

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
November 4, 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, Judy Salamone, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen, Planning Board Engineer Douglas Miller and Highway Superintendent Rob Cushing.

Absent: Member Rossetti

In-Person Attendees: Michael Fogal, David Brittain, Ryan and Danielle Ewert, Cami Riley, Jennifer Graznow, Sue Oliver, Massa, Eileen Krell, Gary Slutzky, Wally? and 2 unreadable names

Virtual Attendees: Warren Linhart

The Pledge of Allegiance was recited.

**Minutes**

Member Western made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of October 7, 2024.

Member Salamone made a motion seconded by Member Western and carried unanimously to approve the minutes of October 21, 2024.

**Time:6:33PM - Eastside Westside Properties, 171 Intrepid Lane, Syracuse, NY 13205 - 2<sup>nd</sup> Presentation & Set Date for Public Hearing – Site Plan and Accessory Use Permit – Children’s Therapy Practice – 7171 East Genesee Street, Fayetteville, NY 13066 – Zoning Classification – Residential Multi-Use District (RM) – Tax Map # 087.-07-050.**

Greg Sgromo was present and spoke on behalf of the application. Mr. Sgromo gave the board an update on the project.

Conversation ensued regarding parking and a no left-hand turn sign onto Route 5 from the property.

Member Salamone made a motion seconded by Member Shomar and carried unanimously to set a date for a Public Hearing on December 9, 2024, at approximately 6:35PM.

**Time:6:50PM - Danielle & Ryan Ewert - 8291 East Seneca Turnpike, Manlius NY 13104 - Subdivision, Site Plan and Special Use Permit - Pawsits Doggy Daycare -**

**Same Address - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 099.-01-27.4**

Greg Sgromo was present and spoke on behalf of the application. He gave an update on the project.

Conversation ensued regarding parking and the reconfiguration of the existing structures.

The Board tabled the project for further information.

**Time:7:23PM - Bottar LLC – 120 Madison Street Suite 1300, Syracuse, NY 13202 Site Plan Amendment - 7078 East Genesee Street, Fayetteville, NY Zoning Classification – Residential Multi-Use District (RM) - Tax Map # 092.-01-05.0**

Mike Fogal was present and spoke on behalf of the application. He gave an update on the project including the mailbox and the extra pillars.

Conversation ensued regarding the placement of the mailbox.

The Board determined that the new pillars do not constitute a sign, they are decorative only.

Member Salamone made a motion, seconded by Member Western and carried unanimously to approve the Site Plan Amendment prepared by Keplinger Freeman Associates; dated October 9, 2024, to include the following drawings:

1. L0.1 – Overall Plan
2. L1.0 – Entry Drive Partial Plan

**Time:7:46PM - Woodland Hills (Hoag Lane) – Work Session**

Chris Danaher, Scott Freeman and Tom Douglas were present and spoke on behalf of the application. Mr. Freeman updated the Board on the project including going through a memo from Miller Engineers from October 2023 and a memo from Rob Cushing.

Discussion ensued regarding a stormwater district formation. The Board will talk to the Town Board about this plan.

The Board anticipates a formal submission incorporating all of the comments discussed.

The Board tabled the application for further information.

With there being no further business, Member Salamone made a motion, seconded by Member Western and carried unanimously to adjourn the Regular Meeting at 8:39PM.

Respectfully submitted,  
Lisa Beeman, Clerk