

Other Business

March 24th, 2025

3S-25-03

Three-Mile Limit Subdivision Review-Town of Salina Yager Tract Amended

Division of One Lot into Two New Lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to divide one existing lot situated at 1019 Cold Springs Road into two new lots.

- Dimensions of New Lots

New Lot 7A: 0.94 Acres/ 40,992 SF

New Lot 7B: 0.15 Acres/ 6,586 SF

- The Town of Salina Zoning Board of Appeals determined no significant environmental impact and approved the Subdivision plan on February 3, 2025.
- The application included a Subdivision map “Final Plan: Yager Tract Extension No. 1-Amended. Part of Farm Lot No. 71. Town of Salina” dated 1/8/2025. The map illustrates the division of the existing parcel: Parcel 021.-04-05.0 into Lot 7A and Lot 7B; the map is with the scale of 1” = 20’, Drawn by State of New York Licensed Land Surveyor Timothy Coyer of Ianuzi & Romans Land Surveying, P.C.
- 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.



Ianuzi & Romans
Land Surveying, P.C.

TRANSMITTAL LETTER

To: CITY OF SYRACUSE
ZONING

ONE PARK PLACE 300 S
STATE ST, SUITE 700,
SYRACUSE NY 13202

Date: February 19, 2025

Re: YAGER TRACT No. 1 - AMENDED

File: 13708.001

Attention:

We are sending you: ☒ herewith ☐ under separate cover:

- Two (2) paper copies of survey map
- One (1) paper copy of survey map (reduced)
- One (1) copy of Three Mile Limit Subdivision Review
- One (1) copy of Approval Resolution

The above are for: ☐ information ☒ approval ☐ construction

Remarks:

Please notify of approval as soon as possible

If enclosures are not as noted please notify us at once.

Very truly yours,

Timothy J. Coyer, L.S.

5251 WITZ DRIVE ☐ NORTH SYRACUSE, NEW YORK 13212
PHONE (315) 457-7200 ☐ FAX (315) 457-9251
Email: tim.coyer@romanspc.com
Website: www.romanspc.com

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

Case:

As listed in the Municipal Assessment property tax records.

Municipality:	SALINA		
Subdivision Name:	YAGER TRACT AMENDED		
Number of Proposed Lots:	2		
Existing/Proposed Land Use(s):	RESIDENTIAL		
Number of Dwelling Units:	2		
Local Approval(s):	<input type="checkbox"/> Preliminary	Date: _____	<input checked="" type="checkbox"/> Final Date: 2/3/2025

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

SUBDIVIDING ONE (1) EXISTING LOT INTO TWO (2) PROPOSED LOTS.

PROPERTY OWNER(S) (required)

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

CARL	PATZER				
First Name	Last Name	Title	Company		
1019 COLD		LIVERPOOL	NY 13088	Phone:	
SPRINGS ROAD					
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature: Carl Patzer				Date:	

KAREN	PATZER				
First Name	Last Name	Title	Company		
1019 COLD		LIVERPOOL	NY 13088	Phone:	
SPRINGS ROAD					
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature: Karen Patzer				Date:	

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

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

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

*** 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)

ALEC	WELSH		IANUZI & ROMANS LAND SURVEYING P.C.		
First Name	Last Name	Title	Company		
5251 WITZ DRIVE		NORTH SYRACUSE	NY 13212	Phone: 315-457-7200	
Street Address	Apt / Suite / Other	City	St	Zip	Email: ALEC.WELSH@ROMANSPC.COM

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

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



Onondaga County Planning Board

GML 239 Referral Notice

Referring Municipality/Board: Town of Salina

Referral Contact: Mark Lafaver Contact Email/Phone: mlafaver@salina.ny.us 315-451-0492

Type of Referral: ☒ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

1. Project Applicant: Town of Salina 2. Site Address: 1019 Cold Springs Rd

3. Tax ID Number(s): 021.-04-4.1 4. Total Acres: 1.09

5. Current Zoning: R-1 6. Current Land Use: R-1

Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.

