

# Other Business

July 29, 2024

## 3S-24-16

### Three-Mile Limit Subdivision Review-Town of Dewitt Quarryside Veterinary Subdivision Combining Two Existing Parcels into One Lot

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine two existing parcels situated at 4915 Jamesville Road and 4905 Jamesville Road into one lot.

- Dimensions of New Lot

New Lot 1: 0.69 Acres/ 30,056.4 SF

- The Town of Dewitt Planning Board determined no significant environmental impact approved the Subdivision plan on August 25, 2022.
- The application included a Subdivision map “Quarryside Veterinary Subdivision on part of Lot No. 81. Known as 4915 Jamesville Road and 4905 Jamesville Road, Town of Dewitt, County of Onondaga, State of New York” dated 6/14/2022. The map illustrates the consolidation of the two existing parcels: Tax Parcel 79-01-04.1 and Tax Parcel 79-01-06 into Lot 1; the map is with the scale of 1” = 30’, Drawn by State of New York Licensed Land Surveyor Gary Ensign Cottrell of Cottrell Land Surveyors PC.
- The Subdivision map was 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@syr.gov.net](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use Filing Date: \_\_\_\_\_ Case: 3.S-24-16

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>
1)	4915 Jamesville Road	79.-1-04.1	0.494
2)	4905 Jamesville Road	79.-1-06	0.196
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

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

**PROJECT INFORMATION**

Municipality: Town of Dewitt  
Subdivision Name: Quarryside Veterinary Subdivision  
Number of Proposed Lots: 1  
Existing/Proposed Land Use(s): Commercial: Veterinary Hospital 0.690  
Number of Dwelling Units: 2 Buildings (2022); now one  
Local Approval(s):  Preliminary Date: \_\_\_\_\_  Final Date: 08/25/2022

**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.)*

**Consolidate two parcels into one lot.**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.**

<b>GARY</b>	<b>ROTHMAN</b>	<b>DVM</b>	<b>MIDADAS HOLDING CO., INC.</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
4915 JAMESVILLE		JAMESVILLE	NY	13078	Phone: 315-427-2754
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: QSIDE@HOTMAIL.COM</i>
* Signature: <u>gary rothman</u> <small>gary.rothman (Jun 6, 2024 15:39 EDT)</small>			Date: <u>6/6/24</u>		

<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>
* Signature:			Date:		

<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>
* Signature:			Date:		

<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>
* 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)**

<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: QSIDE@HOTMAIL.COM</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)**

<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>

<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>

**MINUTES OF A REGULAR MEETING  
OF  
THE PLANNING BOARD OF THE TOWN OF DEWITT**

**August 25, 2022**

A regular meeting of the Planning Board of the Town of DeWitt, New York was held at the Town Offices, 5400 Butternut Drive, DeWitt, New York, on August 25, 2022 at 7:00 p.m. The meeting was also accessed remotely through Zoom technology and in accordance with New York Open Meetings Law.

There were present:

- Peter Webber**
- Kathy Kotz**
- Nathan Brown**
- Kevin Porter**
- Joe Mueller**

There was a quorum of the members of the Planning Board present. Also present were Jamie L. Sutphen, Attorney; Doug Miller, Town Engineer; and Mark Parrish, Planning Board Engineer. Terry Brown attended the meeting remotely. Peter Webber was Chairperson of the meeting and Jamie L. Sutphen acted as Secretary.

The chairperson announced Supervisor Michalenko and Counselor Chiarenza to the meeting.

Ms. Kotz made a motion seconded by Mr. Brown to approve the minutes of the August 11, 2022. The motion carried with all members voting in favor.

There were no work sessions on August 23<sup>rd</sup>. There are currently no work sessions scheduled for the next agenda meeting.

**Quarryside Veterinarian – PB-624-22  
4915 Jamesville Road  
Tax Map #: 079.-01-04.1  
Simple subdivision**

After a brief discussion, Mr. Webber made a motion, seconded by Mr. Porter to approve the subdivision plan as presented with the following findings and conditions:

1. This is a Simple Division of land under the Code as no new lots are created; this involves movement of a lot lines.
2. The lots herein consolidated is for the convenience of the owner and to create a cohesive site with the adjacent veterinary office building and to complete further improvements on a formerly adjacent site, per a pending site plan.

