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**IN THE MATTER**

**Of**

**Local Law 2025-4\_\_**

**A LOCAL LAW AMENDING CHAPTER 155-20.8 ENTITLED "ADOPTED DISTRICT PLANS" OF THE CODE OF THE TOWN OF MANLIUS**

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**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 11<sup>th</sup> of June 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
Absent	Alissa Italiano	Councilor
	Katelyn M. Kriesel	Councilor
Absent	Michael Nesci	Councilor
	William Nicholson	Councilor
Virtual	Ingrid Gonzalez-McCurdy	Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2025 - 4, entitled "A Local Law Amending Chapter 155-20.8 entitled 'Adopted District Plans' of the Code of the Town of Manlius," the text of which is as follows:

**LOCAL LAW 2025 - 4 AMENDING CHAPTER 155-20.8 ENTITLED "ADOPTED DISTRICT PLANS" OF THE CODE OF THE TOWN OF MANLIUS**

**BE IT ORDAINED AND ENACTED** by the Town Board of the Town of Manlius, County of Onondaga, State of New York, as follows:

Section 1. That Chapter 155-20.8, entitled "Adopted District Plans" of the Code of the Town of Manlius, is amended as follows:

**§ 155-20.8. Adopted district plans**

- A. Twin Ponds. The Twin Ponds District Plan is hereby adopted pursuant to the district plan and District Plan Map approved by the Town Board on November 1, 2023, and appended to this chapter as Schedule 1, "Planned Unit Development District Plans."<sup>8</sup>
- B. High Bridge. ~~Garden Park~~. The ~~Garden Park Senior Apartment~~ Highbridge Senior Apartments District Plan is hereby adopted pursuant to the district plan and District Plan Map approved by the Town Board on ~~December 6, 2023~~ June 11, 2025, and appended to this chapter as Schedule 1, "Planned Unit Development District Plans."

Section 2. An amended Schedule 1 is attached hereto as **Exhibit A** and made a part hereof.

Section 3. This local law shall take upon the filing with the Secretary of State.

Underline – new language

~~Strikeout~~ – deleted language

**WHEREAS**, the Town Board held a public hearing on Law 2025-\_\_4\_\_ on May 28, 2025, at which time the public was given to opportunity to speak for and/or against the local law;

**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-\_\_4\_\_ as set forth in this Resolution; and be it

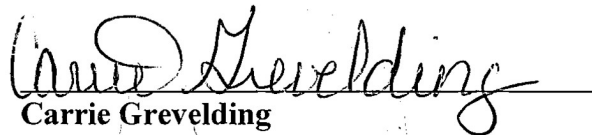
**FURTHER RESOLVED**, that the Town Clerk is hereby ordered to file Local Law 2025-\_\_4\_\_ with the Secretary of State within 20 days of adoption of this Resolution pursuant to Municipal Home Rule Law.

**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 11<sup>th</sup> day of June, 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 11<sup>th</sup> day of June 2025.

**DATED: June 11, 2025**  
**Fayetteville, New York**

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

## Exhibit A

### Garden Park Senior Highbridge Senior Apartments District Plan

A. Intent. This District is intended to be used primarily as multi-family apartments in order to address the current shortage of senior living options in the area. The design of the PUD District Plan provides for relatively high-density residential housing options with outdoor recreational amenities consistent with the target demographic. The PUD District Plan may also include a limited amount of non-residential services, i.e. spa, hair salon, etc. for both residents and families of ~~Garden Park~~ Highbridge Senior and Brookdale Memory care. The obvious highlights of this project include a “best-use” infill development that is compatible with both the community and Brookdale, without adding any material impact on the local traffic.

