
IN THE MATTER

Of

**THE APPLICATION OF TWIN PONDS
HOUSING LLC FOR REVIEW BY THE
TOWN BOARD OF THE TOWN OF
MANLIUS AND LOCAL LAW 2023-12 TO
CHANGE THE ZONING FROM
RESIDENTIAL 5 (R-5) TO PLANNED UNIT
DEVELOPMENT (“PUD”) OVERLAY**

**RESOLUTION ENACTING
LOCAL LAW**

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 1st day of November 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 Twin Ponds Housing LLC (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 up to 375 dwelling units) for apartments, mixed-use commercial/retail and recreational at the 52-acre vacant property located at 5440 Burdick Street, Fayetteville, NY (tax map parcel 086-02-06.1) (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 2023-12 as set forth below:

**LOCAL LAW 2023-12, A LOCAL LAW ADOPTING THE
TWIN PONDS 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 50.2 acres of unimproved land identified as tax map no. 086-02-06.1, as further set forth on that certain District Plan Map by prepared by CHA, dated 7/31/23, titled – Twin Ponds PUD, Project No. 080118, 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:

1. Twin Ponds – the Twin Ponds District Plan is hereby adopted pursuant to the District Plan and District Plan Map approved by the Town Board on November 1, 2023 and appended to this Chapter as Appendix A – “Planned Unit Development District Plans”

Section 3. That a new Appendix A 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 4. This local law shall take effect upon filing with the New York State Department of State.

WHEREAS, the Town Board held a public hearing on September 27, 2023, at which time the public was given an opportunity to speak for and/or against Local Law 2023-12;

WHEREAS, the Town Board reviewed Part II of the Full Environmental Assessment Form to determine the environmental significance of the District Plan;

WHEREAS, the Town Board at its November 1, 2023, meeting reviewed a resolution under SEQRA and determined that Local Law 2023-12 would not have a significant environmental impact for the reasons set forth in the SEQRA Resolution;

WHEREAS, the Manlius Planning Board recommended that the Town Board adopt the District Plan with modifications, all of which have been incorporated by the Town Board;

WHEREAS, by letter, dated August 30, 2023, the Onondaga County Planning Board issued a resolution that determined the District Plan will not have a county-wide impact and therefore the Town Board may take any action it chooses without a majority plus one vote;

WHEREAS, the Town Board has reviewed the District Plan and believes it is in the best interest of the Town to adopt the District Plan because it furthers the follows goals set forth in the Town's Comprehensive Plan: (i) it provides additional housing options to the Town's residents; (ii) workforce housing; (iii) walkability; and (iv) mixed use development.

NOW, THEREFORE, FOR THE REASONS SET FORTH IN THIS RESOLUTIONS, the Town Board of the Town of Manlius, County of Onondaga, State of New York, hereby adopts Local Law 2023-12 and the District Plan; and be it;

FURTHER RESOLVED, that the Town Clerk is hereby directed to file Local Law 2023-12 with the Secretary of State within 20 days of its adoption and pursuant to Municipal Home Rule Law.

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 6th day of December 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 6th day of December, 2023.

DATED: _____, 2023
Fayetteville, New York

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