

Syracuse Planning Commission

City Hall Commons • Room 500 • 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:

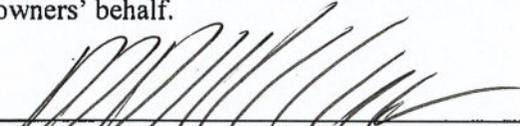
APPROVED by Town or Village as a Preliminary Plan
 Final Plan on Date:

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

11/5/19

DATE

Cornerstone Crossings, LLC by Michael R. Goodfellow, 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) x4 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

SUBMISSION REQUIREMENTS:

Check "Yes" or "No" to indicate information included with this application. Insert "N/A" if information requested is not applicable.

1. Yes No Current Survey of the property signed by a New York State licensed surveyor including: legal restrictions and conditions; physical improvements both above and below ground; trees of 6 in. or greater caliper; wetlands and flood plains; topography at 0.5 ft. contour extending off-property; adjacent owners and zoning; easement, street lines and property lines; and appropriate titles and references. (Refer to Chapter 164 of the Town Code.)

2. Subdivision Plans of entire holding:

a. Yes No Subdivision plat showing proposed lots, streets, easements, land/water features, proposed addresses and street names, etc.

b. Yes No Road profiles, typical construction details and cross sections

c. Yes No Utility plans, including drainage, sanitary, water, power, and communications

d. Yes No Grading plans and erosion control measures

e. Yes No Miscellaneous details i.e.: lighting, sidewalks, signage, traffic control, staging, street trees, monumentation, etc.

f. Yes No Deed description, proposed dedication and existing & proposed easements

3. State Environmental Quality Review: Short Long DEIS

4. Authorizations: (1) Owner: [Signature] Date: 11/5/19

(1) Subdivider: [Signature] Date: 11/5/19

(2) Owner: _____ Date: _____

(2) Subdivider: _____ Date: _____

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: Part of Farm Lot 81			
Project Location (describe, and attach a location map): Woodchuck Hill Road, Dewitt			
Brief Description of Proposed Action: Lot line adjustment			
Name of Applicant or Sponsor: Michael R. Goodfellow		Telephone: (315) 469-4601 E-Mail: mgoodfellow@nycd.com	
Address: P O Box 269			
City/PO: Jamesville		State: NY	Zip Code: 13078
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
			X
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
			X
3.a. Total acreage of the site of the proposed action?		7.363 acres	
b. Total acreage to be physically disturbed?		.503 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.592 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 type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>utility vacant land</u>			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
		X	
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	
		X	
			X
		X	
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	
		X	
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 type="checkbox"/> YES] If No, describe method for providing potable water: <u>N/A</u>	NO	YES	
		X	
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 type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>N/A</u>	NO	YES	
		X	
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	
		X	
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	
		X	
		X	
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 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	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
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 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: _____	NO	YES	
		X	

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Michael R. Goodfellow</u>		Date: <u>11/5/19</u>
Signature: 		

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)

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

September 26, 2019

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 26, 2019 at 7:00 p.m.

There were present: Nathan Brown
Peter Webber
Steve Schroeder
Doug Arena
Joe Mueller

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

Mr. Schroeder made a motion seconded by Mr. Brown to approve the minutes of the September 12, 2019 meeting. The motion carried with all members voting in favor.

There were two work sessions scheduled on September 24th for: Mojo's and Bobcat.

Jewish Community Center Lighting Plan – PB-525-19
7:00 PM Public Hearing
SPR RE: Proposed Lighting Improvements for Community
Center in a Residential 2 District
5655 Thompson Road
Tax Map # 049.-01-01.0
(20 minutes)

Mr. Schroeder made a motion seconded by Mr. Brown to open the scheduled public hearing together with a motion to waive the reading of the notice of publication. The motion carried unanimously. Ms. Marci Erlebacher, Executive Director of the JCC was present for the applicant and stated the need for the proposed lighting which is a safety issue, particularly in light of recent threats to Jewish centers. Homeland Security granted the JCC \$50,000 to study the issue and increase security. Increasing the lighting overall to strengthen the overnight security system has been recommended and that is what is presented here. Dick Cunningham presented the technical aspects of the lights. He stated that the proposed lights are dark sky compliant and in accordance with the code, per JCC consultant.

