

Syracuse Planning Commission

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

Application for THREE-MILE LIMIT SUBDIVISION REVIEW

For Office Use:
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION:
ADDRESS of subdivision:
TOWN of:
TAX MAP NUMBER(S):
ZONING DESIGNATION:

APPLICANT INFORMATION:

NAME: PHONE:
MAILING ADDRESS:

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

NAME: PHONE:

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

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.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.



CURRENT PROPERTY OWNER SIGNATURE 11/30/18
DATE
Donald T. Cullen Treasurer

Please legibly PRINT SIGNATURE NAME and TITLE

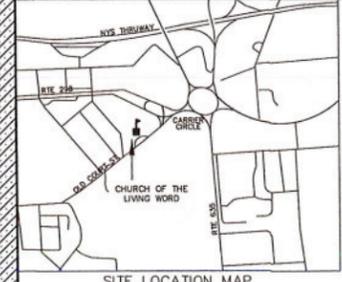
REQUIRED SUBMITTALS FOR THREE MILE LIMIT APPLICATIONS

NOTE: All applications must contain the following information before being considered complete. Any incomplete applications will be returned.

- APPLICATION:** Completely filled out
- SHORT ENVIRONMENTAL ASSESSMENT FORM:** Completely filled out and signed
- SUBDIVISION MAPS:** Five (5) copies drawn by a licensed land surveyor (indicating existing and proposed lots along with their addresses and new lot numbers) Map must show complete parcel owned by applicant. *Have your land surveyor contact the County Health Department (435-6600 x 8235) prior to the drawing of your Subdivision/Resubdivision Map to find out what is required on the map.*
 - Reduced copy (11"x17") must also be submitted if original maps are larger than (11x17)
- APPROVAL RESOLUTION** or letter from governing municipality
- Stormwater Pollution Prevention Plan (SWPPP)** must be submitted which is in accordance with NYSDEC regulations **if proposed subdivision is tributary to a watershed within the City of Syracuse.**

N/A

11/2017



NEW YORK STATE ROUTE NO. 298

NEW LOT 1A "CHURCH OF THE LIVING WORD"
24.44 ± Acres

Owner: CHURCH OF THE LIVING WORD
 6101 Court Street Road
 Syracuse NY 13206-1302

Lot 1 "Church of The Living Word Subdivision" Map #8877

Tax Map No. 23-05-03.1
 19.71 ± Acres (Map #8877)

"CHURCH OF THE LIVING WORD"
 Tax Map No. 23-05-02.1
 4.73 ± Acres

APPROVED
 By: *[Signature]*
 CHAIRMAN PLANNING BOARD
 TOWN OF DEWITT, N.Y.
 FILED WITH COUNTY CLERK
 20 by
 MAP No.

Now or Formerly
Syracuse Deere Rd Associates*
 1535 N Clinton Ave
 Chicago IL 60642
 Tax Map No. 23-05-08.1
 per 4/1/2014 Site Plan.
 Subject to a Current Abstract of Title
 Utilities and any underground structures not certified
 © COPYRIGHT 2013 All rights Reserved.
 UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS.

Owner: CHURCH OF THE LIVING WORD
 6101 Court Street Road
 Syracuse NY 13206-1302

I hereby certify that this is an accurate subdivision plot prepared by me on 8/7/2017. This subdivision plot meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision closure is 1:100,000.
 The Surveyor hereby certifies that this map is made from an actual survey of the property shown hereon.
 (VOID UNLESS SIGNED) *[Signature]*

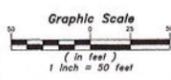
Made By: A.L.C.
 Reviewed By: H.B.C.
 April 18, 2018



NO.	DATE	BY	REVISION
1	8/4/18	H.B.C.	Town Comments of 8/17/2018

NEW LOT 1A "CHURCH OF THE LIVING WORD"
 RE-SUBDIVISION PLAN
 Lot 1 "Church of The Living Word Subdivision" Map #8877
 Lot 3 "Deere Road Subdivision" Map #8620 & Other Lands
 Part of Military Lot 20 - Town of DeWitt
 County of Onondaga - State of New York
 Known as: #6099 & 6101 Court Street Road

Sheet 1 of 1
 File No.: 1406
 Disk No.: CD1631



COURT STREET ROAD

ZONE: INDUSTRIAL (IND.)
 R/O
 STEPHEN G. TALLMAN &
 GEORGE J. GALEK
 HEATING & AIR CONDITIONING
 SERVICE & FABRICATION
 BOOK 3714 PAGE 222

R/O
 CHURCH OF THE LIVING WORD INC.
 BOOK 2783 PAGE 242

ZONE: INDUSTRIAL (IND.)

