

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 22, 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

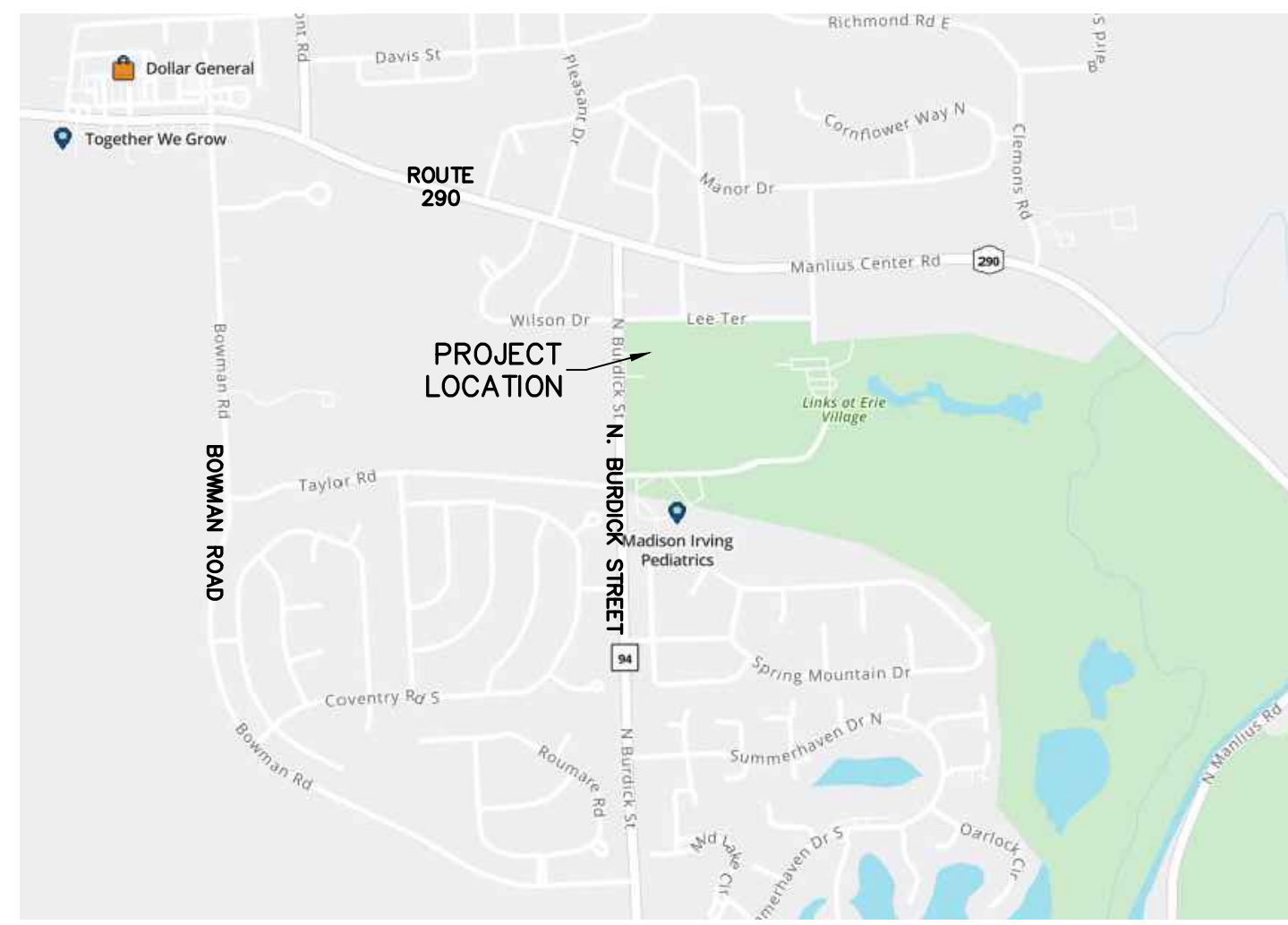
Current Projects

