

For Office Use: 10/12/2018 3S-18-26
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: Unifirst Subdivison - Luther Ave.
ADDRESS of subdivision: 103 Luther Ave., Corner of Luther and Old 7th North
TOWN of: Salina
TAX MAP NUMBER(S): 85.-11-8.1,10.1,12; 86.-02-1.2,6,7
ZONING DESIGNATION: O-2: Office and Light Industrial

APPLICANT INFORMATION:

NAME: Unifirst Corporation- Rick Montgomery PHONE: (978) 658-8888
MAILING ADDRESS: 68 Jonspin Rd. Wilmington, MA 01887

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

NAME: Keplinger Freeman Associates-Vincent Ryan PHONE: (315) 445-7980

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

(7) existing lots consolidated into (1) proposed lot for Industrial use.

APPROVAL INFORMATION:

APPROVED by Town or Village as a Preliminary Plan
 Final Plan on Date: December 12th, 2017

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.

TOWN OF SALINA
Department of Planning & Development

201 School Road
Liverpool, New York 13088
www.salina.ny.us

Mark Lafaver
Director of Planning & Development

(315) 451-0492
FAX (315) 457-4785
mlafaver@salina.ny.us

Certificate of Lot Line Adjustment

The Town of Salina *Department of Planning and Development* has received an application for approval of an adjustment of lot lines on land situated in the Town of Salina being part of Marsh Lots 1 and 3 in subdivision 10 described as follows:

Beginning at a point being the intersection of the southerly line of Luther Avenue with the westerly line of Old Seventh North Street;
Running thence S 31°27'06" E. along the said westerly line of Old Seventh North Street, a distance of 235.27' to the northeasterly corner of a parcel of land described in a deed conveyed to Sposato Company-109, LLC and recorded in the Onondaga County Clerk's Office in Book of Deeds 4767 at Page 359;
Thence S 61°45'13" W along the northerly line of said Sposato Company-109, LLC and the northerly line of a parcel of land described in a deed conveyed to Hotel Acquisition Company and recorded in the Onondaga County Clerk's Office in Book of Deeds 4079 at Page 153, a distance of 679.58' to a capped iron rod found;
Thence N 28°14'47" W along an easterly of said Hotel Acquisition Company, a distance of 134.90' to a capped iron rod found falling on the southerly line of a parcel of land described in a deed conveyed to Sposato Company-109, LLC and recorded in the Onondaga County Clerk's Office in Book of Deeds 4948 at Page 249;
Thence N 61°45'13" E along the said southerly line of said Sposato Company-109, LLC (4948/249), a distance of 90.00' to a capped iron rod found falling on the westerly line of a parcel of land described in a deed conveyed to Accessibility Solutions, Inc. and recorded in the Onondaga County Clerk's Office in Book of Deeds 5306 at Page 545;
Thence S 28°14'47" E along the said westerly line of Accessibility Solutions, Inc., a distance of 21.00' to an iron rod found;
Thence N 61°45'13" E along a southerly line of said Accessibility Solutions, Inc. and southerly line of a parcel of land described in a deed conveyed to Snowball City, LLC and recorded in the Onondaga County Clerk's Office in Book of Deeds 5171 at Page 904, a distance 124.00' to a railroad spike found;
Thence N 28°14'47" W along the easterly line of said Snowball City, LLC, a distance of 121.00' to a railroad spike found falling on the southerly line of said Luther Avenue;
Thence N 61°45'13" E along the southerly line of said Luther Avenue, a distance of 452.43' to the point of beginning.

Containing 3.078 acres, more or less, as surveyed by SeGuin Land Surveying, P.L.L.C. on July 18, 2016.

Subject to any easements or restrictions of record.

I have reviewed the application and have found that this lot line adjustment will not result in a violation of the Code of the Town of Salina and is in conformance with the provisions of Chapter 210 of the said Code of the Town of Salina.

Therefore in my capacity as Director Planning & Development for the Town of Salina, having authority to approve such application as found in the Code of the Town of Salina, Chapter 210, do hereby approve this lot line adjustment and issue this Certificate of Lot Line Adjustment as note above.



