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COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

Adopted: July 26, 2023

www.townofmanlius.org



Town of Manlius Offices



Fall leaves on water

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Town Board

John Deer, Supervisor	Alissa Italiano
Sara Bollinger, Deputy Supervisor	Katelyn Kriesel
Elaine Denton	William Nicholson
	Heather Waters

Steering Committee

Sara Bollinger (Co-Chair), Town of Manlius Deputy Supervisor
Heather Waters (Co-Chair), Town of Manlius Councilor
Paul Bern, Village of Manlius
Karrie Catalino, Town of Manlius Zoning Board of Appeals Member
Kay Gallery, Town of Manlius & East Syracuse-Minoa Central School District Board Member Designee
Donald Gates, Village of Manlius
Rick Hall, Village of Fayetteville
Bill Kirchoff, Village of Minoa
Casey Koehle, Town of Manlius Farmer
Leah Kraus, Fayetteville Free Library Assistant Director
Marissa Mims, Village of Manlius & Fayetteville-Manlius School District Board President Designee
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Bobby Schepp, Village of Minoa Trustee Designee & Town of Manlius Highway Department Employee
Allison Weber, Town of Manlius Clerk
Paul Whorrall, Village of Manlius Mayor Designee & Manlius Fire Department Member

Funding Statement

This project has been funded in part by the Climate Smart Communities Grant Program, Title 15 of the Environmental Protection Fund through the New York State Department of Environmental Conservation.

PLAN PREPARED BY:



ACRONYMS

The following acronyms are frequently used in community planning documents, and are used throughout this Plan:

ACS	American Community Survey
ADU	Accessory Dwelling Unit
CLG	Certified Local Government
CNY	Central New York
CNY RPDB	CNY Regional Planning & Development Board
FEMA	Federal Emergency Management Agency
FLU	Future Land Use
GHG	Greenhouse Gas
GIS	Geographic Information Systems
HUD	US Department of Housing & Urban Development
LEED	Leadership in Energy & Environmental Design
NYS	New York State
NYS CSC	NYS Climate Smart Communities
NYS DAM	NYS Department of Agriculture & Markets
NYS DEC	NYS Department of Conservation
NYS DOT	NYS Department of Transportation
NYS EPF	NYS Environmental Protection Fund
NYSERDA	NYS Energy Research & Development Authority
NYS GPO	NYS GIS Program Office
NYS OCS	NYS Office of Cyber Security
NYS OPRHP	NYS Office of Parks, Recreation, & Historic Preservation
SEQRA	State Environmental Quality Review Act
SMTC	Syracuse Metropolitan Transportation Council
US	United States
USGS	US Geological Survey

EXECUTIVE SUMMARY

Although the Town of Manlius has had a zoning code for many years, it did not have a comprehensive plan to articulate the community's overarching vision, goals, and strategies for future growth, development, and preservation.

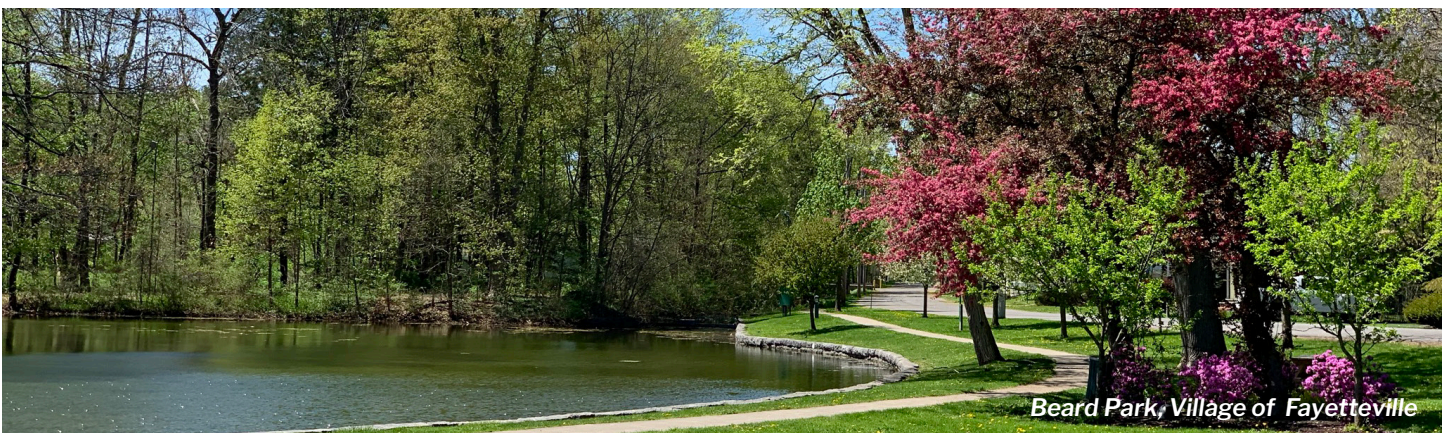
Councilors Sara Bollinger and Heather Waters initiated an effort to engage community members in developing a comprehensive plan reflective of priorities set by residents, not developers. Using several outreach techniques, including listening sessions, focus groups, study groups, open houses, and work sessions, all of which were open to the public, the Comprehensive Plan Steering Committee gathered input from all parts of the Town. Community members expressed their desire to 'preserve what we love' about the Town of Manlius, including open spaces and safe neighborhoods. They shared concerns about flooding, traffic, and suburban sprawl. For future planning, there was support for better bicycle and pedestrian routes, interest in affordable housing, and environmental concerns about a proposed quarry. The Steering Committee also considered the possible impact of the proposed Micron chip-fab in Clay. Consensus developed around the following goals:

- Environmental Protection & Sustainability
- Community Character & Quality of Life
- Welcoming & Healthy Neighborhoods
- Diverse & Local Commerce
- Modern Transportation Networks
- Responsive Government Operations

The Comprehensive Plan is organized in three sections. The first part describes current conditions using census and other data sources to outline current land uses and the demographics of the people in the Town of Manlius. The middle of the report is focused on the Vision, Goals, Objectives, and Implementation Items to be considered by the Town over the next ten years to achieve these goals. The final section describes a preferred future for the Town. This includes not only potential land uses, but also design preferences for site layout and architectural styles.

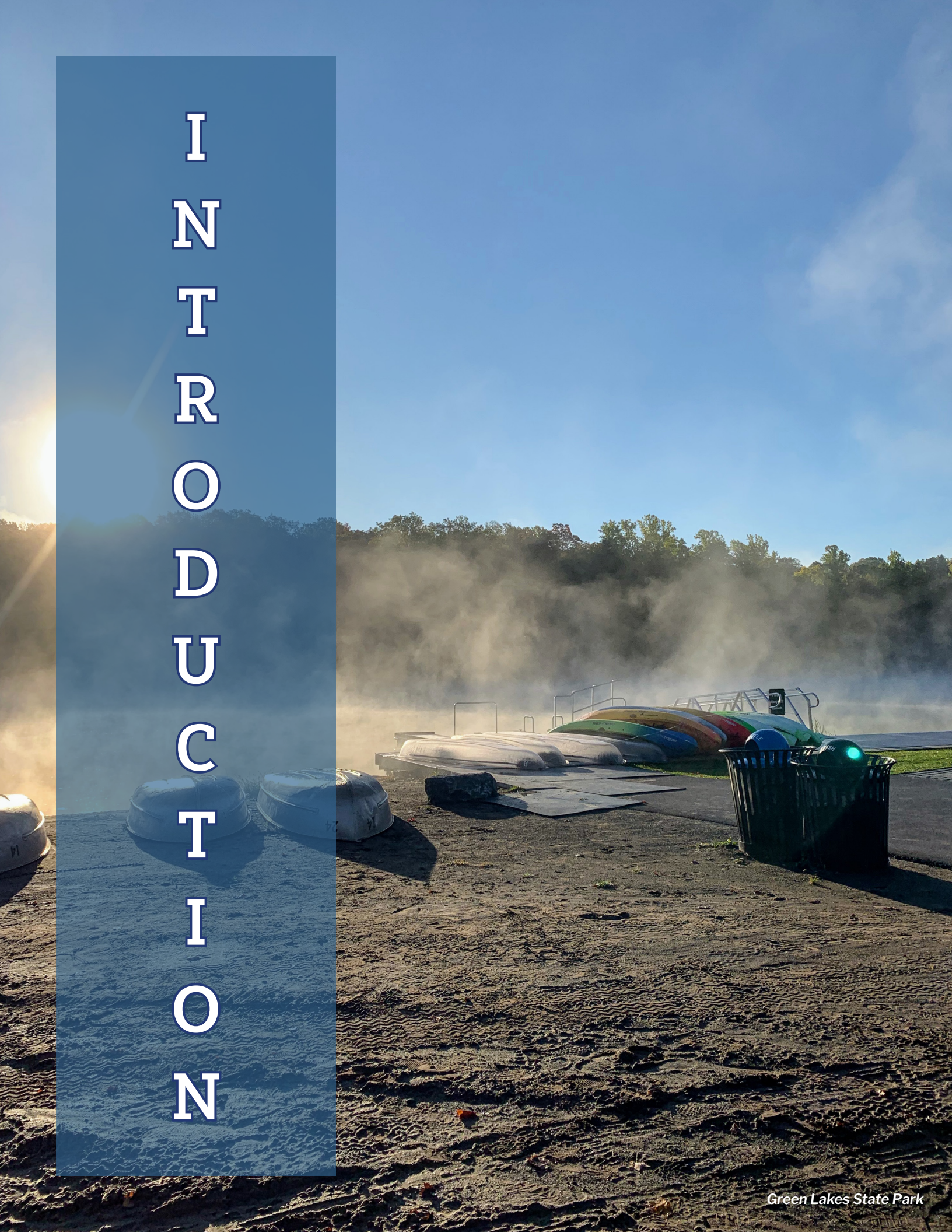
This Comprehensive Plan is intended to establish the general framework for achieving the community's future vision, rather than presenting a single, rigid course of action. The implementation of the Plan's recommendations should be pursued in an opportunistic manner based on urgency, cost, and the availability of lead agencies. Moreover, the Comprehensive Plan should be read as a living document. Edits and modifications may be made in the future in response to the evolving needs of the Town of Manlius. Thus, the Steering Committee is committed to meet and reflect on this Plan at least annually, with the purpose of identifying which recommendations are completed, ongoing, or untouched, if any modifications are needed, and which recommendations are the highest priority.

Enjoy!



Beard Park, Village of Fayetteville

INTRODUCTION



BACKGROUND

As the home of three unique Villages and neighbor to the City of Syracuse, the Town of Manlius is a regionally significant community that contributes a wide variety of amenities and resources to the local and surrounding population. Over the past decades, the Town has utilized specific regulatory and community planning initiatives - such as zoning laws and corridor studies - to leverage its many assets and guide future development within the community. However, the Town of Manlius has recognized the need for a high-level and far-reaching exploration of regional trends, the Town's existing conditions, and the community's vision for future Manlius. As a result, the Town initiated this effort to develop the Town of Manlius' first-ever Comprehensive Plan. The ultimate goal of this planning initiative was to identify community-wide goals and a framework to guide future investments within the Town.

In the Spring of 2021, a Steering Committee made up of local residents, business owners, and government officials and staff was formed to guide the development of this Comprehensive Plan for the Town of Manlius. The Committee included a wide diversity of individuals, with members residing in all areas of the Town and affiliated with several local departments, organizations, and agencies (including the three Villages). This Committee organized and facilitated public outreach efforts, reviewed draft documents, and informed the contents of the Plan by offering their local knowledge throughout the planning process. Overall, this Committee ensured that the Comprehensive Plan was built upon significant public input, incorporated the recommendations of other recent planning initiatives, and responded to the key issues and opportunities within the Manlius community.

PURPOSE

The Comprehensive Plan is one of a community's most important documents. It inventories regional and local data and trends impacting the community, identifies the community's future vision, and recommends goals and Implementation Items to help achieve such vision.

The primary purpose of the Comprehensive Plan is to provide a framework that directs investments within the community. It is the decisions by government officials and investments by local residents and business owners that ultimately shape the Town of Manlius' physical character and social and economic wellbeing. Therefore, it is essential that the Town provides local stakeholders with a guide that identifies the types of programs and developments that are desired by the community.

This Plan serves as an accessible document that local stakeholders can reference to understand which types of projects the Town is likely to support. Both public and private investment decisions should reflect the Town's vision and be consistent with the Town's goals, as identified within this Plan. By the same token, this Comprehensive Plan should not preclude all decisions that are not precisely aligned with the stated vision and goals. Rather, upon thorough consideration of the rationale and overall benefit to the community, diversions from this Plan may be allowed.

It is also important to note that this Comprehensive Plan is not a static document. As community conditions and priorities change, it is recommended that the Plan be updated to reflect new goals and Implementation Items. The typical lifespan of a Comprehensive Plan is 10 years, after which the contents may require re-evaluation and updating.

“Town comprehensive plan’ means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.”

- NYS Town Law §272-a

BENEFITS

A Comprehensive Plan helps a community understand its strengths and opportunities and engage in proactive (rather than reactionary) decision-making. Without a comprehensive plan, communities are vulnerable to undesirable development and unintended consequences. Therefore, it is in the best interest of a community to have a comprehensive plan by which public and private investments can be guided. Comprehensive plans also open the door for a variety of new opportunities, as summarized below.

Grant Funding

A comprehensive plan indicates that a Town has a deep understanding of its community's challenges, goals, and future vision. Referencing this knowledge can give applicants a competitive edge when pursuing grant funding.

Land Use

According to NYS Town Law §272-a, "All town land use regulations must be in accordance with a comprehensive plan..." When updating a zoning code or making a zoning determination, a Town's comprehensive plan may inform the objective decision-making process.

Town Budgeting

Due to the identification of Implementation Items within a Comprehensive Plan, the document may be used to inform the development of the Town budget, ensuring that priority projects are accounted for.

Social & Economic Initiatives

Unlike conventional development strategies, comprehensive plans identify cultural, social, and environmental initiatives that improve overall quality of life for residents.

PROCESS

The development of this Comprehensive Plan took place over the course of several months. The timeline of major milestones are outlined below.

2020

Summer

Commercial Solar Study Group

Fall

Listening Sessions (through Winter 2021)

2021

Spring

Public Workshop, Community Survey

Summer

Steering Committee Kick-Off Meeting

Fall

Focus Groups, Study Groups, and Stakeholder Interviews (ongoing through Fall 2022)

Winter

Draft Introduction, Draft Community Profile

2022

Spring

Draft Vision & Goals Framework

Fall

Self-Guided Open Houses, Zoning Assessment & Build Out Analysis

Winter

Draft Community Development Strategy

2023

Winter

Draft Implementation Plan, Draft Comprehensive Plan

Spring

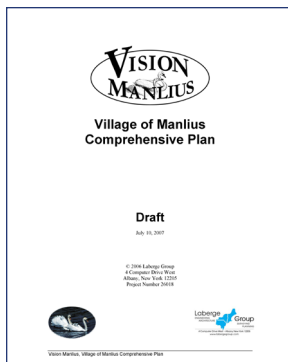
Community Open House & Steering Committee Public Hearings, SEQRA & County Referral

Summer

Town Board Public Hearing, Climate Action Plan, Final Comprehensive Plan

SUPPORTING DOCUMENTS

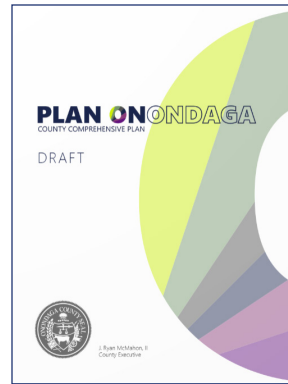
This Comprehensive Plan is intended to build upon the efforts and recommendations of recent community planning studies and projects. This includes, but is not limited to, the documents identified on this page.



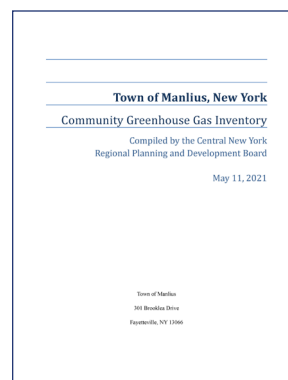
The Villages of Manlius and Fayetteville both have Comprehensive Plans that continue to guide local investments. Key themes common to both of the Village's visions include:

1. Protecting and enhancing the character of the villages,
2. Promoting economic development that supports the long-term vision for development,
3. Strengthening accessibility to community assets and resources, and
4. Preserving natural resources.

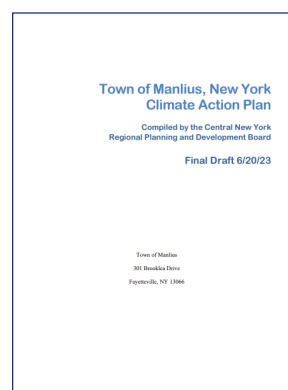
While the Town's Comprehensive Plan is not bound to the Villages' Plans, it is important that the Town and Villages' planning efforts are complementary to one another and minimize conflict across municipal boundaries. Therefore, the Town's Comprehensive Plan acknowledges the Villages' goals and intends to use this Comprehensive Plan to support compatible and harmonious planning actions and promote the achievement of regional and shared goals.



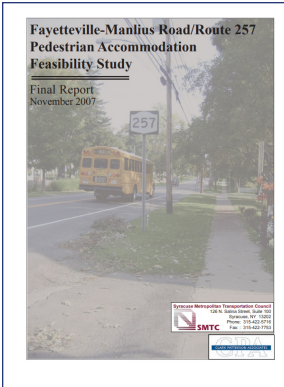
Plan Onondaga, the County's 2023 comprehensive plan, was under development at the same time as this Town Comprehensive Plan. Its focus on strong centers, community mobility, agriculture, housing and neighborhoods, and greenways and blueways is complementary to the goals of the Town of Manlius Comprehensive Plan.



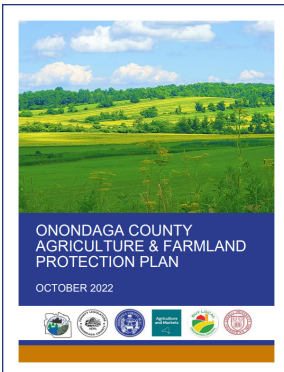
The Town of Manlius' 2021 Community Greenhouse Gas (GHG) Inventory found that the transportation sector contributes the largest percentage of local emissions, followed by the residential sector. As a registered NYS Climate Smart Community, the Town aspires to mitigate and adapt to climate change. The data and findings of the Community GHG Inventory were considered throughout the development of this Comprehensive Plan.



While this Town Comprehensive Plan was being developed, the Town of Manlius was in the process of creating its 2023 Climate Action Plan, which builds upon the 2021 GHG Inventory effort. The CAP was reviewed during the development of the Comprehensive Plan to identify areas of synergy and opportunities to implement the recommendations of both Plans concurrently. Findings of this review are detailed in the Actions Crosswalk at the end of the Vision & Goals Framework section.



The Fayetteville-Manlius Rd/Rt 257 Pedestrian Accommodation Feasibility Study of 2007 analyzes the possibility of installing pedestrian facilities along Rt 257 between the Villages of Fayetteville and Manlius. The Study recommends either sidewalks on both sides of the corridor, or a sidewalk/stone dust path on the west side of the corridor. In addition to this Study, the Syracuse Metropolitan Transportation Council (SMTTC) has held a series of Active Transportation Forums over the past several years that can serve as guidance to the Town in any future endeavors to implement pedestrian and bicycle accommodations.



In addition to the NYS Agricultural Districts program, the Town of Manlius' agricultural preservation efforts are influenced by Onondaga County's farmland protection efforts. The County's 2022 Agriculture and Farmland Protection Plan has five primary goals:

1. Enhance agriculture-related economic development activities and collaboration to capitalize on emerging markets, technologies, and incentives
2. Strategically protect agricultural lands throughout Onondaga County to sustain and improve its vibrant agricultural operations
3. Promote the importance of local agriculture and food systems throughout Onondaga County
4. Support the next generation of farmers and agricultural entrepreneurs in Onondaga County
5. Continue to enhance the relationship between agriculture and the natural environment



Onondaga County's 2019 Multi-Jurisdictional Hazard Mitigation Plan Update includes a section dedicated to problems and solutions within the Town of Manlius. Most of the hazards identified within the Town relate to flooding and lack of public outreach regarding natural hazards. The solutions identified in the County's Hazard Mitigation Plan were reviewed during the generation of goals and Implementation Items for the Town's Comprehensive Plan.

During the comprehensive planning process, the need for affordable housing was frequently voiced by Manlius community members. CNY Fair Housing, a local non-profit organization, has produced two reports that can help to inform programming, policy, and regulations related to housing: *Analysis of Impediments to Fair Housing: Syracuse and Onondaga County, NY* (2020) and *Exclusionary Zoning in Onondaga County* (2023).

Connection to Policies & Laws

In addition to these plans and studies, it is important to note that this Comprehensive Plan acknowledges relevant local, County, State, and federal policies and laws. This includes the Town of Manlius Code, NYS General Municipal Law and NYS Town Law, and more recent policy and legislation, such as the NYS Climate Leadership & Community Protection Act and Scoping Plan for greenhouse gas emissions. During the development of this Comprehensive Plan, updates to the Town Zoning Code were made and several major State bills were introduced; as relevant legal and policy frameworks evolve over time, it is critical that the Comprehensive Plan continues to reflect such frameworks.

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Ensuring that the Comprehensive Plan reflects and responds to the needs and desires of Manlius residents, business owners, community leaders, and other stakeholders was paramount to the development of this document. To do so, the Town of Manlius hosted a public website dedicated to the project and facilitated numerous public outreach activities throughout the comprehensive planning process, including listening sessions, study groups, focus groups, stakeholder interviews, surveys, community workshops and open houses, and public meetings and hearings. Each of the activities offered community members an opportunity to voice their input, provide feedback, and shape the Plan. Moreover, the variety of venues, platforms (in-person and online), and subject matters incorporated into the overall community engagement effort aimed to provide every Manlius community member and stakeholder with an opportunity to participate in the comprehensive planning process and shape the Plan. These community engagement efforts, when they took place, and approximately how many individuals participated, are listed in the schedule on the next page.

According to the 2020 Decennial Census, the Town of Manlius has a population of 21,168 (33,712 when including the Villages' populations as well). Based on the number of individuals that participated in the several public engagement activities, a limited fraction of the Manlius community offered input for the comprehensive planning process. For example, the Community Survey conducted in the spring of 2021 reached 326 Town residents and 186 residents of the Villages (equivalent to approximately 1.5% of the Town and combined Town and Villages' populations). While low survey response rates are not uncommon, it was vital to the Town to continue efforts to ensure that the many voices of Manlius' diverse community were reflected in the Plan. The series of Focus Groups enabled the Town to engage with and learn from target populations, such as the youth, seniors, pedestrians and bicyclists, renters, caregivers, and others. Similarly, the format of the Study Groups, Focus Groups, and Stakeholder Interviews allowed the Town to collect feedback from community members on very specific topics - such as affordable housing, historic preservation,

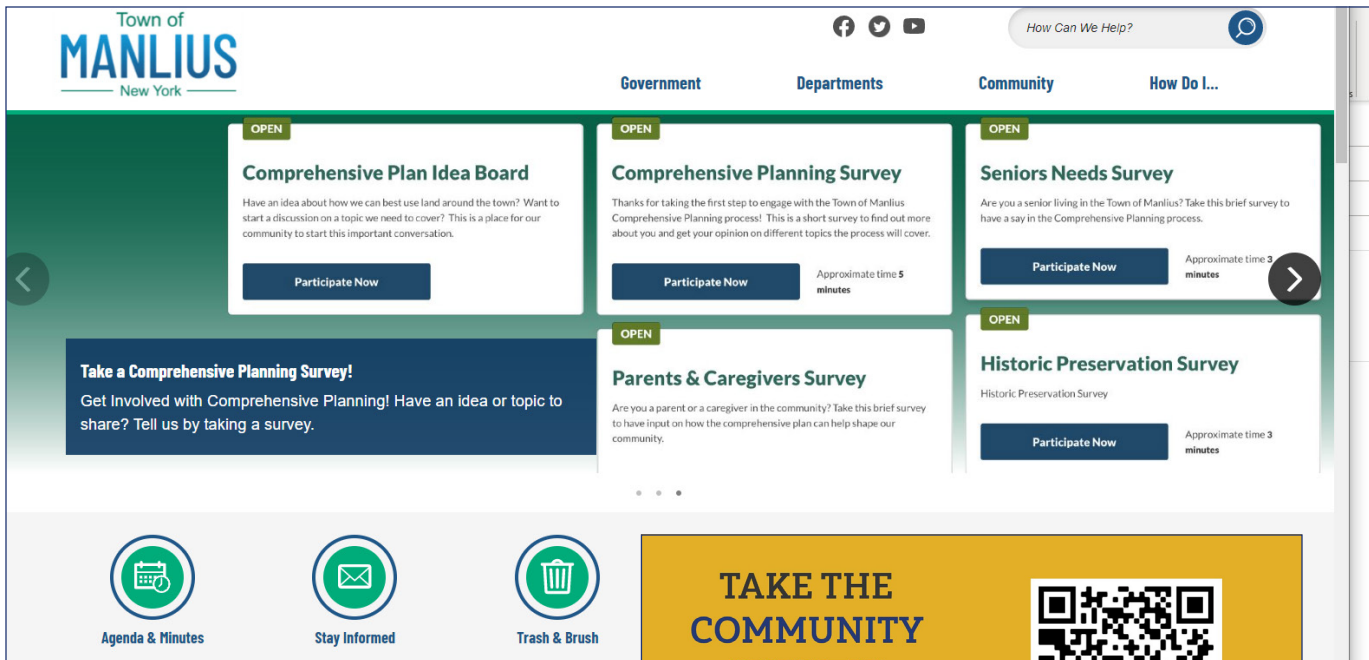
technology, agriculture, and others - and to engage in productive, back-and-forth dialogue that cannot be easily achieved through surveying tools.

