

**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:   3S-  
Filing Date Case#

*Please Print or Type Information:*

**SUBDIVISION INFORMATION:**

TITLE OF SUBDIVISION:  Erie Canal Centre Subdivision  
ADDRESS of subdivision:  3469 Erie Boulevard East  
TOWN of:  DeWitt  
TAX MAP NUMBER(S):  Map 50.00, Block 1, Lot 8.1  
ZONING DESIGNATION:  B - Business District

**APPLICANT INFORMATION:**

NAME:  Brixmor Property Group, Inc. (Contact: William Greimel) PHONE:  610-834-7232  
MAILING ADDRESS:  One Fayette Street, Suite 150, Conshohocken, PA 19428

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

NAME:  Timothy Freitag (Bohler Engineering) PHONE:  518-438-9900

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

The applicant proposes to subdivide a portion of the existing lot within the Town of DeWitt, NY. The portion of the site to be subdivided was recently developed with a +/-5,000 SF pad site with a restaurant with a drive-thru and a retail use component. The proposed subdivision was approved by the Town of DeWitt Planning Board on May 28, 2020.

**APPROVAL INFORMATION:**

APPROVED by Town or Village as a  Preliminary Plan  
 Final Plan on Date:  May 28, 2020

**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.

*Bill Greimel*

*6/12/20*

**CURRENT PROPERTY OWNER SIGNATURE**

**DATE**

*Bill Greimel, Vice President Redevelopment*

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

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

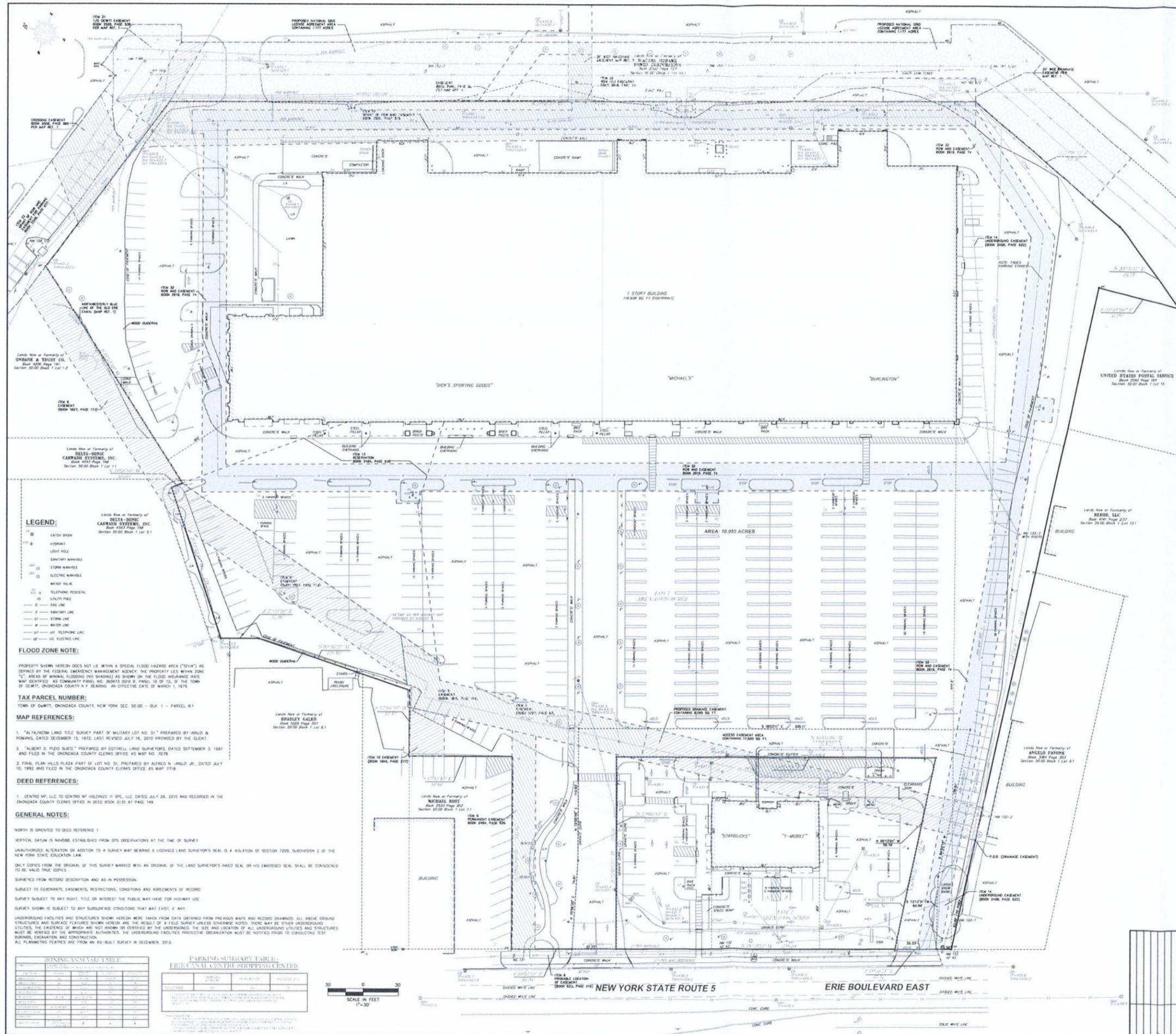
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Erie Canal Centre Subdivision			
Project Location (describe, and attach a location map): 3469 Erie Boulevard East, Town of DeWitt, NY			
Brief Description of Proposed Action: The applicant proposes to subdivide a portion of the existing lot (Map 50.00, Block 1, Lot 8.1) within the Town of DeWitt, NY. The portion of the site to be subdivided was recently developed with a +/-5,000 SF pad site with a restaurant with drive-thru and a retail use component.			
Name of Applicant or Sponsor: Brixmor Property Group, Inc. (Contact: William Greimel)		Telephone: 610-834-7232 E-Mail: William.Greimel@brixmor.com	
Address: One Fayette Street, Suite 150			
City/PO: Conshohocken		State: PA	Zip Code: 19428
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 checked="" 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: Onondaga County Health Department, Division of Environmental Health		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		+/-10.98 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?		+/-10.98 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,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?		<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing potable water: _____ _____				
11. Will the proposed action connect to existing wastewater utilities?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: _____ _____				
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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?	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				





