

Application to the Planning Board

*Nicholas*  
*SEPOKORON*

For:  Subdivision of Land  
 Number of Lots 1  
 Controlled Site Use  
 Site Plan Approval

Date: 1-3-2017  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Melnic Subdivision

Applicant:

Plans prepared by:

Name NICHOLAS S. MELNICK

Name John

Address 53 LG RT 7

Address \_\_\_\_\_

HANNIBAL, NY 13074

Telephone: 598-6779

Telephone: 564-5790

Owner of record:

Ownership intentions:

Name SAIME

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Proof of ownership attached:

Farm Lot No. 72

Site Location:

Tax Map No. 034-01-12.1

603 W. GENESEE RD

Current Zoning \_\_\_\_\_

PLAINVILLE, NY 13137

Is site in an Agricultural Tax District? YES

Area of land 1.844 acres.

Proposed use(s) of site:

Plans for sewer and water connections:

RESIDENTIAL

EXISTING

DILLED WELL & SEPTIC

Current use & condition of site:

Character of surrounding

RESIDENTIAL

FARMLAND

& FARMLAND

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Nicholas S. Melnick  
Name of Owner or Representative

Nicholas S. Melnick  
Signature

Planning Board  
(315) 638-4819

**AGRICULTURAL DATA STATEMENT**

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: NICHOLAS S. MELNICK  
Mailing address: 53 W RT 7  
HEPPOBROOK, NY 13074

B. Description of the proposed project: SUBDIVIDING RESIDENTIAL  
PREMISES FROM FARM LAND - SELLING FARM LAND ONLY

C. Project location: 603 W. LAWRENCE RD PLAINVILLE, NY 13137

D. Tax Map number: 034-01-12.1

E. Number of acres involved with project: 1.844

F. Is project with Agricultural District? Yes  No   
Is project within 500 feet of an Agricultural District? Yes  No

G. Is any portion of the project site currently being farmed?  
Yes  If so, how much? \_\_\_\_\_ Acres  
No

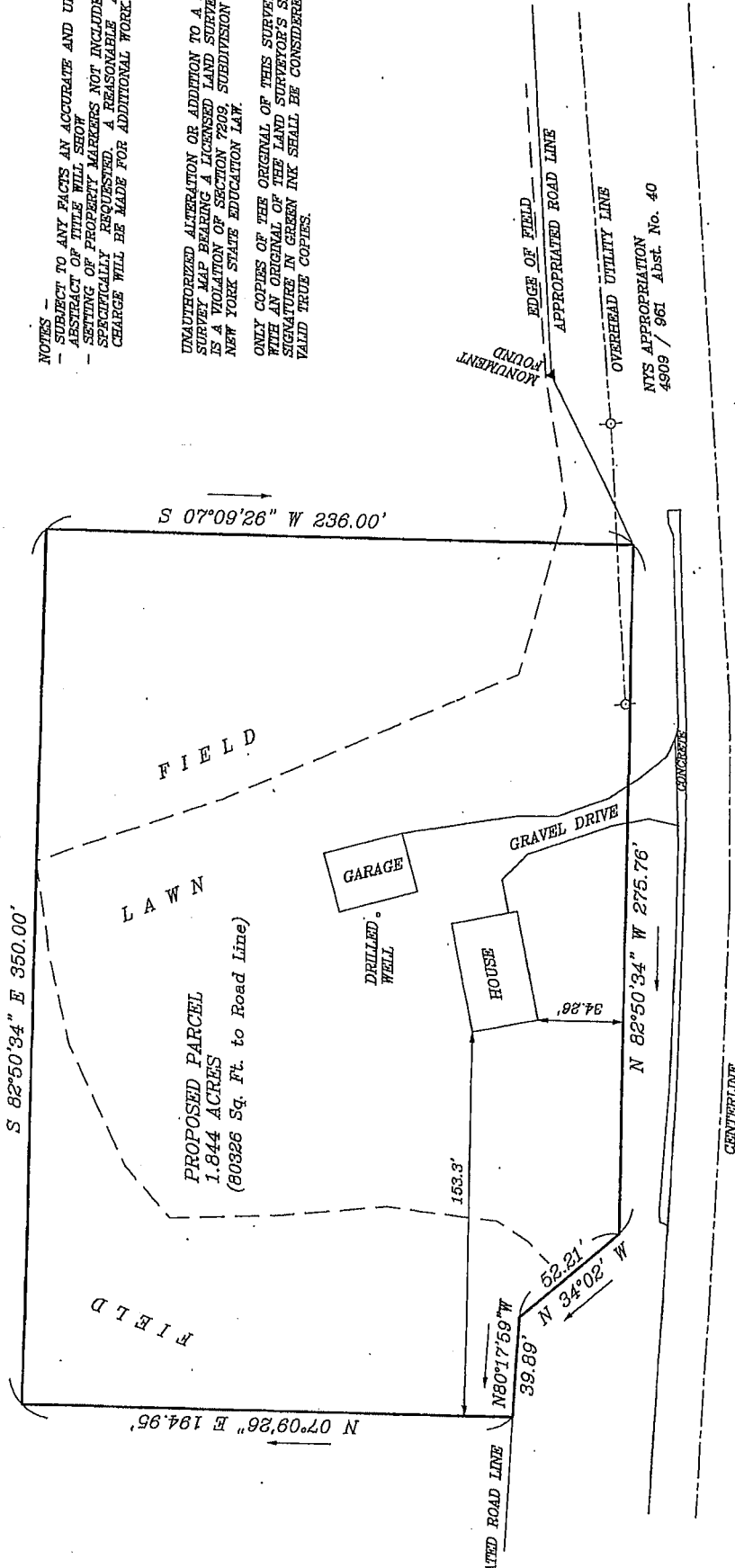
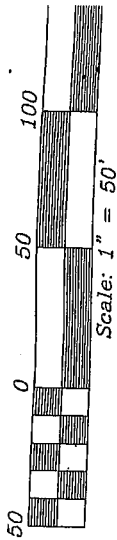
H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

