

Other Business

October 21, 2024

3S-24-20

Three-Mile Limit Subdivision Review-Town of Onondaga Krell Subdivision- Phase II Subdividing One Lot into Two Lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide one existing lot situated at 4046 West Seneca Turnpike into two lots.

- Dimensions of New Lots

New Lot A: 58.06 Acres/ 2,529,093.6 SF

New Lot B: 2.11 Acres/ 91,911.6 SF

- The Town of Onondaga Planning Board determined no significant environmental impact approved the Subdivision plan on May 13, 2024.
- The application included a Subdivision map “Krell Subdivision Phase II on part of Lot No. 127. Town of Onondaga, County of Onondaga, State of New York” dated 3/15/2014 and revised 4/24/2024. The map illustrates the division of the one existing parcel: Parcel 027-02-11.1 & 11.2 into Lot A and Lot B; the map is with the scale of 1” = 100’, Drawn by State of New York Licensed Land Surveyor Jay D. Holbrook
- 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.

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)	4046 West Seneca Tnpk., Syracuse, NY 13215	027-02-11.1 & 11.2	60.17
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION

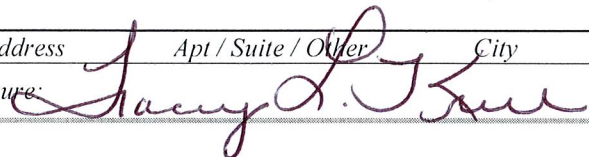
Municipality:	Town of Onondaga
Subdivision Name:	Krell Subdivision -- Phase II
Number of Proposed Lots:	2
Existing/Proposed Land Use(s):	Residential & Agricultural – Residential & Agricultural
Number of Dwelling Units:	One
Local Approval(s):	<input type="checkbox"/> Preliminary Date: _____ <input type="checkbox"/> Final Date: _____

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.)

Subdivision of a 2.11 Acre lot containing a residence from a 60.17 acre parcel. The remaining land is to remain vacant agricultural land.

PROPERTY OWNER(S) *(required)*

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

John & Tracey	Krell				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
4046 W. Seneca Tnpk.		Syracuse	NY	13215	315-391-4570
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* <i>Signature:</i> 			<i>Date:</i> 9/10/24		

<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</i>	<i>Zip</i>	<i>Email:</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</i>	<i>Zip</i>	<i>Email:</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</i>	<i>Zip</i>	<i>Email:</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</i>	<i>Zip</i>	<i>Email:</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)*

Tracey	Krell				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
4046 W. Seneca Tpk		Syracuse	NY	13215	315-391-4570
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>Email:</i> traceykrell@gmail.com					

REPRESENTATIVE(S)/CONTACT(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</i>	<i>Zip</i>	<i>Email:</i>