**PROJECT LOCATION**

Map showing the project location within the town of Dewitt, Onondaga County, New York. The project is situated on the eastern boundary of Erie Boulevard East, north of New York State Route 5.

**SITE LOCATION PLAN: 1"=2000'**

**LEGAL DESCRIPTION:**

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF DEWITT, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING MORE PART OF MILITARY LOT NO. 51 IN SAID TOWN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERN BOUNDARY OF ERIE BOULEVARD EAST (THOMPSON ROAD S.H. NO. 429, RECONSTRUCTION) SAID POINT AT THE INTERSECTION OF SAID EASTERN BOUNDARY OF ERIE BOULEVARD EAST (THOMPSON ROAD S.H. NO. 429, RECONSTRUCTION) WITH THE NORTHERLY BOUNDARY OF LANDS CONVEYED TO ANGLO FARMERS BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 3084 OF DEEDS AT PAGE 303, THENCE NORTH 18 DEGREES 14 MINUTES 50 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARIES OF LANDS CONVEYED TO FRANCIS J. BORER BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 3086 OF DEEDS AT PAGE 181 AND LANDS CONVEYED TO UNITED STATES POSTAL SERVICE BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2842 OF DEEDS AT PAGE 164, A DISTANCE OF 322.13 FEET TO THE NORTHEASTLY CORNER OF SAID LANDS CONVEYED TO UNITED STATES POSTAL SERVICE, THENCE SOUTH 63 DEGREES 35 MINUTES 20 SECONDS EAST ALONG THE EASTERN BOUNDARY OF SAID LANDS CONVEYED TO THE UNITED STATES POSTAL SERVICE, A DISTANCE OF 70.75 FEET TO THE SOUTHERLY CORNER OF LANDS CONVEYED BY NACARA WOHAM POWER CORPORATION TO PYRAMID SHOPPING CENTERS COMPANY BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2522 OF DEEDS AT PAGE 172, THENCE NORTH 35 DEGREES 31 MINUTES 17 SECONDS EAST ALONG THE SOUTHWESTLY BOUNDARY OF SAID LANDS CONVEYED TO PYRAMID SHOPPING CENTERS COMPANY, A DISTANCE OF 86.75 FEET TO THE SOUTHWESTLY CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWESTLY CORNER OF LANDS CONVEYED BY PYRAMID SHOPPING CENTERS COMPANY TO NACARA WOHAM POWER CORPORATION BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2522 OF DEEDS AT PAGE 163, THENCE NORTH 22 DEGREES 19 MINUTES 32 SECONDS EAST ALONG THE NORTHWESTLY BOUNDARY OF SAID LANDS CONVEYED TO NACARA WOHAM POWER CORPORATION, A DISTANCE OF 18.46 FEET TO A POINT THENCE NORTH 18 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 688.27 FEET TO A POINT, THENCE NORTH 70 DEGREES 55 MINUTES 50 SECONDS WEST, A DISTANCE OF 134.85 FEET TO A POINT ON THE NORTHWESTLY BLUE LINE OF THE OLD ERIE CANAL, THENCE SOUTH 38 DEGREES 25 MINUTES 19 SECONDS WEST, ALONG SAID NORTHWESTLY BLUE LINE, A DISTANCE OF 217.91 FEET TO AN ANGLE, THENCE THENCE NORTH 38 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.50 FEET TO A POINT, THENCE SOUTH 33 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 134.38 FEET TO THE EASTERN BOUNDARY OF LANDS CONVEYED BY MARY J. SOLO TO ALBERT D. PIZZO BY DEED DATED NOVEMBER 30, 1982 AND RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2221 OF DEEDS AT PAGE 328, THENCE SOUTH 17 DEGREES 55 MINUTES 10 SECONDS EAST ALONG SAID EASTERN BOUNDARY AND ALONG THE EASTERN BOUNDARY OF LANDS CONVEYED TO THOMAS J. GALLO BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2727 OF DEEDS AT PAGE 24, A DISTANCE OF 32.56 FEET TO AN ANGLE POINT IN SAID LANDS CONVEYED TO CALLED THENCE SOUTH 00 DEGREES 38 MINUTES 31 SECONDS WEST CONTAINING ALONG SAID EASTERN BOUNDARY, A DISTANCE OF 124.47 FEET TO THE NORTHWESTLY CORNER OF SAID LANDS CONVEYED TO CALLED THENCE SOUTH 12 DEGREES 04 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS CONVEYED TO CALLED, A DISTANCE OF 124.47 FEET TO THE NORTHWESTLY CORNER OF LANDS CONVEYED TO MICHAEL MOFF, JR. BY DEED RECORDED IN ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 2333 OF DEEDS AT PAGE 812, THENCE SOUTH 17 DEGREES 55 MINUTES 10 SECONDS EAST ALONG THE EASTERN BOUNDARY OF SAID LANDS CONVEYED TO MOST, JR., A DISTANCE OF 80.00 FEET TO THE SOUTHWESTLY CORNER THEREOF, THENCE SOUTH 72 DEGREES 04 MINUTES 50 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS CONVEYED TO MOST, JR., A DISTANCE OF 181.82 FEET TO THE RECONSTRUCTED EASTERN BOUNDARY OF ERIE BOULEVARD EAST (THOMPSON ROAD S.H. NO. 429, RECONSTRUCTION), THENCE SOUTH 18 DEGREES 14 MINUTES 13 SECONDS EAST ALONG SAID EASTERN BOUNDARY OF ERIE BOULEVARD EAST A DISTANCE OF 375.87 FEET TO THE POINT OF BEGINNING.

**EASEMENT NOTES:**

(P) PLOTTED ON SURVEY, (O) OUTSIDE PROJECT AREA, (N) NOT ABLE TO PLOT.

