

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
March 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, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen, Planning Board Engineer Douglas Miller and Town Attorney Joseph Frateschi.

Absent: Member Salamone

In-Person Attendees: Chris Bollinger, Ellen Wheeler, Barbara Western, Deana Ingram, Neal Zinsmeyer, Ed Reid, Jolene Hale and Tom Harig

Virtual Attendees: Jessica Truman Aouad and Scott Hale

The Pledge of Allegiance was recited.

**Minutes**

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of March 10, 2025.

**Time:6:31PM Shadi & Jessica Aouad – 7147 East Genesee Street, Fayetteville, NY 13066 - Continuation of Public Hearing & Decision – Site Plan and 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. Town Attorney Joseph Frateschi represented the Planning Board for this project.

Ed Reid was present and spoke on behalf of the application. Conversation ensued between Mr. Reid and Engineer Miller.

The Public Hearing continued with the following residents speaking:

1. Tom Harig – 7153 East Genesee Street – has no issues with the project but is concerned about lot coverage; flooding; trees in the front yard and traffic
2. Joleen Hale – 105 Homewood Drive – concerns about ponding water; concerns about traffic (mainly school buses); what recourse do the residents have if there are more than the allowed therapists.
3. Ellen Wheeler – 112 Homewood Drive – concerned about the traffic
4. Scott Hale – 105 Homewood Drive (spoke via Zoom) – how many therapists are in the building?; traffic concerns; is concerned that the Planning Board is basing their decision on the minimum amount of people vs. the maximum amount.

Jessica Aouad, owner, spoke via zoom to confirm the number of therapists will be 1 but maybe up to 3 in the future.

Member Rossetti made a motion, seconded by Member Western and carried unanimously to close the Public Hearing at 7:29PM.

The Board would like to see the address numbers on the face of the sign rather than the front of the sign.

Member Reynolds made a motion, seconded by Member Western and carried unanimously to approve the Site Plan prepared by Edward K. Reid, Engineer, Dated 11-04-2024; project #202449; approved pages are as follows:

1. CA100 – Overall Site Plan and Grading & Erosion Control
2. CA110 – Notes and Details
3. Sign - Dated 10-18-2024
4. Upstairs Residential Floor Plan
5. Commercial Property First Floor
6. Drainage Letter – Dated 01-15-2025
7. Cover Letter – Dated 02-12-2025

Member Reynolds made a motion, seconded by Member Shomar and carried unanimously to approve the Accessory use Permit for a period of 7 years to expire on March 24, 2032.

**Time:7:49PM – Member Rossetti left the Meeting**

**Time:7:52PM - Attorney Sutphen re-entered the meeting**

**Time:7:53PM - RLD Development, LLC – Dr. Ryan D’Amico – 7085 Manlius Center Road - Public Hearing & Decision - Parking Lot Expansion – 7075 Manlius Center Road, 13057 Zoning Classification – Neighborhood Shopping (NS) - Tax Map #062.-03-31.5**

Neal Zinsmeyer was present and gave a brief update on the project.

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

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

Member Western made a motion, seconded by Member Poltenson and carried unanimously to open the Public Hearing at 7:59PM.

Hearing nothing from the Public, Member Poltenson made a motion, seconded by Member Western and carried unanimously to close the Public Hearing at 8:00PM.

The Board tabled the project for more information.

**Time:8:02PM – Other Business**

Chair Beecher reminded the Board that the County Symposium is scheduled for this Wednesday, March 26, 2025.

With there being no further business, Member Poltenson made a motion, seconded by Member Western and carried unanimously to adjourn the Regular Meeting at 8:02PM.

Respectfully submitted,  
Lisa Beeman, Clerk