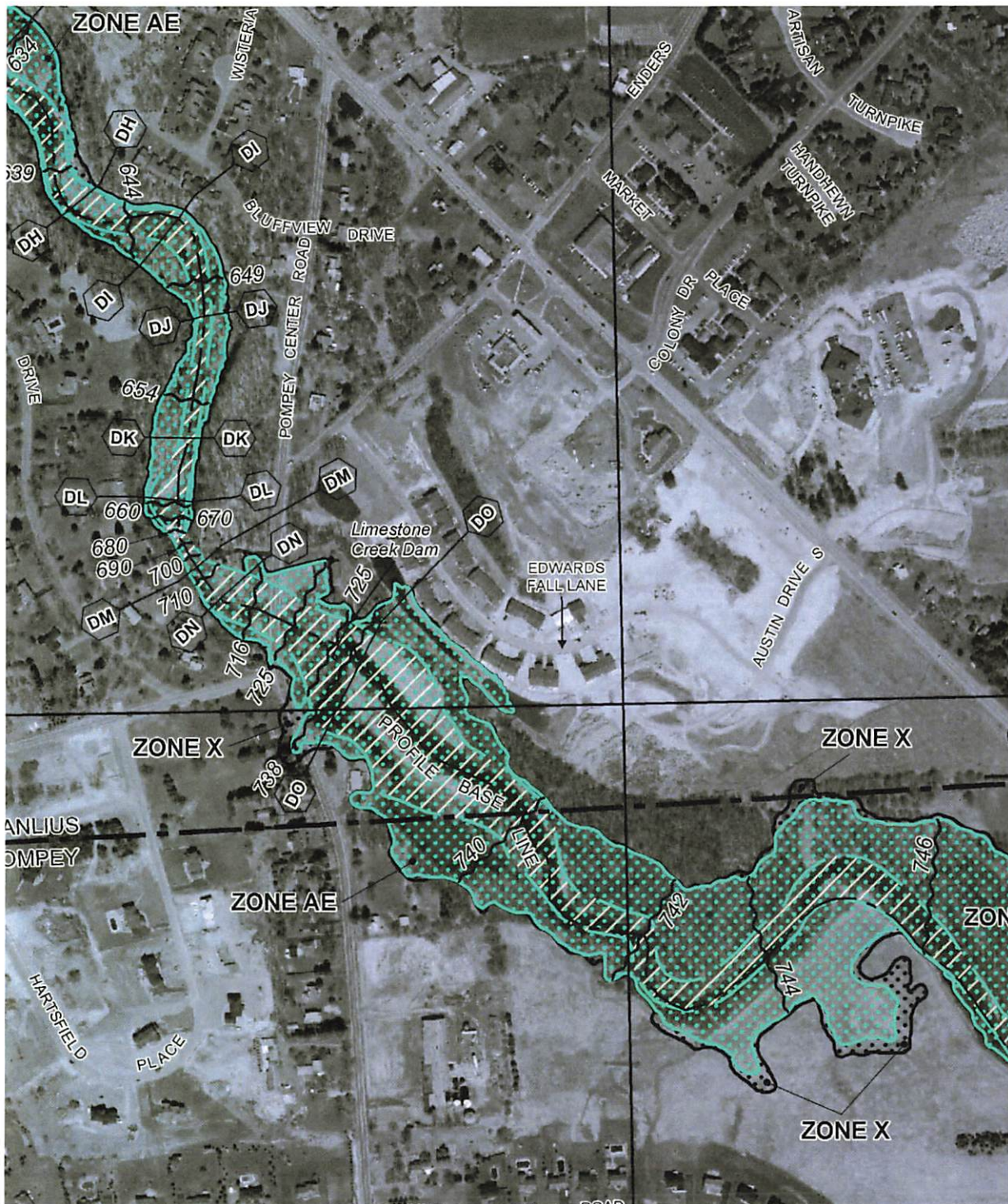
A handwritten signature in blue ink that reads "James E Fensken".

James E. Fensken, P.E.
Acting Deputy Commissioner Onondaga County DOT

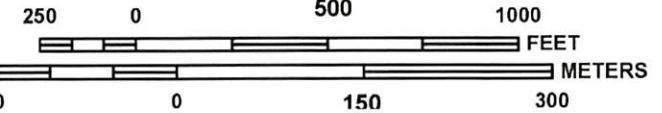
JEF: jef
Cc. Martin Voss, Commissioner Onondaga County DOT
File O/P/R

Driveways





MAP SCALE 1" = 500'



NFIP

PANEL 0377F

FIRM

FLOOD INSURANCE RATE MAP
ONONDAGA COUNTY,
NEW YORK
(ALL JURISDICTIONS)

PANEL 377 OF 520

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MANLIUS, TOWN OF	360584	0377	F
MANLIUS, VILLAGE OF	360977	0377	F
POMPEY, TOWN OF	360590	0377	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
36067C0377F

EFFECTIVE DATE
NOVEMBER 4, 2016

Federal Emergency Management Agency



Central New York's Water Authority
www.ocwa.org

200 NORTHERN CONCOURSE
P.O. BOX 4949
SYRACUSE, NY 13221-4949

PHONE: (315) 455-7061
FAX: (315) 455-8510

February 19, 2026

Michael Jefferies
4555 Pompey Center Road
Manlius, NY 13104

Re: Tax Map Parcels No. 113.-02-17.1
Pompey Center Road
Town of Manlius

Dear Mr. Jefferies,

Thank you for your inquiry regarding water availability for Parcel #113.-02-17.1.

We are pleased to inform you that water service is available to this property in accordance with OCWA's Rules and Regulations. A 16-inch transmission main currently fronts the parcel, and all subdivided lots have access to this main.