LOT 3 (Deere Road Subdivision Map #8620)
 CHURCH OF THE LIVING WORD INC.
 BOOK 4207 PAGE 84

Now or Formerly
"Deere Road Developers"
 721 Fayetteville-Morris Rd
 Fayetteville NY 13066
 Tax Map No. 23-05-08.1
 ZONE: INDUSTRIAL (IND.)

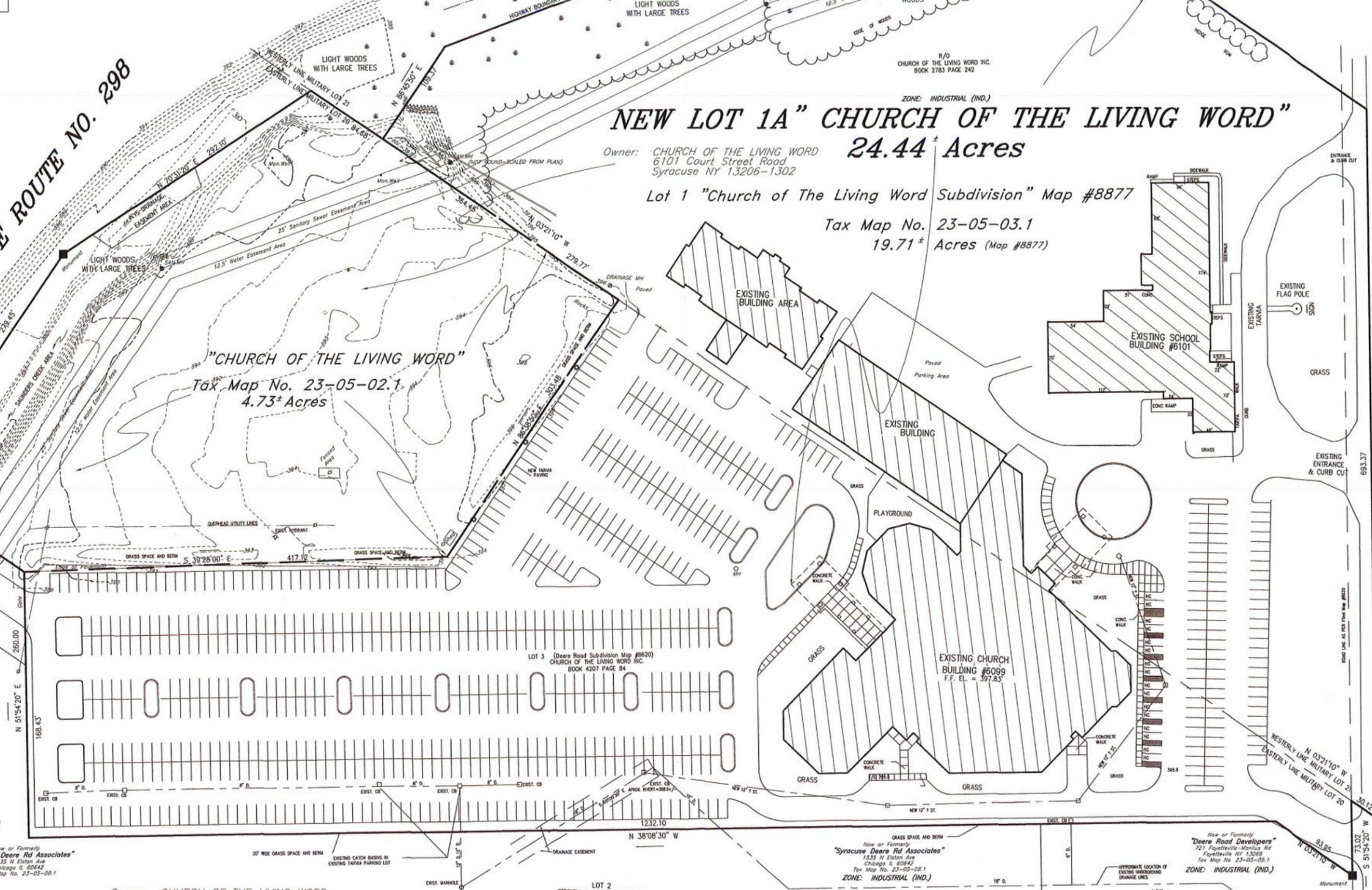
LOT 1
 SHOMAR WOODWORKING

LOT 2
 O'BRIEN & GERE ENGINEERS

ZONE: INDUSTRIAL (IND.)

