

Other Business

August 19th, 2024

3S-24-18

Three-Mile Limit Subdivision Review-Town of Dewitt Northwood Real Estate Subdivision Combine 4 Parcels into 1 Lot 100, 102, 104, & 106 Dewey Avenue

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine and reconfigure the four existing tax parcels situated at 100, 102, 104 & 106 Dewey Avenue into one lot.

- Proposed Subdivision Lot
Lot 1: 2.601 Acres/113,292 SF
- The Town of Dewitt Board determined no significant environmental impact and approved the Subdivision plan on March 23, 2023.
- The application included a Subdivision map “Northwood Real Estate Subdivision” on part of Lots 3,4,5,6 and 7; Lots 9,10,11,12,13,14,15,16,17 and 18A of the Dewitt Park and other Lands being part of Farm Lot No. 62 to be known as Lot 1. Known as tax parcels *64-1-22.1*, *64-1-1.1*, *64-1-2.1* and *64-1-4* located at 100, 102, 104 & 106 Dewey Avenue, Town of Dewitt, County of Onondaga, State of New York, dated 02/17/2023. The map illustrates the proposed combination of parcels *64-1-22.1*, *64-1-1.1*, *64-1-2.1* and *64-1-4*; the map is scaled at 1” =30’, drawn by State of New York Licensed Land Surveyor Robert J. Avery of Arrowpoint Land Surveyors, P.C.
- The Subdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, Onondaga County Planning Agency, and 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) | #106 DEWEY AVE. | 64-1-4 | 0.1 |
| 2) | #104 DEWEY AVE. | 64-1-2.1 | 0.3 |
| 3) | #102 DEWEY AVE. | 64-1-1.1 | 0.1 |
| 4) | #100 DEWEY AVE. | 64-1-22.1 | 2.1 |
| 5) | | | |
| 6) | | | |
| 7) | | | |
| 8) | | | |
| 9) | | | |
| 10) | | | |

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION

Municipality: TOWN OF DEWITT
 Subdivision Name: NORTHWOOD REAL ESTATE SUBDIVISION
 Number of Proposed Lots: 1
 Existing/Proposed Land Use(s): COMMERCIAL
 Number of Dwelling Units: NONE
 Local Approval(s): Preliminary Date: 3-23-23 Final Date: 1-25-24


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.)

COMBINATION OF 4 PARCELS INTO 1.

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

** ALL PROPERTIES:*

| | | | | | |
|--|---------------------|------------------|------------------------|--------------|---|
| MATT | LESTER | PRESIDENT | JRM DEWITT, LLC | | |
| First Name | Last Name | Title | Company | | |
| 1657 | EAST AVE. | ROCHESTER | NY | 14610 | Phone: 585-454-4500 |
| Street Address | Apt / Suite / Other | City | St | Zip | Email: info@caliberbrokerage.com |
| * Signature:  | | | Date: 7-26-24 | | |

| | | | | | | |
|----------------|---------------------|-------|---------|-----|--------|--------|
| 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) *SAME AS OWNER*

| | | | | | | |
|----------------|---------------------|-------|---------|-----|--------|--------|
| First Name | Last Name | Title | Company | | | Phone: |
| Street Address | Apt / Suite / Other | City | St | Zip | Email: | |

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

| | | | | | |
|----------------|-------------------------------|----------------------|----------------------------------|-----|--|
| Robert | AVERY | CO-OWNER | Arrowpoint Land Surveyors | | |
| First Name | Last Name | Title | Company | | |
| 277 | Alexander St. Ste. 210 | Rochester, NY | 14607 | | Phone: 585-755-0408 |
| Street Address | Apt / Suite / Other | City | St | Zip | Email: robert.avery@arrowpointlandsurveyors.com |

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|---|--|
| Northwood Real Estate Subdivision | | | |
| Name of Action or Project: Subdivision | | | |
| Project Location (describe, and attach a location map): #100, #102, #104 and #106 Dewey Avenue Town of DeWitt, NY | | | |
| Brief Description of Proposed Action: Combine 4 parcels into 1 parcel. | | | |
| Name of Applicant or Sponsor: JRM DeWitt, LLC | | Telephone: 585-454-4500 | |
| | | E-Mail: | |
| Address: 1657 East Avenue | | | |
| City/PO: Rochester | | State: NY | Zip Code: 14610 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: County (Health Dept), 3-Mile Review | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 2.6 acres | |
| b. Total acreage to be physically disturbed? | | n/a acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 2.6 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| 5. Is the proposed action, | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

| | | |
|--|-------------------------------------|--------------------------|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---|-------------------------------------|--------------------------|
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|--------------------------|
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|--------------------------|
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