When you are ready to proceed with establishing water service, please contact our Engineering Department at 315-455-7061 ext. 3104. At that time, you will need to provide the required service size. Upon receipt of this information, we will forward the necessary applications along with details regarding associated costs.

Please feel free to reach out if you have any additional questions. We look forward to assisting you.

Very truly yours,

OCWA

A blue ink signature of Stephen J. Drake, written in a cursive style.

Stephen J. Drake
Water Systems Construction Engineer

sjd:ng
pc: Misc. file



Onondaga County Planning Board

J. Ryan McMahon, II
COUNTY EXECUTIVE

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: 1/7/2026

OCPB Case # Z-26-6

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m, and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Michael Jeffries for the property located at 4555 Pompey Center Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Pompey Center Road (Route 10) and Broadfield Road (Route 250), both county highways, and the municipal boundary between the Town of Manlius and the Town of Pompey; and

WHEREAS, the applicant is proposing a zone change on an 11.84-acre parcel from Residential (R-5) to Restricted Agricultural (R-A) for a proposed future 3-lot residential subdivision.; and

WHEREAS, the proposed action is further summarized in the attached staff report and may be subject to additional county, state, and/or federal regulations, which may be cited in the staff report; the municipality and applicant are advised to contact the appropriate agencies to ensure these regulations are met, as applicable, prior to or as a condition of municipal approval of the project; this is not an exhaustive list of permit requirements by agencies, but is intended to represent some of the most common regulations; and

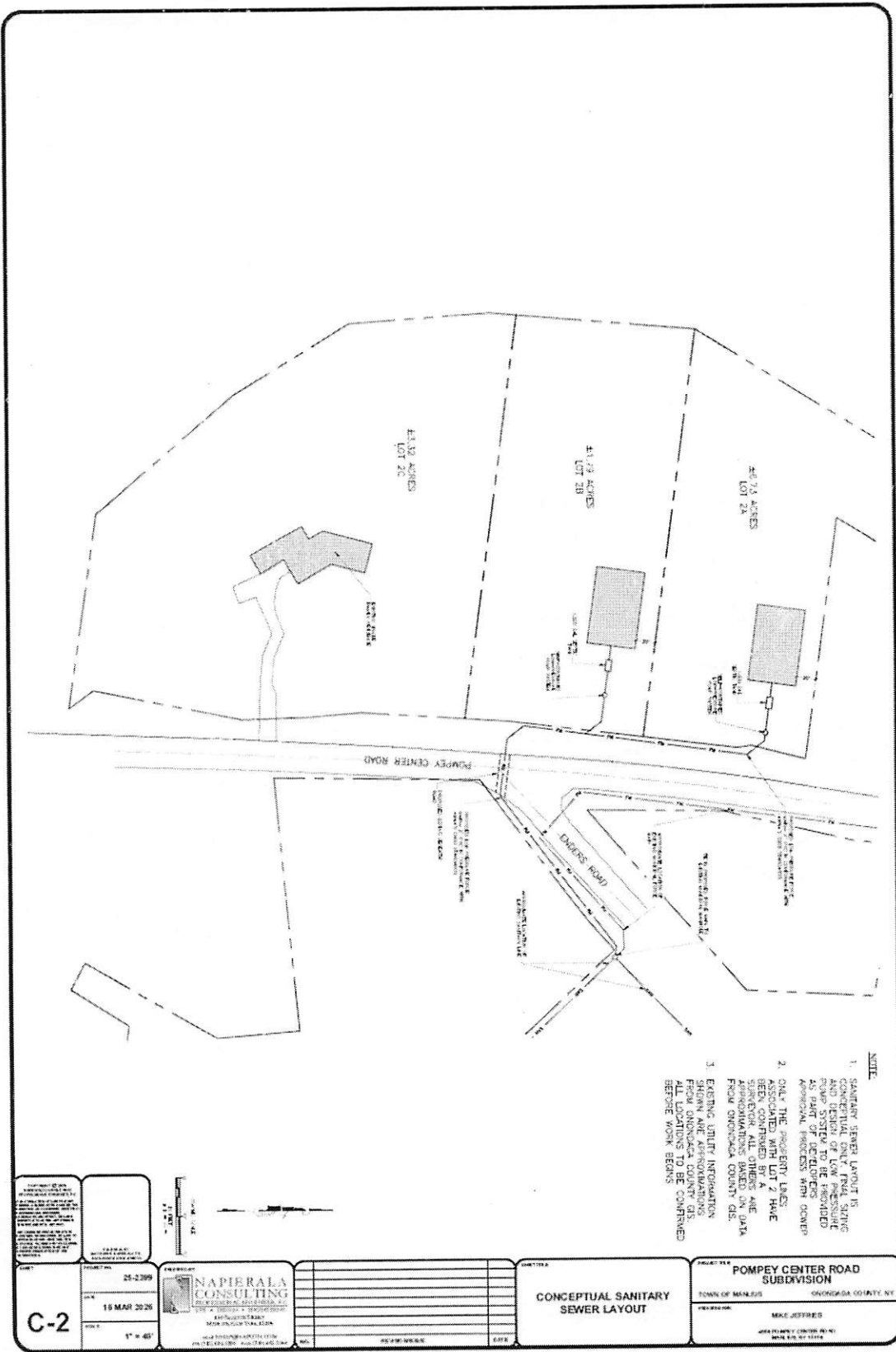
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. Development in floodplain, floodway, wetland and steeply sloped areas, and in close proximity to Limestone Creek is generally discouraged as it may have a negative impact to the waterway and its associated habitats, drainage patterns, and regulated and practical buffer areas may impact the viability of buildable lots. Public infrastructure extension may also be necessary to serve proposed lots. The Town is encouraged to define the developable envelopes of proposed New Lots 2A, 2B and 2C, and ensure that each of the proposed lots can reasonably accommodate development as envisioned, without significant negative impacts, prior to approval of the proposed zone change.

