

Town of Manlius

Planning Board Agenda

December 12, 2022

6:30PM

Change of Location for the Town of Manlius Planning Board Meeting

Please be advised that The Town of Manlius Planning Board Meeting, including the Public Hearings and all other business, on December 12, 2022 at 6:30pm has been moved to the East Syracuse Minoa High School located at 6400 Fremont Road, East Syracuse, NY. The meeting will be held in the Auditorium.

If you have any questions, please call the Town of Manlius Planning and Development Department at 315-637-8619.

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS DECEMBER 12, 2022.PDF](#)

2. Pledge Of Allegiance

3. Approval Of Minutes November 28, 2022

4. Brolex Enterprises - 5912 North Burdick Street, East Syracuse, NY 13057 - Public Hearing - Zone Change Recommendation To Town Board - RA And Commercial To R3 - Megnin Farms - Route 5 At East Genesee Street And Strawmount Trail - Tax Map #'s 082.2-01-02.0 And 082.2-01-03.0

Documents:

[TOWN OF MANLIUS PLANNING DEPARTMENT INITIAL APPEARANCE APPLICATION.PDF](#)
[MAPS FOR MEGNIN FARMS.PDF](#)

5. Other Business

6. Adjournment



December 12, 2022

Virtual Planning Board Meeting

Instructions to attend the December 12, 2022 virtual Planning Board meeting:

The easiest way to join is to go to our website www.TownOfManlius.org and click on the link that is located on the homepage. You can also watch on our Facebook page by searching for "Town of Manlius"

Enter the meeting url web address as listed below:

<https://us02web.zoom.us/j/88927171055?>

Password to join when prompted:

Password: 222563

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1-(929) -436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 889 2717 1055

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

Password: 222563

Expected
Fee: _____

TOWN OF MANLIUS
PLANNING DEPARTMENT
INITIAL APPEARANCE APPLICATION

DATE: 9.23.2022

Name of Project: Donald Meakin Trust & Meakin Farms

Applicant must submit 12 copies of all site plans, surveys, and supporting data with the final application before a planning board meeting can be scheduled.

Location of Project: 1301 Nottingham Rd, Unit C211, Jamestown NY 13078

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

Developer: Budlex Enterprises, LLC Phone: 315-559-0556

Address: 5912 N. Burdick St. E. Syracuse NY Zip: 13057

Tax Map Number(#)/s: 082.2-01-02.0 & 082.2-01-03.0

Present Zoning: RA-Restricted Agri. Desired Zoning: CR-Commer. B R-3

Total Acreage: 14.02 acres Total Number of Lots: 25 (two family lots)

Property Owner/s: Donald Meakin Trust Phone: to Amy Longstreet 315-233-8263

Address: 1301 Nottingham Rd C-211, Jamestown, NY Zip: 13078

Tax Map#(s): 082.2-01-02.0 Owner's Signature: [Signature]
& 082.2-01-03.0 Printed Name: Amy Longstreet, Esq POA

Property Owner/s: _____ Phone: _____

Address: _____ Zip: _____

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

Printed Name: _____

Use next page for additional known property owners' information

Planning Board Meeting Date Assignment: _____

Fee: _____ Paid: _____ Per: Credit/Debit Card Check Cash

Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project: <i>Brook Properties, LLC</i>				
Project Location (describe, and attach a location map): <i>Megrin Landing</i>				
Brief Description of Proposed Action: <i>Zero change from R-A and converted to R-3 and subdivision for (25) two family building lots and § 27B clustering.</i>				
Name of Applicant or Sponsor: <i>Brook Properties, LLC</i>		Telephone: <i>315-559-0556</i>	E-Mail: <i>brady.probst@equival.com</i>	
Address: <i>5912 N. Burdick St</i>				
City/PO: <i>East Syracuse</i>	State: <i>NY</i>	Zip Code: <i>13057</i>		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>16</u> acres		
b. Total acreage to be physically disturbed?		<u>10</u> acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>16</u> acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: <u>proposed detention/retention basin less than 1 acre in size</u>	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Brandon Jacobson</u> <u>Brook Properties LLC</u> Date: <u>9/28/22</u>		
Signature: _____		

STOP

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (TO BE COMPLETED BY APPLICANT OR PROJECT SPONSOR)

