

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 21, 2025**

DRAFT

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: Jason Penoyer, Stacey Kelso, Charlie Breuer and Brian Bouchard

Virtual Attendees: Steve Winschel, pshapero, Tom Poitras and C.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of April 7, 2025.

Time: 6:32PM - Steven Winschel - 5190 Townsend Road, Manlius, NY 13104
Public Hearing and Possible Decision - 2-Lot Subdivision – Same Address Zoning
Classification Restricted Agricultural (RA) Tax Map # 099.-02-17.3

Jason Penoyer was present, spoke on behalf of the application and gave a brief update on the project. He stated that he removed the proposed house, submitted the easement paperwork.

Time: 6:32PM Member Reynolds entered the meeting.

Conversation ensued regarding the easements.

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

Member Shomar made a motion, seconded by Member Western and carried unanimously to open the Public Hearing at 6:47PM.

Hearing nothing from the Public, Member Rossetti made a motion, seconded by Member Western and carried unanimously to close the Public Hearing at 6:48PM.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to

approve the 2-Lot Subdivision for Steven Winschel dated March 15, 2025; file # 25-37; prepared by Moore Land Surveying, P.C.; with the following conditions:

1. Remove the word "proposed" from the easements.
2. Edit Note #5 to say: "Lot 2 is beneficiary of access and easement over Lot 1 on the 20-foot-wide driveway pursuant to Declaration of Access and Easement dated May 15, 2025 and recorded in the Onondaga County Clerk's Office simultaneously with the recording of this Subdivision Map."
3. The easements to be reviewed and approved by the Planning Board Attorney.

After the conditions are met, the Chair may sign the final maps.

Time: 6:50PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Site Plan Amendment and Set Date for Public Hearing – 5440 North Burdick Fayetteville, NY 13066 - Zoning Classification - Planned Unit Development (PUD)
Tax Map # 086.-02-06.1

Brain Bouchard and Charlie Breuer were present and spoke on behalf of the application. Mr. Bouchard stated that they have submitted the traffic signal design to the Onondaga County DOT; they have been working with the Planning and Development Office and the Fire Department. With that being said, they would like an emergency access road to provide more access for emergency vehicles. There are 4 specific items that have changed:

1. Create a new emergency access driveway, with gated only access off of North Burdick
2. They updated the pavement section to handle the emergency vehicles
3. They are updating the width of the roadways for emergency vehicles, adding an extra 5 feet on either side of the existing roadway
4. The amenity area with the pavilion has been changed, will now be a cul de sac with a paved surface in case emergency vehicles need access.

Conversation ensued regarding the gate to the new access road, is there going to be lighting near the pavilion? (there will be no lighting per Mr. Bouchard).

Conversation also ensued regarding the installation of the sidewalk and walkability along North Burdick Street.

Member Rossetti made a motion, seconded by Member Shomar and carried unanimously to hold a Public Hearing on May 12, 2025, at approximately 6:35PM.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:25pm.

Respectfully submitted,
Lisa Beeman, Clerk