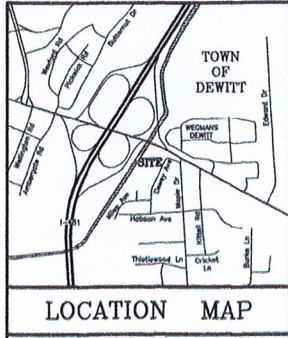
| | | |
|--|-------------------------------------|--------------------------|
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | |
|--|-------------------------------------|--------------------------|
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

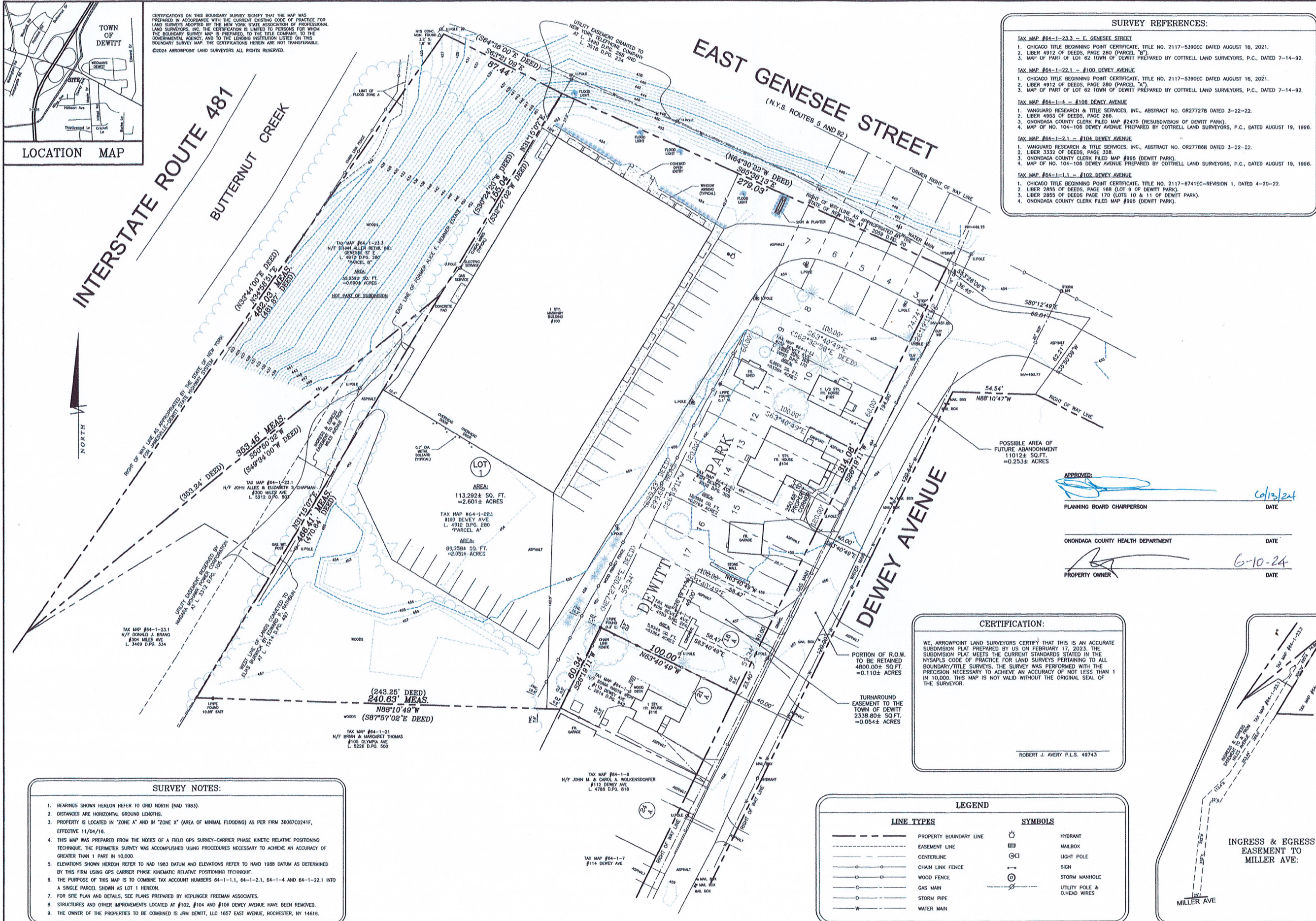
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Robert J. Avery, LS / Arrowpoint Land Surveyors Date: 7-26-24

