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Chairperson:
David Shomar

Members:
Valerie Beecher
Richard Rossetti
Judy Salamone
Erin Reynolds
Don Western
Kristen Zarella

Alternate Members:
Eric Neubauer

**Minutes
Planning Board
March 23, 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:

Absent	Valerie Beecher
	Richard Rossetti
Absent	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 and Doug Miller, Planning Board Engineer.

In-Person Attendees: Brandon Jacobson, Cynthia Couche, Jeff and Liam McDavid, Josh, Jackson and Calvin Mele, Allen Olmstead, Armando and Fabian A. Justiniano.

Virtual Attendees: Zoom User

Pledge Of Allegiance

Chair Shomar asked the Boy Scouts to lead the Board in the Pledge of Allegiance.

Approval Of Minutes

1. February 23, 2026 Minutes

Member Western made a motion, Seconded by Member Rossetti, to approve February 23, 2026 minutes.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Neubauer, Member Rossetti, Member Reynolds

Nayes: None

Abstain: None

Results: Passed

Director of Planning and Development - Projects Update

Director Poitras updated the Board with a list of current and upcoming projects.

Current Projects

1. Special Use Permit Renewal - Crown Castle - 8020 Katy Freeway, Houston, Texas, 77024 - Cell Tower - 5350 Townsend Road - Tax Map #091.-02-21.0/1

Member Rossetti made a motion, Seconded by Member Western, to approve the Special Use Permit for a Cell Tower located at 5350 Townsend Road, Tax Map # 091.-02-21.0/1 for a period of 20 years to expire on January 12, 2046.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Neubauer, Member Rossetti, Member Reynolds

Nayes: None

Abstain: None

Results: Passed

2. Brolex Properties, LLC (Brandon Jacobson) - Recommendation to Town Board - Planned Unit Development (PUD) - Burdick Street Apartments - Medical Center Drive, Fayetteville, 13066 - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 086.-01-11.0

Brandon Jacobson, Brolex Properties, was present and spoke on behalf of the application. He described the project and his vision for the proposed property. He also stated that Pella Windows is one of the commercial businesses being proposed in the building.

Member Western is concerned that there is a substantial residential component to this

project in comparison to the commercial component; he is of the opinion that this project is not consistent with the comprehensive plan; and he is concerned about acreage, parking, and it being an extremely crowded site.

Director Poitras stated that the plans that were submitted met the requirements for a PUD.

Member Rossetti is concerned about ingress/egress to the property and why it is on the plan; the exit only should be removed. Is this a good use for this lot?

Member Reynolds is also concerned about the ingress/egress; has questions regarding the signs for residential and commercial areas; she is also concerned about the parking on the site, among other items.

Member Zarella is of the opinion that maybe the Board should wait to render a decision until the Burdick/Genesee St corridor study is done. Does this project fit in with this study?

Chair Shomar asked why a PUD and not NS or RA like other properties on Medical Center Drive. Mr. Jacobson stated that the area allows for many uses; this one seems to fit the lot; not offensive to anyone in the area; there is a bit of everything on Medical Center Drive now.

Member Reynolds is of the opinion that the applicant should revise and resubmit the plan so the Board can give a proper recommendation.

Conversation ensued regarding the PUD.

Member Rossetti made a motion, Seconded by Member Zarella, and carried unanimously to recommend the concept of a Planned Unit Development (PUD) located on Medical Center Drive with the understanding that the Planning Board does not recommend the PUD Law as presented, including but not limited to the parking requirements, workforce housing requirements and pedestrian access components, nor does the Planning Board recommend the District Map Plan as presented.

The Planning Board also explicitly recommends to the Town Board that the Applicant submit an amended PUD Application including the PUD Law and District Plan Map and that the amended PUD package be re-sent to the Planning Board for further recommendations/input.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Neubauer, Member Rossetti, Member Reynolds

Nayes: None

Abstain: None

Results: Passed

Other Business

1. Update on Zoning - Member Reynolds

Member Reynolds updated the Board on the following items: Zoning Advisory Committee kickoff meeting, The Burdick/Genesee Street Corridor study; a workshop on Retention Ponds and asked the Clerk to send the links for all the trainings/workshops to the Board members.

Adjournment

Member Rossetti made a motion, Seconded by Member Western, to to adjourn the meeting at 8:16PM.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Neubauer, Member Rossetti, Member Reynolds

Nays: None

Abstain: None

Results: Passed

Respectfully Submitted,
Lisa Beeman
Planning Board Clerk