BOB FRANKS 2231 ROBINSON RD  
JOE BRADOSZEWSKI MARVILLE, NY 13111

I. Please indicate what the intentions are for use of the remainder of the project site:  
SELLING TO CURRENT FARMER



/ F  
 THOMAS S. MELNICK  
 73 / 193 Abst. No. 39



NOTES -  
 - SUBJECT TO ANY FACTS AN ACCURATE AND UP TO DATE  
 - ABSTRACT OF TITLE WILL SHOW  
 - SETTING OF PROPERTY MARKERS NOT INCLUDED UNLESS  
 SPECIFICALLY REQUESTED. A REASONABLE ADDITIONAL  
 CHARGE WILL BE MADE FOR ADDITIONAL WORK.

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY  
 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 OF THE ORIGINAL OF THIS SURVEY MARKED  
 WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND  
 SIGNATURE IN GREEN INK SHALL BE CONSIDERED TO BE  
 VALID TRUE COPIES.

NY'S APPROPRIATION  
 4909 / 961 Abst. No. 40

# WEST GENESEE ROAD

REVISED DEC. 2, 2016

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS  
 MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY  
 SHOWN HEREON, COMPLETED AUG. 15, 2016

OSWEGO, NY DEC. 2, 2016  
 LICENSED LAND SURVEYOR  
 L. S. No. 49298



MAP OF -  
 SUBDIVISION OF LANDS OF MEL  
 PART OF LOT 72 IN THE  
 TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK

RUSSELL L. GETMAN  
 LICENSED LAND SURVEYOR  
 1924 COUNTY ROUTE 7  
 OSWEGO, NEW YORK 13126  
 OFFICE (315) 564-5790  
 FAX (315) 564-7112  
 SCALE 1" =  
 DATE AUG. 15,  
 FILE No. 16116



Joanne M. Mahoney  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 25, 2017