The Board further encourages that a conveyance of land or a conservation easement to be held by the Town or a land trust, be considered for lands along Limestone Creek, to protect the remaining,

For agency contacts and additional information about advisory notes, please visit <http://on.gov.net/planning/ocpbresources.html>

330 Montgomery Street, Syracuse, NY 13202 Phone: 315-435-2611
Email: countyplanning@on.gov.net Website: on.gov.net/planning/ocpb.html



25-2399
 19 MAR 2025
 1" = 40'
C-2

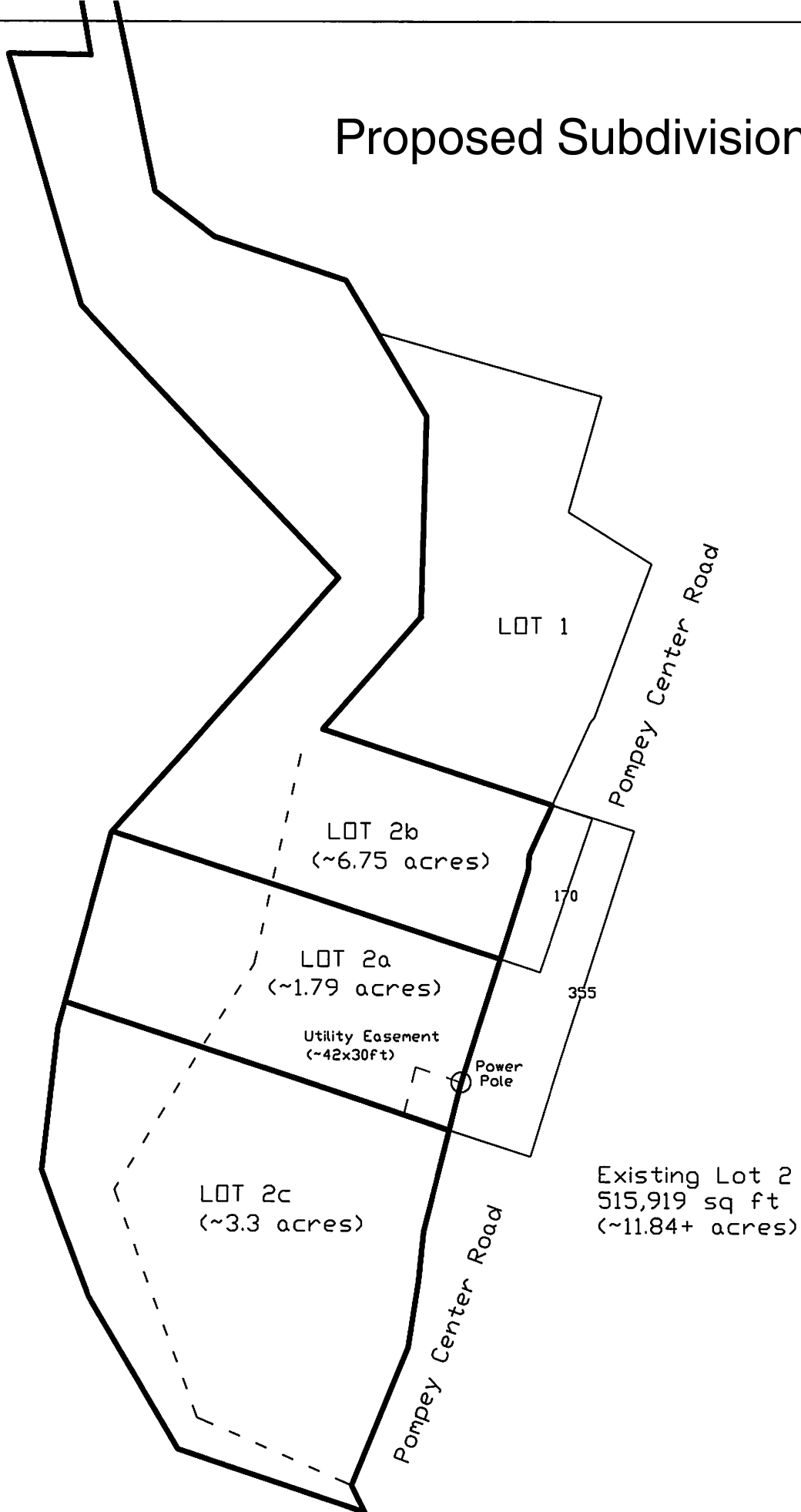
NAPIERALA CONSULTING
 PROFESSIONAL ENGINEERING FIRM
 1000 N. GARDEN STREET
 SUITE 100
 ALBANY, NY 12206
 518.486.1111
 WWW.NAPIERALA.COM

