

Syracuse Planning Commission

City Hall Commons • Room 101 • 201 F. Washington Street • Syracuse, NY 13202-1426 • 315-448-8640

Application for THREE-MILE LIMIT SUBDIVISION REVIEW

For Office Use:

	3S-
Filing Date	Case#

SEP 28 2018

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: DUNUWILA TRACT

ADDRESS of subdivision: 6881-6883 EAST GENESEE STREET

TOWN of: DEWITT

TAX MAP NUMBER(S): 67.-03-12 & 13

ZONING DESIGNATION: SBT

APPLICANT INFORMATION:

NAME: Adrian R. Dunuwila PHONE: (315) 427-8390

MAILING ADDRESS: 4455 Stephanie Drive, Manlius, NY 13104

CONTACT PERSON: (If someone other than applicant is to be contacted to answer questions)

NAME: Timothy J. Coyer (Ianuzi & Romans) PHONE: 315-457-7200

REASON FOR REQUEST: (Please be specific regarding use of each lot; i.e. two-family house, yard area, grocery store, etc.)

Seeking approval for a Lot Line Adjustment of two existing parcels into two new parcels.

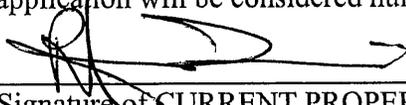
APPROVAL INFORMATION:

APPROVED by Town or Village as a Preliminary Plan Final Plan on Date: _____

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.



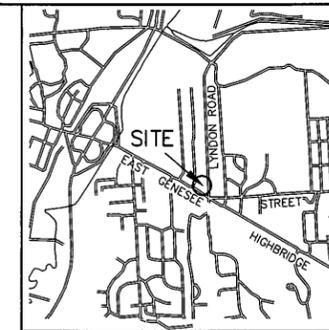
 Signature of CURRENT PROPERTY OWNER
 (or owner's LEGAL representative)