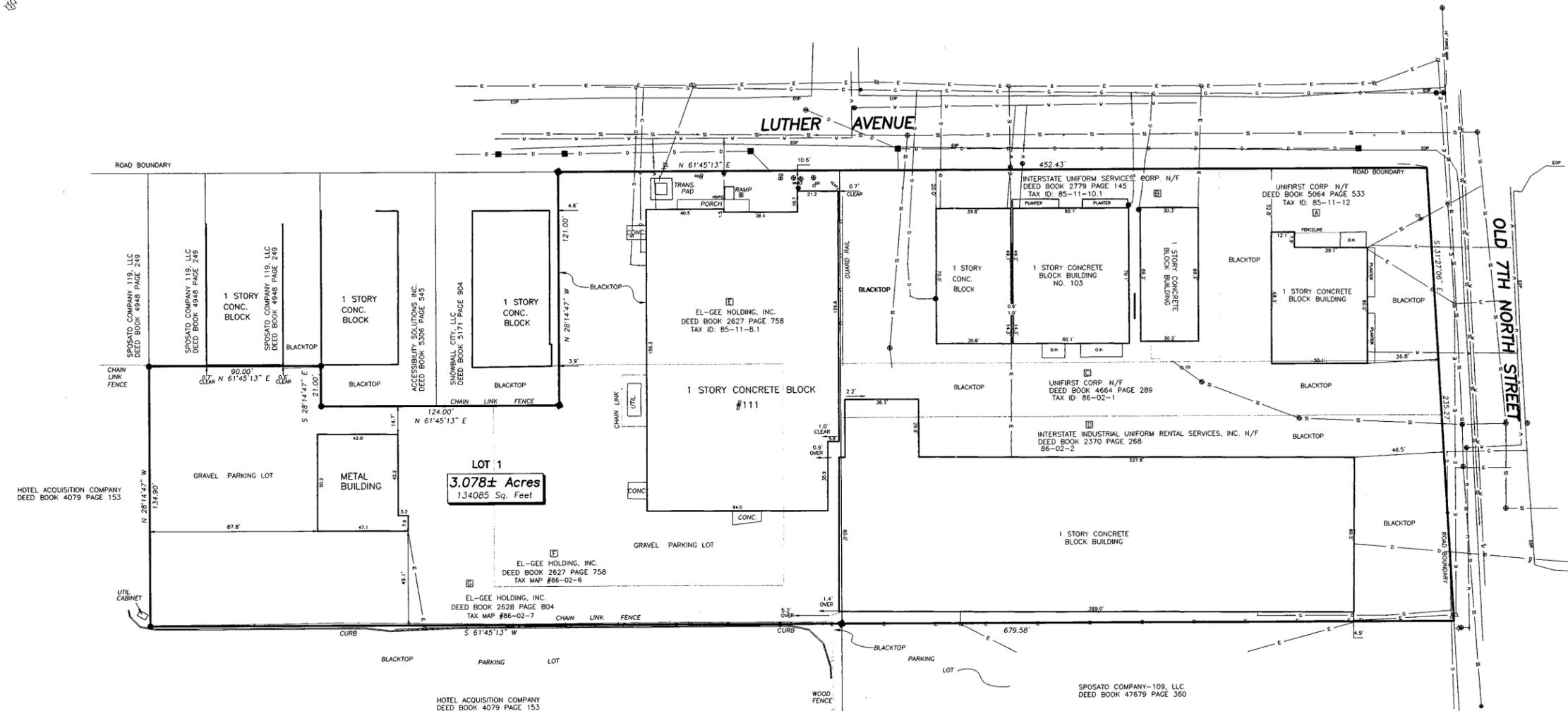
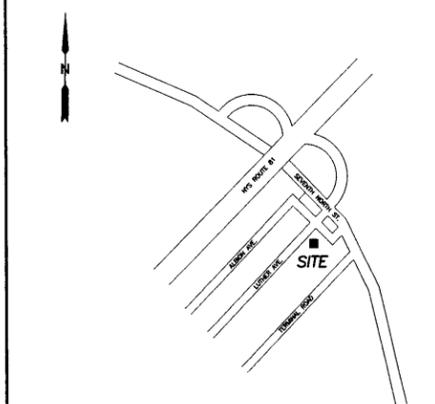
Mark Lafaver
Director Planning & Development

Dated: December 12, 2017

Approval Number: 16-64

Note: The Code of the Town of Salina requires that this Certificate of Lot Line Adjustment be filed concurrently with the revised deed affecting this lot line adjustment, a copy which must be returned to the Department of Planning and Development.

