

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

**Agenda
Planning Board
June 8, 2026
6:30 PM**

**Use the Manlius Planning Board's recurring Zoom Link!
The same link will be used for all meetings.**

**Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/87987327153>**

Pledge Of Allegiance

Director of Planning and Development

Approval Of Minutes

1. May 11, 2026 - Minutes

Current Projects

1. Ironhorn Enterprises - 5912 North Burdick Street, E. Syracuse, NY 13057 - **Second meeting for possible site approval** - Site Plan Amendment - Same Address - Zoning Classification - Commercial B (CB) - Tax Map #'s 077.3-01-01.1 & 077.-03-24.4
2. Burdick St. Apartments - Medical Center Dr. Fayetteville, NY 13066 - **Discussion** PUD District Request - Zoning Classification - Residential Agricultural (RA) - Tax Map # 086.-01-11.0

Other Business

Adjournment

May 08, 2026

Chairperson David Shomar
Town of Manlius Planning Board
301 Brooklea Drive
Fayetteville, NY 13066

Re: Ironhorn Enterprises, Inc
5912 N. Burdick Street
East Syracuse, NY 10357

Dear Mr. Shomar and Planning Board Members,

Enclosed are our responses for the above referenced project based on the comments discussed at the April 27, 2026 Planning Board meeting.

1. The planning board express concern about the impact to the neighborhood.
The project represents a substantial reinvestment in a previously distressed property. Ironhorn Enterprises improvements to date have significantly enhanced the site's aesthetics, and the proposed upgrades aim to further stabilize the property as a well-maintained community asset.
2. What are the hours of operation?
This office is occupied by Ironhorn Enterprises staff. They have standard business hours from 8AM to 4:30PM Monday through Friday with minimal after hours and weekend activity.
3. What is the plan for the warehouses (both the attached overhead door warehouse and buildings to the East)?
There is no plan at this time. The auxiliary warehouse spaces are intended for future leases. Any future tenants will be required to comply with established zoning and use regulations.
4. Will there be proposed site lighting?
Existing lighting consists of building-mounted wall packs focused on security and safety within the fenced perimeter. No additional site lighting is proposed, preserving the current nighttime environment for adjacent neighbors.
5. Applicant to review the Comprehensive Plan. The proposed building colors very bland and industrial and the planning board would like it to compliment the residential neighborhood to the north.
We acknowledge the Planning Board's desire for residential compatibility. The building's palette has a modern appeal and represents Ironhorn Enterprises professional corporate identity.
6. Can the property be screened better?
We have noted that the neighboring residential properties are already well-screened by mature landscaping and privacy fencing. We are not proposing any new construction or activity on the northern section of the property, therefore the current transition between the sites will be preserved in its existing state.
7. Consider eliminating the frontage row of parking to the west and north and provide this parking in the area to the east (back rear).



The current parking configuration is essential for operational functionality and ADA compliance. Furthermore, the north and south lanes serve as critical fire access routes that must remain unobstructed. Relocating this parking to the rear is not feasible due to these safety and operational requirements.

8. Provide landscaping to the west (frontage) and the north adjoining neighbors.

Supplemental landscaping along the frontage is inhibited by a significant topographical drop-off and right-of-way issues, which complicates both installation and long-term maintenance. Additionally, the high concentration of roadway de-icing agents is unsuitable for sustained growth. The land to the north is encumbered by overhead utility lines which prohibit landscaping by the utility company. To ensure a sustainable site plan, we are focusing our aesthetic improvements on the building envelope.

9. What is the site drainage characteristics?

The site utilizes two catch basins and a manhole that discharge into the municipal storm sewer system. As the proposal involves no increase in impervious surface area or changes to the existing grade, the post-development runoff will remain consistent with the established historical baseline.

10. Will there be any impact to traffic?

While the building is now a primary office space, its historical use was significantly more complex and traffic-heavy. Previously, the site supported a retail storefront, a public showroom, homebuilders with contractors actively coming and going, and a warehouse receiving regular freight. These activities, combined with an active brokerage firm, established a high baseline for daily vehicle trips. The current office use aligns with and potentially reduces the logistical impact of the previous mixed-use operations.