Input provided by community members and stakeholders was considered during all stages of the development of this Comprehensive Plan. For example, many of the Implementation Items recommended in the Vision & Goals Framework section are a direct translation of comments received through the Community Survey and recommendations produced from the Focus Groups. Regular meetings with the Steering Committee also ensured that topics explored and recommendations made within the Comprehensive Plan were representative of the Manlius community. Ultimately, this Comprehensive Plan aims to identify and address the collective priorities of the Manlius community.

For summaries of public engagement efforts included as part of the comprehensive planning process, please see the Appendix.

The Town of Manlius collaborated with Syracuse University for a student to design, distribute, and tabulate a Community Link Survey to gather input on key issues.

		Approximate # of Participants	Notes
LISTENING SESSIONS			
Sep '20	Our Natural Environment	294	Approx. participant count based on Facebook/YouTube views as of May 18, 2023
Nov '20	Our Economy	262	
Jan '21	Our History	~2,300	
Jan '22	Old Erie Canal	23	
Jun '22	Haudenosaunee Neighbors	294	
STUDY GROUPS			
Aug '20	Commercial Solar	8	Approx. participant count excludes guest speakers
Mar-May '22	Quarry (4)	9	
May '22	Stormwater (4)	9	
FOCUS GROUPS			
Sep '21	Affordable Housing	18	Approx. participant count includes Focus Group Leader(s)
Sep '21	Historic Preservation	16	
Sep '21	Environmental Sustainability	14	
Sep '21	Parents & Caregivers	9	
Sep '21	Renters	9	
Sep '21	Town Staff	6	
Oct '21	Seniors	12	
Sep-Oct '21	Youth (2 - ESM & FM)	Two classes	
Feb '22	Technology	8	
May '22	Sidewalks & Greenways	13	
Jul '22	Planning Board	10	
STAKEHOLDER INTERVIEWS			
Oct '21	Farmers	5	-
SURVEYS			
May-Jun '21	Community Survey	547	-
Nov '21-Jun '22	Civil Space Comprehensive Planning Survey	101	-
Feb-Jun '22	Civil Space Mini Surveys (3)	5-12 per survey	-
Oct-Nov '22	Community Link Program Survey	356	-
COMMUNITY WORKSHOPS/OPEN HOUSES			
May '21	Community Workshop	51	Approx. participant count based on Zoom attendee list
Oct '22	Self-Guided Open Houses at the Libraries (4) <i>Note: The posters were made available at the East Area and Manlius YMCAs following the open houses</i>	29	Approx. participant count based on number of map sticker dots <i>Note: It is estimated that the posters placed at the YMCAs were viewed by more than 7,500 individuals</i>
March '23	Community Open House	28	Approx. participant count based on sign-in sheet
PUBLIC MEETINGS/HEARINGS			
March '23	Town Planning Board Meeting	17	Approx. participant count based on sign-in sheet or meeting minutes and excludes Board/Committee members
March '23	Comprehensive Plan Steering Committee Public Hearing	19	
April '23	Town Board Work Session and Meeting (re: SEQRA)	Meeting: 6	
June '23	Town Board Public Hearing	27	
July '23	Town Board Meeting (re: Plan adoption)	51	



The Town of Manlius is drafting its first-ever **Comprehensive Plan** ... and we need your input!



Our Comprehensive Plan will:

1. Identify our future vision for land use
2. Establish policies and action items
3. Give context for future decision-making on public and private investments

Moreover, the Comprehensive Plan informs municipal budgeting, programming, and regulatory updates.

A Steering Committee has been established to guide the process and community engagement activities are being facilitated to request and collect your input.

Your participation is critical to ensuring that the Comprehensive Plan reflects the vision and values of the Manlius community!



VISIT THE PROJECT WEBSITE

to learn about the project, discover upcoming events, and share your feedback.

www.townofmanlius.org

Or, email the project team at comprehensiveplanning@townofmanlius.org.

Town of
MANLIUS
New York

**COMPREHENSIVE
PLANNING**

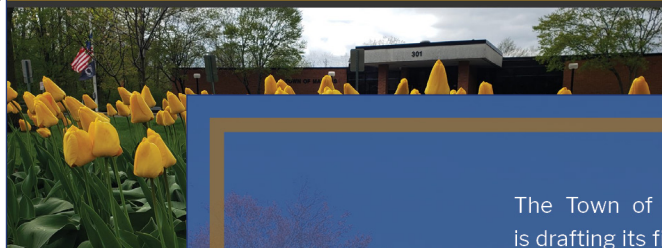
TAKE THE COMMUNITY SURVEY!



The Town of Manlius is drafting its first-ever **Comprehensive Plan**! We need the input of our community's families to shape the document and the future of Manlius.

Scan the QR Code or visit the link to participate. Survey closes June 1, 2021.

surveymonkey.com/r/TManliusCommunitySurvey



TUNE IN!

PUBLIC WORKSHOP

MAY 4, 2021
@ 6:30 PM



The Town of Manlius is drafting its first ever **Comprehensive Plan** and we need you! Help shape the future of Manlius.

For more information visit
townofmanlius.org

Selection of materials used to advertise the Comprehensive Plan's community engagement activities

A photograph of three elderly women standing outdoors in front of a house, smiling and holding various potted plants. The woman on the left wears a floral bucket hat and a grey shirt. The woman in the center has short blonde hair and wears a black shirt. The woman on the right has short brown hair and wears a blue shirt. They are holding several potted plants, including one with red flowers and another with small white and purple flowers. A semi-transparent blue vertical banner is overlaid on the left side of the image, containing the text 'COMMUNITY PROJECT' in white, bold, sans-serif capital letters.

COMMUNITY PROJECT

Three women gardening with flowers

GEOGRAPHIC CONTEXT

The Town of Manlius is located on the eastern edge of Onondaga County in New York State (Figure 1). It is bordered by four neighboring towns: Cicero to the north, Dewitt to the west, Pompey to the south, and Sullivan to the east. The Town is also surrounded by several natural and built assets. Approximately 8.5 miles to the west is the City of Syracuse, a regional center for jobs, goods, and services, and home to over 140,000 residents. Nearby natural resources include Oneida Lake approximately 8.5 miles to the north, and Lake Ontario north of that. Because the Town of Manlius is situated in the center of New York State, it is within driving distance of many of the State's major tourism destinations, such as the Finger Lakes, Thousand Islands, and Adirondack Park. Interstate 90, NYS Route 5, and NYS Route 92, connect the Town of Manlius to its regional assets, and the Erie Canal traverses the Town as well.

Within the Town boundary are three Villages: Minoa, Fayetteville, and Manlius (Figure 1). These Villages cover approximately 10% of the Town's 50 square miles. While the Town and Villages have their own governments, some services are shared between them, such as police and fire protection. Several hamlets are also located throughout the Town.

Note: Unless otherwise noted, all demographic data presented in this Community Profile was sourced from the 2000, 2010, and 2020 US Decennial Census; 2019 5-Year American Community Survey (ACS); and the US Census OnTheMap application (utilizing 2019 data). 2020 US Decennial Census data was not available for all topics at the time this Comprehensive Plan was being developed; therefore, 2019 5-Year ACS data was used in these instances in order to approximate current demographic data and trends.

HISTORY

The Town of Manlius is located on the homelands of the Haudenosaunee people. The Town's settlement (circa 1790) includes a history of land acquisition during the time of colonization. When Town of Manlius was being settled (circa 1790), the

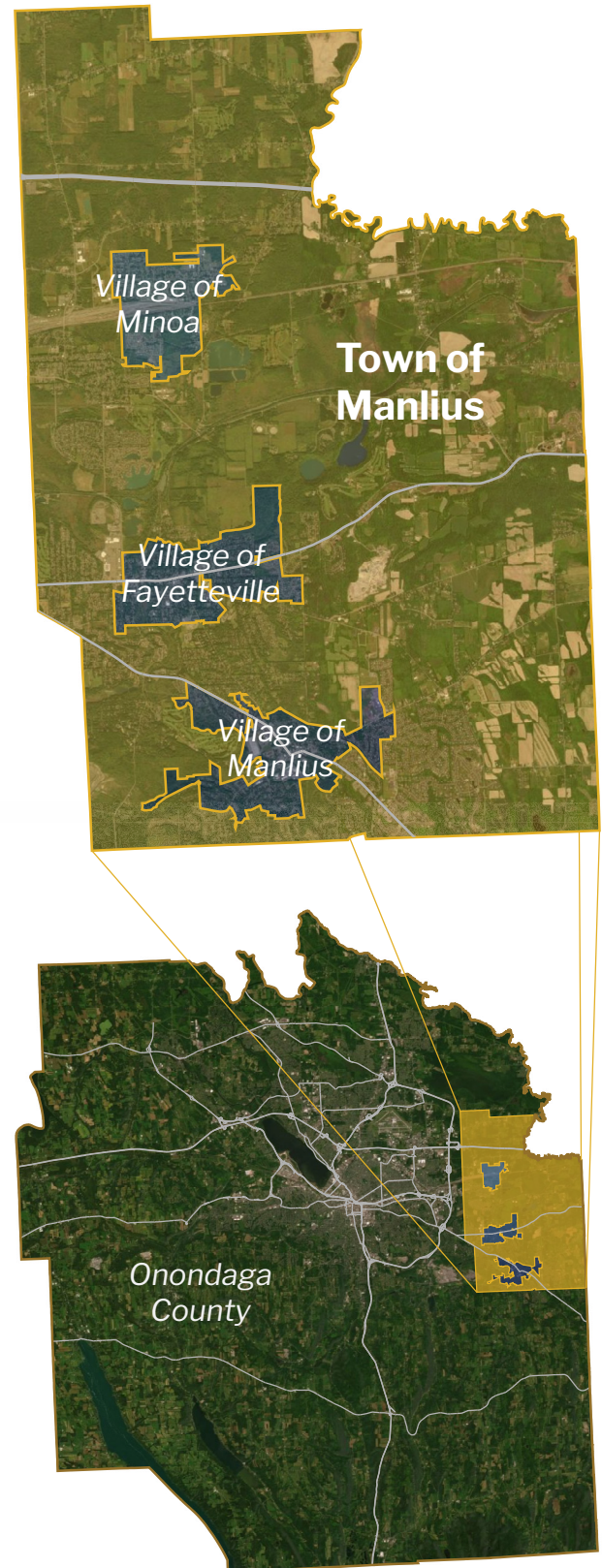


Figure 1. Geographic context

United States and Haudenosaunee Confederacy – which includes the Onondaga, Mohawk, Oneida, Cayuga, and Seneca Nations – entered into three major treaties that still stand today: Treaty of Fort Stanwix of 1784, the Treaty of Fort Harmer of 1789, and the Canandaigua Treaty of 1794. These treaties asserted the independent sovereignty of the Haudenosaunee Confederacy and the United States, established territorial boundaries and means of compensation, and called for both entities to maintain a peaceful and friendly relationship.

During the Revolutionary War, the Manlius area was designated as a township in the former Military Tract of Central New York, which encompassed several counties. The Military Tracts incentivized enlistment in the Revolutionary war, awarding soldiers plots of land of varying sizes based on their rank. The Town of Manlius was officially established in 1794, but at the time encompassed a larger land area, extending to the current towns of DeWitt, Onondaga, Salina, and part of Syracuse. In 1835, the Town's current boundaries were drawn. The construction of the Erie Canal between 1817 and 1825 brought significant trade, business, and industry growth to the area. Fruit and dairy farms were plentiful. Manlius Academy, incorporated in 1835, became St. John's Military School, south of the Village. The canal created Manlius Center and Kirkville. The latter was named after Edward Kirkland, the first postmaster in 1824. The construction of the Syracuse and Utica Railroad just north of the Erie Canal also contributed to the Town's development and the establishment of Manlius Station, whose name changed to Minoa in 1895. The Village of Minoa was incorporated in 1913. The concentration of the Town's population was in the Villages until the end of World War II when an urgency for new housing resulted in the suburban sprawl of residential development outside of the Villages. The Town contained covenants in certain housing deeds that discriminated against people based on ethnicity, race, color, and marital status.

Fayetteville includes the boyhood home of U.S. President Grover Cleveland. The abolition and women's suffrage movements were closely linked in Central and Western New York, including Minoa, Manlius, and Fayetteville. Many active people in

the abolition movement also supported women's rights, and vice versa. Elijah Prentiss Bailey (1834-1913) was the editor of the Liberty Press. Linneaus P. Noble (1802-1873) published The National Era and the first versions of *Uncle Tom's Cabin*. Matilda Joslyn Gage (1826-1898) was a founding member of the National Woman Suffrage Association, co-authored the first three volumes of *A History of Woman Suffrage* with Elizabeth Cady Stanton and Susan B. Anthony, and published and edited National Citizen and Ballot Box. Noble and Gage's Fayetteville homes were part of the Underground Railroad, following a request from chief agent of the network in Syracuse, Rev. Jermain Wesley Loguen.

Activity centers are still mostly found within the historic Villages, while Town neighborhoods consist of primarily single-family homes outside of them. This pattern of development has come with substantial consequences. Auto-centric neighborhood design resulted in few pedestrian and bicyclist accommodations, making it challenging to live outside the Villages without a car, as it became necessary to drive to reach employment, education, and shopping destinations. This need for a car, combined with the lack of diverse housing options, has historically limited opportunities for a wider diversity of individuals and families across various incomes and lifestyles to live in the Town.

Recognizing this rich history, the Town of Manlius continually aspires to build upon its strengths and overcome its challenges to provide a welcoming and supportive environment to current and prospective residents, visitors, organizations, and businesses. An example of the community's success is its school districts, which are highly regarded across the region and have become a cornerstone of Manlius, attracting many families to the Town. The plentiful agricultural, open space, and scenic landscapes offer admirable opportunities for rural living and outdoor adventure so close to the dense City of Syracuse. The Ledyard Canal, Old Erie Canal, and Empire State Trail serve as historical and recreational resources for residents and tourists across the region. This Comprehensive Plan is part of the Town's more extensive, ongoing effort to build upon such strengths, overcome historical and recent challenges, and embrace opportunities to better of the current and future Manlius community.

POPULATION

The Town of Manlius' population, along with the Village of Minoa, has grown over the past decade. On the other hand, the Villages of Fayetteville and Manlius have experienced population declines of 3.4% and 0.9% over the past 10 years, respectively (Table 1, Figure 2).

Like the Town's overall population, the Town's age distribution has changed significantly. Notably, the age groups of <5 years and 20-34 years grew while 5-19 and 35-54 declined between 2010 and 2019. This corresponds with data provided by Basic Education Data System, which indicated that school enrollment within the Fayetteville-Manlius and East Syracuse Minoa school districts fell by approximately 7.0% and 3.2%, respectively, between the 2010-11 and 2019-20 school years.

Another notable trend in the Town is the increase in individuals 55-64 and 65+ years old between 2010 and 2019 (Figure 3). On a national scale, the United States is experiencing an aging population, and the Town of Manlius is no exception. The growth of the 65+ population will likely spur increased demand for senior-friendly infrastructure and services, such as senior housing, public transportation and walkable neighborhoods, care facilities and services, and senior programming.

Table 1. Population size

	2000	2010	2020
Manlius (T)	19,515	19,844	21,168
Minoa (V)	3,348	3,449	3,657
Fayetteville (V)	4,190	4,373	4,225
Manlius (V)	4,819	4,704	4,662

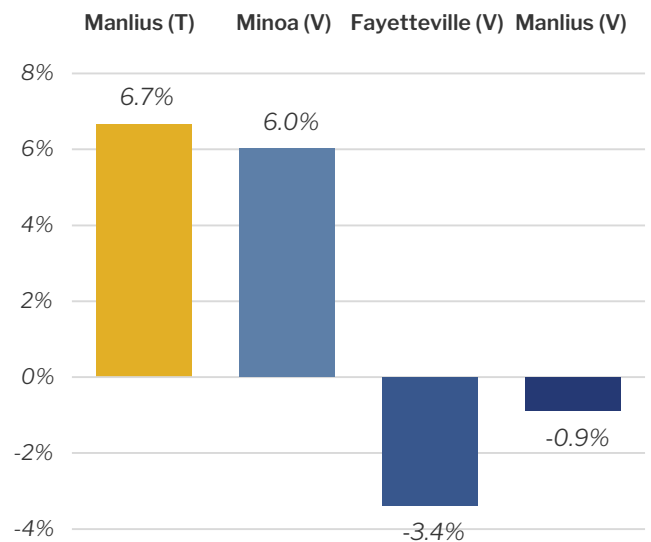


Figure 2. Population change, 2010-2020

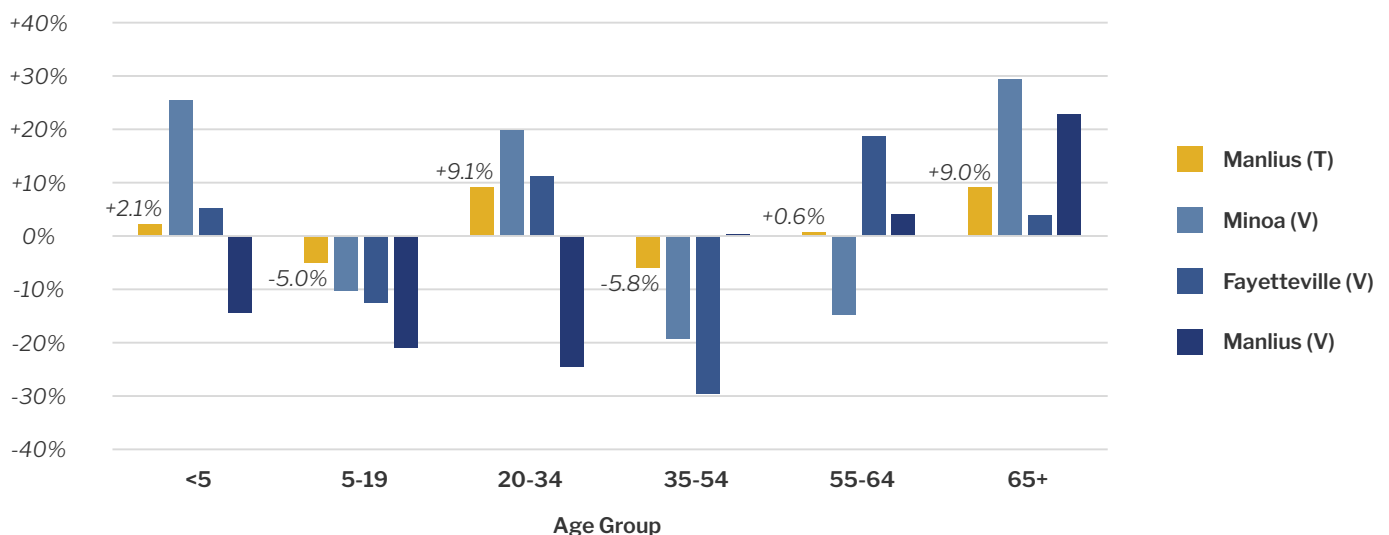


Figure 3. Change in age distribution, 2010-2019

HOUSING

Out of both the Town and Villages, the Town of Manlius has the second lowest vacancy rate and the lowest proportion of housing built before 1940 (Table 2). Newer housing typically benefits homeowners by offering lower maintenance and utility costs. In comparison to the Villages, the Town of Manlius also has the highest owner-occupancy rate (Table 2). However, owner-occupancy is on the decline across both the Town and all three Villages (Figure 4). This trend suggests a rising demand for rental housing options.

As outlined in the 2019 Office of NYS Comptroller report, Housing Affordability in New York State, almost half of NYS renters and more than a quarter of NYS homeowners face housing costs above the affordability threshold of 30% of the household income. Similar trends are seen in Onondaga County, where about 45% of renter households and 17% of owner households are cost burdened (Plan Onondaga Presentation, February 2023). In order to retain, support, and attract residents, addressing housing affordability will be critical across NYS and the County, including the Town of Manlius.

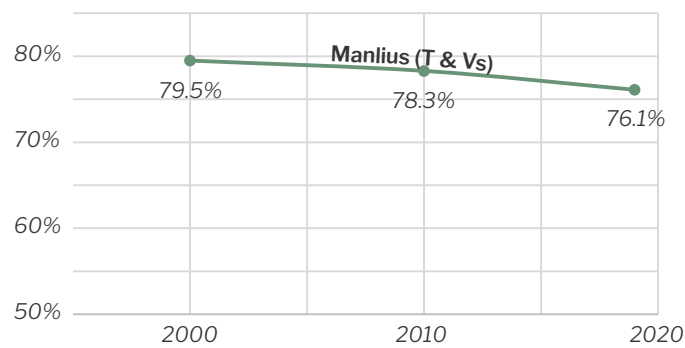


Figure 4. Owner-occupancy rate, 2000-2019

Table 2. Housing characteristics, 2019 & 2020

	Vacancy Rate (2020)	Owner Occupancy Rate (2019)	Proportion of Housing Built Before 1940 (2019)
Manlius (T)	4.6%	78.7%	10.0%
Minoa (V)	2.8%	58.8%	21.3%
Fayetteville (V)	6.6%	73.9%	29.9%
Manlius (V)	6.0%	52.0%	12.0%

EMPLOYMENT & EARNINGS

A comparison of the Town and Villages income, poverty, and unemployment rates to the County (based on 2019 5-Year ACS data) provides a look into the general health of the local economy. Overall, the Town and Villages of Manlius have a median household income of \$81,222 (Figure 5). This is substantially higher than the County overall, which has a median household income of \$61,349.

Poverty and unemployment rates follow a similar trend. The poverty rate of the Town and Villages combined sits at 1.7%, while the County’s poverty rate is much higher at 14.1%. There is less disparity in unemployment rates, but still, the Town and Villages have a lower rate of 3.2%, compared to the County’s 5.3% unemployment rate.