Signature:  Title: Co-Owner

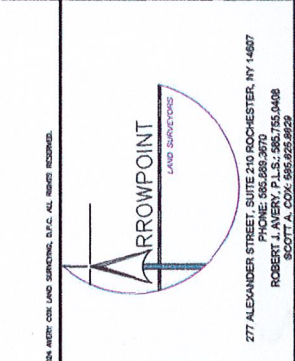


CERTIFICATIONS ON THIS BOUNDARY SURVEY SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
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- SURVEY REFERENCES:**
- TAX MAP #64-1-23.3 - F. GENESEE STREET
1. CHICAGO TITLE BEGINNING POINT CERTIFICATE, TITLE NO. 2117-5390EC DATED AUGUST 16, 2021.
2. LIBER 4912 OF DEEDS, PAGE 280 (PARCEL "B").
3. MAP OF PART OF LOT 62 TOWN OF DEWITT PREPARED BY COTTRELL LAND SURVEYORS, P.C., DATED 7-14-92.
 - TAX MAP #64-1-22.1 - #100 DEWEY AVENUE
1. CHICAGO TITLE BEGINNING POINT CERTIFICATE, TITLE NO. 2117-5390EC DATED AUGUST 16, 2021.
2. LIBER 4912 OF DEEDS, PAGE 280 (PARCEL "A").
3. MAP OF PART OF LOT 62 TOWN OF DEWITT PREPARED BY COTTRELL LAND SURVEYORS, P.C., DATED 7-14-92.
 - TAX MAP #64-1-4 - #106 DEWEY AVENUE
1. VANGUARD RESEARCH & TITLE SERVICES, INC., ABSTRACT NO. OR277276 DATED 3-22-22.
2. LIBER 4953 OF DEEDS, PAGE 266.
3. ONONDAGA COUNTY CLERK FILED MAP #2475 (RESUBDIVISION OF DEWITT PARK).
4. MAP OF NO. 104-106 DEWEY AVENUE PREPARED BY COTTRELL LAND SURVEYORS, P.C., DATED AUGUST 19, 1996.
 - TAX MAP #64-1-2.1 - #104 DEWEY AVENUE
1. VANGUARD RESEARCH & TITLE SERVICES, INC., ABSTRACT NO. OR277808 DATED 3-22-22.
2. LIBER 3332 OF DEEDS, PAGE 328.
3. ONONDAGA COUNTY CLERK FILED MAP #995 (DEWITT PARK).
4. MAP OF NO. 104-106 DEWEY AVENUE PREPARED BY COTTRELL LAND SURVEYORS, P.C., DATED AUGUST 19, 1996.
 - TAX MAP #64-1-1.1 - #102 DEWEY AVENUE
1. CHICAGO TITLE BEGINNING POINT CERTIFICATE, TITLE NO. 2117-6741EC-REVISION 1, DATED 4-20-22.
2. LIBER 2855 OF DEEDS, PAGE 168 (LOT 9 OF DEWITT PARK).
3. LIBER 2855 OF DEEDS, PAGE 170 (LOTS 10 & 11 OF DEWITT PARK).
4. ONONDAGA COUNTY CLERK FILED MAP #995 (DEWITT PARK).

SUBDIVISION PLAT
NORTHWOOD REAL ESTATE SUBDIVISION
PART OF LOTS 3, 4, 5, 6 AND 7, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18A OF
THE DEWITT PARK AND OTHER LANDS BEING PART OF FARM LOT NO. 62
IN TOWNSHIP 7 OF THE NEW MILITARY TRACT, SITUATE IN THE
TOWN OF DEWITT, COUNTY OF ONONDAGA, STATE OF NEW YORK



ONONDAGA COUNTY HEALTH DEPARTMENT

| DATE | BY |
|---------|----|
| 6-10-24 | |

REVISIONS

| NO | DATE | BY |
|----|---------|-----|
| 1 | 4/2/23 | SAC |
| 2 | 6/10/24 | SAC |

DRAWING ALTERATION NOTICE
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW...
DRAWN BY: Dwyer/100_Subdiv.dwg
CHECKED BY: RJA
DATE: 02/17/23