Short Environmental Assessment Form

Part 1 - Project Information

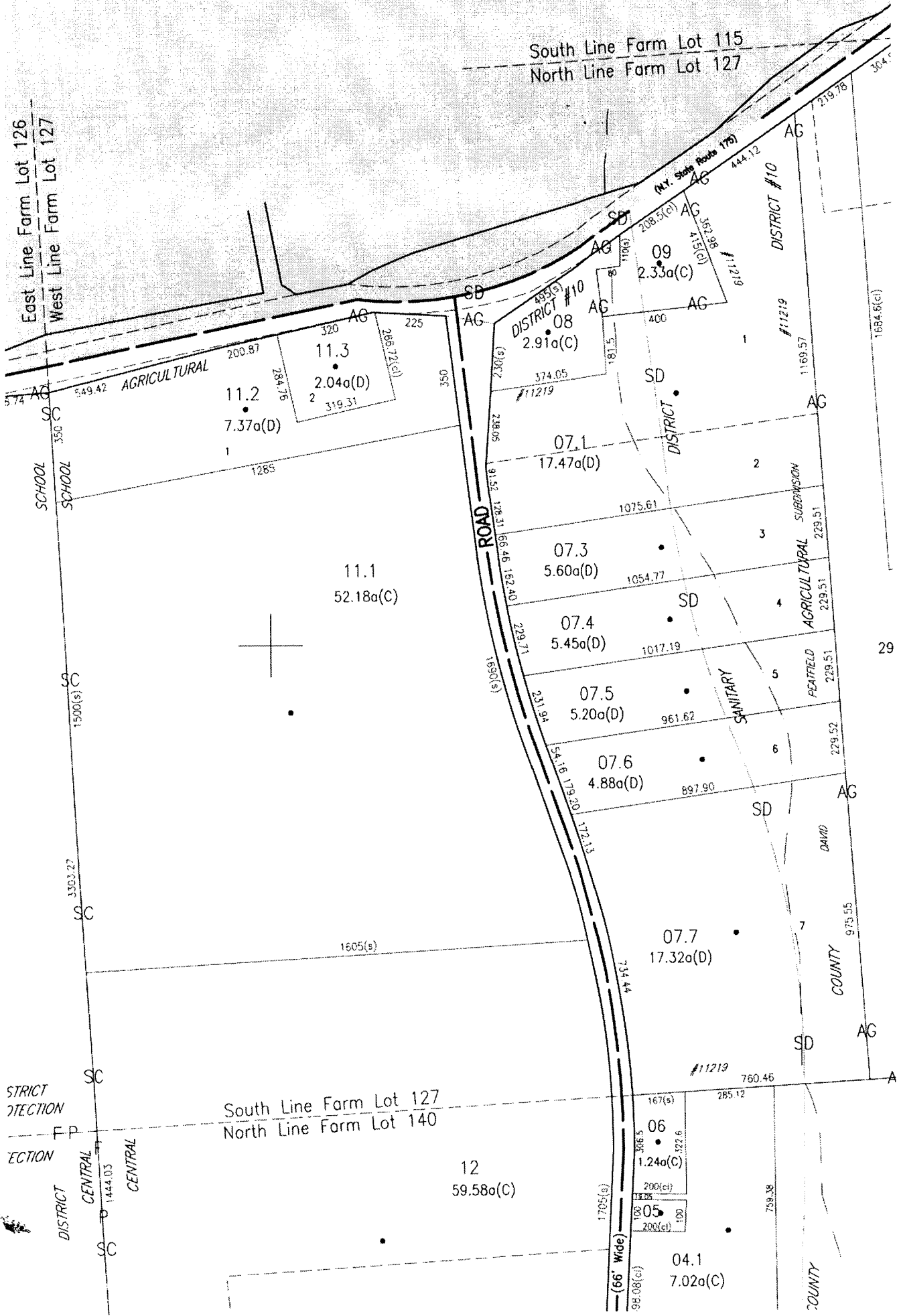
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Krell Subdivision - Phase II			
Project Location (describe, and attach a location map): 4046 W. Seneca Tnpk. Southwest corner of Bussey Road/W. Seneca Tnpk. intersection. T.M. Nos. 27-02-11.1 & 11.2			
Brief Description of Proposed Action: Subdivision of a 2.11 acre lot containing a residence from a 60.17 acre parcel. The remaining land is to remain vacant agricultural lands.			
Name of Applicant or Sponsor: John and Tracey Krell		Telephone: 315-391-4570	
Address: 4046 W. Seneca Tnpk.		E-Mail: traceykrell@gmail.com	
City/PO: Syracuse		State: New York	Zip Code: 13215
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 60.17 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 63 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	



South Line Farm Lot 115
 North Line Farm Lot 127

East Line Farm Lot 126
 West Line Farm Lot 127

(N.Y. State Route 179)
 444.12

DISTRICT #10

DISTRICT #08
 2.91a(C)

DISTRICT #09
 2.33a(C)

AGRICULTURAL
 11.2
 7.37a(D)

11.1
 52.18a(C)

07.1
 17.47a(D)

07.3
 5.60a(D)

07.4
 5.45a(D)

07.5
 5.20a(D)

07.6
 4.88a(D)

07.7
 17.32a(D)

06
 1.24a(C)

05
 2.00a(C)

04.1
 7.02a(C)

12
 59.58a(C)

South Line Farm Lot 127
 North Line Farm Lot 140

ROAD

(66' Wide)

SCHOOL

SCHOOL

SANITARY

PEATFIELD

DAVID

COUNTY

COUNTY

STRICT
 SECTION

DISTRICT
 CENTRAL

29

A

**TOWN OF ONONDAGA PLANNING BOARD
RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL,
WAIVING HEARING ON THE FINAL PLAT
AND GRANTING FINAL PLAT APPROVAL**

Dated: May 13, 2024

KRELL SUBDIVISION, PHASE II

WHEREAS, John Krell and Tracey Krell, as Owners/Applicants, having duly made an application for preliminary approval of the proposed subdivision in the Town of Onondaga known as the “Krell Subdivision, Phase II;” and

WHEREAS, the requirements of 6 NYCRR Part 617 in the Town of Onondaga Local Law No. 6-1979 have heretofore been satisfied by a Resolution dated March 25, 2024, in which the Planning Board determined that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was held on May 13, 2024; and

WHEREAS, notice of said public hearing was published in the manner required by law and confirmation of said publishing has been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board, and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirements for a public hearing on the final application may be waived.

