

Other Business

June 29th, 2026

3S-2026-10

Three-Mile Limit Subdivision Review- Town of Manlius ‘Lands of Sturick Subdivision’ Subdivision of One Parcel into Two New Parcels

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide a 2.296+/- Acres from an existing 61.17+/- Acre parcel. The proposed subdivision is located at 5839 Bowman Road, East Syracuse, NY. 13057.

- New Dimensions of Lots:
New Lot 2: 2.296 Acres/ 100000 SF (Tax ID: 073-03-03.2)
New Lot 1: 58.8 Acres/ 2,561,328 SF (Tax ID: 073-03-03.1)
- The Town of Manlius determined no significant environmental impact and approved the Subdivision plan on April 27, 2026.
- The application included a Subdivision map “Lands of Sturick Part of Lot 53 Town of Manlius, Onondaga County, New York” prepared by Forrest L. SeGuin, of SeGuin Land Surveying, PLLC, dated April 14, 2026, Scale: 1” = 100’.
- The Subdivision map was reviewed by: New York State Department of Environmental Conservation, The City of Syracuse Department of Engineering and The Onondaga County Health Department.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Masihullah Onary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Carol Holbrook

6/4/2026

Re: Application Completeness for The Mile Limit Review: 3S-2026-10

Dear Ms. Holbrook,

On 6/4/2026, Rebeca Baker determined the proposed project 3S-2026-10, at 5839 Bowman Road, East Syracuse, New York 13057, has all the required submittals for the application to be complete.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

Your Submission Details

Submission Number:

3S-2026-10

Status:

Application Completeness Check

Message:

Applicant Name:

Carol Holbrook

Applicant Email:

Primary Location:

5839 Bowman Road, East Syracuse, New York 13057

Primary APN:

N/A

Submission Type:

Zoning Applications > Three-Mile Limits

Last Updated:

June 4, 2026

Submission URL:

<https://app.oncamino.com/syracusenyc/dashboard/submissions/769045/guide>

Contact the agency for more help

 (315) 448-8600

 zoning@syr.gov adillon@syr.gov

 300 South State St.,
Syracuse

1 Getting Started

0 Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

INTERNAL USE ONLY

General Project Information

1 Subdivision Project Description Subdivision of a 2.296+/- Acre residential building lot from an existing 61.17+/- Acre parcel.

2 If yes, what was the final approval date?

04/27/2026

3 Has this project received final local approval?

Yes

4 If yes, what was the preliminary approval date?

04/27/2026

5 Has this project received preliminary local approval?

Yes

6 # of Dwelling Units	1.0
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7	Number of Proposed Lots	2.0
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8	Subdivision Name
	Lands of Sturick

9 Municipality
Town of Manlius

10	Proposed Land Use(s)	Residential & Wetland
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11	Current Land Use(s)	Residential & Wetland
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12 Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

Resubdivision/Lot Alteration/Three-Mile Limits Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Owner/Owner's Agent Certification

