

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 8, 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: Scott Freeman, Anthony Rojas, Chris Danaher, Tom Douglas, William Nicholson and Matt Mulcahy

Virtual Attendees: Tom Bassett and Victoria

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 25, 2025. Member Shomar abstained.

Time: 6:31PM - Highbridge Senior Living Property, LLC – 5280 Hoag Lane, Fayetteville 13066 - Discussion Only – Highbridge Senior Apartments – Highbridge Street Fayetteville, 13066 – Zoning Classification – Planned Unit Development (PUD) Tax Map # 093.-01-05.1

Anthony Rojas, Tom Douglas and Chris Danaher were present and spoke on behalf of the application.

Engineer Miller reviewed the letter that was given to the Board by William Gray at the last meeting.

Mr. Danaher reviewed the sidewalk easements and the stormwater easements.

A lengthy conversation ensued regarding workforce housing and what 55 years and older means.

The Board tabled the application for further review.

Time: 7:41PM - Woodland Hills Subdivision (Hoag Lane Development) - Update & Discussion Only 5280 Hoag Lane, Fayetteville, NY 13066 - Zoning Classification Restricted Agricultural (RA) - Tax Map # 104.-01-39.2

Scott Freeman, Tom Douglas and Chris Danaher were present and spoke on behalf of the application.

The Board asked the applicant for a complete full set of final drawings that they can review because there are so many versions floating around.

The Board tabled the application until a complete and final set of drawings is received.

With there being no further business, Member Western made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 8:02pm.

Respectfully submitted,
Lisa Beeman, Clerk