Other Business
September 22nd, 2026

3S-2026-13
Three-Mile Limit Subdivision Review- Town of Geddes
"Whitney Subdivision"
Subdivision of One Parcel into Two New Parcels

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide a .48+/- lot into two new lots. The proposed subdivision is located at 734 State Fair Blvd, Syracuse, NY 13209 (Tax ID: 025.-02-06.0/2).

- New Dimensions of Lots:

  New Lot 736: .243 Acres/ 10595 SF (Tax ID: Not provided)

  New Lot 734: .231 Acres/ 10063 SF (Tax ID: Not provided)
- The Town of Geddes minutes submitted **do not document a SEQR Finding** on Oct 14, 2025.
- The application included a Subdivision map Whitney Subdivision, Resubdivision on Part of Farm Lots 24 & 26 into Lots No. 734 and No. 736. Known as No. 734 and 736 State Fair Boulevard, Town of Geddes, County of Onondaga, State of New York" stamped by Douglas R. Leir, of Lehr Land Surveyors D.P.C. dated November 21, 2024, Scale: 1" = 30'.
- The Subdivision map was reviewed by: The City of Syracuse Department of Engineering and was approved by Onondaga County Health Department and the the Town of Geddes.

Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Conor Rourke
Land Use & Zoning Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Masihullah Omry
Zoning Planner II

Samuel Prescott
Zoning Planner I

Douglas Whitney
dwhitneyjr@twcny.rr.com
PO Box 753
Baldwinsville, NY 13027

9/7/2026

Re: Application Completeness for City Planning Commission for 734 State Fair Boulevard

Dear Douglas Whitney,

On 9/7/2026, Rebeca Baker determined the proposed project 3S-2026-13 at 734 State Fair Boulevard to be complete.

The proposed project will be sent to all involved agencies for review.
Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

INTERNAL USE ONLY

Your Submission Details

Submission Number:
3S-2026-13

Status:
Staff Review

Message:

Applicant Name:
Douglas Whitney

Applicant Email:
dwhitneyjr@twcny.rr.com

Primary Location:
734 State Fair Boulevard, Syracuse, New York 13209

Primary APN:
N/A

Submission Type:
Zoning Applications > Three-Mile Limits

Last Updated:
September 18, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/843575/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov adillon@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

INTERNAL USE ONLY

Data Fields

General Project Information

1 **Subdivision Project Description**

Subdivision of one existing residential parcel into two lots. Each lot contains an existing residential building ; one building contains two dwelling units and the other contains three dwelling units. No new construction is proposed

2 **If yes, what was the final approval date?**

10/14/2025

3 **Has this project received final local approval?**

Yes

4 **If yes, what was the preliminary approval date?**

09/09/2025

5 **Has this project received preliminary local approval?**

Yes

6 **# of Dwelling Units**

5.0

7 **Number of Proposed Lots**

2.0

8 **Subdivision Name**

Whitney Subdivision

9 **Municipality**

Town of Geddes

10 **Proposed Land Use(s)**

Residential- two multi- family residential lots

11 **Current Land Use(s)**

Residential- two existing multi - family buildings (one with 2 dwelling units and one with 3)

12 **Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired**

Resubdivision/Lot Alteration/Three-Mile Limits Application

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Douglas R Whitney Jr

Signature: Douglas R Whitney Jr | Date: 08/24/2026

Mailing address: P.O. Box 753, Baldwinsville NY 13027

Phone: [redacted] | Email: [redacted]

Print owner's name:

Signature: | Date: 08/24/2026

Mailing address:

Phone: | Email:

Print owner's name:

Signature: | Date: 08/24/2026

Mailing address:

Phone: | Email:

Print owner's name:

Signature: | Date: 08/24/2026

Mailing address:

Phone: | Email:

Print owner's name:

Signature: | Date: 08/24/2026

Mailing address:

Phone: | Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Print applicant's name: Douglas R Whitney Jr	
Signature: Douglas R Whitney Jr	Date: 08/24/2026
Mailing address: P.O. Box 753, Baldwinsville NY 13027	
Phone: [redacted]	Email: [redacted]
Print authorized representative's name (if applicable):	
Signature:	Date: 08/24/2026
Mailing address:	
Phone:	Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**

- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**

- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**

TOWN CLERK'S OFFICE
1000 Woods Road
Syracuse, New York 13209
(315) 468-3600 extension 2
Fax: (315) 487-5721

REGULAR BOARD MEETING
October 14, 2025

6:00 PM

Pledge & Prayer

Call to Order

Resolution #190

Disposition of minutes of previous meeting.

