

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
August 10, 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

Public Hearing

1. **Public Hearing on the Proposed Subdivision of the Existing 11.8 Acre Lot into Three Single-Family Lots** - Michael Jefferies - 4555 Pompey Center Rd, Manlius, NY 13104 - Zoning Classification - Restricted Agricultural (RA)- Tax Map # 113.-02-17.1

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.-3-24.4

Other Business

Adjournment

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: _____



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)



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

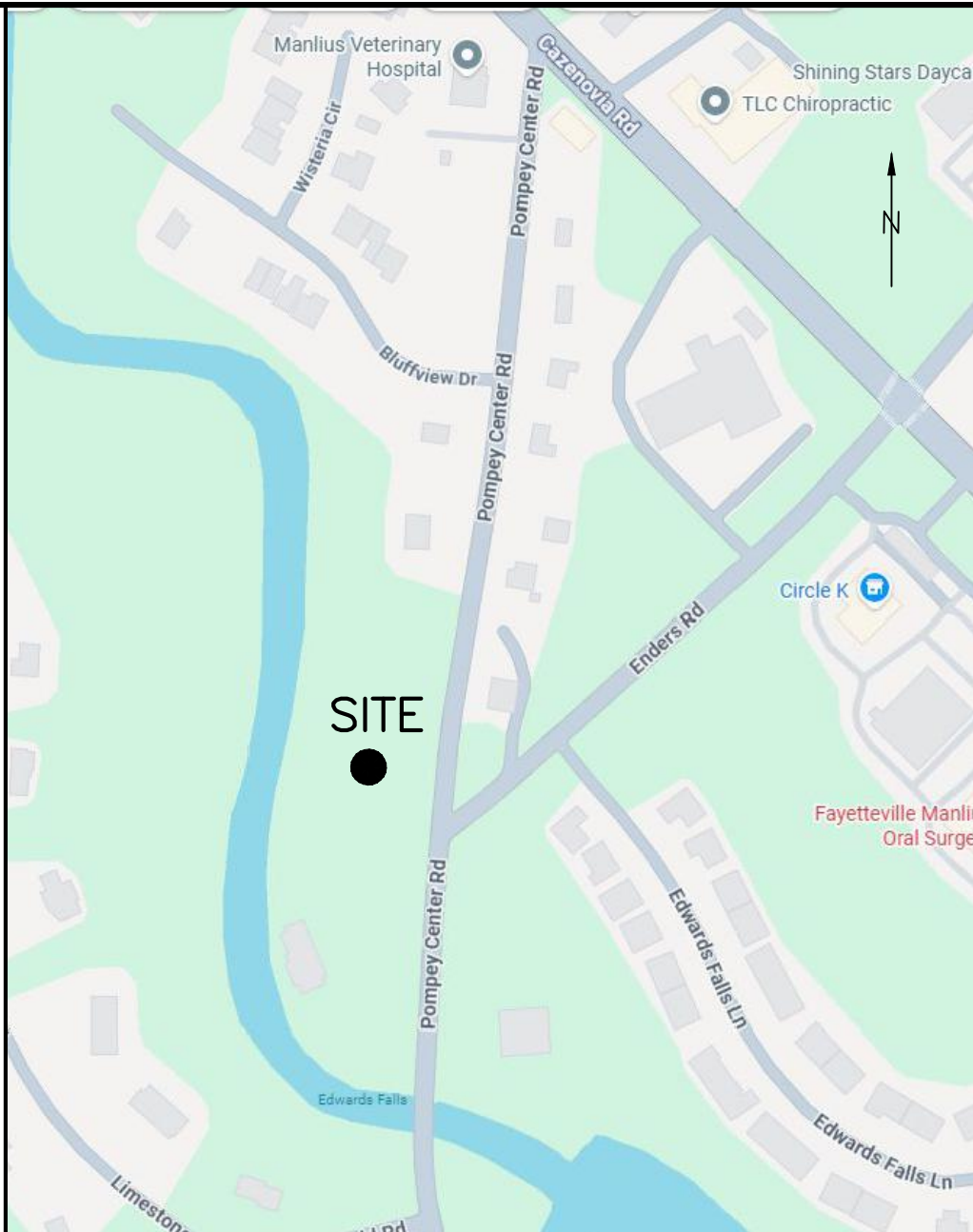
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

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.

