

Other Business

September 8th, 2025

3S-25-12

Three-Mile Limit Subdivision Review-Town of Camillus Nine Mile Creek Corridor Subdivision

Reconfiguration of Three Lots into One New Lot

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to reconfigure three lots located at Airport Road, 3652 Armstrong Road, and 3758 Armstrong Road, reconfiguring the lot lines to create one new lot.

- Dimensions of New Lot

New Lot: 72.71Acres/ 3,167,247.6 SF

- The Town of Camillus Planning Department determined no significant environmental impact and approved the Subdivision plan on July 28, 2025.
- The application included a Subdivision map “Final Subdivision Map Honeywell International Inc. Ninemile Creek Corridor, Town of Camillus, Onondaga County, New York; the map is with the scale of 1” = 200’, Drawn by State of New York Licensed Land Surveyor James Thew of Thew Land Surveyors.
- The Subdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.

BARCLAY DAMON LLP

Daniel P. Krzykowski
Associate

August 20, 2025

VIA ELECTRONIC MAIL
VIA HAND DELIVERY

City of Syracuse Planning Commission
c/o Office of Zoning Administration
300 South State Street, 7th Floor
Syracuse, NY 13202
zoning@syr.gov

Re: Nine Mile Creek Parcels-Application for Three-Mile Limit Review

Dear Chair Kulick and Members of the Planning Commission:

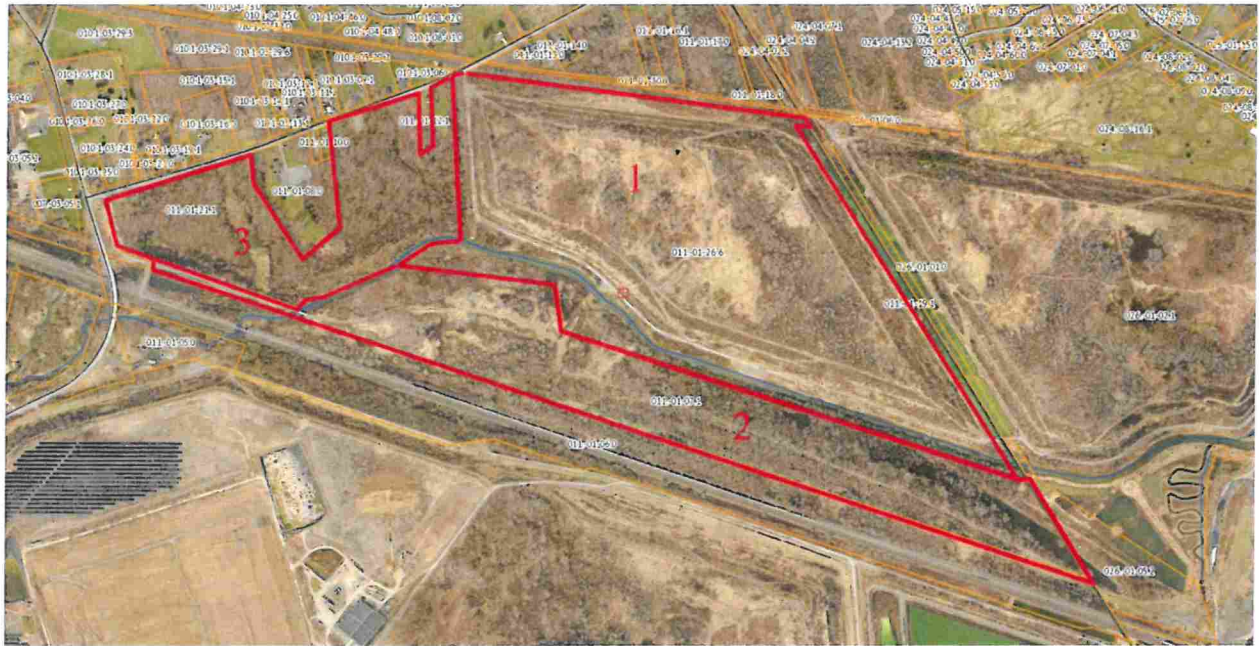
Barclay Damon LLP represents Honeywell International Inc. (“Honeywell” or “Applicant”). Honeywell is the record property owner of SBL 011.-01-26.6 (“Property 1”), SBL 011.-01-07.1 (“Property 2”), and SBL 011.-01-21.1 (“Property 3”), together the “Properties.” Honeywell proposes subdividing the Properties to create one new lot, totaling 72.71 acres, and respectfully requests Three-Mile Limit Review approval from the City Planning Commission.

Enclosed, please find the following Exhibits:

1. Three-Mile Limit Review Application Form;
2. Final Subdivision Map(s) drafted by Thew Associates Land Surveyors (signed by Town of Camillus Planning Board Chair);
3. Legal Description of Subdivided Properties;
4. Owner Authorization

As shown on in the image on the next page, Applicant seeks to reconfigure the existing three parcels into one new lot. A portion of Property 1 and Property 2 will be combined with all of Property 3, as outlined below in red, to create the new parcel. The proposed final configuration is depicted on the subdivision maps drawn by Thew Associates Land Surveyors. The new parcel configuration will be conveyed to The Wetland Trust in order to carry out the environmental restoration goals of the March 2018 Onondaga Lake Natural Resource Damage Assessment Restoration Plan, as approved by the United States District Court for the Northern District of New York, in the Consent Decree filed on 3/14/2018 in *United States of America and State of New York v. Honeywell International Inc. and Onondaga County, New York*, Civil Action Number 5:17-cv-01364.

80 State Street – Albany, NY 12207 - barclaydamon.com
DKrzykowski@barclaydamon.com Direct: (518) 429-4274 Fax: (518) 427-3467



The final subdivision was approved on July 28, 2025, by the Town of Camillus Planning Board, and as such, the maps have been signed by the Town of Camillus Planning Board Chair.

Please let me know if anything additional is required. Thank you for your consideration.