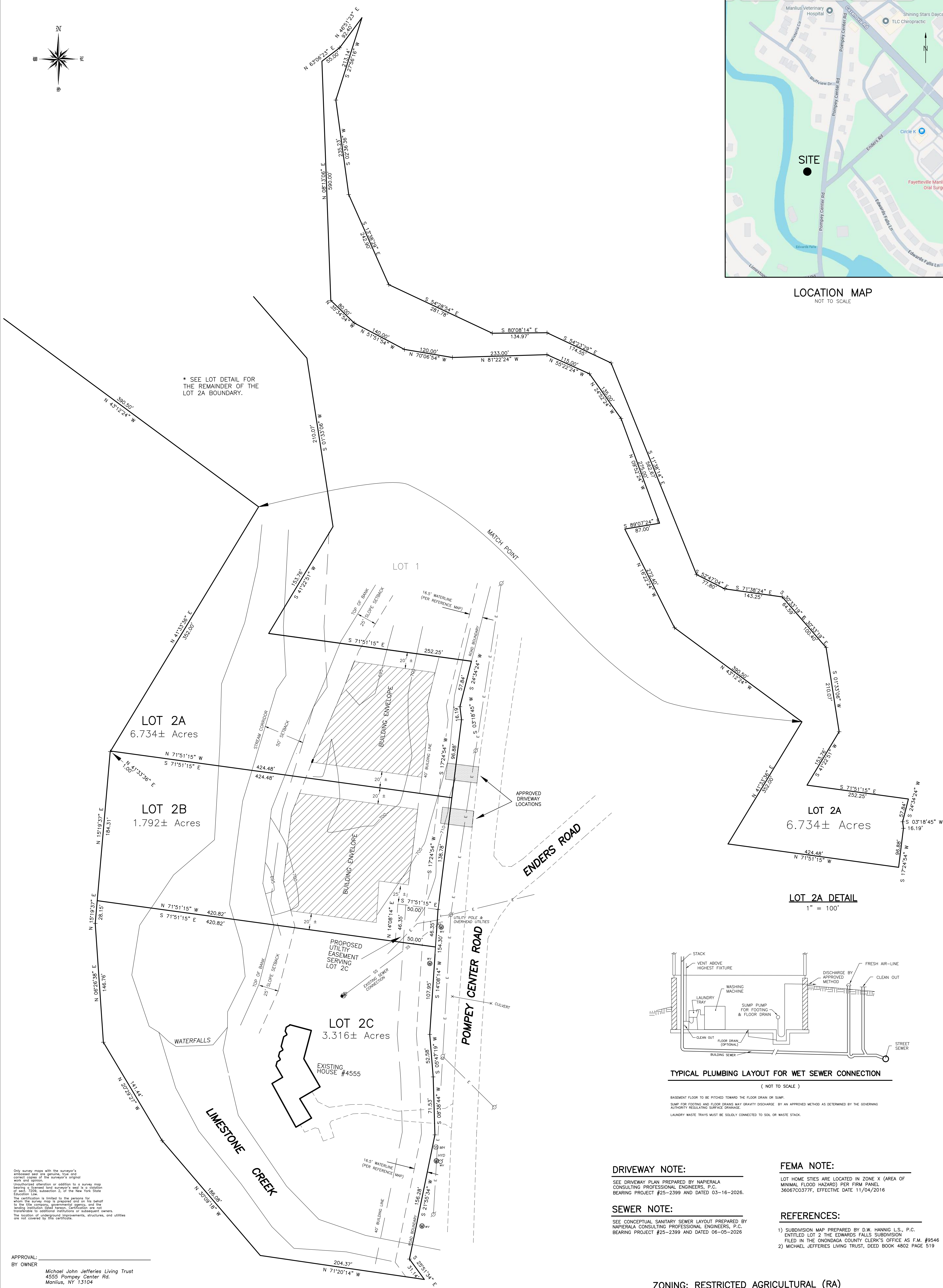
PROJECT NO.	25-2399
DATE	19 MAR 2025
SCALE	1" = 40'
PROJECT NAME	CONCEPTUAL SANITARY SEWER LAYOUT
PROJECT LOCATION	POMPEY CENTER ROAD SUBDIVISION
PROJECT OWNER	TOWN OF MANLIUS
PROJECT ENGINEER	MARK JEFFRIES
PROJECT CHECKER	MARK JEFFRIES
PROJECT APPROVER	MARK JEFFRIES

CONCEPTUAL SANITARY SEWER LAYOUT

POMPEY CENTER ROAD SUBDIVISION
 TOWN OF MANLIUS
 ONONDAGA COUNTY, NY
 PROJECT ENGINEER: MARK JEFFRIES
 PROJECT CHECKER: MARK JEFFRIES
 PROJECT APPROVER: MARK JEFFRIES

Proposed Subdivision





Only survey maps with the surveyor's enclosed seal are genuine. Use and work and opinion. Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of sect. 2205, 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 the parcel to the title company, governmental agency, and the lending institution listed hereon. Certification are not transferable to additional institutions or subsequent owners. The location of underground improvements, structures, and utilities are not covered by this certificate.

APPROVAL: BY OWNER Michael John Jefferies Living Trust 4555 Pompey Center Rd, Manlius, NY 13104

MUNICIPAL APPROVAL
APPROVED TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL
ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on Oct. 03, 2025 using the references and evidence shown hereon.

