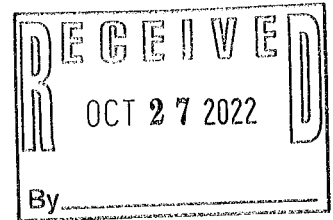


Graziano Zazzara Jr  
Icon Companies  
344 S. Warren Street, Suite 202  
Syracuse, New York 13202



October 27, 2022

Town of Manlius  
301 Brooklea Drive  
Fayetteville, NY 13066

**Re: Zone Change Request for 4600 Enders Road, Manlius New York  
(tax map number 117.2-01-04.0)**

Dear Sir/Madam:

We are currently under contract to purchase the property located at 4600 Enders Road, Town of Manlius, tax map number 117.2-01-04.0 (the "Property") from Eastern Hills Bible Church ("Seller").

We have been active in the real estate development in the Central New York area for many years. We have a history of taking vacant under-utilized properties and redeveloping them to allow them to become areas that benefit the surrounding community and add to the tax base. We believe the Property, which is now mostly vacant and unused, can be updated and put back into productive use for the community.

The Property is currently zoned as RA Restricted Agricultural District. This zoning classification was appropriate prior to the commercialization of the surrounding area on Enders Road and Cazenovia Road, which is now a vibrant district.

With the Eastern Hills Bible Church moving to their new location, the previous church structure will remain vacant on the Property. It would benefit the community and Town to have the Property re-zoned as RM. The Seller is fully in agreement with the request for the zone change and we have submitted signed documentation to that end.

The Applicant proposes to use the Property as a mixed use property consisting of a very light office use, and, the balance to be market rate apartments. This would be a much lighter parking use and traffic generator than it had previously as a church, and, lighter than would be under some uses permitted under current RA Zoning

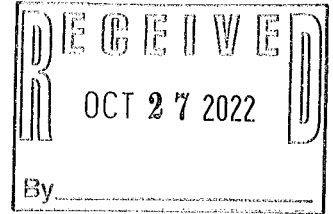
We look forward to discussing this request with the Town and the Planning Board.

Best regards,

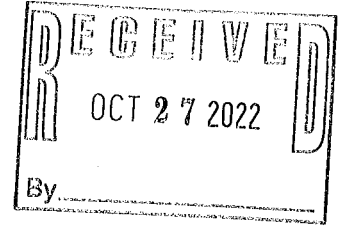
A handwritten signature in black ink, appearing to be "GZazzara", written over a horizontal line.

Graziano Zazzara  
President  
Icon Companies

TOWN OF MANLIUS  
ZONE CHANGE APPLICATION



1. Name of Person applying for Zone Change GRAZI ZAZZARA JR  
Address of person applying 344 S Warren Street, Syracuse NY 13202  
Cell Number \_\_\_\_\_ Phone Number 315 299 6292
2. Name: (owner of record) of land where Zone Change would occur Eastern Hills Bible Church  
Address (owner of record) 4600 Enders Road  
Cell Number (owner of record) \_\_\_\_\_ Phone Number \_\_\_\_\_
3. Tax Map Number of property where Zone Change would occur 117.2-81-046
4. Is this property located in a flood hazard area? NO  
If so, what flood area is the property in it in?  
\_\_\_\_\_
5. Present zoning classification of property RA
6. Desired zoning classification RM  
Reason for Change of Zone (use additional sheets if necessary) See cover Letter.
7. What is lot size? \_\_\_\_\_
8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 155 Article III of the Town of Manlius Municipal Code? YES
9. Is the property within the protectively zoned area of a housing project authorized under the public housing law? NO
10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? NO  
If yes, please specify \_\_\_\_\_
11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated? \_\_\_\_\_



If yes, please specify \_\_\_\_\_  
\_\_\_\_\_

12. List the uses of all abutting property Residential, Commercial  
\_\_\_\_\_  
\_\_\_\_\_

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

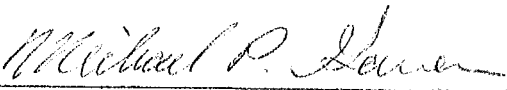
- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any question on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 10/27/22