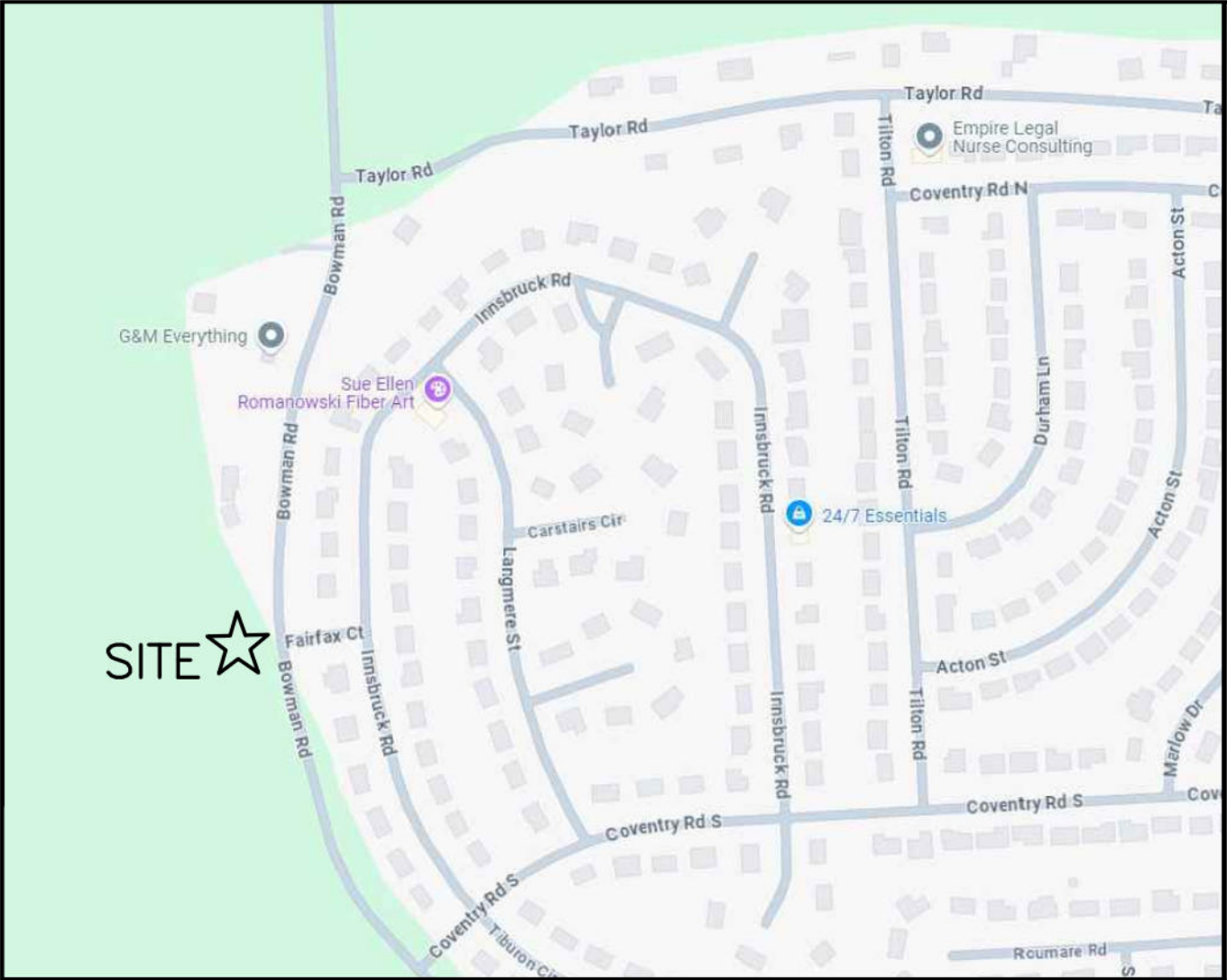
<i>By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.</i>	
Print owner's name: Barbara Sturick	
Signature: <i>Barbara Sturick</i>	Date: 05/19/2026
Mailing address: 5839 Bowman Road, E. Syracuse, NY. 13057	
Phone: [REDACTED]	Email: [REDACTED]
Print owner's name:	
Signature:	Date: 05/19/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 05/19/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 05/19/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 05/19/2026
Mailing address:	
Phone:	Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Print applicant's name: Barbara Sturick	
Signature: <i>Barbara Sturick</i>	Date: 05/19/2026
Mailing address: 5839 Bowman Road, E. Syracuse, NY. 13057	
Phone: [REDACTED]	Email: [REDACTED]
Print authorized representative's name (if applicable):	
Signature:	Date: 05/19/2026
Mailing address:	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	



LOCATION MAP
(NOT TO SCALE)