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

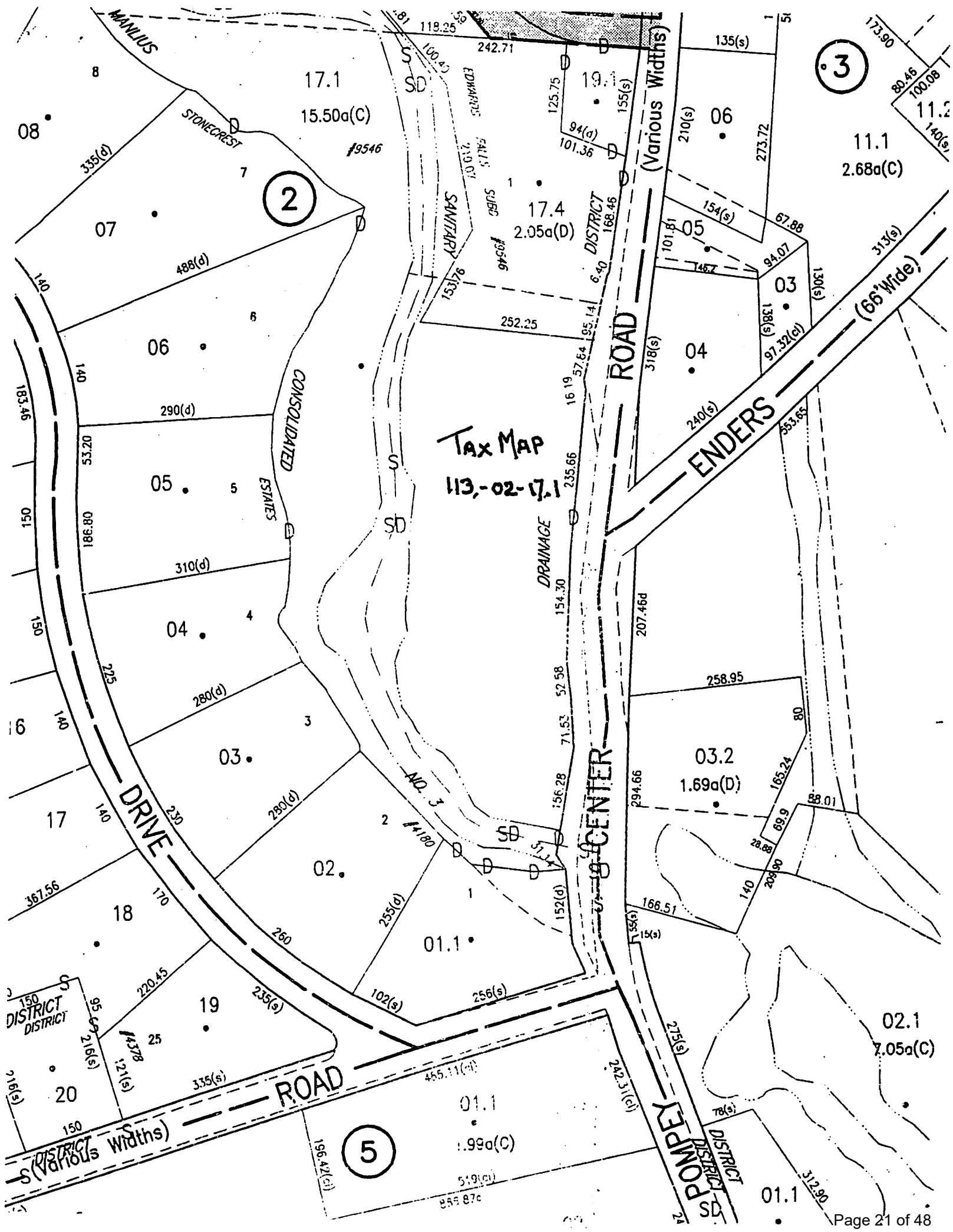
FORREST L. SEGUIN
LICENSED LAND SURVEYOR
050384

SUBDIVISION MAP
JEFFERIES SUBDIVISION
RESUBDIVISION OF LOT 2 - THE EDWARDS FALLS SUBDIVISION
PART OF LOT 98 - TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, P.L.L.C.
FORREST L. SEGUIN, L.S.
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE: (315)263-1642

SCALE: 1" = 50'
DATE: 06-25-2026
PROJECT NO. 25135
TAX MAP NO. 113--02-17.1
Dwg. MANLIUS 113-02-17.1

COPYRIGHT © 2026 SEGUIN LAND SURVEYING, PLLC



Tax Map
113-02-17.1



July 1, 2026

Mr. Michael Jefferies
4555 Pompey Center Road,
Manlius NY 13104

Subject: Wetland Findings:
Tax Parcel: 113.-02-17.1, +/- 11.84 Acres
4555 Pompey Center Road
Town of Manlius, Onondaga County, NY

Dear Mr. Jefferies:

At your request, E.H. Frantz Environmental conducted a site review, wetland investigation, and jurisdictional assessment of the subject property. The purpose of this evaluation was to determine whether wetlands are present on the property and whether such wetlands are subject to regulation under Article 24 of the New York State Environmental Conservation Law (Freshwater Wetlands Act), as amended effective January 1, 2025.

Based on field investigations conducted by E.H. Frantz Environmental in 2025, a small wetland/gravel bar area exhibiting characteristics consistent with a state freshwater wetland was identified (as defined in 2025). The wetland encompasses approximately **0.085 acre**. This wetland is substantially below the current **12.4-acre jurisdictional threshold** established under Article 24 and associated regulations. Therefore, State jurisdiction would only apply if the wetland qualified as being of **Unusual Importance (UI)** pursuant to criteria established by the New York State Department of Environmental Conservation (NYSDEC).

The wetland is located within an area identified by NYSDEC as an **Urban Area** and is also depicted within a digitized **FEMA floodway**. Between January 1, 2025, and April 8, 2026, these factors could have been considered by NYSDEC in evaluating whether a small wetland met one or more UI criteria for State regulation.

To obtain regulatory certainty, a jurisdictional determination request, together with supporting documentation and wetland findings report, was submitted to NYSDEC through the Department's online portal in **January 2026**. A copy of the submitted report is attached for reference. As of the date of this letter, and despite multiple follow-up inquiries by telephone and email, NYSDEC has not issued a jurisdictional determination or otherwise responded to the request.

On **April 8, 2026**, the Albany County Supreme Court issued a decision affecting portions of NYSDEC's freshwater wetlands regulations implementing the 2022 amendments to Article 24. Among other findings, the Court determined that NYSDEC exceeded its statutory authority by adopting certain Unusual Importance criteria not expressly authorized by the Legislature. As a result, the regulatory provisions relying solely upon the presence of a wetland within an Urban Area and/or mapped floodway as a basis for establishing State jurisdiction over an otherwise non-jurisdictional wetland were invalidated.



Based on the currently available information, the subject wetland/vegetated gravel bar:

- Contains approximately **0.085 acres** of area;
- Is located within a designated Urban Area;
- Is depicted within a digitized FEMA floodway;
- **Does not meet the minimum acreage threshold for State freshwater wetland jurisdiction;** and
- **Does not qualify for State jurisdiction solely based on the Urban Area and floodway criteria following the April 8, 2026, Albany County Supreme Court decision.**

Additionally, the wetland is located within a vegetated depositional area associated with **Limestone Creek** and is situated more than **100 feet from the proposed project limits**. Therefore, no direct impacts to the wetland/in-stream gravel bar or any associated adjacent area are anticipated as part of the proposed project.