  
\_\_\_\_\_  
Applicant 1

Date 10/27/2022

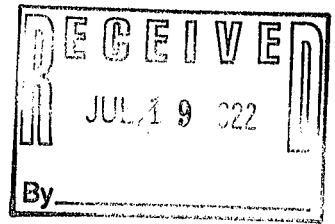
  
\_\_\_\_\_  
Applicant 2

Date \_\_\_\_\_

\_\_\_\_\_  
Applicant

# Short Environmental Assessment Form

## Part 1 - Project Information




**Instructions for Completing**

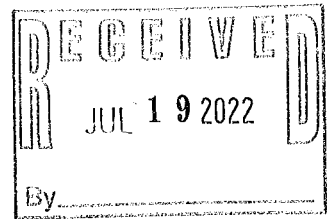
**Part 1 - Project Information** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: 4600 Enders Road, Manlius NY			
Project Location (describe, and attach a location map): 4600 Enders Road, North of intersection with NYS Route 92			
Brief Description of Proposed Action: Redevelopment of existing church facility for use as an events venue			
Name of Applicant or Sponsor: Grazi Zazzara		Telephone: 315 569-5678	
Address: 344 S. Warren St		E-Mail: gzazzara26@gmail.com	
City/PO: Syracuse		State: N.Y.	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO <input type="checkbox"/>
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.			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO <input type="checkbox"/>
If Yes, list agency(s) name and permit or approval: Manlius Zoning approval Manlius Building Permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	<u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES
	If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	<u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES
	If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11.	<u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES
	If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. <u>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?</u>		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input checked="" 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 plan?	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?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Georgi ZAZZU</u> Date: <u>7/18/22</u>		
Signature:  Title: <u>MAMJ</u>		



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.

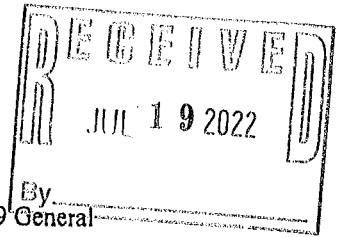
STATE OF NEW YORK )
) SS:
COUNTY OF ONONDAGA )

I. Graziano Zaza Jr., being duly sworn, deposes and says that (s) he is:

Applicant
(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: 7/15/, 2022.

Date: 7/18/22, 2022.

MICHAEL P. GARVER  
(Print Name)

GRAZIANO ZAZZARA  
(Print Name)

[Signature]  
(Signature)

[Signature]  
(Signature)

EASTERN HILLS BIBLE CHURCH  
(Entity Name)

N/A (Proprietor)  
(Entity Name)

Michael P. Garver CHAIRMAN EASTERN HILLS  
By (Officer) (Title) BIBLE CHURCH

By (Officer) (Title)

4600 ENDEERS RD MANLIUS NY 13104  
(Mailing Address of Applicant)

344 S WASHINGTON SYRACUSE NY 13204  
(Mailing Address of Applicant)

(315) 682-5008  
(Telephone Number)

315 259 6724  
(Telephone Number)

**ACKNOWLEDGEMENTS**

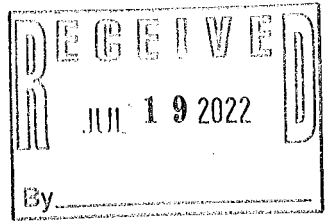
STATE OF NEW YORK )  
) SS:  
COUNTY OF ONONDAGA )

On this 15th day of July in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Graziano Zazzara, Michael Garver, 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.

[Signature]  
Notary Public

KAITLYN QUESINBERRY  
NOTARY PUBLIC STATE OF NEW YORK  
Registration No 01QU6395745  
Qualified in Onondaga County  
Commission Expires August 5 2023





**CORPORATE ACKNOWLEDGEMENT**

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

Grazie Zarn Jr, being duly sworn, deposes and says the  
s(he) is the manager of 4600 Endos Rent 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.

[Signature]  
Applicant Signature

Subscribed to me before this day  
of July 15th, 20 22

[Signature]  
Notary Public

KAITLYN QUESINBERRY  
NOTARY PUBLIC STATE OF NEW YORK  
Registration No 01QU6395745  
Qualified in Onondaga County  
Commission Expires August 5 2023