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

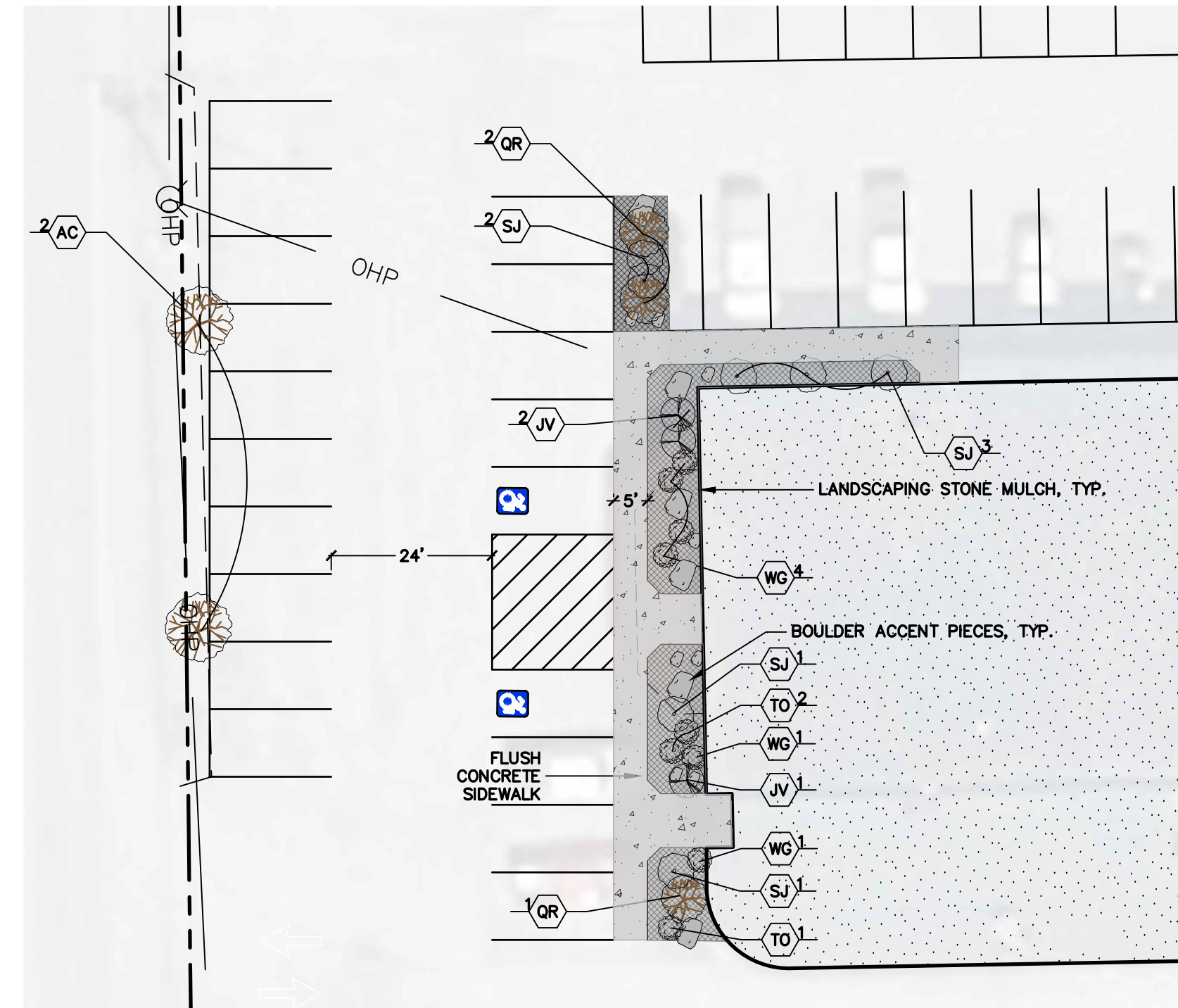
Other Business

Adjournment





LOCATION MAP
NOT TO SCALE



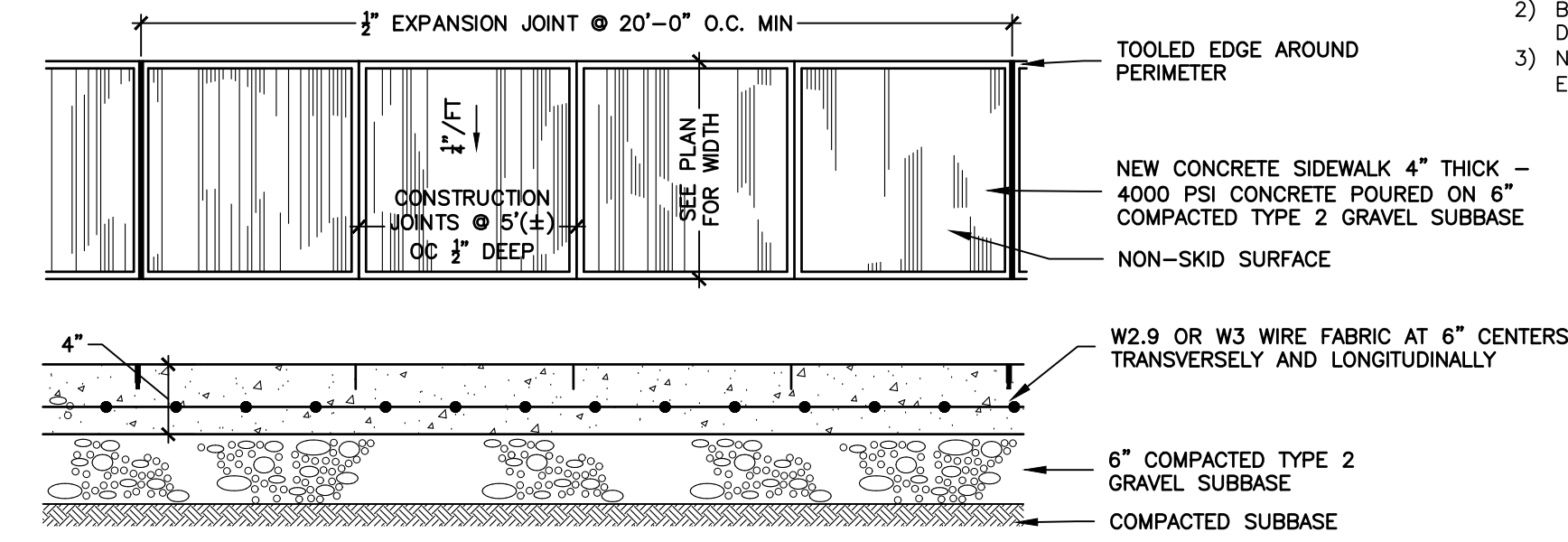
1 INSET
C-1 SCALE: 1"=20'