The lighting levels and spillage off the site was discussed. The lighting in the context of the adjacent neighborhood is a concern to be addressed by the Board. There was discussion as to timing of the lights at night. It was stated that lighting is generally to be turned off per the code within one half hour after close of facility, but there are special considerations for security reasons and there should be a turn down of lighting levels by 50%. Brian Ackerman representing the JCC addressed whether 50% is going to work for camera use to monitor the

facility. There was discussion that wall-mounted fixtures at 9 feet may be ok – the three 25 foot high pole-mounted lights will require further internal board review and alternative options were requested.

Ray Hanley from the neighborhood spoke and wanted to be advised of what was happening with the lighting.

Alan Lipsy of Wedgwood Terrace suggested that the impact to neighboring homes may be less than flood lights on a residential home. There was discussion among the Board that residual lights spill off with the LED lighting may not be significant. Mr. Mueller made a motion seconded by Mr. Brown to close public hearing, and the motion carried unanimously.

The Board would be reviewing the lighting plan for further discussion and decision. The matter was tabled.

Cornerstone Crossing Subdivision – PB-517-19
Subdivision RE: Proposed Re-subdivision to Combine 4 Lots into 1, Plus Lot Line
Adjustment in an Office and Professional District
Woodchuck Hill Road
Tax Map # 076.-06-02.1, 076.-06-03.1, 076.-06-14.0, 076.-06-15.0 & 076.-06-16.0
(5 minutes)

John Appler, Esq. and Mike Goodfellow were present for the applicant. The plan was shown and it was noted that this subdivision proposal facilitates further development of the lot. Applicant said he was preparing new building plans that would be coming for Planning Board review shortly.

Motion to approve the subdivision plan 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 lines. The lots are both owned by the same owner. The changes per the simple subdivision will create one lot which will be an improvement over several smaller lots and allow for more flexibility as this applicant attempts to market or develop the property. The combining into one lots cures the issue created by the acquisition of a town road that bifurcated the property and acquisition of adjacent land from National Grid to be added to the parcel.

2. This board waives public hearing requirement for subdivision as permitted by the Code where there are no new lots created. There should be no public interest in this combining of lots.

3. The Board has reviewed the SOCPA referral of 6/16/19 which determined there will be no adverse inter-community or county-wide implications.

4. This Board has reviewed the EAF submitted by the applicant and issues a negative SEQRA declaration for the project.

09/26/19

5. 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.

The motion carried unanimously.

Raymond Corp Parking Addition – PB-526-19
SPR RE: Expansion of Existing Parking Lot for Existing Warehouse/Manufacturing
Facility in an Industrial District
6581 Chrysler Lane
Tax Map # 027.-02-10.4
(15 minutes)

The Chairperson advised that he and others had the chance to tour the facility and property and the expansion of the facility and it was good to see the business in operation. The use of the facility and the parking count in light of the uses on the site was discussed. There are various uses on the site and the parking currently on the site is 128 spaces and has been there for some time.

There was discussion about whether a finding could be made by this Board relative to the parking count. Mr. Schroeder stated that a variance is the best way to move forward with this matter.

After discussion thereon, Mr. Arena made a motion seconded by Mr. Brown to approve the plan as submitted with the following findings and conditions: This Board finds that the base line of parking spaces for this site is 128 spaces and this parking configuration has been there for some time. Accordingly, this Board further finds that the 128 spaces is the baseline of parking for this facility. The parking appears to have always been deficient under modern code provisions. The applicant proposes to add 19 spaces for a total of 147 spaces on the site, which is still a technical deficiency per the Code. However, this Board requires a baseline parking count from which to make this and future decision. In this instance, the parking count presented herein is only 13 spaces "short" if it were to be built out per the code. A variance is not required as this Board finds that there is no change in intensity of use of the site which has operated in its current uses for a long period of time, and the parking spaces were previously deficient. (Raymond continues to operate its manufacturing within the same footprint, although they are adding people.) So, the Board may allow this parking count without a variance per the Code. This approval is made 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. 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.

All members voted in favor except for Mr. Schroeder who voted in the negative. The motion carried.