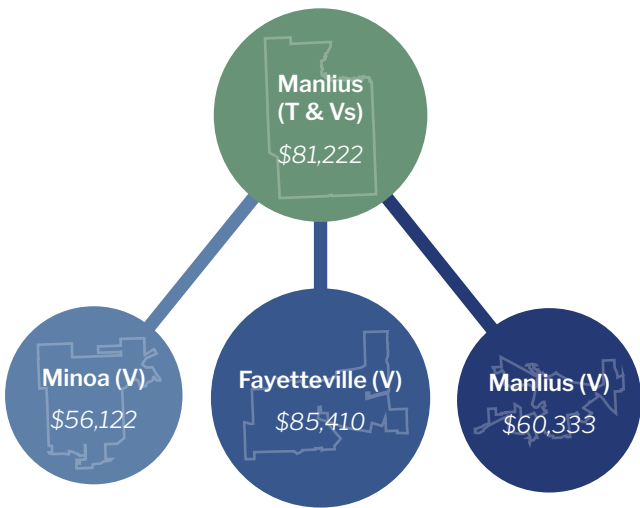


Figure 5. Median household income, 2019

INDUSTRY

The majority (85.5%) of employed Town and Village residents leave to attend a job elsewhere (Figure 6); 27.4% of these individuals work in the City of Syracuse. This outflow of workers can have repercussions, as there are fewer residents staying within the Town to patronize local businesses, fill local jobs, and participate in community programming. Moreover, while 8,307 individuals do come into the Town and Villages from elsewhere to work, this does not replace the 13,659 residents who are leaving. And, ultimately, only 14.5% of employed Town and Village residents stay to work in the Town or Villages.

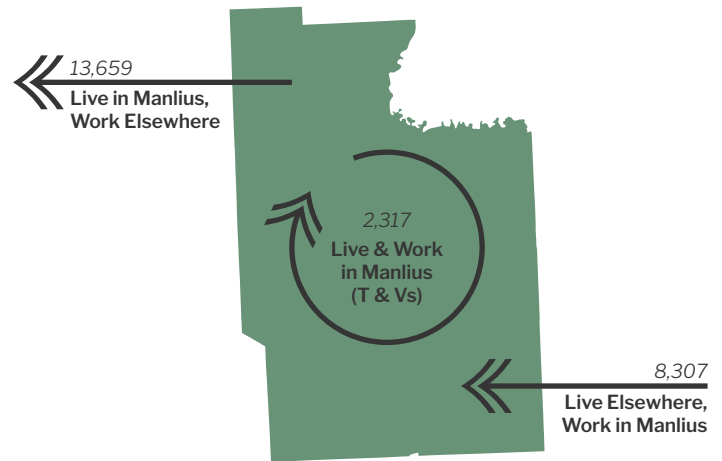


Figure 6. Employee inflow and outflow, 2019

Note: This data was collected before the COVID-19 pandemic, which has impacted employment patterns, particularly by supporting a rise in telecommuting arrangements.

Despite the fact that many Town and Village residents are leaving to find jobs elsewhere, the types of jobs available within the Town and Villages and the types of jobs that residents hold are very similar. For example, the top four career fields for both residents and jobs within the Town and Villages are healthcare and social assistance; educational services; retail trade; and accommodation and food services (Figure 7). In other words, the skills and education of Town and Village residents match that of the job market in the Town and Village. This opens up the question of why so many Town and Village residents are leaving to find employment elsewhere. A deeper market analysis may benefit the Town of Manlius in understanding the drivers contributing to the outflow of workers, and in identifying development response mechanisms to retain local workforce.

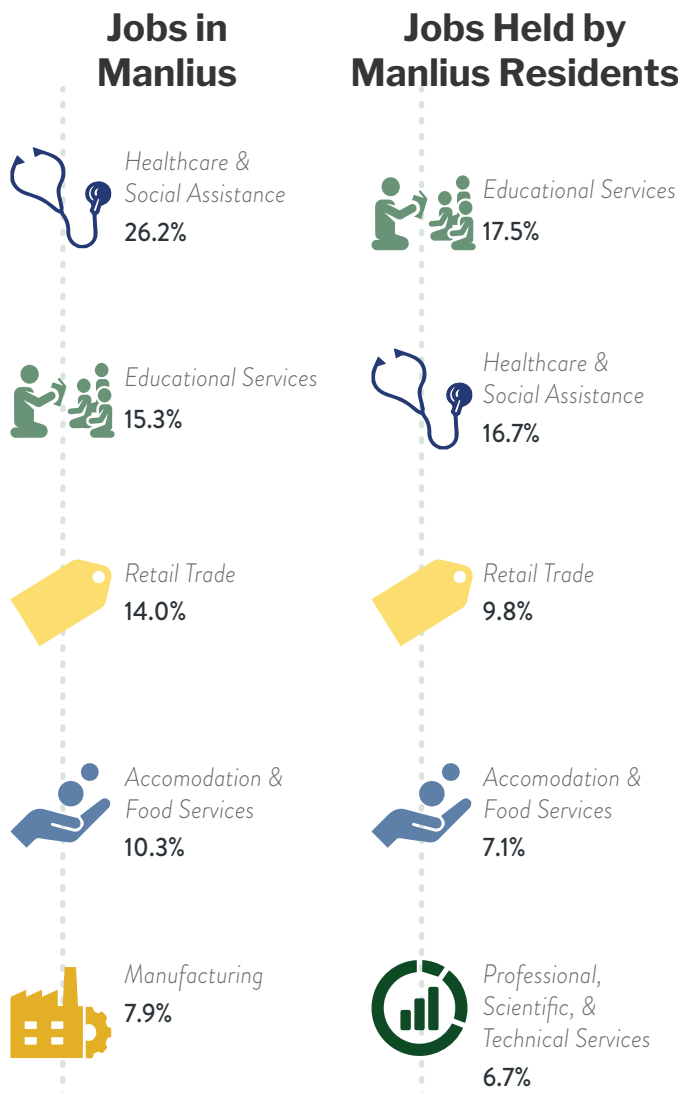


Figure 7. Industry profile, 2019

Note: Unless otherwise noted, the GIS data presented in the following sections was sourced from the NYS GPO (civil boundaries), NYS DOT (roads, railroads), NYS OCS (hydrography), Multi-Resolution Land Characteristics Consortium (tree canopy, impervious surfaces), NYS DEC (wetlands), FEMA National Flood Hazard Layer (floodplains), NYS OPRHP (snowmobile trails), SMTIC (sidewalks), tax assessment data (land use), Onondaga County (zoning districts, trails), and NYS DAM (agricultural districts).

ENVIRONMENTAL CONDITIONS

Through this Plan’s public input activities, the Manlius community expressed concern over the impacts of climate change and development on the Town’s natural resources, particularly flooding, erosion, and loss of natural spaces. Tree canopy, impervious surfaces, wetlands, and floodplains are a handful of indicators that can help the Town understand and address concerns related to environmental health.

Tree Canopy

The Town of Manlius is fortunate to have substantial green space. Even in the Villages, which have higher density development, park and street trees provide greenery, shade, and other ecological services. Outside of the Villages, dense tree canopy is found throughout forested areas and larger parks (Figure 8). While some areas of the Town have patches of almost no tree canopy, many of these spaces are agricultural fields that contribute to the Town’s open space and scenic views.

Impervious Surfaces

Impervious surfaces (buildings, roads, parking lots, etc.) are largely concentrated within the Villages, but also spread outwards into the Town and along major corridors (Figure 8). Not only do these surfaces contribute to stormwater runoff and flooding, but they also can exacerbate the urban heat island effect.

Wetlands & Floodplains

Another important environmental feature to note is the location of floodplains and wetlands. Wetlands are particularly prevalent in the northern half of the Town, and Significant Flood Hazard Areas are located along many of the Town’s waterways, as found in Figure 9. While both wetlands and floodplains provide critical ecological services, they also can present challenges for development.

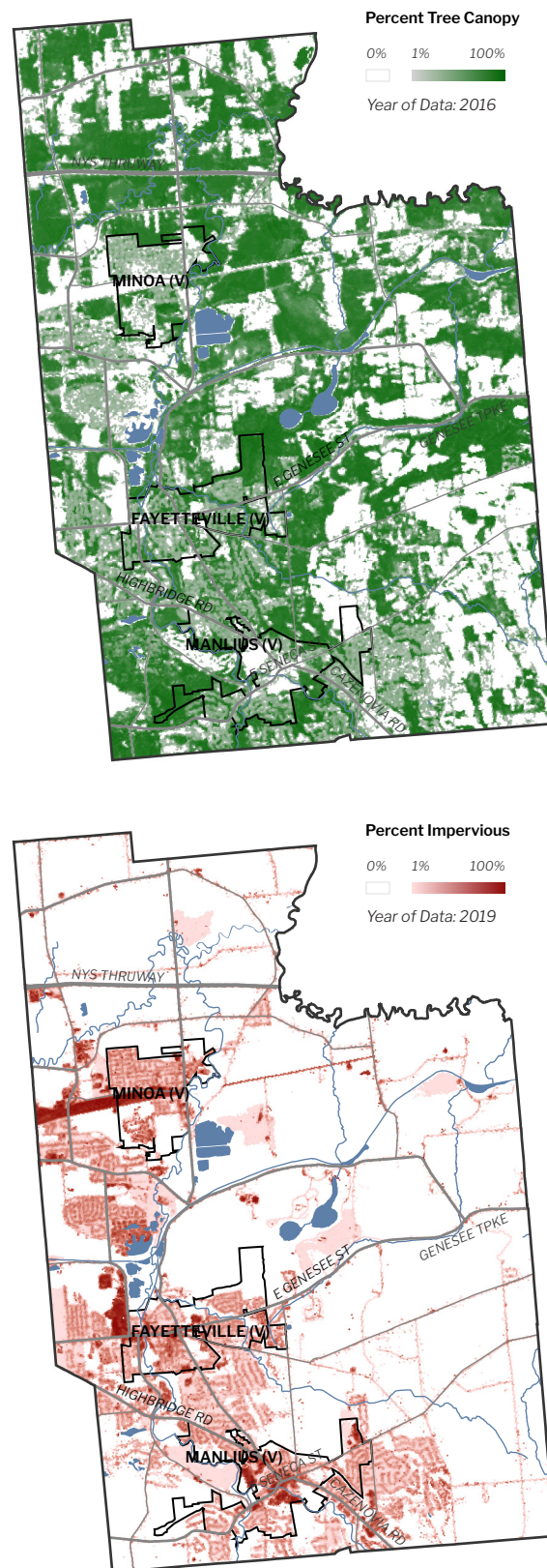


Figure 8. Tree canopy and impervious surfaces

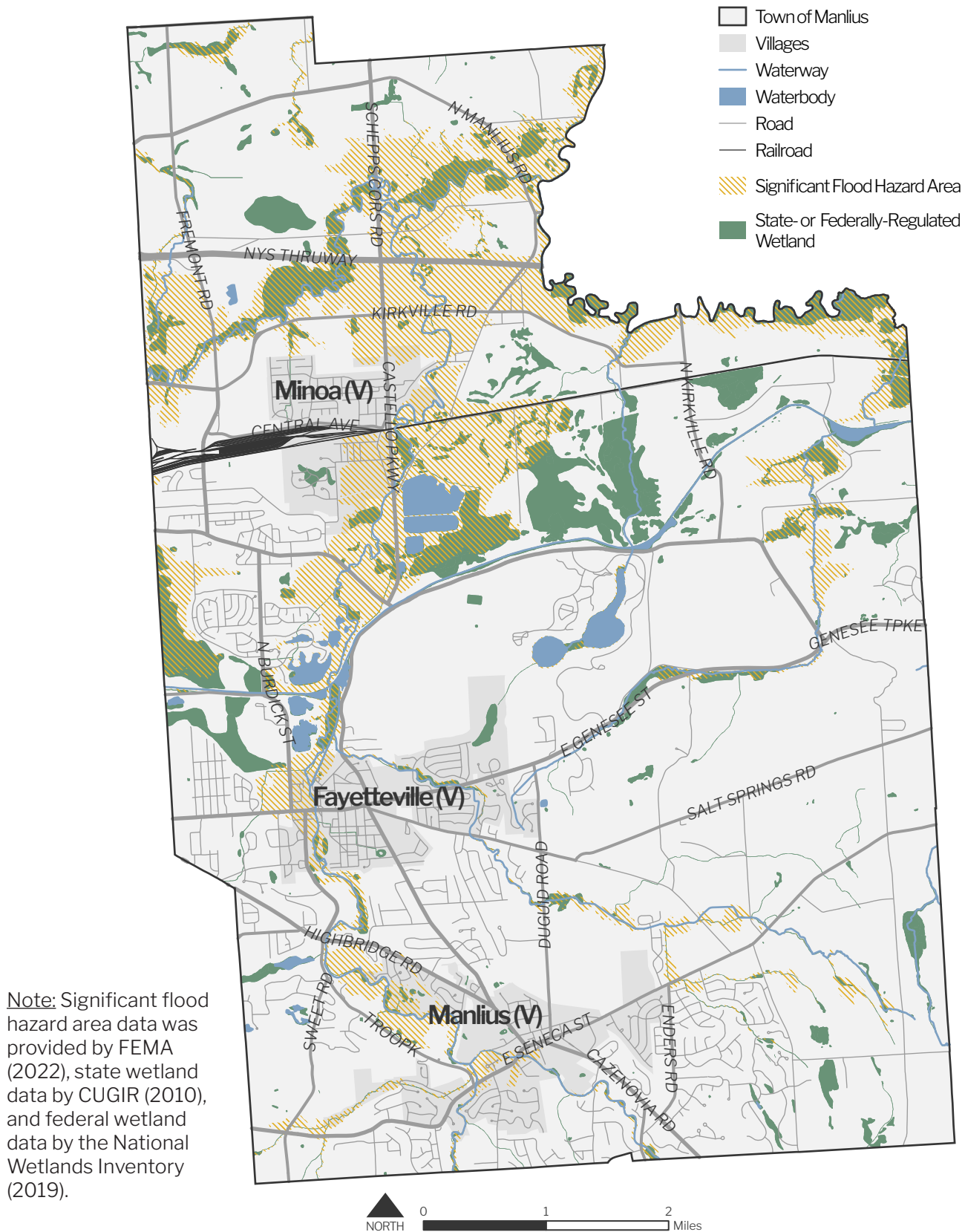


Figure 9. Wetlands and floodplains

BROWNFIELDS

There is currently only one active brownfield remediation site in the Town of Manlius (exclusive of the Villages); this is the Former Greiner Orchards on Kirkville Rd. The site is owned by the East Syracuse Minoa Central School District and is participating in the NYS Environmental Restoration Program. There are also two sites with “no further action at this time”: (1) Washington Station on Washington St, which is owned by Washington/Walton Company LLC and is in the NYS Brownfield Cleanup Program, and (2) Tuscarora Chemical Works on Route 5, which is owned by the State Bank of Chittenango and is in the NYS Superfund Program.

TRANSPORTATION

The Town of Manlius benefits from its proximity to several major transportation corridors, including three principal arterials, that connect the community to surrounding resources, the Village of Chittenango, and provide a means for nonresidents to easily access the Town (Figure 10).

1. Interstate 90

The I-90 crosses through the Town just north of the village of Minoa, and connects Manlius to several large cities, including Buffalo, Rochester, Syracuse, and Albany. As of 2020 the I-90 has an annual average daily traffic count of 65,786 (including both east- and west-bound).

2. NYS Route 5

Rt 5 intersects the Village of Fayetteville, connecting the Town to the City of Syracuse, the Finger Lakes, and the City of Utica. Depending on the location within the Town, Rt 5 has an estimated annual average daily traffic count between 5,465 and 19,020.

3. NYS Route 92

Rt 92 intersects the Village of Manlius and connects the Town to the City of Syracuse, the Village of Cazenovia, and Cazenovia Lake. Rt 92 has an estimated annual average daily traffic count of 8,999 to 21,332, depending upon the location within the Town.

While these corridors provide connectivity between the Town and surrounding areas, they also contribute to heavy traffic congestion within the Town. This may be partially alleviated by the Manlius community’s access to public transportation through the Central New York Regional Transportation Authority (Centro). At this time, Centro offers seven bus routes through the Town of Manlius: two connect to the Village of Minoa (#323 and #323x) and the other five connect to the Villages of Fayetteville and Manlius (#62, #162, #262, #262x, #462).

Proposed transportation projects, if implemented, may result in changes to traffic patterns and development interests within the Town of Manlius. For example, the proposed CNY Inland Port Connector Project would reconfigure the I-481 Kirkville Rd interchange and impact traffic patterns along Fremont Rd and Kirkville Rd, with the goal of diverting highway-bound trucks from these two roads. As changes to the transportation network are proposed and realized, efforts should be made to minimize negative impacts to community character and the environment.

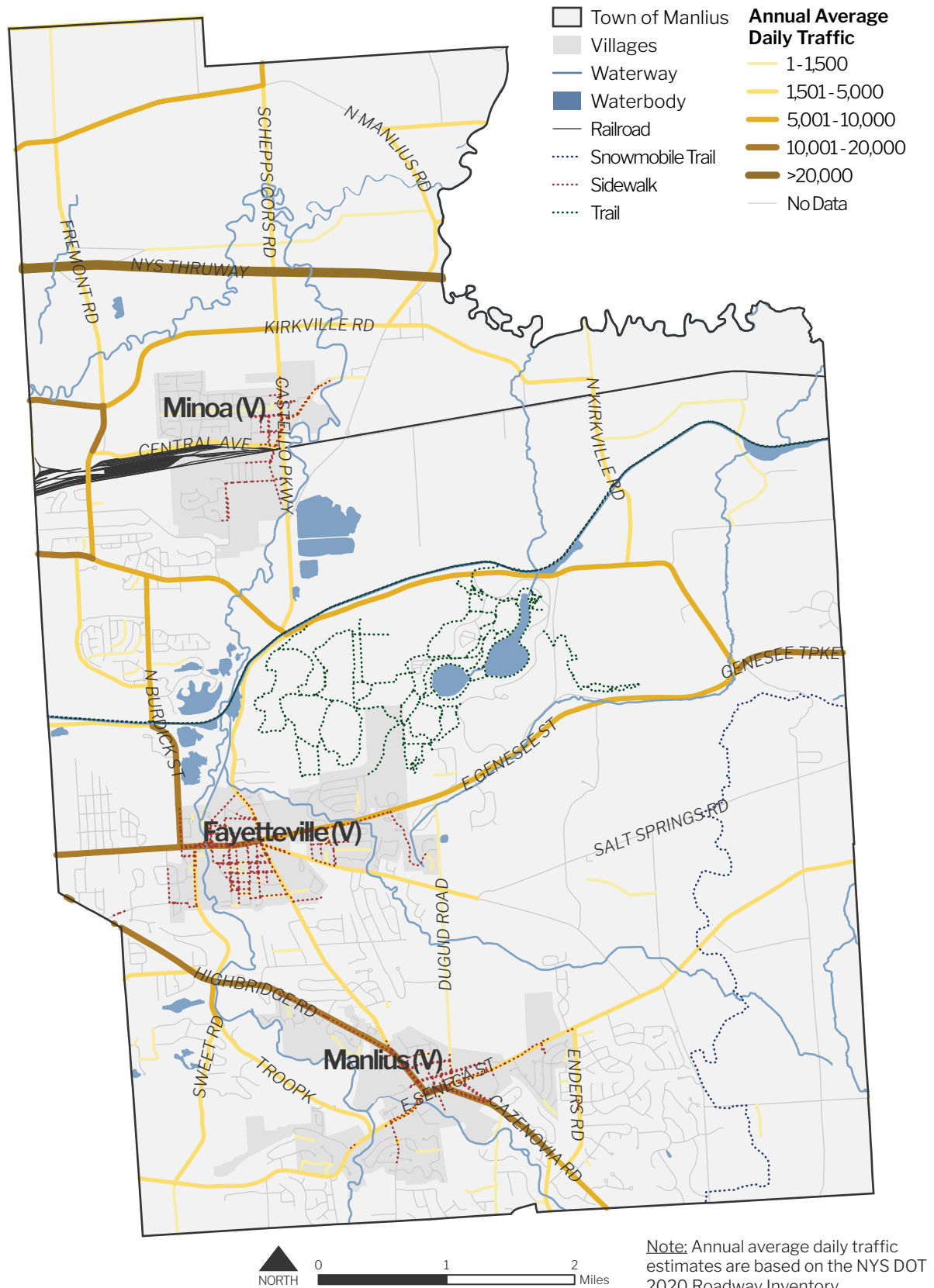


Figure 10. Transportation

COMMUNITY ASSETS

The Town is home to several parks, schools, cultural and religious institutions, and other amenities that serve the Manlius community and provide outlets for leisure, learning, spiritual, and social activities. These spaces, which are described in further detail below and mapped in Figures 12 and 13, were largely identified through the tax assessment records, and may not represent all community assets found within the Town.

Public Parks

While the Town of Manlius does not own any parks, there are parks owned by other entities, including:

- 1. Green Lakes State Park**

This State-operated Park covers nearly 2,000 acres and includes several amenities, including a swimming beach, golf course, disc golf course, boat rentals, pavilions and shelters, camping sites, and trails. Green Lakes State Park not only serves local residents, but also attracts visitors from across the region.

- 2. Three Falls Woods**

This 60-acre preserve operated by the Central New York Land Trust is home to one of the State's Critical Environmental Areas. Visitors may enjoy seasonal waterfalls and hiking trails.

- 3. Old Erie Canal**

The Old Erie Canal includes several Historic Parks, the Limestone Creek Aqueduct, and Pools Brook Park. The Canal parks not only provide recreational spaces for residents and visitors, but also serve as an active transportation corridor.

- 4. Duguid Park**

Duguid Park is an approximately 24-acre park owned by the Village of Fayetteville. The park includes a trail system, bike skills park, picnic area, and dog park.

- 5. Woodchuck Hill Field & Forest Preserve**

This approximately 47-acre preserve is owned and protected by the Central New York Land Trust and offers a network of hiking trails.

These State, Village, and privately owned parks within the Town of Manlius provide the community with access to nature and outdoor recreation opportunities. However, because they are not under the ownership of the Town, the Town is limited in its ability to ensure that parks and recreation programming meets the needs and desires of the Manlius community and that these natural and recreational spaces will be available to the public indefinitely. Moreover, the park amenities currently provided are largely centered around hiking and passive recreation, with few opportunities for organized sports - such as soccer, baseball, pickleball ice skating, etc. - that are often attractive amenities for current and prospective residents and serve as a destination for visitors. As discussed in the Youth Focus Groups, increasing the access to parks and recreational amenities was seen as an opportunity for the Town. Looking forward, it may be beneficial for the Town to consider opportunities to further engage in parks and recreation planning, whether that be through strategic partnerships with existing park owners or through the potential development and programming of Town-owned parkland.

It is also important to note that Town residents may also utilize the Villages' parks, such as Lewis Park, Galuski Field, and Minoa Farms Park in Minoa; Canal Landing Park, Chapel St Median, Cleveland Park, Coulter Park, Gramlich Bird Preserve, Huntington Beard Memorial Park, Fayetteville Veterans Park, Limestone Little League Field, Manlius Springs, McLennan Wildlife Sanctuary, and Washington Park in Fayetteville; and Mill Run Park, Perry Springs Park, Manlius Swan Pond, Limestone Creek Greenway Trail, and the sports courts and fields at the municipal offices in the Village of Manlius.

Community Services

The Town of Manlius is home to 11 public school facilities across several school districts, all of which cross into neighboring municipalities:

East Syracuse Minoa

1. ESM Central High School
2. Pine Grove Middle School
3. Woodland Elementary School
4. Fremont Elementary School
5. Minoa Elementary School

Fayetteville-Manlius

1. Fayetteville-Manlius High School
2. Eagle Hill Middle School
3. Wellwood Middle School
4. Enders Road Elementary School
5. Fayetteville Elementary School
6. Mott Road Elementary School

The Town of Manlius, outside the Villages, is also home to several cultural, religious, and moral institutions (as defined by the NYS tax assessment codes), including but not limited to:

1. The Islamic Cultural Center of Bosniaks in Syracuse
2. Life Church
3. Shiloh Bible Church
4. Kirkville Methodist Church
5. First Baptist Church of Glenarden
6. Manlius Center Community Church
7. Christian Apostolic Church
8. Evangelical Lutheran Church of Good Shepherd
9. Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints
10. Eastern Hills Bible Church

Other cultural institutions include war veterans services within the Town: Simon-Parise VFW Post, American Legion Post 141, and Clear Path for Veterans at Skyridge. There are also approximately a dozen cemeteries distributed throughout the Town, which may serve as additional cultural, religious, and/or green spaces.