9/20/2018

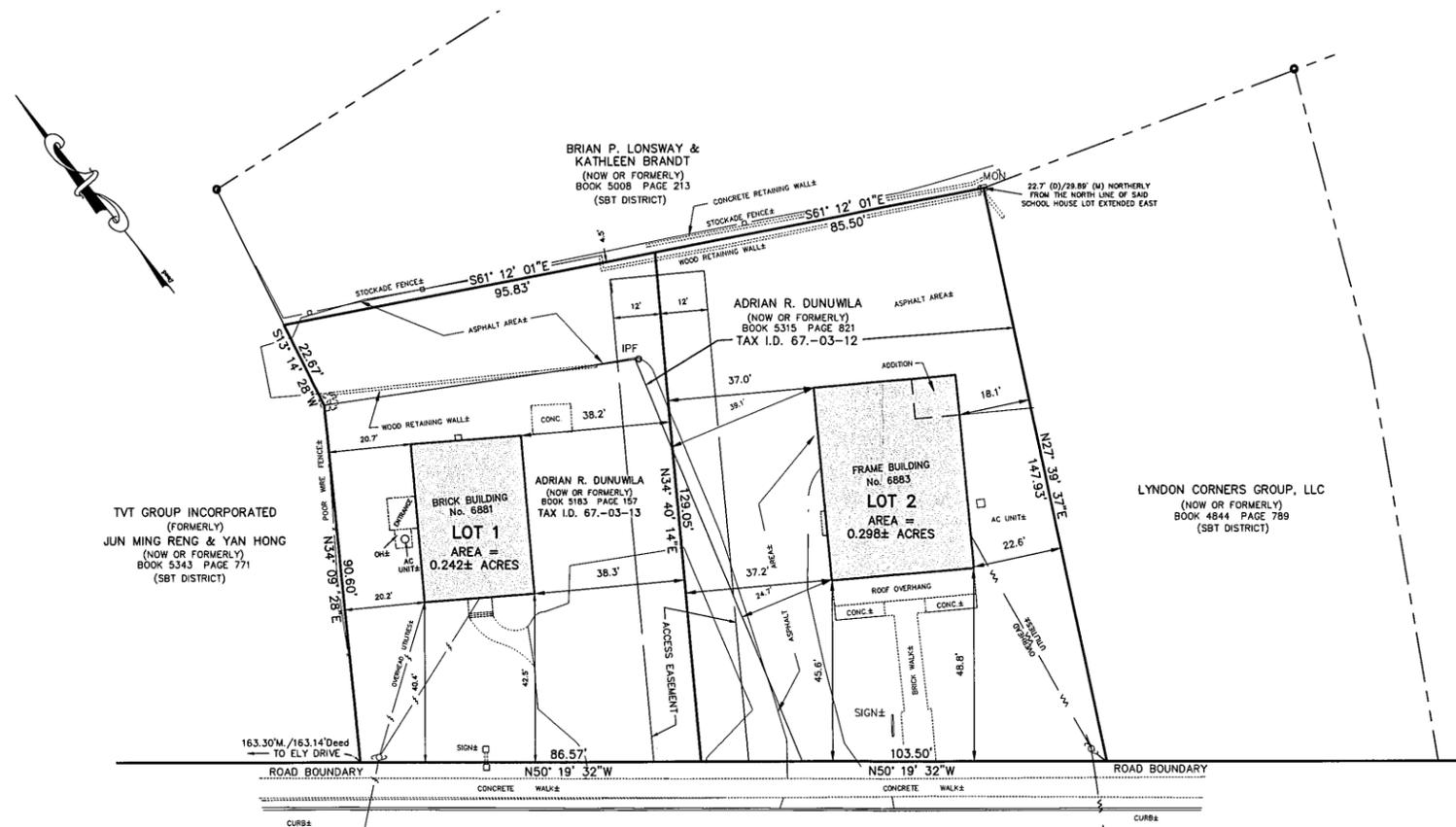
 Date

Adrian R. Dunuwila

PRINT NAME OF PROPERTY OWNER



LOCATION PLAN
Scale: 1" = 2000'



EAST GENESEE STREET
(S.H. No. 5587)
(GENESEE TURNPIKE ROAD, PER DEED)

LEGEND:

- indicates original grade
- indicates proposed finished grade
- 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 monument to be set
- indicates street address
- indicates top & bottom of curb or walk
- indicates 6" diameter bollard (typical)
- indicates 6" diameter monitoring well (typical)
- indicates grease trap manhole
- indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

NOTES:

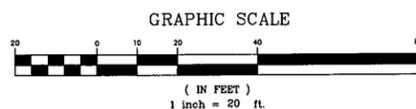
Total area: 0.54± acres to road boundary.
Total number of lots: Two (2) existing, two (2) proposed
Present Zone: Special Business Transitional District (SBT)
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map Nos. 67.-03-12 & 13

ZONING REGULATIONS	
SBT SPECIAL BUSINESS TRANSITIONAL	
	Required
Minimum Lot Area: (SQ.FT.)	N/A
Minimum Lot Width:	N/A
Minimum Lot Depth:	N/A
Minimum Front Yard:	35 ft.
Minimum Rear Yard:	20/100 ft.
Minimum Side Yard:	9/25 ft.
Maximum Building Coverage:	25%
Maximum Lot Coverage:	75%

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

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

Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7208, sub-division 2, of the New York State Education Law.



APPROVED: TOWN OF DEWITT PLANNING BOARD

DATE: _____ BY: _____ Chairman

APPROVED: ADRIAN R. DUNUWILA
4455 Stephanie Drive, Manlius, NY 13104

DATE: _____ BY: _____ Owner & Developer

CITY OF SYRACUSE ENGINEER	SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPARTMENT	REVISIONS	LOT LINE ADJUSTMENT		
				<p>DUNUWILA TRACT</p> <p>PART OF LOT No. 63</p> <p>TOWN OF DEWITT</p> <p>ONONDAGA COUNTY, NEW YORK</p>		
				<p>IANUZI & ROMANS LAND SURVEYING, P.C.</p> <p>NORTH SYRACUSE, NY 13212 5251 WITZ DRIVE PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@ianspc.com</p>	<p>DATE: APRIL 12, 2018</p> <p>SCALE: 1" = 20'</p> <p>FILE No.: 12235.001</p>	<p>SHEET No.</p> <p>F.B.1478/1568</p>