LEGEND

	PROPOSED SHRUBS		PROPOSED EVERGREEN TREE
	PROPOSED DECIDUOUS TREE		PROPOSED LANDSCAPING STONE

LANDSCAPING PLANTING SCHEDULE

KEY	QUANTITY	LATIN NAME	COMMON NAME	PLANTING SIZE
TREES - DECIDUOUS				
AC	2	AMELANCHIER	SERVICEBERRY "SPRING GLORY"	1 1/2" B&B
QR	3	QUERCUS ROBUR	'NADLER' KINDRED SPIRIT OAK	1 1/2" B&B
TREES - EVERGREEN				
JV	3	JUNIPERUS VIRGINIANA	UPRIGHT RED CEDAR 'TAYLOR'	4" B&B
SHRUBS - DECIDUOUS				
SJ	9	SPIRAEA JAPONICA	GOLD FLAME	5 GAL
WC	6	WEIGELA	WINE AND ROSES	5 GAL
SHRUBS - EVERGREEN				
TO	3	THUJA OCCIDENTALIS	MR. BOWLING BALL ARBORVITAE	3 GAL



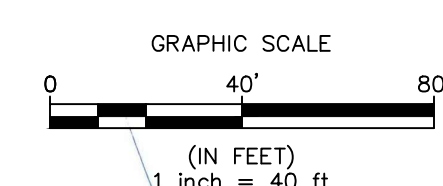
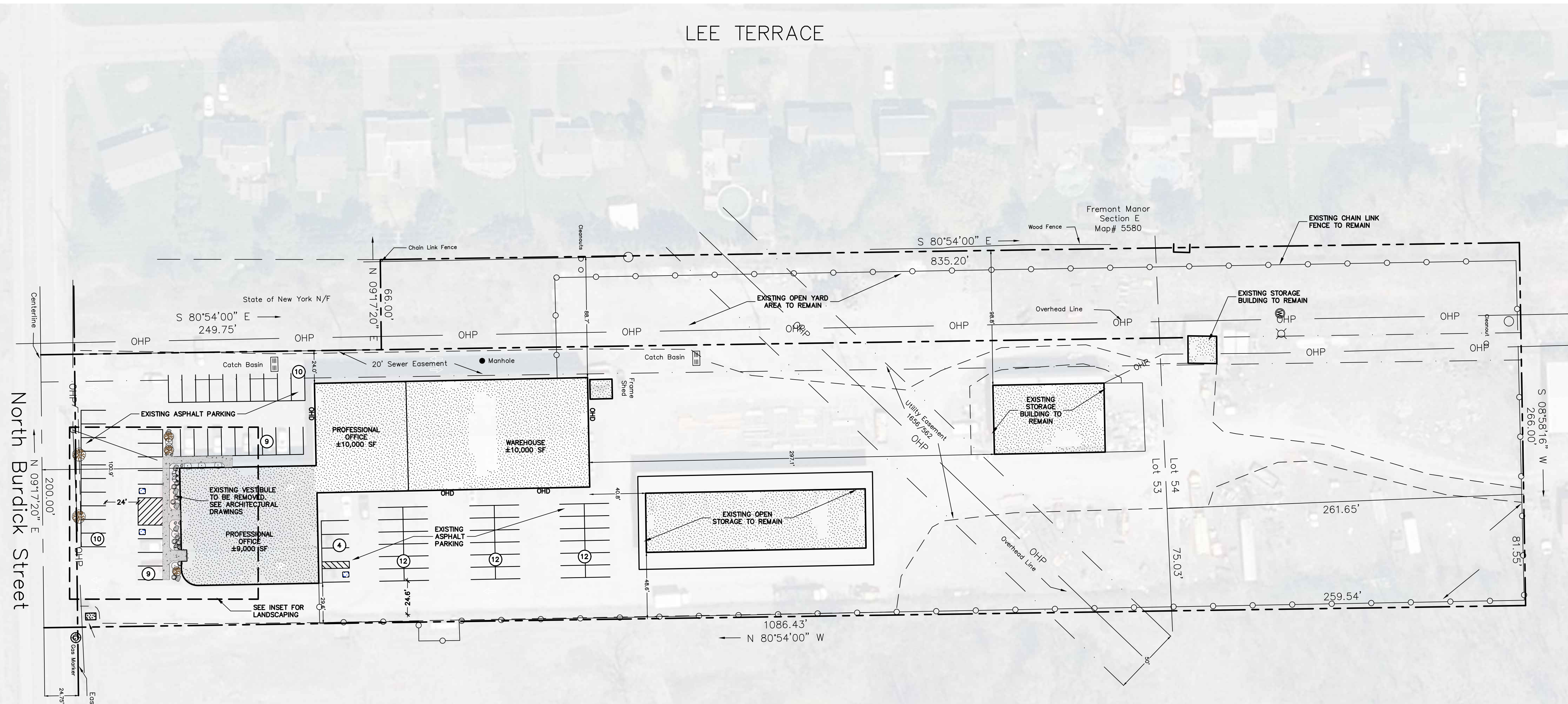
2 SIDEWALK DETAIL
C-1 SCALE: NTS