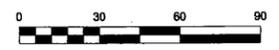
OCT 12 2018



LEGEND

- ◆ RAILROAD SPIKE FOUND (RRS)
- CAPPED IRON ROD FOUND (CIRF)
- BOLLARD (BOL)
- + CLEAN OUT (CO)
- CATCH BASIN
- GAS VALVE
- WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ HYDRANT
- OVERHEAD UTILITIES
- GAS LINE OR MAIN
- SANITARY SEWER
- STORM SEWER
- EOP EDGE OF PAVEMENT

SUBDIVISION NOTE:
The purpose of this subdivision is to consolidate existing parcels [A] - [B] into one parcel Lot 1.



ZONING

O-2 DISTRICTS: OFFICE AND LIGHT INDUSTRIAL PARK DISTRICTS

Lot requirements.

1. Minimum lot area: 20,000 square feet.
2. Minimum lot width: 100 feet.
3. Maximum lot coverage: 50%.
4. Minimum front yard setback: 50 feet.
5. Minimum side yard setback, each side: 20 feet.
6. Minimum rear yard setback: 20 feet.
7. Maximum height of structures: 30 feet; except 60 feet in a complex of 50 or more acres under single ownership.

SITE DATA

1. Tax map number: 85.-11-8.1,10.1,12, 86.-02-1,2,6,7
2. Area = 3.078± acres (134085 sq. ft.) to the highway boundary.
3. Address: Old Seventh North Street & Luther Ave. Liverpool, NY 13088-6703
4. Per N.Y.S.D.E.C. website, this parcel does not have a N.Y.S.D.E.C. wetland located on it.
5. Zoning: O-2 Office and Light Industrial Park District.
6. Per the flood mapping on the FEMA Website this parcel is not located in a 100 year flood zone.

I HEREBY APPROVE THIS TRACT MAP:

Unfirst Corporation
68 Johnson Road
Wilmington, Ma 01887

The undersigned surveyor hereby certifies that this map was made from an actual field survey completed on March 18, 2016, using the references and evidence shown hereon.

Forrest L. SeGuin
Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384

MAP REVISIONS		
No.	Date	Revision



SUBDIVISION MAP - PARCEL CONSOLIDATION

UNFIRST SUBDIVISION - LUTHER AVE.

PART OF MARSH LOT 1 & 3 IN SUBD. 10
TOWN OF SALINA - ONONDAGA COUNTY, NEW YORK

SURVEY AND MAP PREPARED BY:
SeGUIN LAND SURVEYING, P.L.L.C.
FORREST L. SEGUIN, L.S.
6197 DYKE ROAD, CHITTENANGO, N.Y. 13037
PHONE: (315) 263-1642 FAX: (315) 687-0002