1. APPLICANT/SPONSOR: <i>Brolax Properties, LLC</i>	2. PROJECT NAME: <i>Megain Landing</i>
3. PROJECT LOCATION: MUNICIPALITY <i>Town of Marlius</i> COUNTY <i>Onondaga</i>	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) <i>NYS Rt #5, East Gurusso Street & Strawmont Trail</i>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXPANSION <input type="checkbox"/> MODIFICATION/ALTERATION	
6. DESCRIBE PROJECT BRIEFLY: <i>Zone change from R-A to R-3 for the development of (25) two family homes, maximum 50 residential living units, utilizing § 278 NY Town Law (clustering)</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>16</i> Acres Ultimately <i>4-10</i> Acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS THE PRESENT LAND USE IN THE VICINITY OF THE PROJECT? <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> AGRICULTURAL <input type="checkbox"/> PARK/FOREST/OPEN SPACE <input type="checkbox"/> OTHER Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approvals: <i>Town of Marlius Planning Board</i> <i>Subdivision Approval</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
APPLICANT/SPONSOR NAME: <i>Brolax Properties, LLC</i>	DATE: <i>8/22/2022</i>
SIGNATURE: <i>[Signature]</i> <i>Brandon Jacobson, Manager, Marlius</i>	

IF THE ACTION IS IN A COASTAL AREA, AND YOU ARE A STATE AGENCY, COMPLETE A COASTAL ASSESSMENT FORM BEFORE PROCEEDING WITH THIS ASSESSMENT.

PART II – ENVIRONMENTAL ASSESSMENT (TO BE COMPLETED BY AGENCY)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? IF YES, COORDINATE THE REVIEW PROCESS AND USE THE FULL EAF. <input type="checkbox"/> YES <input type="checkbox"/> NO
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? IF NO, A NEGATIVE DECLARATION MAY BE SUPERSEDED BY ANOTHER INVOLVED AGENCY. <input type="checkbox"/> YES <input type="checkbox"/> NO
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (ANSWERS MAY BE HANDWRITTEN, IF LEGIBLE). C1. EXISTING AIR QUALITY, SURFACE OR GROUNDWATER QUALITY OR QUANTITY, NOISE LEVELS, EXISTING TRAFFIC PATTERNS, SOLID WASTE PRODUCTION OR DISPOSAL, POTENTIAL FOR EROSION, DRAINAGE OR FLOODING PROBLEMS? EXPLAIN BRIEFLY:
C2. AESTHETIC, AGRICULTURAL, ARCHAEOLOGICAL, HISTORIC, OR OTHER NATURAL OR CULTURAL RESOURCES; OR COMMUNITY OR NEIGHBORHOOD CHARACTER: EXPLAIN BRIEFLY:
C3. VEGETATION OR FAUNA, FISH, SHELLFISH OR WILDLIFE SPECIES, SIGNIFICANT HABITATS, OR THREATENED OR ENDANGERED SPECIES? EXPLAIN BRIEFLY:
C4. A COMMUNITY'S EXISTING PLANS OR GOALS AS OFFICIALLY ADOPTED, OR A CHANGE IN USE OR INTENSITY OF USE OF LAND OR OTHER NATURAL RESOURCES? EXPLAIN BRIEFLY:
C5. GROWTH, SUBSEQUENT DEVELOPMENT, OR RELATED ACTIVITIES LIKELY TO BE INDUCED BY THE PROPOSED ACTION: EXPLAIN BRIEFLY:
C6. LONG TERM, SHORT TERM, CUMULATIVE, OR OTHER EFFECTS NOT IDENTIFIED IN C1-C5? EXPLAIN BRIEFLY:
C7. OTHER IMPACTS (INCLUDING CHANGES IN USE OF EITHER QUANTITY OR TYPE OF ENERGY)? EXPLAIN BRIEFLY:
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, EXPLAIN BRIEFLY:
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, EXPLAIN BRIEFLY:

PART III – DETERMINATION OF SIGNIFICANCE (TO BE COMPLETED BY AGENCY)