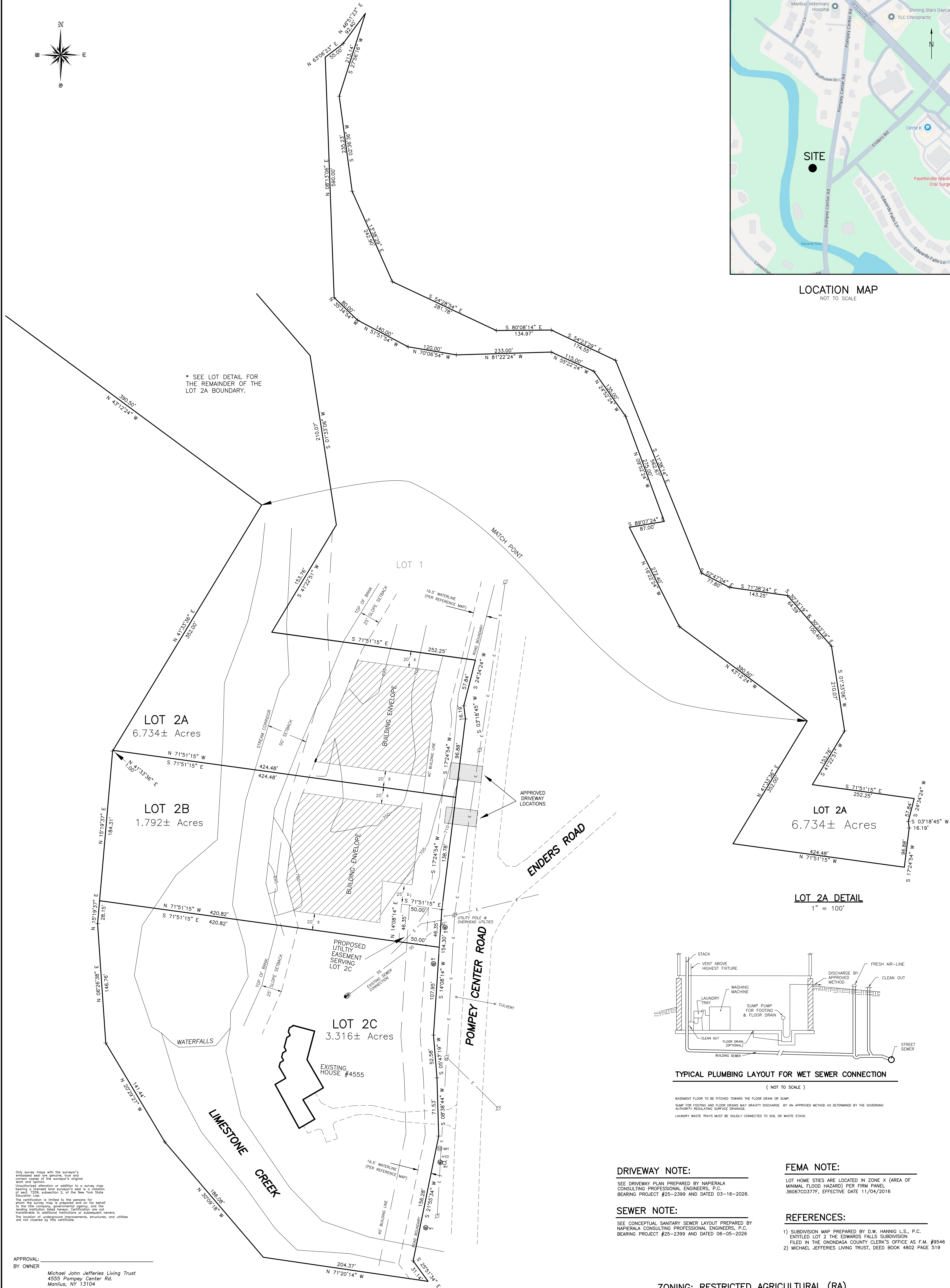
The Board further encourages that a conveyance of land or a conservation easement to be held by the Town or a land trust, be considered for lands along Limestone Creek, to protect the remaining,

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



LOCATION MAP
NOT TO SCALE



DRIVEWAY NOTE:

SEE DRIVEWAY PLAN PREPARED BY NAPIERALA
CONSULTING PROFESSIONAL ENGINEERS, P.C.
BEARING PROJECT #25-2399 AND DATED 03-16-2026.

SEWER NOTE:

SEE CONCEPTUAL SANITARY SEWER LAYOUT PREPARED BY
NAPIERALA CONSULTING PROFESSIONAL ENGINEERS, P.C.
BEARING PROJECT #25-2399 AND DATED 06-05-2026

FEMA NOTE:

LOT HOME STIES ARE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FIRM PANEL 36067C0377F, EFFECTIVE DATE 11/04/2016

REFERENCES:

- 1) SUBDIVISION MAP PREPARED BY D.W. HANNIG L.S., P.C.
ENTITLED LOT 2 THE EDWARDS FALLS SUBDIVISION
FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS F.M. #9546
2) MICHAEL JEFFERIES LIVING TRUST, DEED BOOK 4802 PAGE 519

ZONING: RESTRICTED AGRICULTURAL (RA)

BULK REGULATIONS (WITH PUBLIC SEWERS)

- MINIMUM LOT AREA 40,000 SQ. FT.
- MINIMUM LOT FRONTAGE 150'
- MINIMUM FRONT YARD 40'
- MINIMUM REAR YARD 40'
- MINIMUM SIDE YARD 20'



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:

SEGUNDO LAND SURVEYING, P.L.L.
FORREST L. SEGUNDO, L.S.
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE: (315)263-1642

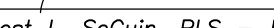
SCALE: 1" = 50'

DATE: 06-25-2026

PROJECT NO. 25135

TAX MAP NO. 113.-02-17

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 herein.



