

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: 9/5/19 3S-19-13
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: Towpath Subdivision
ADDRESS of subdivision: 6711 & 6723 Towpath Road
TOWN of: DeWitt
TAX MAP NUMBER(S): 053.-02-02.1, 053.-02-06.3, & 053.-02-09.0
ZONING DESIGNATION: O&P, H-T

APPLICANT INFORMATION:

NAME: Berkley Properties, LLC. PHONE: (845) 623-5290
MAILING ADDRESS: 55 Old Nyack, Suite 210, Nanuet, NY 10954

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

NAME: Michael Silberberg PHONE: (845) 623-5290

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

Lot line adjustment to consolidate three existing lots into two separate lots.
No site or building improvements are proposed.

APPROVAL INFORMATION:

APPROVED by Town or Village as a [] Preliminary Plan
[X] Final Plan on Date: August 22, 2019

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.

Michael Silberberg

8/28/15
DATE

CURRENT PROPERTY OWNER SIGNATURE

Michael Silberberg, Member

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.

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.

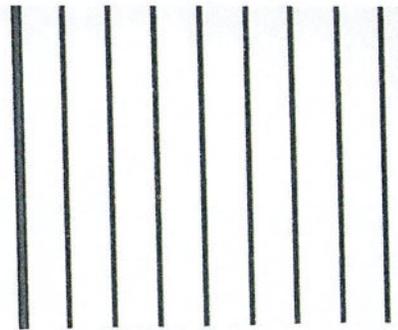
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Towpath Road Subdivision			
Project Location (describe, and attach a location map): 6711 & 6723 Towpath Road, Town of DeWitt, NY 13057			
Brief Description of Proposed Action: The subdivision will consolidate three existing lots into two separate lots. To create separate lots for the two existing buildings, a shared parking and access agreement will remain in place for both lots. No site or building alterations are proposed.			
Name of Applicant or Sponsor: Berkley Properties, LLC. (Contact: Michael Silberberg)		Telephone: (845) 623 5290 E-Mail: ms@berkleylc.com	
Address: 55 Old Nyack Turnpike, Suite 210			
City/PO: Nanuet		State: NY	Zip Code: 10954
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 government Agency? If Yes, list agency(s) name and permit or approval: Town of DeWitt Subdivision Approval			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 20.5 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 20.5 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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: _____ Existing buildings are already connected to the public water supply.	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: _____ Existing buildings are already connected to the public sanitary sewer.	NO	YES	
	<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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

BOOK 3504 PAGE 20
TAX LOT 53-02-6.1

LOT 1-8
TOWPATH COMMONS
FILED NOVEMBER 28, 1989
MAP No 6968



REVISION

FUTURE BANK PARKING

**TOWN OF DEWITT PLANNING BOARD
SITE PLAN APPROVAL FOR CONSTRUCTION**

Chairman: [Signature] Date: Aug 22, 2019

Owner: [Signature] Date: 8/22/19

These stamped plans, consisting of sheets prepared by

NAPIERALA CONSULTING

are hereby approved by the Owner and Town of DeWitt for construction. I, the Owner, agree to build/improve the subject property in full conformance with said plans subject to:

11
R

LANDS OF
MICHAEL SILBERBURG
TOWPATH HOLDING LLC
55 OLD NYACK TURNPIKE SUITE 210
NANUET, NEW YORK 10954

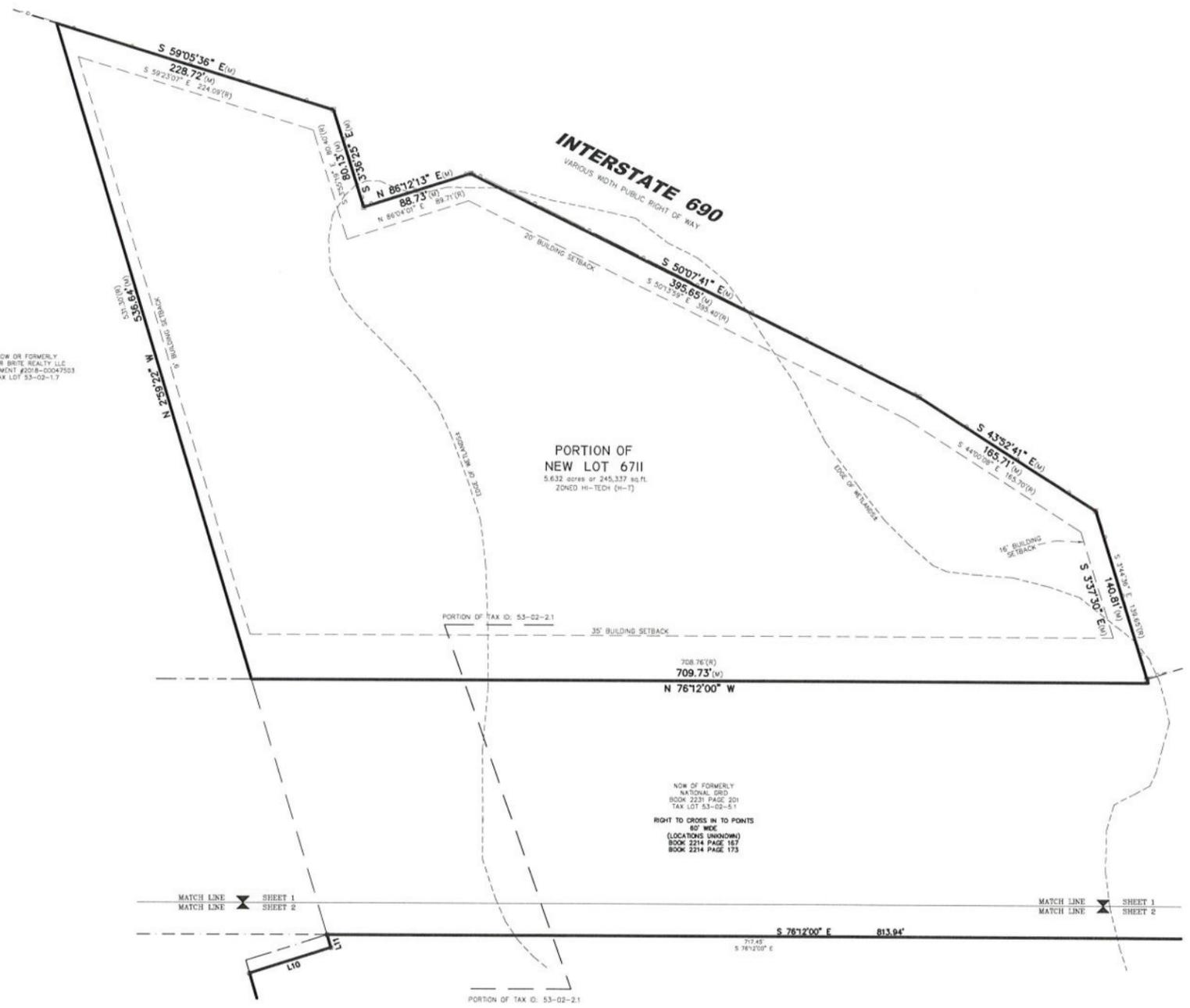
SHEET 1 OF 2

TOWPATH SUBDIVISION
FINAL PLAN
BOOK 4983 PAGE 791

RESUBDIVISION OF PART OF MILITARY LOTS No. 51 & 52,
TOWN OF DEWITT - INTO NEW LOTS No. 6711 & 6723
KNOWN AS No. 6711 & 6723, TOWPATH ROAD, TOWN OF DEWITT,
COUNTY OF ONONDAGA, NEW YORK 13057

FIELD DATE: 24 JUNE 2019 MAP DATE: 25 JUNE 2019 SCALE: 1"=250'
REVISIONS: DRAWING No. 19-F-52

16-1-31
116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13086
tel: 315.487.0000
www.towpathsub.com



NOTES:
Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed surveyor's seal is a violation of section 2209, sub-division 2, of the New York State Education Law.
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.
No building construction and/or improvements can be performed until the correct applications have been submitted for approval.
The location of Utilities shown hereon are from observed evidence only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
Wetlands are approximately shown per U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.

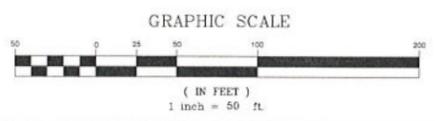
ZONING:
Jurisdiction: Town of Dewitt, New York
Zoning District: Office of Professional District
Site Requirements:
Minimum Lot Area: N/A
Minimum Lot Width: N/A
Maximum Building Coverage: 25 Percent
Maximum Lot Coverage: 75 Percent
Maximum Height: None
Setbacks:
Front: 35 Feet
Side: Each lot shall have two side yards with a total of not less than 25 feet, neither one of which may be less than 9 feet in width
Rear: 20 Feet
Off-street Parking: 1 space each for 150 square feet of gross floor area
NOTE: ZBA has approved the side-yard setback on Monday August 13, 2019.

NOW OR FORMERLY
STAR BRITE REALTY LLC
INSTRUMENT #2018-00047903
TAX LOT 53-02-17

PORTION OF
NEW LOT 6711
5.632 acres or 245,337 sq. ft.
ZONED HI-TECH (H-T)

NOW OR FORMERLY
NATIONAL GRD
BOOK 2231 PAGE 201
TAX LOT 53-02-51
RIGHT TO CROSS IN TO POINTS
60' WIDE
(LOCATIONS UNKNOWN)
BOOK 2214 PAGE 167
BOOK 2214 PAGE 175

APPROVALS



- LEGEND:**
- - UTILITY POLE
 - ⊕ - WATER VALVE
 - ♿ - HANDICAP LOGO
 - - BOLLARD
 - - DUTY WIRE
 - ⚡ - HYDRANT
 - ⊕ - GAS METER
 - ⊕ - ELECTRIC METER
 - - LIGHT POLE
 - - MEASURED
 - (R) - RECORDED
 - - SIGN
 - + - 6" PEDESTAL LIGHT
 - ⊕ - VENT
 - ⊕ - CLEAN OUT
 - ⊕ - MANHOLE
 - CONC. - CONCRETE
 - C.B. - CATCH BASIN
 - ED - HIGHWAY MANDAMENT FOUND
 - UV - UTILITY VAULT
 - C.I. - CURB ISLAND
 - N.T.S. - NOT TO SCALE
 - P.O.B. - POINT OF BEGINNING
 - - WOOD STOCKADE FENCE
 - - CHAIN LINK FENCE
 - - OVERHEAD UTILITY LINES