3. Accordingly, and in light of the above, this Board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created and there is no public interest in this lot line adjustment.
4. This Board has reviewed the SOCPA resolution of August 12, 2022 which found no significant adverse inter-community or county-wide implications and this Board has also reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for the project, finding no significant adverse environmental impacts.
5. Applicant must file the subdivision map in the Onondaga County Clerk's Office in accordance with the rules of Onondaga County and provide a copy of the stamped filed map with the Town of DeWitt Department of Planning and Zoning.

The motion carried unanimously.

**Quarryside Veterinarian – PB-628-22**  
**4915 Jamesville Road**  
**Tax Map #: 079.-01-04.1**  
**Site Plan Approval**

After a brief discussion, Mr. Webber made a motion, seconded by Mr. Porter to approve the site plan as submitted and last dated April 6, 2022, with the finding that the parking improvements on this now combined site are a welcome upgrade to this property and improves the usability and safety of this site on a heavily traveled roadway and with the further finding that this Board has reviewed the SOCPA resolution of August 12, 2022 which found no significant adverse inter-community or county-wide implications, and with the further conditions:

1. That the subdivision granted for this, and the adjacent site be completed and filed in accordance with the resolution of the Planning Board dated this same date and with the further condition that the "parking lot" improvements as shown on this site plan together with the existing improvements of the office building site as previously approved are a single approved site plan; and
2. That this approval is for plans and other submitted documents "Site Plan Documents" that have been signed by the Planning Board Chairperson and the applicant and requires that all of the work shown be completed by the applicant in order for a Certificate of Occupancy or Compliance to be issued. Any proposed changes, additions or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review pursuant to Town of DeWitt Code Section 192-122.

The motion carried with all members voting in favor.

**SITE PLAN REVIEW APPLICATION  
TOWN OF DEWITT PLANNING BOARD**

INTERNAL USE:

Project Name \_\_\_\_\_ Project # \_\_\_\_\_ SUBM Date: \_\_\_\_\_  
CHKD By: \_\_\_\_\_

SPR fee: \_\_\_\_\_ Rcpt.# \_\_\_\_\_  
Check# \_\_\_\_\_  
ENG fee: \_\_\_\_\_ Rcpt.# \_\_\_\_\_  
Check# \_\_\_\_\_

Name/Date _____	Name/Date _____
Name/Date _____	Name/Date _____

**INFORMATION:**

- Name of Applicant (Principal Contact): Napierala Consulting  
Title: Project Engineer Email: nzinsmeyer@napcon.com Phone: 315-682-5580
- Project Address: 4915 Jamesville Road City/ST/Zip Jamesville, NY 13078
- Property Owner's Name: Midas Holding Co Inc. Phone: (315) 469-3959
- Property Owner's Address: 4915 Jamesville Road City/ST/Zip Jamesville, NY 13078
- Tax Map No.: 079-01-04.1 Bldg. size 4500 SF (existing) Zoning Dist.: O & P Total Lot Area: 0.68 acres
- Licensed Designer: Napierala Consulting Email: nzinsmeyer@napcon.com
- Attorney (if applicable) \_\_\_\_\_ Email: \_\_\_\_\_
- Is property in floodplain or floodway? Yes X No: \_\_\_\_\_ Or is property in Federal or State Wetland? Yes: \_\_\_\_\_ No: X
- BRIEFLY DESCRIBE THE PROJECT: Include intended use(s) and facilities and proposed site modifications:  
Proposed veterinary hospital parking lot expansion for an additional 12 vehicles and associated landscaping.

**SUBMISSION:** In general, all information is required. Check yes/no to indicate information included with application. Insert "NA" if item is not applicable. (Please refer to the Town of DeWitt Site Plan Review Design Guidelines on our website.)

- Yes X No \_\_\_\_\_ **CURRENT, COMPLETE SURVEY** showing all site/legal modifications to the property signed by a NYS licensed surveyor.
- Yes N/A No N/A **ARCHITECTURAL PLANS** of the structure to be added or modified.
- Yes X No \_\_\_\_\_ **SITE PLANS** and associated details of property and its modification & CD.
- Yes N/A No N/A **Transportation permits and/or applications. (include copies)**
- Yes N/A No N/A **Copies of application, licenses, and/or permits from other governmental agencies which have jurisdiction or funding interest. Specify agency(s):** \_\_\_\_\_

