

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 6, 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, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Greg Sgromo, Danielle and Ryan Ewert, Paul Curtin, Dirk Oudermoul, Paule Ellenberg, Tracy Crouse, Connie Endres and Dr. John Endres.

Virtual Attendees: Wren H-B

The Pledge of Allegiance was recited.

Minutes

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of September 22, 2025.

Time:6:31PM Special Use Permit Renewal – Resort Lifestyles – 3900 Medical Center Drive

Member Shomar made a motion, seconded by Member Poltenson and carried unanimously to approve the Special Use Permit for a period of 7 years to expire, October 6, 2032.

**Time:6:32PM - Robert and Elli Kale – 8900 Peck Hill Road, Manlius, NY 13104
Initial Presentation – 2- Lot - Subdivision of 8900 Peck Hill Road
Zoning Classification Restricted Agricultural (RA) - Tax Map #'s 117.03-9.2**

Paul Curtin was present and spoke on behalf of the application. He stated that the owner of the lots would like to subdivide creating 4 lots instead of 2 lots. There will be no access to the properties on Peck Road, Palmer Road only.

The Board stated that Lot 4 will need a Road Frontage variance.

The Board asked the Clerk to send the application to the Onondaga County Planning Board for their input.

The Board referred the matter to the Town Planner for his input, by a vote of 5 yeses (Members Shomar, Salamone, Western and Rossetti and Chair Beecher) to 2 nays (Members Poltenson and Reynolds).

Time:7:02PM - Danielle & Ryan Ewert - 8291 East Seneca Turnpike, Manlius NY 13104 - Discussion - Pawsits Doggy Daycare and Ryan's Landscaping - Same Address Zoning Classification Restricted Agricultural (RA) - Tax Map # 099.-01-27.4

Due to a potential conflict of interest, Member Rossetti recused himself and left the meeting.

Greg Sgromo, Danielle, and Ryan Ewert were present and gave an update on the Doggy Daycare project.

Pawsits – Doggy Daycare

Members Reynolds and Western and Chair Beecher agree that an indoor facility as opposed to an outdoor facility is best.

Conversation ensued regarding the potential noise that could come from the daycare and the number of dogs vs. how many employees will be employed by the Ewerts.

Ryans Landscaping

The board discussed the plan and asked for any updated plans so a Public Hearing date can be set. Mr. Sgromo will discuss this with his clients and get back to the Board.

The Board tabled both applications for further information.

With there being no further business, Member Poltenson made a motion, seconded by Member Western and carried unanimously to adjourn the Regular Meeting at 8:08PM.

Respectfully submitted,
Lisa Beeman, Clerk