

**301 Brooklea Drive
Fayetteville, NY 13066
Phone 315-637-3414
Fax 315-637-0713**



Chairperson:
David Shomar

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

Alternate Members:
Eric Neubauer

**Minutes
Planning Board
July 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
Eric Neubauer

Kristen Zarella**

The following Town Officers were present: Duffy Hartnett, Planning Board Clerk. Joseph Frateschi, Town Attorney. Thomas Poitras, Director of Planning and Development and Doug Miller, Town Engineer

In-Person Attendees:

Virtual Attendees:

Pledge Of Allegiance

The Pledge of Allegiance was observed.

Director of Planning and Development

Director Poitras updates on upcoming projects and announces that the public hearing notice went out and updated on Ironhorn Enterprises and others. Three new projects are awaiting more information from applicants.

Chairman Shomar asks if Ironhorn are reviewing the Comprehensive Plan.

Director Poitras is unsure but they are available.

Approval Of Minutes

1. 7/13/2026 Planning Board Meeting Minutes

Member Beecher points out that some alternations should be made to the previous minutes, Secretary Hartnett accepts the suggestions.

Member Beecher made a motion to approve the 7/13/2026 Planning Board Meeting Minutes as Amended, Seconded by Member Zarella

Ayes: Chair Shomar, Member Zarella, Member Neubauer, Member Beecher

Nayes: None

Abstain: Member Richard Rossetti, Member Judy Salamone

Results: Passed

Current Projects

1. Accessory Use Permit Applications (2) and Accessory Use Permit Renewals (3) - Thomas Harig - 7153 E Genesee St, Fayetteville, NY 13066 - Zone: Residential Multiple Use (RM) - Tax Map # 085.-06-08.1

Chairman Shomar passes along a letter of notes from Director Poitras for informational purposes that the applicant will abide by if the board approves the renewal and application.

Member Rossetti agrees with the stipulations of Director Poitras' note.

Director Poitras states he reviewed the parking requirement at the property.

Town Engineer Doug Miller states we went through this in 2012, and we added screening. The building has been well kept and everything is in place and we are comfortable moving forward.

Chairman Shomar asks if the parking in the front is there any concern there?

Doug Miller states that most park in the back because of the access in the rear of the building.

Town Attorney Joe Frateschi recommends to go through each application and make a motion individually.

Member Rossetti made a motion, Seconded by Member Beecher, to issue an accessory use permit for 7 years (i.e., until July 27, 2033) to operate a counselor/therapist office at that certain property located at 7153 East Genesee Street, Unit #3 in the Town of Manlius, County of Onondaga, State of New York

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

Nayes: None

Abstain: None

Results: Passed

Member Beecher made a motion, Seconded by Member Rossetti, to Motion to issue an accessory use permit for 7 years (i.e., until July 27, 2033) to operate a personal coaching/consulting office at that certain property located at 7153 East Genesee Street, Unit #4 in the Town of Manlius, County of Onondaga, State Of New York.

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

Nayes: None

Abstain: None

Results: Passed

Member Salamone made a motion, Seconded by Member Beecher, to Motion to renew an accessory use permit for 7 years (i.e., until July 27, 2033) to operate a 1 bedroom apartment at that certain property located at 7153 East Genesee Street, Rear Unit in the Town of Manlius, County of Onondaga, State of New York subject to any/all existing conditions currently in place.

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

Nayes: None

Abstain: None

Results: Passed

Member Rossetti made a motion, Seconded by Member Neubauer, to Motion to renew an accessory use permit for 7 years (i.e., until July 27, 2033) to operate a 1 bedroom apartment at that certain property located at 7153 East Genesee Street, 2nd Floor Unit in the Town of Manlius, County of Onondaga, State of New York subject to any/all existing conditions currently in place.

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

Nayes: None

Abstain: None

Results: Passed

Member Zarella made a motion, Seconded by Member Salamone, to Motion to renew an accessory use permit for 7 years (i.e., until July 27, 2033) to operate an insurance agency at that certain property located at 7153 East Genesee Street, front/right unit in the Town of Manlius, County of Onondaga, State of New York subject to any/all existing conditions currently in place.

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

Nayes: None

Abstain: None

Results: Passed

Other Business

Adjournment

There being no further business to come before the Board, upon motion duly made by Member Rossetti and seconded by Member Salamone the Board voted unanimously to adjourn regular session at 6:48 pm.

Respectfully Submitted,
Duffy Hartnett
Planning Board Clerk