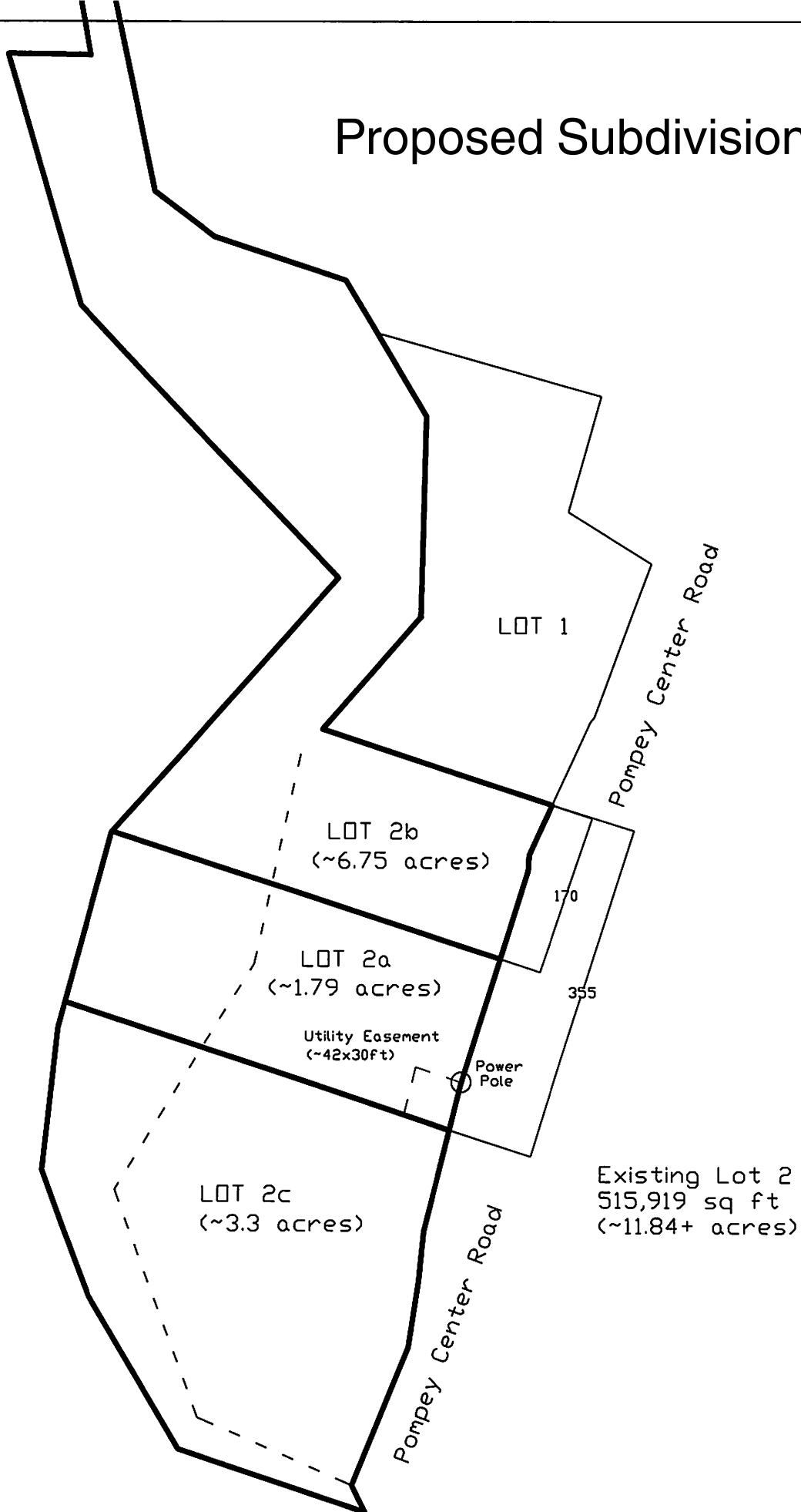
Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384

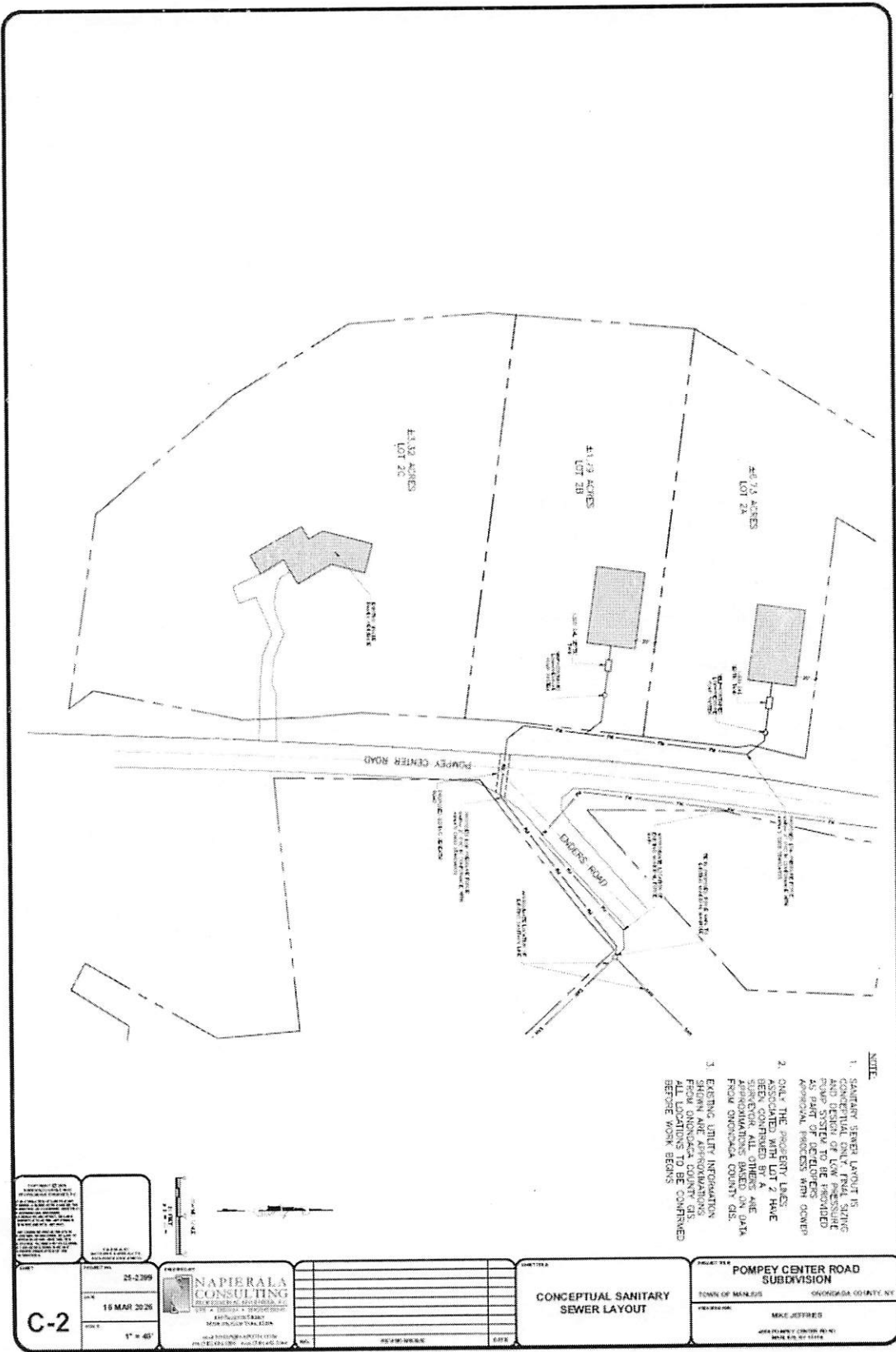
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.

