

Other Business

May 28, 2024

3S-24-09

Three-Mile Limit Subdivision Review-Town of Dewitt

Dewitt Landing ReSubdivision

Resubdivide four lots into two lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine 4 lots (6457, 6473, 6485, 6493 Fly Road) into one lot.

- The proposed merged tax parcel is to be developed for a high-tech manufacturing facility. All parcels are owned by Dewitt Landing, LLC.

New Lot No.1000: 22.776 Acres/ 992122.56 SF

- The Town of Dewitt Planning Board made a negative SERQ declaration on April 9, 2024 and approved the Resubdivision plan on April 24, 2024.
- The application included a Resubdivision map “Dewitt Landing, 4th Amended, Part of Lot No.31, Town of Dewitt, Onondaga County, New York” dated 11/27/2023. The map illustrates the one proposed lot, New Lot No.1000; the map is with the scale of 1” = 60’, Drawn by State of New York Licensed land Surveyor Timothy J. Coyer.
- 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 SUBMDIVISION APPLICATION

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: 4/29/2024 Case: 35-24-09

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>	<u>DATE ACQUIRED</u>
1) 6457 Fly Road	37.-10 - 04.1	20.24	11 / 2022
2) 6473 Fly Road	37.-10 - 03.1	1.27	11 / 2022
3) 6485 Fly Road	37.-10 - 02.1	0.67	9 / 2023
4) 6493 Fly Road	37.-10 - 01.1	0.59	9 / 2023

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION (Briefly describe, as applicable.)

Municipality: Town of Dewitt

Subdivision Name: Dewitt Landing

Number of Lots: One

Acres: 22.77

Land Use(s): Existing - 3 lots are residences and 1 is vacant land

Number of Dwelling Units: None proposed

Local Approval(s): Preliminary Date: _____ Final Date: 4 - 25 - 2024

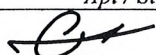
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

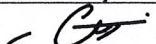
The subdivision approved by the Town of Dewitt Planning Board consisted of merging four (4) tax parcels into one (1) tax parcel. The proposed merged tax parcel is to be developed for a high tech manufacturing facility. All existing parcels are zoned as Hi - Tech and the proposed use is allowed by the Town's Hi - Tech Zoning designation. All parcels that are the subject of this subdivision are owned by Dewitt Landing, LLC.

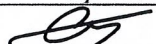
City of Syracuse Office of Zoning Administration

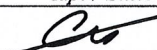
PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Charles	Breuer	Member	Dewitt Landing, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
PO Box 515		Syracuse	NY 13205	Phone: 315 476-7917	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: cbreuer@hb1872.build</i>
* Signature: 			Date: 04/25/2024		

Charles	Breuer	Member	Dewitt Landing, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
PO Box 515		Syracuse	NY 13205	Phone: 315 476-7917	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: Cbreuer@hb1872.build</i>
* Signature: 			Date: 04/25/2024		

Charles	Breuer	Member	Dewitt Landing, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
PO Box 515		Syracuse	NY 13205	Phone: 315 476-7917	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: cbreuer@hb1872.build</i>
* Signature: 			Date: 04/25/2024		

Charles	Breuer	Member	Dewitt Landing, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
PO Box 515		Syracuse	NY 13205	Phone: 315 476-7917	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: cbreuer@hb1872.build</i>
* Signature: 			Date: 04/25/2024		

*** 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)

Charles	Breuer	Member	Dewitt Landing, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
PO Box 515		Syracuse	NY 13203	Phone: 315 476-7917	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: cbreuer@hb1872.build</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>	<i>Email:</i>

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

John	OBrien	Project Exec	Hueber Breuer Construction Co., Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
	148 Berwyn Ave.	Syracuse	NY 13210	Phone: 315 436-3119	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: jobrien@hb1872.build</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>	<i>Email:</i>

TRACT MAP
 By: Ianuzi & Romans Land Surveying, P.C.
 Filed: November 6, 2008
 Map No. 10943



- LEGEND:**
- indicates light stand
 - indicates utility pole, anchor & overhead lines
 - indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

NOTES:

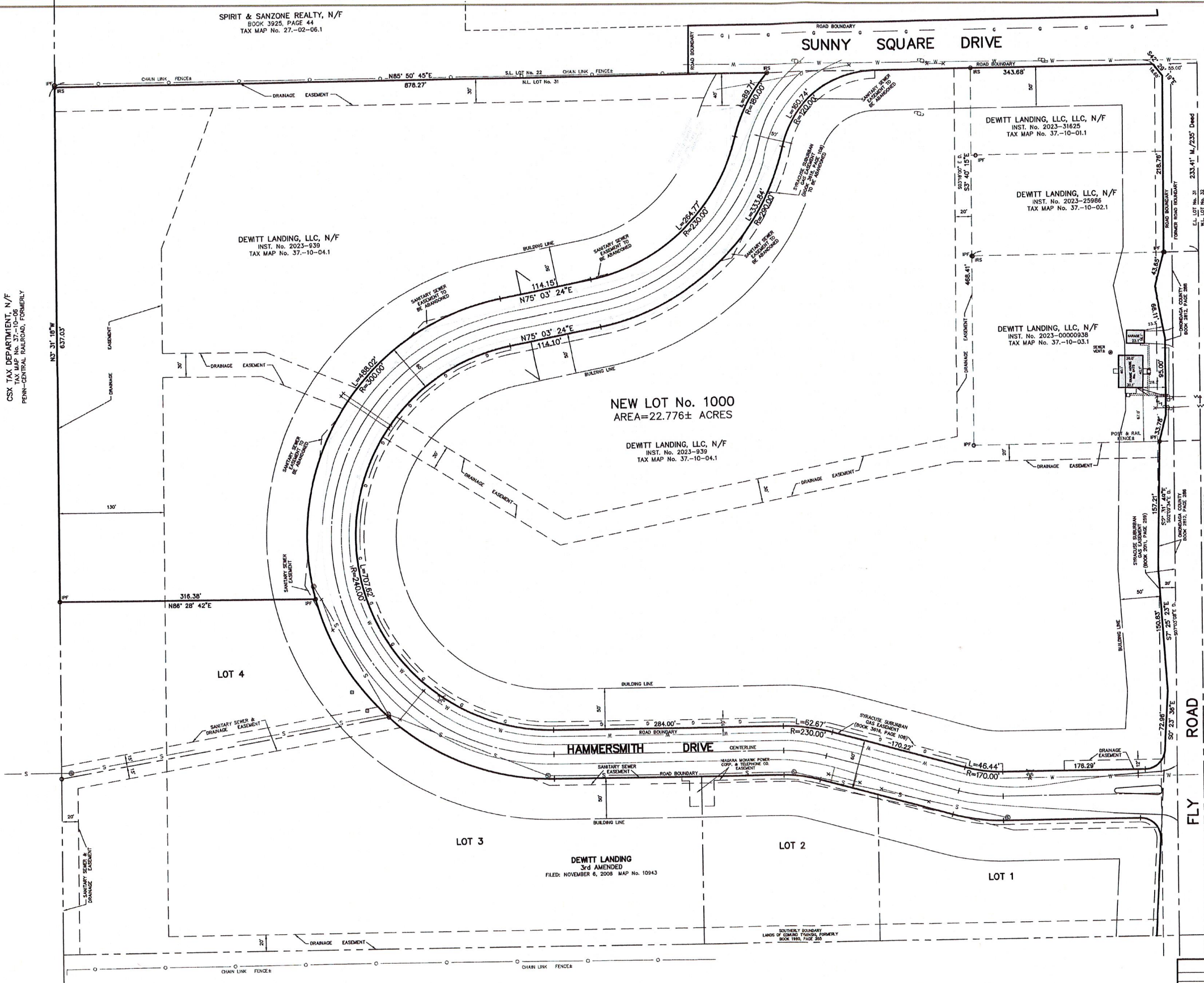
Total area: 22.776± acre
 Total number of lots: Four (4) existing; One (1) proposed.
 Present Zones: Hi-Tech (H-T).
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel Nos. 36067C0229F & 36067C0233F, effective date: November 4, 2016.
 Tax Map Nos. 37-10-01.1, 02.1, 03.1 & 04.1

- BULK REGULATIONS:**
- A. Minimum lot width: N/A.
 - B. Minimum lot area: N/A.
 - C. Maximum building coverage: 25%
 - D. Maximum lot coverage: 80%
 - E. Front yard: Each lot shall have a front yard with a minimum depth of 50 feet.
 - F. Side yard: Each lot shall have two side yards with a total width of not less than 35 feet, neither one of which may be less than 15 feet in width.
 - G. Rear yard: Each lot shall have a rear yard not less than 40 feet in depth, except that if a lot abuts a residential district, it shall have a rear yard not less than 100 feet in depth.
 - H. Height: There shall be no limit on height of structures, except that no structure shall be higher than any plane from the lot lines including upward at a slope of one foot vertically for each one foot horizontally.

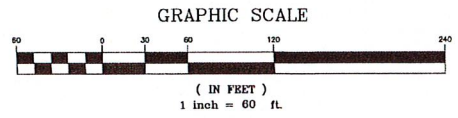
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

[Signature]
 N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title #18 show.
 Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7203, sub-section 2, of the New York State Education Law.



APPROVED: **TOWN OF DEWITT PLANNING BOARD**
 DATE: 4/24/24 BY: [Signature] Chairman
 APPROVED: **DEWITT LANDING, LLC**
 449 SOUTH SALINA STREET SYRACUSE, NY 13202
 DATE: _____ BY: _____ Owner & Developer



CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPT.
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REVISIONS	FINAL PLAN
	DEWITT LANDING
	4th AMENDED
	PART OF LOT No. 31
	TOWN OF DEWITT
	ONONDAGA COUNTY, NEW YORK
	IANUZI & ROMANS
	LAND SURVEYING, P.C.
	2051 WITZ DRIVE
	NORTH SYRACUSE, NY 13212
	PHONE: (315) 457-7200
	FAX: (315) 457-9251
	EMAIL: mlr@ianuziromans.com
DATE: NOVEMBER 27, 2023	SHEET No.
SCALE: 1" = 60'	
FILE No.: 454.046	F.B. No. 1061

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: Haohui Pan, Zoning Planner
Date: 5/22/2024 4:00:53 PM
Re: Three-Mile Limit Review 3S-24-09
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
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	05/02/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	05/02/2024	Mirza Malkoc	No comment
Eng. Mapping - Zoning	Approved	04/30/2024	Ray Wills	No comment, no impact on Mapping Division GPS based assets.
Eng. Design & Cons. - Zoning	Conditionally Approved	05/02/2024	Mirza Malkoc	<ul style="list-style-type: none"> • Project site is located in the South Ley Creek Basin. • Ok for re-subdivision.
Planning Commission	Pending	04/29/2024		