OCPB Case # S-17-10

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Nick Melnick for the property located at 603 West Genesee Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 370, a state highway, and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is proposing to subdivide 1.844 acres with a residence and garage from a 115.39 acre parcel in an Agricultural (A) zoning district; and
- WHEREAS, the Board recently offered No Position on an Area Variance referral (Z-16-408) to subdivide the 115 acre parcel into two lots, where the 1.6 acre lot would not meet minimum lot size requirements; the variance was denied locally, as there appeared to be opportunity to create a conforming lot size; and
- WHEREAS, the site is located along NYS Route 370 in a largely rural and agricultural area just west of the Plainville hamlet, and the site contains an existing house, garage, and tilled agricultural land and forest; and
- WHEREAS, the subdivision map revised Dec 2, 2016 shows a revised residential lot to be created, to contain the existing house, garage, driveway and lawn and field areas; the lot would measure 1.844 acres (80,326 square feet), which would meet the required 80,000 square foot minimum lot size;
- WHEREAS, per the local application, the remaining farmed land is being sold to the current renter, while the applicant intends to retain the house, outbuilding and yard; the submitted plan did not show the remainder of the 115.39 acres parcel; and
- WHEREAS, the site has an existing driveway onto Route 370, which must meet the requirements of the New York State Department of Transportation; aerial photography shows an existing farm driveway access further to the west on Route 370, accessing the fields; and
- WHEREAS, the house is served by individual well and septic system, and the site is located outside the Onondaga County Sanitary District; the drilled well location is shown next to the garage on the subdivision map; and
- WHEREAS, the site is surrounded by parcels which are enrolled in New York State Agricultural Districts and are actively farmed; and


NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: [countyplanning@ongov.ne](mailto:countyplanning@ongov.ne)

endorsement of this subdivision plan.

A handwritten signature in black ink that reads "Douglas B. Morris". The signature is written in a cursive style and is underlined with a solid black line.

Douglas B. Morris, Chairman  
Onondaga County Planning Board  
Transmittal Date: 01-25-2017

DIVERSE  
FOODS

Application to the Planning Board

For: \_\_\_\_\_ Subdivision of Land  
\_\_\_\_\_ Number of Lots \_\_\_\_\_  
\_\_\_\_\_ Controlled Site Use  
 X  Site Plan Approval

Date:  February 6, 2017   
\_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
 X  Final

Name of proposed development:  DIVERSE FOODS

**Applicant:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

**Plans prepared by:**

Name  O'Brien & Gere Engineers   
Address  333 West Washington Street   
 Syracuse, NY 13221   
Telephone:  315-956-6100

**Owner of record:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

**Ownership intentions:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

**Proof of ownership attached:** \_\_\_\_\_

**Farm Lot No.** \_\_\_\_\_

**Site Location:**

8242 Loop Road, Baldwinsville, NY 13027   
\_\_\_\_\_

**Tax Map No.**  057-02-31.0

**Current Zoning**  PUD

Is site in an Agricultural Tax District?  NO   
Area of land \_\_\_\_\_ acres.

**Proposed use(s) of site:**

Manufacturer/Processing Building - Install concrete pads for dumpster enclosure equipment, etc... no change to lot coverage.

**Plans for sewer & water connections:**

No new connections for building   
 Existing sewer to be increased   
\_\_\_\_\_  
\_\_\_\_\_