Water Service

8a. Existing: ☐ Municipal
☐ Individual Well
☒ None

Provider:

8b. Proposed: ☒ New or Additional Municipal Connection
☐ New or Additional Individual Well
☐ No Change

Wastewater Service

9b. Existing: ☐ Municipal Sanitary Sewer
☐ Individual Septic System
☒ None

Provider:

8b. Proposed: ☒ New or Additional Municipal Connection
☐ New or Additional Individual Septic System
☐ No Change

Notes:

10. ☒ OCPB Jurisdiction (check ALL that apply and specify)

- ☐ Text Adoption/Amendment -or- ☒ Site is located within 500 feet of:
- ☐ a municipal boundary:
 - ☒ a state or county thruway/highway/roadway: Cold Springs Rd.
 - ☐ an existing or proposed state or county park/recreation area:
 - ☐ an existing or proposed county-owned stream or drainage channel:
 - ☐ a parcel containing a state or county-owned building/institution:
 - ☐ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

11. ☐ Text Adoption -or- ☐ Text Amendment

Referring Board:

Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations

Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).

Summary of the proposed additions/changes:

12. ☐ Zone Change (Includes map amendments)

Referring Board:

Proposed Zoning District: _____ Number of Acres Affected:
Purpose and Proposed Use ESTABLISHING THE CANNABIS BUSINESS DISTRICT

13. ☐ Site Plan or ☐ Project Site Review

Referring Board:

Proposed Use/Improvements:

14. ☐ Special Permit

Referring Board:

Section of local zoning code that requires a special permit for this use:

Purpose:

15. ☒ Preliminary Subdivision -or- ☐ Final Subdivision Referring Board:

Name of Subdivision:

Number of Proposed Lots and Use Type (residential and/or commercial): 2 Residential

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

16. ☐ Use Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought:

Describe how the proposed project varies from the above code section:

17. ☐ Area Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought:

Describe how the proposed project varies from the above code section:

18. ☐ Other Authorization

Referring Board:

Indicate the referable action and provide any other applicable details:

SEQR Information

Action (check one):

- ☐ Type I
☒ Type II
☐ Unlisted Action

Determination of Significance (if known):

- ☐ Positive Declaration – Draft EIS Required
☐ Conditional Negative Declaration (for Unlisted Actions only)
☐ Negative Declaration
☐ No Finding (Type II Actions only)

Lead Agency (if known): Town Board Date Lead Agency Assigned: 1/27/25

In order for a referral to be considered complete, the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

Attachments

- ☒ Survey ☒ Subdivision Plat ☒ EAF/Related Materials ☐ Laws/Texts
☐ Site Plan ☒ Local Application Form ☐ Ag Data Statement ☐ Other

This referral, as required by NYS GML §239 l, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

Mark Lafaver
Name/Title of Person Completing This Form

315-451-0492
Phone/Email

1/23/25
Transmittal Date

ZONING BOARD OF APPEALS

Town of Salina
February 3, 2025

A regular meeting of the Zoning Board of Appeals was held on Monday, February 3, 2025 at the Salina Town Hall, 201 School Road, and Liverpool at 6:30 P.M. Those present were:

Chairman	Mike Gunther
Member	Richard Hunter
Member	John Muldoon [Absent]
Member	Michael Brigandi
Member	Bill McGillivray
Member	Judy Tassone [Absent]
Attorney	Joseph Frateschi Esq.
Secretary	Nancy O'Neil
Engineer	Charles Prior
Deputy Codes Director	Peter Mitchell

Mr. Gunther welcomed those in attendance and explained the purpose of the meeting – to hear five site plan approvals, three area variances and one subdivision consideration before the Zoning Board of Appeals.

Mr. Gunther announced Mr. Joseph Frateschi as the representing attorney and Mr. Charles Prior as the representing engineer for tonight's cases and proceeded to state that the first matter before the Board was to approve the 2025 Organizational Meeting items.

NEW BUSINESS

2025 Organizational Meeting Items:

1. Appointment of Zoning Board Vice Chairman
2. Appointment of Board Member(s)
3. Appointment of Zoning Board Secretary
4. Appointment of Zoning Board Attorney
5. Appointment of Zoning Board Engineer
6. 2025 Zoning Board Meeting Schedule - ** Meeting dates are attached hereto and made part of this Agenda**
7. 2025 Continuing Education Requirements

The Zoning Board approved the following:

1. The appointment of Vice Chairman is Mr. Michael Brigandi. Mr. Gunther made the motion, and it was seconded by Mr. Hunter, unanimously approved by the Board.
2. The appointment of John Muldoon was re-nominated as a Zoning Board Member to a five-year term. Mr. Brigandi made the motion, and it was seconded by Mr. Hunter, unanimously approved by the Board.
3. The appointment of Zoning Board Secretary is Ms. Nancy O'Neil. Mr. Gunther made the motion, and it was seconded by Mr. Hunter, unanimously approved by the Board.
4. The appointment of Zoning Board Attorney is Mr. Joseph Frateschi. Mr. Brigandi made the motion, and it was seconded by Mr. McGillivray, unanimously approved by the Board.
5. A motion was made to appoint EDR as the ZBA engineer. Mr. Gunther made the motion, and it was seconded by Mr. Brigandi, unanimously approved by the Board.
6. The adoption of the 2025 Zoning Board Meeting Schedule. Mr. Brigandi made the motion, and it was seconded by Mr. McGillivray, unanimously approved by the Board.
7. The agreement of the 2025 Continuing Education Requirement, unanimously agreed by the Board.