MUNICIPAL APPROVAL
APPROVED TOWN OF MANLIUS

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

Proposed Subdivision





C-2	25-2399 19 MAR 2025 1" = 40'	NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.E. 1000 N. GARDEN STREET PO BOX 1000 POPELTON, NY 13154 TEL: 315.437.1000 FAX: 315.437.1001	POMPEY CENTER ROAD SUBDIVISION TOWN OF MANLIUS ONONDAGA COUNTY, NY DESIGNED BY: MIKE JEFFRIES DATE: 03/10/2025
	CONCEPTUAL SANITARY SEWER LAYOUT		
	PROJECT NO. 25-2399		
	DATE: 03/10/2025		



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,

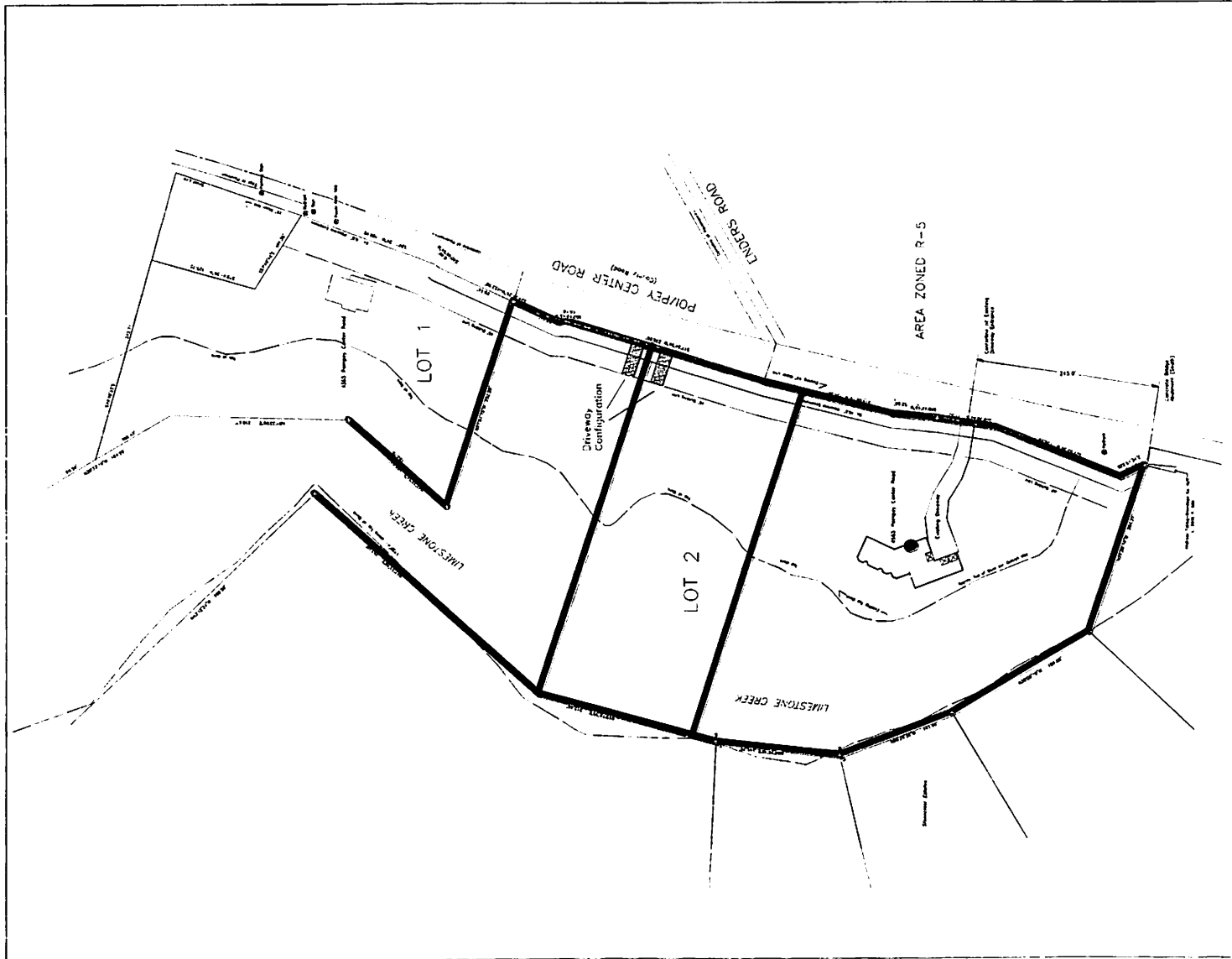
OCWA

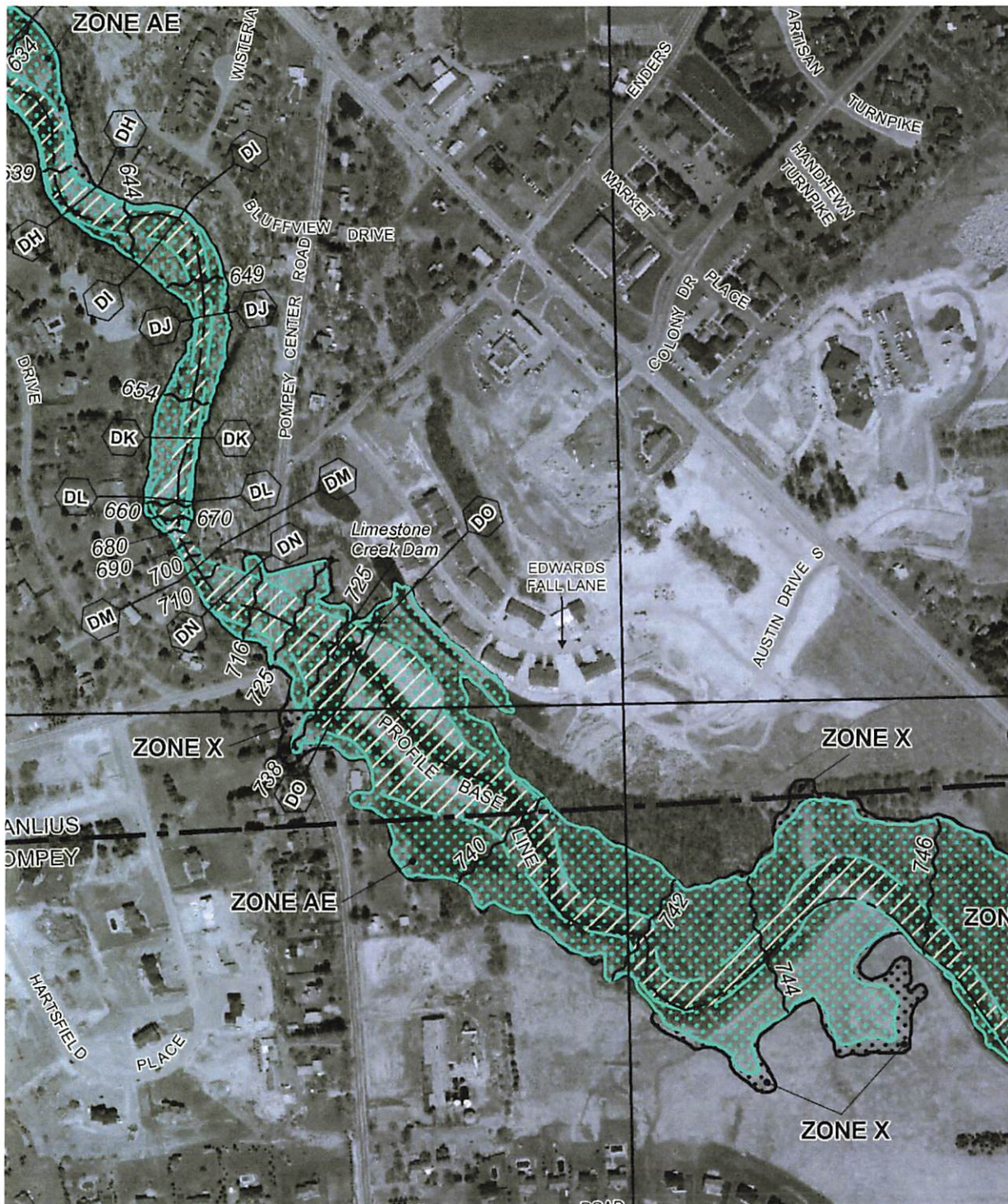
A blue ink signature of Stephen J. Drake, written in a cursive style.

Stephen J. Drake
Water Systems Construction Engineer

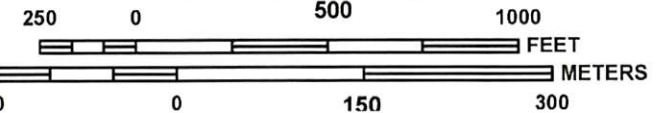
sjd:ng
pc: Misc. file

Driveways





MAP SCALE 1" = 500'



FIRM

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:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
MANLIUS, TOWN OF	360584	0377	F
MANLIUS, VILLAGE OF	360977	0377	F
POMPEY, TOWN OF	360590	0377	F

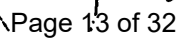
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
36067C0377F**

**EFFECTIVE DATE
NOVEMBER 4, 2016**

Federal Emergency Management Agency



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)

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

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.

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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 M. 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

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

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- 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.

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

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			

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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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: _____

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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

July 30, 2026

Chairperson David Shomar
Town of Manlius Planning Board
301 Brooklea Drive
Fayetteville, NY 13066

Re: Ironhorn Enterprises, Inc
5912 N. Burdick Street
East Syracuse, NY 10357

Dear Mr. Shomar and Planning Board Members,

Enclosed are our responses for the above referenced project based on the comments discussed at the June 22, 2026 Planning Board meeting.

