

\$11M apartment, retail project seeks tax breaks to remake gateway into Onondaga County village

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Manlius, N.Y. – Construction is slated to start this spring on a project at a gateway into the village of Manlius that will blend residential with medical, retail and commercial spaces.

The village board has approved the project, which is just off the village of Manlius's main thoroughfare at 332 Fayette St.

The developer of the \$11 million project is seeking \$2.1 million in tax breaks from Onondaga County.

Fayette Manlius LLC plans to build a coffee shop, urgent care center and mixed-use building on four acres of vacant land across from the existing Madison Row offices and apartments.

Matt Lester, of Rochester-based Caliber Commercial Brokerage, said the tax breaks are necessary to make the project financially viable. The tax deal will be addressed again by the Onondaga County Industrial Development Agency in March.

Lester said construction would start this spring on the project.

The three-story building will include first-floor office and retail spaces. There will be apartments on the second and third floors. Plans call for a total of 20 apartments, both one and two-bedroom, Lester said. The Craftsman-style building will be 37,500-square-feet, according to the plans.

The coffee shop and urgent care center will be separate buildings on the site.

Lester said the project will mean cleaning up and developing a blighted site in Manlius, which is in a strategic location at the gateway to the village.

Caliber stepped in [with this plan](#) after a \$21 million plan for the site was withdrawn by RHS Holdings LLC. That group built the Marriott Courtyard in Armory Square and renovated the building it uses as its headquarters, which is also in Armory Square.

Three years ago, RHS secured [nearly \\$3 million](#) in tax breaks from Onondaga County to develop the Manlius site into Willow Brook Crossing, a mix of apartments, retail and restaurants. RHS said in January 2020 they couldn't reach an agreement with one of the property owners, and the tax breaks no longer applied.

The new project is estimated to create 20 long-term jobs, according to documents provided to OCIDA.

<https://www.syracuse.com/business/2022/02/11m-apartment-retail-project-seeks-tax-breaks-to-remake-gateway-into-onondaga-county-village.html>