

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 25, 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 and Don Western. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Virtual (via Zoom) – Member Reynolds

Absent: Member Shomar

In-Person Attendees: Elias Abbasi, Vincent Ryan, Tom Bassett, Margaret Mulvey, William j. Gray, Rich & Caren Konys, Chris Danaher, William Osuchowski, Tom Douglas, and Joe Kime

Virtual Attendees: mdownie, Kelly Yahi and Bachir Yahi's iPhone

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of August 11, 2025.

Time:6:32PM - William A. Osuchowski - Public Hearing – Highbridge Senior Apartments – Highbridge Street Fayetteville, NY 13066 – Zoning Classification Planned Unit Development (PUD) – Tax Map # 093.-01-05.1

Vincent Ryan, Anthony Rojas, Chris Danaher, and Joe Kime were present and spoke on behalf of the application.

Mr. Rojas spoke regarding the correspondence with the Fire Department.

Mr. Danaher spoke about the updated easements; Grammercy Circle becoming a public road; sidewalks with reciprocal easements and stormwater on both properties (Brookdale and Highbridge Senior Apartment properties).

Mr. Kime spoke about the retaining wall and the geo-technical report; slope stability (global and local) and the sheet pile retaining wall and how it works.

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

Member Salamone made a motion, seconded by Member Western and carried unanimously to open the Public Hearing at 7:21PM.

1. Rich Konys – Highbridge Terrace – asked about the traffic study results and the sidewalks to Dartmoor Crossing.
2. William Gray - Highbridge Street – concerned (in summary, full letter on file in the Clerks Office) about the following: traffic study, fire safety, wastewater, driveway (town road), National Grid ROW, slope stability, and quarry stabilization.
3. Tom Bassett – is a proponent of the Site Plan and sidewalks.
4. Margaret Mulvey – Highbridge Street – concerned about fire department access around the building and is opposed to the project.

Mr. Rojas spoke about fire containment and access around the building.

5. Michal Downie – 5144 Highbridge Street – asked about what the fourth floor of the building is going to be; is it for rent? For sale?

Mr. Rojas stated that nothing is for sale, all units are rentals, no children; fourth floor apartments are all for rent and no grills will be allowed on balconies.

Hearing nothing from the Public, Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to close the Public Hearing at 8:00PM.

The Board tabled the application for further information from the applicant.

Time: 8:05PM - Elias Abbasi, Lodestar Energy, LLC – 122 East 42nd Street, NY, 10168 - Concept Discussion Only - Solar Array – Duguid Rd. and North Eagle Village Zoning Classification – Restricted Agricultural (RA)
Tax Map #'s 099.-01-14.1 and 099.-01-12.1

Mr. Abbasi was present and spoke on behalf of the application. He stated that his company would like to install a solar array at the above location. He is here tonight to get feedback from the board.

Member Rossetti is opposed to the project and would like the mile between solar projects to remain in place.

Member Reynolds is not in favor of the project and is of the opinion that the project does not meet the standards of the code.

Member Poltenson is concerned about tying up the land for 20-30 years; there is no real benefit to the Town, taxes, or assessment wise and would prefer to see low density housing instead of a solar array.

Member Western is also concerned about tying up the land and has questions regarding battery back-ups.

Chair Beecher is opposed to a Solar corridor in the Town of Manlius in this location of

the Town, it is too close to the Villages, residential areas, and the school.

The applicant thanked the board for their comments and will discuss the comments from the board with the landowner.

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

Respectfully submitted,
Lisa Beeman, Clerk