

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 20, 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 Doug Miller.

Absent: Member Salamone

In-Person Attendees: Pat Reynolds, Kirk Bristol, Anita Cottrell and Laurie Cottrell

Virtual Attendees: Tom Bassett, Zachary Anderson, Nicole and Kris Burnham

The Pledge of Allegiance was recited.

Minutes

Member Reynolds made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of October 6, 2025. Member Rossetti abstained.

Time:6:33PM - Timothy Kohlbrenner & Donna Sequin – 408 Park Street, Sherrill, NY 13461 - Public Hearing – 3-Lot Subdivision - Lot 2 - Corner of Sweet Road and State Route 173, Manlius, NY 13104 – Zoning Classification Restricted Agricultural (RA) Tax Map # 109.-01-01.1

Pat Reynolds was present and spoke on behalf of the application.

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

Member Western made a motion, seconded by Member Poltenson and carried unanimously to open the Public Hearing at 6:45PM.

1. Anita Cottrell – corner of Route 173 – concerned about the existing stream that isn't shown on the map (her concern was addressed and is resolved; also concerned about the location of the proposed driveway.
2. Kirk Bristol – 4505 Sweet Road – has no concerns about building homes or the subdivision; but is extremely concerned about the potential sharing of the existing driveway to his home.
3. Laurie Cottrell – corner of Route 173 – is concerned about the potential curb cuts on Route 173.

Conversation ensued among the Board. Member Shomar made a motion, seconded by Member Rossetti and carried unanimously to keep the Public Hearing open, pending further information from Onondaga County DOT.

**Time:7:12PM - Zachary Anderson & Kathleen Kane – 206 E. Yates St., E.
Syracuse, NY 13057 - Public Hearing – 2-Lot Subdivision - Lot 1 - Sweet Road,
Manlius, NY 13104 Zoning Classification Restricted Agricultural (RA) – Tax Map #
109.-01-01.4**

Pat Reynolds was present and spoke on behalf of the application.

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

Member Poltenson made a motion, seconded by Member Western and carried unanimously to open the Public Hearing at 7:22PM.

1. Kris Burnham – is on talks to buy Lot 1A and would like the Board to approve the subdivision.

Hearing nothing more from the Public, Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 7:25PM.

The Board tabled the project for more information on the driveway cuts.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:26PM.

Respectfully submitted,
Lisa Beeman, Clerk