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON REFER TO GRID NORTH (NAD 1983).
 - DISTANCES ARE HORIZONTAL GROUND LENGTHS.
 - PROPERTY IS LOCATED IN "ZONE A" AND IN "ZONE X" (AREA OF MINIMAL FLOODING) AS PER FIRM 36087C0241F, EFFECTIVE 11/04/16.
 - THIS MAP WAS PREPARED FROM THE NOTES OF A FIELD GPS SURVEY-CARRIER PHASE KINEMATIC RELATIVE POSITIONING TECHNIQUE. THE PERIMETER SURVEY WAS ACCOMPLISHED USING PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF GREATER THAN 1 PART IN 10,000.
 - ELEVATIONS SHOWN HEREON REFER TO NAD 1983 DATUM AND ELEVATIONS REFER TO NAVD 1989 DATUM AS DETERMINED BY THIS FIRM USING GPS CARRIER PHASE KINEMATIC RELATIVE POSITIONING TECHNIQUE.
 - THE PURPOSE OF THIS MAP IS TO COMBINE TAX ACCOUNT NUMBERS 64-1-1.1, 64-1-2.1, 64-1-4 AND 64-1-22.1 INTO A SINGLE PARCEL SHOWN AS LOT 1 HEREON.
 - FOR SITE PLAN AND DETAILS, SEE PLANS PREPARED BY KEPLINGER FREEMAN ASSOCIATES.
 - STRUCTURES AND OTHER IMPROVEMENTS LOCATED AT #102, #104 AND #106 DEWEY AVENUE HAVE BEEN REMOVED.
 - THE OWNER OF THE PROPERTIES TO BE COMBINED IS JRM DEWITT, LLC 1657 EAST AVENUE, ROCHESTER, NY 14616.

LEGEND

| LINE TYPES | SYMBOLS |
|----------------------------|-------------------------------|
| --- PROPERTY BOUNDARY LINE | ○ HYDRANT |
| - - - EASEMENT LINE | □ MAILBOX |
| - - - CENTERLINE | ○ LIGHT POLE |
| - - - CHAIN LINK FENCE | ○ SIGN |
| - - - WOOD FENCE | ○ STORM MANHOLE |
| - - - GAS MAIN | ○ UTILITY POLE & O-HEAD WIRES |
| - - - STORM PIPE | |
| - - - WATER MAIN | |

CERTIFICATION:
WE, ARROWPOINT LAND SURVEYORS CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT PREPARED BY US ON FEBRUARY 17, 2023. THE SUBDIVISION PLAT MEETS THE CURRENT STANDARDS STATED IN THE NYSAPLS CODE OF PRACTICE FOR LAND SURVEYS PERTAINING TO ALL BOUNDARY/TITLE SURVEYS. THE SURVEY WAS PERFORMED WITH THE PRECISION NECESSARY TO ACHIEVE AN ACCURACY OF NOT LESS THAN 1 IN 10,000. THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR.
ROBERT J. AVERY P.L.S. 49743

INGRESS & EGRESS EASEMENT TO MILLER AVE:
SCALE: 1" = 30'
DATE: 02/17/23
SHEET: 1 OF 1
PROJECT NO.: 14-0630
FILE NAME: Dwyer/100_Subdiv.dwg
DRAWN BY: RJA
CHECKED BY: RJA

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

January 25, 2024

A regular meeting of the Planning Board of the Town of DeWitt, New York was held at the Town Offices, 5400 Butternut Drive, New York, on January 25, 2024, 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: Leif Kallquist, Vice-Chairperson
Douglas Arena
Jenny Ragan
Joe Mueller
Doug Arena
Kevin Porter

There was a quorum of the members of the Planning Board Present. Also, present were Doug Miller, Town Engineer, and Lea Baker, Planning and Zoning Clerk attended the meeting. Co-Vice Chairperson Leif Kallquist was Chairperson of the meeting. Lea Baker was acting Secretary.

Mr. Kallquist called the meeting to order at 7 p.m. and made a motion to approve the minutes of the January 11, 2024, meeting. The motion was carried with all members voting in favor.

There were three work sessions on January 23rd. U-Haul, Northwood, 6800 Partners LLC. There are currently no work sessions scheduled for the next meeting.

DEWITT LANDING, LLC – PB-709-23
High-Tech Production Facility in a High-Tech District
6457 Fly Road
Tax Map #: 037.-10-04.1, 03.1, 02.1, 01.1
(5 Minutes)

John O'Brien and Kevin McAuliffe were present for applicant. There was discussion as to Town of DeWitt Planning Board acting as lead agency on the project. Kevin Porter made a motion seconded by Mr. Mueller as follows: This Board declare this matter, which involves both Site Plan and Subdivision approval, a Type 1 action under SEQRA and declares itself lead agency and directs that the Notices of Intent of the Planning Board of the Town of DeWitt to act as Lead agency for this action be sent.