09/26/19

Brittonfield Parkway Laboratory – PB-527-19
SPR RE: Construction of Upper-Story Addition to Expand
Existing Office Building in a Hi-Tech District
5063 Brittonfield Parkway
Tax Map # 021.-01-05.1
(20 minutes)

David Aiello was present for the applicant. The plan was shown and the architecture was shown and discussed – materials shown and discussed. Parking and reserve discussed. Building use discussed. Colors specifically discussed.

Mr. Webber made a motion seconded by Mr. Mueller to approve the plan as presented with the following findings and conditions:

The architectural plans reflect a contemporary aesthetic; the addition replicates the style and materials of the original building such that new composition reads as a unified building. The plan as presented does not increase the footprint of the building from its current footprint. Accordingly, the land available for parking and/or greenspace are not decreased.

The applicant has shown that the intensity of the use of the site is not increased from its prior use because the prior use being 100% pure office use is of a higher intensity than the proposed lab use. The laboratory use is does not have a specific “parking count” attributed to it under the code. It is not medical and not office in a traditional sense. However, for purposes of the code, the parking count assigned is office which requires a count of 64 spaces. 43 are provided. This Board finds that the intensity of use of the premises is not increased since the lab use is less intense and therefore, the applicant is not required to increase their existing parking count. And, the applicant has demonstrated to the satisfaction of the Board that the 43 spaces are adequate for their use and further that an additional 21 spaces could be added to the site in a reasonable manner. These spaces are labeled “reserve” on the shown plan. This Board cannot approve the reserve parking spaces, per se, as it is a ZBA function. However, the spaces are shown for reference on this approved plan and a present a valid option for this site in the event the intensity of use changes for this building, particularly in light of the second story. Keeping green space in this well-planned office park, and in general for purposes of suitable permeable area is a goal of this Board and this plan meets that goal. Accordingly, this plan is approved as presented with the condition that within 6 months the applicant make application to the ZBA for the 21 spaces to be approved as “reserve” parking. In the event the variance is granted this plan will be returned to the Planning Board for approval of the plan’s “reserve” parking, so that the matter will not have to return to the ZBA at a future point for the approval of reserve.

The approval is made with the additional following conditions: The applicant must bring to the Department of Planning and Zoning the following to be approved administratively: 1) the “Stampcrete” shown on the plan will need details to be submitted and approved; 2) the split-face for retaining wall details must be presented and approved. Additionally, the detail on the metal facia must come back to the Planning Board for approval of color palate.

09/26/19

Also, 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.

Motion carried unanimously.

Commerce Boulevard – PB-528-19
Concept SPR RE: Proposed Exterior Modifications to Existing
55,985 SF Warehouse in an Industrial District
6641 Commerce Boulevard
Tax Map # 024.-04-12.1
(10 minutes)

Richard Ruggaber was present for the applicant. Chris Montante was also present and explained leasing options present for the property. There was discussion regarding screening of the lot area currently utilized for equipment storage; extension of curb cut towards the bend in Commerce Boulevard was discussed, including the business' trucks accessing the loading docks from the striped 2 lane road. The Board would like to see truck turn movements. There was discussion regarding the fencing for screening purposes. There was discussion regarding the bollards or other demarcation of the depressed loading dock. The Planning Board will deliver comments for the applicant to respond to. The matter was tabled.

Mojo's
Report RE: Pending Enforcement Proceeding
6500 Pheasant Road
(5 minutes)

The applicant was present. No member of the public or applicant was invited to speak as the matter was on the agenda for a report from the Planning Board only.

The Board received a proposed motion in advance of the meeting and all members had the opportunity to read and comment on same. Mr. Webber then made a motion seconded by Mr. Brown to adopt the following report set forth below and to send same Town Codes Prosecutor, Don Doerr, Esq. to be submitted to the Town Court in connection with the enforcement matter pending against applicant: MOJO.