1. Site lighting
We have added two new wall mounted fixtures on the building's façade. A photometric plan is included on sheet C-1 and lighting spec sheets of the fixture is included in this resubmittal.
2. Survey
The surveyor updated his map to note that all four tax parcels make up the entire property.
3. Building facade
The building façade as well as the landscaping enhancements remain the same as previously proposed. The owners feel this architectural design and color scheme align with their brand and corporate identity
4. Yard area
Construction vehicles, not related to the Ironhorn Enterprises business, are in the process of being removed from the property by the end of July.

Respectfully Submitted,
NAPIERALA CONSULTING
Professional Engineer, P.C.

Neal H. Zinsmeyer, Jr., P.E.
Senior Project Manager

Cc: Tom Poitras, Director of Codes, Town of Manlius (via email)
Doug Miller, Town of Manlius Engineer (via email)
Paul Bassett, Ironhorn Enterprises (via email)
Ian Snyder, Ironhorn Enterprises (via email)
Troy Bullock, Ironhorn Enterprises (via email)









Color: Bronze

Weight: 7.1 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.50A
208V	0.29A
240V	0.25A
277V	0.22A
Input Watts	59.58/57.45/59.38W

LED Info

Watts	60W
Color Temp	3000/4000/5000K
Color Accuracy	82/85/82 CRI
L70 Lifespan	100,000 Hours
Lumens	8,703/9,321/9,237 lm
Efficacy	146.07/162.24/155.56 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K (factory default 4000K)

Compliance

UL Listed:

Suitable for Wet Locations. Wall Mount Only.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:

Ingress protection rating of IP65 for dust and water

DLC Listed:

This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Performance

Lifespan:

100,000-Hour LED lifespan based on IESIm-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 350W Metal Halide

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.29A, 240V: 0.25A, 277V: 0.22A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

11.32% at 120V,, 6.85% at 277V

Power Factor:

99.3% at 120V,, 97.9% at 277V

Photocell:

120-277V selectable photocell that can be turned on and off.

Surge Protection:

L/N: 6 kV, L/N-PE: 6 kV

Dim to Off:

Yes

Aux Power Supply:

Yes

Construction

IK Rating:

IK08 Protected against 5 joules of impact. Equivalent to the impact of a 3.75 lbs. (1.7kg) mass dropped from 11.8" (300mm) above the impacted surface.

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Ambient Temperature :

Max Power Temp Rating: 122°F (50°C)
Middle Power Temp Rating: 122°F (50°C))
Low Power Temp Rating: 122°F (50°C)

Housing:

Precision die-cast aluminum housing and door frame

Lens:

Polycarbonate lens

Technical Specifications (continued)

Cut Off:

Full cutoff (0°)

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Installation

Mounting:

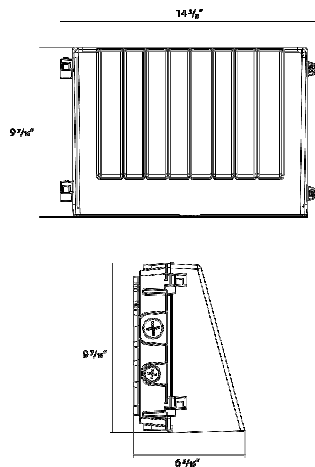
Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Other

5-Year Limited Warranty:

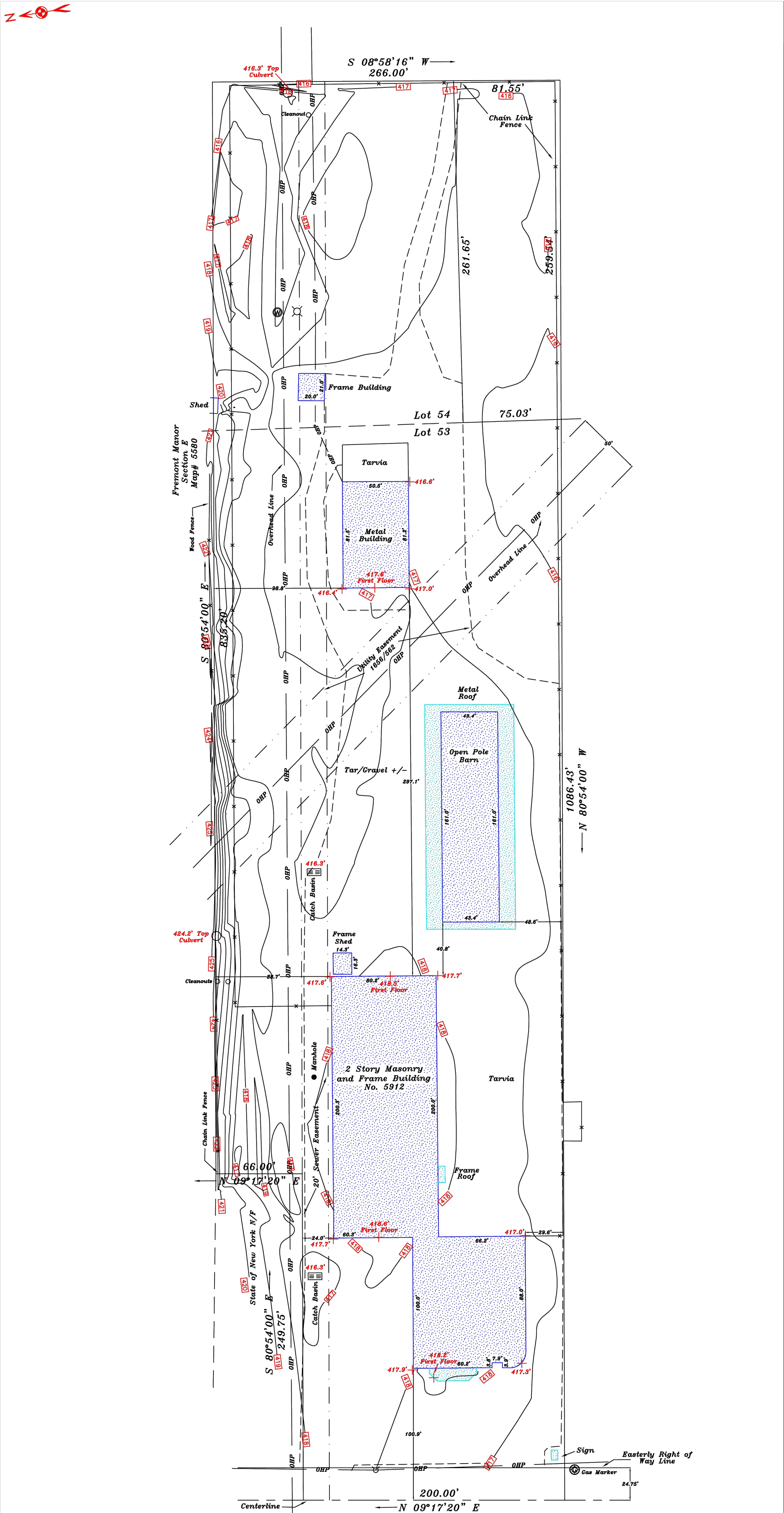
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- Selectable CCT
- Full cutoff
- Selectable on/off photocell
- 0-10V dimming, standard