The motion carried unanimously.

LOUDPACK EXOTICS -PB-695-23
Cannabis Retail Dispensary in the Business District
6606 Kinne Road
Tax Map #: 63.-01-10.0
(15 Minutes)

Attorney Josh Werbeck representing on behalf of the applicant. They are seeking approval on signage. The sign has white facing bubble lettering with black outlining. The sign will be flush with the building, the individual letters will be 5" deep and off the sign 2". A total of 7 inches off the building. A green light source facing the building to emit a green background glow. The green is set at 120 degrees and would not extend beyond the current white outline. Sign dimensions are 36" x 120". There was discussion regarding a timer. The sign is to follow code. The owner agrees to turn the sign off after the business hours.

Motion by Mr. Porter as follows:

This is modification to the approval of this project dated December 14, 2023 and a fulfillment of a condition of said approval relating to signage. The Board approves the sign package drawing A-201, which are backlit channel letters on a bubble outline panel, and with the condition offered by the Applicant, that the sign lighting would be turned off after business hours. Except as specifically modified herein, all other findings and conditions of the December 14, 2023 approval are in full force and effect and unmodified.

The motion was seconded by Ms. Ragan and the motion carried unanimously.

VERIZON DATA CENTER- PB-565-20
Screening Coverage in the Industrial District
132 Creek Circle
Tax Map #: 027.-02-23.0
(20 Minutes)

Steve Carr was present and accompanied by John Dunn. Steve described the renderings for each screening option proposed. The intent of the screening is to hide equipment from the public eye using screening options for an 8-foot sliding gate. A sample was brought in; the drawings were shown on the screen.

The first rendering, option one, is their preferred rendering. It represents the metal horizontal slates at 6" with a three-eighths inch spacing. No informational signage applied to the exterior of the sign.

Option two is the polyethylene sheet that is 90% solid – like a banner that would be applied to the chain link. After further discussion, this option was removed from the table.

Option three is to have metal slates behind the fence for a more inviting view from the public side. Address displayed on the center of the screening option. All favored this option. The applicants agreed to use this as their final product.

Mr. Porter made the following motion: This is a modification to a Site Plan for the premises previously approved in 2021. The requested modification to the previously approved plan primarily involves screening/fencing. The board approves the plan dated January 25, 2024, which his option three proposed and which uses aluminum outlet by Atlas Fence, with six-inch slates and a three-eighths inch gap, with the condition that new Drawings will be submitted with options one and two removed.

Except as specifically modified herein, all other findings and conditions of the prior approval are in full force and effect and unmodified.

The motion was seconded by Mr. Mueller and the motion carried unanimously.

ETHAN ALLEN-PB-614-21
Façade Change in a R2 & Special Business Transitional Zone
100 Dewey Ave
Tax Map #: 064.-01-22.1
(10 Minutes)

Alex Samoray was present for applicant on behalf of Vince Ryan. The Board was shown an update to change the band at the top of the facade. A sample of veneer product – formglas. There are updated façade features in the drawings that will be resubmitted with today’s date displayed.

Mr. Arena made the following motion: This is a modification to the Site Plan approval for the premises dated 3/23/23. The minor facade changes have been discussed as being an improvement to the premises, primarily with respect the updated facade features. The plan as presented and dated January 25, 2024 is approved with the condition that the cornice to be wrapped on the public facing facades and the awnings are to be a smooth metal finish, as a modification to the site plan approval dated 3/23/23, and except as specifically modified herein, all other findings and conditions of the prior approval are in full force and effect and unmodified.

The motion was seconded by Mr. Porter and carried unanimously.

BENDERSON DEVELOPMENT CO, LLC
Subdivision & Demo & Site Improvement in the Business District
3188 & 3196 Erie Boulevard
Tax Map #'s: 044.-06-10.1, 044.-06-10.2, 044.-06-11
(5 Minutes)

James Boglioli was present for the applicant. The subdivision is for three (3) parcels to be combined into one (1), plus site improvements. The Board is waiting for the County Planning Board’s Referral so this Board cannot act this evening. The next meeting will be held on February 14, 2024, and the Board can act once resolutions are received.

This matter was tabled.

