

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 23, 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 and Planning Board Engineer Douglas Miller.

Absent: Member Salamone

In-Person Attendees: Ed Reid and Neal Zinsmeyer

Virtual Attendees: None

The Pledge of Allegiance was recited.

Minutes

Member Shomar made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of June 9, 2025. Members Rossetti and Reynolds abstained.

Time:6:32PM - 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

Member Rossetti made a motion seconded by Member Western and carried unanimously to approve the Special Use Permit for a period of 7 years to expire on June 23, 2032.

Time:6:33PM - 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

Neal Zinsmeyer was present and gave the Board an update on the project. He stated that he has spoken to Engineer Miller about the SWPPP and Engineer Miller is good with what has been submitted.

Member Western made a motion, seconded by Member Rossetti and carried unanimously to approve the Parking Lot expansion prepared for RLD Development by Napierala Consulting; project # 23-2174; dated January 29, 2025, to include the following pages:

1. C-0 – Title Sheet
2. C-1 - General Notes
3. C-2 – Layout Plan

4. C-3 – Grading and Landscaping Plan
5. C-4 – Site Details

*Condition that there is a pre-existing SWPPP submitted for this complex and the submitted SWPPP for this project stands alone and has not been fully implemented. Any new or amended project in the complex will be required to submit a fully compliant SWPPP for any future actions and will be reviewed on its own merit.

Time:6:44PM - John Graves – 104 Ball Road, E. Syracuse, 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

Ed Reid was present and spoke on behalf of the application. He stated that the project is basically the same except that they have changed from metal to wood building construction materials.

Engineer Miller reviewed his memo (on file in the Clerks Office) with Mr. Reid.

Member Reynolds reviewed the Environmental Assessment Form and asked for it to be updated.

Member Poltenson made a motion, seconded by Member Shomar and carried unanimously to hold a Public Hearing on July 14, 2025, at approximately 6:35PM.

With there being no further business, Member Rossetti made a motion, seconded by Member Western and carried unanimously to adjourn the Regular Meeting at 7:32pm.

Respectfully submitted,
Lisa Beeman, Clerk