

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 13, 2025**

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 and Planning Board Engineer Douglas Miller.

In-Person Attendees: William Osucharuski?, Ed Reid, Pamela Bocve? (Erwin), Julie Erwin Tummino, Scott & Jocone? Hale, Deanna Bollinger Ingram, Trevor Edkin, David Brittain, Christian Danaher, W. Merriam, Sue & Doug Burns and Alice Massa. 1 Name is illegible

Virtual Attendees: Paula Ellenberg, Ryan Benz, Shadi Aouad, Warren Linhart, Amy Slutzky, 315-391-9654, Tom Poitras, Howie Hollander and Gary Slutzky

The Pledge of Allegiance was recited.

Minutes

Member Western made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of December 9, 2024.

Time: 6:31PM – Town of Manlius Planning Board Organizational Meeting

The Town Board appointed Valerie Beecher as Chairperson of the Planning Board for a period of 1 year.

The Town Board appointed Don Western as a Member of the Planning Board for a period of 7 years to expire on December 31, 2031.

Member Shomar made a motion, seconded by Member Rossetti and carried unanimously to appoint Baldwin and Sutphen Law Firm as Attorney for the Planning Board.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to appoint Miller Engineering as the Planning Board Engineer.

Member Salamone made a motion, seconded by Member Poltenson and carried unanimously to appoint Lisa Beeman as the Planning Board Clerk.

Member Rossetti made a motion seconded by Member Western and carried unanimously to approve the Planning Board 2025 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month, unless otherwise stated,

at 6:30 PM and the Board approved the Application Filing Deadline Schedule is as follows:

All Applications are due at 12pm on the Filing Deadline Date	
Meeting Date	Filing Deadline
January 13, 2025	January 2, 2025
January 27, 2025	January 15, 2025
February 10, 2025	January 29, 2025
February 24, 2025	February 12, 2025
March 10, 2025	February 26, 2025
March 24, 2025	March 12, 2025
April 7, 2025	March 26, 2025
April 21, 2025	April 9, 2025
May 12, 2025	April 30, 2025
May 26, 2025	No Meeting (Memorial Day)
June 9, 2025	May 28, 2025
June 23, 2025	June 11, 2025
July 14, 2025	July 1, 2025
July 28, 2025	July 16, 2025
August 11, 2025	July 30, 2025
August 25, 2025	August 13, 2025
September 8, 2025	August 27, 2025
September 22, 2025	September 10, 2025
October 6, 2025	September 24, 2025
October 20, 2025	October 8, 2025
November 10, 2025	October 29, 2025
November 24, 2025	November 12, 2025
December 8, 2025	November 19, 2025
December 22, 2025	December 10, 2025

Time: 6:34PM - Danielle & Ryan Ewert - 8291 East Seneca Turnpike, Manlius NY 13104 - Recommendation to Zoning Board of Appeals and Set Date for Public Hearing - Pawsits Doggy Daycare Same Address - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 099.-01-27.4

Due to a potential conflict of interest, Member Rossetti recused himself.

Conversation ensued regarding the project and area variances for this project. Member Reynolds commented on a letter the Board received regarding this project, she stated and highly recommends that the public can sign up on the Town's website for the agendas and minutes from the various boards within the Town.

Member Western made a motion seconded by Member Salamone and carried unanimously to send a positive recommendation and comments to the Zoning Board of Appeals for the following variances:

1. An existing Shed, which is on a permanent foundation, for a side yard setback.
2. An existing Garage, for a rear yard setback.

Comments: Make sure easements are in place on the property for access (Fire, Public, etc.); further referral to the Planning Board including site plan.

Member Reynolds made a motion, seconded by Member Shomar and carried unanimously to set a date for a Public Hearing on February 10, 2025.

Time: 6:55PM - Shadi & Jessica Aouad – 7147 East Genesee Street, Fayetteville, NY 13066 - Public Hearing – Site Plan, Accessory Use Permit– Mental Health Counseling Same Address - Zoning Classification – Residential Multiple-Use District (RM) - Tax Map # 085.-06-09.0

Due to a potential conflict of interest, Attorney Sutphen recused herself.

