

New Business

February 12, 2024

3S-24-01

Three-Mile Limit Resubdivision Review-Town of Dewitt Cryomech Resubdivision

Resubdivide Three lots into four lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request. The applicant intends to combine three lots (6682 Moore Rd, 6655 Old Thompson Rd, and 6684 Moore Rd) in one new lot, and then subdivide into four new lots.

- The purpose of the resubdivision is to combine three lots into one new lot and then divide it into four new lots
Proposed Lot 1A: 26.680 Acres/ 1162180.8 Sq.ft;
Proposed Lot 2 A: 19.3944 Acres/ 844820.064 Sq.ft;
Proposed Lot 2B:15.627 Acres/ 680712.12 Sq.ft;
Proposed Lot 3A: 14.907 Acres / 649348.92 Sq.ft
- The Town of Dewitt Planning Board approved the resubdivision and companion site plan on November 30, 2023.
- The application included a resubdivision map dated May 16, 2023 with final revision on November 7, 2023. The map illustrates the existing three irregular lots and four proposed lots; the map is with the scale of 1'' = 100'', Drawn by State of New York Licensed land Surveyor Gary Ensign Cottrell.
- The resubdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.
- Pursuant to the New York State Environmental Quality Review Regulations, the proposed resubdivision is an unlisted action and the Town of Dewitt made a Negative SEQRA determination on November 30, 2023.

City of Syracuse
Office of Zoning Administration

THREE MILE LIMIT SUBDIVISION REVIEW
City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * [zoning@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: _____ Case: 35-24-01

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>
1)	6682 Moore Rd, Syracuse, NY 13211	022.-05-19.0	14.00
2)	6655 Old Thompson Rd, Syracuse, NY 13211	022.-05-03.1	46.20
3)	6684 Moore Rd, Syracuse, NY 13211	022.-05-2.3	15.76
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
10)	_____	_____	_____

As listed in the *Municipal Assessment property tax records.*

PROJECT INFORMATION

Municipality: Town of DeWitt

Subdivision Name: Cryomech Subdivision

Number of Proposed Lots: 4

Existing/Proposed Land Use(s): High tech manufacturing

Number of Dwelling Units: None

Local Approval(s): Preliminary Date: _____ Final Date: 1/18/2024

PROJECT DESCRIPTION (Combining/Dividing/Realigning X Lot(s) into Y New Lot(s))

(Provide a brief description of the project, including if it is a residential or commercial project.)

This proposal involves the conveyance of approximately 12.68 acres of land from Midcourt Builders Corp to Cryomech, Inc.

Under the proposed subdivision of land, the Cryomech parcel identified as tax map parcel number 022.-05-19.0 would be expanded from 14 acres to 26.68 acres.

The Midcourt parcel identified as tax map parcel 022.-05-03.1 would be separate into two unique tax map parcels of 19.394 acres and 15.627 acres, respectively identified as Lots 2A and 2B on the proposed subdivision map, and the existing tax map parcel identified as tax map number 022.05-2.3 would be reduced to a total area of 14.907 acres, the new boundaries of which are identified on the proposed subdivision map as Lot 3A. The proposed boundaries of the new Cryomech parcel are identified on the proposed map as Lot 1A.

PROPERTY OWNER(S) (required)

As listed in the Town's Department of Assessment property tax records.

			Bluefors Cryocooler Technologi		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
253 36th St., Suite 302, Brooklyn, NY 11232					
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature: <i>David Dymal</i>			<i>Date:</i> 12/18/2023		<i>Email:</i>

			Midcourt Builders Corp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
PO Box 779			NY 13152		
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature: <i>David Dymal</i>			<i>Date:</i> 12/18/2023		<i>Email:</i>

			Midcourt Builders Corp.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
PO Box 779			NY 13152		
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature: <i>M J</i>			<i>Date:</i>		<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			<i>Date:</i>		<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
* Signature:			<i>Date:</i>		<i>Email:</i>

