Syracuse Planning Commission **Application for THREE-MILE LIMIT SUBDIVISION REVIEW**

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

For Office Use: 7/2/19 (Filing Date) 3S- 19-08 (Case#)

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: UniFirst Subdivision - Luther Ave.

ADDRESS of subdivision: 103 Luther Ave, Corner of Luther and Old 7th North

TOWN of: Salina

TAX MAP NUMBER(S): 85.-11- 7.1,8.1,10.1,12; 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 - Nathan LaPierre 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.*)

(8) 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: 6/25/19

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.

UNIFIRST BY [signature] 6-14-2019

CURRENT PROPERTY OWNER SIGNATURE **DATE**

RICK MONTGOMERY ENGINEERING MANAGER

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

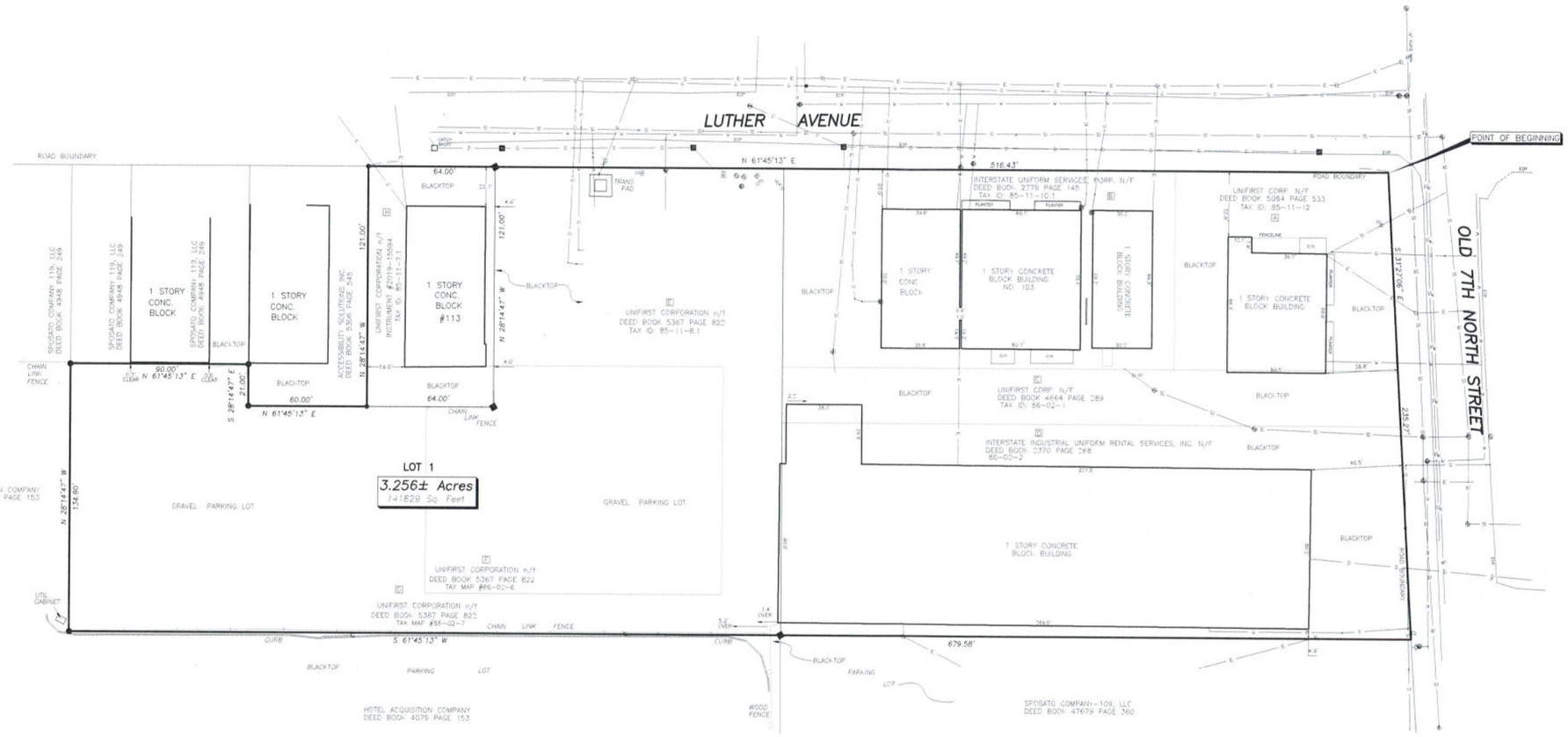
☒ **SUBDIVISION MAPS**: Five (5) copies drawn by a licensed land surveyor (indicating existing and proposed lots along with their addresses and new lot numbers) Map must show complete parcel owned by applicant. ***Have your land surveyor contact the County Health Department (435-6600 x 8235) prior to the drawing of your Subdivision/Resubdivision Map to find out what is required on the map.***