In terms of health and welfare facilities, the Town of Manlius is home to the NorthEast Medical Center, Sunnyside Care Center, the New Sunnyside Adult Home, Onondaga Center Nursing Home, Brookdale East Side Senior Living Solutions, and several other medical- and care-based facilities. The Manlius community is also supported by several fire and emergency medical providers, including the Town of Manlius Police Department and the Fire Departments for Fayetteville, Kirkville, Minoa, and Manlius.

Historic Resources

The Mycenae Schoolhouse, located in the Hamlet of Mycenae, is one of two sites in the Town of Manlius that is listed on the National Register of Historic Places. It was added to the Register in 1983 due to its local significance as one of the only remaining limestone schoolhouses in Onondaga County. It was constructed in the mid-1800s. The second site is the Charles Estabrook Mansion (also known as the Wellington House), located at 7262 East Genesee St. It was added to the Register as a locally-significant site in 1996 due to its several structures exemplifying the Tudor Revival architectural style.

Agricultural Districts

The Town's open spaces, natural resources, scenic views, and agricultural lands contribute substantially to the Town's character and identity, scenic quality, food systems, and recreational opportunities. Several agricultural properties within the Town are protected under an NYS Agricultural District program (Article 25-AA of the Agriculture & Markets Law) as shown in Figure 11. These areas will be preserved as agricultural land into the future, protecting one of the community's key assets.

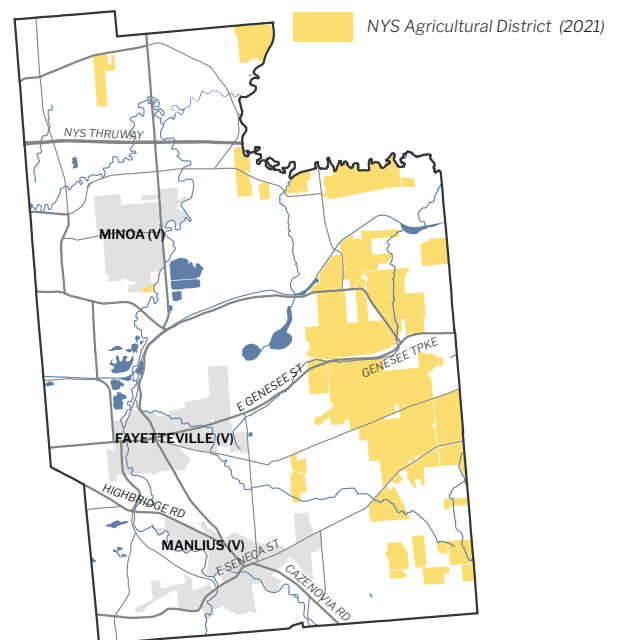


Figure 11. NYS Agricultural Districts

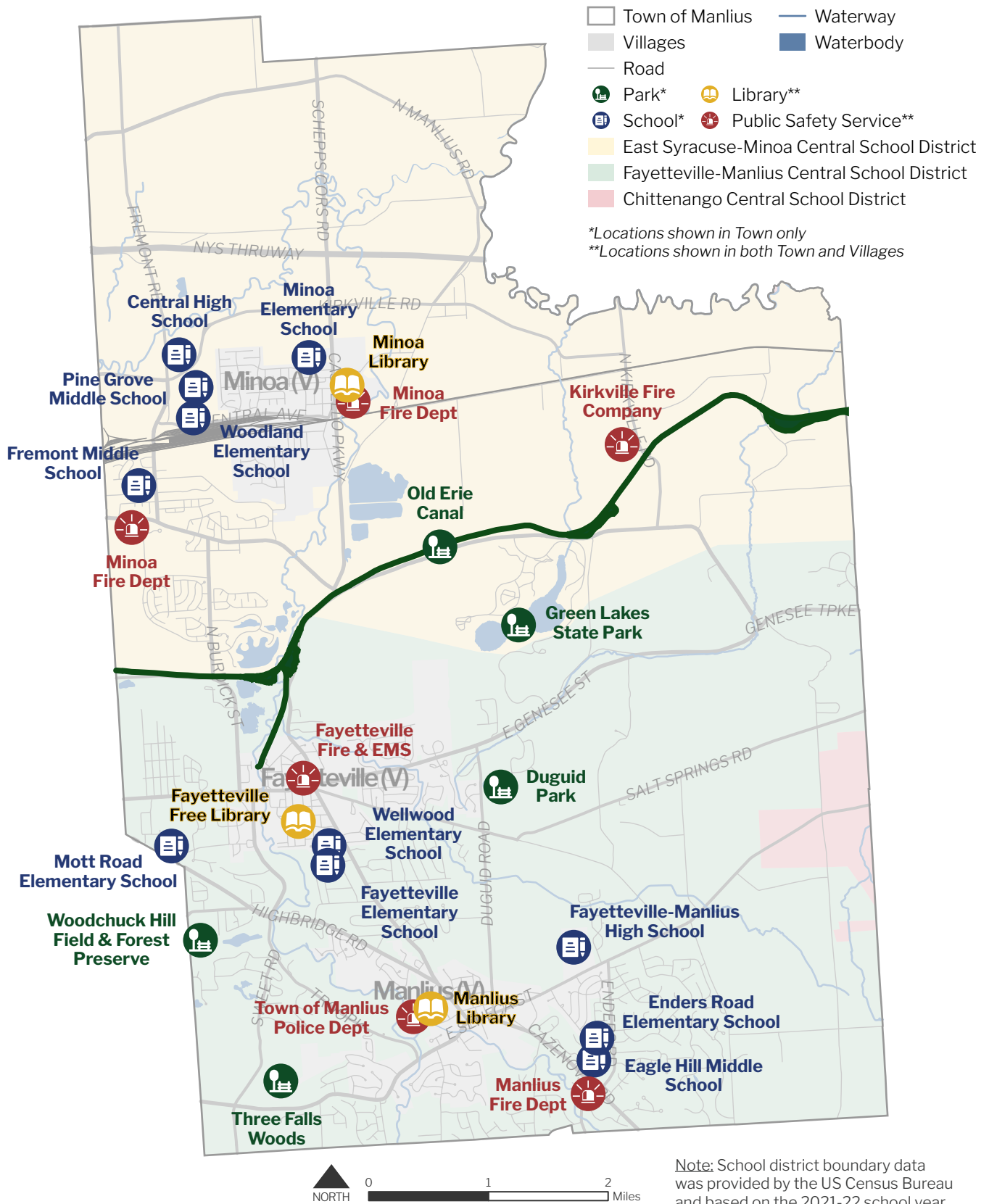


Figure 13. Key community services

ZONING

Agricultural

The Town of Manlius’ Zoning Code includes one agricultural district: RA Restricted Agricultural District. This zoning district permits a limited variety of residential and commercial uses in addition to agriculture and the on-site sale of agricultural products. This District encompasses the majority of the Town.

Residential

There are five residential districts within the Town’s Zoning Code:

- 1. R-1 Residential
- 2. R-2 Residential
- 3. R-3 Residential
- 4. R-4 Residential
- 5. R-5 Residential

The residential zoning districts in the Town of Manlius are intended to provide a variety of housing and neighborhood options that are amenable

to individuals and families across a range of incomes and lifestyles. Generally, from the R-1 to the R-5 District, the zoning regulations allow for increased housing density and a wider variety of uses. For example, R-1 and R-2 only allow single-family homes, while R-3 and R-4 also allow two-family homes, and R-5 only allows multi-family dwellings. Non-residential community uses, such as schools, churches, libraries, and parks, as well as home occupations, are permitted in the R-3 and R-4 districts. Each district also has unique lot size, frontage, and setback requirements, which influence the distribution of structures and the amount of open space (Table 3).

Mixed-Use

During the development of the Comprehensive Plan, the Town had three districts that promoted the mixing of uses:

- 1. RT Residential Transition
- 2. RM Residential Multiple-Use Districts
- 3. PUD Planned Unit Development

Only a handful of properties within the Town are zoned for RT Residential Transition, all of which are located along the northern side of East Seneca St

Table 3. Residential zoning

	R-1	R-2	R-3	R-4	R-5
Min. Lot Size (sf)	40,000 (w/ sanitary sewer) 80,000 (w/ septic system)	6,250	16,000 (single-family) ¹	As permitted in R-1, R-2, and R-3	217,800
Min. Frontage (ft)	150	50	100	As permitted in R-1, R-2, and R-3	200
Min. Front Yard (ft)	40	20	30	As permitted in R-1, R-2, and R-3	50
Permitted Uses	Single-family dwellings Accessory structures/ uses	Single-family dwellings Accessory structures/ uses	Single-family dwellings Two-family dwellings Accessory structures/ uses Various community uses Home occupations	Single-family dwellings Two-family dwellings Accessory structures/ uses Various community uses Home occupations	Multiple-family dwellings Accessory structures/ uses As permitted in R-1 (with Town Board approval)

1. Two-family dwellings do not have a minimum lot size requirement, but do have a minimum depth requirement of 200 ft.

between Troop K Rd and Tyler Ct. The intent of this district is to allow for residential and limited light commercial uses, while maintaining the existing residential character, preserving historic structures, and providing for a smoother transition between residential and commercial areas. Similarly, few parcels are zoned for RM Residential Multiple-Use, which strives to retain existing residential character while permitting appropriate commercial uses, encourage historic preservation and the repurposing of existing structures, and promote walkability.

The Town's PUD regulations - adopted in April 2023 - may be applied to the R-5, C-A, C-B, RM, and I districts at the discretion of the Town Board. The PUD offers flexibility by supporting the mixing of land use and innovative site designs.

Commercial

The Town of Manlius' four commercial zoning districts include:

1. C-A Commercial District A
2. C-B Commercial District B
3. NS Neighborhood Shopping District
4. RS Regional Shopping District

The C-A and C-B Districts are distributed throughout the Town and permit a variety of commercial, retail, and personal service uses and specially permit a handful of more intense commercial uses, such as vehicle sales and repair establishments. A wider variety of uses are permitted in the C-B District, but both require site plan review and encourage certain architectural design components.

On the other hand, the NS Neighborhood Shopping District and RS Regional Shopping District only include two areas: the Fremont Plaza and the Towne Center at Fayetteville, respectively. The NS District is intended to support the compatible development of small-scale commercial, retail, and personal service establishments near residences, while the RS District is intended to support the transition of existing large-scale commercial spaces into a mix of smaller retail, service, and community uses.

Industrial

The Town has two industrial zoning districts:

1. I Industrial District
2. NRRD Natural Resource Removal District

The I Industrial District permits a wide variety of commercial uses (similar to that of the C-B District), while also specially permitting higher intensity uses, such as public utility structures, junkyards, and heavy manufacturing. The NRRD Natural Resource Removal District, which may overlap or be combined with land under another district, permits quarrying, excavation, and removal of earthen materials. In order to initiate these activities, the developer must obtain a permit from the Town Board and an engineering opinion.

Other

The remaining two zoning districts within the Town of Manlius are:

1. NYSPA New York State Property Areas District
2. AFDAH Airport Flight Hazard Area District

The NYSPA New York State Property Areas District denotes park land within the Town that is owned by New York State. Local zoning regulations do not apply to State-owned land.

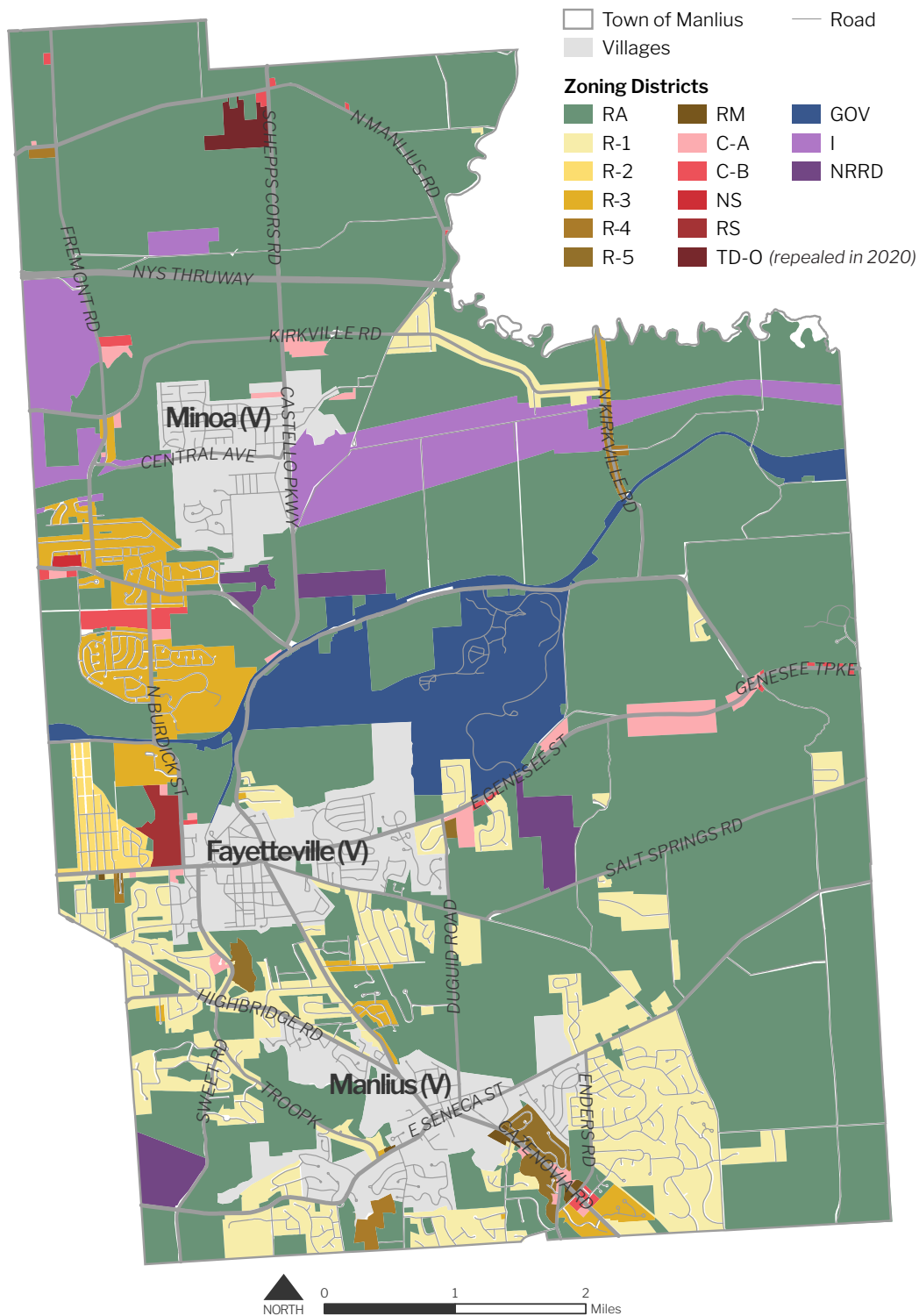
The AFDAH Airport Flight Hazard Area District may overlap or be combined with other districts, and sets a height limitation of 150 ft. This District includes several agricultural lots north of Kirkville Rd.

Note: The geographic distribution of the zoning districts described above are shown in Figure 14.

.....

Please note that the Town's existing zoning districts do not have the same names or boundaries as this Comprehensive Plan's Future Land Use Map (see page 52). These two maps serve different purposes; the zoning map is a regulatory tool that dictates the distribution and use of land and related administrative procedures, while the Future Land Use Map may serve as a guidance document to support land use-based decision-making and future updates to land use regulations.

.....



Note: The zoning GIS data presented on the above map was provided by Onondaga County in April 2022, and does not constitute the Town of Manlius' official zoning map. Please see the Town's online code and interactive mapping platform for the more current documentation:

Zoning Code: <https://ecode360.com/11049132>

Zoning Map: <https://ma1592.zoninghub.com/zoningmap.aspx>

Figure 14. Existing zoning

ZONING ASSESSMENT & BUILD OUT ANALYSIS

Purpose & Process

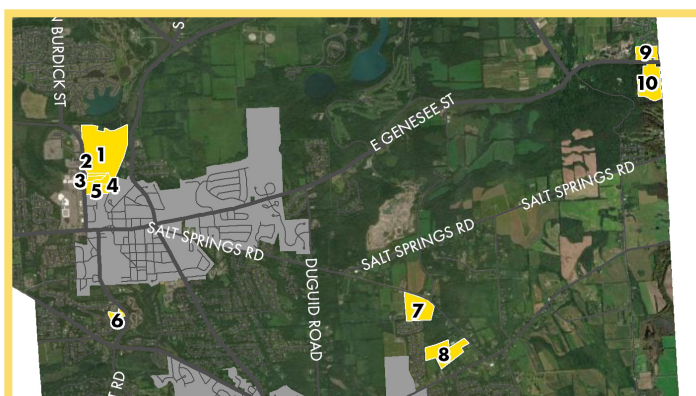
To build a better understanding of the Town's zoning regulations and inform the Community Development Strategy, a Zoning Assessment & Build Out Analysis were completed.

The **Zoning Assessment** compared the Town's Zoning Code, as geographically shown in Figure 14, to land use preferences identified by recent planning initiatives and community members. Through this process, areas where land use regulations conflict with the community's future vision were discovered, and opportunities for updating the Zoning Code were proposed.

The **Build Out Analysis**, on the other hand, identified parcels within the Town that have high-impact development potential (based on a set of criteria) and investigated the traffic impacts that could occur if these parcels were built out to their highest intensity use per their zoning district. This exercise revealed the types and scale of development that could occur within the Town.

Implications

Key implications from the Zoning Assessment and Build Out Analysis are described to the right. Please see the Appendix for a complete Memo.



10 properties identified and studied in the Build Out Analysis

Zoning Assessment Topics of Interest

- Establishment of a Conservation Overlay District
- Establishment of a Community Facility District
- Consolidation of Residential Districts
- Establishment of a Mixed Density Residential District
- Consolidation of Mixed-Use Districts
- Establishment of a Large-Scale Solar Overlay District
- Incorporation of Impermeable Surface Limits
- Inclusion of Accessory Dwelling Unit (ADU) Regulations
- Inclusion of Home Occupation Regulations
- Revision to Mobile Home Regulations
- Inclusion of Bicycle Parking Requirements
- Establishment of Commercial/Non-Residential Design Guidelines
- Enhancement of Sign Regulations
- Revision of Accessory Use Permit Requirements
- Update to Section 155-3 Definitions
- Creation of an Article for Administrative & Review Procedures

Build Out Analysis Findings

- The availability of sewer service limits opportunities for large-scale development
- The presence of wetlands, particularly in the northern half of the Town, drastically reduces the availability of buildable land
- NYS Agricultural Districts preserve a large portion of the eastern third of the Town as agricultural land
- Large parcels in the RA District could be attractive locations for new development, but large-lot single-family subdivisions are the highest intensity allowable use
- The online zoning map does not show the zoning of a few small patches of the Town (e.g. north of Taylor Rd, the very northeast corner of the Town near Hoag Rd), reducing the clarity and intent of the code
- The RM District could support new high-density residential development, but many of the lots are nonconforming with the zoning regulations
- Overall, few areas within the Town support large-scale residential, commercial, or industrial development; revisions to the zoning would be necessary to support new, large-scale development

V I S I O N & G O A L S

F R A M E W O R K



THE FRAMEWORK

A successful comprehensive plan is developed and implemented on multiple levels, addressing the short- and long-term needs of a community while providing varying levels of detail. In an effort to accomplish this, the Town of Manlius Comprehensive Plan Vision Framework is comprised of the following four elements:

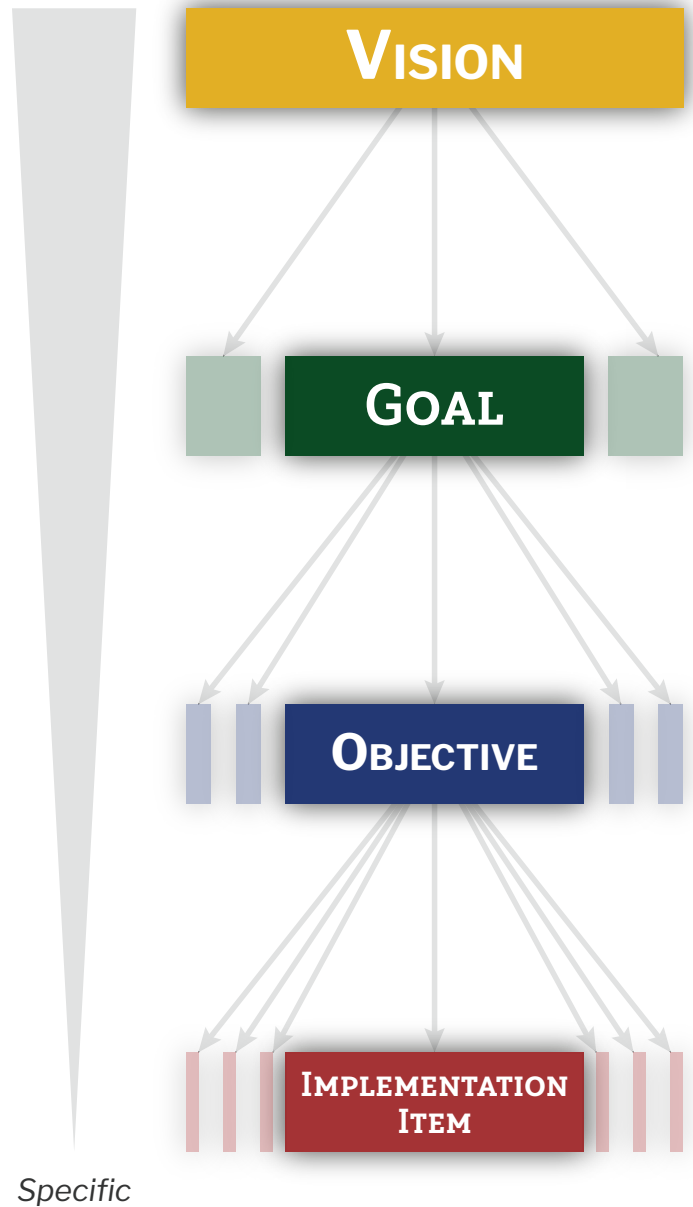
Vision: An overarching statement that describes the aspirations of the Town as a whole. All Goals, Objectives, and Implementation Items in the Comprehensive Plan are aimed at achieving this end. The Vision is a statement intended to be a guide for the long-term identity of the Town; therefore, it should not change dramatically over time.

Goal: Similar to a Vision in that it is a general statement of a future condition towards which actions are aimed. However, the scope of a Goal is much narrower. It should support the Vision by addressing a specific area or issue facing the community. Goals should not dramatically change over time, but rather be consistent throughout the planning horizon. Ideally, the Goals contained in this plan should be useful for the 10-year planning horizon.

Objective: A measurable action statement to be accomplished in pursuit of the Goal, it refers to some specific aspiration that is reasonably attainable. Think in terms of action words like, “increase,” “develop,” or “preserve.” It should be noted that the Town might already be undertaking some of the Objectives articulated in this plan, and wish to ensure that they continue to do so over the next decade. The general lifespan of an Objective is 6 to 10 years.

Implementation Item: A specific proposal to do something that relates directly to accomplishing an Objective, it can take the form of a plan, project, or program. Implementation Items can address both short- and long-term Objectives with a lifespan ranging from one to 10 years, depending on the item.

General



Please note that the Goals, Objectives, and Implementation Items discussed in this Framework are not listed in any particular order.

Some of the Implementation Items of this Comprehensive Plan correlate with the recommendations of the Town’s Climate Action Plan! See the Actions Crosswalk on pages 78 and 79 to review these points of synergy.

OUR VISION



As a community with several distinct villages and hamlets, the Town of Manlius inspires collaboration, proactively plans for the future, and continually improves the overall quality of life for our residents.

Looking forward, we aspire to:

1. Maintain attainable and attractive living options for current and future residents,
2. Foster an environment that welcomes all and supports local businesses, and
3. Provide exceptional opportunities for recreation and the enjoyment of our community.

Furthermore, we intend to build a sustainable future by engaging in environmental stewardship for the protection of agricultural and natural resources and by promoting the inclusion of all resident voices in the community's decision-making processes.

