



**Minutes
Planning Board
February 9, 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 Planning and Development.

In-Person Attendees: Michael Jefferies

Virtual Attendees: None

Pledge Of Allegiance

The Pledge of Allegiance was recited.

Approval Of Minutes

1. Approval of January 12, 2026 Minutes

Member Beecher made a motion, Seconded by Member Zarella, to approve the January 12, 2026 minutes.

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

Nayes: None

Abstain: None

Results: Passed

Current Projects

1. Zone Change recommendation to Town Board - Michael Jefferies - 4555 Pompey Center Road, Manlius, NY 13104 - Residential 5 (R5) to Residential Agricultural (RA), Tax Map #113.-02-17.1

Mr. Jefferies was present and spoke on behalf of the application. He stated that he would like to change the zoning from R5 to RA to eventually subdivide and sell the property to someone who wants to build single family homes.

Member Rossetti stated that there has been issues with this property in the past, wetlands, etc. He would like to see the building envelopes on the properties before he makes a decision. Member Reynolds agrees with Member Rossetti about building envelopes

Member Beecher made a motion, Seconded by Member Salamone, to send a positive recommendation to the Town Board regarding 4555 Pompey Center Road Zone Change from Residential 5 (R5) to Restricted Agricultural (RA).

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

Nayes: Member Rossetti

Abstain: None

Results: Passed

Other Business

1. Director of Planning and Development Tom Poitras
 - a. Checklist Update

Director Poitras reviewed the checklist provided to the Board and asked the Board for their feedback.

The Board provided feedback and any further comments or concerns regarding the

checklist will be forwarded to Director Poitras and the checklist will be amended as needed.

Executive Session

Member Beecher made a motion, Seconded by Member Reynolds, to enter into Executive Session to discuss matters leading to the appointment, employment, dismissal or removal of a particular person or corporation at 7:30PM.

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

Nays: None

Abstain: None

Results: Passed

Member Rossetti made a motion, Seconded by Member Salamone, to exit Executive Session at 8:24PM.

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

Nays: None

Abstain: None

Results: Passed

Adjournment

Member Rossetti made a motion, Seconded by Member Western, to to adjourn the meeting at 8:33PM.

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