

**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: 7-10-2018 3S-18-20  
Filing Date Case#

**Please Print or Type Information:**

**SUBDIVISION INFORMATION:**

TITLE OF SUBDIVISION: Resubdivision of Lot Nos. 70, 71 & 72 James Street Terrace  
ADDRESS of subdivision: 114-118 Beard Avenue East Syracuse, NY 13057  
TOWN of: Dewitt  
TAX MAP NUMBER(S): 35.-23-24, 25 & 26  
ZONING DESIGNATION: R-2 Residential Two District

**APPLICANT INFORMATION:**

NAME: Jamie Biviano PHONE: 315-706-5406  
MAILING ADDRESS: 114 Beard Avenue  
East Syracuse, Ny

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

NAME: Tim Coyer PHONE: 315-457-7200

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

Combine three (3) existing tax parcels into one (1) new tax parcel

**APPROVAL INFORMATION:**

APPROVED by Town or Village as a  Preliminary Plan  
 Final Plan on Date: April 26, 2018

**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.

 \_\_\_\_\_ 6/25/18  
CURRENT PROPERTY OWNER SIGNATURE DATE

JAMIE LYN BIVIANO Home Owner  
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.

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

April 26, 2018

A regular meeting of the Planning Board of the Town of DeWitt, New York was held at the Town Offices, 5400 Butternut Drive, DeWitt, New York, on April 26, 2018 at 7:00 p.m.

There were present:

Nathan Brown,  
Peter Webber, Chairperson  
Kathy Kotz  
Joseph Mueller  
Doug Arena  
Steve Schroeder  
Leif Kallquist  
Kathy Bertuch, alternate present not voting

There was a quorum of the members of the Planning Board present. Also present were Jamie L. Sutphen, Attorney and Sam Gordon Director of Planning and Zoning and Stephanie Guerreschi, 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 April 12, 2018 meeting. The motion carried with all members voting in favor, except for Mr. Webber, who abstained.

There were no work sessions this week. Brixmor has requested a work session for the next meeting.

**Feldmeier Equipment – PB-449-18**  
**Recommendation to ZBA re: Amended SPR for Newly Constructed**  
**Manufacturing Facility in a Hi-Tech District**  
**6715 Brooklawn Parkway (Formerly 6655 Old Thompson Road)**  
**Tax Map No.: 022.05-03.1**  
**(10 minutes)**

Doug Maar was present for the applicant. This is a recommendation to the ZBA for the variance on slope. After discussion thereon, Mr. Schroeder made a motion seconded by Ms. Kotz to recommend approval of the slope variance as requested as it is an appropriate way to resolve the issue without the necessity of building a retaining wall. The motion carried unanimously. There was then a brief discussion regarding the hardscape patio as presented. The landscaping changes

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. The motion carried unanimously.

**Community Bank – PB-462-18**  
**Concept SPR re: Fencing Around Generators**  
**For an Office Building in an Industrial District**  
**5015 Campuswood Drive**  
**Tax Map No.: 027.-01-01.7**  
**(5 minutes)**

Mark Fancher of community bank was present for the applicant. The only issue raised was whether wheel stops should be added. After discussion thereon, Mr. Arena made a motion seconded by Mr. Mueller to approve the plan as presented with the addition of “wheel stops” to be made to the plan and presented to the Planning Board consultant for further review. Upon such approval the chairperson is authorized to sign the plan and with the condition that 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. The motion carried unanimously.