North Burdick Street

Notes/References:

*Elevation Datum is NAVD88 and contour interval is 1.0'. Contour lines are an interpretation of spot elevations and are approximate only.

*There are several man made mounds that are easterly of the Utility Easement as shown hereon.

*Map Reference - Survey by Michael J McCully, Land Surveying PLLC dated 11-13-24.

*Parcel Area = 6.25 Acres, more or less.

*Parcel may be subject to wetlands.

Date of Fieldwork: 02-19-26
Tax Id#: 077-04-01.1; 077-3-24.4; 77-3-31.2 & 77-3-31.3
Deed: 2019/2102
Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Casenovia, New York 13035
Phone : (315) 815-5034

I hereby certify that this map was made from an actual survey and same is correct.

STATE OF NEW YORK
MICHAEL J. MCCULLY
050696
LICENSED LAND SURVEYOR

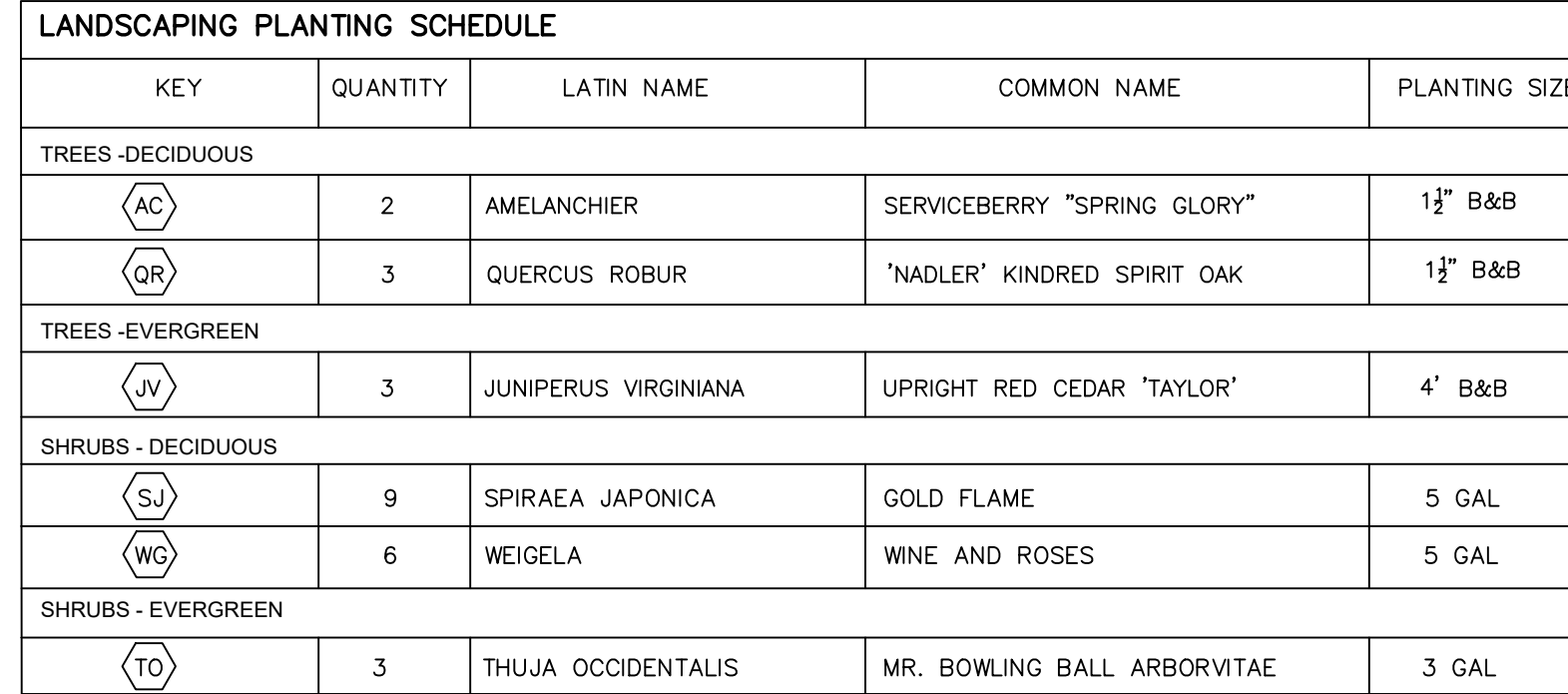
Topographic Survey on Part of Lots 53 and 54, Town of Manlius.