SCALE: 1" = 30'
DATE: 7/18/2016
PROJECT NO: 16047A
TAX MAP NO: 85.-11-8.1+
DWG: LUTHERSUB

Short Environmental Assessment Form

Part 1 - Project Information

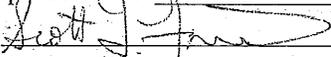
Instructions for Completing

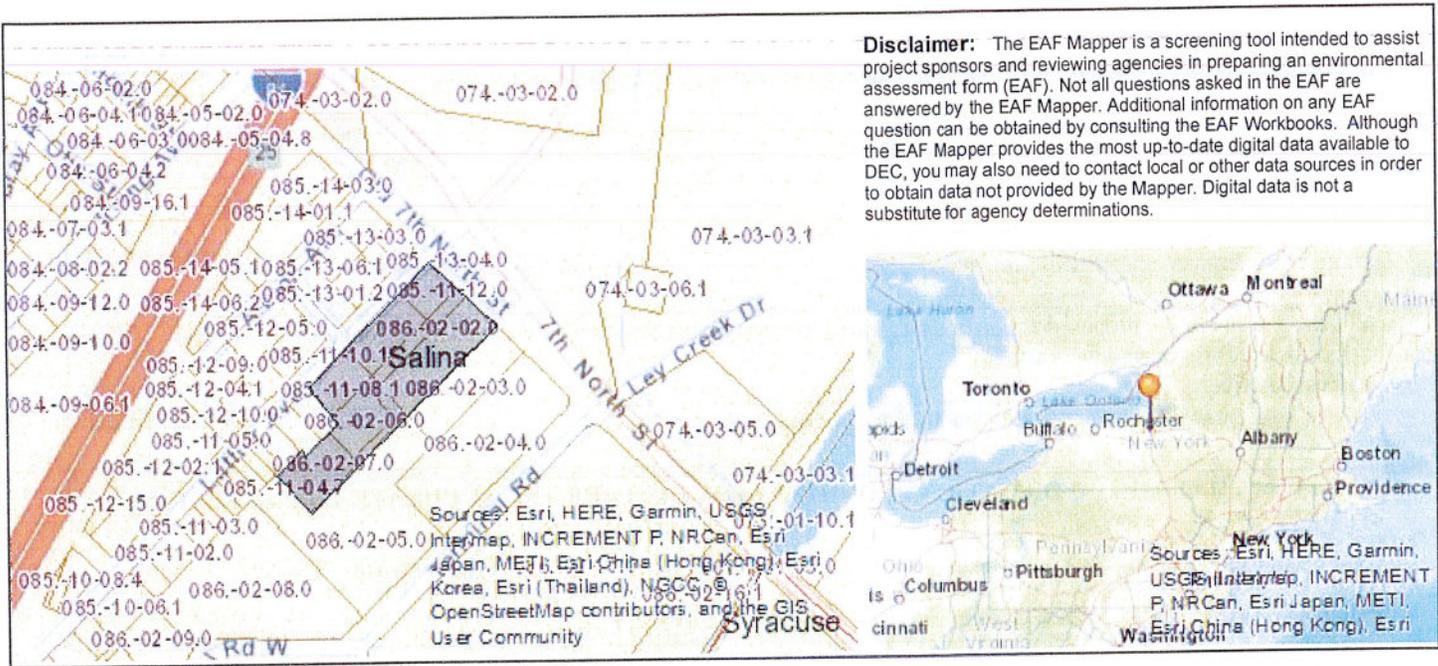
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Name of Action or Project: Unifirst Corporation-			
Project Location (describe, and attach a location map): 103 Luther Ave, Liverpool, NY 13088 (Tax Map ID- 85.-11-8.1,10.1,12; 86.-02-1,2,6,7)			
Brief Description of Proposed Action: 5 existing industrial buildings will be demolished to construct new single structure for the business' operations. The site will be improved with sidewalks, controlled loading/delivery access and dedicated parking spaces. Site features will also include a DEC approved Detention pond, best management practices, and landscaping.			
Name of Applicant or Sponsor: Keplinger Freeman Associates		Telephone: 315-445-7980	
		E-Mail: vr@keplingerfreeman.com	
Address: 6320 Fly Rd. Suite 109			
City/PO: East Syracuse		State: NY	Zip Code: 13057
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 type="checkbox"/>
			YES <input type="checkbox"/>
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: Town of Salina Zoning Board of Appeals, Town of Salina Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.1 acres	
b. Total acreage to be physically disturbed?		3.1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.1 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input 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
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<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? 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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? Bald Eagle	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Stormwater will be directed to a NYSDEC Approved Stormwater detention basin and other best management practices. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>Stormwater will be directed to a NYSDEC Approved Stormwater detention basin and other best management practices. _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>Several adjacent sites have reported spills that are in the process of cleanup. _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Scott L. Freeman</u> Date: <u>08/31/18</u></p> <p>Signature: <u></u></p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

OCT 12 2018