

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 7, 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 Planning Board Engineer Douglas Miller. Attorney Jamie Sutphen attended via Zoom.

In-Person Attendees: Jason Penoyer, W. Gray, and Eric Downie

Virtual Attendees: Victoria, Zoom User, Warren Linhart and Tom Poitras

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 24, 2025. Member Salamone abstained.

Time: 6:32PM Woodland Hills (Hoag Lane) – Status update of Documents – No Discussion

Chair Beecher stated that the Board is in receipt of updated documents and that they are under review. All of the documents can be found on the Town's website in the document center.

Time: 6:32PM Barry Hutchinson – 7090 Myers Road - Special Use Permit Renewal InsulTek

Chair Beecher stated that this application is for the renewal of a Special Use Permit. The Board has a memo from the Code Enforcement Officer stating that there have been no complaints or issues with the property and recommends renewal for a period of 7 years.

Member Salamone made a motion, seconded by member Western and carried unanimously to approve the renewal of the Special Use Permit for a period of 7 years to expire on April 7, 2032.

Time: 6:34PM Turnwood Development Corp – 8199 Laurie Lane, Liverpool, NY 13090 - Initial Presentation – Highbridge Senior Apartments – Highbridge Street, Fayetteville, NY 13066 – Zoning Classification – Planned Unit Development (PUD) Tax Map # 093.-01-05.1

Anthony Rojas, Scott Freeman, and Tom Douglas spoke on behalf of the application. Mr. Rojas stated that this will be a multi-unit residential facility specifically for seniors. It will be independent living with a small salon/barber shop type tenant on the first floor.

The second floor will have a theater room, fitness center and office space. Fourth floor units will have outdoor balcony space. Solar Panels will also be placed on the roof. There will be sidewalks connecting to Brookdale. This will be a 4-story building including parking beneath the facility; a mix of 1-2 bedroom furnished units; approximately 102 units total with month-to-month leases. The monument sign will be in front of the building instead of by the main road. He spoke about the materials on the building. Mr. Rojas stated that they have an agreement with Brookdale to upgrade and maintain the existing drive circle, the Town will own it afterwards.

Conversation ensued regarding the roadway.

Member Rossetti is of the opinion that the applicant does not have a Planned Unit Development district plan approved yet. Chair Beecher stated that the Town Board approved the PUD on December 6, 2023, along with SEQR and the Zone Change. Member Rossetti stated that the PUD document states that the owner needs to apply for Site Plan no later than 180 days after the approval of the PUD. Mr. Rojas stated that the Town Board asked them to hold off submitting plans until the Town could hire a Town Planner. Chair Beecher stated that she spoke to Supervisor Deer and any comments, questions or concerns can be given to the Planning and Town Attorneys for submission to the Town Board to amend the PUD.

The Board, in general, is concerned about the PUD district plan; Attorney Sutphen asked the Board Members to forward her all of their comments regarding the PUD so she can combine them and have a conversation with the Town Attorney and the Town Board to update the current PUD.

The board tabled the application for further information.

Time: 7:57PM Steven Winschel - 5190 Townsend Road, Manlius, NY 13104
Initial Presentation - 2-Lot Subdivision – Same Address – Zoning Classification
Restricted Agricultural (RA) - Tax Map # 099.-02-17.3

Jason Penoyer was present and spoke on behalf of the applicant. He stated that the applicant would like to subdivide his property so that he can build a new home to house family.

The board asked Mr. Penoyer for the following: the final subdivision map should have the proposed home removed, a declaration of easement for the shared driveway and a description of the properties (Lot 1 and Lot 2) (meets and bounds).

Member Reynolds made a motion seconded by Member Rossetti and carried unanimously to hold a Public Hearing on April 21, 2025, at approximately 6:35PM.

Time: 8:15PM Tim Cooley – 603 Valley Drive, Chittenango, NY 13037
Initial Presentation – Site Plan and Special Use Permit – Pole Barn – 8568 E.
Genesee Street, 13066 - Zoning Classification – Commercial A (CA) – Tax Map
#091.02-02.2

Scott Freeman was present and spoke on behalf of the application. He stated that the applicant would like to store his landscaping equipment in the pole barn. He will add landscaping on either side of the property for screening. No business will be run out of this building, just storage.

The Board tabled the application for 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 8:33PM.

Respectfully submitted,
Lisa Beeman, Clerk