Instructions: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e., urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D or Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> CHECK THIS BOX IF YOU HAVE IDENTIFIED ONE OR MORE POTENTIALLY LARGE OR SIGNIFICANT ADVERSE IMPACTS WHICH MAY OCCUR. THEN PROCEED DIRECTLY TO THE FULL EAF AND/OR PREPARE A POSITIVE DECLARATION.	
<input type="checkbox"/> CHECK THIS BOX IF YOU HAVE DETERMINED, BASED ON THE INFORMATION AND ANALYSIS ABOVE AND ANY SUPPORTING DOCUMENTATION, THAT THE PROPOSED ACTION WILL NOT RESULT IN ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS AND PROVIDE ON ATTACHMENTS AS NECESSARY. THE REASONS SUPPORTING THIS DETERMINATION:	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

ALL THAT TRCT OR PARCEL OF LAND situated in the Town of Manlius, County of Onondaga, State of New York, being part of Lot 58 and 59 in said Town and being more specifically described as follows:

Beginning at a point in the northerly line of N.Y. Route #5, (a/k/a E. Genesee Street), at the intersection of said northerly line with the easterly line of Lot 59 Town of Manlius, (being also the easterly line of Onondaga County and the westerly line of Madison County),.

Running thence N81°50'02"W a distance of 60.13 feet to the point and place of beginning,

Thence S04°25'29"W a distance of 700 feet along the westerly side of Strawmount Trail,

Thence N81°49'11"W a distance of 1040.03 feet,

Thence S04°45'25"W a distance of 700 feet to a point on the north side of N.Y. Route #5,

Thence S81°50'02"E along the northerly line of N.Y. Route #5 a distance of 704.20 feet,

Thence N04°25'29"E a distance of 150 feet,

Thence S81°50'02"E a distance of 200 feet,

Thence S04°25'29"W a distance of 150 feet,

Thence S81°50'02"E a distance of 139.87 feet along the northerly line of N.Y. Route #5, to the point and place of beginning, containing 16.025+/- acres of land

Subject to easements and restrictions of record.

CORPORATE ACKNOWLEDGEMENT

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

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


Applicant Signature

Subscribed to me before this day ^{29th}
Of September, 2022

Ann M. Oot
Notary Public

ANN M OOT
NOTARY PUBLIC State of New York
Onondaga County
Lic. #01004965138
Comm. Exp. 04/16/ 2026

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. Brandon Jacobson, being duly sworn, deposes and says that (s) he is:

Managing Member of Brody Properties, LLC
(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: 9/28, 20 22

Date: _____, 20_____.

Brandon Jacobson
(Print Name)

(Print Name)

[Signature]
(Signature)

(Signature)

Brook Properties, LLC
(Entity Name)

(Entity Name)

Brandon Jacobson Managing Member
By (Officer) (Title)

By (Officer) (Title)

same
(Mailing Address of Applicant)

(Mailing Address of Applicant)

same
(Telephone Number)

(Telephone Number)