Report of the Planning Board:

The applicant, property owner had been cited by the Town Planning Department for failing to complete its site plan in accordance with Planning Board site plan approval previously issued for the applicant. The matter has been pending before the Town Court and the Court

09/26/19

has required the applicant to return to the Planning Board to work out details for proper completion of the site plan. The Board has been amenable to working with the applicant to "clean up" the site and to allow time for the applicant time to complete the site plan requirements. Whether the site plan requirements may be modified has yet to be discussed with the applicant. The Applicant was scheduled to appear at a work session before the Board on August 20, 2019. When he did not show up at the appointed date and time, the applicant was rescheduled for September 10, 2019. The applicant again did not show up for the work session. After another court appearance, the applicant was scheduled for the September 24th work session of the Board and Vito Morgese appeared with Kevin Morgese. The Chairperson relayed the following to this Board:

When Mr. Vito and Mr. Kevin Morgese arrived at the work session, the Chairperson advised the applicant that the Recreational Vehicle that is stored on the premises must be removed. The applicant was advised that pursuant to Zoning Code section 192-105-D, outdoor storage is only allowed in any district as an accessory use to the primary use. It was apparent that the recreational vehicle was not used in connection with the business. The applicant did not dispute that. The applicant said that he was told it was allowed. It was explained that according to code the storage of the Recreation Vehicle on the site is not permitted and in determining how to proceed with the site plan review and what is needed to correct the matter for court, the RV would have to be removed. The applicant did not further discuss the site plan and said, "we are done here" and commenced to leave. The Chairperson stated that this was the legal word and we would see him in court.

This Board is charged with the orderly development of land in the Town based upon the existing Zoning Code. In approving the site plan for this project the Planning Board allowed the principal use of the landscaping business and associated outdoor storage in connection with the business (outdoor storage being an accessory use). The Town Zoning Code allows a principal use on a site, together with its accessory uses. Principal and accessory use are both defined in the Code. Any accessory use must be in connection with primary use. In this instance, the storage of a recreational vehicle is not accessory to the primary landscaping use. Whether or not payment is collected for the storage of the vehicle was not discussed. But there is no reasonable scenario under which an RV could be used in connection with the landscaping use.

Certainly, outdoor storage in connection with the landscaping use is allowed and has been approved, with appropriate site review on the site by the Planning Board. However, the RV doesn't fit into the carefully designed and approved outdoor storage plan. There may be other vehicles that are utilized in association with a principal use, particularly in a landscaping business, but such vehicles and how they are situated and stored on the site would be subject of site plan review as part of the outdoor storage plan. In all events outdoor storage as an accessory use requires site plan approval. See also for reference 192-83 -- no recreational vehicle can be used for living or residential purposes in any district.

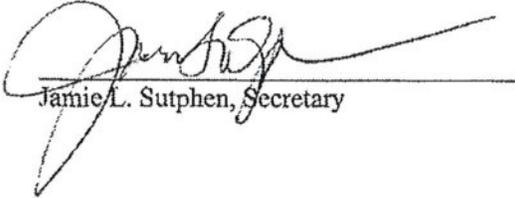
Were it not the case that this matter was sent to Planning Board by the Court, the matter of enforcement of site plan in the context of the illegal storage of the RV would be strictly up to the Codes Enforcement of the Town. However, in as much as the Court

09/26/19

has required the applicant to work with the Planning Board on resolving the code violations on this site, this Board as part of that process is assuring that the site meets the requirements of the prior approval, which necessarily includes that no unapproved uses be allowed to continue on the site in violation of site plan approval.

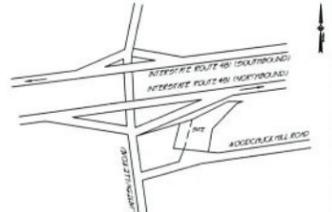
The motion carried unanimously.

Mr. Mueller made a motion seconded by Mr. Schroeder to adjourn the meeting and the meeting adjourned at 8:20 pm.