JOSEPH ALEXANDER N/F
INSTR. #2023-36963
TAX MAP #053.0-04-03.1

TOWN OF DEWITT
TOWN OF MANLIUS

MATTHEW EGGLESTON N/F
INSTR. #2024-2325
TAX MAP #073.0-03-4.1

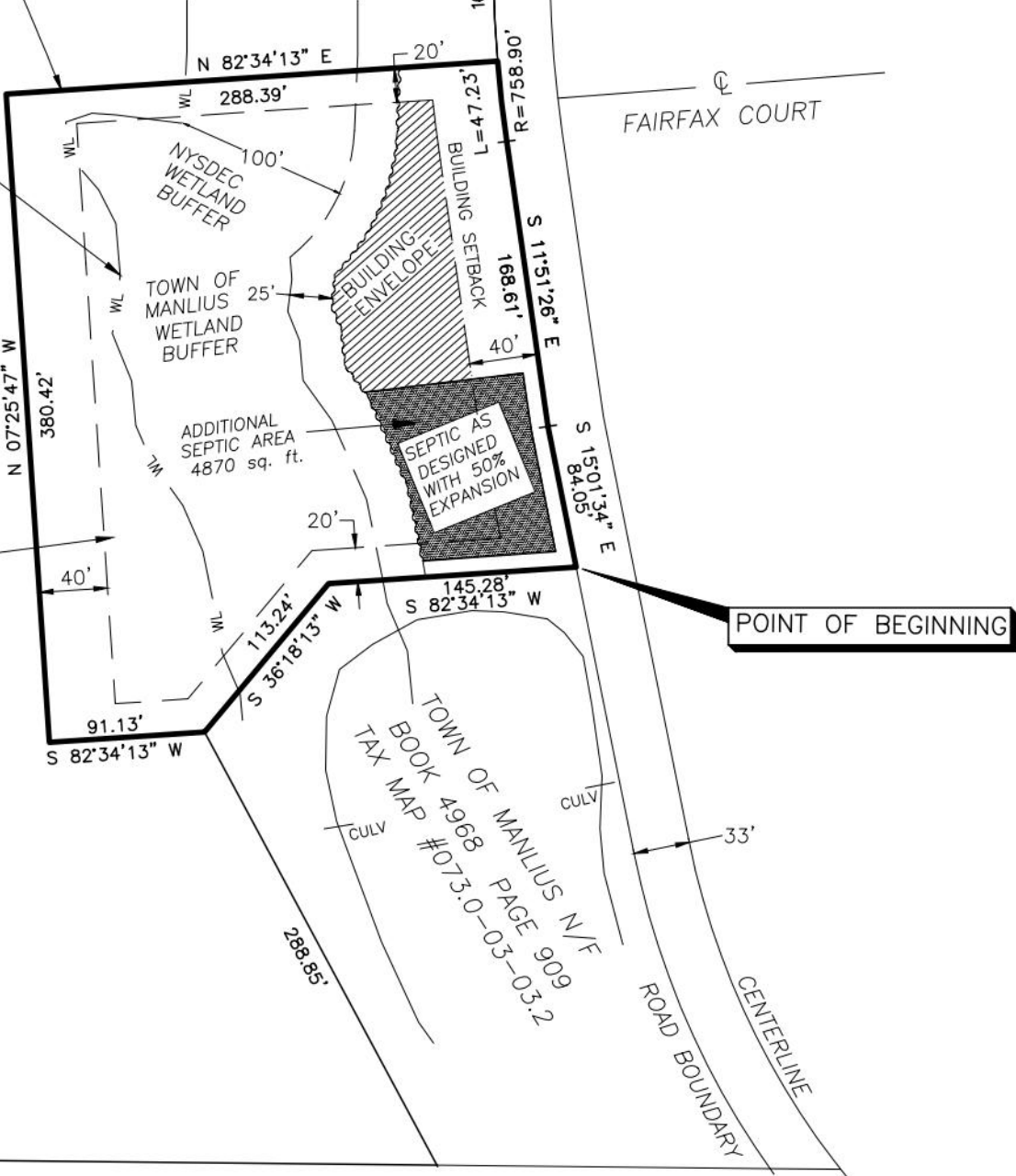


①
58.8± Acres (per tax map)
(REMANNING LANDS)
VACANT
BARBARA STURICK N/F
TAX MAP #073.0-03-03.1

WETLANDS DELINEATED ON
11/06/2025 BY E.H. FRANTZ
ENVIRONMENTAL AND APPROVED BY
N.Y.S.D.E.C PER LETTER OF
CONCURRENCE DATED 12/03/2025.

②
NEW PARCEL
2.296± Acres
100,000 Sq. Feet
VACANT

MATTHEW STURICK N/F
INSTR. #2024-2324
TAX MAP #074.00-01-01



MUNICIPAL APPROVAL
APPROVED TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL

ZONING NOTE:

- ZONED: RESTRICTED AGRICULTURAL-(R-A),
- PER TOWN CODE
 - MIN. LOT WIDTH 200' (WITH SEPTIC SYSTEM)
 - MIN. LOT AREA 100,000 S.F. (WITH SEPTIC SYSTEM)
 - MIN. FRONT YARD DEPTH 40'
 - MIN. SIDE YARD DEPTH 20'
 - MIN. REAR YARD DEPTH 40'



I HEREBY APPROVE THIS TRACT MAP:

BARBARA STURICK
5839 BOWMAN RD.
EAST SYRACUSE, N.Y. 13057

The undersigned surveyor hereby certifies that
this map was made from an actual field survey
completed on July 15, 2020.

Forrest L. SeGuin
Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE ABSTRACT OF TITLE.

Only survey maps with the surveyor's
embossed seal are genuine. Surveyor's
correct copies of the surveyor's original
work and opinion.
Unauthorized alteration or addition to a survey
map bearing a licensed land surveyor's seal is a
violation of sect. 7209, subsection 2, of the New
York State Education Law.
The certification is limited to the persons for
whom the survey map is prepared and on the
behalf to the title company, governmental agency
and the lending institution (and hereon)
Certification are not transferable to additional
institutions or subsequent owners.
The location of underground improvements,
structures and utilities are not covered by
this certificate.



SUBDIVISION - FINAL PLAN	
LANDS OF STURICK PART OF LOT 53 - TOWN OF MANLIUS ONONDAGA COUNTY, NEW YORK	
SURVEY AND MAP PREPARED BY: SeGUIN LAND SURVEYING, PLLC FAIRFAX, CÖrrest L. SeGuin, L.S. 6197 DYKE ROAD, CHITTENANGO, N.Y. 13037 PHONE:(315)263-1642	SCALE: 1" = 100' DATE: 04/14/2026 PROJECT NO. 25097 TAX MAP NO. 073.0-03-3.1 DWG. STURICK 3.0 ACRES

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
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 Beatar

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

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision 3S-2026-10

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	6/29/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available. -No objection to the work proposed, as it lies outside of the plated area and should have no impact on Mapping Division assets or control in the area.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	-Project site is located in the Butternut Creek Basin. -Ok for re-subdivision.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	- Future development shall follow all local & state regulations.
Engineering Sewer	Conditionally Approved	Nyezee Goe	-No comment
Landmark Preservation	N/A		