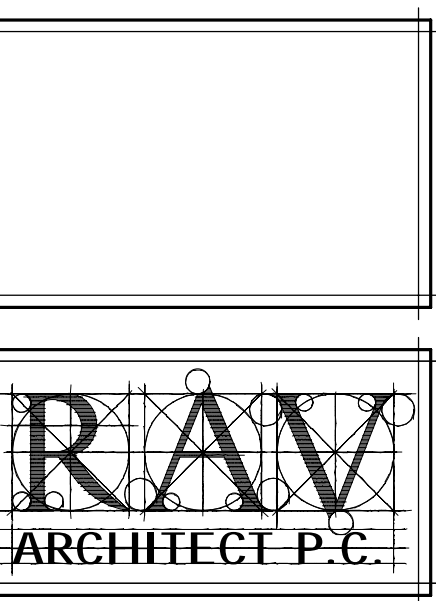
Respectfully Submitted,
NAPIERALA CONSULTING
Professional Engineer, P.C.

Neal H. Zinsmeyer, Jr., P.E.
Senior Project Manager

Cc: Tom Poitras, Director of Codes, Town of Manlius (via email)
Doug Miller, Town of Manlius Engineer (via email)
Paul Bassett, Ironhorn Enterprises (via email)
Ian Snyder, Ironhorn Enterprises (via email)



1 Front Elevation
1/8" = 1'-0"



ROD A. VANDERWATER
ARCHITECT, P.C.
7515 Morgan Road
Liverpool, NY 13090
(315) 415-5175
rod@ravarchitect.com

The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all copyright, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications and other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others except by agreement in writing from the Architect.

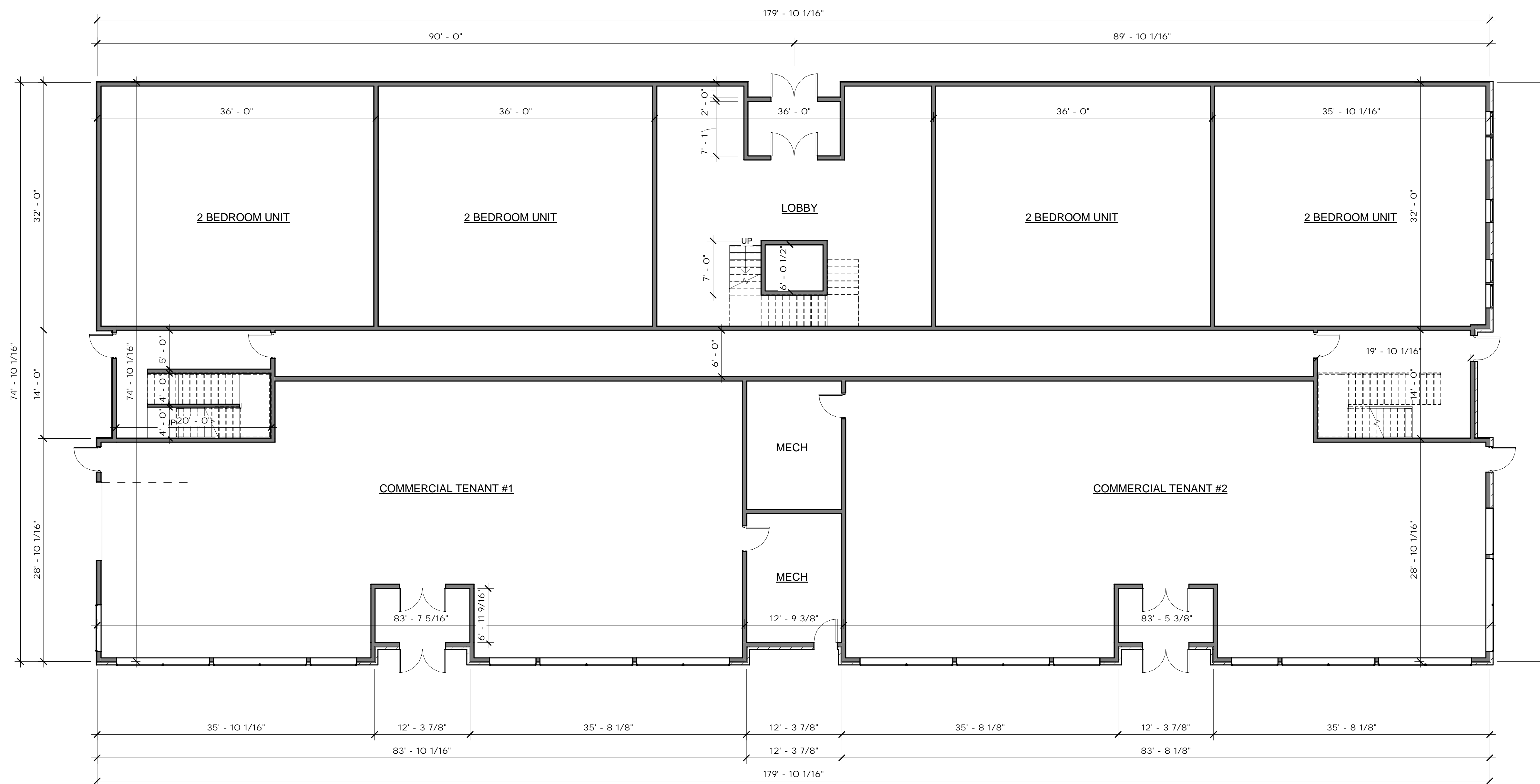
PROJECT TITLE & LOCATION:
Burdick Street Apartments
Medical Center Drive
Fayetteville, NY

