

New Business

April 15, 2024

3S-24-06

Three-Mile Limit Subdivision Review-Town of Dewitt

Resubdivision of Woodchuck Hill Road

Resubdivide one lot into eight lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request. The applicant intends to divide one lot (6542 Woodchuck Hill Road) into eight new lots

Proposed new Lot 1: 1.198 Acres/52,206 SF

Proposed new Lot 2: 1.135 Acres/49,450 SF

Proposed new Lot 3: 1.774 Acres/77,258 SF

Proposed new Lot 4: 1.861 Acres/81,068 SF

Proposed new Lot 5: 1.840 Acres/80,135SF

Proposed new Lot 6: 0.866 Acres/37,715 SF

Proposed new Lot 7: 0.717 Acres/31,227SF

Proposed new Lot 8: 0.834 Acres/26,323 SF

- The Town of Dewitt Planning Board approved the Resubdivision plan on January 11, 2024. Meanwhile, the board granted a negative SEQRA declaration as the project is an unlisted action.
- The application included a Resubdivision map dated March 30 2023, and last revised February 8, 2024. The map illustrates the existing one lot and proposed eight lots; the map is with the scale of 1'' = 50', Drawn by State of New York Licensed land Surveyor Forrest L. Seguin.
- The application included a SWPPP dated September 28, 2023. Prepared by RZ Engineering PLLC
- The Resubdivision maps were reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.

City of Syracuse
Office of Zoning Administration

THREE MILE LIMIT SUBDIVISION REVIEW
One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date:

Case:

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>
1)	<u>6542 Woodchuck Hill Road, Jamesville, NY 13078</u>	<u>076.-07-08.0</u>	<u>10.881</u>
2)	<u>Onondaga County 911 Addresses (see below)</u>		
3)	<u>5001 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>0.834</u>
4)	<u>5003 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>0.717</u>
5)	<u>5004 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>1.198</u>
6)	<u>5005 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>0.866</u>
7)	<u>5006 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>1.135</u>
8)	<u>5007 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>1.840</u>
9)	<u>5008 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>1.774</u>
10)	<u>5009 Woodchuck Estates Circle, Jamesville, NY 13078</u>	<u>N/A</u>	<u>1.861</u>

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

PROJECT INFORMATION

Municipality:	<u>Town of DeWitt</u>
Subdivision Name:	<u>Woodchuck Hill Road Subdivision</u>
Number of Proposed Lots:	<u>8</u>
Existing/Proposed Land Use(s):	<u>Residential / Residential</u>
Number of Dwelling Units:	<u>8</u>
Local Approval(s):	<input checked="" type="checkbox"/> Preliminary Date: <u>2/29/24</u> <input type="checkbox"/> Final Date:


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.)

Project involves dividing (1) residential parcel into (8) new single family residential parcels. Project includes the construction of a public road and a NYSDEC compliant stormwater facility.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)As listed in the Town's **Department of Assessment** property tax records.

First Name	Last Name	Title	Company	Phone:				
				315-380-7536				
<i>6542 Woodchuck Hill Road LLC</i>								
Street Address	PO	Apt / Suite / Other	City	Manlius	St	NY	Zip	Email:
							13104	king.daniel.e@gmail.com
<i>Box 600</i>								
* Signature:				Date:	3/5/24			

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

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

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

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

*** 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)

First Name	Last Name	Title	Company	Phone:				
<i>Dan</i>	<i>King</i>	<i>Owner</i>		315-380-7536				
Street Address	PO	Apt / Suite / Other	City	Manlius	St	NY	Zip	Email:
							13104	king.daniel.e@gmail.com
<i>Box 600</i>								

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

First Name	Last Name	Title	Company	Phone:			
<i>Nathan</i>	<i>LaPierre</i>	<i>Landscape Arch</i>	<i>Keplinger Freeman Associates</i>	315-382-6022			
Street Address	Apt / Suite / Other	City	East Syracuse	St	NY	Zip	Email:
						13057	nl@keplingerfreeman.com
<i>6320 Fly Road Suite 109</i>							

THREE MILE LIMIT SUBDIVISION REVIEW**INSTRUCTIONS AND REQUIRED SUBMITTALS****Incomplete forms will not be processed.**

The form, together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDED,** and **NOT BOUND** to the City of Syracuse Office of Zoning Administration, **One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202.**

Please submit **ONE (1) COPY** of the following:

- FORM** – filled out completely, dated, and **signed by property owner(s) as instructed.**
- APPROVAL RESOLUTION, LETTER, or SURVEY MAP** signed by the Town.
- SWPPP** - when required by NYSDEC regulations and if the proposed subdivision is tributary to a watershed within the City of Syracuse.
- SUBDIVISION MAP APPROVED BY the TOWN** (per the Syracuse-Onondaga County Guide 11-17-2011). Please submit **TWO (2) FULL-SIZED, SCALED** paper maps, and **ONE (1) REDUCED** (11X17” or smaller) paper map.

