



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

|   |   |
|---|---|
| <b><i>R-24-67</i></b>                     | <b><i>Staff Report – December 2, 2024</i></b>   |
| <b><i>Application Type:</i></b>           | Resubdivision   |
| <b><i>Project Address:</i></b>            | 180 Intrepid Lane, (Tax ID: 062.-02-17.1)<br>182 Intrepid Lane (Tax ID: 062.-02-17.2)   |
| <b><i>Summary of Proposed Action:</i></b> | <p>Applicant is proposing a lot line adjustment between two parcels located at 180 Intrepid Lane (Tax ID: 062.02-17.1) and 182 Intrepid Lane (Tax ID: 062.-02-17.2) for future development. The total lot size will be over 10,000 SF in each lot.</p> <p>The applicant’s plans for future development include a 500 SF addition on the east side of the building in new lot 9B-1, and the addition of 7-8 parking spaces on the south side of the building where there is an existing driveway,</p> <p>Total Square footage of New Lot 9A-1: 22,688 SF<br/>         Total Square footage of New Lot 9B-1: 51,958 SF</p>  |
| <b><i>Owner/Applicant</i></b>             | James Hagan, Hagan Real Estate Association LLC (Owner/Applicant of 180 Intrepid & 182 Intrepid Lane)  |
| <b><i>Existing Zone District:</i></b>     | Both parcels involved in this resubdivision are located in the CM: Commercial Zone District.  |
| <b><i>Surrounding Zone Districts:</i></b> | The neighboring properties to the west, east and south and north are within the CM: Commercial Zone District.   |
| <b><i>Companion Application(s)</i></b>    | No Companion Application  |
| <b><i>Scope of Work:</i></b>              | Rearranging the property line between two adjacent lots. There will be no physical changes to the newly created two lots.   |
| <b><i>Staff Analysis:</i></b>             | <p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The proposed resubdivision on Lot 9A-1 and 9B-1 comply with the minimum lot size requirement for the CM Zone District pursuant to ReZone Art. 2 Sec 2.13(B)</li> <li>- There is a one-story building on 182 Intrepid Lane, currently occupied by a medical complex center that contains several clinics</li> <li>- The applicant’s Architect and design firm is located in a one-story building at 182 Intrepid Lane.</li> <li>- The subject parcels align with the character of the CM Zone District, which are typically allocated for high-density commercial use and services with frequent visits of customers and clients in high volumes.</li> <li>- According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for “new lot 9A-12” shall be known as <b>180 Intrepid Lane</b>, and “New lot 9B” shall be known as <b>182 Intrepid Lane</b>.</li> <li>- The proposed resubdivision will only readjust the boundary line without creating and eliminating any existing parcel and establishing a new land use type. The land use situation of the surrounding neighbors of Intrepid Lane are major commercial complexes.</li> <li>- The existing lot 180 Intrepid Lane contains green space in its backyard, and the resubdivision will redivide these spaces in the new lot 182 Intrepid Lane for future development.</li> <li>- The new subject lots share the same ingress &amp; egress easement, particularly for the vehicle, such easement shall be retained upon the resubdivision in terms of avoiding potential private land encroachment.</li> </ul> |

|   |  |
|---|--|
| <b>Zoning Procedural History:</b>               | No Zoning History is available   |
| <b>Summary of Zoning History:</b>               | 182 Intrepid Lane: The existing one-story building was built in 2011 for commercial use.<br>180 Intrepid Lane: The existing one-story building was built in 1998 for commercial use.   |
| <b>Code Enforcement History:</b>                | See attached code enforcement history.   |
| <b>Zoning Violations:</b>                       | The proposed lot has no zoning violations.   |
| <b>Summary of Changes:</b>                      | This is not a continued application.   |
| <b>Property Characteristics:</b>                | <p><b><u>Existing property characteristics</u></b></p> <p>The subject property at 180 Intrepid Lane. is an irregularly shaped parcel with a lot size of 3,2844.24SF (0.754 acres). The property has 92 FT of street frontage along Intrepid Lane. The west-northern property line borders 462 FT along the property line of 170 Intrepid Lane and 977 Brighton Ave ., the southern property line borders 109 FT along the property line, The eastern property line spans from the southern property line to the north for 124 FT, then spans east for 26.5 FT, then spans north for 23 FT, then extends to east for 110 FT finally spans to north 188 FT along the property line of 182 Intrepid Lane to enclose the parcel.</p> <p>The subject property at 182 Intrepid Lane. is an irregularly shaped parcel with a lot size of 41817.6SF (0.96 acres). The property has 33 FT of street frontage along Intrepid Lane. The eastern property line borders 434 FT along the property line of 180 Intrepid Lane., the southern property line borders 70 FT along the property line, The western property line spans from the southern property line to the west-north for 130 FT, then spans west for 40 FT, then spans north for 124 FT, then spans east for 26.5 FT, then spans north for 23 FT, then extends to east for 110 FT finally spans to north 188 FT along the property line of 180 Intrepid Lane to enclose the parcel.</p> <p><b><u>Proposed property characteristics</u></b></p> <p>The new lot 9A-12 at 180 Intrepid Lane. is an irregularly shaped parcel with a lot size of 22,688 SF (0.521 acres). The property has 92 FT of street frontage along Intrepid Lane. The west-northern property line borders 303.97 FT along the property line of 170 Intrepid Lane and 977 Brighton Ave., and the southern property line borders 154.95 FT along the property line and spans north for 203.38FT to enclose the parcel.</p> <p>The New lot 9B at 182 Intrepid Lane. is an irregularly shaped parcel with a lot size of 41817.6SF (0.96 acres). The property has 33 FT of street frontage along Intrepid Lane. The eastern property line borders 434 FT along the property line of 180 Intrepid Lane., the southern property line borders 70 FT along the property line, The western property line spans from the southern property line to the west-north for 132 FT, then spans west for 153.35 FT, then spans east-north for 161.07 FT, then spans east for 154.95 FT, and spans north for 203.38FT to enclose the parcel.</p> |
| <b>SEQR Determination:</b>                      | Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.  |
| <b>Onondaga County Planning Board Referral:</b> | Pursuant to GML §239-l, m and n, the proposal does not meet the review criteria of the Onondaga County Planning Board.   |