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

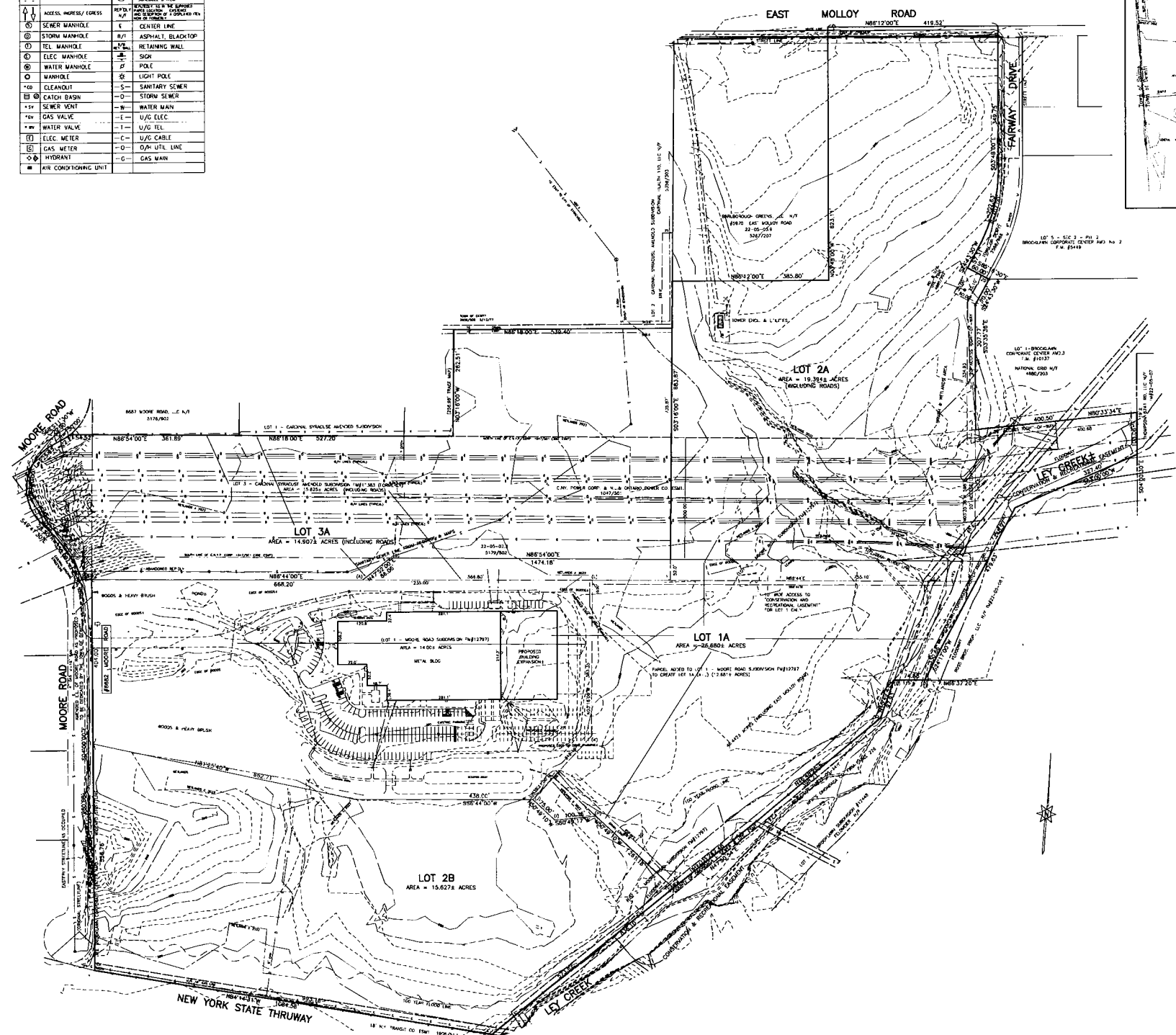
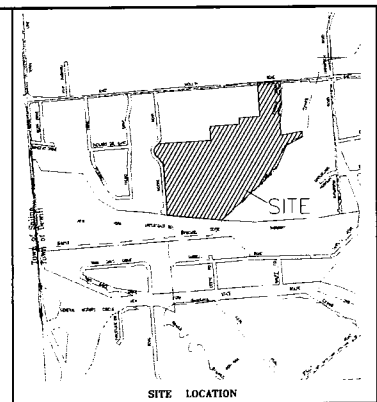
APPLICANT(S) (if applicable)

			Cryomech, Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
c/o Nolan Kokkoris, Esq., Bond, Schoeneck & King, One Lincoln Center, Syracuse, NY 13202					(315) 218-8279
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
					<i>Email:</i> nkokkoris@bsk.com

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

			Bond, Schoeneck & King, PLLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
Nolan Kokkoris, Esq.			Syracuse, NY 13202		(315) 218-8279
<i>Street Address</i>		<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>
					<i>Email:</i> nkokkoris@bsk.com

