
IN THE MATTER

Of

**THE APPLICATION OF GARDEN PARK
SENIOR APARTMENTS FOR DISTRICT
PLAN REVIEW BY THE TOWN BOARD OF
THE TOWN OF MANLIUS AND LOCAL
LAW 2023-__ TO CHANGE THE ZONING
FROM RESIDENTIAL 5 (R-5) TO PLANNED
UNIT DEVELOPMENT (“PUD”)**

**RESOLUTION CALLING FOR
A PUBLIC HEARING**

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, and virtually on the platform commonly referred to as Zoom, the Town Facebook page and YouTube on the 13th of September, 2023, at 6:30 p.m.

The meeting was called to order by John T. Deer, Supervisor, and the following were present, namely:

John T. Deer	Supervisor
Sara Bollinger	Councilor
Elaine Denton	Councilor
Alissa Italiano	Councilor
Katelyn M. Kriesel	Councilor
William Nicholson	Councilor
Heather Allison Waters	Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, an application has been made to the Town Board by Hancock & Estabrook LLP, the attorney for the proposed Garden Park Senior Apartments (the “Applicant”)

for a review of a District Plan (attached to this Resolution as Exhibit A – the “District Plan”) pursuant to Town of Manlius Code Section 155-20.2 (the Planned Unit Development District “PUD”) to develop a multiple-family dwelling units (containing 78 dwelling units) for senior apartments at the 8.77 acre vacant property located on Gramercy Circle off of Highbridge Road (tax map parcel 093-01-05.1) (the “Application”);

WHEREAS, the Applicant has also submitted to the Town Board a PUD District Map Plan that identifies the area of the District Plan, which is attached to this Resolution as Exhibit B;

WHEREAS, the Town Board is also considering a zone change under Local Law 2023-____, as set forth below:

**LOCAL LAW 2023-____, A LOCAL LAW ADOPTING THE
GARDEN PARK SENIOR APARTMENT DISTRICT PLAN
AND AMENDING THE ZONING MAP OF THE TOWN OF
MANLIUS:**

**Be it enacted by the Town Board of the Town of Manlius, Onondaga County,
New York as follows:**

Section 1. That “The Revised Zoning Ordinance of the Town of Manlius”, as amended, and the “Zoning Map of the Town of Manlius”, which by provisions of said Zoning Ordinance shall be, and the same hereby are, amended to change the zoning for the 8.77 acres of unimproved land identified as tax map no. 093-01-05.1, as further set forth on that certain Graphic PUD District Plan by Keplinger Freeman Associated, dated 8/2/23, and as set forth more particularly on Schedule A, from Residential 5 (R-5) to Planned Unit Development (PUD):

See Schedule A, Legal Description

Section 2. That a new Section 155-20.8 be created as follows:

A. Adopted District Plans:

____. Garden Park – the Garden Park Senior Apartment District Plan is hereby adopted pursuant to the District Plan and District Plan Map approved by the Town Board on _____, 2023 and appended to this Chapter as Schedule 1 – “Planned Unit Development District Plans”

Section 3. That a new appendix to Chapter 155 of the Town Code be created entitled “Planned Unit Development District Plans” which shall be appended to Chapter 155 and will identify all the District Plans and details of said District Plans that have been approved and adopted by the Town Board under Section 155-20.2 through 155-20.7 of the Town Code.

Section 3. This local law shall take effect upon filing with the New York State Department of State.

WHEREAS, the Town Board desires to hear from the public on the Application;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Manlius, County of Onondaga, State of New York, shall hold a Public Hearing on said proposed Local Law 2023 - ____, and that such Hearing shall be held in persona and virtually on the Internet platform commonly referred to as ZOOM, directions for attendance which will be on the Town's Website and such hearing shall take place on the 4th day of October 2023 at approximately 6:35 p.m. and be it further

RESOLVED, that the Town Clerk shall give notice of such Public Hearing by the publication of a notice in at least one newspaper circulated in the Town, specifying the time when and the place where such Public Hearing will be held and the instructions by which the public can access the virtual meeting, and in general terms, describing the proposed Local Law. Such notice shall be published once at least five (5) days prior to the Public Hearing.

I, ALLISON WEBER, Town Clerk of the Town of Manlius, DO HEREBY CERTIFY that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 13th day of September 2023; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 13th day of September 2023.

DATED: _____, 2023
Fayetteville, New York

Allison Weber
Town Clerk of the Town of Manlius
Onondaga County, New York