

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 11, 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 and Don Western. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Shomar

In-Person Attendees: Tom Bassett, Tim and Kathy Cooley

Virtual Attendees: Alex Samoray, Chief Hildreth and Ipad

The Pledge of Allegiance was recited.

Minutes

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of July 21, 2025.

Time: 6:31PM -Tim Cooley – 603 Valley Drive, Chittenango, NY 13037
Public Hearing - Site Plan & Special Use Permit – Pole Barn
8568 E. Genesee Street, 13066 - Zoning Classification Commercial A (CA)
Tax Map #091.-02-02.2

Ms. Samoray was present and gave a brief update on the project.

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 Rossetti made a motion, seconded by Member Western 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 Western made a motion, seconded by Member Reynolds and carried unanimously to open the Public Hearing at 6:36PM.

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

Attorney Sutphen went through the Special Permit Criteria with the Planning Board. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question.

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion? Is the community protected from unnecessary noise, lighting and odors? The Board said yes.
2. Does this plan protect the community from inappropriate design and other matters of significance? The Board said yes.
3. Does the plan ensure the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed? The Board said yes.
4. Can any adverse impact be mitigated with compliance with reasonable conditions? The Board said yes.
5. Does the project conform with the Towns Planning objections, for example, do we need any kind of conditions with respect to operations and are there modifications to the development proposal or design guidelines that can attach reasonable conditions to minimize impacts? The Board said yes.

To be included in the Special Use Permit:

1. No outside Storage of vehicles
2. No overnight parking of vehicles
3. Cold storage only
4. SUP to expire in 7 years (08/11/2032)

Member Reynolds made a motion, seconded by Member Western and carried unanimously to approve the Special Use Permit for 7 years set to expire August 11, 2032.

Member Western made a motion, seconded by Member Poltenson and carried unanimously to approve the Site Plan. The following plans were approved:

1. Survey dated 11-26-2024; Lands of Cooley; Project # 24188
2. L2.0 – Site Plan – dated 01-29-25 with a modification date of 07-02-2025
3. L3.0 – Lighting Plan – dated 01-29-25 with a modification date of 07-02-2025; Lighting Plan Supplement AX7 - dated 01-10-2025
4. L4.0 – Architectural Elevation – dated 01-29-2025 with a modification date of 07-22-2025

Time: 6:50PM – William A. Osuchowski - Discussion & Updates – 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.

Conversation ensued regarding sidewalks, the parking lot and banked parking spaces. The applicant updated the parking table for a total of 144 including staff and maintenance spaces.

Member Rossetti asked what the definition of “Senior” apartments is? Mr. Rojas said 55 years and older. This is not an assisted living facility, it is an active older community.

Mr. Freeman stated that their structural Engineer will be present to speak and answer any questions at the next meeting.

Conversation ensued regarding the firepit, pickleball court and pavilion.

Time: 7:48PM – Member Salamone left the meeting

The Board thanked the applicant and stated that the Public Hearing will be held on August 25, 2025.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:00PM.

Respectfully submitted,
Lisa Beeman, Clerk