

Frequently Asked Questions: Will the project really happen? Why does no work seem to be happening on the site now?

Madison Row is on track and moving towards its scheduled construction start date of February of 2012.

A tremendous amount of work has already been completed: demolition of the previous structures, grading of the site to make it relatively level (previously, there was a massive pit behind the structures), coordination with the Department of Transportation regarding the improved sidewalks and changed curb cuts, paving for the bank driveway, and, most important of all, the design, approval, and installation of a stormwater management system. The system is not visible to passersby because it is largely underground at this point. It took a great deal of engineering and site work to install a system that complies with Department of Environmental Conservation (DEC) regulations, but it is now fully complete.

What lies ahead is obviously the construction of the two new structures, the Key Bank on the corner, and the two-story, mixed use structure shown in the architect's drawings on this website.

1. Madison Row has completely fulfilled its contractual obligations to Key Bank, and Key Bank has taken possession of the lot. Their construction drawings have been approved by the Village of Manlius, and they have obtained their building permit. Unfortunately, Key Bank's national corporate headquarters has delayed construction of several new branches across the country, Manlius included. Rather than start to build during the fall and winter, it is more likely that they will start construction in the spring. The construction will take place according to Key Bank's timeline.

2. The Madison Row mixed-use structure is also on schedule. After the Village gave final approval to the project, leasing efforts commenced. The building's commercial space is now almost completely committed with signed tenants. (The residential space will not be leased until construction begins.) Now that the mix of commercial tenants is completely clear, the architect can develop complete construction documents that meet the needs of each individual tenant. Construction will be put out to bid. Rather than starting in the fall or winter (when construction is more challenging and more expensive), construction will begin in the late winter/early spring. The building will be complete in autumn 2012.