

**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 13, 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

**Erin Reynolds
Don Western
Kristen Zarella**

Eric Neubauer

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

In-Person Attendees: Michael Jefferies, Mary Ann Jefferies, Mary Jo D'Amore, Mark Bethman, Matt Napierala

Virtual Attendees:

Pledge Of Allegiance

Director of Planning and Development

Director Poitras discusses upcoming projects including Ironhorn and an accessory use permit for Mr. Harig.

Approval Of Minutes

1. 6/22/2026 Planning Board Meeting Minutes

Member Western made a motion, Seconded by Member Beecher, to Motion to Approve 6/22/26 Planning Board Meeting Minutes.

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

Nays: None

Abstain: None

Results: Passed

Public Hearing

Current Projects

1. Proposed Subdivision of the Existing 11.8 Acre Lot into Three Single-Family Lots - Michael Jefferies - 4555 Pompey Center Rd, Manlius, NY 13104 - Tax Map # 113.-02-17.1

Mr. Jefferies discusses the legal description of his subdivision application. Utilizes a powerpoint presentation including a tax map of the property. Mentions that the site is an unusual shape and size. Shows summer and winter images of the property. Shows a schematic of the proposed subdivision. Would like to propose dividing into 3 sub lots. Mr. Jefferies explains that the lot size conforms to the lot sizes of the zone. Mr. Jefferies highlights the floodplain map, highlighting the the Northwest part of the property which includes a floodplain with a steep 60 foot cliff, and recognizes that they must be 25 feet from the floodplain and 50 feet from the stream corridor. Mr. Jefferies shows the DEC wetlands map showing adjacent wetlands to the property. Mr. Jefferies then discusses the actions of his environmental advisory and the subsequent engineer report. States that the key finding was that there is only a small freshwater island or gravel bed that exhibits the characteristics of the wetland. Mr. Jefferies shows the island in question that are considered wetlands. Mr. Jefferies shows letter received from NYSDEC stating they have no jurisdiction over that island and that there are no DEC regulated wetlands in the area of interest. Mr. Jefferies discusses Water availability and the findings from OCWA.

Matt Napierala discusses the existing sewer line, which is nearby and connects to an existing pump station, discusses ongoing dialogue with WEP, states that this has been

approved by WEP and the discharges from the new homes will go to a sediment tank with an effluent overflow into a low pressure sewer system. WEP reviewed the plan, they do not have a final design, which the homeowner will be responsible for.

Chairman Shomar asks a functional question on the septic and sewer issue.

Mr. Napierala explains the nature of the system and how it interacts with the existing system.

Member Reynolds asks a functional question about how the sewer septic system would work, and how much would be powered by gravity.

Mr. Napierala states that some sewage will be pumped by a regional pump station.

Member Neubauer reiterates that each home will be responsible for their system.

Mr. Napierala discusses how the individual pumps will assist the existing system.

Member Reynolds refers to the County comments on the zone change and discusses the flow offsets.

Mr. Napierala states that they will be connected to Meadowbrook Limestone and that there will be a 2 to 1 offset, the developer when connecting to the sewer through WEP will have to do an "I and I" study to understand how to functionally connect to the system. The developers can buy credits to cover usage.

Member Western asks about the event of a power failure.

Mr. Napierala states that the septic will act as a backup in that case.

Member Reynolds asks about the nature of the Graywater and how that will be dealt with.

Mr. Napierala explains how it would functionally work with the individual pumps.

Engineer Miller explains how a valve kicks in when the power goes out to prevent backups.

Member Reynolds asks a question about how individual generators would potentially help in the event of a power failure.

Mr. Napierala states that they would help.

Chairman Shomar asks about the DEC determination and its scope and quotes the finding, asking what is considered a protected stream and if additional DEC determinations are needed.

Mr. Franz mentions how the DEC regulation covers this work, that there is no adjacent area with DEC wetland protection.

Chairman Shomar - asks about setbacks. 50 versus 100 ft.

Mr. Franz states that the law states that for State protected wetlands it is 100 feet but there are no state protected wetlands.

Mr. Napierala presents and discusses roadways and their sight distance analysis. All three locations have undergone sight distance analysis.

There is discussion between Mr. Napierala and Member Zarella about what was included in the packets on Driveways.

Member Neubauer asks about the driveway grade.

Mr. Napierala states that it is about 8-10 degree grade, steep but driveway grade.

Member Reynolds asks about the County regulations and a flat space toward the top of the driveway.

Mr. Napierala says he is unsure, but they are following the principles of good design.

Chairman Shomar asks about the effect of water run off on the driveways.

Mr. Napierala states that he will ensure that good drainage is effected on the property.

Discussion between Member Reynolds and Chairman Shomar about the nature of Subdivision vs site plan and the procedure.

Mr. Jefferies continues to present discussing the different setback distances.

Mr. Napierala - discusses a map of the property highlighting setbacks.

Mr. Jefferies discusses the 50 foot setbacks and an easement for the powerline to the power pole.

Member Reynolds asks about a note on the waterline distance.

Member Reynolds and Engineer Miller discusses the water line and the interaction with the setback.

Member Reynolds asks more questions about the water line and if there is an additional easement.

Member Reynolds, Mr. Napierala and Engineer Miller continue to discuss the easement and the waterline.

Engineer Miller mentions that it is an existing easement.

Mr. Napierala points out that this was vetted through OCWA and that they have seen these plans and that they all have an encumbrance.

Member Reynolds states that the map should show the easement better.

Chairman Shomar suggests that it be included in their consideration.

Mr. Jefferies presents on the history of the site as a sawmill, that was abandoned. Furthermore there was a point where water was diverted for an hydroelectric station that powered the suburban park amusement park and trolleys from Syracuse. Mr. Jefferies summarizes and shows the 3 lot subdivision.

Member Reynolds raises the question about the pros and cons of separating the "tail piece".

Mr. Jefferies states that it is about access, and he would have donated it but the Town did not want it. If it could be donated he would.

Member Reynolds mentions that the EAF is an old version, wants to check the website to make sure we have what is up to date, and suggests that they update before they finalize to make sure they are in compliance with the bat nesting in trees issues.

Member Western discusses that the current comprehensive plan suggests that this area of the town be used for mixed-density residential. These lots would be too big to match that, and wonders about having lots that big on public utilities is somewhat of a misuse, but generally recognizes the situation.

Member Reynolds and Member Western continue to discuss lot size and density proscribed by the comprehensive plan. Feels that the subdivision is creating greater density, but they already got the zone change and because they made that decision they stated they are ok with that. Reiterates that we should simply recognize that we should be trying to follow the plan to increase density on areas with public sewer, water and drainage.

Chairman Shomar discusses next steps, that we will set a public hearing on August 10th.

Discussion between Chairman Shomar, Member Beecher and Member Reynolds about streamlining meetings.

Chairman Shomar states that if there are no comments from the public it may be voted

on, but would not want to promise it will happen that way. Thanks the applicant.

Other Business

1. Presentation on Housing Priorities by Manlius Town Supervisor Sara Bollinger

(Presentation was planned but not given during the Planning Board Meeting)

Adjournment

VB Motioned DW Seconds all say aye

There being no further business to come before the Board, upon motion duly made by Member Beecher and seconded by Member Western the Board voted unanimously to adjourn regular session at 07:23 PM.

Respectfully Submitted,
Duffy Hartnett
Planning Board Clerk