

Town of Manlius

Planning Board Agenda

June 23, 2025

6:30PM

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS JUNE 23, 2025.PDF](#)

2. Pledge Of Allegiance

3. Approval Of Minutes

Documents:

[JUNE 9, 2025 - MINUTES.PDF](#)

4. Dorothy Agrippino - 5040 Palmer Road, 13104 - Special Use Permit Renewal - Dog Grooming And Overnight Boarding Facility - Zoning Classification Restricted Agricultural (RA) - Tax Map # 116.-01-22.6

[APPLICATION AND SUPPORTING DOCUMENTATION](#)

5. RLD Development, LLC - Dr. Ryan D'Amico - 7085 Manlius Center Road - Decision - Parking Lot Expansion - 7075 Manlius Center Road, 13057 - Zoning Classification - Neighborhood Shopping (NS) - Tax Map # 062.-03-31.5

[APPLICATION AND SUPPORTING DOCUMENTATION](#)

6. John Graves - 104 Ball Road, E. Syracuse, NY 13057 - Discussion And Set Date For Public Hearing - Site Plan And Special Use Permit For TracerTech - Indoor Driving Range - 6940 Schepps Corners Road, 13057 - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 041.-01-08.1

[APPLICATION AND SUPPORTING DOCUMENTATION](#)

7. Other Business

8. Adjournment



June 23, 2025

Virtual Planning Board Meeting

Instructions to attend the June 23, 2025 virtual Planning Board meeting:

The easiest way to join is to go to our website www.TownOfManlius.org and click on the link that is located on the homepage. You can also watch on our Facebook page by searching for "Town of Manlius"

Enter the meeting url web address as listed below:

<https://us02web.zoom.us/j/85483560101?>

Password to join when prompted:

Password: 725470

Enter your email address and name and join the meeting!

Join by telephone by dialing the number below:

1-(929) -436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 854 8356 0101

Press # again to skip the personal id and enter the password below followed by #

Password: 725470

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 9, 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, Judy Salamone, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Rossetti and Member Reynolds

In-Person Attendees: Ed Reid and Alex Samoray

Virtual Attendees: Warren Linhart

The Pledge of Allegiance was recited.

Minutes

Member Western made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of May 12, 2025.

Time:6:32PM - Special Use Permit Renewal – Lily Komurek – 7328 NYS Route 173, Manlius, NY 13104 – Same Address – Landscaping Storage – Zoning Classification Restricted Agricultural (RA) – Tax Map # 109.-02-02.0

Member Shomar made a motion seconded by Member Poltenson and carried unanimously to approve the Special Use Permit for Lili Komurek for Landscaping storage for a 7-year period to expire June 9, 2032.

Time:6:34PM Salt Springs LLC (Patrick Pfohl) – 7770 Salt Springs Road, Fayetteville, 13066 - Public Hearing – 2-Lot Subdivision - 8473 Salt Springs Road Zoning Classification – Restricted Agricultural (RA) - Tax Map # 091.-02-17.1

Ed Reid was present and spoke on behalf of the application.

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

Member Salamone 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 Poltenson and carried unanimously to open the Public Hearing at 6:39PM.

Hearing nothing from the Public, Member Poltenson made a motion, seconded by Member Western and carried unanimously to close the Public Hearing at 6:40PM.

Conversation ensued regarding the Title Block on the survey

Member Shomar made a motion, seconded by Member Western and carried unanimously to approve the 2-Lot Subdivision for Patrick Pfohl dated May 28, 2025; project # 14270; prepared by SeGuin Land Surveying, PLLC; with the following condition:

1. The Title Block on the survey should read: "Resubdivision of Lot 1 – Hale Subdivision North Part of Lots 68 & 78 into Lots 1A & 1B"

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

Time:6:41PM Tim Cooley – 603 Valley Drive, Chittenango, NY 13037 - 2nd Presentation - Site Plan & Special Use Permit – Pole Barn - 8568 E. Genesee Street, 13066 - Zoning Classification Commercial A (CA) - Tax Map #091.-02-02.2
Alex Samoray, Keplinger Freeman, was present and spoke on behalf of the applicant.

Engineer Miller reviewed the memo that was sent to the Applicant and the Board members.

Ms. Samoray stated that the Pole barn will be used for Commercial Storage only.

Conversation ensued regarding parking spaces on the property.

The Board would like to see the following items in the next submission:

1. The Building Code states that there should be 10' of space between buildings, check with architect.
2. Curb cut from the DOT
3. Foundation plantings
4. Colors of the building/roof
5. Elevations to scale
6. Plans signed and sealed

The Board tabled the matter for further information.

With there being no further business, Member Poltenson made a motion, seconded by Member Shomar and carried unanimously to adjourn the Regular Meeting at 7:39pm.

Respectfully submitted,
Lisa Beeman, Clerk