APPROXIMATE LOCATION OF EXISTING UNDERGROUND DRAINAGE LINES

GRASS SPACE AND BERM
 Now or Formerly
"Syracuse Deere Rd Associates"
 1535 N Clinton Ave
 Chicago IL 60642
 Tax Map No. 23-05-08.1
 ZONE: INDUSTRIAL (IND.)



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

November 8, 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 November 8, 2018 at 7:00 p.m.

There were present:

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

There was a quorum of the members of the Planning Board present. Also present were Robert F. Baldwin, Jr., Attorney and Stephanie Guereschi, Town Environmental Planner. Peter Webber was Chairperson of the meeting and Robert F. Baldwin, Jr. acted as Secretary.

Mr. Brown made a motion seconded by Ms. Kotz to approve the minutes of the October 25, 2018 meeting. The motion carried with all members voting in favor.

There were no work sessions and none yet scheduled for the next meeting.

McDonald's – PB-468-18
SPR Exterior Remodel and Site Improvements for
Drive-Thru Restaurant in a Business District
3207 Erie Boulevard East
Tax Map No.: 044.-08-01.0
(2 minutes)

Lauren Monaghan of Bohler Engineering was present for the applicant. It was noted that the ZBA had granted the variances requested and upon motion of Ms. Kotz, seconded by Mr. Brown, the plan as presented was approved with the findings that 1) The ZBA has granted the variances requested and as recommended by this Board and 2) the SOCPA referral of July 3, 2018 has been reviewed and found that the project will have no significant adverse inter-community or county-wide implications and with the following condition: 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.

Further, the plan as presented is approved with the following conditions:

1. All newly installed curbs must be of granite.

2. On the plan as presented, the limits of the curbing must be replaced from the edge of the first parking stall to 12'-0" off the road edge.
3. The lighting plan shall be Code compliant and must be submitted within 60 days of this approval for Department review.

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.

Church of the Living Word - PB-479-18
Resubdivision Combining Two Lots Into One in Industrial District
6099-6101 Court Street Road
Tax Map No.: 023.-05-03.1
(2 Minutes)

Upon motion made by Mr. Brown and seconded by Mr. Mueller, the resubdivision plan was approved 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 to create a single lot.
2. This board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created. The action should have no public interest as it does not involve any parties other than the applicant and it does not change the manner in which the property operates. All of the church and related school uses are now appropriately on one lot. Accordingly, this board finds that no public hearing is required. The lot consolidation is not a detriment to the neighborhood.
3. 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.
4. This Board has reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for the project.

The motion carried with all members voting in favor.

Mr. Brown made a motion seconded by Ms. Kotz to adjourn the meeting and the meeting adjourned at 8:10 pm.



Robert F. Baldwin, Jr., Secretary

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: Church of the Living Word																		
Project Location (describe, and attach a location map): 6099 Court Street Road, Syracuse, NY																		
Brief Description of Proposed Action: The Church is planning to construct a 4,680 SF building that will be utilized to store grounds keeping equipment, buses and school field athletic equipment. There is also an attached screened shed area for secure storage of utility trailers. The Church would also like to construct a barbeque pavilion to prepare food for church functions.																		
Name of Applicant or Sponsor: Paul L. Huysman, AIA Architect		Telephone: 315-682-1440																
		E-Mail: phuysman@bennettshuysman.com																
Address: 8104 Cazenovia Road																		
City/PO: Manlius		State: NY	Zip Code: 13104															
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	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:		NO	YES															
		✓																
3.a. Total acreage of the site of the proposed action?		24.44 acres																
b. Total acreage to be physically disturbed?		0.83 acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		24.44 acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">Urban</td> <td style="width: 15%;">Rural (non-agriculture)</td> <td style="width: 15%;">✓ Industrial</td> <td style="width: 15%;">Commercial</td> <td style="width: 15%;">Residential (suburban)</td> </tr> <tr> <td>Forest</td> <td>Agriculture</td> <td>Aquatic</td> <td colspan="2">Other (specify): _____</td> </tr> <tr> <td>Parkland</td> <td colspan="3"></td> <td></td> </tr> </table>				Urban	Rural (non-agriculture)	✓ Industrial	Commercial	Residential (suburban)	Forest	Agriculture	Aquatic	Other (specify): _____		Parkland				
Urban	Rural (non-agriculture)	✓ Industrial	Commercial	Residential (suburban)														
Forest	Agriculture	Aquatic	Other (specify): _____															
Parkland																		

	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.

<p>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.</p> <p>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.</p>	
_____	_____
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)