



**Minutes  
Planning Board  
January 12, 2026  
6:30 PM**

**The Town of Manlius Planning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Website, Town Facebook page and the Town YouTube Channel. Chairperson Shomar presided, and the following Board members were present:**

**Valerie Beecher  
Richard Rossetti  
Judy Salamone  
Erin Reynolds  
Don Western  
Kristen Zarella  
Eric Neubauer**

**The following Town Officers were present: Lisa Beeman, Planning Board Clerk. Joseph Frateschi, Town Attorney. Thomas Poitras, Director of Code Enforcement.**

**In-Person Attendees: Barbara Sturick**

**Virtual Attendees: Warren Linhart and Town Councilor Sara Bollinger**

**Pledge Of Allegiance**

The Pledge of Allegiance was recited.

**Introduction of New Members**

Before Chair Shomar introduced the new Board members, he thanked Member Beecher for leading the board as Chair last year.

Chair Shomar introduced the 2 new Board members, Kristen Zarella and Alternate Member Eric Neubauer. The Board welcomed the new members.

### **Approval Of Minutes**

1. November 10, 2025 and November 24, 2025

Member Western made a motion, Seconded by Member Beecher, to approve November 10, 2025 minutes.

Ayes: Chair Shomar, Member Western, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None

Abstain: Member Zarella

Results: Passed

Member Rossetti made a motion, Seconded by Member Salamone, to approve November 24, 2025 minutes.

Ayes: Chair Shomar, Member Western, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None

Abstain: Member Zarella

Results: Passed

### **Organizational Meeting**

1. Organizational Meeting

Attorney:

The Board started by thanking Attorney Jamie Sutphen for her service to the Planning Board.

There was a lengthy discussion regarding the attorney's appointment.

Member Rossetti is of the opinion that there could be a conflict of interest having the Planning Board Attorney be the same as the Town Board Attorney, but after a conversation with Attorney Frateschi, he is comfortable with an appointment.

Attorney Frateschi introduced himself to the Board and gave a brief overview of himself and his credentials. He is also willing to recuse himself if any conflicts arise between the boards. Member Reynolds suggested looking for alternate Attorney's to be able to call if a conflict does arise.

Member Rossetti made a motion, Seconded by Member Beecher, to approve Harris Beach Murtha as Attorney's for the Planning Board.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nays: None

Abstain: None

Results: Passed

Engineer:

Chair Shomar entertained a motion to appoint LaBella Associates as the Engineering firm for the Planning Board. Member Rossetti made a motion to appoint Doug Miller as Engineer for the Planning Board. Member Salamone seconded the motion.

Member Reynolds stated that the Board had received a proposal from Miller Engineering back in December, but to date the Board has not received a proposal from LaBella and sees no reason to change what the Board already had.

There was a lengthy discussion regarding Doug Miller as Engineer.

Director Poitras stated that although the Board likes to have an Engineer present at the time of the meetings, he is of the opinion that the engineering should be handled before the project gets in front of the board and a memo should be written with the engineer's findings; an engineer should not be put on the spot at a meeting.

Chair Shomar explained how he would like to see the Planning Board operate in the future; conversation ensued.

The Board, as a collective, spoke about the benefits of having an Engineer present at Planning Board meetings.

Member Rossetti made a motion, Seconded by Member Salamone, to approve Miller Engineering as Engineer's for the Planning Board.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None  
Abstain: None  
Results: Passed

Clerk:

Member Rossetti made a motion, Seconded by Member Western, to approve Lisa Beeman as Planning Board Clerk.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None  
Abstain: None  
Results: Passed

2026 Meeting Schedule:

Member Rossetti made a motion, Seconded by Member Beecher, to approve the Planning Board 2026 Meeting Schedule & the Application Filing Deadline, with all filings due at 12pm (noon).