Very truly yours,

/s/ Daniel P. Krzykowski
Daniel P. Krzykowski

Exhibits

cc: Applicants (via e-mail)

City of Syracuse
Office of Zoning Administration

THREE MILE LIMIT SUBDIVISION REVIEW
One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date:

Case:

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> <small>(000.-00-00.0)</small>	<u>ACRES</u>
1)	Airport Road	011.-01-07.1	63.71
2)	3652 Armstrong Road	011.0-21.1	39.51
3)	3758 Armstrong Road	011.-01-26.6	120.24
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
10)	_____	_____	_____

*As listed in the **Municipal Assessment property tax records.***

PROJECT INFORMATION

Municipality:	Town of Camillus
Subdivision Name:	Nine Mile Creek Corridor
Number of Proposed Lots:	One
Existing/Proposed Land Use(s):	Vacant
Number of Dwelling Units:	Zero
Local Approval(s):	<input type="checkbox"/> Preliminary Date: _____ <input checked="" type="checkbox"/> Final Date: July 28, 2025


PROJECT DESCRIPTION (Combining/Dividing/Realigning X Lot(s) into Y New Lot(s))

(Provide a brief description of the project, including if it is a residential or commercial project.)

***See Accompanying Cover Letter.**

PROPERTY OWNER(S) (required)

As listed in the Town's Department of Assessment property tax records.

Honeywell	International Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
7000 Airways Park Dr.	#4	East Syracuse	NY 13057
			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
<i>* Signature:</i> 			<i>Date:</i> 8/19/2025

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
<i>* Signature:</i>			<i>Date:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
<i>* Signature:</i>			<i>Date:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
<i>* Signature:</i>			<i>Date:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
<i>* Signature:</i>			<i>Date:</i>

*** OWNER SIGNATURE 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.

APPLICANT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
			<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Daniel	Krzykowski	Attorney	Barclay Damon LLP
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
80 State Street		Albany	NY 12207
			<i>Phone:</i> 518-255-5719
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			<i>Email:</i> dkrzykowski@barclaydamon.com

THREE MILE LIMIT SUBDIVISION REVIEW

INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete forms will not be processed.

The form, together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDED,** and **NOT BOUND** to the City of Syracuse Office of Zoning Administration, **One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202.**

Please submit ONE (1) COPY of the following:

- FORM** – filled out completely, dated, and **signed by property owner(s) as instructed.**
- APPROVAL RESOLUTION, LETTER, or SURVEY MAP** signed by the Town.
- SWPPP** - when required by NYSDEC regulations and if the proposed subdivision is tributary to a watershed within the City of Syracuse.
- SUBDIVISION MAP APPROVED BY the TOWN** (per the Syracuse-Onondaga County Guide 11-17-2011). Please submit **TWO (2) FULL-SIZED, SCALED** paper maps, and **ONE (1) REDUCED** (11X17” or smaller) paper map.

THREE MILE LIMIT SUBDIVISION REVIEW

REVIEW PROCEDURES

Three Mile Limit Subdivision applications are reviewed by the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting schedule is posted at http://www.syr.gov.net/Planning_Commission.aspx.

Three Mile Limit Review forms are considered complete when all required submittals have been received by Zoning staff. The form and required submittals will then be referred from the Office of Zoning Administration to the City of Syracuse Department of Engineering for their review and comment.

Once an application is complete and comments returned from the Department of Engineering, the proposal is placed on the next available City Planning Commission meeting agenda as a New Business Item.

The application will be presented by staff. The applicant or their representative do not need to attend the meeting, however applicants may attend. A decision will typically be rendered on the same day, but occasionally the decision will be delayed pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, the final resolution /decision will be mailed to the applicant and their representative.

THREE MILE LIMIT SUBDIVISION REVIEW

MAP FILING PROCEDURES

The **APPLICANT** must **FILE** the **APPROVED SUBDIVISION MAP**, together with the **ORIGINAL** Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**.

Prior to filing the approved subdivision map with the Onondaga County Clerk, the **APPLICANT** must **SUBMIT** the **APPROVED SUBDIVISION MAP** to the City of Syracuse Office of Zoning Administration and the City of Syracuse Engineer **FOR SIGNATURE** in addition to any and all municipal signatures.

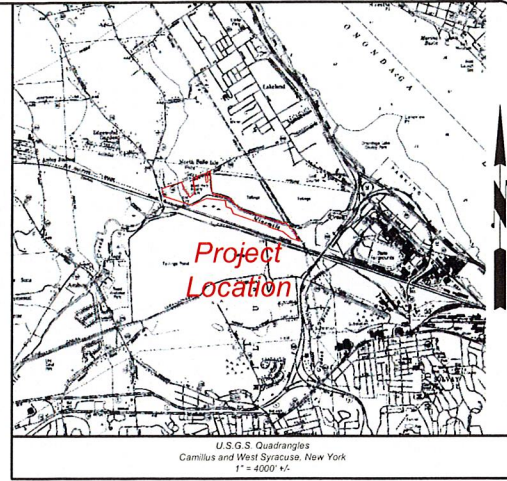
A) OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

- 1. Local Municipal Signature(s)**
- 2. Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202
- 3. City Planning Commission / City of Syracuse Office of Zoning Administration – 315-448-8640**
One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
 - Contact the Syracuse Zoning Office to make an appointment.
 - Bring the FILING MAP and two PAPER MAPS to the appointment.
 - The Zoning Office signs and returns the FILING MAP to the applicant
 - The Zoning Office will keep the two PAPER MAPS.
- 4. City of Syracuse Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424**
City Hall, 233 East Washington Street, Room 401, Syracuse, NY 13202
 - Engineering receives the FILING MAP.
 - Engineering reviews and signs the FILING MAP.
 - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