NOW, THEREFORE, upon motion of Mr. Fuller, seconded by Mr. Britt, it is

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants

Preliminary Plat approval on the subdivision known as the “Krell Subdivision, Phase II;” and it is further

RESOLVED, that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirement for a public hearing on the Final Plat Plan is hereby waived; and it is further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Final Plat Plan approval for the subdivision known as the “Krell Subdivision, Phase II,” based on a plan titled ““Preliminary Plan – Krell Subdivision, Phase II’ Part of Farm Lot 127 of the Town of Onondaga, County of Onondaga, State of New York,” prepared by Jay D. Holbrook, dated March 22, 2024, last revised April 24, 2024; and it is further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat Plan upon certification that all requirements and conditions set forth herein have been satisfactorily met; and it is further

RESOLVED, that pursuant to the Land Subdivision Regulations of the Town of Onondaga, Section 3, Paragraph (f), the final map to be recorded in the Onondaga County Clerk’s Office shall contain a statement that said subdivision must be commenced within three (3) years from the date of the final approval by the Planning Board, which date shall be considered as the date of the Resolution; and it is further

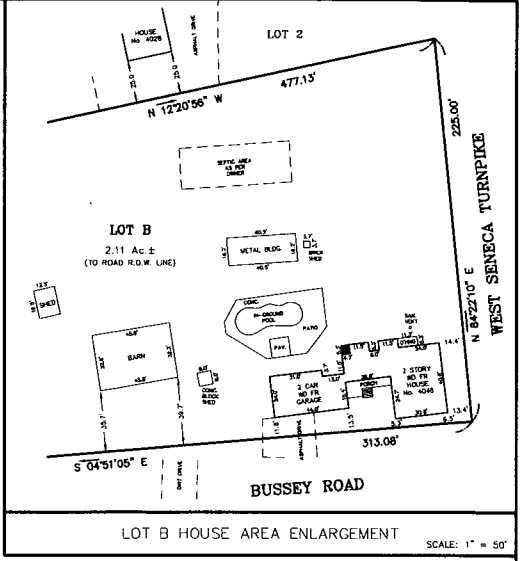
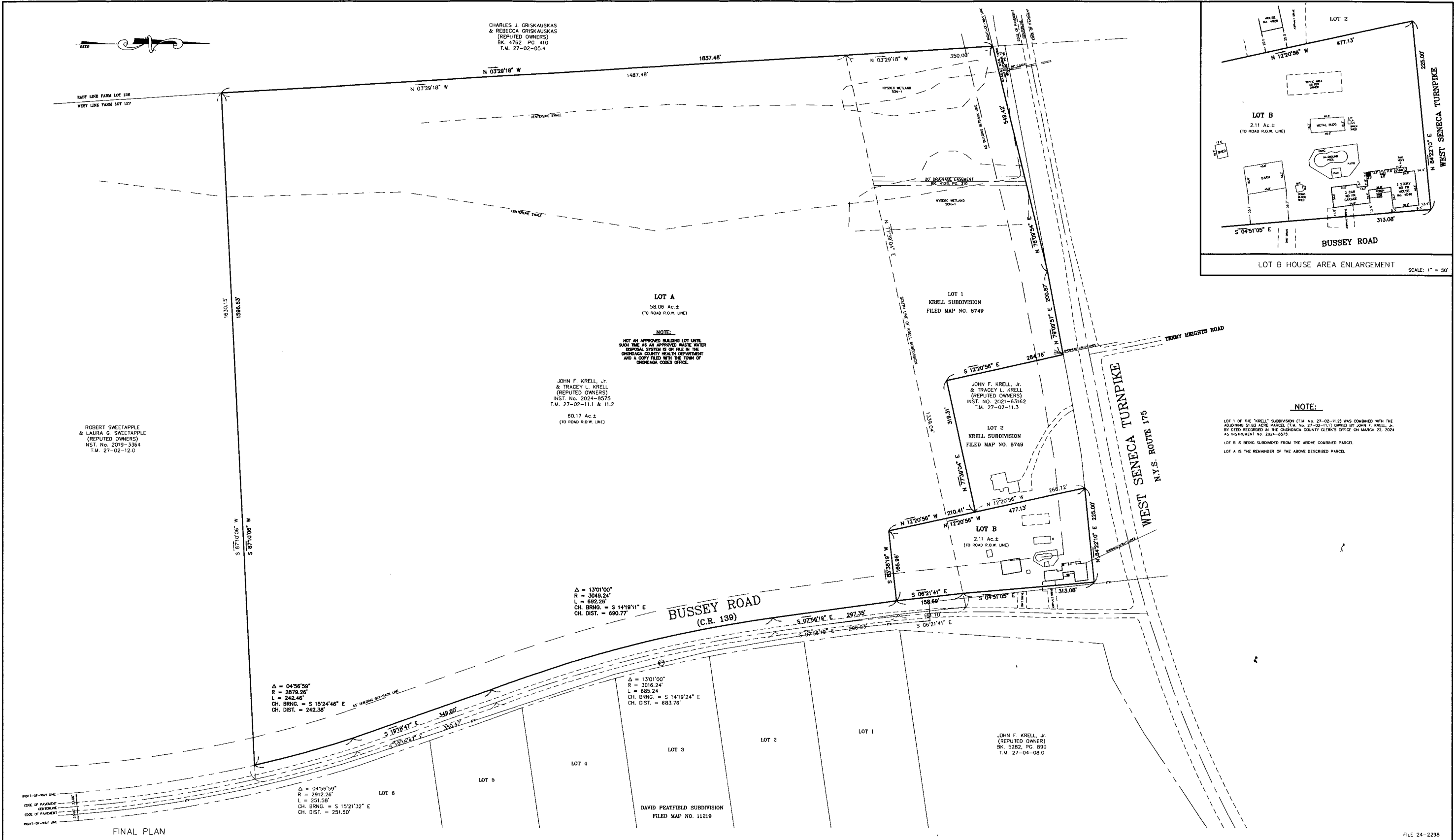
RESOLVED, that except as specifically permitted by the Land Subdivision Regulations of the Town of Onondaga, no site work shall be performed and no building permits or certificates of occupancy shall be issued until all of the foregoing conditions have been satisfied.