B. PUD District Plan Description

1. Types of land uses. The following structures and uses shall be permitted within the district, pursuant to site plan approval.

a. Multi-family dwellings for rent containing ~~seventy-eight (78)~~ one hundred two (102) one and two bedroom apartments for seniors.

b. 8 Penthouse Condominiums will be available for either rental or ownership as we consider the viability of such.

c. Non-residential personal services:

i. Spa, hair salon “only available to Brookdale residents & ~~Garden Park~~ Highbridge Senior tenants”

ii. Convenience item store.

iii. Underground parking.

iv. Courtyard with outdoor kitchen and dining tables, raised community gardens, recreational activities.

v. Walking trails connect to Brookdale.

vi. Sidewalks connecting Brookdale and the surrounding neighborhood.

vii. Wellness center & media room.

viii. Fully furnished, short-term and extended stay at “workforce rate” apartments for family members of residents at Brookdale.

ix. 24-hour concierge and maintenance services.

x. Essential transportation to local restaurants, retail, medical offices.

xi. Community kitchen.

xii. Library and business center.

xiii. Light housekeeping.

xiv. Decks and rooftop terraces.

- xv. Secure Package room.
- xvi. EV Charging stations.
- xvii. Landscape design package to blend Brookdale and ~~Garden Park~~ Highbridge Senior.

2. Bulk Requirements

- a. Lot area: 8.77 acres
- b. Maximum building height: 3 and one-half stories with one level of underground secure parking.

3. Off-street parking requirements. This site shall contain a total of one hundred ~~fifty-six~~ one hundred thirty four (134) parking spaces. ~~One-half of the Seventy-Eight of the~~ parking spaces (78 parking spaces) will be located under the proposed improvements. The remaining parking spaces will be above ground parking spaces.

4. Vehicle Circulation. Provisions for smooth internal vehicle circulation shall be made with storage space for snow which will not block parking spaces and with provision for access for emergency vehicles. The design for vehicular ingress and egress to the site from a public highway and for interior streets shall be approved by the Town of Highway Superintendent and the Chief of the Fire Protection District in which the project is to be located.

C. PUD District Plan Map. Attached as Appendix A is a map identifying the location of permissible land uses, roads, sidewalks, drainage, landscaped areas, parking, utilities and the total acreage of the proposed PUD District Plan.

D. Phasing Plan. The project developer/owner anticipates that the project will be completed in one or two phases.

E. Application Timeline.

1. The Owner shall be required to apply for Site Plan Approval no later than 180 days after approval of the PUD District Plan.

2. The Owner shall be required to apply for a building permit to begin construction of the project no later than 18 months after receiving site plan approval.

F. Public Roadways. Appendix A depicts the location of land that shall be dedicated to the Town for public use as roadways.

G. Recreational Areas. The PUD District Plan Map includes recreational areas in the form of outdoor living, outdoor activities, walking trails and clubhouse. The map attached as Appendix A depicts the location of these amenities.

H. Signage. All signage shall be in accordance with § 155-25 of the Manlius Town Code.

I. Utilities. All buildings will be served by public water and sewer systems.

J. Workforce Housing. We have agreed to allocate Four (4) fully furnished units specifically designated for family members of residents at the neighboring Brookdale Alzheimer's Senior Living Center of Fayetteville ("Brookdale"). Each such unit will be available to Brookdale on a short-term rental basis with many of the same amenities afforded other residents, including housekeeping services. If such units are not utilized by Brookdale, then such units shall be made available for rent to Workforce Housing applicants. Workforce Housing rates shall be applicable for a period of ten (10) years following the issuance of a certificate of occupancy.

1. The Town Board may reduce the number of Workforce Housing units required or the method for calculating the rent ceiling to be considered Workforce Housing if such an adjustment is necessary to support the continued financial viability of the project.

2. The Owner shall provide information on an annual basis to the Codes Officer to confirm compliance with these Workforce Housing requirements.

K. Sidewalk and Trail Connections. The Owner will cooperate with the Town to connect sidewalks and walking trails within the PUD District with other trails constructed by the neighboring property owners in order to provide pedestrian access.

L. Sustainability.

a. The project will include approximately 10 charging plugs for electric vehicles

b. We will make a concerted effort to incorporate other alternative energy sources, i.e., solar and natural gas.

Underline – new language

~~Strikeout~~ – deleted language