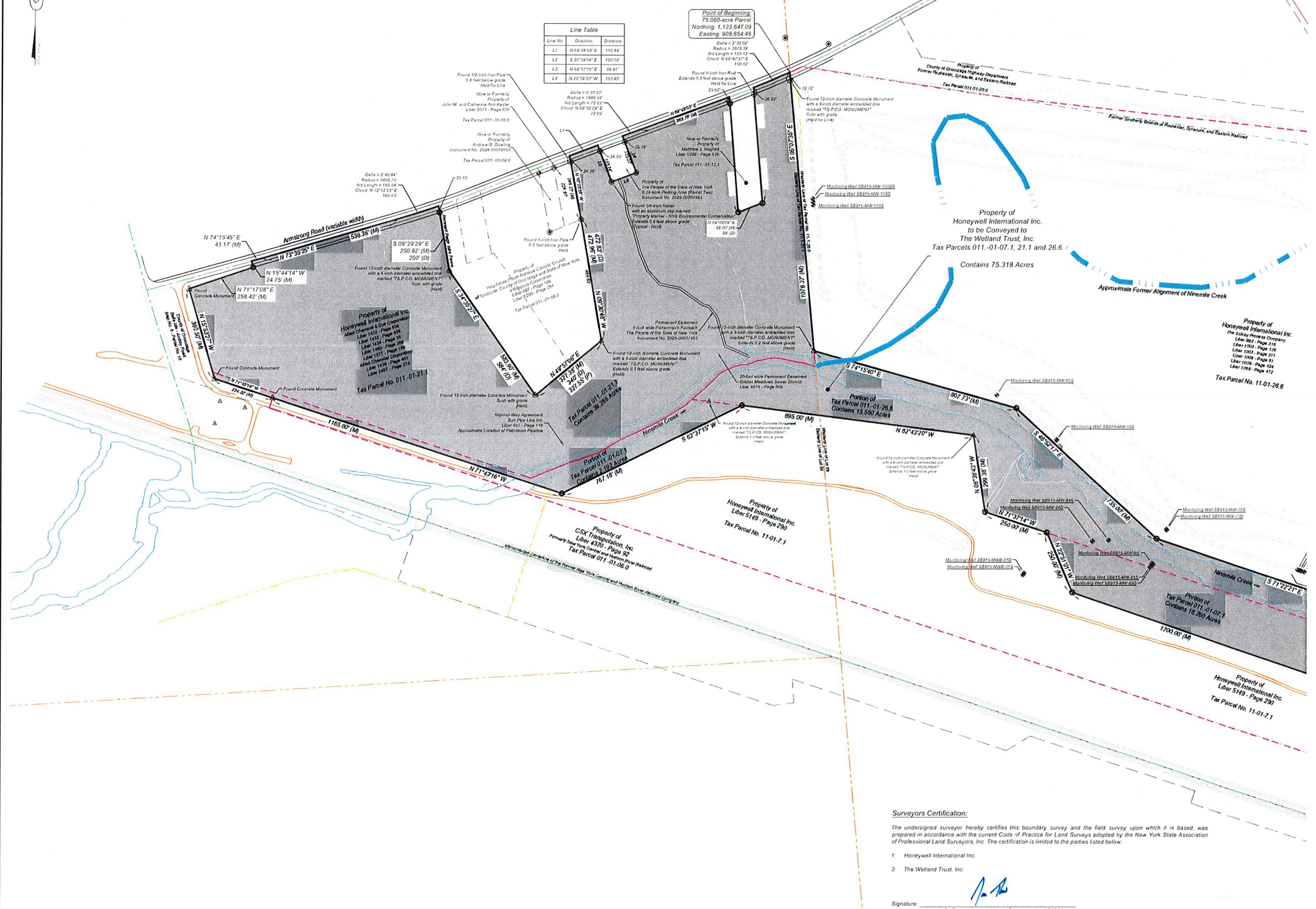
B) FILE THE APPROVED SUBDIVISION MAP WITH THE ONONDAGA COUNTY CLERK'S OFFICE together with an **ORIGINAL LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency (315-435-2611).

- Onondaga County Court House, 401 Montgomery Street, Room 200, Syracuse, NY 13202 – 315-435-2226

75.318-Acre Subdivision Parcel
 Town of Camillus
 Tax Parcel 011.-01-07.1: 20.452 acres
 Tax Parcel 011.-01-21.1: 39.286 acres
 Tax Parcel 011.-01-26.6: 15.580 acres



Line No.	Direction	Distance
L1	S 89° 04' 30" E	113.44'
L2	S 20° 30' 00" E	150.00'
L3	N 64° 17' 30" E	99.97'
L4	N 20° 30' 00" W	150.47'

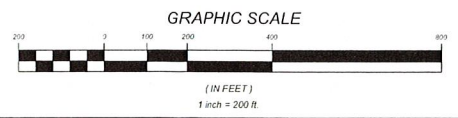


- General Notes:**
- The survey on which this map is based, is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).
 - North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
 - The reference horizontal control station is a New York State Department of Transportation GNSS Continuously Operating Reference Station (CORS) designated as 'NYNS'. NYNS is a horizontal and vertical Control Station established by the New York State Department of Transportation and last adjusted by the National Geodetic Survey in 2019.
 - RTK GPS/GNSS surveying techniques were utilized to determine the coordinates of the primary on-site horizontal control points and to determine the coordinates of physical boundary evidence and some spatial features.
 - The spatial features shown hereon were extracted from Reference Drawing No. 1.
 - The 75.318-acre parcel is subject to the Grant of Public Fishing Rights by Honeywell International Inc. to The People of the State of New York by instrument dated February 19, 2025 and recorded in the Onondaga County Clerk's Office on March 11, 2025 as Instrument No. 2025-00007478.
 - The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
 - The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
 - The surveyed parcel is subject to all covenants, easements, and restrictions of record.
 - The information shown hereon is based on an instrument survey completed on June 24, 2025.
 - Certifications shown hereon are non-transferable.

- Reference Drawings:**
- "Part of Lot 59 - Town of Camillus, Onondaga Co., NY" (Holy Cross Church and Cemetery property), dated August 8, 1976 and last revised September 27, 1976, and prepared by Jack W. Coltrill, Licensed Land Surveyor No. 621368.
 - "ALTA/ACSM Land Title Survey, Geddes Brook, Ninemile Creek, and Onondaga Lake Remediation Project", dated June 4, 2010 and last revised on July 7, 2010, prepared by The Associates P.E./S., P.L.L.C. and is distinguished as Drawing No. CK3209-03-10.
 - "Map of Lands to be acquired in accordance with a Consent Decree dated March 14, 2018 (Case 5:17-cv-01364-FJS-DEP) Project: PFR Onondaga 30.15 (part), Honeywell International Inc. - Grantor, Angler Parking Lot and Footpath, Part of Lot 59 - Township 5 (Camillus) of the Military Tract, Town of Camillus, County of Onondaga, State of New York", dated April 4, 2024, prepared by James D. Haley, Licensed Land Surveyor 050391, distinguished as Map No. 12797, and filed in the Onondaga County Clerk's Office on October 9, 2024 as File No. 2024-00003462.