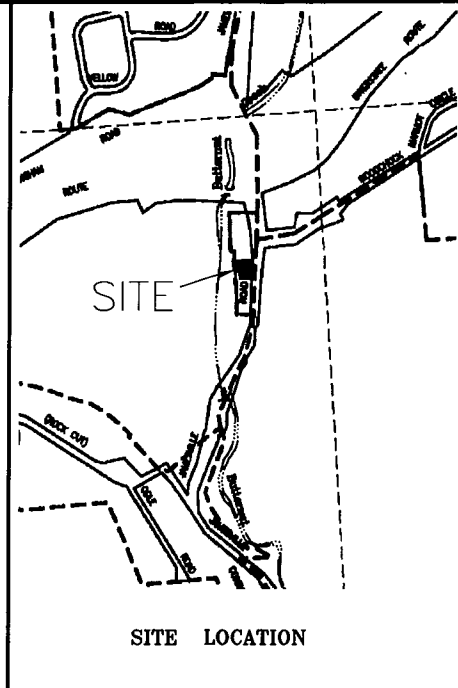
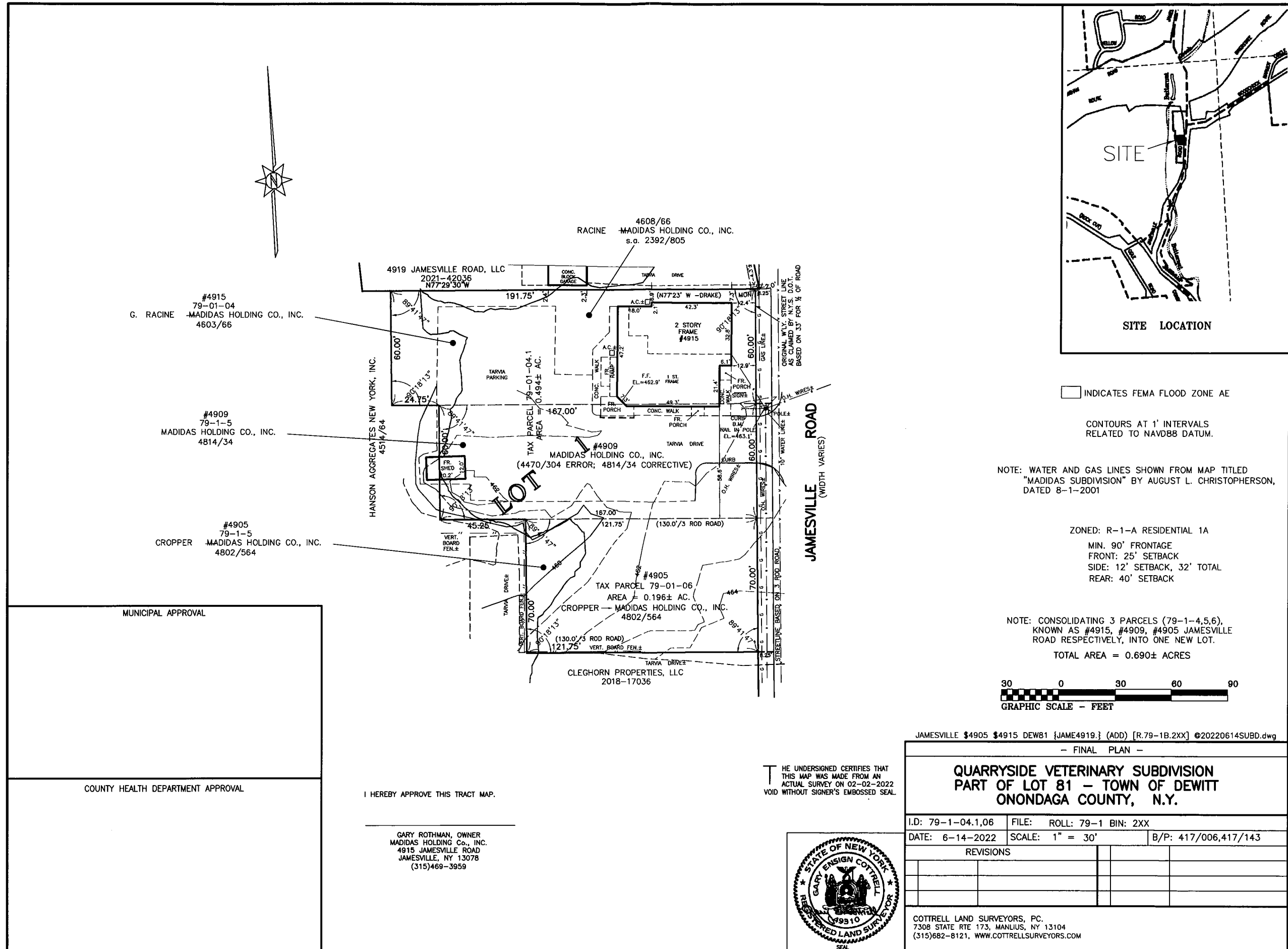
**6. ZONING - GENERAL REQUIREMENTS:**