Jamie L. Sutphen, Secretary

09/26/19



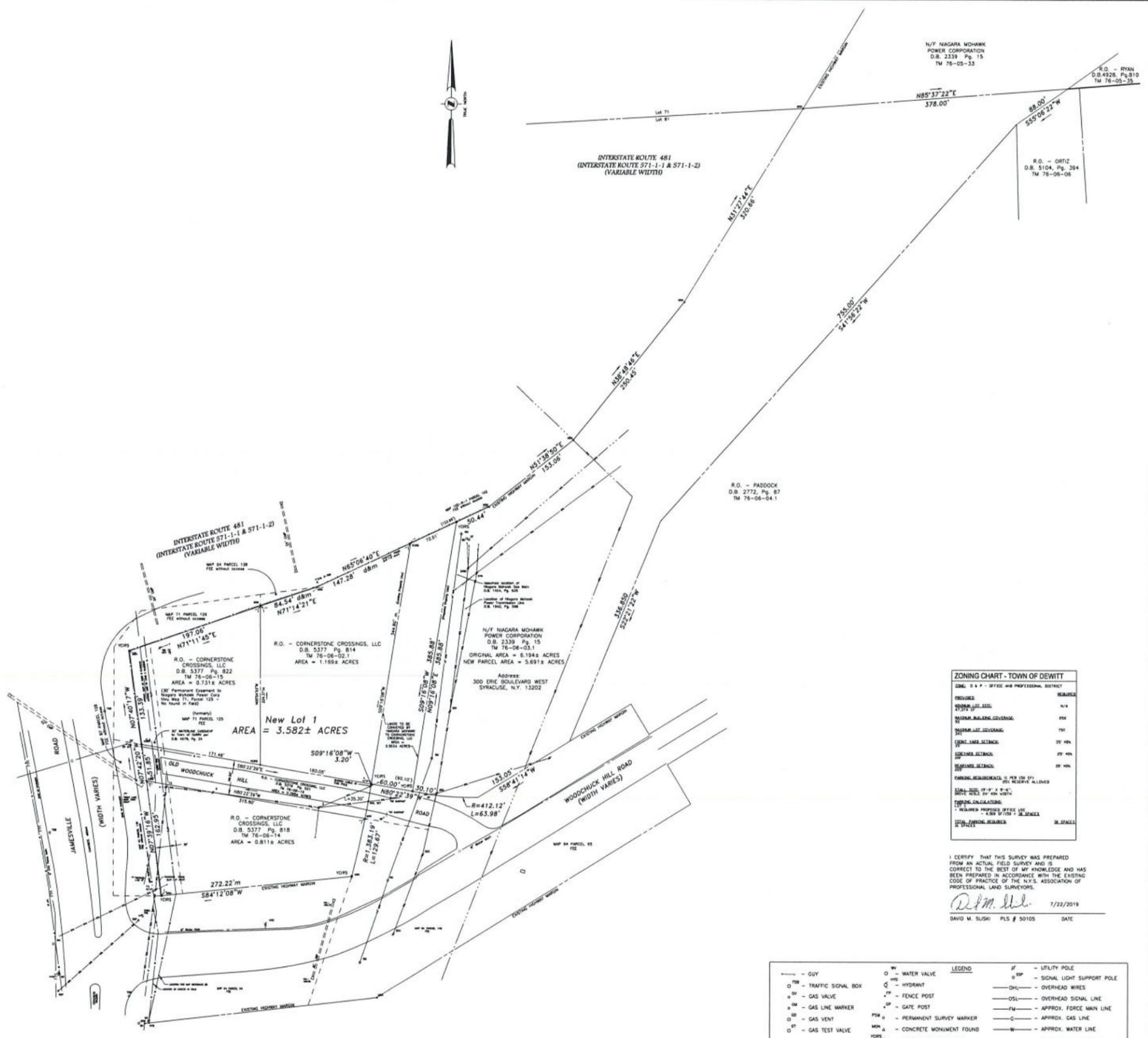
VICINITY MAP NOT TO SCALE

NOTES

- 1.) BOTH PARCELS ARE ZONED OFFICE & PROFESSIONAL AS PER THE TOWN OF DEWITT ZONING MAP.
2.) NORTH ORIENTATION IS BASED ON TRUE NORTH BEARING BASIS AS ESTABLISHED BY N.Y.S.D.O.T. FOR THE RECONSTRUCTION OF I-481.
3.) VERTICAL DATUM IS BASED ON NAVD 83 DATUM AS POSTED FOR BENCHMARK W 15 - ARROW ON HYDRANT, ELEVATION = 400.14 AS ESTABLISHED BY O'BRIEN, GERRA & QUINN C.E. FOR PROJECT D21110 (JAMESVILLE INTERCHANGE), DATED AUGUST 1998.
4.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO TITLE REPORT BY NPG NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 186114-0021, EFFECTIVE DATE MAY 27, 2016. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECORDED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTRIBUTION TO THE PRESENT.
5.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
6.) SURVEY BASED ON A ORIGINAL FIELD SURVEY PERFORMED JUNE 2, 1999 AND UPDATED DECEMBER 22, 2015. TITLE REFERENCES ARE PER ORIGINAL REPORT SHOWN IN NOTE 4. A CURRENT TITLE REPORT WAS NOT PROVIDED FOR THIS UPDATE. (2015 UPDATE DOES NOT INCLUDE AN UPDATE OF THE AREA WITHIN THE JAMESVILLE ROAD ROW)
7.) THE CORNERSTONE CROSSINGS, LLC PARCEL AND NIAGARA MOHAWK PARCEL ARE VACANT. ONONDAGA COUNTY REAL PROPERTY DOES NOT SHOW A STREET NUMBER FOR EITHER PARCEL.

MAP REFERENCES:

- 1. HIGHWAY APPROPRIATION MAPS 84, 71, & 87 FOR RECONSTRUCTION OF INTERSTATE 571-1-1 (FOREST INTERCHANGE TO JAMESVILLE).
2. HIGHWAY APPROPRIATION MAPS 101 & 102-2-1 FOR THE CONSTRUCTION OF INTERSTATE 571-1-2 (JAMESVILLE TO DEWITT).
3. A SURVEY MAP OF PART OF MILITARY LOT #1 MADE BY HODS ASSOC., DATED OCTOBER 12, 1987.
