

**IN THE MATTER**  
**OF**  
**LOCAL LAW 2025-5**  
**A LOCAL LAW AMENDING ARTICLE III**  
**ENTITLED “DISTRICT REGULATIONS”**  
**(PLANNED UNIT DEVELOPMENT**  
**PROVISIONS §§ 155-20.2 to 20.5 and 20.7)**

**RESOLUTION ENACTING**  
**LOCAL LAW**

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, and virtually on the platform commonly referred to as Zoom, the Town Facebook page and YouTube on the 13th of August, 2025, at 6:30 p.m.

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

	John T. Deer	Supervisor
	Sara Bollinger	Councilor
	Michael Nesci	Councilor
	Alissa Italiano	Councilor
Absent	Katelyn M. Kriesel	Councilor
	William Nicholson	Councilor
	Ingrid Gonzalez-McCurdy	Councilor

The following resolution was moved, seconded and adopted:

**WHEREAS**, a proposed local law to wit: Local Law No. 2025-5, (the “Proposed Law”) was introduced to amend Chapter 155, Section 20.2 of the Town Code to add

the Restricted Agricultural District (R-A) to the list of zoning districts where Planned Unit Developments (PUDs) may be considered at the discretion of the Town Board; and

**WHEREAS**, the Proposed Law also includes amendments to Sections 155-20.3, 155-20.4, 155-20.5, and 155-20.7 to clarify definitions, enhance environmental review, incorporate advisory input from the Town's Watershed Stewards, and update the Town Board's PUD review criteria; and

**WHEREAS**, the language of the Proposed Law amending Chapter 155 of the Town Code to revise Sections 20.2, 20.3, 20.4, 20.5, and 20.7 related to Planned Unit Developments is as follows:

**LOCAL LAW 2025 - 5 ,  
A LOCAL LAW AMENDING CHAPTER 155, ARTICLE III  
ENTITLED "DISTRICT REGULATIONS"  
(PLANNED UNIT DEVELOPMENT PROVISIONS §§ 155-20.2 to 20.5 and 20.7):**

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

**Chapter 155, §§ 20.2, 20.3, 20.4, 20.5, and 20.7 of the Town Code shall be amended as follows:**

**§ 155-20.2. Planned unit development. [Added 4-26-2023 by L.L. No. 6-2023]**

- A. Legislative intent. A planned unit development ("PUD") provides flexibility and encourages a variety of land uses and innovative design techniques that otherwise would be restricted by standard use and area regulations contained within the Town of Manlius Zoning Law. A PUD may be placed in the R-5, CA, R-A, CB, RM and Industrial Districts at the discretion of the Town Board and pursuant to this § 155-20.2.
- B. Legislative purpose. The Town of Manlius, Onondaga County, New York hereby finds and determines that:
  - (1) When coordinated with the Comprehensive Plan, a PUD can be an effective tool to encourage development in ways that support the community goals and priorities outlined in the Town of Manlius Comprehensive Plan and its Zoning Code.
  - (2) This section provides a process to allow for the approval of a beneficial development plan that would not otherwise be possible due to existing zoning laws that regulate

permissible uses and bulk requirements. A PUD provides flexibility in the regulation of land use development in order to:

- (a) Encourage innovation in land use variety and design, in the layout and type of new structures and in their integration with existing structures;
- (b) Enhance efficiency in the use of land, natural resources, energy, community services and utilities;
- (c) Encourage open space preservation and protection of natural resources, historic sites and structures;
- (d) Facilitate the construction of multiunit housing and improved residential environments;
- (e) Enhance the Town's ability to promote business and employment opportunities;
- (f) Preserve the safety and efficiency of the state, county and Town transportation system within the Town of Manlius;
- (g) Provide for logical and orderly extensions of water, sewer and utility infrastructure; and
- (h) Provide for a unified and logical pattern of development to land areas determined to be appropriate for growth as outlined in the Town of Manlius Comprehensive Plan.
- (i) Develop land that has unique characteristics, including water bodies, steeper slopes, topographic challenges, connectability to population centers and/or commercial areas, and authorize growth to meet goals and policies of the Town of Manlius.

(3) Preserving the functional integrity of the regional watershed is vital to protecting the health and safety of the Town, its residents, and infrastructure.

C. Authority. In addition to any other powers and authority to plan and regulate by zoning, the Town of Manlius hereby enacts requirements for the review of applications to establish a planned unit development district and the establishment and simultaneous mapping of planned unit development districts pursuant to the provisions of this § 155-20.2.