550 Mr. Frateschi went on to read the 11 questions from Part 2 of the Short Environmental
551 Assessment Form on whether it will have an environmental impact and stated that if he did
552 not hear from the Board, he would assume there was no or minor impact. When he finished,
553 he recommended a negative declaration under SEQR and asked if anyone would like to
554 make a motion.

555 Mr. Hunter made the motion, and it was seconded by Mr. Gunther and unanimously carried.

556
557 Mr. Frateschi reads the motion to approve a site plan package presented at the
558 2/3/2025 Zoning Board meeting with Option A with the following conditions for the
559 property located at 658-662 Old Liverpool Rd:

- 560 • All vehicle inventory storage must be removed from the property.
- 561 • Site Plan must be updated to show square footage of the storage area to
- 562 1,700sq ft being the maximum.
- 563 • That the use of the storage be between March 1st – October 31st of the calendar
- 564 year.

565 This approval is made with the further condition that this approval is for plans and other
566 submitted documents "Site Plan Documents" that have been approved at the 2/3/2025
567 meeting and requires that all of the work shown to be completed by the applicant in order for
568 a Certificate of Occupancy or Compliance to be issued. Any proposed changes, additions or
569 deletions to the scope of work or materials from the Site Plan documents are NOT approved
570 and are subject to further Site Plan Review.

571 Mr. Gunther made the motion, and it was seconded by Mr. McGillivray and unanimously
572 carried.

573

574 **NEW BUSINESS <SUBDIVISION>**

575

576 **021.-04-04.1 ALEC WELCH, 1019 COLD SPRINGS RD.**
577 **ZONE R-1, 1ST WARD**

578

579 **CASE# SUB-25-1 Applicant is seeking approval for a 2-lot residential**
580 **subdivision.**

581

582 Mr. Tim Coyer of Ianuzi & Romans, P.C. is representing the applicant at 1019 Cold
583 Springs Rd. Mr. Coyer presents to the Board, there is currently an existing structure on
584 the corner of Myers Road and Cold Springs Road, it is roughly 1.09 acres and they are
585 looking to subdivide 6,500sq ft of the lot. It will be considered lot 7b. There are existing
586 utilities on Myers Rd.; sewer and water tie into the lot to allow it to be sufficient. The
587 remaining lot 7a with the building will be roughly 41,000 sq. ft.

588

589 No comments or questions from the engineer.

590

591 Mr. Gunther asks the Board if they have any further questions. None noted.

592

593 No comments from Mr. Frateschi.

594

595 Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.
596 None noted.

597

598 Mr. Gunther closed the Public Hearing.

599

600 Mr. Frateschi reads the motion to approve the "Yager tract, Extension No.1 – Amended
601 Final Plan" dated January 8, 2025 prepared by Ianuzi & Romans Land Surveying, P.C.
602 for that certain property located at 1019 Cold Springs Road in the Town of Salina,
603 County of Onondaga, State of New York.

604 Mr. Hunter made the motion, and it was seconded by Mr. McGillivray and unanimously
605 carried.

606

607 **ADJOURNMENT**

608

609 Mr. Gunther entertained a motion to close the Zoning Board of Appeals at 8:25 pm. Mr.
610 Brigandi made the motion. It was seconded by Mr. Hunter and it was unanimously carried.
611 The meeting was adjourned.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Amber Dillon, Zoning Planner

Date: 3/17/2025 9:47:24 AM

Re: Three-Mile Limit Review 3S-25-03
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	02/21/2025	Mirza Malkoc	Future development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	02/21/2025	Mirza Malkoc	No comment
Eng. Mapping - Zoning	Approved	03/11/2025	Ray Wills	Proposed work should have no direct impact on Mapping Division assets.
Eng. Design & Cons. - Zoning	Conditionally Approved	02/21/2025	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the Onondaga Lake Basin.• Ok for re-subdivision.
Planning Commission	Waiting on Board	03/11/2025	Amber Dillon	On 3/24/25 CPC meeting