REVISIONS	

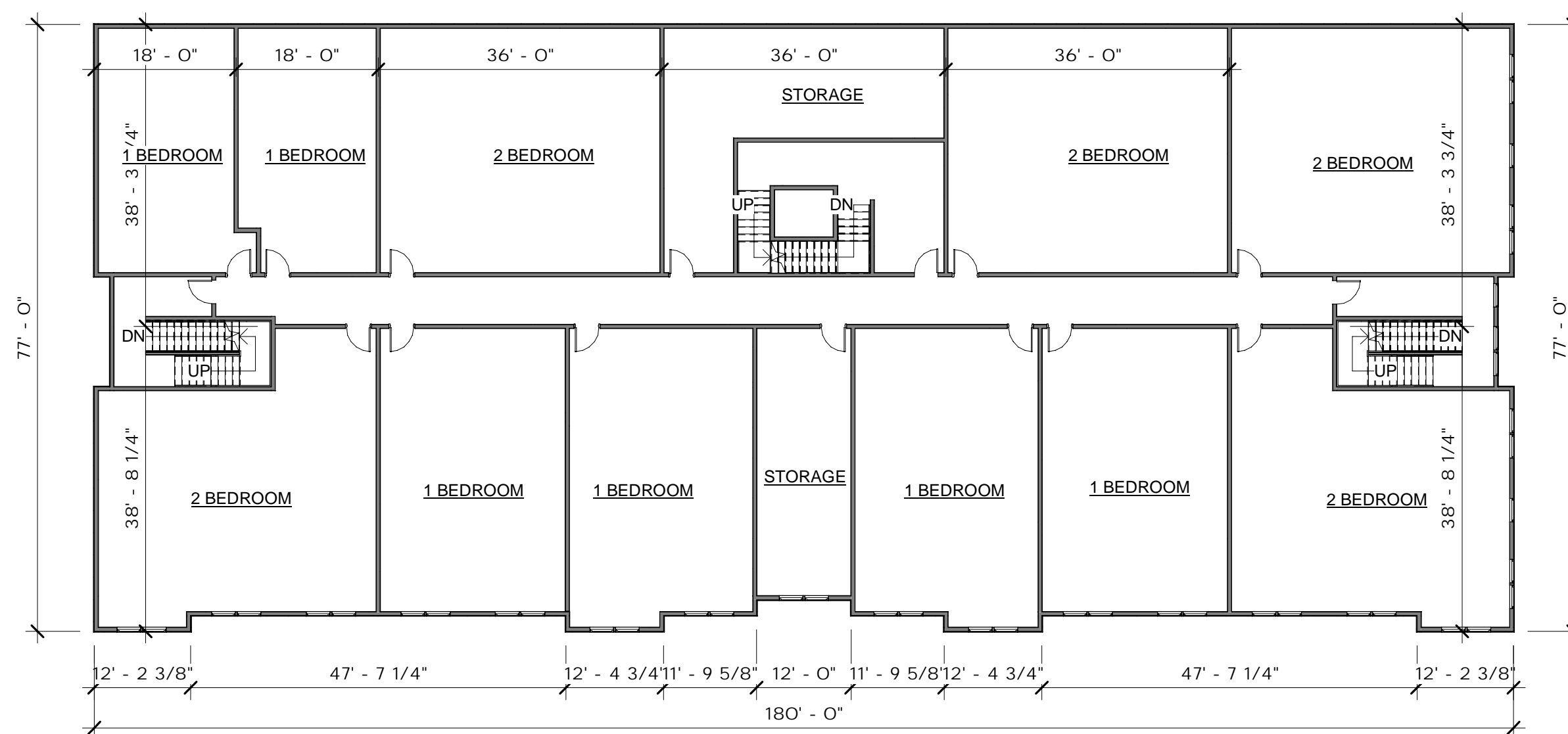
DRAWING TITLE
Elevations

DRAWING INFORMATION	
Scale	1/8" = 1'-0"
Drawn	RAV
Checked	RAV
Date	07/09/02
Proj. No.	26-031