4. A LOCATION SURVEY ON PART OF FARM LOT #1 TOWN OF DEWITT MADE BY LEW, LAND SURVEYORS, DATED MAY 8, 1989.
5. A MAP FOR A PROPOSED ROW TO NIAGARA MOHAWK POWER CORP. DATED JULY 24, 1986 AND FILED IN THE OFFICE OF NIAGARA MOHAWK POWER CORP. AS MAP 1033.
6. ASBUILT WATER LINE PLANS PROVIDED BY TOWN OF DEWITT WATER DEPARTMENT.



ZONING CHART - TOWN OF DEWITT. Table with columns for ZONE, DISTRICT, and various zoning regulations like RESIDENTIAL, COMMERCIAL, etc.

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.
Signature: D.M. Male
Date: 7/22/2019
DAVID M. SLUSKI, P.L.S. # 50105

LEGEND table listing symbols for GUY, TRAFFIC SIGNAL BOX, GAS VALVE, GAS LINE MARKER, GAS VENT, GAS TEST VALVE, SIGN, WATER VALVE, HYDRANT, FENCE POST, GATE POST, PERMANENT SURVEY MARKER, CONCRETE MONUMENT FOUND, CAPPED IRON ROD SET, UTILITY POLE, SIGNAL LIGHT SUPPORT POLE, OVERHEAD WIRES, OVERHEAD SIGNAL LINE, APPROX. FORCE MAIN LINE, APPROX. GAS LINE, APPROX. WATER LINE, EDGE OF WOODS/BRUSH.



APPROVED: ONONDAGA COUNTY HEALTH DEPARTMENT

HEALTH DEPARTMENT ENGINEER DATE

OWNER: CORNERSTONE CROSSINGS, LLC c/o Michael Goodfellow 4583 North Street Jamesville, N.Y. 13078

OWNER DATE

APPROVED: TOWN OF DEWITT PLANNING BOARD

PLANNING BOARD CHAIRMAN DATE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JUNE 2, 1999 AND UPDATED ON DECEMBER 22, 2015.
Signature: D.M. Male
Date: July 22, 2019
DAVID M. SLUSKI, P.L.S. #50105

REVISIONS RECORD/DESCRIPTION table with columns for DATE, REVISIONS RECORD/DESCRIPTION, DRAFTER, CHECK, APPR.



LOT LINE ADJUSTMENT MAP / RESUBDIVISION MAP FOR THE LANDS OF CORNERSTONE CROSSING, LLC AND NATIONAL GRID (No. #) WOODCHUCK HILL ROAD PART OF FARM LOT #1 ONONDAGA COUNTY, NEW YORK. Includes C.T. MALE ASSOCIATES logo and contact information.