

Comprehensive Planning As a Learning Enterprise

Presentation to the
Onondaga County
Planning Federation

Annual Planning Symposium

March 13, 2024

Speakers:

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townofmanlius.org



**Good morning
and welcome!**

Welcome & Context

Goals for Inclusivity

Project Timeline

Participation Structures

Integrating the Climate Action Plan

**Perspectives on the Process and
Plan**

Implementation

**Let's learn a little
about you!**

<https://www.mentimeter.com/app/join/f4b06330aac4b9217cd1cd31>

Goals for Inclusivity



Plan was a top priority and a first for the Town.



Do we know the difference between a community report vs. a land use plan?



Success will be broadly and deeply engaging residents.



Challenges reaching residents through existing communication channels.

Goals for Inclusivity, cont.

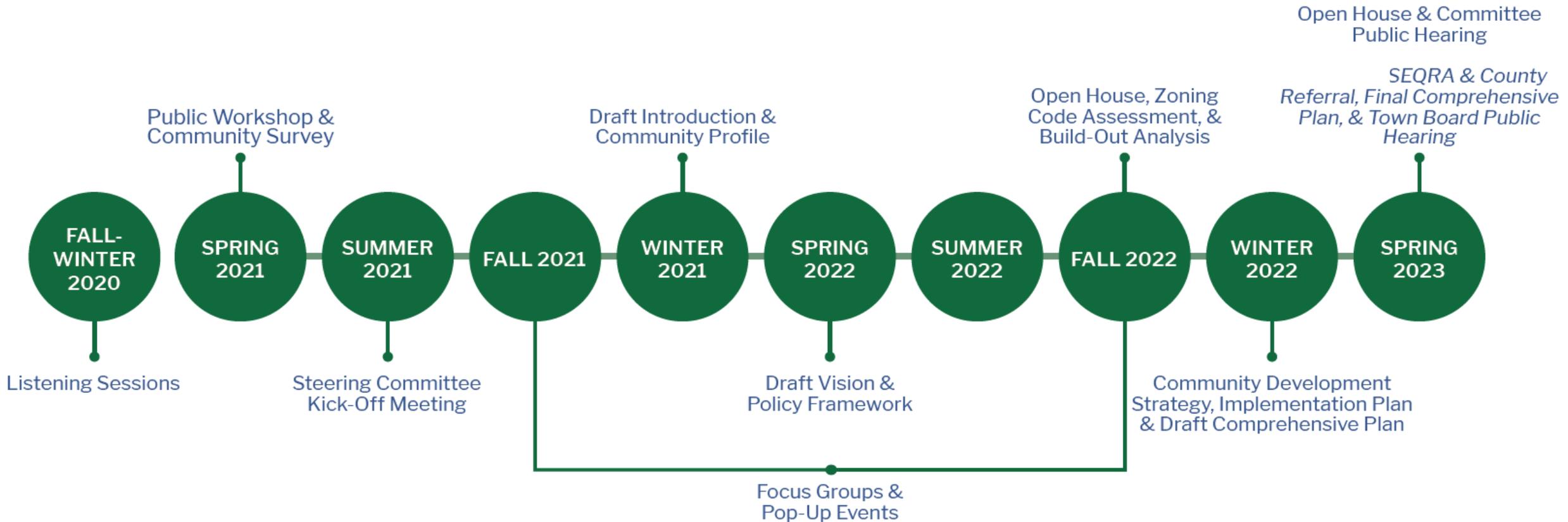


Public learning opportunities gave us time to apply for a grant, hire a consulting partner, identify local expertise and affinity groups.



Luckily, we decided to use hybrid and digital presentations before the COVID-19 pandemic began.

Project Timeline – *Plan Adoption Summer 2023!!*



Participation Structures

- Listening Sessions
- Study Groups
- Focus Groups
- Stakeholder Interviews
- Surveys
- Community Workshops/Open Houses
- Public Meetings/Hearings



COMPREHENSIVE PLANNING

Join our Focus Groups on Comprehensive Planning throughout September.
We invite residents to sign up to participate in the discussions that interest you.



