

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 24, 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: Brian Bouchard, Charlie Breuer, and John O'Brien

Virtual Attendees: Tom Poitras and Stuart Lachs

The Pledge of Allegiance was recited.

Minutes

The minutes of November 10, 2025, were tabled.

Time: 6:32PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Discussion – 5440 North Burdick Fayetteville, NY 13066 - Zoning Classification
Planned Unit Development (PUD) - Tax Map # 086.-02-06.1

John O'Brien, Charlie Breuer, and Brian Bouchard were present and spoke on behalf of the application. Mr. O'Brien spoke about the changes to the plan and had a discussion with the Board.

Chair Beecher made a motion, seconded by Member Poltenson and carried unanimously to approve the plan entitled Twin Ponds Residential Community last dated 11/12/2025 with the following findings and conditions:

This project received a negative SEQRA declaration on August 26, 2024, and a subsequent Site Plan approval dated August 26, 2024.

The plans herein provide for some minor site plan changes and architectural changes to the project. This Board has determined that the modifications requested to this plan were not significant, so additional public hearing would not be necessary or required for these modifications. Further, upon a review of the Site plans and SEQRA findings of August 26, 2024, this Board determines that the SEQRA findings and conclusion are not affected by the site and architectural modifications, and accordingly, the SEQRA negative declaration of August 26, 2024, is affirmed.

Except as specifically modified herein, the SEQRA determination and Site Plan approval of this Board, including all findings and conditions therein dated August 26, 2024, are in full force and effect and unmodified.

Time:6:43PM – Other Business

1. Chair Beecher stated that the deadline for the December 8th meeting has come and gone, with there being no new business the December 8th meeting has been cancelled.
2. Chair Beecher also stated that this is her last meeting as Chair of the Planning Board. Everyone thanked her for her service.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 6:46PM.

Respectfully submitted,
Lisa Beeman, Clerk