SITE CRITERIA CHECKLIST

PROJECT SITE INFORMATION		
ADDRESS	5912 N. BURDICK STREET	
TAX MAP ID NO.	077-04-01.1 & 077-3-24.4	
BOUNDARY SURVEY	PROPERTY LINE TAKEN FROM EXISTING CONDITION SURVEY BY MICHAEL J. MCCULLY LAND SURVEYING, PLLC	
TOTAL SITE AREA	6.25 ACRES	
LAND USE	PROFESSIONAL OFFICE & WAREHOUSE	
BUILDING SIZE	±29,000 SF	
ZONING INFORMATION		
ZONING DISTRICT	COMMERCIAL B (CB)	
	REQUIRED	PROVIDED
FRONT YARD SETBACK	30'	NO CHANGE
REAR YARD SETBACK	25'	NO CHANGE
SIDE YARD SETBACK	15'	NO CHANGE
PARKING SPACES	OFFICE: 1 PER 300SF 196,000 SF = 63	78
	WAREHOUSE: 1 PER 2 EMPLOYEES, PLUS ONE VEHICLE FOR THE BUSINESS OPERATION. SAY 10 EMPLOYEES	
	TOTAL = 73	

- NOTES:
- NO CHANGES TO THE SITE AS PART OF THIS SITE PLAN APPROVAL WITH THE EXCEPTION OF SIDE AND LANDSCAPING IMPROVEMENTS AS NOTED.
 - BUILDING EXTERIOR SHALL BE RENOVATED AS PER ARCHITECTURAL DRAWINGS.
 - NO MODIFICATIONS TO THE EXISTING SITE UTILITIES (WATER, SEWER, ELECTRIC, NATURAL GAS) ARE PROPOSED.

LEE TERRACE



PROJECT NO. 26-2436
DATE 01 APR 2026
SCALE 1"=40'

PROPOSED TOWNSHIPS:
**PROPOSED PROFESSIONAL OFFICE
5912 N. BURDICK STREET**
TOWN OF MANLIUS ONONDAGA COUNTY, NY
PREPARED FOR: IRONHORN ENTERPRISES
5912 N. BURDICK STREET
EAST SYRACUSE, NY 13057

LAYOUT PLAN
SHEET TITLE:
NO. 1
DATE 06/2026
AS PER PLANNING BOARD
REVISION/ISSUE

NO.	DATE	REVISION/ISSUE
1	06/2026	AS PER PLANNING BOARD

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITES • DESIGN • ENGINEERING
MANLIUS, NEW YORK 13104
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO. 26-2436
DATE 01 APR 2026
SCALE 1"=40'

C-1

June 12, 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 June 8, 2026 Planning Board meeting.

1. The planning board continuously expressed concerns on the lack of landscaping along the frontage of the property and building.

We have added street trees along the road frontage that are compatible with Nation Grid's selective trees to be planted under power lines. We have added a mix of evergreen and deciduous shrubs, along with columnar deciduous and evergreen trees along the building front. A concrete sidewalk will be installed to separate the asphalt parking area and the landscaping area. The landscaping is identified on sheet C-1 and has been incorporated in the revised rendering as well.

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)