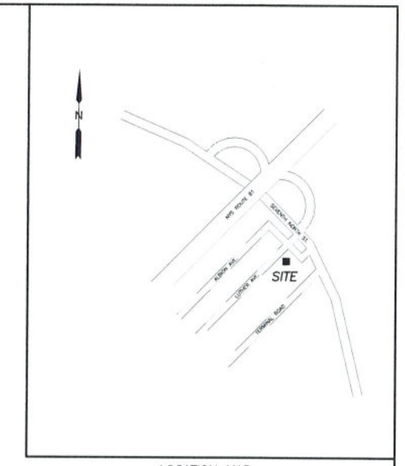
- **Reduced copy (11"x17") must also be submitted if original maps are larger than (11x17)**

☒ **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.**

11/2017





LOCATION MAP

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

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.-11-7.1,8.1,10.1,12, 86.-02-1,2,6,7
2. Area = 3.256± acres (141,829 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.

SUBDIVISION NOTE:

The purpose of this subdivision is to consolidate existing parcels A – H into one parcel Lot 1.

I HEREBY APPROVE THIS TRACT MAP:

Unifirst 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, PLS – N.Y.S. LIC. NO. 050384

MAP REVISIONS		
No.	Date	Revision
1	5/18/2019	ADDED PARCEL "H"

STATE OF NEW YORK · FORREST L. SEGUIN · LICENSED PROFESSIONAL SURVEYOR · NO. 050384

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SUBDIVISION MAP – PARCEL CONSOLIDATION

UNIFIRST 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. 160478
TAX MAP NO. 85.-11-8.1+
DWG. LUTHERSUBD

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 in the Town of Salina, County of Onondaga and State of New York and being more particularly 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., a distance of 60.00' to a capped iron rod set marking the southwesterly corner of a parcel of land described in a deed conveyed to Unifirst Corporation and recorded in the Onondaga County Clerk's Office as Instrument #2019-15594;
Thence N 28°14'47" W along the westerly line of said Unifirst Corporation, a distance of 121.00' the southerly line of said Luther Avenue;
Thence N 61°45'13" E along the southerly line of said Luther Avenue, a distance of 516.43 to the **point of beginning**.

Containing 3.256 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: June 25, 2019

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.

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 Subdivision - Luther Ave.

Project Location (describe, and attach a location map):
103 Luther Ave, Corner of Luther and Old 7th North

Brief Description of Proposed Action:
(8) existing lots consolidated into (1) proposed lot for industrial use

Name of Applicant or Sponsor:	Telephone: (315) 445-7980
UniFirst Corporation - Rick Montgomery / Keplinger Freeman Associates	E-Mail: nl@keplingerfreeman.com

Address:
6320 Fly Road, Suite 109

City/PO:	State:	Zip Code:
East Syracuse	NY	13057

	NO	YES
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.	☑	☐
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: Town of Salina Planning approval	☐	☑

3. a. Total acreage of the site of the proposed action? 3.256 acres
   b. Total acreage to be physically disturbed? - acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.256 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near the 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: _____	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: lot line adjustment	✓	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: lot line adjustment	✓	☐
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?	✓	☐
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?	☐	✓
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: _____	✓	☐

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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

	NO	YES
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?	✓	
16. Is the project site located in the 100-year flood plan?		✓
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:		
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:	✓	
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:	✓	
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: Several adjacent sites have reported spills that are in the process of cleanup.		✓

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

Applicant/sponsor/name: Keplinger Freeman Associates - Nathan LaPierre Date: 7-1-19

Signature: Nathan LaPierre Title: Landscape Architect

PRINT FORM

EAF Mapper Summary Report

Tuesday, July 02, 2019 9:23 AM

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 or State Register of Historic Places or State Eligible Sites]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

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