Legend:

- Proposed Subdivision Line
- Honeywell International Inc. Tax Parcel Line
- Adjoins Deed Line
- Interior Deed Line
- Town/Lot Line
- Easement Line
- Centerline of Road
- Gravel Access Road
- Edge of Ninemile Creek
- Overhead Electric Transmission Line
- Approximate Location of Petroleum Pipeline
- Monitor Well
- Found Iron (Pipe, Rebar, et cetera) as noted
- Found Concrete Monument as noted
- Set 5/8-inch rebar with a 1 1/4-inch diameter red plastic cap Marked "The Associates"
- Point not Monumented
- Measured Distance
- Deeded Distance
- Record Map Distance



Surveyors Certification:
 The undersigned surveyor hereby certifies this boundary survey and the field survey upon which it is based, was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to the parties listed below:

- Honeywell International Inc.
- The Wetland Trust, Inc.

Signature: *[Signature]*
 James S. Thew, Licensed Land Surveyor No. 050226

Town of Camillus Planning Board Approval: _____
 Authorized Signature: _____ Date: _____

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.

Sheet 1 of 2

Drawn	JST		Final Subdivision Map Honeywell International Inc. Ninemile Creek Corridor Tax Parcels 011.-01-07.1, 011.-01-21.1 and 011.-01-26.6 Towns of Camillus County of Onondaga State of New York
Checked	JST		
Scale	1" = 200'	DATE 05.14.2025	P.O. Box 463 4431 US Highway 11 Carlton, New York 13617 The Associates LAND SURVEYORS www.TheAssociates.com 315.388.2776 info@theassociates.com
Add "Final" to Titleblock Incorporate Comments by NYSED Reuse Subdivision Parcel	07.22.2025 06.28.2025 06.08.2025		
PROJECT NUMBER	4921-03-25		

SURVEYOR'S DESCRIPTION
PROPERTY OF
HONEYWELL INTERNATIONAL INC.
TO BE CONVEYED TO
THE WETLAND TRUST, INC.
CONTAINS 75.318 ACRES IN THE TOWN OF CAMILLUS

All that tract or parcel of land situate in the Town of Camillus, County of Onondaga, State of New York, being a portion of Lots 56 and 69 in Township 5 (Camillus) of the Military Tract of Central New York, and being more precisely described as follows:

Beginning at the intersection of the easterly line of Lot 56 with the centerline of Armstrong Road (49.5-foot width), said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,123,647.09 feet North and 908,654.45 feet East;

thence through the lands of Honeywell International Inc., the following five courses and distances:

1. South 05 degrees 07 minutes 35 seconds East, along the easterly line of Lot 56, a distance of 1,076.37 feet to a found concrete monument with a 4-inch diameter embedded disk marked "TS.P.CO. Monument" (extends 0.2 feet above grade), said course passing over a concrete monument with a 4-inch diameter embedded disk marked "TS.P.CO. Monument" (flush with grade) found at a distance of 32.72 feet;
2. South 74 degrees 15 minutes 40 seconds East a distance of 807.73 feet to a set 5/8-inch rebar with a 1 ¼-inch diameter red plastic cap marked "Thew Associates" (hereinafter referred to as a 5/8-inch rebar);
3. South 46 degrees 52 minutes 17 seconds East a distance of 735.00 feet to a set 5/8-inch rebar;
4. South 71 degrees 22 minutes 21 seconds East a distance of 2,100.00 Feet to a set 5/8-inch rebar;
5. North 88 degrees 59 minutes 29 seconds East a distance of 239.00 feet to a 5/8-inch rebar set on the westerly bounds of a 70-foot wide strip of land conveyed by Anthony and Angelina Valerino to the Niagara, Lockport and Ontario Power Company (now Niagara Mohawk Power Corporation) by deed dated April 29, 1930 and recorded in the Onondaga County Clerk's Office on May 10, 1930 in Liber 606 of Deeds at Page 441;

thence South 32 degrees 18 minutes 37 seconds East, along the westerly bounds of said 70-foot strip of land, a distance of 285.50 feet to a 5/8-inch rebar set on the northerly line of a 71.07-acre parcel of land conveyed by Belle Isle Realty Corp. to Honeywell International Inc. by deed dated December 17, 2010 and

recorded in the Onondaga County Clerk's Office on December 22, 2010 in Liber 5149 of Deeds at Page 290;

thence through the lands of Honeywell International Inc., the following eight courses and distances:

1. South 71 degrees 37 minutes 14 seconds East, along the northerly line of said 71.07-acre parcel, a distance of 110.49 feet to a 5/8-inch rebar set on the division line between the Town of Camillus and the Town of Geddes;
2. South 32 degrees 18 minutes 37 seconds East, along said Town Line, a distance of 683.81 feet to a set 5/8-inch rebar;
3. North 71 degrees 37 minutes 14 seconds West a distance of 425.00 feet to a set 5/8-inch rebar;
4. North 51 degrees 42 minutes 24 seconds West a distance of 515.00 feet to a set 5/8-inch rebar;
5. North 71 degrees 14 minutes 24 seconds West a distance of 700.00 feet to a set 5/8-inch rebar;
6. North 50 degrees 51 minutes 42 seconds West a distance of 125.00 feet to a set 5/8-inch rebar;
7. North 70 degrees 55 minutes 07 seconds West a distance of 1,700.00 feet to a set 5/8-inch rebar;
8. North 22 degrees 51 minutes 01 second West a distance of 250.00 feet to a 5/8-inch rebar set on the northerly line of said 71.07-acre parcel;

thence continuing through the lands of Honeywell International Inc. and along the northerly line of said 71.07-acre parcel, the following three courses and distances:

1. North 71 degrees 37 minutes 14 seconds West a distance of 250.00 feet to a set 5/8-inch rebar;
2. North 08 degrees 38 minutes 43 seconds West a distance of 299.38 feet to a found concrete monument with a 4-inch diameter embedded disk marked "TS.P.CO. Monument" (extend 1.0 feet above grade);
3. North 82 degrees 43 minutes 20 seconds West a distance of 895.00 feet to a set 5/8-inch rebar;

thence continuing through the lands of Honeywell International Inc., the following two courses and distances:

1. South 63 degrees 37 minutes 15 seconds West a distance of 767.18 feet to a set 5/8-inch rebar;

2. North 71 degrees 43 minutes 16 seconds West, passing over Ninemile Creek, a distance of 1,165.80 feet to a concrete highway monument found on the easterly bounds of the Belle Isle – Amboy Road (a.k.a. Airport Road – a County Highway with variable width);

thence along the easterly bounds of the Belle Isle – Amboy Road, the following two courses and distances:

1. continuing North 71 degrees 43 minutes 16 seconds West a distance of 234.20 feet to a found concrete highway monument;
2. North 15 degrees 53 minutes 27 seconds West a distance of 360.50 feet to concrete highway monument found at the intersection of the easterly bounds of the Belle Isle – Amboy Road with the southerly bounds of Armstrong Road (variable width);

thence North 71 degrees 17 minutes 08 seconds East, along the southerly bounds of Armstrong Road, a distance of 258.42 feet to a set 5/8-inch rebar;

thence North 15 degrees 44 minutes 14 seconds West a distance of 24.75 feet to a point in the center of Armstrong Road;

thence along the center of Armstrong Road, the following three courses and distances:

1. North 74 degrees 15 minutes 46 seconds East a distance of 43.17 feet to a point;
2. North 73 degrees 35 minutes 25 seconds East a distance of 536.36 feet to a point;
3. along a curve deflecting to the left, having a central angle of 02 degrees 45 minutes 44 seconds and a radius of 3,456.75 feet, an arc distance of 166.64 feet to the northwesterly corner of a parcel of land conveyed by Belle Scott to the Polish National Catholic Church of the Holy Cross in Syracuse New York by deed dated July 5, 1932 and recorded in the Onondaga County Clerk's Office on July 6, 1932 in Liber 697 of Deeds at Page 106 (chord: North 72 degrees 12 minutes 33 seconds East, 166.63 feet);

thence along the westerly line of the Polish National Catholic Church of the Holy Cross in Syracuse New York (Liber 697 - Page 106), the following two courses and distances:

1. South 09 degrees 29 minutes 29 seconds East, in part with a remnant paige wire fence, a distance of 250.82 feet to a found concrete monument with a 4-inch diameter embedded disk marked "TS.P.CO. Monument" (flush with grade), said course passing over a 5/8-inch rebar set on the southerly right-of-way of Armstrong Road at a distance of 25.10 feet;

2. South 34 degrees 35 minutes 27 seconds East a distance of 583.90 feet to a concrete monument (flush with grade) found at the northeasterly corner of a 1.9-acre parcel of land conveyed by Holy Cross Polish National Catholic Church of the City of Syracuse, New York to the Allied Chemical & Dye Corporation (now Honeywell International Inc.) by deed dated July 30, 1952 and recorded in the Onondaga County Clerk's Office on August 1, 1952 in Liber 1577 of Deeds at Page 168;

thence North 49 degrees 57 minutes 06 seconds East, along the northerly line of said 1.9-acre parcel, a distance of 327.38 feet to concrete monument with a 4-inch diameter embedded disk marked "TS.P.CO. Monument" (extends 0.3 feet above grade) found at the southeasterly corner of the remainder of a four-acre parcel of land conveyed by Belle Scott to the Holy Cross Polish National Catholic Church of the City of Syracuse, County of Onondaga and State of New York, a Religious Corporation by deed dated May 10, 1946 and recorded in the Onondaga County Clerk's Office on May 13, 1946 in Liber 1206 of Deeds at Page 251;

thence North 09 degrees 30 minutes 48 seconds West, along the easterly line of said four-acre remainder parcel, a distance of 472.96 feet to a 1-inch iron pipe (0.2 feet below grade) found at the southeasterly corner of a parcel of land conveyed by Anna Weslowski to John M. and Catherine Ann Kesler by deed dated December 4, 1961 and recorded in the Onondaga County Clerk's Office on December 5, 1961 in Liber 2071 of Deeds at Page 600;

thence North 10 degrees 23 minutes 56 seconds West, along the easterly line of John M. and Catherine Ann Kesler, a distance of 249.27 feet to a point in the center of Armstrong Road, said course passing over a ½-inch iron pipe (0.4 feet below grade) found at a distance of 224.91 feet;

thence North 69 degrees 04 minutes 59 seconds East, along the center of Armstrong Road, a distance of 115.44 feet to the northwesterly corner of a 0.34-acre parcel of land conveyed by Honeywell International Inc. to The People of the State of New York by deed dated February 19, 2025 and recorded in the Onondaga County Clerk's Office on March 11, 2025 as Instrument No. 2025-00007483;

thence along the westerly, southerly, and easterly lines of said 0.34-acre parcel, the following three courses and distances;

1. South 20 degrees 39 minutes 56 seconds East a distance of 150.09 feet to a found 5/8-inch rebar with an aluminum cap marked "Property Marker – NYS Environmental Conservation" (extending 0.6 feet above grade), said course passing over a 5/8-inch rebar with an aluminum cap marked

“Property Marker – NYS Environmental Conservation” (extending 0.6 feet above grade) found at a distance of 24.85 feet;

2. North 69 degrees 17 minutes 15 seconds East a distance of 99.91 feet to a found 5/8-inch rebar with an aluminum cap marked “Property Marker – NYS Environmental Conservation” (extending 0.6 feet above grade);
3. North 20 degrees 39 minutes 30 seconds West a distance of 150.40 feet to a point in the center of Armstrong Road, said course passing over a 5/8-inch rebar with an aluminum cap marked “Property Marker – NYS Environmental Conservation” (extending 0.6 feet above grade) found at a distance of 125.22 feet;

thence along the center of Armstrong Road, the following two courses and distances:

1. along a curve deflecting to the right, non-tangent to the previous course, having a central angle of 00 degrees 31 minutes 30 seconds and a radius of 7,948.59 feet, an arc distance of 72.85 feet to a point (chord: North 69 degrees 32 minutes 29 seconds East, 72.85 feet);
2. North 69 degrees 49 minutes 05 seconds East, along the center of Armstrong Road, a distance of 363.78 feet to the northwesterly corner of a parcel of land conveyed by Yolanda U. Barrio-Taylor to Matthew J. Hughes by deed dated October 3, 2014 and recorded in the Onondaga County Clerk’s Office on October 10, 2014 in Liber 5299 of Deeds at Page 628;

thence along the westerly, southerly, and easterly lines of Matthew J. Hughes, the following three courses and distances;

1. South 04 degrees 27 minutes 21 seconds East a distance of 445.14 feet to a set 5/8-inch rebar, said course passing over a 5/8-inch rebar set on the southerly right-of-way of Armstrong Road at a distance of 25.62 feet;
2. North 69 degrees 08 minutes 09 seconds East a distance of 99.00 feet to a set 5/8-inch rebar;
3. North 04 degrees 27 minutes 21 seconds West a distance of 445.64 feet to a point in the center of Armstrong Road, said course passing over a 1-inch iron rod (extending 0.3 feet above grade) found at a distance of 419.11 feet;

thence along the center of Armstrong Road on a curve deflecting to the left, non-tangent to the previous course, having a central angle of 02 degrees 32 minutes 59 seconds and a radius of 3,373.39 feet, an arc

distance of 150.13 feet to the **Point of Beginning** (chord: North 66 degrees 47 minutes 37 seconds East, 150.12 feet).

To contain 75.318 acres of land, more or less.

Subject to the rights of the public to, and within, the right-of-way of Armstrong Road.

The coordinates, bearings, and distances cited above are referenced to the North American Datum of 1983, 2011 Adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

Honeywell International, Inc. ("Honeywell" or "Applicant"), record property owner of Parcel ID's #011.01-07.1, 011.-01-26.1, 011.01-26.6, 026.-01-5.2 and 026.-01-02.1, in the Towns of Camillus and Geddes, hereby authorizes Barclay Damon LLP and Thew Associates, to file any and all applications and supporting documentation, with the Towns of Camillus and Geddes in connection with subdivision approvals sought for the above referenced properties.



By: *Nathan Johnson, VP Global Real Estate*

Date: 6/16/25

**TOWN OF CAMILLUS
PLANNING BOARD MINUTES
July 28, 2025 - 7:00 p.m.**

PRESENT:

Tracy Lauer, Chairperson
Scott Gasparini
Fred Hudson
Jason Mallore

STAFF PRESENT:

Paul J. Curtin, Jr., Attorney

GUESTS AND MEMBERS OF THE PUBLIC

Chris Cesta, 5th Ward Councilor
Joy Flood, 3rd Ward Councilor
Approximately 15 other people

Chairperson Lauer called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

NEW BUSINESS

**Frank and Laura Totino
110 Heathwood Road
ZBA – *Special Use Permit***

TM #018.-04-28.0

Frank Totino explained that he is a licensed massage therapist and that he is looking to move his already established office from 5100 West Genesee Street to his personal residence at 110 Heathwood Road. He is not looking to expand; he just wants to move his business to his own home.

Mr. Hudson asked what the hours of operation are. Mr. Totino replied Tuesday – Friday from 10:00 am to 7:00 pm, and Saturday from 10:00 am – 4:00 pm. Mr. Hudson asked if Mr. Totino has talked to his neighbors about this and Mr. Totino said he has only spoken to one neighbor. Mr. Totino added that he is not looking to put out any signage or advertise, and added that any signage would just be on his door. He has an established client base and is not looking to expand.

Mr. Mallore asked if anyone will be waiting while Mr. Totino is with a client. Mr. Totino replied no; there will be 30-minute breaks between clients. Mr. Totino added that he has an infra-red sauna that he offers clients; so there may be a client coming in to use the sauna while another client is in with him. Mr. Totino said that this doesn't happen often as very few clients use the sauna. Mr. Mallore asked if he has enough parking, and Mr. Totino said he has a 6-car driveway and may have to widen it a little bit more if necessary

Mr. Curtin asked what kind of site lighting Mr. Totino has. He responded that he has a ring camera spotlight; any time there is motion in the driveway a spotlight comes on. He also has a light on the step and a light at the side door. Mr. Totino added that he will put another light in if necessary. Mr. Curtin asked if the signage will be on the face of the house and Mr. Totino replied yes. Mr. Curtin asked how big the sign will be and Mr. Totino said it will only be as big as the door window and will just be a stick-on decal. Mr. Curtin asked if the sign will be illuminated and Mr. Totino said no. Mr. Curtin advised Mr. Totino that he will need to check with codes for the sign.

JULY 28, 2025 PLANNING BOARD

Mr. Mallore moved to declare lead agency under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Gasparini moved to declare this an unlisted action under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve the special use permit subject to codes looking at the sign. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to have Mr. Curtin communicate to the ZBA relative to the disposition of this application. Mr. Hudson seconded the motion and it was unanimously approved.

Still Waters Tattoo
4300 West Genesee Street
Amended Site Plan

TM #042-04-11.0

Jeremy Schad explained that he and his friend currently work at two tattoo shops and are looking to open their own. Mr. Schad said that he has rented a space from Dorina Armani at 4300 West Genesee Street. The space already exists and they are not changing anything; a tenant left and they are simply taking over the room. Chairperson Lauer asked who the previous tenant was. Mr. Schad said it was Black Stag Industries which was a videographer/photographer.

Mr. Gasparini asked how many tattoo artists there will be. Mr. Schad said there will only be two artists. Mr. Gasparini asked how many clients they will have at a time and Mr. Schad said just one client each. Mr. Gasparini asked what the hours will be, and Mr. Schad replied 9:00 am – 7:00 pm.

Mr. Hudson asked if they have decided on signage. Mr. Schad said not yet and added that they wanted to make sure they could operate the shop first. Mr. Hudson asked if the shop is on the second floor above the basement. Ms. Armani explained it is actually on the first floor but it looks like the second floor from the outside.