BASED UPON REVIEW BY FIELD NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY NO. 11-7406-24299-ONONDAGA (155) EFFECTIVE DATE MARCH 29, 2011, SCHEDULE B-2, EXCEPTIONS:

- EASEMENT TO NEW YORK TELEPHONE COMPANY RECORDED SEPTEMBER 23, 1932 IN LIBER 1586 OF 237, (O)
- EASEMENT TO THE SYRACUSE LIGHTING COMPANY INC., RECORDED APRIL 7, 1932 IN LIBER 622 OF 216, (P)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED JANUARY 4, 1937 IN LIBER 1842 OF 173, (P)
- JANUARY 26, 1937 IN LIBER 1845 OF 174, (P)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED JANUARY 29, 1937 IN LIBER 1844 OF 173, (P)
- EASEMENT TO NEW YORK TELEPHONE COMPANY RECORDED JANUARY 29, 1937 IN LIBER 1844 OF 173, (P)
- EASEMENT CONTAINED IN THE DEED RECORDED SEPTEMBER 7, 1972 IN LIBER 2484 OF 828, (P)
- RESERVATIONS CONTAINED IN THE DEED RECORDED SEPTEMBER 7, 1972 IN LIBER 2484 OF 828, (P)
- UNDERGROUND LINES EASEMENT RECORDED APRIL 7, 1973 IN LIBER 2484 OF 822, (P)
- DECLARATION OF EASEMENTS RECORDED JULY 11, 1973 IN LIBER 2508 OF 895, (N)
- TERMS, COVENANTS, CONDITIONS, RESERVATIONS AND EASEMENTS SET FORTH IN THE DEED RECORDED SEPTEMBER 18, 1985 IN LIBER 2285 OF 817 AS MODIFIED BY CROSSING AGREEMENT RECORDED JULY 11, 1973 IN LIBER 2508 OF 895, (N)
- EASEMENT TO NEW YORK TELEPHONE COMPANY RECORDED SEPTEMBER 18, 1973 IN LIBER 2503 OF 205, (N)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED MARCH 27, 1974 IN LIBER 2525 OF 512, (P)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED MARCH 27, 1974 IN LIBER 2525 OF 515, (P)
- EASEMENT TO THE TOWN OF DEWITT RECORDED APRIL 5, 1974 IN LIBER 2525 OF 512, (P)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED FEBRUARY 10, 1975 IN LIBER 2248 OF 895, (P)
- EASEMENT TO NACARA WOHAM POWER CORP. RECORDED MARCH 29, 1975 IN LIBER 2503 OF 205, (N)
- EASEMENT TO NEW YORK TELEPHONE COMPANY RECORDED APRIL 30, 1975 IN LIBER 2553 OF 56, (N)
- EASEMENT TO NEW YORK TELEPHONE COMPANY RECORDED OCTOBER 30, 1975 IN LIBER 2588 OF 301, (N)
- AGREEMENT REGARDING WATER LINES RECORDED DECEMBER 26, 1975 IN LIBER 2371 OF 431, (P) OUR PARCEL IS PORTION OF ORIGINAL AS DESCRIBED.
- EASEMENT TO GENERAL NEW YORK POWER CORPORATION RECORDED SEPTEMBER 15, 1947 IN LIBER 1283 OF 429, (N)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED DECEMBER 26, 1975 IN LIBER 2371 OF 431, (P)
- UNDERGROUND LINES EASEMENT RECORDED APRIL 23, 1976 IN LIBER 2338 OF 758, (N)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED JUNE 22, 1977 IN LIBER 2629 OF 448, (O)
- UNDERGROUND LINES EASEMENT RECORDED SEPTEMBER 27, 1977 IN LIBER 2617 OF 824, (O)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED JULY 24, 1978 IN LIBER 2648 OF 74, (P)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED JULY 24, 1978 IN LIBER 2648 OF 80, (P) (PLEASANT BUT APPEARS TO NOT AFFECT PARCEL)
- GRANT OF RIGHT OF WAY AND EASEMENT RECORDED JULY 24, 1978 IN LIBER 2648 OF 83, (O)
- UNDERGROUND LINES EASEMENT RECORDED MAY 26, 1981 IN LIBER 3888 OF 110, (P)
- TERMS, COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN THE LEASE AGREEMENT BETWEEN PYRAMID SHOPPING CENTERS OF MICHIGAN COMPANY AS LANDLORD AND S.S. WISSE COMPANY AS TENANT DATED OCTOBER 1, 1972, A MEMORANDUM OF WHICH IS DATED OCTOBER 5, 1972 AND RECORDED MAY 22, 1974 IN LIBER 2329 OF 858, (N)