ADULT DAY CARE – PB-710-23
Change of Use in the Industrial District
6181 Thompson Road
Tax Map #: 033.-04-17.1
(5 Minutes)

Jim Brang was present for the applicant, accompanied by applicant, Jennifer Hawley. There as a discussion of the proposal and hours of operation are to be 9 a.m. – 3 p.m. All parking and exterior are in place. No interior or exterior improvements needed.

Mr. Porter made the motion to approve the application for change of use as presented and plans hand dated 1/24/2024, with the following findings and conditions: This matter is before the Board as required by the Code where there is a change of use to the tenancy of the commercial use. The applicant is proposing an “adult day care” use in part of the premises. While this is a change in tenancy, the adjacent part of the building is used as a similar/compatible use. Given the remote location and reasonable upkeep of the building for its proposed uses, with ample parking, further site plan modifications are not warranted. The change of use is approved and no site plan modifications are requested or approved and none may be made without appropriate site plan review per the Code

The motion seconded by Mr. Arena and carried unanimously.

4040 NEW COURT -PB-705-23
Subdivision & Demo in the Industrial District
4040 New Court Ave
Tax Map #'s: 031.-10-11.0, 031.-10-12.0
(15 Minutes)

Jeff Carkner was present. Trees were added to the east side of the landscaping plans. Façade changes from dryvit to hardi board panels with horizontal patterns were shown.

Applicant is seeking approval to combine two parcels, demolish a small building to create parking for the combined lot. This would require an amended law and potentially a Public Hearing. Applicants may obtain a demolition permit.

This matter was tabled.

DELTA SONIC
Amended Site Plan in the Business District.
3439 Erie Boulevard
Tax Map #: 050.-01-01.6
(12 Minutes)

Joe Potalivo was present. The applicant is seeking approval to sell Blue Rhino Propane. The placement of the cages on the exterior of the store requires an amended site plan. Mr. Potalivo will submit new updated plans that show the propane cage location. An existing ice machine is on site and would require approval as well. They installed two bollards for safety at the front elevation.

The matter was tabled.

ONX1-II
Building Addition in the Industrial Zone
6600 New Venture Gear Drive
Tax Map #: 027.-02-11.1
(34 Minutes)

Matt Napierala was present for the applicant. It was explained that with the proposal of this building addition of 360,000 SF facility for Suite 500, the site would be reaching max coverage. Discussions of landscaping to provide screening for the flat roof that is visible from Fly Road.

Mr. Kallquist suggested a higher elevation on the roof to provide additional screening for portions of this site. In doing so it would also mirror the opposite end of the building. They will be looking to clean up a new fence without razor wire and added plantings. They are going to propose a possible 60-foot building. Recently, everything at the fly roadside/elevation has been painted. They also purchased the thirty-two acres next door.

The applicant was instructed to get the lot coverage numbers on the drawings and there will be a site plan review to follow.

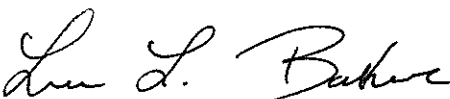
This matter was tabled.

DELTA SONIC
Amended Site Plan in the Business District.
3439 Erie Boulevard
Tax Map #: 050.-01-01.6
Continued
(15 Minutes)

Joe Potalivo returned to the meeting for the applicant to discuss placement locations for both the ice machine and the propane tanks. The Board discussed same and expressed concern regarding the current proposed location which is at the front of the store. Other potential placement was discussed. New plans were requested to be submitted by the applicant.

The matter was tabled.

Kevin Porter made a motion, seconded by everyone, to adjourn the meeting and the meeting adjourned at 9:22 pm.



Lea Baker, Acting Secretary



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 8/5/2024 2:22:31 PM
Re: Three-Mile Limit Review 3S-24-18
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. Mapping - Zoning | Approved | 07/30/2024 | Ray Wills | The proposal shown should have no impact on City of Syracuse Mapping Assets that are in the area. Work is outside of the City Plats. Bearings cannot be confirmed or denied. |
| Eng Stormwater (SWPPP)-Zoning | Internal Review Complete | 07/30/2024 | Mirza Malkoc | Future development shall follow all local & state regulations. |
| Eng Sewers- Zoning | Internal Review Complete | 07/30/2024 | Mirza Malkoc | No comment |
| Eng. Design & Cons. - Zoning | Conditionally Approved | 07/30/2024 | Mirza Malkoc | <ul style="list-style-type: none">• Project site is located in the Butternut Creek Basin.• Ok for re-subdivision. |
| Planning Commission | Pending | 07/29/2024 | | - Wait to be approved by the Syracuse City Planning Commission meeting on 8/19/2024 |