

Town of Manlius, Onondaga County

The Town of Manlius lies within the southwest portion of the Oneida Lake watershed. The town encompasses 49.6 square miles of land area, 97% of which lies within the Oneida Lake watershed. The Town of Manlius encompasses the three villages of Fayetteville, Manlius and Minoa. The current population is approximately 31,000 people. The town experienced a 1.1% population increase between 1990 and 2000. The median age in 2000 was 39 years and the average household size was 2.3 persons. Median household income was \$45,492. There were 2,143 housing units in the town, 6% of which had been built between 1990 and 2000.

In addition to the City of Syracuse, portions of 8 towns and the Villages of East Syracuse, Fayetteville, Manlius and Minoa are located in the Oneida Lake watershed. Limestone Creek flows north through Manlius and eventually merges with Chittenango Creek just north of the town. Records for active and discontinued USGS monitoring stations on Limestone Creek can be accessed through the USGS website. Water quality monitoring has been conducted on Limestone Creek as part of the 1999 and 2002 CNY RPDB sampling program, the NYS DEC Rotating Intensive Basin Sampling program, and Project Oneida Lake Watershed.

Assessment Results

Town of Manlius	Full or Partial Implementation	Not Applicable
1. Development - total	29 of 42 (69%)	3
1a. Existing	12 of 20 (60%)	2
1b. New and substantial redevelopment	17 of 22 (77%)	1
2. Forestry / Agriculture - total	2 of 12 (17%)	7
2a. Forestry	1 of 10 (10%)	7
2b. Agriculture	1 of 2 (50%)	0
3. Waterways / Wetlands - total	14 of 16 (88%)	0
3a. Modified waterways	9 of 10 (90%)	0
3b. Wetlands and Riparian Area Mgmt/Restoration	5 of 6 (83%)	0
4. Marinas - total	0 of 48 (0%)	48
4a. Existing Marinas	0 of 20 (0%)	20
4b. New Marinas	0 of 18 (0%)	18
4c. Existing and New Marinas	0 of 10 (0%)	10
5. Roads and Bridges - total	23 of 26 (88%)	1
5a. New Roads and Bridges	4 of 6 (66%)	0
5b. Existing Roads and Bridges	13 of 13 (100%)	0
5c. New & Existing Roads & Bridges	6 of 7 (86%)	1
OWTS	7 of 7(100%)	0

Manlius has adopted zoning, subdivision, and site plan review laws. The site plan approval process is based on landscaping and stream buffering. Septic system design and siting for town residences is done through Onondaga County. The town does not perform septic site inspections and all system complaints are turned over to the county for investigation. Permits are not needed for updates or replacements of tanks and leach fields, and there are no requirements for routine inspections.

The Madison County Soil and Water Conservation District (SWCD) researched the causes of flooding in the Lower Chittenango Creek subwatershed following extensive flooding in January 1996. In 1997, a program was initiated to correct the problem by removing logjams from the Creek. Since 1997 the SWCD has had an agreement with the Towns of Sullivan, Manlius, and Cicero to remove logjams from the creek in order to reduce flooding. Manlius also implemented a Creek Maintenance Program for the 100-year flood zone residents and homeowners are required to pay an annual fee. The town uses this to maintain the creek banks, which helps to lower their floodplain insurance premium.

The Town of Manlius Environmental Council is a joint effort between the Town of Manlius and its villages of Fayetteville, Manlius, and Minoa. The group provides support services to the town and its three villages including the review of proposals to identify environmental impacts and mitigating actions, long-term environmental trends in water, air and land use quality, and studies on environmental protection practices.

Summary and Recommendations

Through zoning, subdivision, and site plan reviews, the Town of Manlius has satisfied most of the DOS criteria for protection of water quality in the Oneida Lake watershed. Streambank erosion along Limestone Creek remains an ongoing issue throughout the municipality. Flooding during major storm events, as well as construction of new buildings, roads, and parking lots contribute to erosion and sedimentation along the creek. This also causes additional downstream impacts on recreational opportunities and aquatic biology in Oneida Lake. Erosion and sedimentation are priorities for town officials, as it causes additional impacts on infrastructure maintenance costs.

Based on the assessment process, the CNY RPDB recommends that Manlius adopt a sediment and erosion control law or incorporate guidelines within the zoning, subdivision and site plan review controls. The CNY RPDB also recommends that Manlius adopt an environmental protection overlay district, placing greater restrictions on land use within a specified area. As a regulated MS4 community, the Town of Manlius must adopt laws that provide protection against construction and post construction runoff equivalent to the State Stormwater Construction Permit requirements. Through the stormwater local law process, Manlius can enforce development practices for improved water quality. The NYS DEC and NYS DOH developed a Stormwater Management and Sediment and Erosion Control model law, which is available in Appendix G.

Municipalities have authority and primary responsibility for local roadway, bridge, and drainage maintenance. The CNY RPDB recommends that municipalities continue to implement

stormwater controls and provide educational opportunities to update highway and public works department staff on current road, bridge, and drainage BMPs. Additional recommendations are found in a section titled “Road, Drainage Way, and Bridge Recommendations” (IV B) of the introductory narrative.

Municipal Contacts

- Michael Mante, Building and Zoning Office
- Barbara Rivette, Environmental Council
- Bryan Gazda, Planning and Development
- Henry (Hank) Chapman, Supervisor
- Bill Bennett (Highway)
- Al Hanzalick (Codes)
- Karen Kitney, SOCPA

Local Laws Reviewed

- Zoning – Town of Manlius Chapter 55 - includes site plan reviews and the role of the Planning Board
- Land Use Plan (Comprehensive Plan)
- Town of Manlius Zoning Ordinance, 1990
- Chapter 127 Subdivision of Land