GOAL 1: ENVIRONMENTAL PROTECTION & SUSTAINABILITY

The Town of Manlius supports the development of a community that prioritizes long-term environmental sustainability. As a Climate Smart Community, the Town of Manlius is already engaged in several initiatives to mitigate climate change and build resiliency. Moreover, the Town of Manlius is home to several valuable natural resources and amenities, such as public parks and waterways, that need to be protected and enhanced. It is the goal of the Town of Manlius to continue advancing as a climate-smart community and safeguarding the existing wealth of natural resources.



Objectives

1. Spread public awareness of environmental concerns and solutions by expanding opportunities for the community to engage in sustainability education
2. Foster a culture of reduce, reuse, repair, recycle
3. Reduce the carbon footprint of both municipal operations and the community as a whole
4. Support strategies that transition away from fossil fuels and towards renewable energy sources
5. Improve the health of our natural resources and drinking water by mitigating harmful practices and implementing appropriate resource protection regulations (stormwater management, etc.)
6. Protect and grow our network of natural, open, and agricultural spaces

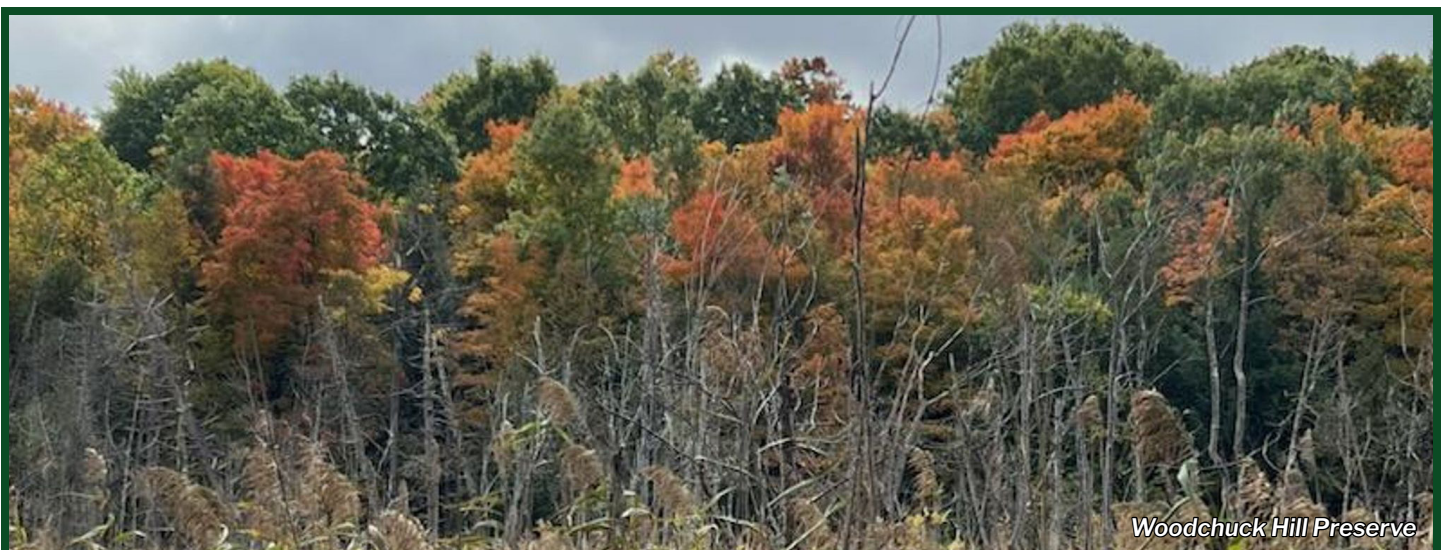
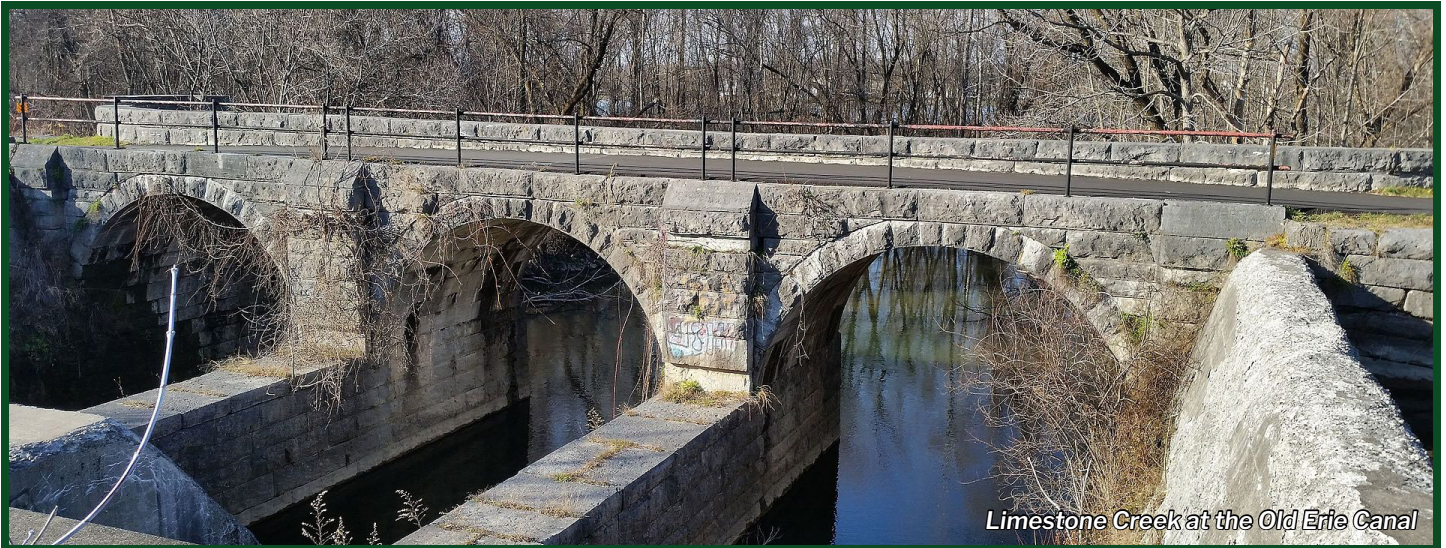
Implementation Items

1. Include Town sustainability initiatives in a Town-wide newsletters and communications
2. Collaborate with the school districts to involve students in the Town's climate action initiatives
3. Collaborate with local organizations to develop a food sustainability and agriculture outreach program
4. Establish a community composting program for organic waste as part of the Town's Climate Smart Communities actions
5. Pursue LEED certification for government facilities
6. Utilize zoning laws and commercial/nonresidential design guidelines to promote green building practices
7. Develop siting guidelines to identify where large-scale solar facilities are permitted
8. Revise the existing zoning code to include impermeable surface coverage limits, erosion control standards, and/or green infrastructure standards to mitigate stormwater runoff
9. Convene a Citizen Science Clean Water & Stormwater Group to monitor water quality and stormwater and collaborate with interested groups, including Trout Unlimited and Izaak Walton League of America
10. Establish a tree ordinance and updated landscaping, buffering, and screening guidelines for promoting healthy native ecosystems aligned with our Climate Action Plan
11. Develop a new conservation zoning district that protects parkland, open spaces, scenic views, and other natural resources
12. Continue to identify lands for conservation easements along Limestone Creek
13. Apply for a Municipal Planning Grant through the NYS DAM Farmland Protection Program to develop a Farmland Protection Plan
14. Implement a program to assist farmers in identifying and applying for grants, particularly the NYS DAM Farmland Protection Implementation Grants

Continued on next page →

Implementation Items (Continued)

- 15.** Coordinate efforts with the Onondaga County Agriculture & Farmland Protection Board to protect agricultural lands
- 16.** Explore opportunities to implement geothermal, distributed power generation, and mini-grid systems
- 17.** Update the zoning code to include guidance on mitigating adverse impacts of high-impact development on the environment and surrounding neighborhoods (buffering, stormwater controls, traffic mitigation, etc.)
- 18.** Develop a zoning district exclusively for agricultural and complimentary uses that protects prime soils and agricultural lands from development
- 19.** Support the Tree Commission in conducting a Town-wide tree inventory, developing an urban and community forestry plan, and updating the Town code to include the prevention of clear-cutting trees

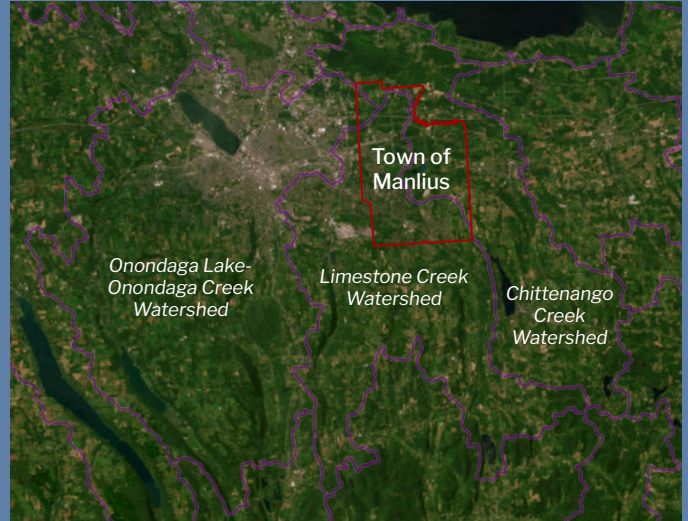


Stormwater Management

Water flows within the Town of Manlius are directed by three distinct watersheds across variable landscapes ranging from the dense City of Syracuse to rural agricultural lands, resulting in substantial and complex stormwater runoff patterns that impact water quality and flooding within the Town. This problem is further emphasized by the presence of five dams within the Town and Villages, two of which are classified by the NYSDEC as “intermediate hazards” in terms of the potential impacts of dam failure; one of these two dams is listed as having unsound conditions while the other is listed as deficiently maintained. Continuing to monitor the safety of these dams and reduce flooding is essential to hazard mitigation across the Town.

To better understand and determine how to address this issue, a Stormwater Study Group was facilitated as part of the comprehensive planning process. The Study Group met several times between January and May of 2022 to discuss topics including stormwater management, flood prevention and mitigation, and municipal separate storm sewer systems. Recommendations developed through this Study Group include:

- Applying for grant funding for waterway and waterbody improvement projects



- Facilitating resident outreach to encourage the appropriate use and maintenance of roof gutters, landscaping, and storm drains
- Facilitating farmer and landowner outreach to encourage the use of runoff and erosion controls
- Encouraging developers to create and follow a stormwater pollution prevention plan
- Enhancing storm sewer system maintenance and operation through storm sewer inflow and infiltration corrections, clearing of culverts and ditches, thorough inspection and enforcement procedures, stormwater monitoring, and considering contracts for mitigation efforts

Large-Scale Solar Facilities

The commercial solar industry has grown in recent years, opening opportunities for economic development while raising concern over the loss of agricultural land and open space. In August of 2020, The Town of Manlius facilitated a Commercial Solar Study Group to take a deeper look at the implications of large-scale solar facilities for the Town of Manlius. The Group determined that the Town’s current solar law could be strengthened through improvements/amendments, and that limiting the number,

kilowatts, and/or proximity of large-scale solar facilities could potentially be an appropriate means for permitting such facilities in a controlled manner. Outside of the findings of the Commercial Solar Study Group, other considerations for the regulation of large-scale solar facilities may include prohibiting these facilities in environmentally or culturally important locations, such as critical habitats, prime agricultural soils, and scenic vistas.

GOAL 2: COMMUNITY CHARACTER & QUALITY OF LIFE

The Town of Manlius strives to provide the highest level of services to its community members and to continually improve upon the quality of life of its residents. Our community is strengthened by both our rich history and drive to build an inclusive, healthy future. As a Town with three Villages, several school districts and hamlets, and two State parks, the Town recognizes opportunities to share, expand, and improve its services for the betterment of the community. It is the Town's goal to build a strong future by effectively recognizing and responding to the needs of our diverse community members.



Objectives

1. Foster a community that embraces and promotes diversity, equity, inclusion, and accessibility
2. Celebrate and leverage our historic resources as a source of community identity and tourism
3. Enhance our community's park resources and outdoor recreation programming to effectively serve both residents and visitors
4. Strengthen our existing family-friendly atmosphere by providing amenities and infrastructure that service the youth and fostering support systems for families, youth, and teens who are transitioning into adulthood
5. Support aging-in-place by evaluating and responding to the needs of older adults
6. Establish a sense of place and pride by facilitating community events and supporting artistic and cultural resources
7. Strengthen a sense of community character through appropriate, place-based land use regulations
8. Ensure that future development considers the capacity of local schools and existing utility infrastructure

Implementation Items

- 1.** Integrate the NextDoor App and local libraries into the Town's existing community outreach methods
- 2.** Apply for Certified Local Government (CLG) status to support historic preservation efforts
- 3.** Install interpretive signage around historic sites, such as the Erie Canal and Mycenae Schoolhouse
- 4.** Strengthen current F-M archaeological program ties with the Haudenosaunee community and Neighbors of the Onondaga (NOON) to recognize sovereign government, the Landback campaign, and environmental preservation and restoration
- 5.** Explore opportunities to produce and display a formal recognition of the Haudenosaunee Confederacy and Onondaga Nation
- 6.** Collaborate with the Villages and local libraries to develop a historic sites walking tour
- 7.** Work with the Town Historian and Manlius Historical Society (manliushistory.org) to develop a more thorough and complete "Town History" webpage
- 8.** Explore opportunities to acquire lands for use as Town parks and recreation facilities, particularly in areas where residents have expressed interest in scenic vistas and natural features (Top of the World)
- 9.** Review and enhance the resources available to residents to connect with social and economic resources
- 10.** Collaborate with school districts and YMCA locations to inventory sporting facilities and identify opportunities to share resources between schools and with the larger community
- 11.** Research the demand for and feasibility of establishing unique recreational assets that are desired by the community, such as a recreation center, pool, skate park, indoor soccer field, etc.
- 12.** Conduct or access an existing needs assessments for both older adults and teens related to housing, transportation, and socialization, consulting with Town departments for case examples
- 13.** Collaborate with the ESM and FM School Districts to facilitate discussion on the effects future development may have
- 14.** Partner with local arts and cultural organizations to host an annual festival and pursue opportunities to celebrate and showcase local art (murals, outdoor sculptures/galleries, etc.)
- 15.** Explore establishing community facilities that provide space and equipment for social, recreational, and educational programming
- 16.** Implement commercial/nonresidential design guidelines to ensure that new development aligns with the community's vision
- 17.** Implement a form-based zoning code that embraces smart growth by focusing new development around existing infrastructure and encourages development to achieve predictable, high-quality, and context-sensitive improvements to the built environment

GOAL 3: WELCOMING & HEALTHY NEIGHBORHOODS

The Town of Manlius strives to provide high-quality neighborhoods and living options for its residents. With several hamlets and distinct neighborhoods, it is essential to strengthen existing residential centers and establish connections within and between neighborhoods. By supporting the development of a diverse array of housing options, we aim to support both our current and future residents in obtaining affordable, accessible, safe, and welcoming residential opportunities.



Objectives

1. Concentrate future development within already developed areas, particularly those which already have access to public infrastructure (water and sewer) and have opportunities for infill development
2. Support the development of housing options that are amenable to individuals and families of varying income levels, ages, and lifestyles and that cultivate mixed-income neighborhoods
3. Improve the appeal and safety of neighborhoods by abating nuisances, such as litter and noise, implementing traffic calming measures, and better managing overflow traffic
4. Mitigate the impact of conflicting land uses through land use law
5. Provide opportunities for outdoor recreation and active transportation within neighborhoods through the establishment and maintenance of sidewalks, bicycle amenities, and trails

Implementation Items

1. Utilize the Onondaga County Settlement Plan and Traditional Neighborhood Development (TND) Code as a resource for coordinating with the Villages and implementing zoning tools that (1) preserve neighborhood character, (2) protect natural resources, and (3) encourage redevelopment over sprawl to ensure conservation of open space
2. Encourage large-scale development to dedicate a percentage of the property area as open space
3. Complete a housing needs assessment and explore tools for expanding housing choice, such as mixed density residential zoning, mixed-use development (in particular, commercial and residential in the same building), and accessory dwelling units
4. Collaborate with FM Neighbors and Newcomers, the local libraries, and similar groups to introduce and provide resources to new residents
5. Utilize the Town website to connect current and future residents and housing developers with resources such as the First-Time Homebuyer Tax Credit and the Low-Income Housing Tax Credit
6. Integrate landscaping and buffering requirements into the zoning code to reduce land use conflict between non-compatible uses
7. Expand the Town's sidewalk/safe routes network by utilizing the Neighborhood Sidewalk District Program
8. Develop a public health plan in partnership with the Critical Response Committee that outlines how Town operations should respond in the case of a public health emergency
9. Partner with community organizations that engage in youth activities to support the growth of recreational, educational, volunteer, and employment opportunities for youth and young adults
10. Utilize land use policy and regulations to support the implementation of community gardens in appropriate locations

GOAL 4: DIVERSE & LOCAL COMMERCE

The Town of Manlius aims to establish a diverse commercial base that provides employment opportunities and necessary and desired goods and services to our community members. Small businesses and locally-produced goods are an asset to our community that we strive to attract and strengthen. By identifying our commercial assets and weaknesses, we intend to align new business development with the retail and employment preferences of our community members.



The Market Place

Objectives

1. Identify our market gaps and reduce dependency on other communities for goods, services, and employment
2. Attract destination businesses, such as recreation, restaurant, and entertainment establishments
3. Support and encourage local farming and food-to-table operations
4. Provide adequate resources for small businesses to establish and flourish within our community
5. Establish an identity for the Town's commercial sector to market and solicit local businesses
6. Grow the local tourism industry by fostering a commercial and recreational environment that attracts and retains visitors

Implementation Items

1. Complete a market analysis to identify opportunities for economic development
2. Where appropriate, consider removing zoning barriers, such as special use permits, that might deter the development of destination businesses
3. Establish additional opportunities to connect local farmers with local restaurants and consumers through collaboration with the Fayetteville Farmers Market and the Onondaga East Chamber of Commerce
4. Provide resources to new and small businesses through a partnership with Empire State Development's Business Mentor NY Program
5. Collaborate with the Onondaga East Chamber of Commerce and Villages to promote participation in Small Business Week, Shop Local, and similar initiatives to raise awareness of local businesses
6. Develop a tourism plan
7. Evaluate community needs related to regional economic changes (e.g. Micron Chip fab)

GOAL 5: MODERN MOBILITY NETWORKS

The Town of Manlius recognizes the need to respond to rapidly changing patterns and preferences within the realm of transportation. As a climate smart community, it is our goal to reduce the contributions of transportation to our greenhouse gas emissions by (1) promoting walking, biking, and public transit alternatives and (2) supporting the transition of vehicles away from fossil fuels and toward renewable energy sources. We also recognize the impact that vehicle traffic has on our community's wellbeing, and strive to implement measures that will improve the safety of our transportation network and protect our community's character.



Participants in a bicycle race | Credit: Jeanne Marinelli

Objectives

1. Improve resident awareness of and access to public transportation and ride-sharing options
2. Establish and maintain an active transportation network with adequate pedestrian and bicycle amenities
3. Identify and implement traffic mitigation strategies and roadway safety improvements along high-traffic corridors and within neighborhoods experiencing cut-through traffic
4. Prepare for the arrival of smart mobility technologies and autonomous vehicles
5. Support electric vehicles by installing charging stations in appropriate areas of the Town

Implementation Items

1. Expand upon the Town's existing use of online mapping platforms (such as the [Town Zoning Map](#)) to communicate the locations of trails, sidewalks, bicycle lanes, bus stops/routes, and bicycle-, scooter-, and car-sharing stations
2. Complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town's greenways (including Ledyard Canal), residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, East Genesee Street, and others
3. Establish inter-agency coordination and dialogue with the NYS DOT and Onondaga County DOT to discuss priority projects on State and County roadways
4. Enhance collaboration with Centro and other local public transportation providers to explore opportunities for expanding access to public transit within the Town
5. Expand and establish additional connections to the Empire State Trail network, as recommended in the Onondaga County Empire State Trail Local Economic Opportunities Plan
6. Consult with residents and Town departments to identify areas where there is need for new or enhanced pedestrian and bicycle infrastructure
7. Revise the zoning code to reflect recent mobility and transportation trends, such as flexible curbs, ADA -compliant curb ramps, shared/joint parking facilities, electric vehicle charging stations, and bicycle parking
8. Install public EV charging stations utilizing technical and funding support from the NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program or other program
9. Transition municipal vehicles to electric, encourage the transition of school buses to electric, and evaluate the impact that road salt may have on electric vehicles

GOAL 6: EFFECTIVE, RESPONSIVE, & COLLABORATIVE GOVERNMENT OPERATIONS

The Town of Manlius values and promotes community participation in government decision-making processes. We aim to expand avenues for residents to participate in public meetings, collaborate with Town staff and officials, and engage in local projects and programs. We also appreciate the unique and opportune nature of our Town being home to several Villages, and strive to build upon our relationships with the Villages to co-facilitate community initiatives, and share services and purchasing efforts where appropriate and feasible.



Manlius Highway Department vehicle in a parade

Objectives

- 1.** Continue to provide and improve upon our high level of public services, such as the police, fire, and highway departments
- 2.** Collaborate with the Villages and neighboring municipalities to establish/enhance shared services and co-facilitate community initiatives
- 3.** Seek out technological upgrades and new internal communication techniques to support the Town in streamlining administrative procedures
- 4.** Increase the accessibility and transparency of public meetings and implement innovative and effective approaches to soliciting community input and garnering resident participation in government operations
- 5.** Foster an environment that supports members of underrepresented community groups in participating in Town activities and decision-making processes
- 6.** Improve the responsiveness of Town government by streamlining communication between Town government and residents and by identifying and dismantling barriers to accessing Town services
- 7.** Increase the preparedness and effectiveness of the Town Board, Planning Board, Zoning Board of Appeals, and Board of Assessment Review through targeted training efforts

Implementation Items

- 1.** Foster greater benchmarking, integration, and streamlining of fire and emergency medical services, utilizing the 2011 Fire & EMS Study as a reference
- 2.** Schedule meetings between the Town and three Villages to discuss opportunities for joint planning efforts, purchasing, and services
- 3.** Develop a quarterly Town newsletter and establish a regular website update protocol that includes the status, milestones, and meeting dates for proposed projects
- 4.** Complete a detail review of parcel documentation to identify and correct any inaccuracies in the public record
- 5.** Construct an energy-efficient Town Hall that is accessible and provides fit-for-purpose facilities for police and our court
- 6.** Establish a Comprehensive Plan Working Group to lead the implementation of this Plan
- 7.** Draft and adopt a diversity, equity, inclusion, and accessibility policy
- 8.** Study the viability of establishing a ward-like system for council members
- 9.** Expand access to online resources by extending broadband coverage
- 10.** Facilitate SEQRA training sessions for the Town Board, Planning Board, and Zoning Board of Appeals to increase the Boards' ability to navigate complex land use decisions

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Generation Z resident checks out her Town's map

INTRODUCTION

Purpose

The objective of the Future Land Use (FLU) Strategy is to identify the preferred distribution of land uses to be achieved within the next 10 years. These land use types and locations were determined based on existing land uses, knowledge of predicted future conditions, development preferences expressed by community members, findings from the Zoning Assessment & Build Out Analysis, and the Goals, Objectives, and Implementation Items established in the previous section. By mapping and describing the desired distribution of future land uses, decision makers and community leaders are better prepared to make determinations on development proposals, plan infrastructure improvements, and update zoning regulations. This FLU strategy also serves the private sector by providing guidance on the types of development patterns that are desired by and likely to be supported by the community.

What is smart growth?

As defined by Smart Growth America . . .

"Smart growth looks different from place to place - it's an overall approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and robust community engagement. The 10 principles below . . . are considered the foundation of a smart growth approach . . .

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions"

What Micron Means for Manlius

A Micron chip fabrication development of up to four plants is currently being planned in the Town of Clay, less than a 15 mile drive from the northwest corner of the Town of Manlius. According to a November 30, 2022 Syracuse.com article, the development is expected to bring up to 50,000 direct and indirect jobs over the next 20 years and grow the County population by 125,000 people or more.