Known as No. 5912 North Burdick Street, Town of Manlius, County of Onondaga, State of New York.

Drawn by: MBM Scale: 1" = 50'

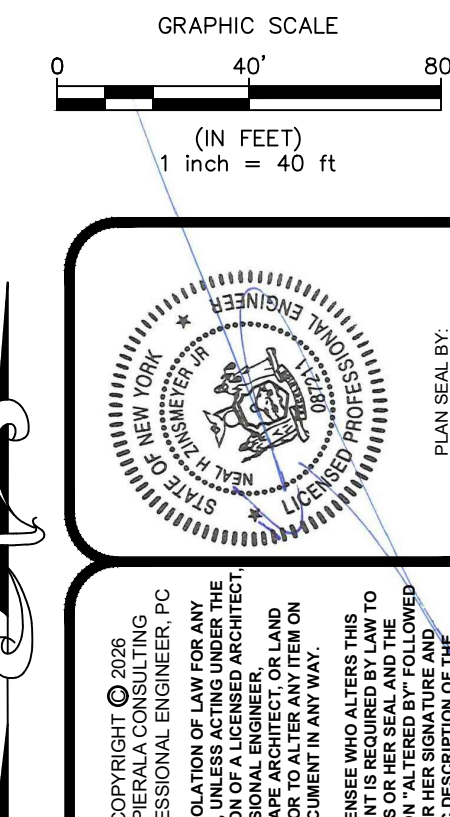
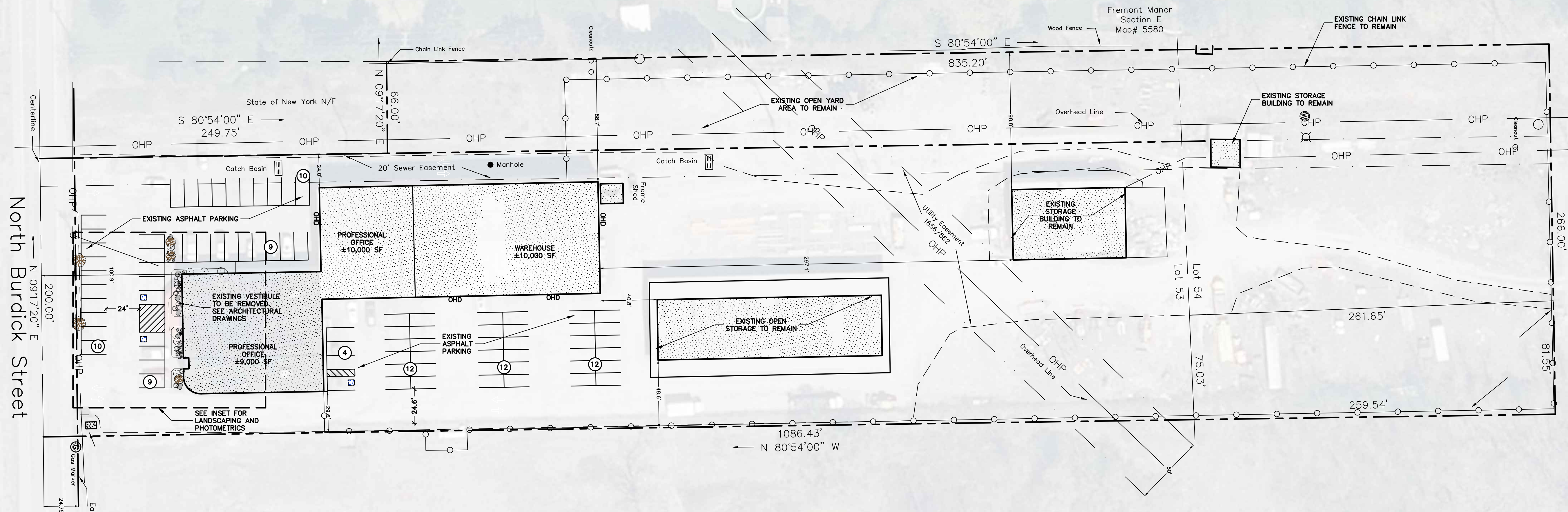
Date(s): 02-21-26

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, Michael J. McCully Land Surveying, all rights reserved.



NOTES:

- 1) NO CHANGES TO THE SITE AS PART OF THIS SITE PLAN APPROVAL WITH THE EXCEPTION OF SIDE AND LANDSCAPING IMPROVEMENTS AS NOTED.
- 2) BUILDING EXTERIOR SHALL BE RENOVATED AS PER ARCHITECTURAL DRAWINGS.
- 3) NO MODIFICATIONS TO THE EXISTING SITE UTILITIES (WATER, SEWER, ELECTRIC, NATURAL GAS) ARE PROPOSED.



PROPOSED TOWNHOMES:
PROPOSED PROFESSIONAL OFFICE
5912 N. BURDICK STREET

TOWN OF MANLIUS **ONONDAGA COUNTY, NY**

IRONHORN ENTERPRISES
5912 N. BURDICK STREET
EAST SYRACUSE, NY 13057

PREPARED FOR:

LAYOUT PLAN

[illegible]

PROJECT NO.	26-2436	DATE	01 APR 2026	SCALE	1"=40'		NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. SITE • DESIGN • ENGINEERING 110 FAVERTE STREET MANLUS, NEW YORK 13104	email: NAI@NAPCON.COM PH: (315) (682-5580) FAX: (315) (682-5544)