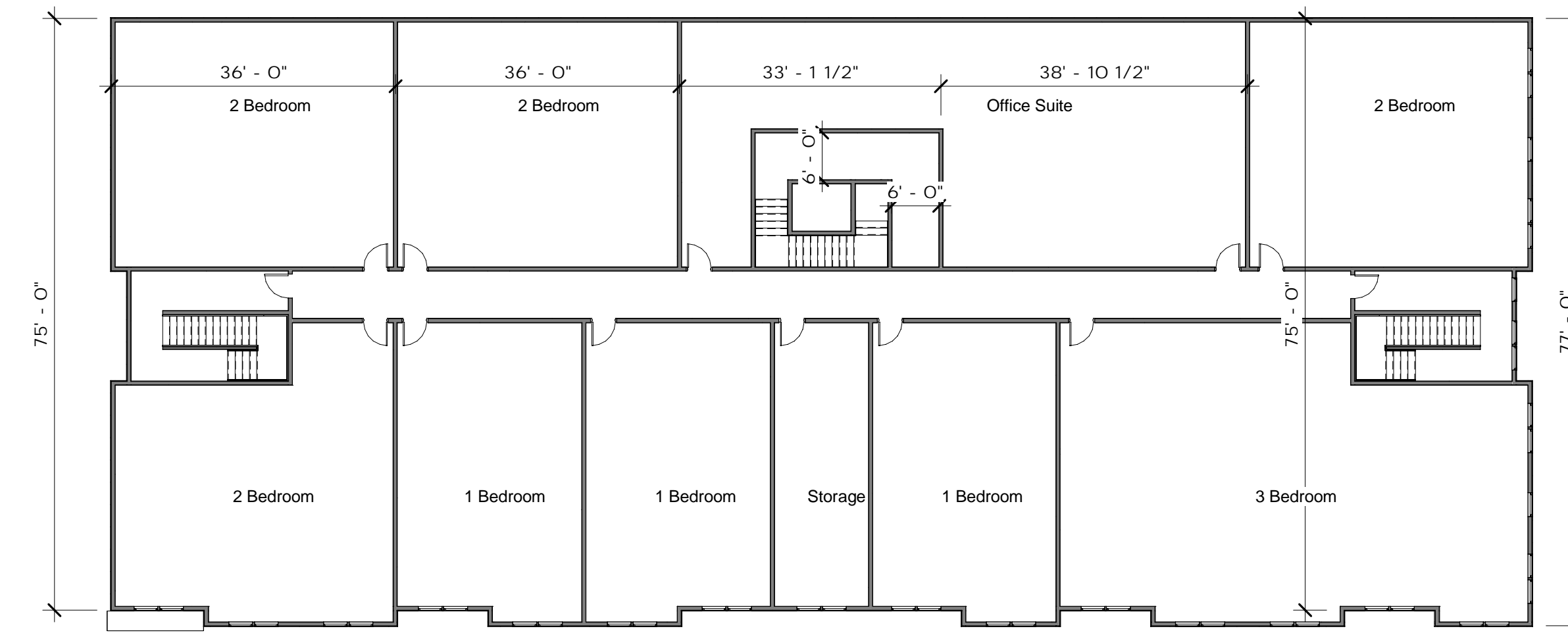
DRAWING NUMBER
A1



1 First Floor Plan
1/8" = 1'-0"



2 Second Floor / THIRD FLOOR SIMILAR
1/16" = 1'-0"



3 Fourth Floor
1/16" = 1'-0"

RAV
ARCHITECT P.C.