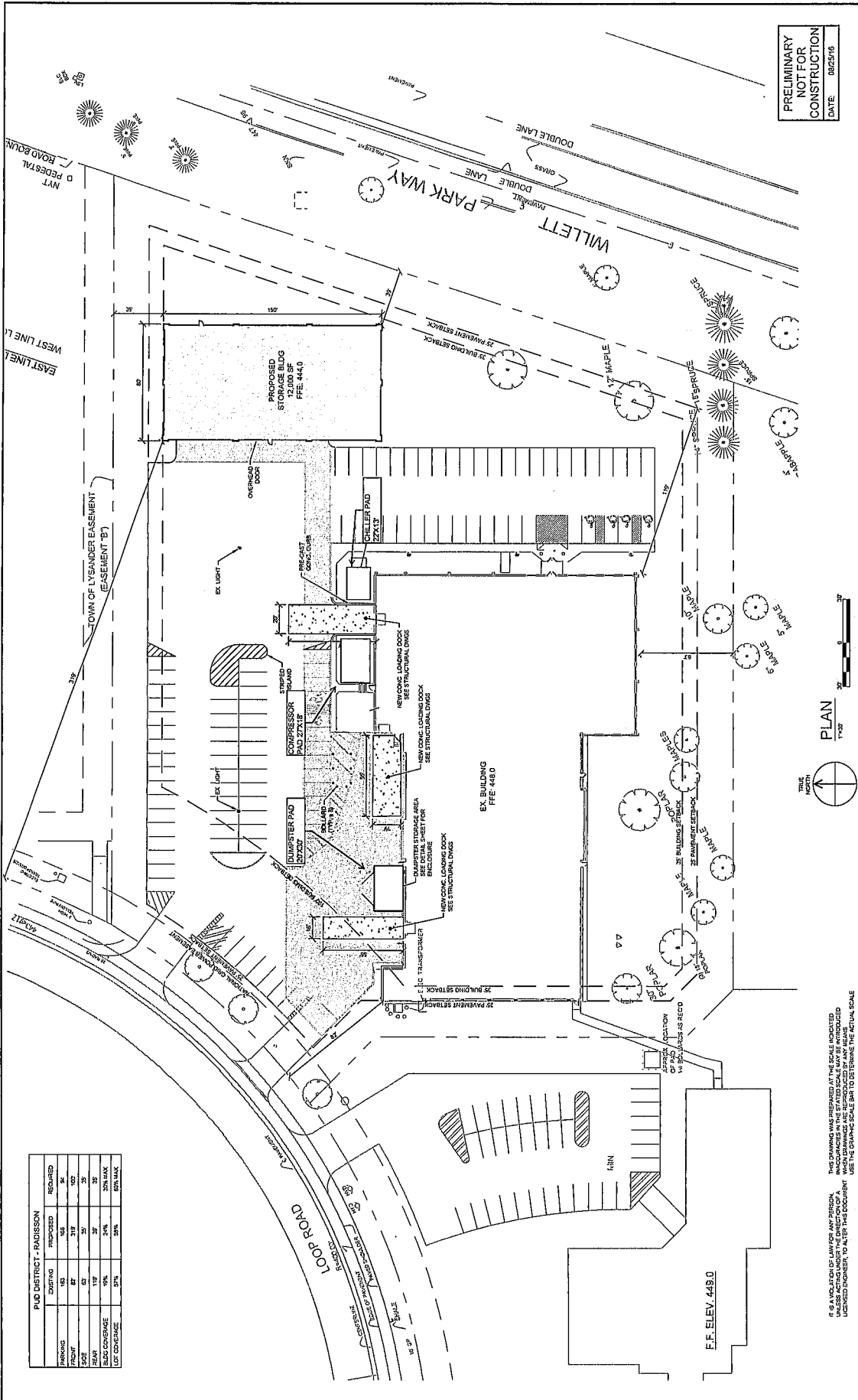
**Current use and condition of site:**

Under Construction   
\_\_\_\_\_  
\_\_\_\_\_

Name of Owner or Representative  
 ERIC BUTLER [OBG]

Signature  Eric P. Butler

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS**



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DATE: 08/25/16

FILE NO. 25383.0273-002		C-102							
DATE JULY 2016									
CIVIL		SITE PLAN							
DIVERSE FOOD PRODUCTS, LLC COOK PLANT RENOVATION									
BALDWINVILLE, NEW YORK		O'BRIEN & GERE ENGINEERS, INC.							
<table border="1"> <tr> <td>IN CHARGE OF</td> <td>B. GALEY</td> </tr> <tr> <td>DESIGNED BY</td> <td>J. LABELL</td> </tr> <tr> <td>CHECKED BY</td> <td>M. PETRE</td> </tr> <tr> <td>DRAWN BY</td> <td>S. JOHNSON</td> </tr> </table>			IN CHARGE OF	B. GALEY	DESIGNED BY	J. LABELL	CHECKED BY	M. PETRE	DRAWN BY
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IT IS A VIOLATION OF LAW FOR ANY PERSON, THIS DRAWING WAS PREPARED AT THE SCALE INDICATED UNLESS NOTED OTHERWISE IN THE DRAWING. ANY CHANGES TO THE DRAWING SHALL BE MADE BY THE ORIGINAL DESIGNER OR AN AUTHORIZED REPRESENTATIVE OF THE ORIGINAL DESIGNER. USE THE GRAPHIC SCALE BAR TO DETERMINE THE ACTUAL SCALE.

C:\Samp\NY-RCG-16