Based upon the information reviewed, field conditions observed, the jurisdictional determination request submitted to NYSDEC, and the current legal status of the applicable Unusual Importance criteria, it is my professional opinion that the subject area **does not presently meet the criteria for regulation as a State Freshwater Wetland under Article 24.**

This assessment is limited to State freshwater wetland jurisdiction and should not be construed as a determination regarding potential federal jurisdiction under Section 404 of the Clean Water Act, Article 15 stream disturbance requirements, floodplain development requirements, or other environmental permitting considerations. (Note: Even if Federally regulated there are no protected adjacent areas for Federal water/wetlands.

Please contact me if you have any questions or require additional information.

Sincerely,

Edward H. Frantz

Edward H. Frantz

Principal Environmental Scientist/Ecologist/Planner

E.H. Frantz Environmental

(Jefferies Property: Wetland Findings Page 2 of 2, July 1,, 2026)

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: September 25, 2025

Michael Jefferies

(Print Name)

Michael Jefferies

(Signature)

(Entity Name)

By (Officer) (Title)

4555 Pompey Center Road, Manlius, NY 13104

(Mailing Address of Applicant)

315-682-1066

(Telephone Number)

Date: September 25, 2025

Mary Ann Jefferies

(Print Name)

Mary Ann Jefferies

(Signature)

(Entity Name)

By (Officer) (Title)

4555 Pompey Center Road, Manlius, NY 13104

(Mailing Address of Applicant)

315-682-1066

(Telephone Number)

ACKNOWLEDGEMENTS

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

On this 25th day of September in the year 2025, before me, the undersigned, a notary public in and for said state, personally appeared Michael Jefferies and Mary Ann Jefferies 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.

Alexandra Bastian

Notary Public

ALEXANDRA BASTIAN
Notary Public, State of New York
Qualified in Onondaga County
Reg No. 01BA6395631
My Commission Expires July 29, 2027

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, Michael Jefferies, 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.

Expected
Fee: \$1,180

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 25 June, 2026

Name of Project: Jefferies Subdivision

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

Location of Project: 4555 Pompey Center Road, Manlius, NY 13104

Type of Project:

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

Developer: Michael Jefferies

Phone: 315-682-1066

Address: 4555 Pompey Center Road, Manlius, NY

Zip: 13104

Tax Map Number(#)/s: 113.-02-17.1

Present Zoning: R-A

Desired Zoning: R-A

Total Acreage: 11.8

Total Number of Lots: 3

Property Owner/s: Michael Jefferies

Phone: 315-682-1066

Address: 4555 Pompey Center Road, Manlius, NY

Zip: 13104

Tax Map#(s): 113.-02-17.1

Owner's Signature:

M. Jefferies

Printed Name:

Michael Jefferies

Property Owner/s: Mary Ann Jefferies

Phone: 315-682-1066

Address: 4555 Pompey Center Road, Manlius, NY

Zip: 13104

Tax Map#(s): 113.-02-17.1

Owner's Signature:

Mary Ann Jefferies

Printed Name:

Mary Ann Jefferies

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment:

Fee:

Paid:

Per: ☐ Credit/Debit Card ☐ Check ☐ Cash

Planning Board - Initial

Reset Form

Print Form

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION
(continued)

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

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: Jefferies Subdivision			
Project Location (describe, and attach a location map): 4555 Pompey Center Road, Manlius, NY 13104			
Brief Description of Proposed Action: Propose subdividing the existing 11.8 acre lot into 3, single-family home lots			
Name of Applicant or Sponsor: Michael Jefferies		Telephone: 315-682-1066	
		E-Mail: mjj9999@aol.com	
Address: 4555 Pompey Center Road			
City/PO: Manlius		State: NY	Zip Code: 13104
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 ☒ YES ☐
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: OCWA, OCWEP, OCDoT, NYS DEC,			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		11.8 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?		11.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): <u>Limestone Creek</u> ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
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: _____ _____ _____			

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: _____

Expected
Fee: \$1,180

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 25 June, 2026

Name of Project: Jefferies Subdivision

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

Location of Project: 4555 Pompey Center Road, Manlius, NY 13104

Type of Project:

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

Developer: Michael Jefferies

Phone: 315-682-1066

Address: 4555 Pompey Center Road, Manlius, NY

Zip: 13104

Tax Map Number(#)/s: 113.-02-17.1

Present Zoning: R-A

Desired Zoning: R-A

Total Acreage: 11.8

Total Number of Lots: 3

Property Owner/s: Michael Jefferies

Phone: 315-682-1066

Address: 4555 Pompey Center Road, Manlius, NY

Zip: 13104

Tax Map#(s): 113.-02-17.1

Owner's Signature:

M. Jefferies

Printed Name:

Michael Jefferies

Property Owner/s: Mary Ann Jefferies

Phone: 315-682-1066

Address: 4555 Pompey Center Road, Manlius, NY

Zip: 13104

Tax Map#(s): 113.-02-17.1

Owner's Signature:

Mary Ann Jefferies

Printed Name:

Mary Ann Jefferies

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment:

Fee:

Paid:

Per: ☐ Credit/Debit Card ☐ Check ☐ Cash

Planning Board - Initial

Reset Form

Print Form

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
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: _____ _____ _____			