**Biviano Subdivision – PB-459-18**  
**Concept Subdivision to Combine 3 Parcels Into One in Residential 1 District**  
**114, 116, 118 Beard Ave**  
**Tax Map No.: 035.-23-24, 25, 26**  
**(5 minutes)**

Tim Coyer of Ianuzi and Romans was present for the applicant. After discussion therein Mr. Schroeder made a motion seconded by Mr. Brown as follows: Motion to approve the subdivision as presented with the finding that this is a Simple Division of land under the Code as no new lots are created; it is a lot consolidation for residential use and will not create any public interest as this matter as it involves the same owner of all lots and will not create any perceptible change to the public; Further, this Board has reviewed the EAF and issues a negative SEQRA declaration for the project. The motion carried unanimously.

was discussed. There will be a new planting plan provided. There was discussion regarding the cul-de-sac and how that will work in the traffic pattern. This is a town road. Chris Montonte explained the operation of the facility and the development of this parcel is coming along as originally contemplated. Written comments will be transmitted to the applicant and the matter was tabled.

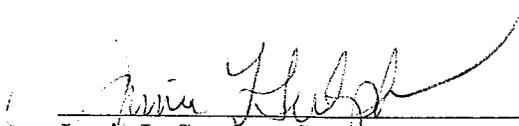
**The Nottingham Resubdivision – PB-461-18**  
**Concept Resubdivision to Combine 2 parcels into One in an Residential 0 (Zero) District**  
**1301 Nottingham Road**  
**Tax Map No.: 071.-02-06.3, 09.1**  
**(60 minutes)**

Dave Harding of QPK and John Brennan, Esq. were present for the applicant. There was discussion about the proposed subdivision presented. There was significant discussion about the lines of the proposed subdivision. There was discussion about the need to subdivide in some way for financing but also the issues presented by the existing Drumlin, the issue of the failing Drumlin and access to the proposed subdivided sites. The practicality of access from Peck Hill Road was discussed and the issue with private access to one of the parcels proposed. The Board requested that the County maps be used as a starting point to determine where the existing Drumlin is; that will influence the subdivision issues. There was significant discussion as to how the applicant will resolve the existing failing Drumlin in the context of this applicant. That will be further discussed. There was discussion about restoring the meadow where the equipment and truck debris is located. O'Brien and Gere will need to further review these matters. The applicant will take the comments under consideration. Architect Eugenia Brieva was also present and there was discussion about the design elements of the building as visualized from the Road. That matter will be further discussed. The matter was tabled.

Mixed Use Overlay – Recommendation to Town Board

The current iteration of the Mixed-Use overlay as it has come out of the sub-committee in draft form was circulated. The Planning Board members will review for comment and discussion and ultimate recommendation the Town Board. The matter was tabled.

Ms. Kotz made motion seconded by Mr. Schroeder to adjourn the meeting and the meeting adjourned at 9:15 pm.

  
\_\_\_\_\_  
Jamie L. Sutphen, Secretary

4/26/18

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

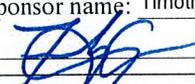
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Lot Line Adjustment			
Project Location (describe, and attach a location map): 114-118 Beard Avenue East Syracuse, NY 13057			
Brief Description of Proposed Action: Combine three (3) existing tax parcels into one (1) tax parcel.			
Name of Applicant or Sponsor: Timothy J. Coyer, L.S.		Telephone: 315-457-7200 E-Mail: tim.coyer@romanspc.	
Address: 5251 Witz Drive			
City/PO: North Syracuse		State: NY	Zip Code: 13212
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"/>
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: Town of Dewitt, Onondaga County Health Department, City of Syracuse Planning Onondaga County Planning			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.362+/- 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?		0.362+/- 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 checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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: PER NYSDEC	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) 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 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? 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:	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:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? Per NYSDEC	<input checked="" 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? Per NYSDEC	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" 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? Per NYSDEC	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? Per NYSDEC	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> NO <input type="checkbox"/> YES			

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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ PER NYSDEC _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Timothy J. Coyer, L.S.		Date: May 4, 2018
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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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)

**PRINT**



LOCATION PLAN  
Scale: 1" = 2000'

