

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 24, 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: Ryan and Dawn D'Amico, Neal Zinsmeyer, Michael Fogel, Tom Kinsella, David Brittain, Allan Curtis, Pat Gottschall, Sue Oliver, Tom Douglas, E. humar?, W. Merriam, G. Slutzsky, Dr. Paul & Alice Massa and Matt Mulcahy

Virtual Attendees: Andrea Belton, Deborah Tooker, Fred's iPhone, Natale, Catherine's Iphoneoll, Andrew Kettell, Janice's Ipad, Kelly Wells, Kendal Massey, Tom Poitras, Warren Linhart, Ava Crowe, Eileen Krell, John Belton, Jan Ondrich, db, Howie Hollander, Mary Karpinski, Maureen Clark, Sandy, Amy Slutzky.

The Pledge of Allegiance was recited.

Minutes

Member Salamone made a motion, seconded by Member Western and carried to approve the minutes of February 10, 2025. Member Rossetti abstained.

Time:6:31PM -Tom Kinsella – PO Box 7, Fayetteville, NY 13066 - Zone Change Recommendation to Town Board - Restricted Agricultural (RA) to Natural Resource Recovery District (NRRD) – Salt Springs Road Tax Map #'s 097.-01-03.1, 097.-01-03.2 and 097.-01-03.3

Mike Fogal and Tom Kinsella were present and spoke on behalf of the application. Mr. Fogal stated that this project is to add reserves to the existing quarry, a total of 11.8 acres. He gave a brief background of the existing quarry. Operations will continue as normal, they are modifying their DEC application to include these 11.8 acres.

The Board tabled the project until March 10 for further information.

Time:7:20PM – RLD Development, LLC – Dr. Ryan D'Amico – 7085 Manlius Center Road, 13057 – Initial Presentation - Parking Lot Expansion – 7075 Manlius Center Road - Set Public Hearing Date – Zoning Classification – Neighborhood Shopping (NS) - Tax Map # 062.-03-31.5

Neal Zinsmeyer was present and spoke on behalf of the application. He stated that the tenants of the building asked for a bigger parking lot.

Conversation ensued regarding the owner of the property and the location of the parking lot.

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

Time: 7:36PM - Woodland Hills Subdivision (Hoag Lane Development)

Public Hearing – 5280 Hoag Lane, Fayetteville, NY 13066

Zoning Classification – Restricted Agricultural (RA)

Tax Map # 104.-01-39.2

Chris Danaher, Scott Freeman and Tom Douglas were present and spoke on behalf of the application. Mr. Danaher and Mr. Freeman gave a brief overview and update on the project, including the Zoning Board of Appeals approving the Lot Coverage for Lot 9.

Chair Beecher stated that SEQR would not be done this evening.

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

Member Poltenson made a motion, seconded by Member Shomar and carried unanimously to open the Public Hearing at 7:39PM.

Chair Beecher stated that as of 5pm this evening the board has received and read letters from the following neighbors (*all letters and correspondence are available on the Town of Manlius website or in the Town Clerks Office*) :

1. Eileen & John Krell
2. Concerned Neighbors – 2 Letters
3. Gary Slutzsky – 2 Letters
4. Howie & Linda Hollander
5. Robert and Jennifer Winter
6. Susanne Oliver
7. Mike and Laura Mokrzycki

1. Paul Massa – 612 Churchill Court – concerns with the pond maintenance and who will be taking care of the pond; would like to see as much of a buffer as possible.

Engineer Miller explained stormwater and a map, plan and report. Conversation ensued. Member Rossetti disagrees with the Town taking over the lot and the drainage areas.

2. Alice Massa – 612 Churchill Court – concerns about the pond, (mosquitos, EEE); planting issues; flooding concerns; if there are flooding issues, who handle will it?, if grinder pumps fail, whose is responsible?

3. Matt Mulcahy – 7815 Karakul Lane – traffic concerns, concerned about lack of 2nd entry to the property, water/flooding concerns, is there a drainage district, concerned about the ZBA's decision with the variance on Lot 9

4. Pat Gotschell – 401 Churchill Lane – concerns with flooding and overflow, who is maintaining the overflow, drainage concerns
5. Susanne Oliver – 403 Churchill Lane – concerns with the pond, where is the failsafe
6. W. Merriman – 5347 Hoag Lane – traffic concerns, grinder pump concerns
7. David Brittain – 5270 Hoag Lane – would like to see the swale moved a bit so the trees on his property will not be disturbed, noise and blasting concerns, traffic issues, sidewalks, greenspace and wildlife concerns, drainage, sewer and flooding concerns; safety of the pond
8. Gary Slutzsky – Muirfield Drive – sanitary system concerns, grading concerns, drainage and pond concerns; will there be a fence around the pond.

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 9:18PM.

The Board tabled the application pending further information.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 9:19pm.

Respectfully submitted,
Lisa Beeman, Clerk