This large-scale development, while outside the Town of Manlius, will undoubtedly affect demands for housing and services in the Town as regional populations grow in the long-term. Continuing to engage the public to further define desired future development patterns and to find a balance between protecting community character and welcoming economically and socially advantageous development will be critical for the wellbeing and quality of life for the Manlius community.

This FLU Strategy takes into account the anticipated long-term population growth, and associated demands for housing and services, resulting from the proposed Micron development. The FLU Map (Figure 15), for example, depicts new areas for residential, mixed-use, and commercial development and, in some cases, development at higher densities. However, the FLU Map also denotes strategic areas for conservation, embracing the principles of **smart growth** in order to maintain open spaces, agricultural lands, and low density development patterns that have contributed to the Town's identity for the past decades. As the Micron development is implemented and initial impacts of population growth are realized, the Town of Manlius may consider updating this FLU Strategy at shorter intervals in order to ensure that desired development patterns are maintained in the face of changing regional conditions. This incremental approach will help the Town identify and implement appropriate types of land use and development strategies as more information on the anticipated regional impacts of the Micron project becomes available.

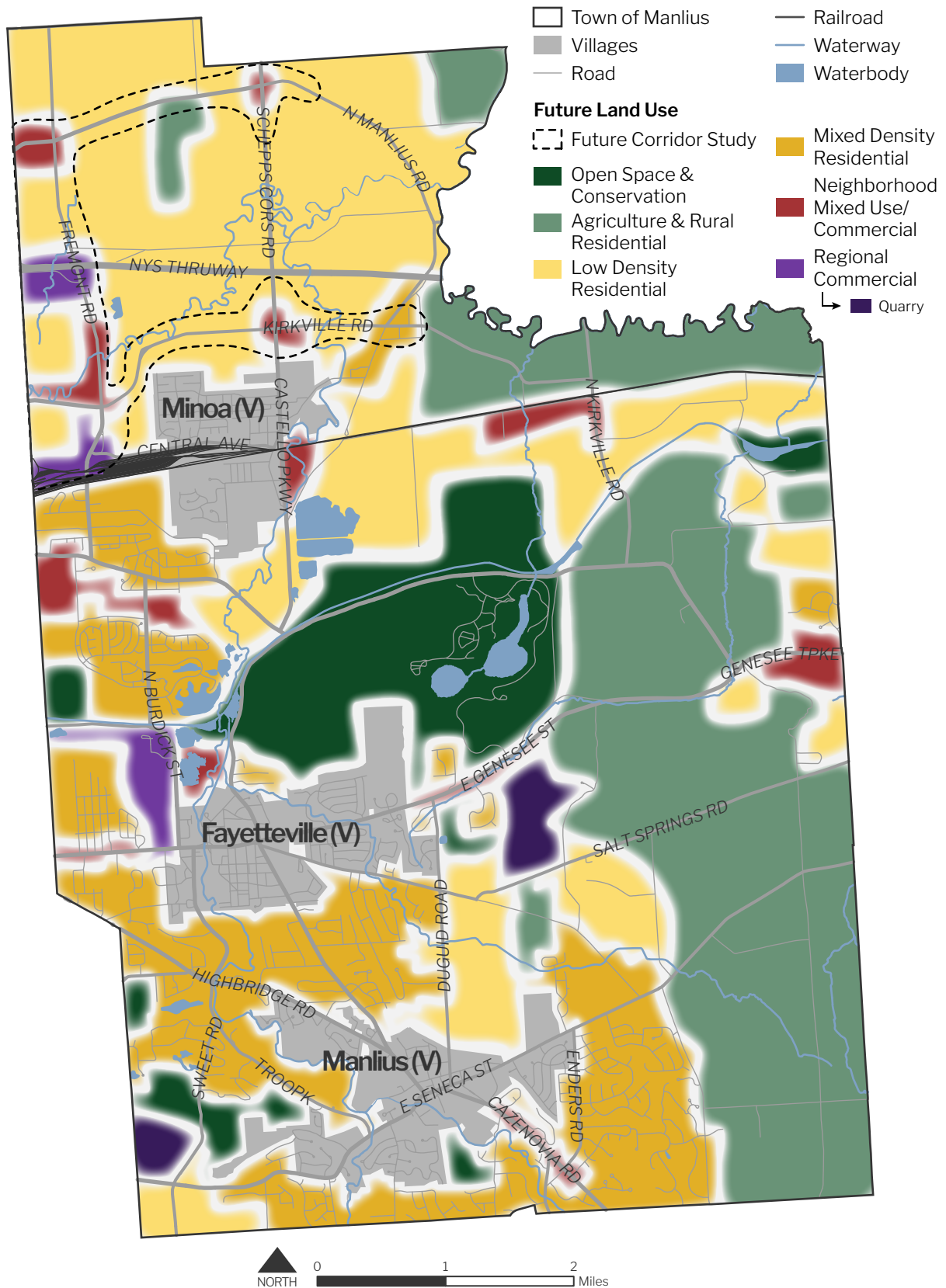


Figure 15. Future land use map

The FLU Map

The FLU Map on the previous page identifies the desired distribution of land use types that the community aspires to realize within the next 10 years. It is important to note that the boundaries of the future land use character areas are not absolute. Rather, they represent general and flexible areas of similar land use types. This is why the borders of the future land use areas do not touch and are separated by gray area - these boundaries may, in reality, overlap one other or shift over time.

It is also important to note that the FLU Map presented in this Comprehensive Plan is not intended to serve as or replace an existing zoning map (page 30). Whereas a zoning map is a regulatory tool that assigns properties to a zoning district by law, the FLU Map is not a legally binding document. Instead, it is intended to demonstrate to both public and private entities the types of development patterns that may or may not be supported in certain areas of the Town. On that same note, the FLU Map can inform future revisions to the community's zoning districts and regulations.

The FLU Map is comprised of seven character areas, briefly summarized to the right.

1. Open Space & Conservation

Land to be maintained in a naturalized state due to its ecological services, critical habitats, scenic views, and outdoor recreation amenities. This character area largely consists of existing parkland.

2. Agriculture & Rural Residential

Land to be primarily used for crop production and livestock farming. Agriculture-adjacent uses, such as rural residential housing and the sale of agricultural products, are also supported in this character area.

3. Low Density Residential

Primarily single- and two-family homes on large lots.

4. Mixed Density Residential

Residential uses ranging from single- to multi-family housing on lots of varying sizes and configurations.

5. Neighborhood Mixed-Use/ Commercial

Areas supporting the vertical and horizontal mixing of residential and commercial uses. These commercial uses are low intensity and support the surrounding neighborhood.

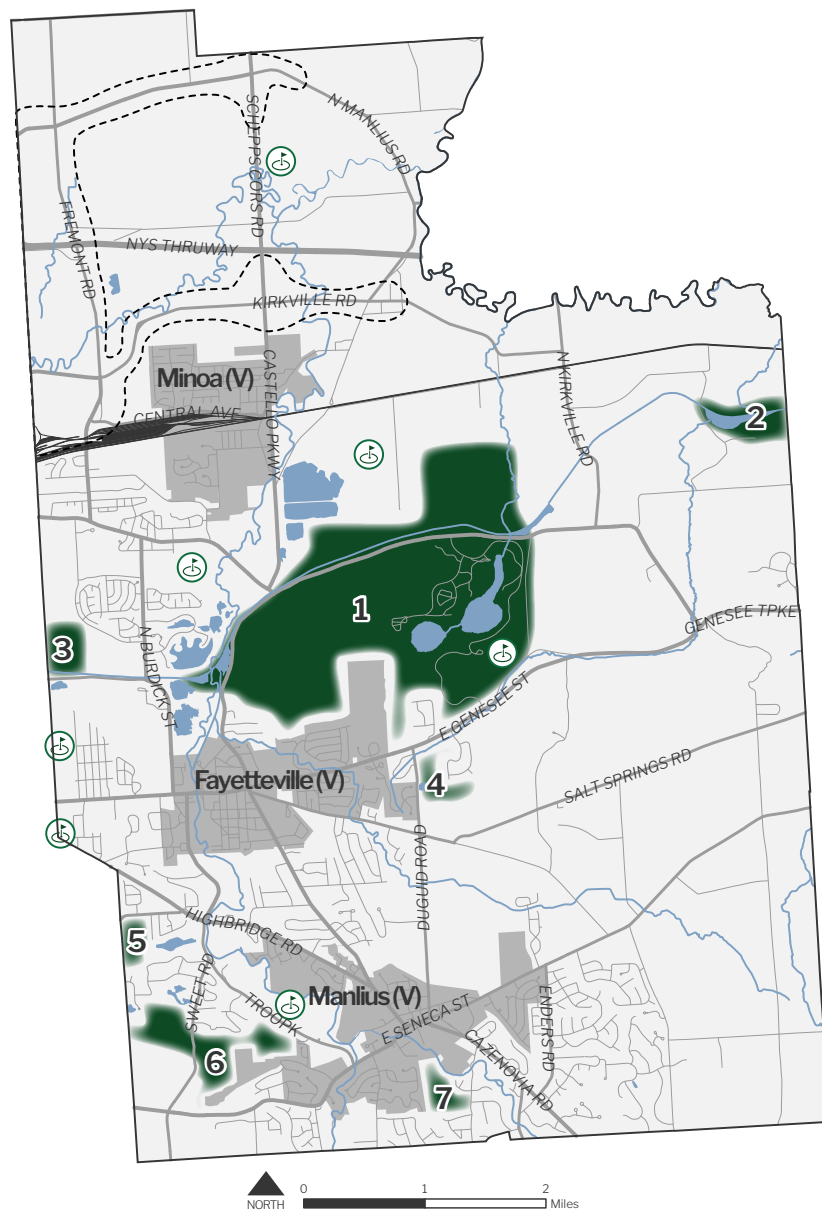
6. Regional Commercial

Commercial uses that contribute to regional employment and retail opportunities. This area also includes some industrial uses, such as existing mining operations.

7. Future Corridor Study

Approximate location of a corridor study that would further inform future land use preferences in northern Manlius.

OPEN SPACE & CONSERVATION



From the Community

“Preserve the remaining green spaces for future generations to enjoy. Every single inch of space does NOT have to be developed.”

“Securing land for a Town park”

“Preserve open space! Now is the time while it still exists...”

“We have to be forward thinking about environmental issues and preserving open space”

Objectives

1. Protect the ecological and recreational benefits of existing open spaces and parks
2. Establish a Town-wide park and open space network

What's There Now

The Open Space & Conservation FLU area largely consists of existing parkland, including:

1. Green Lakes State Park (and the existing open space to the north)
2. Old Erie Canal State Historic Park (located at Pools Brook)
3. Old Erie Canal State Historic Park at Butternut Creek
4. Duguid Park
5. Woodchuck Hill Field & Forest Preserve
6. Three Falls Woods (and the existing open space to the west)
7. Fayetteville-Manlius Outdoors Club

It should also be noted that there are seven golf courses throughout the Town. While these are not necessarily public outdoor spaces or conservation areas, they do contribute to the overall network of open spaces throughout the Town.

While community members have voiced that the Town's open spaces, natural resources, and scenic views are some of its greatest strengths, the Town of Manlius does not own or maintain any public parks. Rather, each of the parks included in the Open Space & Conservation FLU area are owned by NYS, one of the Villages, or a private property owner. Because access to public parks outside of the Villages is relatively limited, it is critical that these natural, public spaces be maintained.

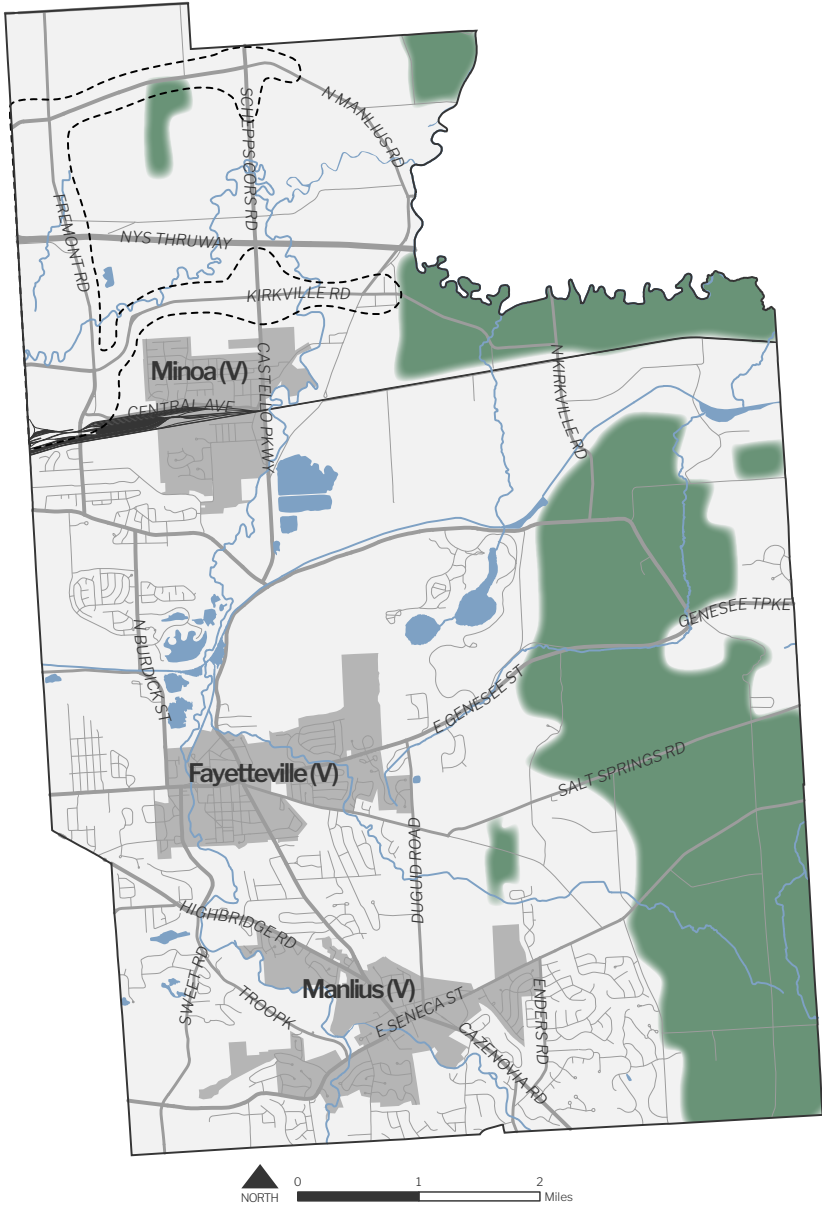
Looking Forward

The Town of Manlius currently does not have a zoning district dedicated to protecting open spaces, natural resources, and parks. In the face of anticipated population growth resulting from the Micron development, it is increasingly imperative that appropriate regulations be put in place to protect existing open and natural spaces from development. Implementing a **conservation or similar zoning district** that prohibits development on these few, but essential, parks would protect them, even if ownership were to change. Furthermore, as the solar industry continues to grow, it will also be important for the Town to consider implementing land use regulations that manage large-scale solar developments in a way that preserves critical open spaces.

Beyond existing parkland, golf courses - as mapped on the previous page - and other outdoor recreation venues also contribute to the overall open space network and recreational opportunities within the community. However, should ownership or development preferences change, these spaces may be re-imagined for a wide variety of uses. Long-term planning efforts should consider whether the maintaining these spaces as open space into the distant future is preferred by the community or not.

Another key opportunity for the Open Space & Conservation FLU area is to enhance **multi-modal connections** between these various pockets of open space and parks. For example, the Canalway Trail and Empire State Trail connects the two Old Erie Canal State Historic Parks and Green Lakes State Park. Developing trail linkages between Green Lakes State Park and Duguid Park and between Woodchuck Hill Field & Forest Preserve and Three Falls Woods would improve the accessibility of these parks and help establish a greater Town-wide park system. This may be facilitated through improvements to the right-of-way (bike lanes, sidewalks, etc.) or by seeking conservation easements with property owners.

AGRICULTURE & RURAL RESIDENTIAL



“Support local agriculture”

“Keep some of the agricultural land in place”

“Preserving agricultural land that in turn could enhance the surrounding neighborhoods”

“Using our agricultural land and natural resources wisely”

“Support local agriculture”

“Keep some of the agricultural land in place”

“Preserving agricultural land that in turn could enhance the surrounding neighborhoods”

“Using our agricultural land and natural resources wisely”

Objectives

1. Protect the natural, scenic, and economic benefits of existing agricultural lands
2. Support the longevity and strength of the local agricultural industry
3. Maintain rural residential living options

What's There Now

The Town's agricultural lands and businesses are a cornerstone of its identity. Currently, there are 35 areas, encompassing approximately 139 parcels, within the Town that are protected under the NYS Agricultural District Law. This program targets properties that are predominantly comprised of viable agricultural land and provides benefits and protections to support the preservation of such agricultural land and the continuation of farming practices. In the Town, these NYS Agricultural Districts cover approximately 7.2 square miles, almost 15% of the Town's entire area.

Because these lands are protected under NYS Law, its is essential future development not only reflects the continued agricultural use of these spaces, but also considers the appropriate types of adjacent uses that are compatible with farming operations. Therefore, this Agriculture & Rural Residential FLU

area not only includes the NYS Agricultural Districts, but also some surrounding agricultural lands and rural residential properties.

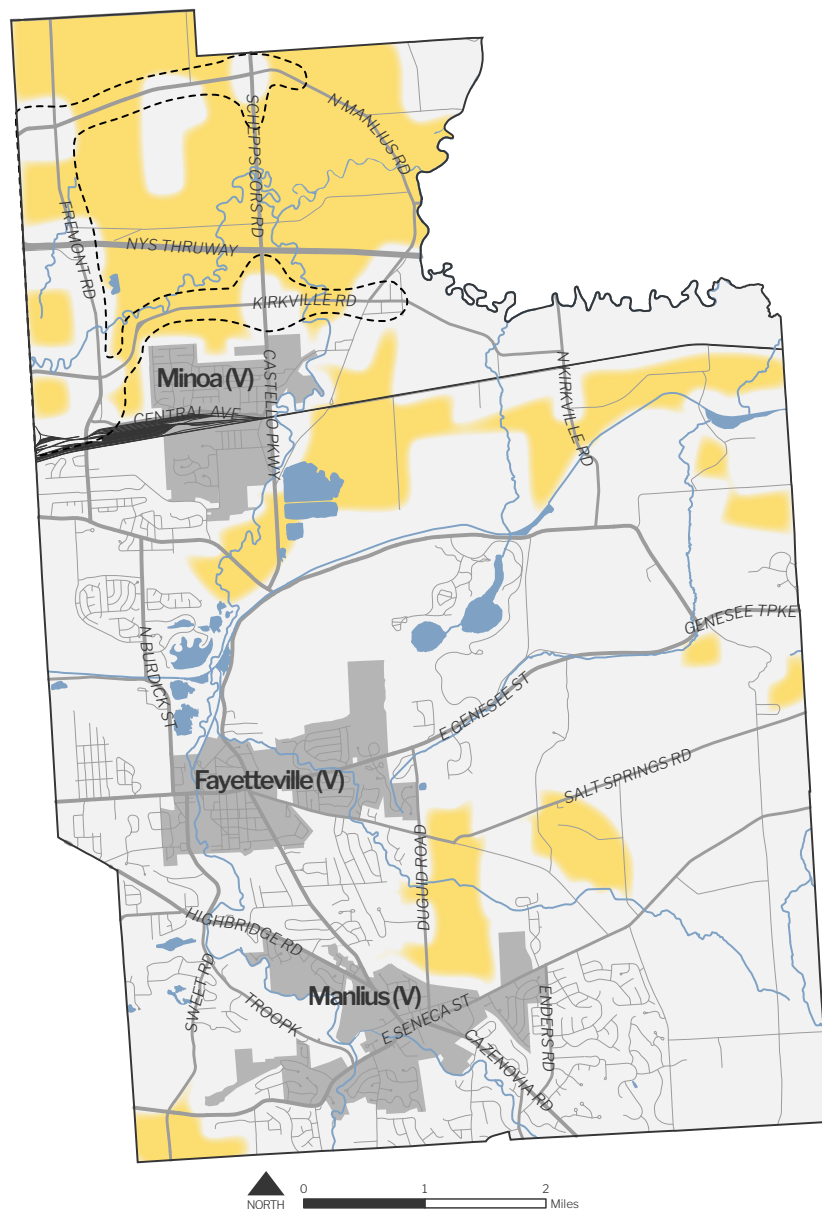
Looking Forward

As population growth occurs from the nearby Micron development, protecting existing agricultural lands will become particularly imperative. Education and outreach to farmers outside of the NYS Agricultural Districts to raise awareness of this program may help to expand the use of this program throughout the Town and preserve a larger percentage of the Town's overall agricultural land. The **application of the NYS Agricultural District Law** will continue to protect agricultural land, even when faced with residential and commercial development pressure resulting from future population growth.

The long-term protection of the Town's agricultural lands can also be supported through appropriate zoning regulations. Currently, the primary zoning district supporting agricultural uses is the Restricted Agriculture District, which covers the vast majority of the Town. However, many of the properties within this district are not utilized for agricultural purposes. It is also imaginable that many of the properties under the Restricted Agriculture District may experience substantial demand for development as the regional population grows. With this in mind, establishing a clear distinction between developable and protected agricultural land through a **standalone, strategically placed agricultural district** would further protect agricultural lands while finding a balance with the need for space for commercial and residential development.



LOW DENSITY RESIDENTIAL



From the Community

“Limit new development that encroaches on residential areas”

“As many around the country are leaving larger cities the opportunity exists to attract residents”

“We chose this community because we could access a large city, a smaller town and live in a low density setting”

“The mix of rural and residential areas in relatively close proximity with commercial facilities”
(noted as a strength)

Objectives

1. **Maintain opportunities for low density residential living**
2. **Allow for appropriately scaled residential development outside of water and sewer districts**
3. **Protect the rural character of the Town**

What's There Now

The Low Density Residential FLU area is largely comprised of large-lot residential properties that are within the Restricted Agriculture District, are not protected by a NYS Agricultural District, and do not have access to public water and sewer. This FLU area is also characterized by wetlands and floodplains that - alongside the lack of water and sewer service - limit opportunities for denser development. Many of the properties within this FLU area support a rural lifestyle without necessarily serving an agricultural purpose.



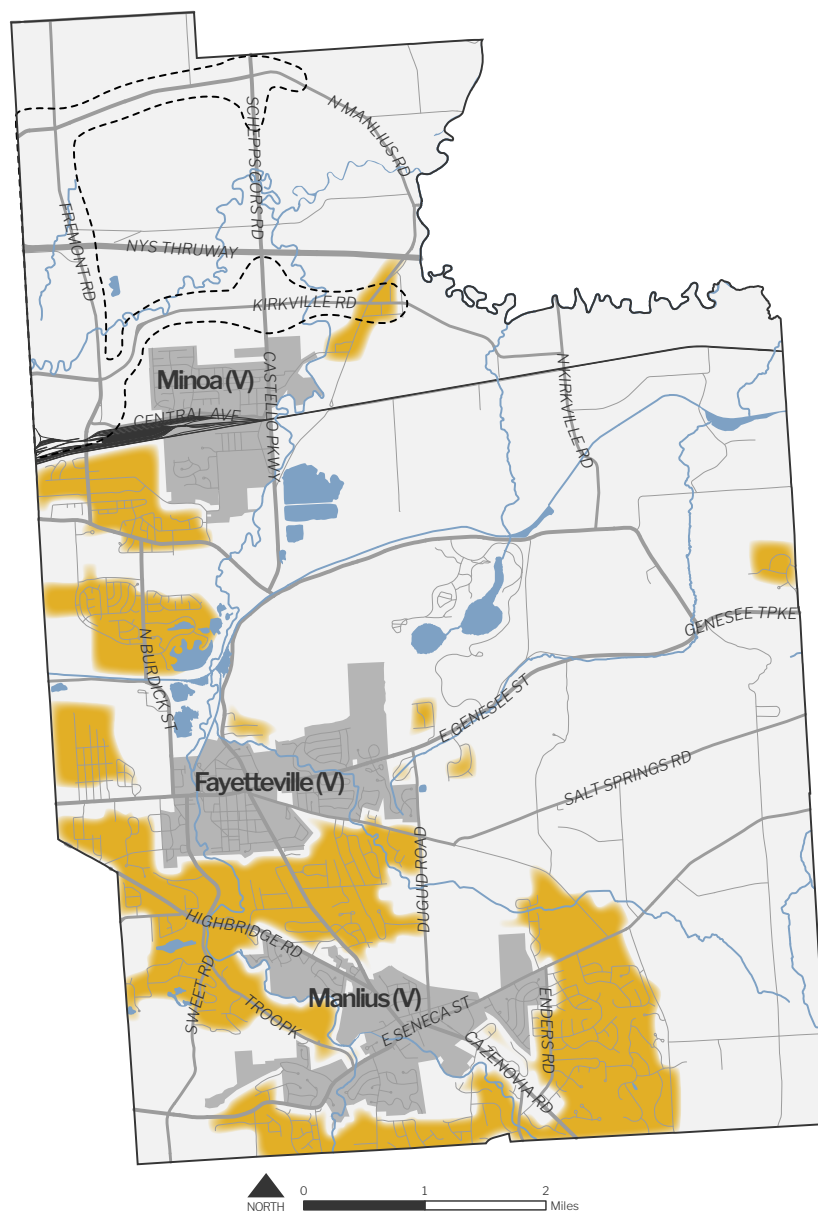
Looking Forward

While expanding the range of housing options in the Town was cited consistently by members of the public, desire to maintain the rural character of the Town was also expressed. A lack of water and sewer service greatly limits development potential, yet the upcoming Micron development is expected to increase housing demands throughout the region. On that same thread, the COVID-19 pandemic has increased remote work options and opened up opportunities for employees who prefer rural residential living to seek that out. For these various reasons, maintaining an option for low density residential living is important to the overall sustainability of the Town.

