

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 11, 2024**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Valerie Beecher presiding and the following members present: Arnie Poltenson, Richard Rossetti, Judy Salamone, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen.

Absent: Engineer Doug Miller

In-Person Attendees: Michael Fogel, Robert Linaberry and John Graves

Virtual Attendees: Er.c.d, Erin Hanley, SAMSUNG SM-A526U and Warren Linhart

The Pledge of Allegiance was recited.

Chair Beecher introduced new Planning Board Members, Don Western and David A. Shomar.

Minutes

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of February 12, 2024. Members Western and Shomar abstained.

Time: 6:31PM - Bottar LLC – 120 Madison Street Suite 1300, Syracuse, NY 13202
Possible Decision - Site Plan - 7078 East Genesee Street, Fayetteville, NY 13066 -
Tax Map # 092.-01-05.0

Michael Fogel and Scott Freeman were present and spoke on behalf of the application. Mr. Fogel updated the Board on the project. He stated that they updated the screening on the plan. Mr. Linaberry and the neighbors are good with the plantings that are being proposed.

Mr. Fogal also stated that the sign has been removed from the building, the gate and the turnaround are also being removed from the plan. They do, however, still want 3 signs, 1 directional and 1 monument sign. Conversation ensued regarding the signs. The Board is generally in favor of 2 signs on the property, only after they see the colors, materials, where they will be placed, etc.

The Board tabled the project for further information.

Time: 7:07PM - John and Kayleigh Graves – 104 Ball Road, E. Syracuse, 13057
Initial Presentation & Update of Current Special Use Permit – Tracertech Indoor
Driving Range - 6940 Schepps Corners Road, E. Syracuse, 13057

Tax Map # 041.-01-08.1

Ed Reid was present and spoke on behalf of the application. Mr. Reid stated that they would like to add an 18,000 +/- square foot, 2 story building to the end of the current driving range with open driving ranges on the top and bottom of the facility. The facility will also have a full bar and restaurant inside the building. They are also proposing an outdoor miniature golf course as well as a banquet room and another mini golf course inside the building.

Conversation ensued regarding the current Special Use Permit. Attorney Sutphen stated that this project would be put together with the current Special Use Permit and it will cover the whole golf course and the Indoor Driving Range.

Member Reynolds had some concerns about the EAF and would like to see it cleaned up for the next submission.

Conversation ensued regarding the Comprehensive Plan and how this project may fit into the Plan.

Conversation ensued regarding the currently existing parking lot. The Applicant will turn in plans to expand the current parking lot.

The Board asked the applicant to provide the following information before resubmitting:

1. Include the plans to expand the current parking lot
2. Include plans for the signs
3. Update the EAF

The Board tabled the project for further information.

Time: 7:54PM - Other Business

Chair Beecher told the Board of the upcoming Town Board workshops (below) and encouraged all who can attend to do so.

1. Town Board Workshop – March 27, 2024 – Discussion of Accessory Dwelling Units (ADU)
2. Town Board Workshop – April 10, 2024 – Discussion of Code Review

Chair Beecher reminded the Board of the upcoming Onondaga County Planning Symposium and to turn in the certificates of completion to Clerk Beeman so she can record training hours.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:57pm.

Respectfully submitted,
Lisa Beeman, Clerk