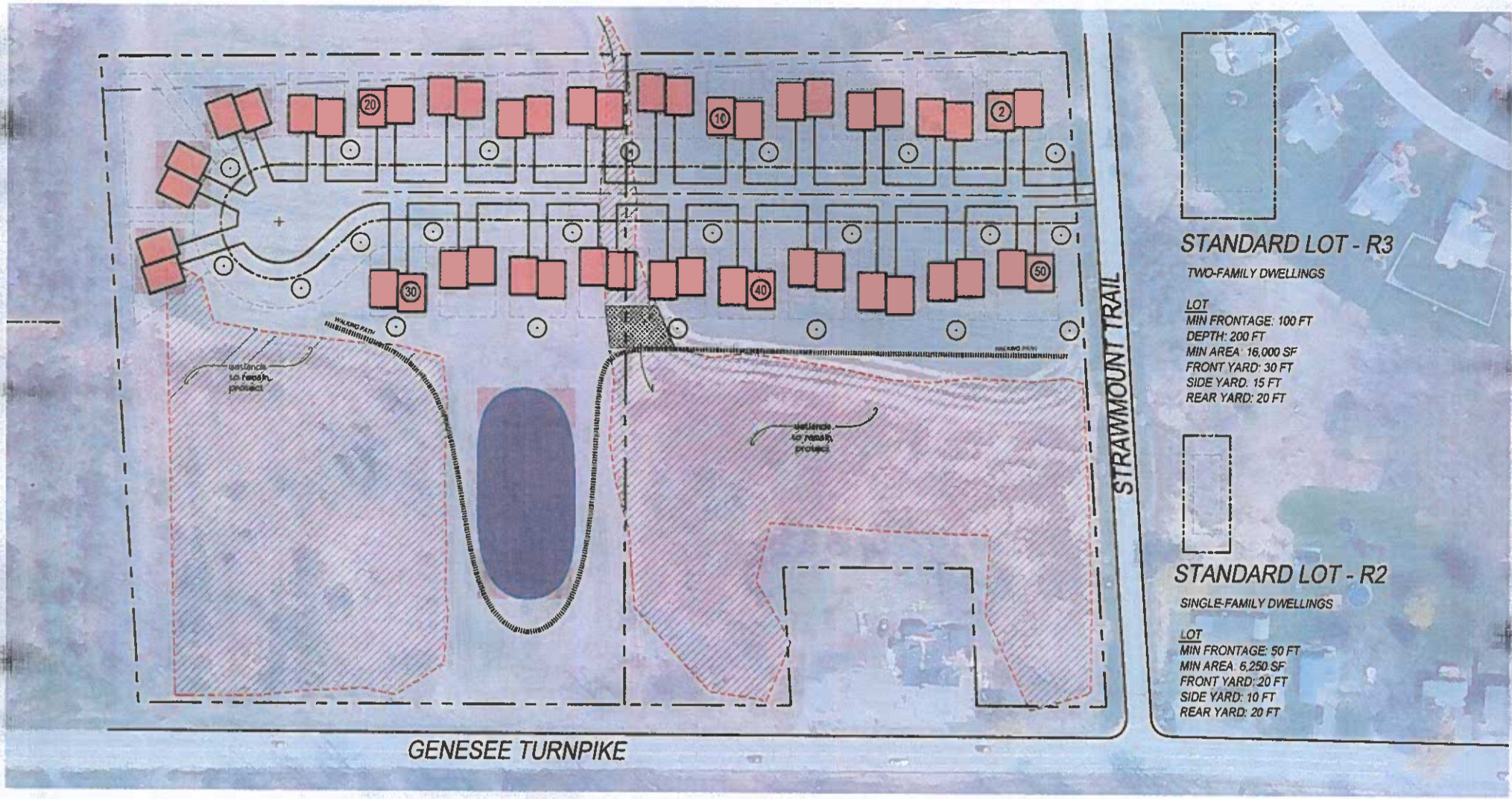
ACKNOWLEDGEMENTS

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

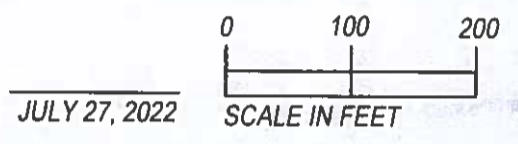
On this 28 day of September in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Brandon Jacobson,