**RECIPROCAL EASEMENT NOTES:**

PURSUANT TO THE RECIPROCAL EASEMENT AGREEMENT ("REA") TO BE FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE WITH RESPECT TO THIS TWO LOT SUBDIVISION:

- TOGETHER WITH THE DRIVE EASEMENT IS FOR THE BENEFIT OF THE LOT OWNERS AND THEIR RESPECTIVE PERMITTEES FOR DRIVE AND VEHICULAR ACCESS ON, OVER AND ACROSS THE DRIVE ANGLES, SECTION 2.03 (B) OF THE REA. THE DRIVE ANGLES ARE DEFINED IN THE REA MEANS THOSE DRIVEWAYS FOR MOTOR VEHICLES, RELATED DRIVEWAY IMPROVEMENTS AND WALKWAYS, FURNISHING, ENTRANCES AND EXITS, CURRENTLY IN THE GENERAL LOCATIONS AS SHOWN ON THE MAP.
- TOGETHER WITH THE PARKING EASEMENT AREA ARE THE AREAS ON EACH LOT DESIGNATED FOR THE PARKING OF MOTOR VEHICLES AS SET FORTH IN SECTION 2.02 OF THE REA.
- TOGETHER WITH COMMON UTILITY LINES/COMMON FACILITIES AS DEFINED IN SECTION 2.03 OF THE REA.

APPROVED: TOWN OF DEWITT PLANNING BOARD

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
CHAIRMAN PLANNING BOARD  
TOWN OF DEWITT, N.Y.

APPROVED: BRIXMOR HOLDINGS II SPE, LLC

C/O BILL DREWEL (VICE PRESIDENT, RE/DEVELOPMENT NORTH BRIXMOR PROPERTY GROUP)  
ONE FAYETTE STREET, SUITE 150  
CORNING, NY 14828

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
BILL DREWEL (VICE PRESIDENT)

**CERTIFICATION:**

THIS IS TO CERTIFY TO CENTRO OF HOLDINGS II SPE, LLC, BRIXMOR HOLDINGS II SPE, LLC AND FIELD NATIONAL TITLE INSURANCE COMPANY THAT THIS MAP WAS MADE AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 700 HIGHER STANDARD OF CARE REQUIREMENTS FOR ALIENABLE LAND TITLE SURVEYS. THE SURVEY WAS ESTABLISHED AND ADOPTED BY ALI AND MOSE. THE FIELD WORK WAS COMPLETED IN SEPTEMBER, 2011 AND UPDATED DECEMBER 30, 2013 AND THIS AGAIN IN FEBRUARY 2015.

SIGNED: *[Signature]* DATE: MAY 13, 2015

4977 ERIE BOULEVARD EAST

FINAL TWO LOT SUBDIVISION MAP OF THE LANDS OF BRIXMOR HOLDINGS II SPE, LLC BEING PART OF MILITARY LOT NO. 51

TITLE: FINAL TWO LOT SUBDIVISION MAP OF THE LANDS OF BRIXMOR HOLDINGS II SPE, LLC BEING PART OF MILITARY LOT NO. 51	DATE: MAY 13, 2015
PROJECT NO.: 1511-14-1501	PROJECTED BY: ALI AND MOSE

ALFELD & WALDRUFF LAND SURVEYORS LLP  
514 STATE STREET, SCENIC VILLAGE, N.Y. 12158  
PHONE: (518) 486-1591 FAX: (518) 770-0455

**LEGEND:**

- 1-100' EASEMENT
- 1-150' EASEMENT
- 1-200' EASEMENT
- 1-250' EASEMENT
- 1-300' EASEMENT
- 1-350' EASEMENT
- 1-400' EASEMENT
- 1-450' EASEMENT
- 1-500' EASEMENT
- 1-550' EASEMENT
- 1-600' EASEMENT
- 1-650' EASEMENT
- 1-700' EASEMENT
- 1-750' EASEMENT
- 1-800' EASEMENT
- 1-850' EASEMENT
- 1-900' EASEMENT
- 1-950' EASEMENT
- 1-1000' EASEMENT
- 1-1050' EASEMENT
- 1-1100' EASEMENT
- 1-1150' EASEMENT
- 1-1200' EASEMENT
- 1-1250' EASEMENT
- 1-1300' EASEMENT
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- 1-1450' EASEMENT
- 1-1500' EASEMENT
- 1-1550' EASEMENT
- 1-1600' EASEMENT
- 1-1650' EASEMENT
- 1-1700' EASEMENT
- 1-1750' EASEMENT
- 1-1800' EASEMENT
- 1-1850' EASEMENT
- 1-1900' EASEMENT
- 1-1950' EASEMENT
- 1-2000' EASEMENT

