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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
April 27, 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 and Thomas Poitras, Director of Planning and Development

In-Person Attendees: Matt Napierala, Barb Sturick and Alec Bearar

Virtual Attendees: None

Pledge Of Allegiance

The Pledge was recited.

Other Business

Hoag Lane - 16-Lot Subdivision

The Town Board would like the Planning Board to look at the project again, specifically an HOA vs. a Drainage District.

Member Reynolds spoke about the site and photos that she took; she wonders if Highway Superintendent Rob Cushing should be asked to attend the next meeting to discuss the impact a Drainage District would make to his Department.

Chair Shomar asked if the site is stable? Would like to asked the Developer to come to the next meeting.

Member Rossetti is of the opinion that this request has nothing to do with Planning Board; its a Planning Office issue and he is in favor of a drainage district.

Member Beecher is in agreement with Member Rossetti. This Board has already approved the project; she would like the Board to approve working with former Planning Board Attorney Jamie Sutphen to get a new resolution to the Town Board. She is also in favor of a drainage district.

Engineer Miller is of the opinion that this is not in the purview of the Planning Board; it is a Planning issue; the project is already approved and there is a SWPPP in place.

The Board is not currently in favor of changing their determination; they are in favor of a Drainage District.

Member Rossetti made a motion, Seconded by Member Beecher, to engage former Planning Board Attorney Jamie Sutphen to draft a letter in response to the Town Board resolution.

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

Nayes: None

Abstain: None

Results: Passed

Director of Planning and Development - Updates

Director Poitras updated the Board on present and future projects.

Appointment of New Planning Board Clerk

Member Beecher made a motion, Seconded by Member Western, to made a motion to approve Duffy Hartnett as the new Planning Board Clerk.

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

Nayes: None
Abstain: None
Results: Passed

Approval Of Minutes

1. April 13, 2026 - Minutes

Member Rossetti made a motion, Seconded by Member Western, to to approve the minutes of April 13, 2027.

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

Nayes: None
Abstain: None
Results: Passed

Public Hearing

1. Barbara Sturick - 5839 Bowman Road, East Syracuse, NY 13057 - Public Hearing for 2-Lot Subdivision - Vacant Lot - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 073.-03-03.1

Mrs. Sturick gave a brief update on the project including the buffer from the wetlands; she is looking for approval for the subdivision.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Western made a motion, Seconded by Member Rossetti, to issue a Negative Declaration under SEQR and authorized the Chair to sign the short form EAF.

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

Nayes: None
Abstain: None
Results: Passed

Member Reynolds made a motion, Seconded by Member Beecher, to waive the reading of the Public Notice.

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

Nayes: None
Abstain: None
Results: Passed

Member Beecher made a motion, Seconded by Member Reynolds, to Open the Public Hearing at 6:59pm.

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

Nayes: None
Abstain: None
Results: Passed

Member Rossetti made a motion, Seconded by Member Beecher, to Close Public Hearing at 7:04pm.

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

Nayes: None
Abstain: None
Results: Passed

Member Rossetti made a motion, Seconded by Member Beecher, to approve the 2-Lot Subdivision at Tax Map # 073.-03-03.1.

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

Nayes: None
Abstain: None
Results: Passed

Current Projects

1. Ironhorn Enterprises - 5912 North Burdick Street, E. Syracuse, NY 13057 - **Discussion** - Site Plan Amendment - Same Address - Zoning Classification - Commercial B (CB) - Tax Map #'s 077.3-01-01.1 & 077.-03-24.4

Matt Napariela spoke on behalf of the application; showed the Board presentation regarding the project.

Conversation ensued regarding the drainage and possible plantings/vegetation/screenings.

The Board asked the applicant to refer to the Comprehensive Plan and come back with an updated plan.

2. Jason Huyck - 106 Charing Road, Syracuse, NY 13214 - **Discussion and Recommendation to Zoning Board of Appeals (for Sign Variance)** - Site Plan Amendment - 7206 E. Genesee Street, Fayetteville, NY 13066 - Dear Dad (old Arad Evans) - Zoning Classification - Commercial A (CA) - Tax Map # 092.-06-04.1

Jason Huyck was present and spoke on behalf of the application.

Conversation ensued regarding the sign.

Member Beecher is of the opinion that the sign is too big and would like to see the sign stay within the code of 16 square feet.

Member Reynolds would like more details on lighting and asked about possible directional signage.

Member Reynolds made a motion, Seconded by Member Beecher, to to send a negative recommendation to the Zoning Board of Appeals for a sign variance.

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

Nayes: Member Western

Abstain: None

Results: Passed

The applicant stated that he would return to the developer and work with him to bring the sign into the Code, so a variance wouldn't be necessary.

The Board recommended that Director Poitras issue a Building Permit instead of a Site

Plan Amendment.

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Rossetti and seconded by Member Beecher the Board voted unanimously to adjourn regular session at 08:07 PM.

Respectfully Submitted,
Lisa Beeman
Planning Board Clerk