617.20
Appendix B
Short Environmental Assessment Form

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							
Name of Action or Project: <p style="text-align: center; font-size: 1.2em;">ADRIAN DUNOWILA</p>							
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">6881 & 6883 E. GENESEE ST., FAYETTEVILLE, N.Y. 13066</p>							
Brief Description of Proposed Action: <ul style="list-style-type: none"> - LOT ADJUSTMENT LINE BETWEEN TWO PROPERTIES. BOTH ZONED SBTD & OFFICE USE. DEVELOPMENT OF BOTH PROPERTIES TO BE COMPLETED THIS YEAR. - BOTH PROPERTIES HAVE ALL EXTG. UTILITIES WITH NEW SHARED PARKING LOT W/ COMMON ACCESS EASEMENT. 							
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">ROBERT C. ABBOTT JR. - ARCHITECT</p>		Telephone: (315) 437-1037 E-Mail: RCAJR.ARCHITEL@YAHOO.COM					
Address: <p style="text-align: center; font-size: 1.2em;">2501 JAMES ST. - STE #110</p>							
City/PO: <p style="text-align: center; font-size: 1.2em;">SYRACUSE</p>		State: <p style="text-align: center; font-size: 1.2em;">N.Y.</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">13206</p>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center; vertical-align: middle;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: 1) SITE PLAN APPROVAL - TOWN OF DEWITT, N.Y. 2) BLDG. PERMIT - " " " "			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td></td> <td style="text-align: center; vertical-align: middle;">✓</td> </tr> </table>	NO	YES		✓
NO	YES						
	✓						
3.a. Total acreage of the site of the proposed action?		.54 acres					
b. Total acreage to be physically disturbed?		.36 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.54 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		✓	
			✓
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			✓
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			✓
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		✓	
b. Is the proposed action located in an archeological sensitive area?		✓	
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	
		✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? 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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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	
		✓	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		✓	
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
			✓
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ROBERT C. ABBOTT JR. ARCHITECT</u> Date: <u>9/4/18</u>		
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

DRAFT MINUTES OF A REGULAR MEETING {tc "DRAFT MINUTES OF A
REGULAR MEETING " \f D }
OF
THE PLANNING BOARD OF THE TOWN OF DEWITT

September 13, 2018

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 September 23, 2018 at 7:00 p.m.

There were present:

Steve Schroeder
Nathan Brown
Kathy Kotz
Doug Arena
Joseph Mueller
Peter Webber, Chairperson

There was a quorum of the members of the Planning Board present. Also present were Jamie L. Sutphen, Attorney and Stephanie Guerreschi, Town Environmental Planner. Peter Webber was Chairperson of the meeting and Jamie L. Sutphen acted as Secretary.

Ms. Kotz made a motion seconded by Mr. Schroeder to approve the minutes of the August 23, 2018 meeting. The motion carried with all members voting in favor except for Mr. Brown who abstained.

There were no work sessions this week. There are currently two work sessions scheduled for the next work session: Bridge Street project and Cabvi.

Clifford Fuel Signage – PB-481-18
Concept SPR RE: Convert Exterior Signage for Gas Station
to Alternate Brand Image in a Business District
3100 Erie Boulevard East
Tax Map No.: 044.-06-01.1
(10 minutes)

John Lytwynec, of Clifford fuel was present for the applicant. The plan was shown and it was explained the branding will be changed to Sunoco. The sign and sign code issues were discussed in relation to what was presented on the pumps, canopy and monument signage. Mr. Schroeder made a motion seconded by Mr. Brown to approve the plan as presented with the except that the canopy cannot be as shown, rather it must be solid sapphire blue in color. Also, the survey must be provided to the Department of Planning and Zoning within ten days. The motion carried unanimously.

Ultra Dairy Expansion – PB-480-18
SPR for 42,535 Sq. Ft. Expansion and Associated
Parking and Loading Area in a High Tech District
6759 Benedict Road
Tax Map No.: 042.-13-05.1
(5 minutes)

James Gosier, Esq. was present for the applicant. The chairperson noted that several of the Board members were happy to have toured the facility recently to have a better idea as to the nature of the project. Several comments on the site plan are out to the applicant. Mr. Schroder made a motion seconded by Ms. Kotz as follows: Motion to call for a public hearing pursuant to SEQRA in this Type 1 action on Thursday September 27th at 7:05 pm. The motion carried unanimously.