Motion: Councilor Lorber Second: Councilor Zimmer-Redmond

Ayes 7 Nays 0 Carried

Officer's Present

Supervisor LaFex
Councilor Ferguson
Councilor Weber
Councilor Kelley
Councilor Maroney
Councilor Lorber
Councilor Zimmer-Redmond

Others Present:

John Fall, Chief of Police
Dave Herkala, Town Attorney
Greg Sgromo, Dunn and Sgromo
Peggy Rowe, Dannible and McKee
Dave Balcer, Code Enforcer
Paul Trovato, Highway Superintendent
Dave Balcer, Code Enforcer
Alison Dorchester, Town Clerk
McKensey Minnig, Supervisor Secretary

Public Hearing:

Motion to open: Councilor Zimmer-Redmond Second: Councilor Ferguson

To consider approval for the Douglas R. Whitney Jr.'s subdivision for his premise located at 734 State Fair Blvd.
Dave Balcer gave a summary of the subdivision.

Motion to close: Councilor Kelley Second: Ferguson

Public Hearing:

Motion to open: Councilor Lorber Second: Councilor Weber

To consider approval for Derek Tarolli's application for a subdivision and site plan for 1 Dwight Park Drive into two lots with construction of a new Business Office with warehouse storage.
Joe Mastroianni gave an overview.

Motion to close: Councilor Zimmer-Redmond Second: Councilor Ferguson

Public Hearing:

Motion to open: Councilor Kelley Second: Councilor Weber

To consider adopting Amendment of Local Law 210-5 Pruning & Maintenance (B)(4) AND (C)(2) to provide for pruning, maintenance and removal of trees in the road right of way and on Town property.
Dave Herkala reviewed the amendment of this Local Law.

Motion to close: Councilor Maroney Second: Councilor Zimmer- Redmond

Petition:

Refer to Planning Board: Applicant Lakeside Kitchen & Bath, LLC (property owner John Patchett) is seeking Site Plan approval for a property located at 929 State Fair Blvd (T.M.#s 022.-03.0, 022.-18-02.0 & 022.-18-06.0) They show as three separate tax map numbers; however they were recently combined into one tax map through the assessors office after Mr. Patchett acquired the other two, originally owning only 022.-18-03.0. The applicant now seeks to double the size of his cold storage building, adding another 2400 SF (40x60 addition). Property is zoned Commercial B: Highway Commercial District.
John Patchett introduced himself to the Board.

Public comment:

There was no public comment.

Committee Reports:

Please refer to the Town of Geddes website for committee meeting minutes.

Solvay Fire Department **Robert Adams**

Statistics for the month of September 2025

130 - Emergency Calls
3 - Structure Fires
21 - Drills & Training Events
2 - Meetings
1 - Details
5 - Station Standbys

Total 911 calls for 2025 were 1,186.

Geddes Police Department **John Fall**

Statistics for the month of September 2025

Responded to 1,153 calls for service.

22 - Felony/ Misdemeanor/ Violation Arrests
10 - Warrant Arrests
1 - DWI/ Drug Arrest-0- Aggravated DWI
140 -Traffic Citations Issued
3 - Juvenile Arrests -1- Misdemeanors and -3- Felony

Resolution #191

Authorization from the Town Board to approve the low bid presented by Airside Technonlogy Corporation, 6399 Molloy Rd., Suite A, E. Syracuse NY for the John Carno HVAC Project for the total sum of $189,000. The project is funded by the LOCAP grant.

Motion: Councilor Zimmer-Redmond Second: Councilor Ferguson

Ayes 7 Nays 0 Carried

Resolution #192

Authorization from the Town Board to accept the low bid from JMR Excavation, LLC, 1400 E. Genesee St., Skaneateles, NY for the Town Hall ADA and Entrance Upgrades (CREST) Grant project for a total sum of $123,000.00.

Motion: Councilor Zimmer-Redmond Second: Councilor Lorber

Ayes 7 Nays 0 Carried

Resolution #193

Authorization from the Town Board to approve the Budget Transfers in the 2025 Budget.

