

December 18, 2019

Randy Capriotti, Director of Code Enforcement  
Town of Manlius, Planning and Development  
301 Brooklea Drive  
Fayetteville, NY 13066

**Re: 3Gi – Central New York Inland Port Project**

Dear Mr. Capriotti,

Enclosed for your review is a complete set of plans and documents for a zone change request and site plan review for the 3Gi property north of the CSX rail yard. We look forward to presenting to the Town of Manlius Planning Board meeting on January 6<sup>th</sup>, 2020. Below are responses to the submission comment letter from Miller Engineers dated September 11<sup>th</sup>, 2019.

- 1) *The site is currently zoned Restricted Agricultural (RA) and the proposed warehousing and storage container parking is not an allowable use.*  
**This submission contains the necessary application and materials to apply for a zone change.**
- 2) *Submission of site plan and supporting data is required should a zone change be requested... and shall include at a minimum the following information...*
  - a) *A properly certified survey of the property...*  
**A certified survey of the subject parcels is included in this submittal and includes site features and existing topography. Additionally, zone change maps of the properties are also included.**
  - b) *The site plan showing proposed building locations and land use areas.*  
**A site plan of the proposed container pooling operation is included in this submittal.**
  - c) *Traffic circulation, parking and loading spaces, and pedestrian walks.*  
**The proposed access driveway off of Fremont Road is included on the site plan. There are no associated parking spaces or pedestrian facilities required for the current proposal.**
  - d) *Landscaping plans, including site grading and landscape design.*  
**A landscaping and grading plan is included in this submittal.**
  - e) *Preliminary architectural drawings for buildings...*  
**For the current proposal, only a small prefabricated modular office building is proposed. Colors and materials have yet to be determined. Some examples of what this office building could look like are shown on the following page. Warehouse buildings are included in the master development plan for the property and are shown only as an example of potential future proposals.**



Figures 1&2: Examples of prefabricated modular office buildings.

f) *Preliminary engineering plans, including street improvements, drainage systems, and public utility extensions.*

**All proposed improvements have been included in the site plan. The only utilities proposed at this time are several pole-mounted site lights. Placeholders for stormwater management are shown on the site plan to mitigate future impervious area on the site.**

3) *For more specific detailed information, the applicant should be directed to reference the Town Zoning Code, procedures for zone change and site plan submission requirements.*

**We have reviewed section §155-28 ‘Site Plan Review’ in the Town of Manlius zoning code, and believe that we have addressed all of the applicable requirements.**

Any and all future comments will be addressed accordingly. If you have any questions or if you need any other additional information, please contact us.

Respectfully submitted,

NAPIERALA CONSULTING  
Professional Engineer, P.C.

*Matthew R. Napierala*

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Managing Engineer / President