Woodchuck Hill – PB-679-23
Subdivision – Splitting 10 Lots into 8 Parcels, Creating Housing Lots in a R-1 District
6542 Woodchuck Hill Road
Tax Map #: 076.-07-08.0
(20 Minutes)

Michael Fogel, Esq. and Scott Freeman were present for the applicant. There was a brief discussion about the preliminary plan. Ms. Koz then made a motion seconded by Mr. Brown as follows:

Motion to approve the Preliminary Subdivision plan entitled: Preliminary Plan Woodchuck Hill Road Subdivision Town of DeWitt Onondaga Co. - NY made by SeGuin Land Surveying P.L.L.C. and dated 3/20/2023 and last revised 2/8/2024 with the following findings and conditions:

Findings:

This is an 8 lot residential subdivision in an R-1 zoning district of the Town. The subdivision plan meets all requirements for preliminary subdivision plat without need for any variances. The applicant has particularly responded to the comments of the health department and this Board with respect to septic requirements for the lots; including showing reserved area for back-up septic system.

This Board held a public hearing on the subdivision on January 11, 2024. All members of the public were given an opportunity to be heard. The Board took particular note of the concerns of the adjacent DeWitt Rod and Gun Club, which wanted to be sure that future lot owners who would be residing at this property for residential use, would be made aware of the existence of the Rod and Gun Club as well as the adjacent Quarry, both of which are long-time pre-existing uses and which produce noise and other effects, and which are permitted to continue their ongoing uses. The Board shares the opinion that the appropriate notice be given to potential purchasers of the lot and a Note is on the plan and appears on each lot with respect to those uses and will be part of the Final Plan filed with the Onondaga County Clerk and will be part of the permanent public record.

This project is exempt from OCPB GML referral.

This is an unlisted action under SEQRA. The Board has reviewed the EAF dated 4/18/2022 of the applicant and has taken a hard look at the environmental impacts of this project, including all questions with respect to the Part 2 of the EAF and finds that there is are no or small environmental impacts with respect to this subdivision, and in particular, the applicant has complied with requirements of the County Health Department with respect to the septic requirements for the site. Accordingly, this Board grants this project a negative SEQRA declaration.

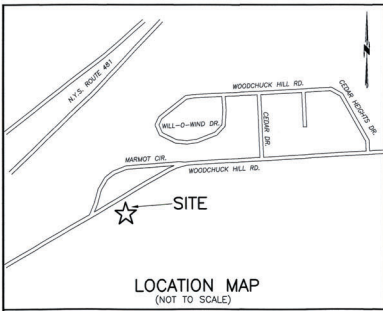
The Planning Board Engineer Mark Parrish, Ramboll delivered written comments to the applicant on behalf of the Planning Board and has found all satisfactorily addressed by the applicant for this Preliminary Subdivision Plan approval, and this Board accepts that finding.

Conditions:

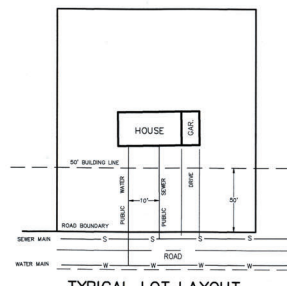
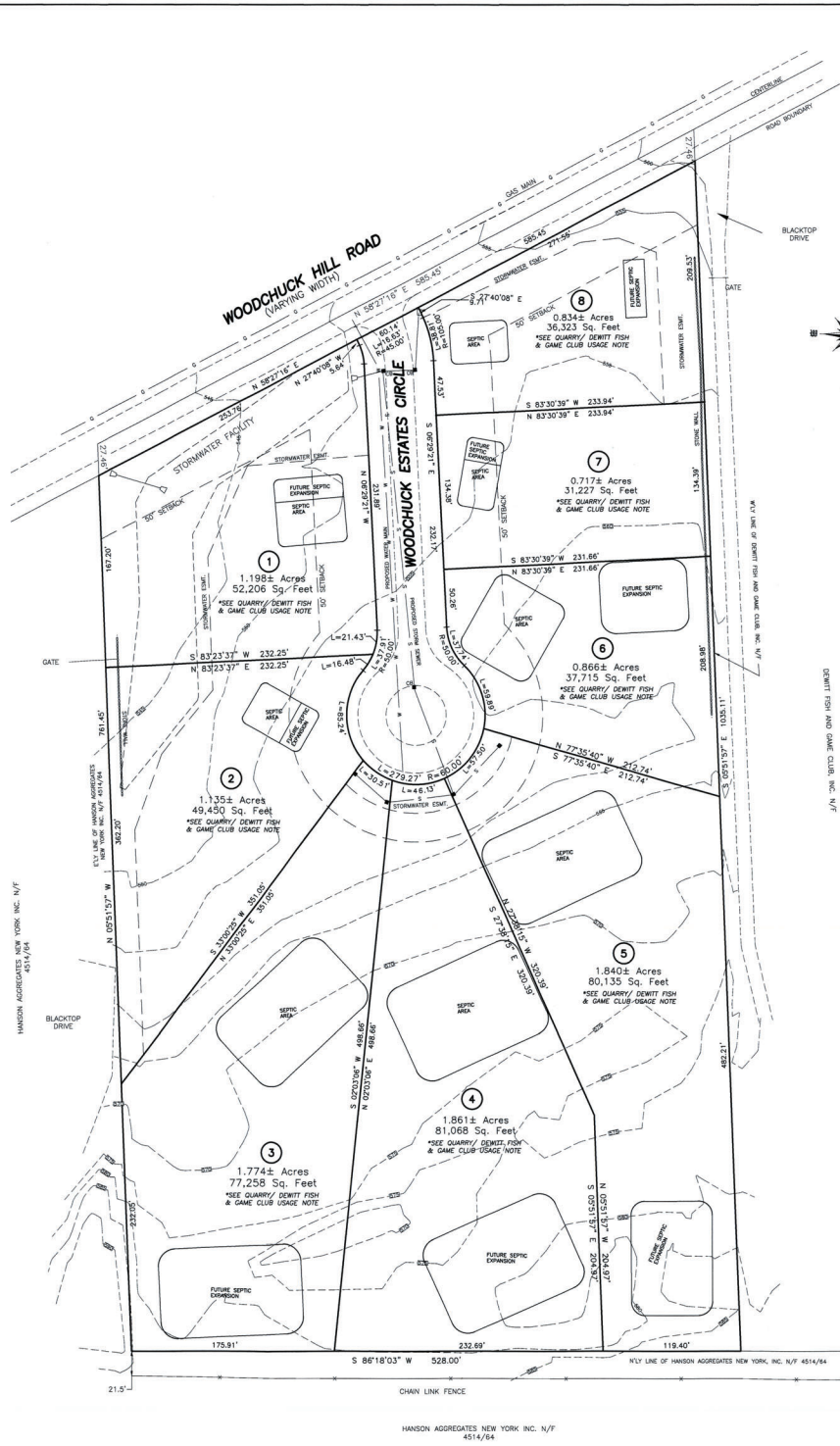
This approval of the Preliminary Plan is subject to the following **conditions**:

1. Within 10 days of the date hereof, the applicant must present a revised preliminary plan which adds/modifies the following **Notes**:
 - A. Notes 1 and 5 shall be removed from the plan and Note number 6 shall be filled in with the surveyor's name.
 - B. No permanent structures may be built upon the areas on the plan and on each lot noted as "Septic Area" and "Future Septic Expansion" without County Health Department approval of an amended sewage disposal plan.
2. The Preliminary plan as amended per the above must be signed by the applicant and the Chairperson of the Planning Board and filed with the Town of DeWitt within 10 days hereof.
3. Prior to the Final Plan being presented to the Board for approval the following additional conditions must be met:
 - Securities as may be required by the Town Engineer, Town Attorney or Department of Development and Operations must be posted and recorded with the Town Clerk.
 - All infrastructure and roads must be completed and road dedication must be completed and approved by the Town Attorney and filed.
 - Written easements for water, utilities and stormwater must be completed and approved by the Town Attorney, Planning Board Engineer and Town Engineer and must be filed with the Onondaga County Clerk
 - Other directives from the Town Attorney or Town or Planning Board Engineer which may be required to assure compliance with all subdivision regulations of the Town
4. The Final Plan must be presented to the Board for review for substantial conformity with the Preliminary Plan and approval per the subdivision regulations of the Town. The developer/applicant may present no more than two separate phases of the preliminary plat for Final Plan approval.