Dunuwila SPR (1) – PB-428-17

SPR RE: Building Remodel & Parking Lot Modifications in a Special Business Transitional District; Variance Received 8/20/2018

6883 East Genesee Street

Tax Map No.: 067.-03-12.0

and

Dunuwila Subdivision – PB-305-15

Subdivision/Lot Line Adjustment in Special Business Transitional District

6881 & 6883 East Genesee Street

Tax Map No.: 067.-03-12.0 & 13.0

(15 minutes)

Mr. Abbott was present for the applicant. The plan revisions including landscaping were shown. There was significant discussion with the neighbors present regarding trees and buffering. Neighbors present were Kathleen Brandt and Brian Lonsway. After discussion thereon, the following motions were made by Ms. Kotz and seconded by Mr. Brown:

Regarding the site plan: The Planning Board approves the Site Plan last dated September 5, 2018 as submitted, with the following conditions and findings:

1. The variances requested by applicant of the ZBA have been granted with condition relating to buffering being added along the northerly property boundary.
2. This Board has reviewed the SOCPA referral of June 8, 2018 and finds that any coordination required between the Town and NYDOT will be undertaken to the extent that same is required by state law. With respect to modification number 2 regarding storm water run-off, this Board is satisfied from review of OBG and by letter dated September 13, 2018, that the storm water issues have been addressed and therefore, overrides this recommendation.
3. This Board has specifically noted the comments of neighboring property owners and the plans reflect consideration of the neighboring properties with respect to reasonable transition between the properties (both are Special Business transitional district)
4. Additional evergreens will be added along the northwesterly property line and a revised plan to be submitted to the Department of Planning and Zoning with final determination of tree species delegated to Town Environmental Planner.
5. The applicant must at all times maintain in good condition the plantings and vegetation which are along the northerly property boundary;

6. This approval is subject to completion of the subdivision and all requirements and conditions therein.
7. The Planning Board finds that the plan herein provides for a reasonable development of these two parcels which result in the closing of a curb cut, shared access and parking, all to the benefit of the properties and the Town.
8. 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 unanimously.

Regarding the subdivision approval: Motion to approve the subdivision plan dated April 12, 2018 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 line where there will still be two separate buildings on each lot.
2. This board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created. The public has been notified of this project through the Zoning Board of Appeals process which held a public hearing, properly noticed. Neighbors through the ZBA process have had the opportunity to voice their positions with respect to the project and have in fact, participated in the process. Accordingly, no further public hearing is required. The lots are both owned by the same owner. The changes per the simple subdivision further creates an enhancement and not a detriment to the neighborhood.
3. Applicant must execute and file the Declaration of Reciprocal Easement document providing for shared access and shared parking as approve by Planning Board attorney;
4. 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.
5. This Board has reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for the project.

The motion carried unanimously.

Mr. Brown made a motion seconded by Ms. Schroeder to adjourn the meeting and the meeting adjourned at 7:45 pm.

Jamie L. Sutphen, Secretary

Mr. Brown made a motion seconded by Ms. Schroeder to adjourn the meeting and the meeting adjourned at 7:45 pm.

Jamie L. Sutphen, Secretary

Filename: 9.13.18 - draft minutes.docx
Directory: C:\Users\Owner\Downloads
Template: C:\Users\Owner\AppData\Roaming\Microsoft\Templates\Normal.dotm
Title:
Subject:
Author: phurd
Keywords:
Comments:
Creation Date: 9/24/2018 4:44:00 PM
Change Number: 3
Last Saved On: 9/24/2018 8:30:00 PM
Last Saved By: Jamie Sutphen
Total Editing Time: 25 Minutes
Last Printed On: 9/25/2018 12:15:00 PM
As of Last Complete Printing
Number of Pages: 4
Number of Words: 1,123 (approx.)
Number of Characters: 6,405 (approx.)