MONDAY, SEPTEMBER 13, 2021 AT 6PM - 7:30PM | FAYETTEVILLE FREE LIBRARY

Affordable Housing:

Affordable housing is in short supply in the town. Do service workers, young families, people with disabilities and older adults on fixed incomes have a place here?



TUESDAY, SEPTEMBER 21, 2021 AT 6PM - 7:30PM | FAYETTEVILLE FREE LIBRARY

Historical Preservation:

The Town of Manlius has a rich cultural and historic heritage. How should the Town preserve these precious assets for the future?



MONDAY, SEPTEMBER 27, 2021 AT 6PM - 7:30PM | FAYETTEVILLE FREE LIBRARY

Environmental Sustainability:

Climate change has accelerated at an alarming rate. What are some ways the Comprehensive Plan may incorporate environmental sustainability?



TUESDAY, SEPTEMBER 28, 2021 AT 6PM - 7:30PM | FAYETTEVILLE FREE LIBRARY

Parents & Caregivers:

Discuss issues pertaining to raising young and school aged children, including issues pertaining to childcare, recreation, emotional wellness and more.

RSVP at ComprehensivePlanning@townofmanlius.org

		Approximate # of Participants	Notes
LISTENING SESSIONS			
Sep '20	Our Natural Environment	294	Approx. participant count based on Facebook/You Tube 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	

Type	Inform	Consult	Collaborate	Required
Listening Session	X	X		
Study Group	X	X	X	
Focus Group		X	X	
Stakeholder Interview		X		
Survey		X		
Community Workshop/Open House	X	X	X	
Public Meeting/Hearing	X	X	X	X

Community Profile

A Snapshot

Population

Municipality	Population			
	2000	2010	2020	Population Change, 2010-2020
Manlius (T)	19,515	19,844	21,168	+6.7%
Fayetteville (V)	4,190	4,373	4,225	-3.4%
Manlius (V)	4,819	4,704	4,662	-0.9%
Minoa (V)	3,348	3,449	3,657	+6.0%



Housing

Compared to the Villages, the Town has the ...

HIGHEST

Owner Occupancy Rate (2019)

LOWEST

% of Housing Built Before 1940 (2019)

As of 2020, the Town of Manlius had a vacancy rate of 4.6%

Between 2000 and 2019, the housing occupancy rate within both the Town and Villages fell from 79.5% to 76.1%.

Employment & Earnings

Unemployment Rate in the Town & Villages (2019)

=

3.2%

Median Household Income

Manlius (T & V): \$81,222
Minoa (V): \$56,122
Fayetteville (V): \$65,410
Manlius (V): \$69,333

Data from 2019

Employee Inflow & Outflow

2,307 Live in Manlius, Work Elsewhere
2,307 Live & Work in Manlius (T & V)
6,307 Live Elsewhere, Work in Manlius

Data from 2019

Industry

Most common jobs in Manlius

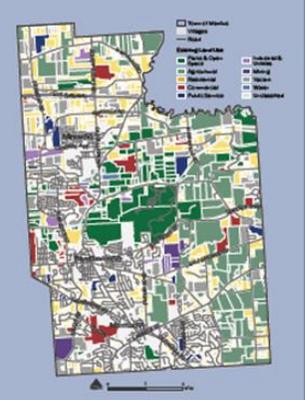
Healthcare & Social Assistance
26.2%

Educational Services
15.3%

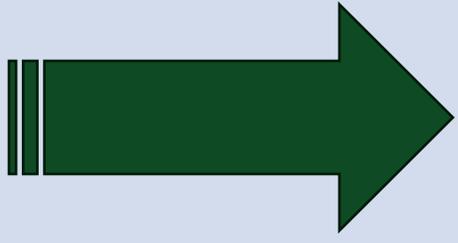
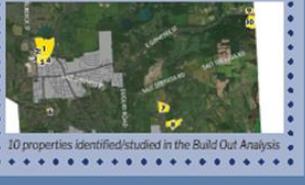
Retail Trade
14.0%