The motion carried unanimously.



- Typical Subdivision Requirements
- The cut and fill within the subdivision shall balance, i.e. no general grading material shall be removed or brought to the site.
 - Cut and fill slopes shall not exceed a ratio of four to one (4:1).
 - The grades shown on the grading plan are the finish grades - taking into account that 4 to 6-inches of topsoil will be placed on the site.
 - All existing contours, spot elevations, road alignment and lot line base information has been provided by SeGuin Land Surveying, PLLC.
 - Erosion control measures shall be reviewed by Planning and Zoning and the Town Engineer prior to the commencement of work and shall include the following:
 - For the entire subdivision, a Notice of Intent (NOI) for compliance with the NYSDEC SPDES Permit for Stormwater Discharges from Construction Activity must be filed. As a requirement of this Permit a Stormwater Pollution Prevention Plan (SWPPP) must be prepared and reviewed by the Town Engineer.
 - Erosion control measures as shown in the SWPPP shall be functional and maintained in the section which work is intended or building permits may be withheld.
 - Individual lots shall have minimum erosion control measures as shown on the Typical Small Lot Erosion Control Guidelines of the Town of Dewitt.
 - Noise and traffic
 - No construction work shall be performed:
 - Before 7:00 A.M. and after 7:00 P.M. Monday to Friday
 - Before 8:00 A.M. and after 7:00 P.M. on Saturday
 - Before 9:00 A.M. and after 7:00 P.M. on Sunday and holidays
 - All construction traffic for the subdivision shall enter and exit via (street name)
 - No trees with a diameter in excess of four (4) inches shall be removed from any lot in the subdivision, unless tree is certified as diseased, a danger or unless the tree is located within the "Allowable Building Area". If one is shown, or within the footprint of the dwelling and five (5) feet from the boundary thereof if an "Allowable Building Area" is not shown or if the approved grading plan would require removal of the tree to obtain finished grade.
 - All retaining walls greater than three (3) feet in height and thirty (30) feet in length shall be shown on the grading plan and shall be designed by a New York State licensed professional engineer or architect and shall be reviewed by the Town Engineer. Additionally, the materials used shall receive approval of Planning and Zoning.
 - The applicant for the subdivision shall maintain all drainage swales, pipes, structures, and stormwater management areas in a clean and serviceable condition including cutting and maintenance of grass in a condition satisfactory to the Town. This shall continue until the conditions of the subdivision are such that these facilities are occupied by the town and can be maintained as permanently provided for in the SWPPP.
 - No building permit for a lot shall be issued until the following is completed:
 - The sanitary and water infrastructure is installed.
 - The storm sewer facilities are installed.
 - Drainage swales and stormwater management areas are seeded, and growth is established and secure.
 - The roads and gutters/curbs are constructed except for the top course.
 - The road rights-of-way are topsoiled, seeded and growth established.
 - Record drawings certifying that grading of the building lots is complete and conforms to the approved grading plan.
 - All building permit applications shall be accompanied by a grading plan which shall be obtained from the approved grading plan.
 - The grading plans shall conform to the following:
 - The floor elevation of the garage shall be as shown on these drawings.
 - The house location shall be as shown on these drawings.
 - All driveways to the lots shall be located as shown on these drawings.
 - Building or developer desiring to construct a house using different grading, garage elevations, house location or driveway location shown on these plans may submit new grading plans with the building permit application. The new grading plan shall contain grades of the entire lot, drainage spots, house location, garage and basement floor elevations and driveway location. New grading plans shall conform to the following:
 - Typical lot layout detail
 - Typical drive cross section
 - The plan must be approved by Planning and Zoning prior to beginning work.
 - Any substantive changes or deviations of the dwelling location or floor elevation from that shown on the approved plans or the removal of any trees beyond those allowed must be approved by the Town of Dewitt Planning Board.
 - Building permits shall be issued in two (2) parts - a foundation permit and a structure permit. After issuance of the foundation portion of the building permit for a lot, the applicant may grade the lot and construct the house foundation. Upon completion of the foundation, the following shall be done:
 - No dwelling or portion thereof shall be commenced, erected placed, altered or permitted to remain on any lot unless the specified foundation elevations, foundation location and driveway location shall conform to the approved grading plan attached to the building permit.
 - A record survey of the completed foundation shall be provided to Planning and Zoning. The survey shall show:
 - The foundation location and elevations
 - The proposed finished floor of the garage
 - No construction above the foundation shall commence until the record survey has been reviewed and approved by Planning and Zoning and a structure permit has been issued.
 - A Certificate of Occupancy shall be issued when the dwelling is constructed to the criteria of Planning and Zoning.
 - A minimum of two (2) trees per lot and three (3) trees per corner lot will be provided per Town specifications.