In order to support residential use while also maintaining the rural character of these areas, several land use regulations may be considered. First, because there is a lack of public water and sewer in the Low Density Residential FLU area, **minimum lot size regulations** should align with Onondaga County's Sanitary Code, which requires lots with individual water supply and sewer facilities to be at least 40,000 sf (approx. one acre). The Town may also utilize soil type-based guidance to determine the appropriate distribution of residential lot sizes (ie smaller lots where there is good soil drainage and larger lots where there is poor soil drainage). Second, appropriate regulatory tools may be applied to ensure that development within this FLU area maintains the desired rural character and continues to protect sensitive environmental resources, like wetlands. Examples of such tools may include **maximum impervious surface limits**, **maximum building footprint and height limits**, and **minimum setbacks from the right-of-way and floodplain**.

The second-highest scoring image from the Community Preference Survey's Low Density Residential character area depicted a large agricultural property with a residential structure.

MIXED DENSITY RESIDENTIAL



From the Community

“Lack of quality housing for seniors and youth - stock of apartments and town homes is poor”

“It’s not walkable. I work within a mile of my house and can’t walk because the road isn’t safe.”

“Promote mixed income housing”

“Encourage low/medium income housing opportunities”

“Developing affordable senior housing”

Objectives

1. **Expand the range of housing options available within the Town**
2. **Accommodate anticipated growth in the regional population**
3. **Increase the walkability of denser residential areas**
4. **Enhance access to affordable housing**

What's There Now

The Mixed Residential FLU area, for the most part, covers existing residential areas on the outskirts of the three Villages. The properties and neighborhoods in the Mixed Residential FLU area range greatly in density. Some areas, particularly those surrounding the Villages, reflect traditional suburban development styles, with single or two family homes on lots of around a quarter of an acre to one acre in size. However, there also are some areas of higher density, such as the Wildwood Ridge Apartments on Highbridge St and the townhouses at Erie Village off of N Burdick St. Some neighborhoods have development at lower density, such as North Eagle Village Rd.

A consistent point of concern voiced by community members is the lack of affordable housing and the limited variability of housing options within the

Town. Exclusionary zoning practices employed in the 1900s and post-World War II residential development patterns, as discussed in the History section, both resulted in the low diversity in housing stock that many communities, including the Town of Manlius, are facing today. As noted in the Community Profile, nearly 79% of homes within the Town are owner-occupied and - based on tax assessment data - 96.3% of residential properties within the Town are single-family homes. Moreover, only five of those single-family homes were noted as having an accessory dwelling unit. This lack of variation reduces the diversity of homeowners and renters who can feasibly live within the Town, particularly households with lower incomes and preferences for multi-family and/or rent-based living arrangements. Addressing the historical development practices that have resulted in the limited housing options and racial and economic conformity will be critical to welcoming and supporting individuals and families across a range of backgrounds, incomes, and lifestyles.

Looking at the pattern of development within the Mixed Residential FLU area, while many of the neighborhoods provide the level of density that typically supports high levels of walkability, the lack of sidewalks and nearby destinations prevent these areas from truly being walkable. The same issue is noted for bicycle infrastructure. Recent national trends indicate a return to dense, mixed-use, walkable environments, which - in parallel with appropriate housing options - not only supports the younger generations that seek out this type of development, but also supports aging-in-place. Overall, the lack of diversity within the Town's housing stock both within and outside of the Mixed



Residential FLU contradicts national trends and counters the preferences voiced by community members.

Looking Forward

As the regional population grows and the need for affordable, diverse housing options is voiced by community members, the existing range of neighborhood development patterns within the Mixed Density Residential FLU should continue to be celebrated. However, it would be advantageous to expand the housing types available within this FLU area and increase walkability, so that a wider diversity of residents are able to move to Manlius and age-in-place here. This can be achieved through several methods, as outlined below.

Accessory Dwelling Units (ADUs)

An ADU (sometimes colloquially referred to as an in-law suite or granny flat) is a smaller, independent residential unit on the same property as a primary residential structure. ADUs may be attached to or detached from the primary residential structure, and are also sometimes located in a basement, in a converted garage, above a garage, or above the primary residential structure. ADUs are often used as a tool for promoting aging-in-place and, depending on the specific ADU regulations, may also increase opportunities for additional affordable and/or rent-based living arrangements. Currently, the Town's zoning code does not include regulations that promote the use of ADUs. Should they be utilized as a tool for widening housing choice in the Town, ADU regulations should consider the following: structural requirements

(attached, detached, etc.); bulk and dimensional requirements; owner occupancy requirements; and architectural guidelines (requiring new ADUs to match the architectural style of the primary residential structure).

Multi-Family Dwellings

The only zoning district currently permitting multi-family dwellings is the R-5 district, which is very limited geographically throughout the Town. This contradicts the public input heard through the Community Survey, Affordable Housing Focus Group, and Open Houses, which revealed a need for more affordable living options and walkable neighborhoods, and concern directed towards suburban sprawl. Permitting multi-family dwellings across a wider geographic area would help to alleviate some of these challenges.

Should the Town desire a higher level of oversight for multi-family developments to ensure they will compliment existing neighborhoods, a special use permit could be required to provide for an additional level of review. To maximize the success of introducing higher density living arrangements, it is critical that development styles reflect community preferences are encouraged. To the extent possible, new multi-family residential developments should employ design tactics that reflect the higher scoring images from the Community Preference Survey.

Active Transportation Amenities

While opportunities exist within the Mixed Density Residential FLU area to create more dense, walkable environments that support households without access to a vehicle, the lack of sidewalks and bicycle amenities is an obstacle. To combat this, the Town may explore alternative mechanisms to sidewalk district formation and pursue funding for the implementation of bicycle lanes. In addition, regulatory tools, such as bicycle parking minimums for high density residential developments, can help to establish a culture of biking within the Mixed Density Residential FLU area.



Source: AARP, *The ABCs of ADUs*

MOST DESIRABLE



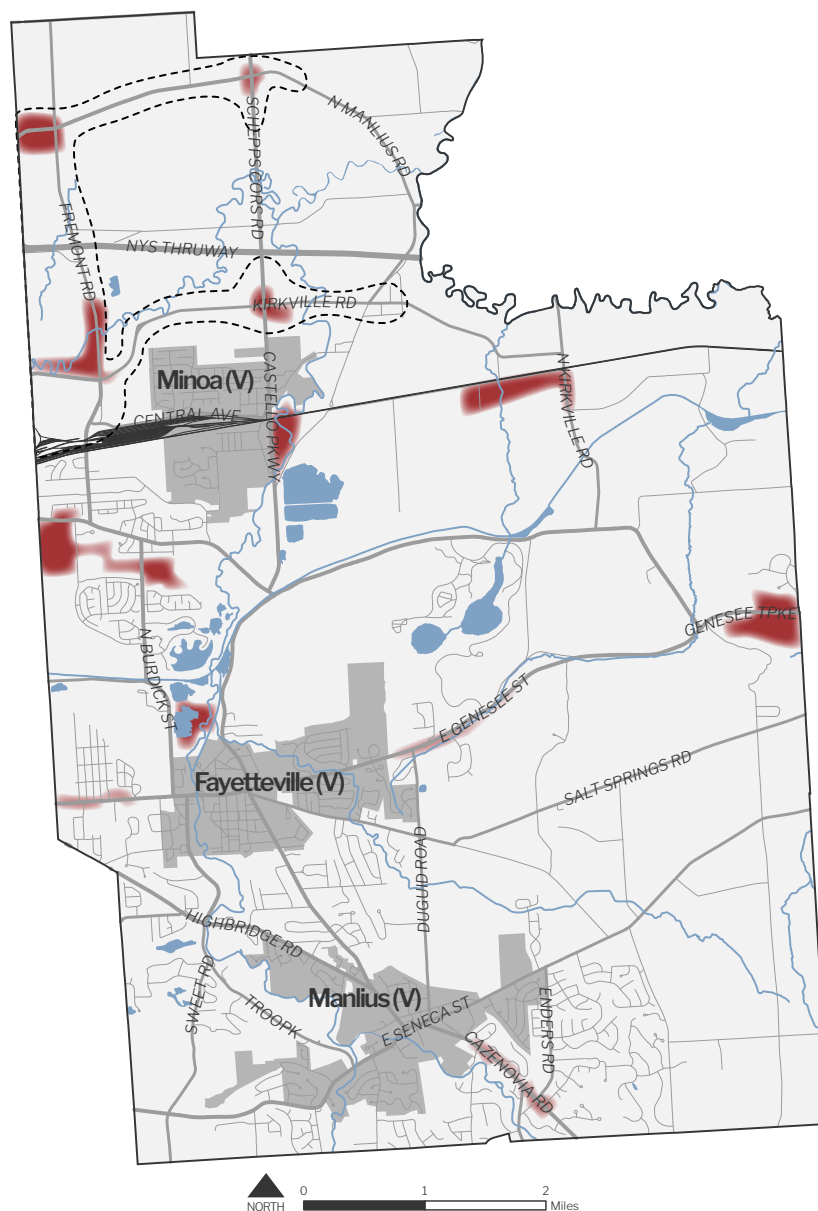
The highest scoring images from the Community Preference Survey's Mixed Density Residential character area depicted developments with visually interesting architectural details, such as mixed building materials and colors, variation in window types, front steps or a porch, and tripartite design (having a distinct base, midsection, and crown). Developments with street trees and parking limited to the side or rear of the building also scored higher. Overall, developments that reflected the character of single or two-family homes tended to score well.

LEAST DESIRABLE



The lowest scoring images from the Community Preference Survey's Mixed Density Residential character area depicted developments with little architectural variation. In other words, the developments with low scores had a limited color palette, a small selection of facade materials, and identical windows throughout. Developments without landscaping or street trees also scored lower, along with developments with visible off-street parking areas.

NEIGHBORHOOD MIXED-USE/ COMMERCIAL



From the Community

“Expand a diverse variety of small businesses”

“We need more mixed-use and multigenerational living situations”

“Offering opportunities for the homes in non-villages to have more of a village feel, with safe ways to physically access via walking, biking to stores, restaurants, ice cream shops”

“Would be great if it was a more walkable town/village - with multiple businesses accessible”

“Creating more diversity through jobs/housing options”

Objectives

1. Support mixed-use development
2. Enhance the walkability of neighborhoods
3. Expand opportunities for small business growth
4. Increase access to goods and services

development, higher traffic levels, and substantial amounts of parking. On the other hand, the intersection of Schepps Corners Rd and Kirkville Rd is less dense with substantial amounts of greenspace, embodying a more rural development pattern. Moreover, some of these areas have access to public water and sewer, while others do not. What each of these pockets have in common, however, is that they are within close proximity to residential areas and offer an opportunity for nearby residents to access goods and services. Despite the proximity to residential properties, walkability is currently limited within the Neighborhood Mixed-Use/Commercial FLU area, as pedestrian and bicycle facilities are scarce.

What's There Now

The Neighborhood Mixed-Use/Commercial FLU area covers several pockets throughout the Town, particularly:

- Main corridors spurring from the Villages, including Castello Pkwy, E Genesee St, Cazenovia Rd
- Areas where there is existing hamlet-style development or a mix of residential and neighborhood commercial uses, including the intersections of Schepps Corners Rd with Manlius Rd and Kirkville Rd, the intersections of Fremont Rd with Collamer Rd and Kirkville Rd, and the Hamlet of Kirkville
- Areas where there is opportunity for future neighborhood mixed use development, including Manlius Center Rd at the western Town border, Genesee Tpke at the eastern Town border, and North Burdick St

Each of the Neighborhood Mixed-Use/Commercial FLU “pockets” have some degree of existing commercial uses within or adjacent to residential uses. However, the types of commercial uses and the density of development across the Neighborhood Mixed-Use/Commercial FLU area varies. For example, the intersection of Enders Rd and Cazenovia Rd has larger-scale commercial

Intersection of Enders Rd and Cazenovia Rd



Intersection of Minoa Rd & Kirkville Rd



While all red sections of the FLU Map are classified as Neighborhood Mixed Use/Commercial, the recommendations for this FLU area are not intended to recommend a single, universal development style for each Neighborhood Mixed Use/Commercial area. Rather, future development in these areas should be respectful of and responsive to infrastructure limitations (road level of service, water and sewer availability/capacity) and community character (land use types, development density).

Looking Forward

Input collected throughout the comprehensive planning process revealed a desire for enhanced walkability, the growth of small businesses, and the expansion of housing options available within the Town. This FLU area aims to achieve these results by encouraging the horizontal and vertical mixing of uses in strategic areas of the Town. This style of development also supports recent national trends, which have indicated a growing preference for traditional, mixed-use, walkable neighborhoods. The realization of truly walkable, mixed-use areas will, however, also require alterations to the public realm through streetscape improvements. Strategies for achieving the objectives of the Neighborhood Mixed -Use/Commercial FLU are detailed below.

Vertical & Horizontal Mixing of Uses

The Town of Manlius' zoning code currently has two mixed-use districts: Residential Multiple-Use (RM) and Residential Transition (RT). However, these districts encompass a very limited number of parcels and often require site plans and accessory use permits in order for multiple uses to be permitted within the same building. In other words, the current zoning limits traditional mixed-use development in which a building may have a commercial use at street level and residential unit(s) above. This not only contradicts general trends towards walkable, mixed-use neighborhoods, but also the preferences of the Manlius community. Adjusting zoning regulations to permit outright a range of horizontally- and vertically- mixed- uses would help to promote the establishment of this type of development in the Neighborhood Mixed-Use/Commercial FLU area.

Design Guidelines

Especially since the Neighborhood Mixed-Use/Commercial FLU area abuts and/or includes, residential neighborhoods, it is critical that the design of these corridors and centers correspond with the preferences of the community. This can be accomplished through the development and administration of design guidelines or standards,

which provide instructions on building materials and colors, window type and transparency levels, landscaping, and other architectural and site design features that should or must be incorporated into new development. These differ from a zoning code's bulk and dimensional requirements, which typically determine a development's setbacks and maximum building footprint and height. Both are essential for the success of the Neighborhood Mixed-Use/Commercial FLU area. Any bulk and dimensional regulations and design guidelines/regulations should reflect the findings of the Community Preference Survey, as depicted and described on the following page.

Public Realm Improvements

Accomplishing the objectives of this FLU area will not only require changes to the private realm through zoning regulations and design standards, but also to the public realm. In order to establish the walkable atmosphere that is cornerstone to this FLU area, improvements to the right-of-way will be critical. This may include the implementation of sidewalks, bicycle lanes, landscaping, bus stops, places of refuge (seating, medians), and aesthetic and safety considerations (lighting, crosswalks, traffic calming facilities) along the streetscape. The renderings below depict the potential transformation of a streetscape that may be achieved through improvements to both the public and private realm.



MOST DESIRABLE



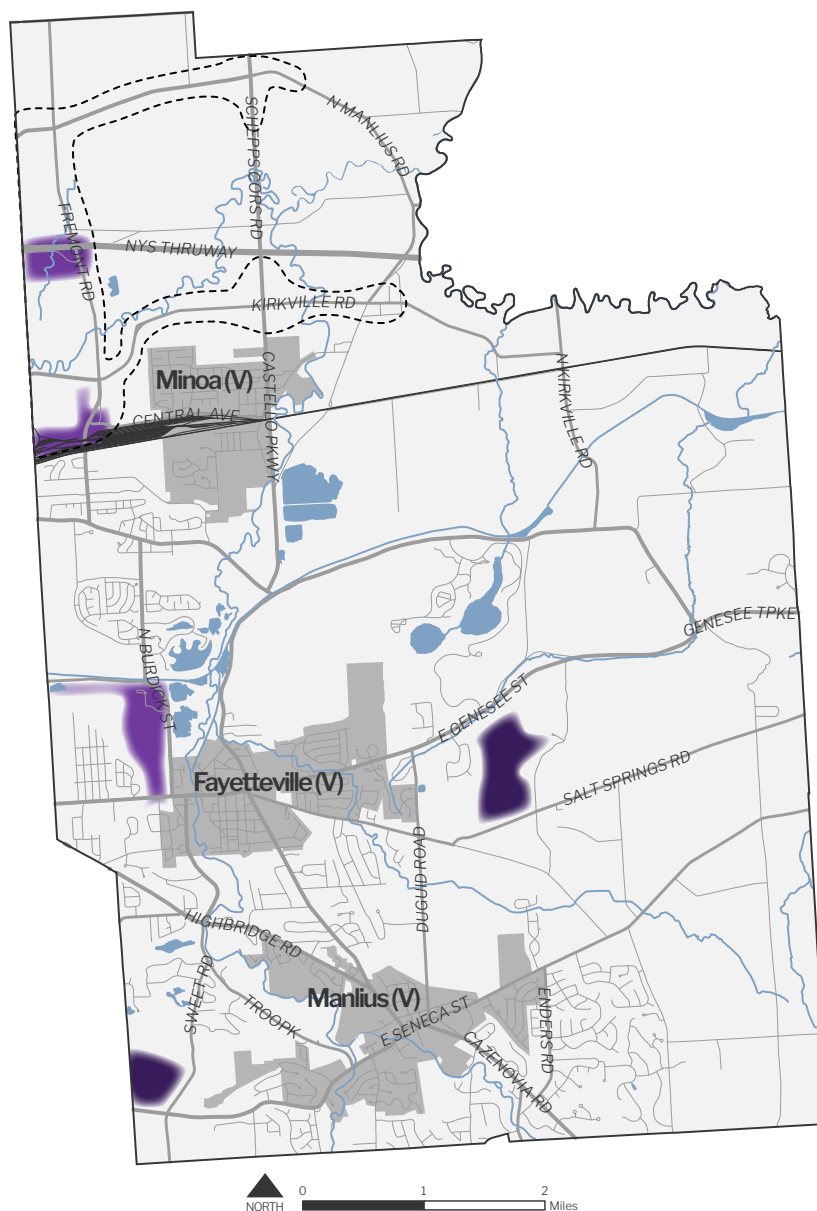
The highest scoring images from the Community Preference Survey's Neighborhood Mixed-Use/Commercial character area depicted smaller-scale developments that reflected residential design. They did not have visible drive-throughs or off-street parking; instead, the buildings were positioned closer to the right-of-way. The highest scoring images utilized more natural building materials (brick) and had high levels of window transparency. Landscaping and street trees were also present in the higher scoring images in this character area.

LEAST DESIRABLE



The lowest scoring images from the Community Preference Survey's Neighborhood Mixed-Use/Commercial character area depicted franchise-style architecture and did not embrace residential design characteristics. They had visible off-street parking areas and/or drive-throughs. The lowest scoring images also had minimal, if any, landscaping/street trees between the building and right-of-way.

REGIONAL COMMERCIAL



From the Community

**“Limited office/commercial/
retail establishments”**

**“Growth of business is important
to offset residential taxes”**

**“Lack of growing, white
collar businesses. There
are few opportunities for
recent college graduates and
mid career professionals to
remain in this area ...”**

**“Reduce overdevelopment to
Commercial and Industrial usage”**

**“Revitalization of unoccupied
or dilapidated commercial
space”**

Objectives

1. Expand employment opportunities
2. Support the tax base through larger-scaled commercial development
3. Maintain access to regional centers for goods and services

What's There Now

The Regional Commercial FLU area generally includes:

- Existing regional commercial centers, including the Towne Center at Fayetteville and NorthEast Medical Center
- Opportune areas for long-term future commercial development, particularly due to the anticipated regional increase in population and growth of the microchip industry, including the NYS Thruway interchange at Fremont Rd and along the rail yard
- Existing quarries, as denoted in dark purple on the FLU map

Looking Forward

While immediate change is not anticipated, as the regional population increases in the long-term, demand for goods, services, and employment can be expected to rise over time as well. Maintaining existing commercial centers and inviting new commercial development in limited, appropriate areas will support the needs of the current and future Manlius population and foster overall economic growth. This may include office buildings, large-scale retail establishments, warehousing facilities, and other high intensity commercial uses, particularly those adjacent to or supportive of the growing microchip industry. However, particularly along the Fremont Rd corridor, **zoning changes and infrastructure upgrades**, such as water and sewer network expansions, may be necessary in order to support this type of development. If higher intensity development does occur along the I-481 corridor, the implementation of buffering and traffic mitigation measures will be critical to minimizing impacts to nearby residents and businesses. Moreover, any future development should adhere to the preferences identified in the Community Preference Survey's Regional Mixed-Use/Commercial character area, as depicted on the next page. This may be achieved through **nonresidential design guidelines/regulations and streetscape enhancements**, as described in the Neighborhood Mixed-Use/Commercial FLU area.



NorthEast Medical Center

**MOST
DESIRABLE**



**SOMEWHAT
DESIRABLE**



**LEAST
DESIRABLE**



The developments depicted above are three of the images presented in the Community Preference Survey to solicit input on Regional Mixed Use/Commercial building and site design preferences. The highest scoring images represent the community's most desirable building and site design styles, while the lowest scoring images represent the least desirable. Future development in the Regional Commercial FLU area should be encouraged to reflect the community's desired development preferences.