Accommodation & Food Services
10.3%

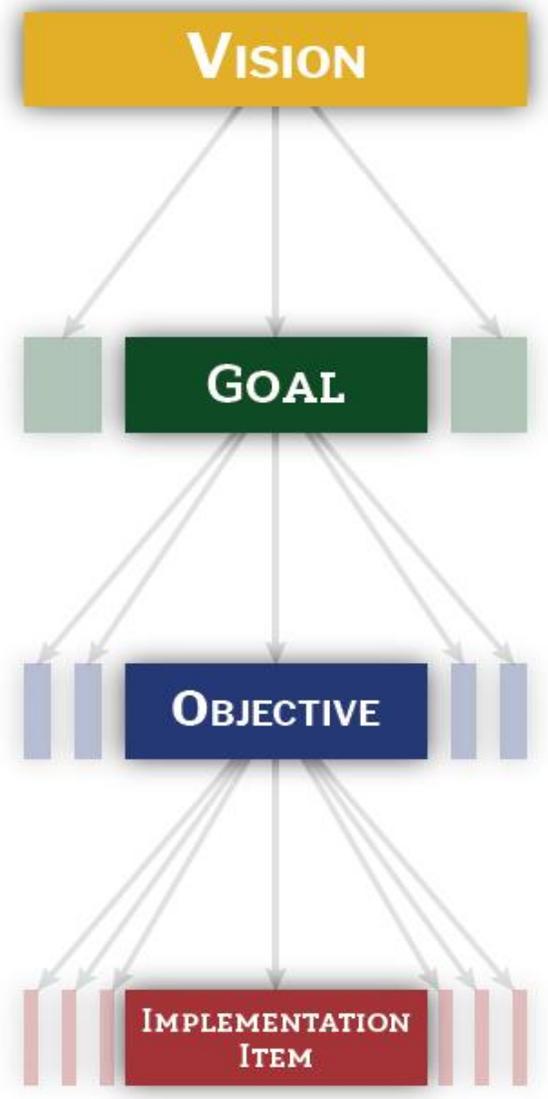
Manufacturing
7.9%



A Build Out Analysis and Zoning Assessment were completed as part of the comprehensive planning process to: (1) understand how existing land use regulations could impact future development in the Town and (2) identify where land use regulations conflict with the community's vision and opportunities for updating the zoning code. Take a look through the Appendix to learn more about these studies and their findings!

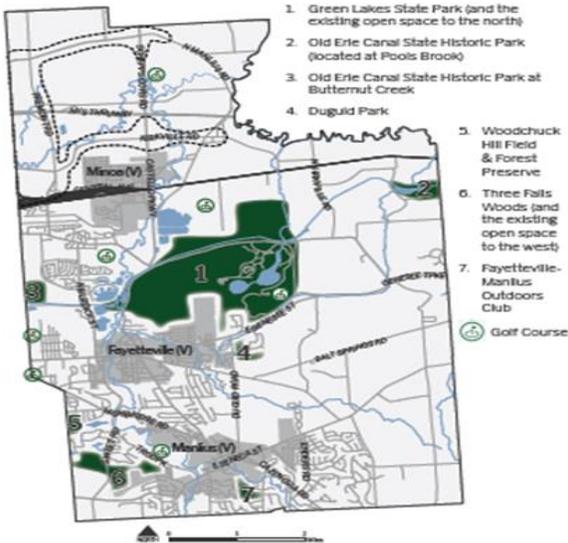


General



Specific

FUTURE LAND USE OPEN SPACE & CONSERVATION



Objectives

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

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"