	<u>ORDINANCE</u>	<u>PROPOSAL</u>	<u>ORDINANCE</u>	<u>PROPOSAL</u>
Parking Spaces	<u>30 RECD (20 existing) //</u>	<u>34</u> #	<u>35</u> #	<u>12.3 (No Change)</u> #
Lot Coverage	<u>75</u> %	<u>68</u> %	<u>9 Min., 25 Total</u> #	<u>7.5, 131 (No Change)</u> #
Building Coverage	<u>25%</u> %	<u>12%</u> %	<u>20</u> #	<u>84.9 (No Change)</u> #
Maximum Height of Building	<u>1V:1H</u> #	<u>No Change</u> #		

7. I am familiar with Town of DeWitt zoning and planning requirements and all NYS & Federal regulations for land disturbance and development. To the best of my knowledge this application and accompanying documents are an accurate and complete description of intended changes in the subject property. I understand that the *Principal Contact* will be the person contacted by the Town and the Town will rely on this person to communicate with applicant and his/her agents and will coordinate all submissions to the Town Planning & Zoning office.

Signature of Applicant/Date 3/25/22

Signature of Owner (REQUIRED)/Date 3/28/22



□ INDICATES FEMA FLOOD ZONE AE

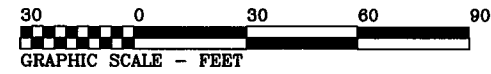
CONTOURS AT 1' INTERVALS RELATED TO NAVD88 DATUM.

NOTE: WATER AND GAS LINES SHOWN FROM MAP TITLED "MADIDAS SUBDIVISION" BY AUGUST L. CHRISTOPHERSON, DATED 8-1-2001

ZONED: R-1-A RESIDENTIAL 1A  
 MIN. 90' FRONTAGE  
 FRONT: 25' SETBACK  
 SIDE: 12' SETBACK, 32' TOTAL  
 REAR: 40' SETBACK

NOTE: CONSOLIDATING 3 PARCELS (79-1-4,5,6), KNOWN AS #4915, #4909, #4905 JAMESVILLE ROAD RESPECTIVELY, INTO ONE NEW LOT.

TOTAL AREA = 0.690± ACRES



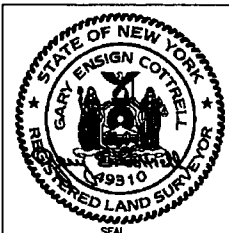
MUNICIPAL APPROVAL

COUNTY HEALTH DEPARTMENT APPROVAL

I HEREBY APPROVE THIS TRACT MAP.

GARY ROTHMAN, OWNER  
 MADIDAS HOLDING Co., INC.  
 4915 JAMESVILLE ROAD  
 JAMESVILLE, NY 13078  
 (315)469-3959

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 02-02-2022 VOID WITHOUT SIGNER'S EMBOSSED SEAL



JAMESVILLE \$4905 \$4915 DEW81 {JAME4919.} (ADD) [R.79-1B.2XX] @20220614SUBD.dwg  
 - FINAL PLAN -

<b>QUARRYSIDE VETERINARY SUBDIVISION PART OF LOT 81 - TOWN OF DEWITT ONONDAGA COUNTY, N.Y.</b>		
I.D: 79-1-04.1,06	FILE: ROLL: 79-1 BIN: 2XX	
DATE: 6-14-2022	SCALE: 1" = 30'	B/P: 417/006,417/143
REVISIONS		
COTTRELL LAND SURVEYORS, PC. 7308 STATE RTE 173, MANLIUS, NY 13104 (315)682-8121, WWW.COTTRELLSURVEYORS.COM		



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: City Of Syracuse  
From: Amber Dillon, Zoning Planner  
Date: 7/25/2024 11:14:24 AM  
Re: Three-Mile Limit Review 3S-24-16  
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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	07/25/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	07/25/2024	Mirza Malkoc	No comment
Eng. Mapping - Zoning	Approved	07/19/2024	Ray Wills	-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	Conditionally Approved	07/25/2024	Mirza Malkoc	<ul style="list-style-type: none"><li>• Project site is located in the Butternut Creek Basin.</li><li>• Ok for re-subdivision.</li></ul>
Planning Commission	Pending	07/12/2024		