QUARRIES

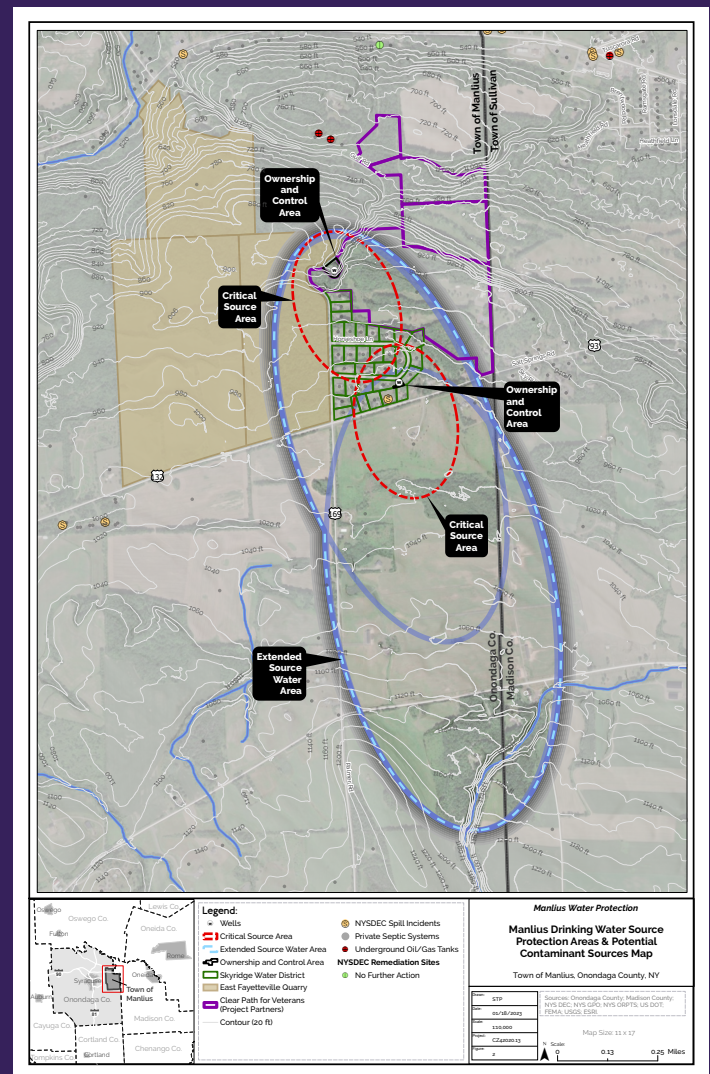
There are currently two quarries within the Town of Manlius: one east of Sweet Rd and another south of East Genesee St to the west of Townsend Rd. Quarry operations such as these provide economic benefits by creating jobs, supporting construction of infrastructure, and contributing to the tax roll. However, a common concern is the impact that quarries may have on the environment and surrounding community character. For this reason, the Town of Manlius facilitated a Quarry Study Group that held a series of meetings between January and May of 2022. This Study Group invited subject matter experts and community members to learn about and discuss mining operations as they relate to neighbors, hydrogeology, the environment, regulations, and history/culture.

During the Quarry Study Group, residents expressed concerns about the aquifer and possible contamination of well water along Salt Springs Rd, Gulf Rd, Rte 5, and Horseshoe Ln. In response, the Town of Manlius applied for and was enrolled in the Drinking Water Source Protection Program (DWSP2), which includes a critical area source area boundary generally centered around Horseshoe Ln (see map at right). This is a joint program of the NYS DOH and the NYS DEC available to well-based public water systems.

Quarries are regulated both through local mechanisms, such as the Town of Manlius Zoning Code, and State mechanisms, such as the NYS DEC Division of Mineral Resources. While existing and future mining efforts must comply with all relevant regulations, the Town of Manlius can be an educational resource and ensure compliance by enforcing the existing zoning code and permitting procedures applicable to quarry operations. Furthermore, the Town of Manlius should require in-depth studies and reports from neutral third party experts - at the expense of the applicant - in the following areas before zone change applications for mining are considered: hydrogeology resources, environmental resources (land, water, air, flora, and fauna), historical/cultural resources, and quality of life.

Looking forward, it is also important that efforts be made to provide adequate buffering and screening to ensure harmony with existing and future residential uses in the surrounding area. If a quarry is decommissioned and redeveloped, new development should be encouraged to follow the community's design preferences to the extent feasible.

A full summary of the Quarry Study Group and specific studies recommended to be required can be found in the Appendix.

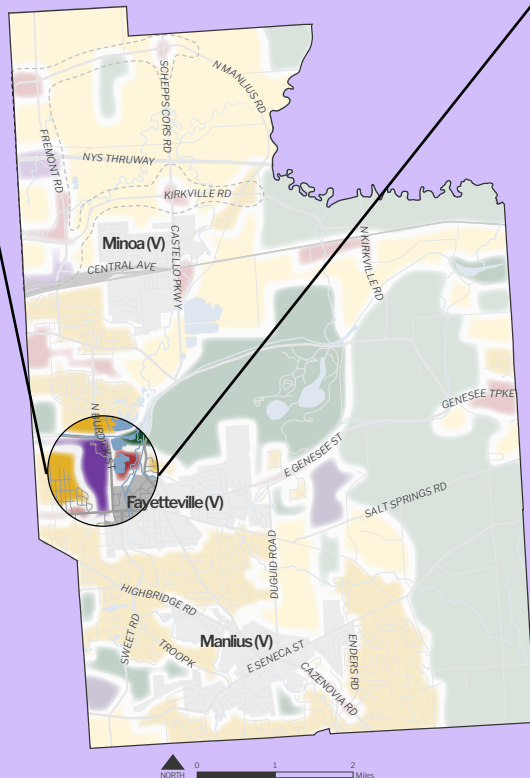


NORTH BURDICK STREET

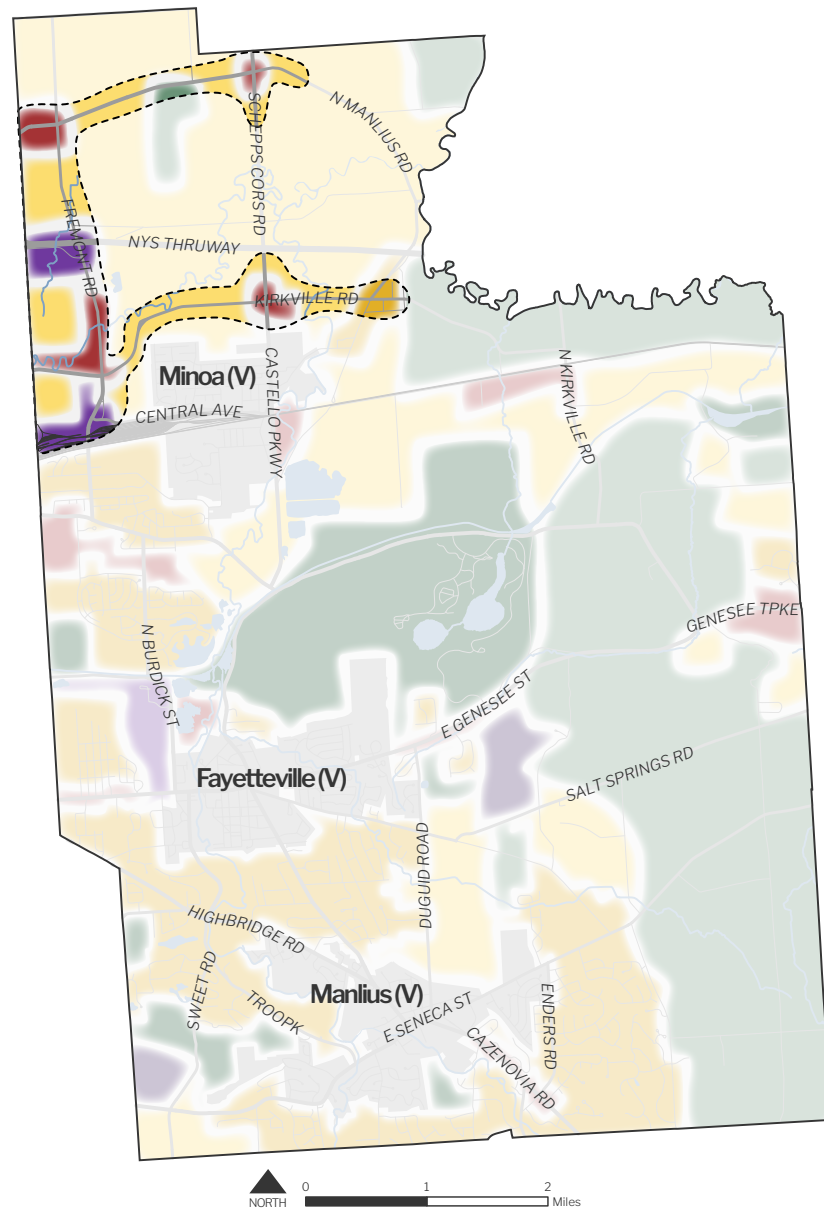


The western side of North Burdick Street between the Erie Canal and the Village of Fayetteville has seen substantial development in recent years, with only a few parcels now remaining undeveloped. From north to south, the western side of the corridor is currently home to the NorthEast Medical Center and the Town Center Retirement Community, two auto dealerships, and Towne Center. Many of these developments on the western side of the corridor were built within the last decade, demonstrating that this area has been a particularly attractive location for growth in recent years. This may be due to the corridor's advantageous access to public water and sewer, proximity to the Village of Fayetteville, and accessibility from I-481 and Route 5.

While the western side of the corridor has experienced substantial development, the eastern side remains mostly open space with two large ponds. However, a recent development proposal envisions this space as a 270+ unit housing development, showing that interest in building out this corridor has not waned. As growth continues along this segment of the North Burdick Street corridor, it will be important to ensure that development aligns with the community's vision – as demonstrated through the Community Preference Survey – and that appropriate traffic mitigation and environmental protection measures are employed.



FUTURE CORRIDOR STUDY



As previously discussed, recent Micron development plans in Clay are expected to spur substantial population growth throughout the region, including Manlius. While the influx of new residents will be an opportunity for the Town to support economic growth, it is critical that residential and commercial development spurred in the wake of population growth are reflective of the community's vision for future development patterns and respectful of the community's highly valued agricultural lands, open spaces, and scenic views. This is particularly true for northern Manlius – which has nearby access to I-481 and I-90 – where rural residential development is prevalent but few parcels are protected under the NYS Agricultural District program. For this reason, a corridor study along the major routes in northern Manlius, as depicted above, is recommended to further identify the vision for northern Manlius and provide guidance for future development. With this in mind, the current FLU map largely portrays existing land uses in northern Manlius, with the understanding that the FLU categories and boundaries in northern Manlius may be later revised based on the findings of the recommended future corridor study.

IMPLEMENTATION FRAMEWORKS



APPLYING THE COMPREHENSIVE PLAN

Like the many benefits of a Comprehensive Plan, this document also serves as a tool for the community in more than one way. On one hand, the Comprehensive Plan assists Town staff and officials in administrative processes, such as budgeting and decision-making. On the other hand, the Comprehensive Plan serves as a guide for community leaders and stakeholders with an interest in implementing a project or program within the Town of Manlius. These two roles are described in more detail below.

Administrative: The Comprehensive Plan is referenced by the Town to inform...

- Municipal budgeting
- Policy and regulatory updates, such as zoning code updates
- Decision-making processes, such as the review of permits and applications
- Changes to Town operations, such as communication mechanisms, staffing, etc.

Programming: The Comprehensive Plan is referenced by community leaders and stakeholders to inform...

- The types of projects and programs to implement
- Partnerships and funding sources for implementing high priority projects and programs
- The location, type, and character of development to consider in development applications

PRIORITY IMPLEMENTATION ITEMS MATRIX

The Priority Implementation Items Matrix - on pages 76 and 77 - focuses on the programming aspect of the Comprehensive Plan. In other

words, it is intended to guide community leaders and stakeholders in the identification and implementation of community projects. The Matrix includes the Implementation Items that were cited frequently and/or with urgency from community members, hereon referred to as "Priority Implementation Items." For each Priority Implementation Item, potential partners, a general timeframe and cost scale for completion are provided. The Matrix is intended to serve as a launching pad for this Comprehensive Plan by providing a general roadmap for the Town and its partners to take the first step at implementing the Comprehensive Plan's Priority Implementation Items. However, the Town and its partners should also be opportunistic in the pursuit of Implementation Items, and that it may be logical or advantageous to first pursue Implementations Items not listed in the Matrix based on grant funding availability, readiness of partners, etc. As part of the recommended annual review of this Comprehensive Plan, the highest priority Implementation Items should be identified based on current community conditions.

ACTIONS CROSSWALK

Mitigating and adapting to climate change is a core value of the Town of Manlius, as demonstrated through its successful participation in the NYS Climate Smart Communities Program. While this Comprehensive Plan was being developed, the Town of Manlius was also creating a Climate Action Plan. To support and streamline the Town's climate action initiatives, an Actions Crosswalk was created to match correlative plan recommendations that could be pursued simultaneously and to identify how the completion of such recommendations may help the Town achieve funding or additional points through the NYS Climate Smart Communities Program. The Actions Crosswalk - on pages 78 and 79 - can be referenced in conjunction with the Priority Implementation Items Matrix to strategize the completion of recommendations in an efficient and effective manner.

PRIORITY IMPLEMENTATION ITEMS MATRIX

Continued on →
next page

GOAL AREA	PRIORITY IMPLEMENTATION ITEM
Environmental Protection & Sustainability	(1.4) Establish a community composting program for organic waste as part of the Town's Climate Smart Communities actions
	(1.8) Revise the existing zoning code to include impermeable surface coverage limits, erosion control standards, and/or green infrastructure standards to mitigate stormwater runoff
	(1.11) Develop a new conservation zoning district that protects parkland, open spaces, scenic views, and other natural resources
	(1.15) Coordinate efforts with the Onondaga County Agriculture & Farmland Protection Board to protect agricultural lands
Community Character & Quality of Life	(2.8) Explore opportunities to acquire lands for use as Town parks and recreation facilities, particularly in areas where residents have expressed interest in scenic vistas and natural features (Top of the World)
	(2.15) Explore establishing community facilities that provide space and equipment for social, recreational, and educational programming
Welcoming & Healthy Neighborhoods	(3.3) Complete a housing needs assessment and explore tools for expanding housing choice, such as mixed density residential zoning, mixed-use development (in particular, commercial and residential in the same building), and accessory dwelling units
	(3.7) Expand the Town's sidewalk/safe routes network utilizing the Neighborhood Sidewalk District Program
Diverse & Local Commerce	(4.3) Establish additional opportunities to connect local farmers with local restaurants and consumers through collaboration with the Fayetteville Farmers Market and the Onondaga East Chamber of Commerce
	(4.4) Provide resources to new and small businesses through a partnership with Empire State Development's Business Mentor NY Program
Modern Mobility Networks	(5.2) Complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town's greenways (including Ledyard Canal), residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, East Genesee Street, and others
	(5.5) Expand and establish additional connections to the Empire State Trail network, as recommended in the Onondaga County Empire State Trail Local Economic Opportunities Plan
	(5.8) Install public EV charging stations utilizing technical and funding support from the NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program or other program
Effective, Responsive, & Collaborative Government Operations	(6.1) Foster greater benchmarking, integration, and streamlining of fire and emergency medical services, utilizing the 2011 Fire & EMS Study as a reference
	(6.3) Develop a quarterly Town newsletter and establish a regular website update protocol that includes the status, milestones, and meeting dates for proposed projects
	(6.7) Draft and adopt a diversity, equity, inclusion, and accessibility policy

POTENTIAL PARTNER(S)	TIME-FRAME	COST RANGE	POTENTIAL EXTERNAL FUNDING SOURCE(S)
Sustainable Manlius, NYS Office of Climate Change, Town Trash & Brush District, Onondaga County Resource Recovery Agency (OCRRA)	Long	\$\$	NYS Climate Smart Communities Program, DEC Municipal Funding for Food Scraps Recycling Initiatives
Sustainable Manlius	Medium	\$	NYS Smart Growth Community Planning & Zoning Grant Program
Town Tree Commission	Medium	\$	NYS Smart Growth Community Planning & Zoning Grant Program
Sustainable Manlius, Onondaga County Agriculture & Farmland Protection Board, Cornell Cooperative Extension of Onondaga County	Medium	\$	
Sustainable Manlius	Short	\$	Environmental Protection Fund (EPF) Grant Program for Parks, Preservation and Heritage Parks Program
Onondaga East Chamber of Commerce	Long	\$\$\$	
Onondaga County Planning, CNY RPDB	Short	\$\$	NYS Smart Growth Community Planning & Zoning Grant Program
NYS Office of Climate Change, SMTC, NYS DOT, CNY RPDB	Medium	\$\$	NYS Climate Smart Communities Program
Fayetteville Farmers Market, Onondaga East Chamber of Commerce, Onondaga County Office of Economic Development, Manlius and Fayetteville Farmers Markets	Medium	\$	
Empire State Development	Medium	\$	
Sustainable Manlius, NYS Office of Climate Change, SMTC	Medium	\$\$\$	NYS Climate Smart Communities Program, SMTC
NYS Office of Parks, Recreation, & Historic Preservation, SMTC, NYS DOT	Medium	\$\$\$	NYS Recreational Trails Program
NYS Department of Environmental Conservation; Sustainable Manlius, CNY RPDB	Medium	\$\$	National Grid Make Ready Program, NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program, NYSEERDA Clean Energy Communities Program
Town Police Department, Manlius Fire Department, Fayetteville Fire & EMS, and Minoa Fire Department, Deputy Town Manager	Medium	\$	
Deputy Town Manager, Town Clerk	Short	\$	
Sustainable Manlius	Short	\$	

CORRELATIVE PLAN RECOMMENDATIONS

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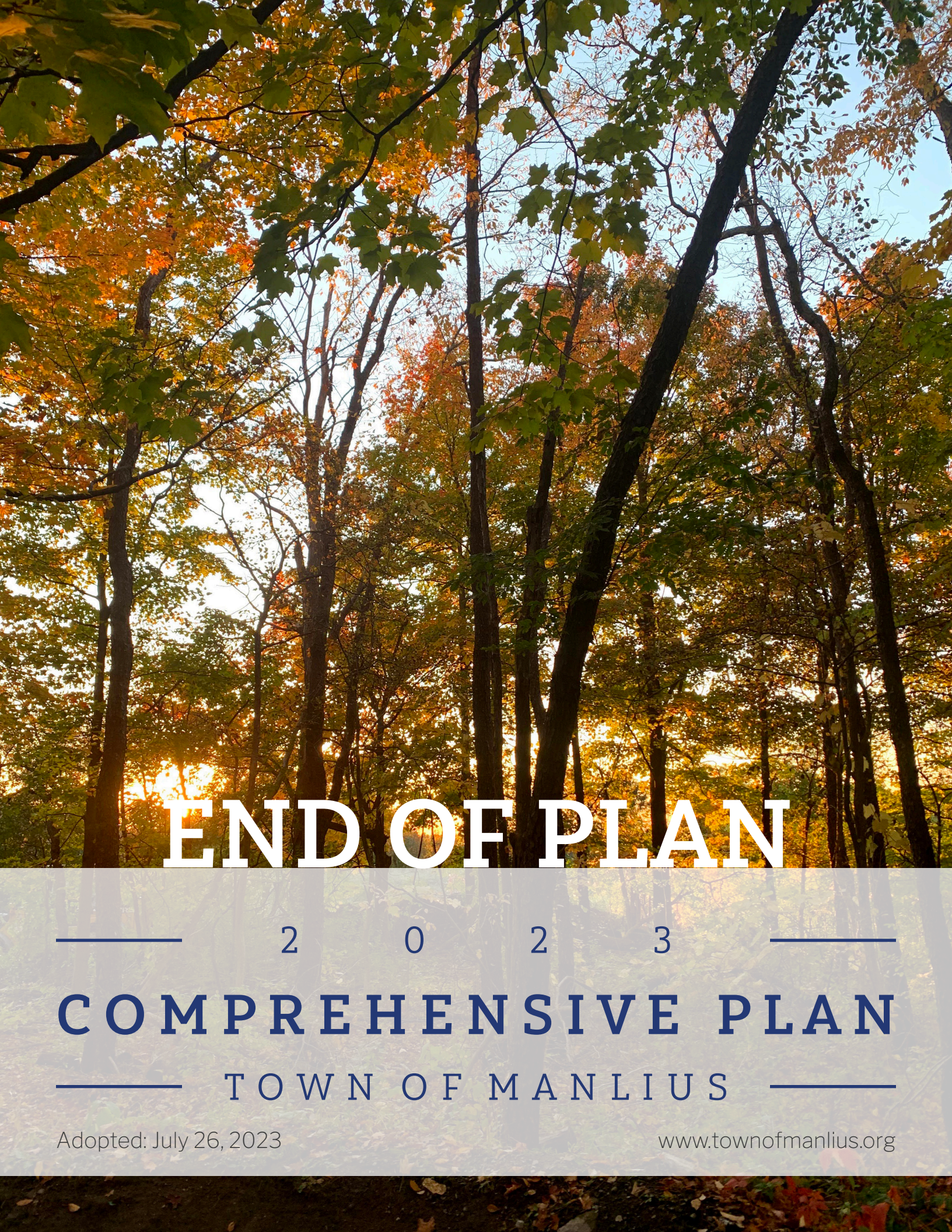
Comprehensive Plan

Climate Action Plan

(1.4) Establish a community composting program for organic waste as part of the Town's Climate Smart Communities actions	Create an Organics or Yard Waste Collection Program
(1.5) Pursue LEED certification for government facilities	Adopt a green building standard for local government buildings/facilities (i.e., for potential new Town Hall and/or expansion of Highway Garage)
(1.6) Utilize zoning laws and commercial/nonresidential design guidelines to promote green building practices	Establish green building codes to set standards for new construction or redevelopments
(1.8) Revise the existing zoning code to include impermeable surface coverage limits, erosion control standards, and/or green infrastructure standards to mitigate stormwater runoff	Create sustainable site design guidelines that are resource efficient (e.g., stormwater management, reduce heat-island effect, etc.)
(1.10) Establish a tree ordinance and updated landscaping, buffering, and screening guidelines for promoting healthy native ecosystems aligned with our Climate Action Plan	Conduct a tree inventory and encourage native planting/tree planting
(1.15) Coordinate efforts with the Onondaga County Agriculture & Farmland Protection Board to protect agricultural lands	Work with local producers and support existing sustainable agricultural programs and sharing new information
(1.19) Support the Tree Commission in conducting a Town-wide tree inventory, developing an urban and community forestry plan, and updating the Town code to include the prevention of clear-cutting trees	Policy to reduce clear cutting of large areas of established forest trees and habitat areas
(2.1) Integrate the NextDoor App and local libraries into the Town's existing community outreach methods	Use social media and the Town's newsletter to inform the community about the progress of local government's efforts
(2.17) Implement a form-based zoning code that embraces smart growth by focusing new development around existing infrastructure and encourages development to achieve predictable, high-quality, and context-sensitive improvements to the built environment	Incorporate smart growth principles into land-use policies and regulations
(3.7) Expand the Town's sidewalk/safe routes network by utilizing the Neighborhood Sidewalk District Program	Implement strategies that support bicycling and walking or create a bike share program
(4.3) Establish additional opportunities to connect local farmers with local restaurants and consumers through collaboration with the Fayetteville Farmers Market and the Onondaga East Chamber of Commerce	Promote local farmers' markets
(5.2) Complete a Town-wide Active Transportation Plan that would focus on safe and efficient multi-mobility for the Town's greenways (including Ledyard Canal), residential areas, and key commercial corridors, such as Enders Road, North Burdick Street, Route 257, East Genesee Street, and others	Investigate traffic calming measures (e.g., widen sidewalks, install roundabouts or speed tables)
(5.4) Enhance collaboration with Centro and other local public transportation providers to explore opportunities for expanding access to public transit within the Town	Implement strategies that increase public transit ridership and alternative transport modes (e.g., develop shuttle system to trains, ensure car parking near bus stops)
(5.8) Install public EV charging stations utilizing technical and funding support from the NYS DEC Municipal Zero-Emission Vehicle (ZEV) Program or other program	Install additional electric vehicle infrastructure on municipal property
(5.9) Transition municipal vehicles to electric, encourage the transition of school buses to electric, and evaluate the impact that road salt may have on electric vehicles	Replace gasoline and diesel-powered vehicles with advanced vehicles in the municipal fleet

RELATIONSHIP TO THE NYS CLIMATE SMART COMMUNITIES (CSC) PROGRAM

Pledge Element Action	Priority Status	Points Available	Funding Available
PE5 Action: Residential Organic Waste Program	No	2-22	No
PE3 Action: Green Building Standard for Government Buildings	No	2-5	No
PE6 Action: Green Building Ordinance	No	1-6	No
PE6 Action: Zoning for Protection of Natural Areas	No	4-6	No
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
PE9 Action: Social Media	No	3	No
PE6 Action: Smart Growth Policies	No	1-10	No
PE6 Action: Infrastructure for Biking and Walking	No	2	No
PE8: Farmers' Markets	No	3	No
PE6 Action: Planning for Biking and Walking	No	3	Yes
PE6: Access to Public Transit	No	1-9	No
PE6 Action: Alternative-fuel infrastructure	Yes	4-18	No
PE3 Action: Advanced Vehicles	No	2-10	No



END OF PLAN

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COMPREHENSIVE PLAN

— TOWN OF MANLIUS —

Adopted: July 26, 2023

www.townofmanlius.org