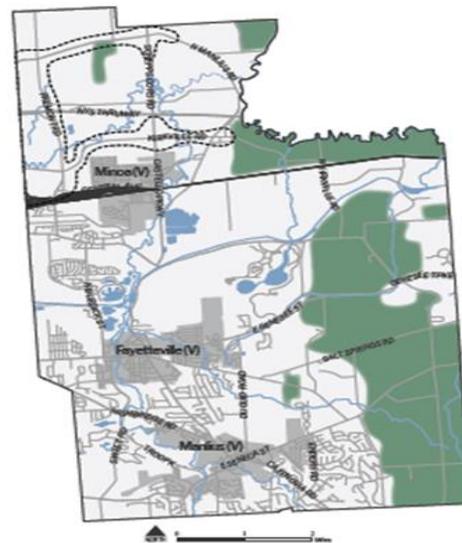
Potential Strategies

- Implement a conservation or similar zoning district that limits development on important parks, open spaces, and habitat areas
- Consider implementing land use regulations that manage large-scale solar development in a way that preserves critical open spaces
- Enhance multi-modal connections between pockets of parks/open spaces



Woodchuck Hill Preserve

FUTURE LAND USE AGRICULTURE & RURAL RESIDENTIAL



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

From the Community

"Support local agriculture"

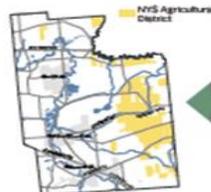
"Keep some of the agricultural land in place"

"Using our agricultural land and natural resources wisely"

"Preserving agricultural land that in turn could enhance the surrounding neighborhoods"

Potential Strategies

- Raise awareness of the NYS Agricultural Districts Law to encourage participation in the program and long-term preservation of agricultural lands
- Consider establishing a standalone, strategically-placed agricultural zoning district



Many of the parcels encompassed by the Agriculture & Rural Residential FLU area are protected under the NYS Agricultural District Law. These Districts cover almost 15% of the Town's entire area.



Gridley's Cold Spring Beef Farm

CORRELATIVE PLAN RECOMMENDATIONS

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

Integrating the Climate Action Plan

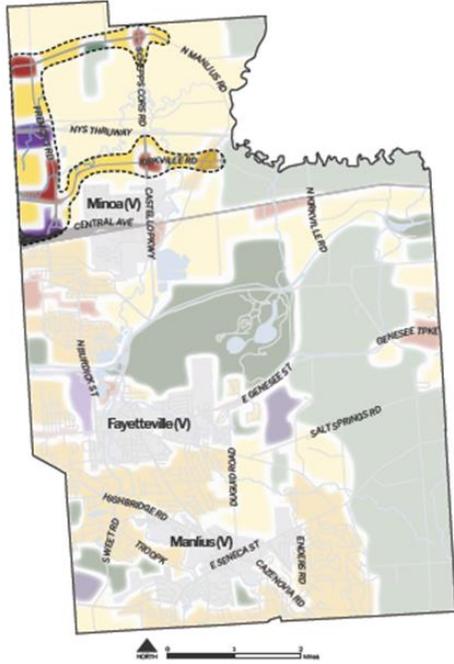
What Micron Means for Manlius

According to a November 30, 2022 Syracuse.com article, the planned Micron chip fabrication development in Clay, NY 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 scale of development will affect demands for housing and services in the Town as regional populations grow.

This FLU Strategy reflects the anticipated population growth by depicting specific areas for residential, mixed-use, and commercial development and - in some cases - development at higher densities, while also denoting strategic areas for conservation.

FUTURE CORRIDOR STUDY

As discussed above, recent Micron development plans in Clay are expected to spur substantial population growth throughout the region, including Manlius. While the influx 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 at left, 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.



First Impressions for how to respond to the future of Micron

Implementation

- Consistency with the Comprehensive Plan is a SEQRA question for all development projects
 - Short Form 5.b.
 - Long Form C.2.
- Annual Review meetings with Steering Committee
- Responsibility for Implementation is shared by the Town Board and the Planning Board

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.

**MOST
DESIRABLE**



**SOMEWHAT
DESIRABLE**



**LEAST
DESIRABLE**



Upon initial review of project planning board reviews maps:

- **Existing Land Use**
- **Existing Zoning**
- **Future Land Use**

Developers review Comprehensive Plan prior to Planning Board submission

Keeping Town's and community's overall goals and vision in mind

Please contact us and view our plan at
www.townofmanlius.org