ROD A. VANDERWATER
ARCHITECT, P.E.

7515 Morgan Road
Liverpool, NY 13090
(315) 415-5175
rod@ravarchitect.com

The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all copyright, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications and other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others except by agreement in writing from the Architect.

PROJECT TITLE & LOCATION:
Burdick Street Apartments
Medical Center Drive
Fayetteville, NY

REVISIONS

DRAWING TITLE
First Floor Plan

DRAWING INFORMATION	
Scale	As indicated
Drawn	RAV
Checked	RAV
Date	xx/xx/23
Proj No.	26-031

DRAWING NUMBER
A3

May 27th, 2026

Town Board
Town of Manlius
301 Brooklea Drive
Fayetteville, NY 13066



LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109 EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

RE: PUD District Request

Burdick Street Apartments District Plan – Medical Center Dr. Fayetteville NY 13066

Town Board Members,

Keplinger Freeman Associates, on behalf of Brolex Properties LLC (the applicant), is pleased to submit the enclosed request for the creation of a Planned Unit Development (PUD) District related to the above-mentioned project.

The following items have been included for the Town Board review and consideration:

- PUD District Plan Description
- PUD District Plan
- Preliminary Architectural Drawing
- SEQR Form (EAF)

Should you require any additional copies of the above items, or have any questions related to the submission, please do not hesitate to contact our office at 315-445-7980 ext. 101 or as@keplingfreeman.com.

Thank you for your consideration of this request.

A handwritten signature in black ink that reads 'Alex Samoray'.

Alex Samoray

Burdick Street Apartments District Plan

- A. Intent. This district is intended to be used primarily for multiple-family dwelling units. The design of the PUD District Plan provides relatively high-density residential housing options in close proximity to neighborhood amenities and resources. The PUD District Plan shall also include a limited number of non-residential uses that are compatible with both the proposed multi-family housing on site and area.
- B. PUD District Plan Description.
1. Types of land uses. The following structures and uses shall be permitted within the district, pursuant to site plan approval:
 - a. Multi-family dwellings
 - b. Personal Service
 - c. Professional Offices
 - d. Retail Sales
 - e. Artisan, maker
 2. Bulk Requirements
 - a. Lot Area: 1.52 Acres
 - b. Maximum Building Height: 4 stories
 3. Off-Street Parking requirements. The site shall contain a total of sixty-three (63) parking spaces. One-off-street parking space for each one-bedroom dwelling unit and two off-street parking spaces for each two- or three-bedroom dwelling units shall be provided, for a total of fifty-one (51) designated residential spaces and (12) spaces for commercial parking.
 - a. Residential parking calculations. The proposed building will have (34) dwelling units. (17) one-bedroom units and (17) two or three-bedroom units. (51) parking spaces will be provided to accommodate the residential dwelling units.
 - b. Commercial parking calculations. The proposed building will have two (2) commercial spaces. The tenants will be a manufacturer show room, and a real estate office. Neither tenant anticipates a high volume of visitors. The manufacturer shown room anticipates a maximum use of three (3) spaces and the Real Estate office a maximum use of five (5) spaces.