**FLOOD ZONE NOTE:**

PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "C", AREAS OF MINOR FLOODING (NO SHADING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP CENTERED AS COMPANY PANEL NO. 209073 D08E 8, PANEL 10 OF 10, OF THE TOWN OF DEWITT, ONONDAGA COUNTY, NEW YORK, BEARING AN EFFECTIVE DATE OF MARCH 1, 1975.

**TAX PARCEL NUMBER:**

TOWN OF DEWITT, ONONDAGA COUNTY, NEW YORK SEC. 50 00 - BUK - 1 - PARCEL 81

**MAP REFERENCES:**

- "ALTA/ACSM LAND TITLE SURVEY PART OF MILITARY LOT NO. 51" PREPARED BY JAMES J. ROMANS, DATED DECEMBER 15, 1972, LAST REVISED JULY 16, 2010 PROVIDED BY THE CLIENT.
- "ALBERT D. PIZZO SUBD." PREPARED BY COTTRELL LAND SURVEYORS, DATED SEPTEMBER 3, 1987 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AT MAP NO. 2678.
- FINAL PLAN HILLS PLAZA LOT 1 OF LOT NO. 51, UNDERSIGNED BY ALBERT D. PIZZO, DATED JULY 10, 1992 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AT MAP 778.

**DEED REFERENCES:**

- CENTRO OF HOLDINGS II SPE, LLC DATED JULY 26, 2010 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN DEED BOOK 5133 AT PAGE 149

**GENERAL NOTES:**

NORTH IS SHOWN TO DEED REFERENCE 1

VERTICAL DATUM IS NAVIGO, ESTABLISHED FROM GPS OBSERVATIONS AT THE TIME OF SURVEY

UNAUTHORIZED ALTERATION BY ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S HANDED SEAL OR HIS ENGRAVED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC WAY HAVE FOR HIGHWAY USE

SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT SHOWN OR CONTROLLED BY THE UNDERGROUND. THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITY. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION

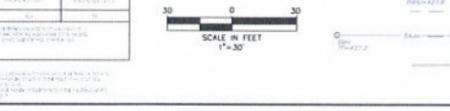
ALL PLANNING FEATURES ARE FROM AN AS-BUILT SURVEY IN DECEMBER 2013

**ZONING ANALYSIS TABLE**

NO.	DESCRIPTION	STATUS
1	UNLAWFUL	
2	UNLAWFUL	
3	UNLAWFUL	
4	UNLAWFUL	
5	UNLAWFUL	
6	UNLAWFUL	
7	UNLAWFUL	
8	UNLAWFUL	
9	UNLAWFUL	
10	UNLAWFUL	
11	UNLAWFUL	
12	UNLAWFUL	
13	UNLAWFUL	
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40	UNLAWFUL	
41	UNLAWFUL	
42	UNLAWFUL	
43	UNLAWFUL	
44	UNLAWFUL	
45	UNLAWFUL	
46	UNLAWFUL	
47	UNLAWFUL	
48	UNLAWFUL	
49	UNLAWFUL	
50	UNLAWFUL	

**PARKING SUMMARY TABLE - ERIE CANAL CENTER SHOPPING CENTER**

NO.	DESCRIPTION	STATUS
1	UNLAWFUL	
2	UNLAWFUL	
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MINUTES OF A REGULAR MEETING  
OF  
THE PLANNING BOARD OF THE TOWN OF DEWITT

May 28, 2020

A regular meeting of the Planning Board of the Town of DeWitt, New York was held by Electronic video meeting forum in accordance with Executive Order of the Governor and in accordance with the Open Meetings Law, was recorded - was held on May 28, 2020 at 8:00 a.m.