Motion: Councilor Ferguson Second: Councilor Zimmer-Redmond

Ayes 7 Nays 0 Carried

Resolution #194

Authorization from the Town Board to change the date of the Public Hearing for the 2026 Final Budget from November 5th to November 12th.

Motion: Councilor Weber Second: Councilor Maroney

Ayes 7 Nays 0 Carried

Resolution #195

Authorization from the Town Board to approve the proposed amendment to the 2025 Procurement Policy. Amended Policy was distributed to Board.

Motion: Councilor Kelley Second: Councilor Zimmer-Redmond

Ayes 7 Nays 0 Carried

Resolution #196

Authorization from the Town Board to approve the Douglas R. Whitney Jr. subdivision for his premise located at 734 State Fair Blvd.

Motion: Councilor Maroney Second: Councilor Lorber

Ayes 7 Nays 0 Carried

Resolution #197

Authorization from the Town Board to approve the Derek Tarolli subdivision and site plan of 1 Dwight Park Drive into two lots with construction of a new Business Office with warehouse storage.

Motion: Councilor Kelley Second: Councilor Weber

Ayes 7 Nays 0 Carried

Resolution #198

Authorization from the Town Board to Adopt the Amendment of Local law 210-5 Pruning & Maintenance (B)(4) AND (C)(2) to provide for pruning, maintenance and removal of trees in the road right of way and on Town Property.

Motion: Councilor Kelley Second: Councilor Zimmer-Redmond

Ayes 7 Nays 0 Carried

Resolution #199

Authorization from the Town Board to approve the hiring of Thomas Gozzi as PT Recreation Attendant at the John Carno Rec Center. This is covered under the Recreation Budget.

Motion: Councilor Zimmer-Redmond Second: Councilor Lorber

Ayes 7 Nays 0 Carried

Resolution 200

Authorization from the Town Board to refer the Site Plan application from Lakeside Kitchen & Bath, LLC to double the size of the cold storage building, adding another 2400 S.F. (40x60 addition), to the Geddes Planning Board.

Motion: Councilor Maroney Second: Councilor Weber

Ayes 7 Nays 0 Carried

Resolution #201

Authorization from the Town Board accepting the resignation of School Resource Officer, Kevin Hamberger, at Solvay High School/Geddes Police Department effective 9/19/25.

Motion: Councilor Lorber Second: Councilor Weber

Ayes 7 Nays 0 Carried

Resolution #202

Authorization from the Town Board for the Geddes Police Department to hire Joseph K. Hilliker as a School Resource Officer for the Solvay School District. An effective date of hire is 9/29/2025. This position will be located at the Solvay High School.

Motion: Councilor Zimmer-Redmond Second: Councilor Lorboer

Ayes 7 Nays 0 Carried

Resolution #203

Authorization from the Town Board to appoint Richard Tucker as a member of the Zoning Board of Appeals. This appointment is to replace Frank Smolen. The term will be effective November 1st, 2025 to December 31st, 2027.

Motion: Councilor Weber Second: Councilor Lorber

Ayes 7 Nays 0 Carried

Resolution #204

Authorization from the Town Board to approve the disbursements for the month of September 2025 summarized as follows:

Total Disbursement of **$173,686.65** including disbursements of:

1. Mike Maxwell	$46,672.50
2. Window Replacement	$20,911.00
3. NYS Comptroller	$20,397.00
4. National Grid	$8,048.70
5. CNY Emergency Vehicles, Inc.	$6500.04

Total	$ 102,529.24
All Other	$ 71,157.41
Grand Total	$ 173,686.65

Motion: Councilor Maroney Second: Councilor Lorber

Ayes 7 Nays 0 Carried

Resolution #205

Authorization from the Town Board to approve the payroll disbursements for the payroll periods 08/30/2025 to 9/13/2025 for a total amount of $ 376,530.98.

Motion: Councilor Zimmer-Redmond Second: Councilor Ferguson

Ayes 7 Nays 0 Carried

Resolution #206

Motion to open: Councilor Weber Second Councilor Lorber

Went in at 6:36 PM

Authorization of the Town Board to go into executive session to discuss litigation matters.

Came out at 7:20 PM

Motion to close: Councilor Ferguson Second: Councilor Maroney

Ayes 7 Nays 0 Carried

Resolution #207

Authorization from the Town Board to an expended amount not to exceed $9,750.00 payable to Brunker, Tillet, Rossi, Cahill & Associates for the appraisal at 3401 West Genesee Steet. This represents one half of the cost with the other half being warranted by the school district.