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: Jefferies Subdivision			
Project Location (describe, and attach a location map): 4555 Pompey Center Road, Manlius, NY 13104			
Brief Description of Proposed Action: Propose subdividing the existing 11.8 acre lot into 3, single-family home lots			
Name of Applicant or Sponsor: Michael Jefferies		Telephone: 315-682-1066	
		E-Mail: mjj9999@aol.com	
Address: 4555 Pompey Center Road			
City/PO: Manlius		State: NY	Zip Code: 13104
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 ☒ YES ☐
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: OCWA, OCWEP, OCDoT, NYS DEC,			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		11.8 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?		11.8 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): <u>Limestone Creek</u> ☐ Parkland			

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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael Jefferies</u> Date: <u>31 March 2026</u>		
Signature: <u><i>M. Jefferies</i></u> Title: _____		

PRINT FORM



LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

07/03/2026

Michael Jefferies

455 Pompey Center Road

Manlius, NY 13104

Sent via email to: mjj9999@aol.com and ehfrantz@gmail.com

Re: DEC Freshwater Wetlands Area of Interest Parcel Jurisdictional Determination,
Onondaga County

Dear Michael Jefferies,

The New York State Department of Environmental Conservation (DEC) has determined that there are currently no DEC regulated freshwater wetlands or regulated adjacent areas located within the Area of Interest (AOI) on the parcel of land identified in your request and presented in the map on page two.

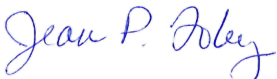
Parcel/AOI ID	Wetland/AA ID	Jurisdictional Status	Wetland Class	Classification Criterion
113.-02-17.1	Wetland A	Non-Jurisdictional	N/A	N/A

Please note that wetlands or adjacent areas of wetlands within the AOI that are not currently jurisdictional may become jurisdictional in the future consistent with ECL Article 24. Pursuant to ECL section 24-0703, this determination shall be a complete defense to the enforcement of ECL Article 24 as to this AOI for a period of five years (through July 1, 2031).

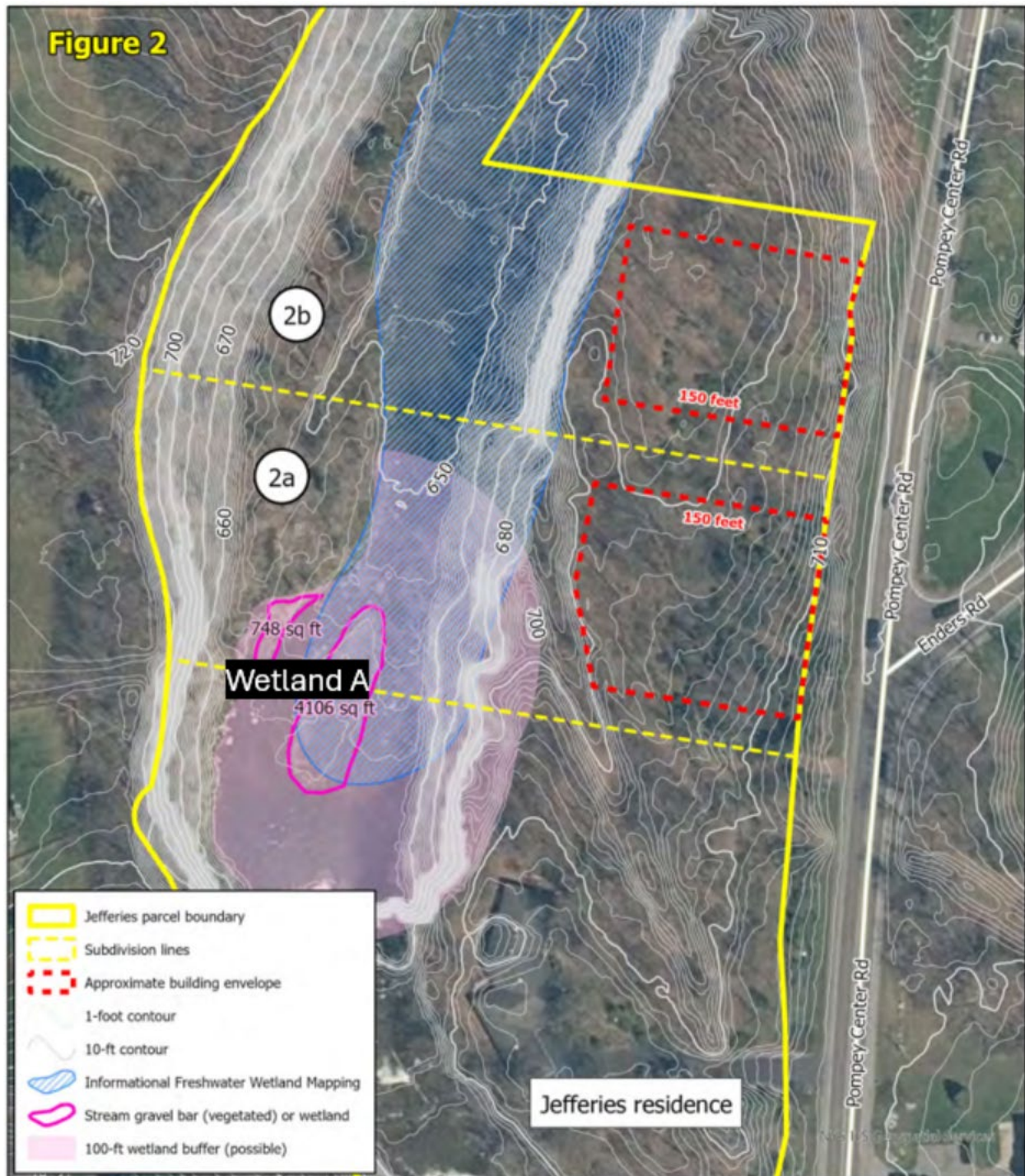
This determination pertains only to state-regulated freshwater wetlands and their regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

Please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email R7beh@dec.ny.gov

Sincerely, 

Jean Foley, Biologist 2 (Ecology), NYSDEC, Bureau of Habitat



Area of Interest marked in red and labeled approximate building envelope

Planning Board Discussion – July 2026

The Town Board is committed to creating opportunities for a greater diversity of housing options in the Town to accommodate the needs of families in all stages of life and with all socio-economic circumstances.