There were present by video conferencing:

Peter Webber, Chairperson  
Joe Mueller  
Nathan Brown  
Kathy Kotz

There was a quorum of the members of the Planning Board present. Also present by video conferencing were Jamie L. Sutphen, Attorney; Andrew Worden, Director of Planning and Zoning; Nicholas Quilty-Koval, Staff Planner; Stephanie Guerreschi, Planning Board Consultant and Emily Garavuso, Planning Board Consultant. Peter Webber was Chairperson of the meeting and Jamie L. Sutphen acted as Secretary.

Also present and identified by video conferencing were: Kerry Mannion, Bob Abbott, Terry Horst, Rick Ruggaber, Peter Muserlian and FL Gorman.

Mrs. Kotz made a motion seconded by Mr. Brown to approve the minutes of the May 14, 2020 meeting. The motion carried with all members voting in favor.

There was a work session held on May 26<sup>th</sup> by electronic video conferencing with Jet Black at Lyndon Corners and Alpha Jamesville.

**Pemco Brooklawn Entry Renovations – PB-549-20**  
**Recommendation to ZBA**  
**SPR RE: Remodel of Existing Entryways and Parking Lot**  
**Improvements in a High-Tech District**  
**6712 Brooklawn Parkway**  
**Tax Map # 022.-05-03.2**  
**(5 minutes)**

Terry Horst and Rick Ruggaber were present for the applicant. Mr. Webber made a motion, seconded by Mr. Brown, as follows: Motion to recommend to the Zoning Board of Appeals that a variance for the reduction of the required number of parking spaces on the site by 9 spaces. This recommendation also takes into account the existing parking count and the reserve. As a baseline, it should be noted that there are currently 249 spaces on the site, after the variance, the spaces will be 240. The 240 spaces would be considered the proper baseline for all

5/28/20

**Brixmor Subdivision – PB-533-19**  
**Subdivision RE: Proposed Division of One Lot into Two Lots in a Business District**  
**3469 Erie Boulevard East**  
**Tax Map # 050.-01-08.1**  
**(5 minutes)**

Attorney Sutphen explained the project issues. Mr. Webber made a motion, seconded by Mr. Mueller, as follows: Motion to approve the subdivision plan made by Ausfeld & Waldruff Land Surveyors LLP and last dated March 16, 2020 as presented with the following findings:

- The Board has reviewed the EAF submitted by the applicant and finds no significant environmental issues presented and issues a negative SEQRA declaration for the project;
- This Board has reviewed the Onondaga County Planning Board resolution of October 30, 2019 wherein the County found no significant adverse inter-community or county-wide implications by reason of the proposal, and with the following conditions:
- The applicant shall execute the REA agreement submitted and reviewed by counsel and on file at the Town as of May 27, 2020, and same shall be recorded in the Onondaga County Clerk's office simultaneously with the filing of the subdivision map, with proof of recording to be provided by the applicant.
- The subdivision map shall be filed at the Onondaga County Clerk's Office with proof of same to be provided to the Town upon filing.

**Tracey Holdings LLC Storage Facility – PB-545-20**  
**SPR RE: Proposed Storage and Equipment Display**  
**at Existing Site in an Industrial District**  
**6815 Manlius Center Road**  
**Tax Map # 014.-01-09.2**  
**and**  
**Tracey Road Equipment Building Additions – PB-546-20**  
**SPR RE: Proposed 27,692 SF Building Addition and 2,304 SF Office Addition to Existing**  
**55,000 SF Building in an Industrial District**  
**6803 Manlius Center Road**  
**Tax Map Nos.: 014.-01-05.1, 014.-01-07.2, 014.-01-07.4, 014.-01-07.6**  
**(20 minutes)**

Wyatt Nelson and Mark Weiss were present for the applicant. The storage building code compliant sign package was discussed and will be further discussed; the need for the existing banner sign to be removed was discussed and the Board will have to see what meets code.

There was a discussion as to whether the storage building is on a separate lot. Ground mounted sign was discussed as to color, size and logo and the Board will look at the code; cul-de-sac radius for trucks at Butternut Drive terminus to be further discussed. The need to remove paper from the door and replace with opaque material such as a film was discussed. Wall mounted lighting package to be addressed; update lighting plan addressed.

Further review will be necessary regarding architecture on main building; need list of materials; will discuss special use permit and subdivision at next week.

Comments on site plan will be addressed as soon as possible, hopefully next week. The Board will try to get to all issues by the end of next week.

