

Town of Manlius
Planning Board Agenda
July 21, 2025
6:30PM

1. Zoom Meeting Instructions

Documents:

[ZOOM PLANNING BOARD MEETING INSTRUCTIONS JULY 21, 2025.PDF](#)

2. Pledge Of Allegiance

3. Approval Of Minutes

Documents:

[JUNE 23, 2025 - MINUTES.PDF](#)

4. Crown Castle - 8020 Katy Freeway, Houston, Texas 77024 - Special Use Permit Renewal-
Cell Tower - 6271 Schepps Corners Road - Tax Map # 046.-02-031.-0/1

[APPLICATION AND SUPPORTING DOCUMENTATION](#)

5. John Graves - 104 Ball Road, E. Syracuse, NY 13057 - Public Hearing And Decision - 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](#)

6. Tim Cooley – 603 Valley Drive, Chittenango, NY 13037 - 3rd Presentation And Set Date For
Public Hearing – Site Plan And Special Use Permit – Pole Barn – 8568 E. Genesee Street,
13066 - Zoning Classification – Commercial A (CA) – Tax Map #091.-02-02.2

[APPLICATION AND SUPPORTING DOCUMENTATION](#)

7. Bob Amodie - 8199 Laurie Lane, Liverpool, NY 13090 2nd Presentation And Set Date For
Public Hearing – Highbridge Senior Apartments – Highbridge Street, Fayetteville, NY 13066
– Zoning Classification – Planned Unit Development (PUD) – Tax Map # 093.-01-05.1

[APPLICATION AND SUPPORTING DOCUMENTATION](#)

8. Other Business - Twin Ponds Update

9. Adjournment



July 21, 2025

Virtual Planning Board Meeting

Instructions to attend the July 21, 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/82141169308?pwd=fvMlClQKcnLPYGm5rzv7cAdeEKg1Of.1>

Password to join when prompted:

Password: 506211

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: 821 4116 9308

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

Password: 506211

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 23, 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, 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