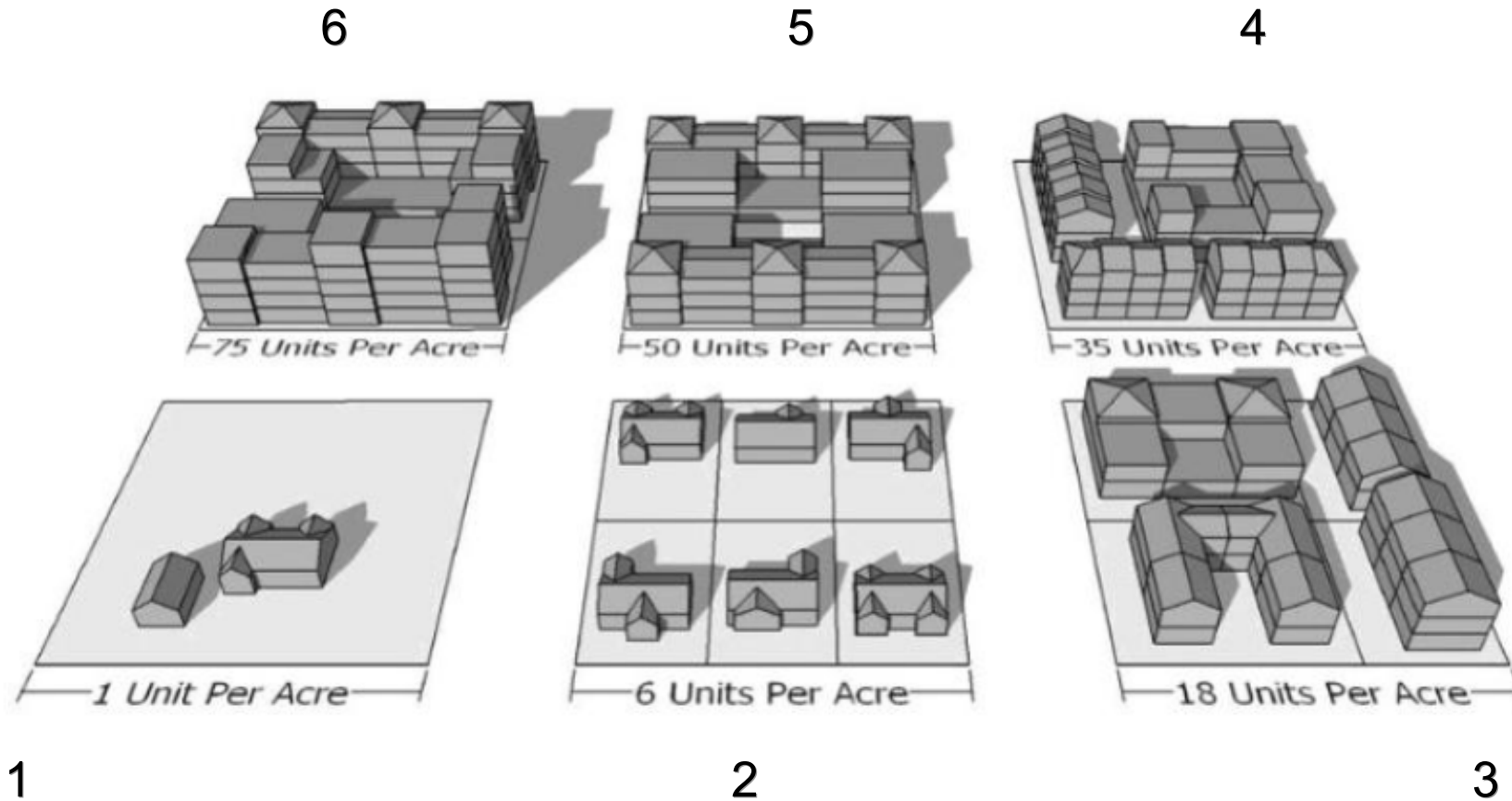
We would like to understand the needs and concerns of the Planning Board regarding non-traditional housing options, and the opportunities available for new types of development.

Housing

- Manlius is a Certified Pro-Housing Community
- The Town supported continued progress on the Twin Ponds apartment complex on Burdick Street.
- The Town approved a 55+ apartment building on Highbridge Street.
- Other developers are approaching the Town with their proposals.



Deep Dive – Housing Density





Manlius is Missing Middle Housing

Comprehensive Plan Goal 3, Objective 2: Support the development of housing options that are amenable to individuals and families of varying income levels, ages, and lifestyles and that cultivates mixed-income neighborhoods

Homes with more than two Dwelling Units

- Current Town Code does not encourage this type of usage.
- Should the code be amended to allow this use?
- If yes, what limitations do you recommend?



Small Apartment Buildings

- Current Town Code does not encourage this type of usage.
- Should the code be amended to allow this use?
- If yes, what limitations do you recommend?



Attached Patio Homes

- Current Town Code does not encourage this type of usage.
- Should the code be amended to allow this use?
- If yes, what limitations do you recommend?



Townhouses

- Current Town Code does not encourage this type of usage.
- Should the code be amended to allow this use?
- If yes, what limitations do you recommend?



Cottage Communities

- Current Town Code does not encourage this type of usage.
- Should the code be amended to allow this use?
- If yes, what limitations do you recommend?



<https://boicevillecottages.com/>



<https://www.freevillecottages.com/>

What is next?

Discussion of Priority
Actions for 2026-2027



Summary & Appreciation

*Thank
you!*