LEGEND OF SYMBOLS			
①	ENCROACHMENT	①	FILE REPORT
②	SEWER MANHOLE	②	SEWERAGE SYSTEM
③	STORM MANHOLE	③	SEWERAGE SYSTEM
④	TEL. MANHOLE	④	SEWERAGE SYSTEM
⑤	ELEC. MANHOLE	⑤	SEWERAGE SYSTEM
⑥	WATER MANHOLE	⑥	SEWERAGE SYSTEM
⑦	CATCH BASIN	⑦	SEWERAGE SYSTEM
⑧	SEWER VENT	⑧	SEWERAGE SYSTEM
⑨	GAS VALVE	⑨	SEWERAGE SYSTEM
⑩	WATER VALVE	⑩	SEWERAGE SYSTEM
⑪	ELEC. METER	⑪	SEWERAGE SYSTEM
⑫	GAS METER	⑫	SEWERAGE SYSTEM
⑬	HYDRANT	⑬	SEWERAGE SYSTEM
⑭	AIR CONDITIONING UNIT	⑭	SEWERAGE SYSTEM
①	SEWER MANHOLE	①	SEWERAGE SYSTEM
②	STORM MANHOLE	②	SEWERAGE SYSTEM
③	TEL. MANHOLE	③	SEWERAGE SYSTEM
④	ELEC. MANHOLE	④	SEWERAGE SYSTEM
⑤	WATER MANHOLE	⑤	SEWERAGE SYSTEM
⑥	CATCH BASIN	⑥	SEWERAGE SYSTEM
⑦	SEWER VENT	⑦	SEWERAGE SYSTEM
⑧	GAS VALVE	⑧	SEWERAGE SYSTEM
⑨	WATER VALVE	⑨	SEWERAGE SYSTEM
⑩	ELEC. METER	⑩	SEWERAGE SYSTEM
⑪	GAS METER	⑪	SEWERAGE SYSTEM
⑫	HYDRANT	⑫	SEWERAGE SYSTEM
⑬	AIR CONDITIONING UNIT	⑬	SEWERAGE SYSTEM



SURVEYORS: WILLIAM C. BROWN, JR. & ASSOCIATES, INC. 1000 W. WASHINGTON ST. SUITE 200, SYRACUSE, NY 13202
 NO GUARANTEE IS MADE BY THE SURVEYORS AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 ALL RIGHTS RESERVED.
 ZONED: HIGH TECH DISTRICT (H-1)
 WILLIAM BROWN, JR. & ASSOCIATES, INC. 1000 W. WASHINGTON ST. SUITE 200, SYRACUSE, NY 13202
 ELEVATIONS FROM ACTUAL FIELD SHOTS ARE ACCURATE & RELATED TO BENCHMARK CONTIGUOUS BASED UPON AN INTERPOLATION OF ELEVATION SPOTS. ARE A SUBJECTIVE INTERPRETATION OF "TYPICAL".
 CONTOUR INTERVAL = 1'
 TOTAL AREA = 76.8088 ACRES (INCLUDING ROADS)
 1" = 100'
 GRAPHIC SCALE - FEET

MUNICIPAL APPROVAL: _____

COUNTY HEALTH DEPARTMENT APPROVAL: _____

NO. 1680 CRYOMECH SUBD. DIV. 12797 & 11383

PRELIMINARY PLAN

CRYOMECH SUBDIVISION
 LOTS 1 & 2 - MOORE RD. SUBD. FM#12797
 & LOT 3 - CARDINAL SYRACUSE AMD. SUBD. FM#11383
 PT. OF LOT 20 - TOWN OF DEWITT - ONONDAGA CO. - N.Y.

LD: 22-05-3.1 FILE: ROLL 22-4 BIN: 26
 DATE: 05-16-2023 SCALE: 1" = 100' B/P:

REVISIONS	DATE	DESCRIPTION
1	11-07-23	PROPOSED EXPANSION

COTTRELL LAND SURVEYORS, INC.
 1308 STATE ST., SUITE 101, SYRACUSE, NY 13204
 (315) 483-8371, WWW.COTTRELLSURVEYORS.COM

NOT A VALID SUBDIVISION WITHOUT THE RECORDING DATA OF THE MAP FILED WITH THE COUNTY CLERK'S OFFICE.