**NOTES:**

- 1. The site is 0.3254 acres or 14,786 sq. ft.
- 2. Present Zoning: R-2 Residential Two District.
- 3. Location of underground utilities taken by field measurement where available.
- 4. The approximate location of the proposed structure is indicated by the dashed line.
- 5. Elevation (determined) according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Study (FIRMS) Zone AE (Base Flood Elevation) and Zone A1 (Special Flood Hazard Area).
- 6. The map is prepared in accordance with the provisions of the Onondaga County Zoning Ordinance, effective date: November 4, 2010.
- 7. Tax Map Nos. 35-23-24, 25, & 26

**LEGEND:**

- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bearing
- indicates slope
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

TRACT MAP  
BY: ISAAC SCHWARTZ, C.E.  
DATE: APRIL 5, 2017  
MAP NO. 12545-001

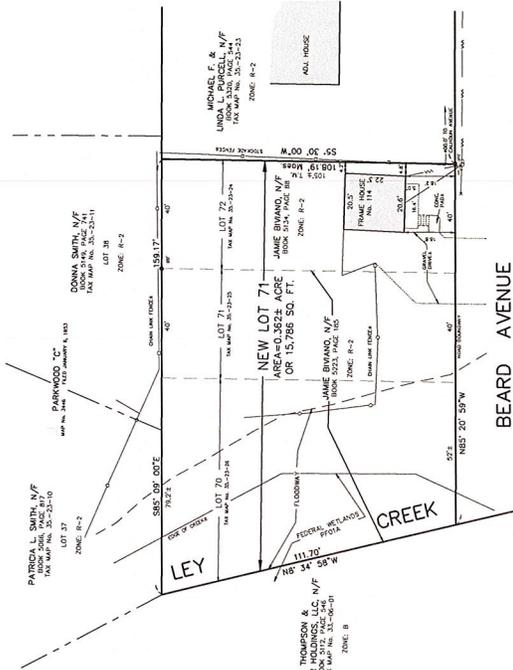
**NOTE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

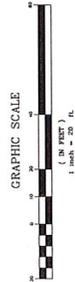
NEW YORK STATE  
JAMES STREET TERRACE  
PART OF MILITARY LOT NO. 30  
TOWN OF DEWITT  
ONONDAGA COUNTY, NEW YORK

RESUBDIVISION OF LOT NOS. 70, 71 & 72  
FINAL PLAN  
JAMES STREET TERRACE  
PART OF MILITARY LOT NO. 30  
TOWN OF DEWITT  
ONONDAGA COUNTY, NEW YORK

IANZI & ROMANS  
LAND SURVEYING, P.C.  
DATE: APRIL 5, 2017  
SCALE: 1" = 20'  
NORTH: 75° 50' 00" W  
EAST: 15° 00' 00" N  
FILE NO.: 12545-001



BULK REGULATIONS	
REGULATORY ZONE	R-2 Residential Two District
Minimum front yard setback	80 feet
Minimum lot area	9,600 sq. ft.
Maximum building coverage	50%
Maximum lot coverage	50%
Minimum front yard	Each lot shall have a front yard 35 feet, except that if there are principal structures fronting the same street within 300 feet of either or both of the side lines of the lot, the minimum front yard depth shall be equal to the setback and 35 feet if there is such a structure only on one side, but not less than 25 feet in any case.
Side yard	Each lot shall have back side yards with a total of not less than 25 feet, neither one of which may be less than nine feet in width.
Rear yard	Each lot shall have a rear yard not less than 40 feet in depth.
Height	(1) Structures shall not exceed 30 feet in height. (2) Accessory structures shall not exceed 10 feet in height to the eave.



PLEASE TAKE NOTICE that part of your lot is in a portion registered by the U.S. Army Corps of Engineers and for determining the boundaries of the watercourse. This portion of your lot is subject to the jurisdiction of the U.S. Army Corps of Engineers. You are advised that the appropriate permits from the U.S. Army Corps of Engineers.

APPROVED: TOWN OF DEWITT PLANNING BOARD

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ Chairman

APPROVED: JAMIE BIVIANO

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ Owner & Developer

14 BEARD AVE EAST SPRINGVILLE, NY 13057