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None  
Abstain: None  
Results: Passed

### **Current Projects**

1. Special Use Permit Renewal - 4645-4725 Enders Road - Cell Tower - Tax Map #114.-01-08

Member Reynolds made a motion, Seconded by Member Western, to approve Special Use Permit for Bell Atlantic - Cell Tower - 4645-4725 Enders Rd. Tax Map # 114.-01.-08 for a period of 20 years to expire on January 12, 2046.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None  
Abstain: None  
Results: Passed

2. Special Use Permit Renewal - 6738 Schepps Corners Road - Cell Tower - Tax Map # 048.-02-01.0/1

Member Reynolds made a motion, Seconded by Member Beecher, to approve Special Use Permit for Cell Tower at 6738 Schepps Corners Rd, Tax Map # 048.-02-01.0/1 for a period of 20 years to expire on January 12, 2046.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None

Abstain: None

Results: Passed

3. Special Use Permit Renewal - 7182 East Taft Road - Cell Tower - Tax Map # 034.-02-31.1/1

Member Rossetti made a motion, Seconded by Member Western, to approve Special Use Permit for Cell Tower at 7182 East Taft Rd, Tax Map # 034.-02-31.1/1 for a period of 20 years to expire on January 12, 2046.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None

Abstain: None

Results: Passed

4. Special Use Permit Renewal - 5904 North Burdick Street - Traditions at the Links - Tax Map # 077.-03-24.5

Member Western made a motion, Seconded by Member Rossetti, to approve Special Use Permit for Traditions at the Links at 5904 N. Burdick St., Tax Map # 077.-03-24.5 for a period of 7 years to expire on January 12, 2032; subject to the existing conditions.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None

Abstain: None

Results: Passed

5. Pasquale Fratangelo - 7199 Karker Road, E. Syracuse, NY 13057 - Initial Presentation and Set Date for Public Hearing - 2-Lot Subdivision - Zoning Classification - Restricted Agricultural (RA) - Tax Map #035.-01-14

The applicant was not present. The Board decided to discuss the application.

Member Reynolds stated that the subdivision map needs the wetlands delineated and she would like to see a building envelope on the plan.

Member Beecher stated that there were some questions regarding the short EAF and thinks the project may need a jurisdiction letter from the DEC.

The Board directed Director Poitras to get a hold of the applicant and discuss the boards findings.

The Board tabled the application for further information.

6. Barbara Sturick - 5839 Bowman Road, E. Syracuse, NY 13057 - Initial Presentation and Set Date for Public Hearing - 2-Lot Subdivision - Zoning Classification - Restricted Agricultural (RA) - Tax Map #073.-03-03.1

Mrs. Sturick was present and spoke on behalf of the application. She stated that she would like to subdivide the current 61-acre the property into 2 lots to sell 1 as a potential residential lot.

Member Western asked about the recreational vehicles. The applicant stated that they on the vacant to the north.

Member Reynolds stated that the short EAF was not complete and a new updated form was available.

The Board suggested that she meet with Director Poitras to discuss items that were still required, setbacks, building envelopes, the 100ft. buffer and new EAF, etc. and to resubmit the materials at a later date.

The Board tabled the Application for further information.

### **Other Business**

1. Discussion with Town Board Member Sara Bollinger
  - a. Burdick Street/ Genesee Street - Master Plan
  - b. Re-Zoning Project

Councilor Bollinger spoke to the Board via Zoom:

a: She stated that there will be a committee for the Burdick/Genesee Streets corridor, the committee will come up with a Master Plan and vision for the area. She is looking for

a volunteer from the Planning Board to serve on the committee, meetings to start Thursday January 15 at 4pm. Member Rossetti volunteered.

b: She also spoke about a committee regarding Re-Zoning in the Town of Manlius; she said there will be 7 meetings with an estimated completion of about 18 months; the 1st meeting will be in March and she is looking for a volunteer from the Planning Board. Member Reynolds volunteered.

2. Discussion with Director of Planning and Development Tom Poitras
  - a. Upcoming Zone Change - 4555 Pompey Center Road
  - b. Cedar Bay - Possible Development

Director of Planning and Development Poitras spoke to the Board about the following items:

a. Zone Change for 4555 Pompey Center Road - the applicant would like to change the Zoning from R5 to RA; the application was referred to the Planning Board from the Town Board and will be on an upcoming Agenda.

b. Potential Development on Cedar Bay Road - the applicant would like to develop a cottage community on the property; development is in the very early stages.

### **Adjournment**

Member Rossetti made a motion, Seconded by Member Salamone, to adjourn the meeting at 8:26PM.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nays: None

Abstain: None

Results: Passed

Respectfully submitted,  
Lisa Beeman  
Planning Board Clerk