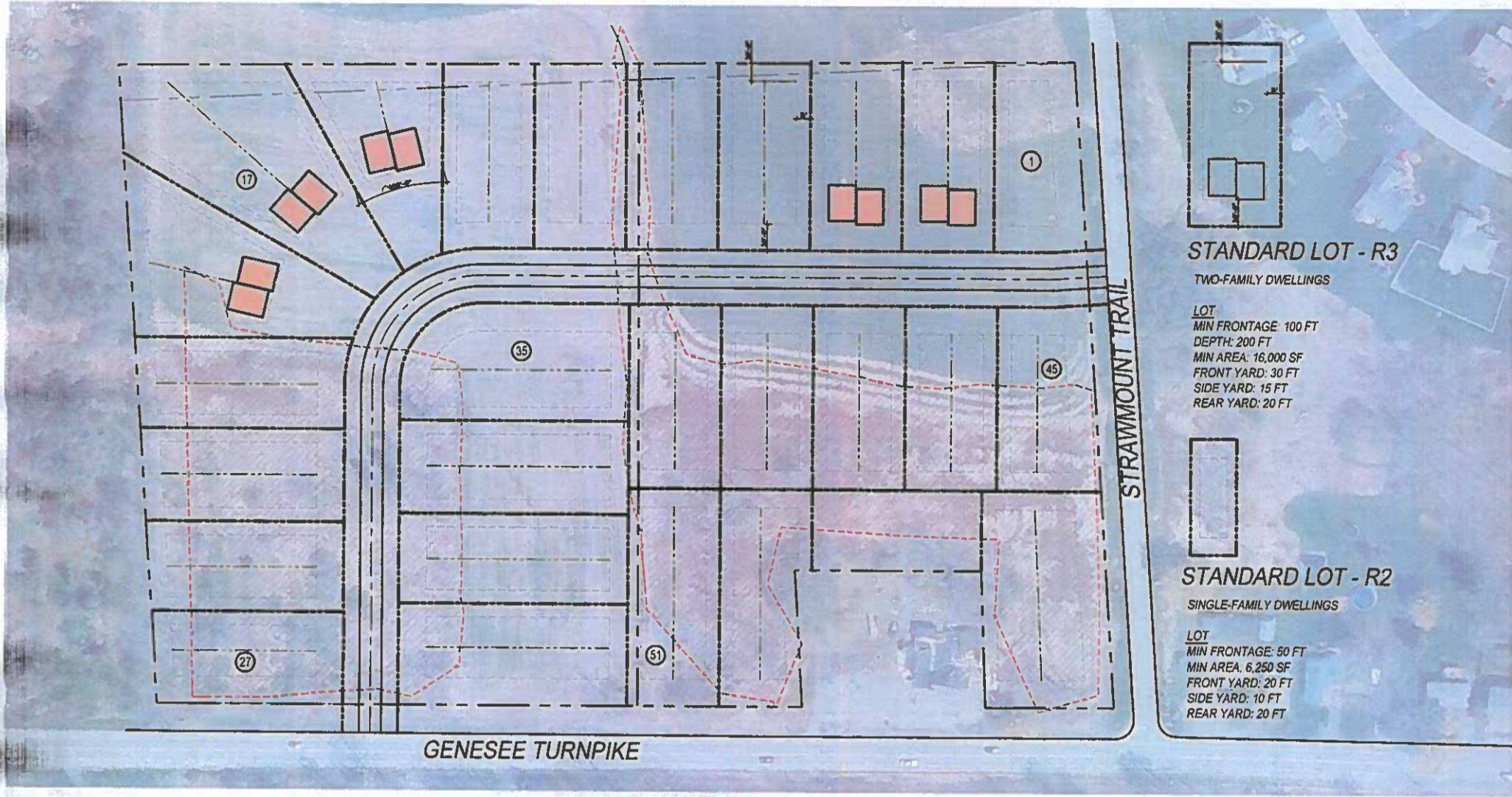
and _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Notary Public