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**§ 155-20.3. Definitions. [Added 4-26-2023 by L.L. No. 6-2023]**

As used in this article, the following terms shall have the meanings indicated:

DISTRICT PLAN — A proposal for a PUD prepared in a manner prescribed by local regulation showing general layout of the proposed project. The plan will establish the allowable uses and design guidelines within the PUD. The district plan will establish bulk requirements for the district, including lot sizes, setbacks, height limits, buffers, screening, open space areas, lighting, signage, landscaping, parking and loading, traffic circulation, protection of natural

resources, public or private amenities and such other elements as may be required by local regulation.

**DISTRICT PLAN APPROVAL** — The approval with conditions, if any, of the proposed PUD and the simultaneous amendment of the local zoning law or ordinance by the legislative body to create and map a planned unit development district within a land area designated by the Town Board.

**IMPERVIOUS SURFACES** — All impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and compacted gravel surfaces (i.e. parking lots, driveways, roads, runways, and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

**PLANNED UNIT DEVELOPMENT ("PUD")** — A site upon which residential, commercial, industrial or other land uses or any combination thereof may be authorized in a flexible manner so as to achieve the goals of the Town Comprehensive Plan and the Town Zoning Code.

**PLANNED UNIT DEVELOPMENT DISTRICT ("PUD DISTRICT")** — The location where a district plan has been approved by the Town Board.

**PUD SITE PLAN** — A plan prepared pursuant to § 155-28 of the Town of Manlius Zoning Law showing information as is required by local law or regulations.

**PUD SITE PLAN APPROVAL** — The signing of a final plan by a duly authorized member of the Town Planning Board pursuant to a resolution granting final approval to the plan or after conditions, if any, specified in said resolution granting conditional approval of the plan are completed. Such final approval qualifies the plan for filing in the office of the Town Clerk as provided herein. Final approval shall be decided by the Town Planning Board.

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**§ 155-20.4. Overview of process. [Added 4-26-2023 by L.L. No. 6-2023]**

- A. An applicant that seeks to establish a PUD district plan in the Town must submit a PUD district plan application to the Town Board. Only persons who can demonstrate legal control over the parcel(s) covered by the proposed PUD district, or their authorized representative(s), may file a PUD district application. A contract vendee for a parcel or parcels of land may be considered to have sufficient legal control for purposes of submitting a PUD district plan application.
- B. The establishment of a PUD district plan shall require two steps:
  - (1) Approval of the PUD district plan application; and
  - (2) Enactment of a local law to adopt the provisions of the PUD district plan, establish the legal boundaries of the district and to amend the Town Zoning Map.
- C. After a PUD district plan has been adopted by the Town Board, the applicant must obtain PUD site plan approval for the project from the Town Planning Board. With respect to any RA parcel applications for a PUD, the district plan shall also be referred to the *Manlius*

Watershed Stewards (committee of the Town) for review of potential impacts, and to provide advisory input to the Town Board.

- D. No permit for the erection of a building or structure or development of the site may be granted until after all necessary approvals under this section have been issued.
- E. The applicant for a PUD district shall pay, and the Town shall be entitled to receive, reimbursement for expenses associated with the review of any application submitted pursuant to this section.

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**§ 155-20.5. Planned unit development district plan application requirements. [Added 4-26-2023 by L.L. No. 6-2023]**

The following must be submitted as part of an application to establish a PUD district plan:

- A. PUD district plan description. The application must include a description of the proposed PUD district plan requirements, including the types of land uses, bulk requirements, parking requirements, the regulations of signage, as well as provisions, if any, relating to cluster development, incentives, bonuses, open space, design guidelines and the preservation of historic resources.
- B. PUD district plan map. The applicant must provide a map of the PUD district plan identifying the location of permissible land uses, roads, sidewalks, drainage, landscaped areas, parking, utilities, floodplains, wetlands, and any additional impervious surfaces, as well as ~~and~~ the total acreage of the proposed PUD district. In no instance shall a PUD district be bisected by a state highway or county highway. However, an area that includes land divided by internal private roads or roads intended to be dedicated to the Town may be considered to be contiguous for the purpose of complying with this requirement.
- C. Phasing plan. The application must include a schedule describing all phases for the completion of buildings, public and private facilities and site improvements for the full build-out of the development and shall clearly indicate all aspects of the phasing of the entire development.
- D. Application timeline. The PUD district plan must include a timeline providing deadlines to apply for PUD site plan approval and building permits. Failure to meet the deadlines set forth in the PUD district plan may result in the automatic revocation of the PUD district plan approval, unless extended by the Town Board.
- E. Real property rights. The application must include a draft of all covenants, easements and rights-of-way relating to the site development and/or homeownership, homeowners' associations and any lands dedicated to public use within the PUD district plan.
- F. Environmental review. The Town Board must comply with the New York State Environmental Quality Review Act (SEQRA)<sup>1</sup> when considering an application for a PUD district plan. The applicant must provide a completed Part 1 of the Full Environmental Assessment Form. In addition, the applicant will be required to provide