ENGINEERING NOTE:
ENGINEERING AND SUBDIVISION DESIGN PROVIDED BY RZ ENGINEERING, PLLC, AND KEPLINGER FREEMAN ASSOCIATES.

AREAS:
TOTAL AREA: 10.881± ACRES (INCLUDING ROADWAY)
AREA OF PROPOSED ROADWAYS: 0.656± ACRES

ZONING NOTE:
ZONED: Residential (R1)
- PER TOWN CODE (PROPOSED)
- MIN. LOT WIDTH 100' (VARIES, SEE PLAN)
- MIN. LOT AREA 20,000 S.F. (20,000+ S.F.)
- MIN. FRONT YARD SETBACK 50' (50')
- MIN. SIDE YARD SETBACK 32' TOTAL, 12' MIN. (16')
- MIN. REAR YARD SETBACK 40' (40')

SEPTIC AREA & FUTURE EXPANSION NOTE:
NO PERMANENT STRUCTURES MAY BE BUILT UPON THE AREAS ON THE PLAN AND ON EACH LOT NOTED AS "SEPTIC AREA" AND "FUTURE SEPTIC EXPANSION" WITHOUT COUNTY HEALTH DEPARTMENT APPROVAL OF AN AMENDED SEWAGE DISPOSAL PLAN.

QUARRY/ DEWITT FISH & GAME CLUB USAGE NOTE:
PLEASE NOTE THAT A QUARRY OPERATOR IS LOCATED TO THE WESTERN AND SOUTHERN SIDE OF THE SUBDIVISION AND THE DEWITT FISH & GAME CLUB IS LOCATED ON THE EASTERN SIDE OF THE SUBDIVISION.

RECEIVED
15
FEB 18 2024
PLANNING & ZONING
TOWN OF DEWITT

The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on August 12, 2022 using the references and evidence shown hereon.

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.

MUNICIPAL APPROVAL
APPROVED FOR CONSTRUCTION
Owner: _____ Date: 2/28/24
These stamped plans, consisting of 1 sheets prepared by _____ are hereby approved by the Owner and Town of Dewitt for construction. I, the Owner, agree to build upon the subject property in full conformance with said plans subject to:

COUNTY HEALTH DEPARTMENT APPROVAL
I HEREBY APPROVE THIS TRACT/MAP:
DAN KING
6542 Woodchuck Hill Road, LLC
PO Box 800
Monticue, NY 13104

MAP REVISIONS

No.	Date	Revision
1	10.16.23	GAS LINE ADDED
2	11.28.23	SEPTIC & CONTOURS
3	11.30.23	STORM, WATER, NOTES
4	1.22.24	SIGN & 17 FSMI
5	1.24.24	USAGE NOTE
6	2.9.24	MONUMENT NOTE
7	2.08.24	USAGE NOTE
8	2.13.24	SEPTIC NOTE



PRELIMINARY PLAN
WOODCHUCK HILL ROAD SUBDIVISION
TOWN OF DEWITT
ONONDAGA COUNTY, NEW YORK
SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, P.L.L.C.
FORREST L. SEGUIN, L.S.
8197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE: 315/263-1644 FAX: 315/2687-0002
SCALE: 1" = 50'
DATE: 3/20/2023
PROJECT: RD 2713
TAX MAP NO. 076-07-08
REG. DEWITT 076-07-08

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: , Zoning Planner
Date: 4/1/2024 11:24:23 AM
Re: Three-Mile Limit Review 3S-24-06
Three Mile Limit, ,

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Planning Commission	Pending	03/06/2024		
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	03/11/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng. Mapping - Zoning	Internal Review Complete	03/19/2024	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.
Eng. Design & Cons. - Zoning	Internal Review Complete	03/11/2024	Mirza Malkoc	<ul style="list-style-type: none"> • Project site is located in the Butternut Creek Basin. • Ok for re-subdivision.