The question of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Marc Malfitano	Chairman	Voting	Yes
Alfred J. Fuller	Board Member	Voting	Yes
David Hillery	Board Member	Voting	Yes
Linda Campbell	Board Member	Voting	Yes
Patrick Britt	Board Member	Voting	Yes

The foregoing Resolution was thereupon declared duly adopted.

DATED: May 13, 2024



NOTE:
 LOT 1 OF THE "KRELL" SUBDIVISION (F.M. No. 27-02-11.2) WAS COMBINED WITH THE ADJOINING 51.83 ACRE PARCEL (F.M. No. 27-02-11.1) OWNED BY JOHN F. KRELL, JR., BY DEED RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON MARCH 22, 2024 AS INSTRUMENT NO. 2024-8575.
 LOT B IS BEING SUBDIVIDED FROM THE ABOVE COMBINED PARCEL.
 LOT A IS THE REMAINDER OF THE ABOVE DESCRIBED PARCEL.

FILE 24-2298

<h3>KRELL SUBDIVISION PHASE II</h3> <p>PART OF FARM LOT 127 COUNTY OF ONONDAGA SURVEY DATE: MAR. 15, 2014</p> <p>TOWN OF ONONDAGA STATE OF NEW YORK SCALE: 1" = 100'</p>	<p>IT IS A VIOLATION OF ARTICLE 145 OF THE N.Y.S. EDUCATION LAW TO ALTER ANY ITEM ON THIS MAP WITHOUT THE DIRECT CONSENT OF THE UNDERSIGNED SURVEYOR OR HIS SUCCESSOR.</p> <p>JAY D. HOLBROOK LAND SURVEYOR 3795 ABBEY ROAD, SYRACUSE, NY 13215 PHONE 315-469-4220</p>	<p>I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY, AND THAT BOTH MAP AND SURVEY ARE CORRECT.</p> <p>JAY D. HOLBROOK L.S. LIC. NO. 50047</p>	<p>02/07/24 SKETCH PLAN COMPLETED</p> <p>03/22/24 PRELIMINARY PLAN COMPLETED</p> <p>04/24/24 FINAL PLAN COMPLETED</p>	<p>LOCATION MAP SCALE: 1" = 2000'</p>	<p>NOTES</p> <ul style="list-style-type: none"> - Subject to any easements, covenants, restrictions, rights of way, and leases of record. - This area is zoned R-C, Residential and Country. - This subdivision is in the Howlett Hill Water District and Agricultural District No. 1. 	<p>APPROVED BY THE TOWN OF ONONDAGA PLANNING BOARD</p> <p>MARC A. MALFITANO, CHAIRMAN</p>	<p>APPROVED BY ONONDAGA CO. HEALTH DEPT.</p>
			<p>APPROVED BY OWNERS</p> <p>John F. Krell, Jr. and Tracey L. Krell 4046 West Seneca Turnpike Syracuse, NY 13215</p>				



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 10/2/2024 10:54:25 AM
Re: Three-Mile Limit Review 3S-24-20
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. Mapping - Zoning	Approved	09/13/2024	Ray Wills	Work shown should have no impact on Mapping Division assets in the area.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	09/19/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	09/19/2024	Mirza Malkoc	No comment
Eng. Design & Cons. - Zoning	Conditionally Approved	09/19/2024	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the West Branch Onondaga Creek Basin.• Ok for re-subdivision.
Planning Commission	Pending	09/13/2024		