the Town with any information deemed necessary by the Town in order to evaluate the potential environmental impacts of a proposed development. With respect to any RA parcel applications for a PUD, the district plan shall be referred also to the *Manlius Watershed Stewards* (committee of the Town) for review of potential impacts, and to provide advisory input to the Town Board.

- G. Escrow. The Town Board may require that the applicant place into escrow at the time of submission of the application sufficient funds to pay for the Town's use of legal and engineering professionals to evaluate the application.

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**§ 155-20.7. PUD District plan review criteria. [Added 4-26-2023 by L.L. No. 6-2023]**

The Town Board shall weigh the following factors when considering whether to approve an application to create a PUD district plan:

- A. Whether the proposed plan will result in the efficient use of land, natural resources, energy sustainability, community services, infrastructure and utilities.
- B. Whether the proposed plan is consistent with the Comprehensive Plan and the orderly development of the Town.
- C. Whether the proposed plan will substantially negatively impact natural resources, including aquifers, the environment, including floodways, neighboring properties through unmitigated runoff, or a significant change to historic resources.
- D. Whether the proposed plan will result in new employment opportunities for Town residents and investment in the community in the form of economic development.
- E. Whether the proposed plan will improve the availability of affordable housing in the Town.
- F. Whether the proposed plan will have a substantial negative impact on existing residential uses of land in the Town in terms of, but not limited to, traffic, noise, dust, odors, glare, threats to human health or other nuisances.
- G. Whether the proposed plan has adequately addressed issues related to the provision of sewer, water, drainage, electricity, parking, public safety, fire safety and other infrastructure issues.
- H. Whether the proposed plan will result in the loss of prime farmland or will interfere with existing farm businesses.
- I. Whether the proposed plan is consistent with the existing character of the neighborhood.

\*Underline indicates new language

\*\*~~Strikethrough~~ indicates deletion.

**WHEREAS**, the Town Board of the Town of Manlius scheduled a public hearing on the Proposed Law to be held on August 13, 2025, and provided due notice of the hearing in accordance with applicable law; and

**WHEREAS**, the Town Board held the duly noticed public hearing on August 13, 2025, at which all interested persons were afforded an opportunity to be heard; and

**WHEREAS**, the Proposed Law was referred to the Onondaga County Planning Board pursuant to General Municipal Law § 239-m and no disapproval or required modifications were issued; and

**WHEREAS**, the Town Board determined that the adoption of the Proposed Law constitutes a Type II action under the New York State Environmental Quality Review Act (SEQRA) and is, therefore, not subject to further environmental review; and

**WHEREAS**, the Town Board now wishes to adopt the Proposed Law as Local Law No. 2025 -   5   of the Town of Manlius;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Manlius, County of Onondaga, State of New York, hereby adopts Local Law 2025-   as set forth in this Resolution; and be it

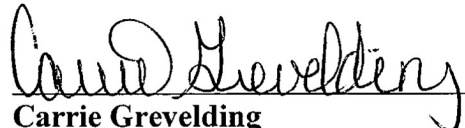
**FURTHER RESOLVED**, that the Town Clerk is hereby ordered to file Local Law 2025-  5   with the Secretary of State within 20 days of adoption of this Resolution pursuant to Municipal Home Rule Law.

**I, CARRIE GREVELDING**, Town Clerk of the Town of Manlius, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 13<sup>th</sup> day of August 2025; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 13<sup>th</sup> day of August 2025.

**DATED: August 13, 2025**  
**Fayetteville, New York**

  
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**Carrie Greveling**  
**Town Clerk of the Town of Manlius**  
**Onondaga County, New York**