

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 12, 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: Brian Bouchard and Ed Reid

Virtual Attendees: Dee and Tom Bassett

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 21, 2025.

**Time: 6:32PM - Special Use Permit Renewal – Eric TerHaar – 8051 Congress Ave, Boca Raton, FL. 33487 - Cell Tower - Pierson Road, Fayetteville, NY 13066
Tax Map # 082.-01-35.4**

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the Special Use Permit for a Cell Tower on Pierson Road for a period of 7 years to expire on May 12, 2032.

**Time: 6:34PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Public Hearing – Site Plan Amendment and Decision – 5440 North Burdick Fayetteville, NY 13066 - Zoning Classification - Planned Unit Development (PUD) - Tax Map # 086.-02-06.1**

Brian Bouchard was present and gave a brief update on the project. He stated that they submitted a short EAF as requested.

Member Rossetti made a motion, seconded by Member Reynolds 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 6:36PM.

Hearing nothing from the Public, Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:37PM.

Member Poltenson made a motion, seconded by Member Reynolds and carried unanimously to approve the site plan presented and dated April 9, 2025, with the finding that the revised EAF shows no significant changes to the environmental impacts or the negative declaration of the previous approval. This plan is approved with the condition that the approval is a modification of the existing approved site plan dated August 26, 2024, with the condition that all findings and conditions therein are in full force and effect except as specifically modified herein.

Time: 6:38PM - Salt Springs LLC (Patrick Pfohl) – 7770 Salt Springs Road, Fayetteville, 13066 Initial Presentation and Set Date for Public Hearing – 2-Lot Subdivision - 8473 Salt Springs Road, 13066 – Zoning Classification – Restricted Agricultural (RA) - Tax Map # 091.-02-17.1

Ed Reid was present and spoke on behalf of the application. He stated that the applicant would like to subdivide his existing 48-acre parcel.

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

1. Remove the word “proposed” from the map and add building envelopes.
2. Remove Lot 2
3. Map should say “Re-subdivision of Lot 1, Hale Subdivision, into Lot 1A and Lot 1B”

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on June 9, 2025, at approximately 6:35PM.

Time: 6:53PM – Other Business

Member Reynolds spoke about the temporary sign code. Conversation ensued regarding A-Frame signs in the Residential Transitional District (RT) Zone and throughout the Town.

Member Rossetti made a motion, seconded by Member Western and carried unanimously to send a recommendation to the Town Board to add the Residential Transitional District (RT) Zone to the Temporary Sign Code, specifically letter “F” of the Code.

The Board would also like to recommend that the Code Enforcement Officer look into the signs at 185 West Seneca Street, Just Breathe. It is of the opinion of the Planning Board that the signs at this location were not permitted per the Site Plan.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:13PM.

Respectfully submitted,
Lisa Beeman, Clerk