Motion: Councilor Weber Second: Councilor Maroney

Ayes 7 Nays 0 Carried

Resolution #208

Authorization from the Town Board to an expand an amount not to exceed $9,000.00 payable to Cullers evaluation on advisory services for an appraisal of 3328 West Genesee Street. This represents half the cost, the other half to be warranted by the school district.

Motion: Councilor Zimmer-Redmond Second: Councilor Weber

Ayes 7 Nays 0 Carried

Adjournment at 7:22 PM

Motion: Councilor Weber Second: Councilor Lorber

Ayes 7 Nays 0 Carried

Submitted By:
Alison Dorchester
Town Clerk

Zoning Information

Jurisdiction: Town of Geddes

Zoning is subject to interpretation and should be verified

Zoning District: Commercial B: Highway Commercial District

Front Setback: 30 feet
Side Setback: 5 feet
Rear Setback: 5 feet

Minimum Lot Area: 7,500 sq.ft.
Minimum Lot Width: 75 feet
Minimum Lot Coverage: 50%

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

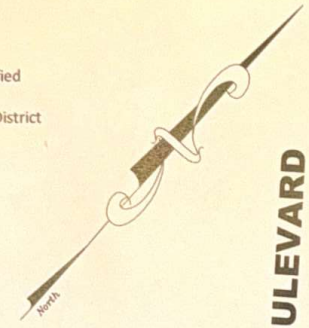
Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

No building construction and/or improvements can be performed until the correct applications have been submitted for approval.



Vicinity Map
Not to Scale



STATE FAIR BOULEVARD
F.K.A. VAN VLECK ROAD

EASTERLY ROAD BOUNDARY

N 57°39'30" E
200.26'

N 32°23'00" W
60.00'

N 54°59'00" E
68.80'

N 50°53'34" E
139.21'

S 41°50'00" E
40.95'

N 46°58'00" W
51.00'

S 47°03'45" W
204.32'

9.00'

41.8'
42.5'
44.2'
37.0'
8.9'
8.7'
4.5'
5.4'

ASPHALT PARKING

#736 2 STORY FRAME DUPLEX
26.2' x 43.5'
DECK 43.4' x 26.3'

#734 2 STORY FRAME DUPLEX
26.3' x 36.4'
DECK 36.2' x 26.2'

LOT 736
0.243 ACRES
OR 10,595 SQ.FT.

LOT 734
0.231 ACRES
OR 10,063 SQ.FT.

NOW OR FORMERLY
720 BOULEVARD PROPERTIES, LLC
INSTRUMENT #2023-00015958
Tax Id: 25-2-7.1

NOW OR FORMERLY
DAVID J. O'HEARN
BOOK 5101 PAGE 141
Tax Id: 25-2-5

100.0' TO NORTHERLY LINE N/F WINCHELL LOT

APPROVALS

ONONDAGA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

AUG 24 2026

This Plan has been reviewed by the Onondaga County Health Department. Subdivision approval by this Department is not required.

_____, P.E.
Bureau of Public Health Engineering

TOWN OF GEDDES
SUPERVISOR'S OFFICE
1000 Woods Road
Solvay, New York 13209

Susan La Fex

WHITNEY SUBDIVISION
FINAL PLAN

LEHR
LAND SURVEYORS D.P.C.
9-F-97
116 SALINA STREET- SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEHR NYSLS 49223

RESUBDIVISION ON PART OF FARM LOTS No. 24 & 26 INTO, LOTS No. 734 and No. 736

KNOWN AS No.734 and 736 STATE FAIR BOULEVARD, TOWN OF GEDDES, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 11/21/2024	MAP DATE: 11/22/2024	SCALE: 1"=30'	DRAWN BY: WJH
REVISIONS:		DRAWING No. 5G13-24JA&B *B*	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivsion **3S-2026-13**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	9/22/2026 CPC Meeting		
Eng. Mapping-Zoning	Conditionally Approved	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.
Engineering Design and Construction	Conditionally Approved	**Mirza Malkoc**	-Project site is located in the Nine Mile Creek-1 watershed. -Ok for re-subdivision.
Engineering-SWPPP	Conditionally Approved	**Mirza Malkoc**	Proposed development shall follow all local & state regulations.
Engineering Sewer	Conditionally Approved	**Mirza Malkoc**	No comment
Landmark Preservation	N/A		