The matter was tabled.

**Tracey Road Equipment Subdivision – PB-544-20**  
**Subdivision RE: Combining of Four Lots into One in an Industrial District**  
**6803 Manlius Center Road**  
**Tax Map Nos.: 014.-01-05.1, 014.-01-07.2, 014.-01-07.4, 014.-01-07.6**  
**(5 minutes)**

Subdivision will be discussed at the next meeting. Everything appears in order.

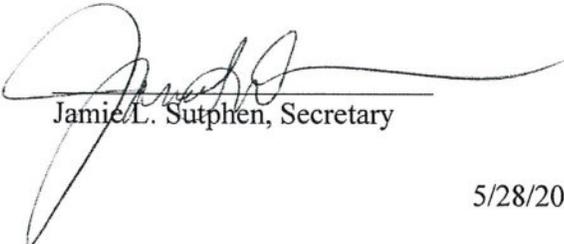
**Midler Business Center LLC – Site Modifications – PB-554-20**  
**Concept SPR RE: Proposed Installation of a Chain Link Fence and**  
**Site Modifications in an Industrial District**  
**404 North Midler Avenue**  
**Tax Map # 033.-02-01.1**  
**(10 minutes)**

Bob Abbott was present for the applicant. The original approval was 20 years ago. The Applicant and the Board are looking to address site issues as they affect the need for a SWPPP; the Applicant will need to talk to Mark Parrish.

There will be a review of the outdoor storage rules; Ley Creek stormwater district issues to be addressed; there is a need for an updated baseline survey; Christopherson will be updating the survey per the applicant. Further site matters to be addressed.

The matter was tabled.

Mr. Webber made a motion seconded by Mrs. Kotz to adjourn the meeting and the meeting adjourned at 9 am.

  
Jamie L. Sutphen, Secretary

5/28/20



17 Computer Drive West  
Albany, NY 12205  
518.438.9900

70 Linden Oaks, Third Floor, Suite 15  
Rochester, NY 14625  
585.866.1000

**Via Overnight Delivery**

June 12, 2020

City of Syracuse  
Office of Zoning Administration  
Room 500, 201 East Washington Street  
Syracuse, New York 13202

Attn: Jeff Harrop, Planner

Re: Application of Three Mile Limit Subdivision Review  
3469 Erie Boulevard East (New York State Route 5)  
Town of DeWitt, New York

Dear Mr. Harrop,

On behalf of our client, Brixmor Holdings II SPE, LLC, we are pleased to submit this Three Mile Limit Subdivision Review Application to the City of Syracuse for the above referenced project. The proposed subdivision was approved by the Town of DeWitt Planning Board during on May 28, 2020. Enclosed please find the following materials in support of this application:

- A. Five (5) copies of the signed Three Mile Limit Subdivision Review Application, dated June 12, 2020.
- B. Five (5) copies of the signed Short Environmental Assessment Form, dated October 9, 2019.
- C. Five (5) copies of the meeting minutes from the May 28, 2020 Town of DeWitt Planning Board meeting where the Town issued a negative SEQRA declaration and approved the subdivision.
- D. Five (5) 11"x 17" copies of a final subdivision map entitled "Final Two Lot Subdivision Map of the Lands of Brixmor Holdings II SPE, LLC Being Part of Military Lot No. 51", prepared by Ausfeld & Waldruff Land Surveyors LLP, dated October 7, 2019, last revised May 15, 2020.
- E. Five (5) 30"x 42" copies of a final subdivision map entitled "Final Two Lot Subdivision Map of the Lands of Brixmor Holdings II SPE, LLC Being Part of Military Lot No. 51", prepared by Ausfeld & Waldruff Land Surveyors LLP, dated October 7, 2019, last revised May 15, 2020.

The above referenced Final Subdivision Plan has been signed by the Town of DeWitt Planning Board and the original can be provided under separate cover upon request. If you have any further requirements or questions on the project, please do not hesitate to reach out.

Sincerely,

**BOHLER ENGINEERING MA, LLC**

Timothy C. Freitag, P.E.

cc:  
William Greimel; Brixmor Property Group (via email of enclosures)  
Francis Gorman, III; Harris Beach (via email of enclosures)