Chairperson Lauer asked Ms. Armani to explain the additional parking. Ms. Armani said that by deed they have a permanent easement for 10 spaces at Kinney Drugs, and there is a public lot at the corner of Germania Avenue. Ms. Armani added that there are also 9 or 10 spaces on the back and side of the building but they are not striped. Chairperson Lauer asked if there are any plans to stripe. Ms. Armani said that it is pretty damaged so if they stripe they may need to redo the whole thing which is very expensive. Chairperson Lauer suggested to look into just painting the striping. Chairperson Lauer asked who the other tenants of the building are. Ms. Armani said there is a barber, her office which is currently unused, a comic store, a cell phone repair place and a law office.

JULY 28, 2025 PLANNING BOARD

Ms. Armani stated that she is not sure why this application is in front of the Planning Board. Chairperson Lauer explained when there is a change in use, the Planning Board is in charge of public health and safety. The board needs to make sure there is enough parking and it is safe for pedestrians. Mr. Curtin added that the board is trying to establish that the building can function and take care of the clientele that will be visiting and not creating an adverse situation. Ms. Armani said that for the record she wanted to add that she disagrees that there is a change of use. Chairperson Lauer advised Ms. Armani that she will have to come back with any changes (new tenants etc.) as this will be a change in the number of people coming in each day. Mr. Curtin added that this includes the number of parking spaces, the intensity of use, and the condition of the property. The board is charged with health, safety and general welfare.

Mr. Curtin said it would be helpful to stripe the parking lot and advised Ms. Armani to check with codes who will tell her exactly what size the parking stalls should be.

Mr. Curtin advised that the recommendation of the board is that this is the best time to contemplate striping the parking lot. Mr. Curtin also added that the 10 spaces at Kinney Drugs is more than adequate.

Ms. Armani explained that a stop sign was moved and there is still a stump of metal from the old stop sign that is a trip hazard and asked if this can be fixed. Mr. Curtin said the board can make a referral to the highway department as this is in their jurisdiction. Chairperson Lauer told Ms. Armani she can also talk to Joy Flood who is her councilor.

Mr. Gasparini moved to have Mr. Curtin write a letter to the highway department. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Mallore moved to declare lead agency under SEQR. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to declare this an unlisted action under SEQR. Mr. Gasparini seconded the motion and it was unanimously approved.

Mr. Hudson moved to make a negative declaration under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Mallore moved to approve the addition of Still Waters Tattoo at 4300 West Genesee Street. Mr. Gasparini seconded the motion and it was unanimously approved.

Mater Dei Academy
2656 Warners Road
Site Plan

TM #006.-02-34.0

Brian Peterson and Dan Fay appeared for the next phase (Phase 3) of the project which is the church assembly building. Mr. Peterson explained that there were some changes to the original plan. They moved the building 140 feet to the north and increased the building size from 40' x 100' to 52' x 114' which is an increase from 4,000 square feet to approximately 6,000 square feet. Mr. Peterson said that the building was originally presented as a two-story dormitory which

JULY 28, 2025 PLANNING BOARD

will be an assembly hall at this point. It is a two-story structure with a choir loft on one end and a sacristy at the other end. There is sanctuary seating and a narthex which is an area where people gather before going to their seats. There will be lighting at each entry point.

Chairperson Lauer asked what the height of the building is. Mr. Fay responded that the eave is 21'4" high, the peak is 40' high and the average is 32' high. Chairperson Lauer asked Mr. Mallore if there are any issues with the height and Mr. Mallore responded that the height won't matter.

Mr. Mallore asked if the building will be a dorm. Mr. Peterson said yes, it will be a dorm after the main church is built. Mr. Peterson added that the building has been designed as such so all loads that are being calculated have been considered for dormitory use and said that the Department of Health has agreed. Mr. Mallore asked about the roadway. Mr. Peterson advised that he has spoken with the fire chief who has looked at the plan and is in agreement with it. Mr. Mallore asked what the distance is between the edge of the parking lot and the building. Mr. Peterson replied 73 feet.

Mr. Gasparini asked what the timeline is for building the final church. Mr. Peterson replied it will be around 2030. Mr. Gasparini asked if they will convert the building to a dormitory at that time, and Mr. Peterson replied yes.

Mr. Hudson asked if the color scheme on the elevations is correct. Mr. Peterson said the color is very close and will be a beige color. Mr. Hudson noted that they are adding 83 spaces to the parking lot and asked if there are any additional handicapped spaces included with this. Mr. Peterson said they are adding 4 handicapped spaces and 2 are existing so there will be a total of 6 handicapped spaces. Mr. Hudson asked if there is going to be a parking lot light pole added to the 83 additional spaces. Mr. Peterson said yes, there will be two lights. Mr. Hudson asked if they will sit on a foundation that's above the parking lot. Mr. Peterson explained that the light poles are 22' and will sit on 3' bollards for a total height of 25'. Mr. Hudson asked if there will be sprinklers in the building and Mr. Peterson said absolutely.

Mr. Curtin asked the applicant to describe the building elevation materials and colors. Mr. Fay said the roof will be metal and a charcoal color; the exterior will be a stone pebble finish in the beige family harmonious with the existing school building. They will also pick up on the limestone accents on the existing school building and are trying to match the brick to what is on the existing building. The windows are replicas with the windows on the existing building and will be a clay color. Mr. Curtin asked about landscaping. Mr. Fay said there will be vegetation growth. Mr. Curtin advised that this needs to be culled out and the board will also need a photometric plan for lighting as site lighting will be an issue. Mr. Curtin asked for clarification that when the building is converted into a dormitory there doesn't appear to be any requirement for a permit as the structural components are designed to withstand additional loads. Mr. Fay confirmed that this is an accurate assessment and added that they designed the entire building as a two-story dormitory for future loads. Mr. Curtin asked if the building will be fully sprinkled at that time and Mr. Fay responded yes. Mr. Curtin advised that this will be a code issue and not a planning board issue.

JULY 28, 2025 PLANNING BOARD

Mr. Curtin advised that both lighting and landscaping need to be addressed.

Chairperson Lauer advised to provide the building color details as separate exhibits

Chairperson Lauer also advised that there is no feedback from engineering yet.

Mr. Fay stated that they have received DEC, DOH, and Utility approvals.

