

BROLEX PROPERTIES, LLC.

**5912 North Burdick Street
East Syracuse, NY 13057**

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

May 6, 2020

Re: Zone Change, Freeman Property Rt. 92

Dear Board Members,

It has recently come to our attention that the wrong zoning designation was used in our application for a zone change on the Freeman property located on NYS Route 92. In error, the design consultant indicated a request for a zone change to "R-5", multi family or apartment use. In fact, the desired zone change for this project should be "R-3" zoning for the single family attached homes that are contemplated.

Consistent with other residential projects in the vicinity, we would like to obtain an R-3 zone change for this property together with the application of §278 of New York's Town Law. The R-3 zoning that is being requested, together with §278 consideration would allow for over half this 20+ acre site to remain undisturbed as recreational "green-space".

At this time we are enclosing a density plan for the site based on a strict application of the Town's R-3 zoning. Based on the density shown, we would like to cluster the residential housing on that portion of the property currently being used and occupied by Freeman Interiors. The project would utilize all public utilities and private driveway/access road maintained by a homeowners association.

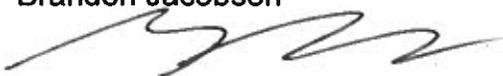
We believe the proposed zone change and housing project to be an excellent use of this property while allowing for the perpetual preservation of over one half the site.

Based upon the forgoing, we respectfully ask that our earlier petition for a zone on this property be amended to a request for an "R-3" zoning designation rather than the R-5 that was shown. Accordingly, if this letter can serve as our formal request to amend the earlier submission it would be greatly appreciated. If we need to correct this earlier submission by some other means, please let us know as soon as possible so that we may complete the same?

If there are any questions, or if anything further is needed at this time, please let me know?
Your cooperation and assistance in this matter is appreciated.

Respectfully Yours,

Brandon Jacobson



RESIDENTIAL DISTRICT (R3)

LOT RESERVATION	TOTAL LOT AREA
LOT 100	200 ACRES
MINIMUM LOT AREA	4.5 ACRES
MINIMUM LOT WIDTH (FEET)	60
MINIMUM LOT DEPTH (FEET)	100
MINIMUM FRONT YARD (FEET)	30
MINIMUM REAR YARD (FEET)	25
MINIMUM SIDE YARD (FEET)	5
MINIMUM BUILDING SETBACK (FEET)	10



NO.	DATE	DESCRIPTION
1	02-20-20	Initial Review
2	02-21-20	Final Review
3	02-21-20	Final Review
4	02-21-20	Final Review
5	02-21-20	Final Review
6	02-21-20	Final Review
7	02-21-20	Final Review
8	02-21-20	Final Review
9	02-21-20	Final Review
10	02-21-20	Final Review