4. Vehicle Circulation. Provisions for smooth internal vehicle circulation shall be made with storage space for snow which will not block parking spaces and with provision for access of emergency vehicles. The design for vehicular ingress and egress to the site from a public highway and for interior streets shall be approved by the Town Highway Superintendent.
- C. PUD District Plan Map. Attached is a map identifying the location of permissible land uses, public roads, sidewalks and the total acreage of the proposed PUD District Plan.
 - D. Phasing Plan. The Project will be constructed in one phase.
 - E. Application Timeline.
 1. The Owner shall be required to apply for Site Plan Approval no later than 180 days after approval of the PUD District Plan.
 2. The Owner shall be required to apply for a building permit to begin construction of the project no later than 18 months after receiving site plan approval.
 - F. Public Roadways. Appendix A depicts the location of lands that shall be dedicated to the Town for public use as roadways.
 - G. Signage. All signage shall be in accordance with § 155-25 of the Manlius Town Code.
 - H. Utilities. All buildings will be served by public water and sewer systems.
 - I. Workforce Housing. 10% of the Dwellings within the PUD District shall be designated for “Workforce Housing.” Workforce Housing shall be available for a period of ten (10) years following the issuance of a certificate of occupancy.
 1. The Town Board may reduce the number of Workforce Housing units required or the method for calculating the rent ceiling to be considered Workforce Housing if such an adjustment is necessary to support the continued financial viability of the project.
 2. Temporary noncompliance with paragraph I is permitted if such noncompliance is caused by increases in the incomes of existing tenants. The Owner shall reduce the rent for the next available equivalent vacant unit in the event that a unit previously designated as Workforce Housing no longer qualifies due to an increase in a tenant’s income.

3. The owner shall provide information on an annual basis to the Codes Officer to confirm compliance with these Workforce Housing Requirements.
-
- J. Mixed-use. The Owner shall offer no less than 2,500 square feet of space for rent for non- residential purposes. The non-residential units may only be located on the ground floor of development.
 - K. Sidewalk Connections. The Owner will cooperate with the Town to connect sidewalks within the PUD District with other sidewalks constructed by the neighboring property owners in order to provide pedestrian access.
 - L. Sustainability.
 1. The project will include two (2) charging plugs for electric vehicles.
 2. The Owner will incorporate alternative energy sources, i.e. solar and natural gas.



SITE PROGRAM NOTES

- 1 PROPOSED 180' X 15' MIXED USE BUILDING, 13,500 SF PER FLOOR. FOUR (4) STORIES TOTAL, GROUND FLOOR RETAIL SPACES, 34 RESIDENTIAL UNITS ON FLOORS 1-4, FOURTH FLOOR TO INCLUDE 13,000 SF BROLEX PROPERTIES OFFICE SPACE.
- 2 ACCESS DRIVE - SHARED ENTRANCE DRIVE, 24' WIDTH.
- 3 STORMWATER MANAGEMENT - SUBSURFACE STORMWATER MANAGEMENT AREA TO BE DESIGNED.
- 4 WASTE AND RECYCLING ENCLOSURE - INTENDED FOR FRONT LOADING REFUSE TRUCKS. LOCATION SELECTED TO MINIMIZE CONFLICT WITH PEDESTRIAN TRAFFIC. END OF PARKING AREAS DEDICATED FOR SNOW STORAGE.
- 5 SIGNAGE - PROPOSED COMMERCIAL SIGN.
- 6 LIGHTING PLAN - TO BE PROVIDED WITH DARK SKY COMPLIANT FIXTURES.
- 7 OVERHEAD DOOR - RETAIL #1.
- 8 RETAINING WALL - WITH SAFETY RAILING, TO BE DESIGNED.

ZONING DATA CHART

L10-ZONING		
ZONING DISTRICT:	RA - RESTRICTED AGRICULTURAL	
PROPOSED ZONING:	FUD - PLANNED UNIT DEVELOPMENT	
	EXISTING REQS	PROPOSED FUD
MIN. FRONTAGE:	150 FT	220 FT
LOT SIZE:	40,000 SF	66,211 SF (152Ac)
FRONT YARD SETBACK:	40 FT	30 FT
SIDE YARD SETBACK:	20 FT	10 FT
REAR YARD SETBACK:	40 FT	40 FT

PARKING DATA CHART

PARKING STALL DIMENSIONS:	10 FT X 20 FT
RESIDENTIAL:	34 UNITS, (1) SPACE PER ONE BEDROOM UNIT, (2) SPACES FOR PER TWO OR THREE BEDROOM UNITS.
PROPOSED SPACES	63 SPACES

DISTRICT PLAN

MEDICAL CENTER DRIVE FAYETTEVILLE, NY

MAY 27, 2026