Mr. Hudson moved to declare lead agency under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

Kings Gate West
8 Kings Ct
Lot Line Realignment

TM #038.-02-32.0

Kings Gate West
8 Kings Ct
Site Plan

TM #038.-02-32.0

Kyle Volz with QPK Design and Robyn Johannssen of Kings Gate appeared to present their plan for a new clubhouse and pool. Mr. Volz explained that they plan to remove and replace the existing clubhouse and associated pool area at Kings Gate which will enhance the experience of the tenants as well as provide offices and leasing for Kings Gate staff. There will be a new building and new parking area as well as a porte-cochere and an ADA parking spot. The lot line realignment will clean everything up which will encompass the storm system and the transformer within the parcel boundary. There will be over an acre of disturbance so a full SWPPP will be needed, and there is an increase in impervious area. There will be an enclosure fence and the pool will be smaller and shallower than the current pool (4.5 feet deep and 1600 square feet). There will also be a concrete deck area around the pool and a covered patio space with outdoor grills and outdoor fireplace. It will be a single story building. Mr. Volz said there is a significant grade drop to the west and a small mechanical room will be there and this is where all utilities will come in. The building is interior to the project, so there is no public facing area. It will be brick façade with architectural shingles and fiber cement. There will be windows and a porte-cochere.

Mr. Volz noted that they still need to provide photometrics, SWPPP calculations and landscaping.

Mr. Gasparini said it is a nice building and asked what their timeline is. Mr. Volz said that they hope to start demolition of the existing structure in September/October 2025 and will submit a separate demolition permit for that. They hope to start construction in Spring 2026. Ms. Johannssen added that the pool hasn't been open this year and won't be open next year, but will open in 2027.

Mr. Mallore said that this is a nice project.

Mr. Curtin agreed that this is a very attractive plan. Mr. Curtin asked about the occupancy/capacity of the building and asked what they anticipate the community area being used for. Mr. Curtin also asked if it will be primarily for people walking to the facility. Ms. Johannssen explained that the goal is strictly for community members for events like birthday parties and bingo nights. Mr. Curtin asked about the current experience with the utilization of the clubhouse. Ms. Johannssen explained that there is very minimal usage as they are not allowed to bring in resident activities. Mr. Curtin said this is a case of first impression and Ms. Johannssen agreed with this statement.

Mr. Curtin noted that there are 19 parking spaces. Mr. Volz confirmed this and added that this includes one ADA spot which he believes is adequate.

Mr. Curtin advised he will look at the code and he is sure that Mr. White will too; since this is a multipurpose building he is trying to figure out the maximum capacity. Mr. Volz said he will look into this as well.

Chairperson Lauer suggested to maybe find an area to expand parking if it is needed at a later date.

Mr. Mallore moved to declare lead agency for both applications under SEQR. Mr. Gasparini seconded the motion and it was unanimously approved.

**Nine Mile Creek
Airport Road/Armstrong Road
Final Plat**

**TM #011.-01-07.1
#011.01-21.1
#011.-01-26.6**

Heather Lamendola of Barclay Damon appeared with her final plat and explained that the proposal of Honeywell is to take a portion of two properties and an entire third property and combine those into one new lot for conveyance to the Wetland Trust. This was triggered by the consent to clean up Onondaga Lake and fulfill the environmental restoration goals of the Onondaga Lake Natural Resource Damage Assessment Restoration Plan. Ms. Lamendola added that when the property is conveyed to the Wetland Trust it will remain forever wild and there will be no development on the property.

Mr. Curtin suggested the board move to close sketch and consider a motion to waive a public hearing and then move to approve the plan as submitted.

Mr. Mallore moved to close sketch. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to waive a public hearing. Mr. Gasparini seconded the motion and it was unanimously approved.

Mr. Gasparini moved to declare this an unlisted action under SEQR. Mr. Mallore seconded the motion and it was unanimously approved.

JULY 28, 2025 PLANNING BOARD

Mr. Mallore moved to make a negative declaration under SEQ. Mr. Hudson seconded the motion and it was unanimously approved.

Mr. Hudson moved to approve final plat as submitted. Mr. Mallore seconded the motion and it was unanimously approved.

Mr. Curtin advised that he has received a referral from the Town of Geddes on their portion of this application. Mr. Hudson moved for Mr. Curtin to write a letter back to the Town of Geddes advising them that the Planning Board has approved this matter and to thank them for the referral. Mr. Gasparini seconded the motion and it was unanimously approved.

MINUTES

Mr. Gasparini moved to accept the minutes of the July 14, 2025 meeting. Mr. Mallore seconded the motion and it was unanimously approved.

CORRESPONDENCE

None

COMMENTS OF TOWN OFFICIALS

Joy Flood said that two of tonight's applications are in her ward. For Still Waters Tattoo, she doesn't believe she needs any future conversation with Ms. Armani and added that Ms. Armani knows what she needs to do, and Ms. Flood added that she has already told her she should stripe the parking lot. Ms. Flood said that Kings Gate maintains their property very well and this will be a big improvement to the complex and will be a good addition to the community.

Chris Cesta advised that the comprehensive plan public comment survey has closed and the data will be analyzed. Mr. Cesta suggested that Planning Board Clerk Beth McDonough distribute the results to the board for their review as this will keep them updated.

COMMENTS OF THE ATTORNEY

None

COMMENTS OF THE ENGINEER

None

COMMENTS OF BOARD MEMBERS

None

ADJOURNMENT

Mr. Mallore moved to adjourn the meeting at 8:06 p.m. Mr. Gasparini seconded the motion, and it was unanimously approved.

JULY 28, 2025 PLANNING BOARD

Respectfully submitted,

Beth McDonough
Planning Board Clerk



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 9/5/2025 12:34:22 PM
Re: Three-Mile Limit Review 3S-25-12
Three Mile Limit, ,

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	09/02/2025	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the Nine Mile Creek Basin.• Ok for re-subdivision.
Eng Sewers- Zoning	Internal Review Complete	09/02/2025	Mirza Malkoc	No Comment
Eng. Mapping - Zoning	Approved	08/29/2025	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available.
Planning Commission	Pending	08/21/2025		