Chair Beecher stated that the Board has received numerous letters from neighbors concerning traffic, parking and stormwater issues.

Ed Reid was present and spoke on behalf of the application. Conversation ensued regarding the parking lot and the materials being used.

Engineer Miller reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chair to sign the short form EAF.

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to waive the reading of the Public Hearing notice.

Member Reynolds made a motion, seconded by Member Poltenson and carried unanimously to open the Public Hearing at 7:21PM.

1. Julie Irwin-Tummino (on behalf of her parents Frank and Beverly Irwin) – 103 Homewood – concerned about flooding getting worse, traffic issues, overall safety of the street, value of the property.
2. Scott Hale – 105 Homewood – concerned about flooding, speeding and amount of traffic, parking, type of lighting being used and the introduction of higher crime rates due to the clientele of the business.

3. Chris Bollinger – 99 Thompson St and Weichert Realty – concerned about the amount of parking and the density being above 50%.

Jessica Truman Aouad – property owner stated that the hours will be 9am to 5pm; 1 patient per hour and the business is by appointment only. They will also be living in the upstairs apartment once the business is up and running. They will also be using the current garage to park their cars.

Mr. Reid stated that there will be no lights in the parking lot.

The Board tabled the project for further review from the Engineers and the applicant.

Time: 7:55PM - Shashank Bhatt – 4579 Southwood Heights, Jamesville, NY 13078
Continuation of Public Hearing – Site Plan – Lot 4B - Building 3/4 – Seven Pines -
8104 Route 92, Manlius, NY 13104 – Zoning Classification – Restricted Multi-Use
District (RM) - Tax Map # 112.-02-2.7

Ryan Benz appeared via Zoom and spoke on behalf of the application. Mr. Benz gave the board a brief overview of the project. He stated that Building 3/4 would have an additional 7 residential units. The deed restriction has been filed. There is ample parking, 24 spaces and all spaces are on the current lot.

Member Rossetti asked about the dumpster. Mr. Benz said he spoke to the neighbors and the dumpsters are enclosed and moved as far from the neighbors as possible. Conversation ensued regarding the dumpsters and recycle bins.

Trevor Edkin spoke to the Board about the dumpsters, the deed restrictions and such. Mr. Edkin would also like to know when the fence will go up? The neighbors would like to see it up before construction commences. Mr. Benz said that it shouldn't be a problem subject to permits being issued.

Attorney Sutphen stated that she would need to see the easements for the dumpsters. She will look into the progress of the easements.

Member Rossetti made a motion, seconded by Member Western and carried unanimously to close the Public Hearing.

The Board tabled the project for further review by the board and the applicant. They would like to see the following, but not limited to, on the next set of submitted plans:

1. Easements
2. A complete set of current color drawings
3. Lighting Plan
4. Do not put the ariel plan behind the drawings
5. Parking Numbers

Time: 8:12PM - Woodland Hills Subdivision (Hoag Lane Development)

Discussion – 5280 Hoag Lane, Fayetteville, NY 13066

Tax Map # 104.-01-39.2

Christian Danaher, Scott Freeman and Tom Douglas were present and spoke on behalf of the application. Mr. Danaher gave a brief update on the project. He stated that they are in discussions with the Town Board about a drainage district (an extension of the current district, not a new district) vs. an HOA. He believes the talks are going in a positive direction.

Engineer Miller explained the procedures for drainage districts

Member Rossetti is opposed to a drainage district. Would like to see a completely new drainage district for this property alone as opposed to an extension of the current district.

Member Western stated that Lot 9 is under the required 40,000 square feet. Discussion ensued about a variance.

The Board would like to see the following information before the Public Hearing:

1. Construction Drawings
2. Subdivision Plan

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on February 24, 2025, at approximately 6:35PM.

Time: 9:15PM – Other Business

Chair Beecher told the Board that the Town Board hired a Planner and she hopes he can come to a meeting in the near future to talk to the Board about procedures and upcoming projects.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 9:16PM.

Respectfully submitted,
Lisa Beeman, Clerk