

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
July 21, 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: Richard Rossetti, Judy Salamone, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Poltenson

In-Person Attendees: Ed Reid, Charlie Breuer, Bill Gray, Brian Bouchard, Alex Samoray, Tim and Kathy Cooley, Tom Douglas, Scott Freeman and Bill Osuchawski?

Virtual Attendees: Eric, Tom Bassett, Jamie Butterfield (Perkins Eastman), Merdith Taubin, Stuart, Chris, 1-680-677-9336, Michael Tate, Tim, Angie Cho, Christopher D. Ernst, Isabel Downey and Isaac Henderson

The Pledge of Allegiance was recited.

**Minutes**

Member Shomar made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of June 23, 2025. Member Salamone abstained.

**Time: 6:31PM - 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**

Member Western made a motion, seconded by Member Reynolds and carried unanimously to approve the Special Use Permit for a Cell Tower for a period of 20 years to expire on July 21, 2045.

**Time: 6:33PM - John Graves – 104 Ball Road, E. Syracuse, 13057  
Public Hearing and Decision – Amended 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**

Ed Reid was present and gave the board an update on the project.

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

Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to open the Public Hearing at 6:41PM.

Hearing nothing from the Public, Member Shomar made a motion, seconded by Member Reynolds and carried unanimously to close the Public Hearing at 6:42PM.

Member Rossetti made a motion, seconded by Member Western and carried unanimously to approve the Amended Site Plan for John Graves (TracerTech) dated July 1, 2025, as a modification to the plan approved July 22, 2024, with the findings and conditions of the Site Plan Approval and Special Use Permit. Subject to conditions of the Onondaga County Health Department letter of July 9, 2025, and any conditions of the DOT. The following plans were approved:

1. GA001 – Cover Sheet
2. GA002 – General Notes and Legend Sheet
3. CA100 – Overall Plan
4. CA110 – Detailed Site Plan
5. CA120 – Utility Plan
6. CA130 – Grading & Erosion Control Plan
7. CA140 – Lighting Plan
8. CA500 – Details (1 of 6)
9. CA501 – Details (2 of 6)
10. CA502 – Details (3 of 6)
11. CA503 - Details (4 of 6)
12. CA504 - Details (6 of 6)

**Time: 6:48PM - Tim Cooley – 603 Valley Drive, Chittenango, NY 13037**  
**3rd 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 was present and spoke on behalf of the application. Ms. Samoray stated that the building was purchased prior to the applicant knowing that he needed a Site Plan and Special Use Permit. The Board stated that the color of the building is what it is at this point but wants the public to know that this is not a precedent.

Conversation ensued regarding the building. There will not be a business at this location, commercial storage only.

Member Western made a motion, seconded by Member Rossetti and carried unanimously to set a date for a Public Hearing on August 11, 2025, at approximately 6:35PM.

**Time: 7:04PM - Bob Amodie – 8199 Laurie Lane, Liverpool, NY 13090**  
**Discussion, Update 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**

Scott Freeman and Tom Douglas were present and spoke on behalf of the application. Mr. Freeman stated that the Town Board approved the updated PUD, to include a new number of units and a modified parking count. The applicant confirmed the number of units is up from 87 to 102, to include the 8 penthouse apartments.

Attorney Sutphen has spoken to Attorney Chris Danaher regarding the road dedication and the consent of the adjoining property. If the road meets all the criteria, the applicant would like the Board to consider this to be a publicly dedicated road. Conversation ensued regarding the road.

Member Reynolds had the following comments: "future" (pickleball, firepit, etc) references on amenities and Retaining wall details and sections (sheet pile, fence, landscaping, etc.).

The Board asked the applicant to update the plans with all the comments from tonight's meeting and return on August 11, 2025, with those updates. The Board would like to see the following items/concerns addressed at the next meeting:

1. Fire Pit – More details
2. Pavillion to be shown on drawings
3. Pickleball Court details to be shown in the drawings
4. Golf cart storage/information to be included in the drawings
5. Additional information regarding parking
6. Provide legal descriptions for easements, stormwater, sidewalks, etc.
7. The Board would like a discussion with the applicants Structural Engineer regarding slope stability
8. More road details

Member Western made a motion, seconded by Member Rossetti and carried unanimously to set a date for a Public Hearing on August 25, 2025, at approximately 6:35PM.

**Time: 7:53PM** – Member Rossetti left the meeting.

**Time: 7:54PM - Other Business - Twin Ponds Update**

Brian Bouchard was present and spoke on behalf of the application. He stated that the interior space between the buildings has shifted to allow more green space to include a crosswalk (to increase walkability) between two of the buildings; building architecture has changed, same materials, just an elevated design; the mixed-use building will have walkways added; the clubhouse will also have walkways to the amenities.

Conversation ensued regarding the architecture of the clubhouse.

The Board thanked the Applicant for the update to the project and will wait for a full Site Plan Amendment submission in the future.

With there being no further business, Member Salamone made a motion, seconded by Member Western and carried unanimously to adjourn the Regular Meeting at 8:40PM.

Respectfully submitted,  
Lisa Beeman, Clerk