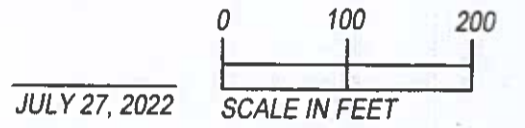


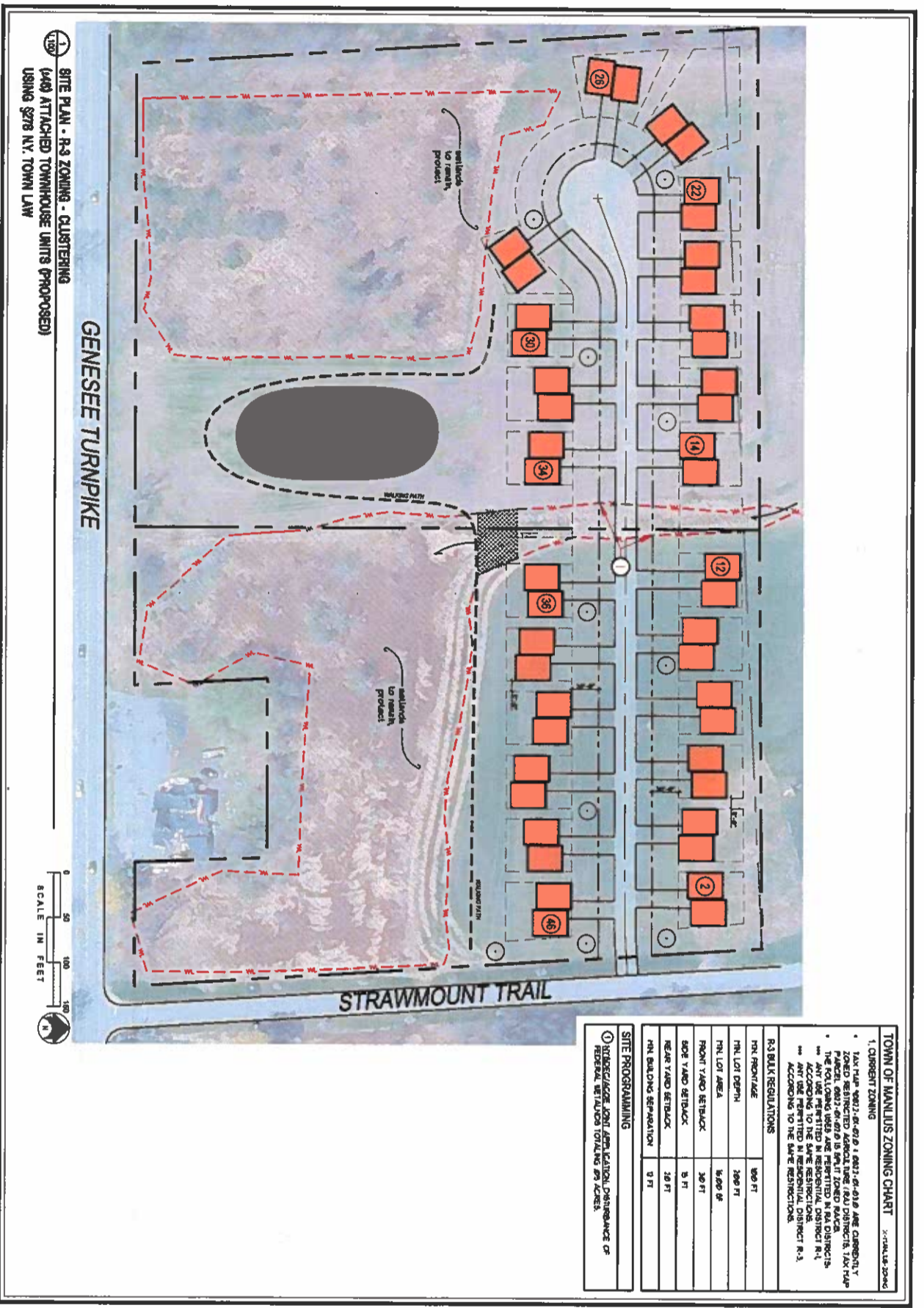
R-3 ZONING - CLUSTERING
(50) ATTACHED TOWNHOUSE UNITS (PROPOSED)
USING §278 N.Y. TOWN LAW





R-3 DENSITY PLAN (PROPOSED R-3 ZONING)
(26) CONFORMING, TWO FAMILY BUILDING LOTS
MAXIMUM (52) ATTACHED TWO FAMILY HOMES





1 SITE PLAN - R-3 ZONING - CLUSTERING
 (44) ATTACHED TOWNHOUSE UNITS (PROPOSED)
 USING §278 NY TOWN LAW

TOWN OF MANLIUS ZONING CHART 2-15-2016 20-2016

1. CURRENT ZONING

- TAX MAP 2012, 01-019 & 021, 01-019 ARE CURRENTLY ZONED R-3. THE TOWN OF MANLIUS, TAX MAP 2012, 01-019 & 021, 01-019 ARE CURRENTLY ZONED R-3. THE TOWN OF MANLIUS, TAX MAP 2012, 01-019 & 021, 01-019 ARE CURRENTLY ZONED R-3. THE TOWN OF MANLIUS, TAX MAP 2012, 01-019 & 021, 01-019 ARE CURRENTLY ZONED R-3.
- ANY USE PERMITTED IN RESIDENTIAL DISTRICT R-1, ARE NOT PERMITTED IN RESIDENTIAL DISTRICT R-3, ACCORDING TO THE SAME RESTRICTIONS.

R-3 BULK REGULATIONS

MIN. FRONT YARD SETBACK	50 FT
MIN. LOT DEPTH	100 FT
MIN. LOT AREA	1/2 ACRE
FRONT YARD SETBACK	30 FT
REAR YARD SETBACK	25 FT
MIN. BUILDING SEPARATION	5 FT

SITE PROGRAMMING

1 RETROFIT/NEW LOT LAYOUT, DISTANCE OF 100 FT FROM TOTAL 20 ACRES.



DATE: 01/11/2016
 PROJECT: MEGINN FARM DEVELOPMENT
 9712 N. BUNKERS LANE
 SYRACUSE, NY 13217
 FEEBEE & ASSOCIATES, INC.

MEGINN FARM DEVELOPMENT
 TOWN OF MANLIUS, NY

REVISIONS

NO.	DATE	DESCRIPTION

SITE PLAN

L-100