**R-24-67**

**Application Submittals:** The application submitted the following in support of the proposed project:

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Proposed Resubdivision on Lot Nov. 9A & 9B, Brighton Hill Business Park Into New Lot Nos. 9101 & 9B-1 Part of Farm Lot No.121, City of Syracuse, County of Onondaga, State of New York. Drawn by New York Known as 180 & 182 Intrepid Lane; Licensed Land Surveyor Timothy J. Coyer. Dated 11/05/24. Scale: As 1"=20'

**Attachments:**

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- IPS Comments from City Departments
- Code Enforcement History





Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syrgov.net](mailto:zoning@syrgov.net) \* [www.syrgov.net/Zoning.aspx](http://www.syrgov.net/Zoning.aspx)

Office Use \_\_\_\_\_ Filing Date: \_\_\_\_\_ Case: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**REQUESTED** (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

|   | <u>Subdivision Name</u>     | <u>Number of Lots</u> | <u>Total Area</u> |
|---|-----------------------------|-----------------------|-------------------|
| <input type="checkbox"/> Resubdivision:             | _____                       | _____                 | _____             |
| <input checked="" type="checkbox"/> Lot Alteration: | RESUBDIVISION BRIGHTON HILL | 2                     | 1.714             |

| <u>TAX ASSESSMENT ADDRESS(ES)</u> | <u>TAX MAP ID(S)</u><br>(000.-00-00.0) | <u>OWNER(S)</u>         | <u>DATE ACQUIRED</u> |
|-----------------------------------|--|-------------------------|----------------------|
| 1) 180 INTREPID LANE              | 062.-02-17.1                           | James Hagan Real Est Co | 04-23-1998           |
| 2) 182 INTREPID LANE              | 062.-02-17.2                           | Hagan Real Estate Assoc | 12-07-2011           |
| 3) _____                          | _____                                  | _____                   | _____                |
| 4) _____                          | _____                                  | _____                   | _____                |

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) Project Site Review \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Façade (Exterior) Alterations: \_\_\_\_\_
- Site Changes: \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: Resub Lot 9A&9B Brighton Hill Business Park  
 Current Land Use(s): Commercial  
 Proposed Land Use(s): Commercial  
 Number of Dwelling Units: N/A  
 Days and Hours of Operation: 7:00am - 6:00pm  
 Number of Onsite Parking Spaces: 52


**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)


Applicant seeking Lot Line Adjustment between two existing parcels to create two new parcels.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**City of Syracuse Office of Zoning Administration**

**PROPERTY OWNER(S) (required)**

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

|  |                            |              |                             |                               |  |
|--|----------------------------|--------------|-----------------------------|-------------------------------|--|
| James  | Hagan                      | Member       | Hagan Real Estate Assoc LLC |                               |  |
| <i>First Name</i>  | <i>Last Name</i>           | <i>Title</i> | <i>Company</i>              |                               |  |
| 180 Intrepid Lane  |                            | Syracuse     | NY 13205                    | Phone: 315-469-4282           |  |
| <i>Street Address</i>  | <i>Apt / Suite / Other</i> | <i>City</i>  | <i>St</i> <i>Zip</i>        | <i>Email: jim@jshagan.com</i> |  |
| * Signature:  |                            |              | Date: 11/05/2024            |                               |  |

|  |                            |              |                                 |                               |  |
|--|----------------------------|--------------|---------------------------------|-------------------------------|--|
| James  | Hagan                      | Member       | James Hagan Real Estate Co. LLC |                               |  |
| <i>First Name</i>  | <i>Last Name</i>           | <i>Title</i> | <i>Company</i>                  |                               |  |
| 5091 Webster Mile D  |                            | Syracuse     | NY 13215                        | Phone: 315-469-4282           |  |
| <i>Street Address</i>  | <i>Apt / Suite / Other</i> | <i>City</i>  | <i>St</i> <i>Zip</i>            | <i>Email: jim@jshagan.com</i> |  |
| * Signature:  |                            |              | Date: 11/05/2024                |                               |  |

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

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

**SAME AS OWNER**

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

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

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

**SAME AS OWNER**

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

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

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

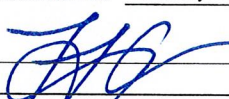
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

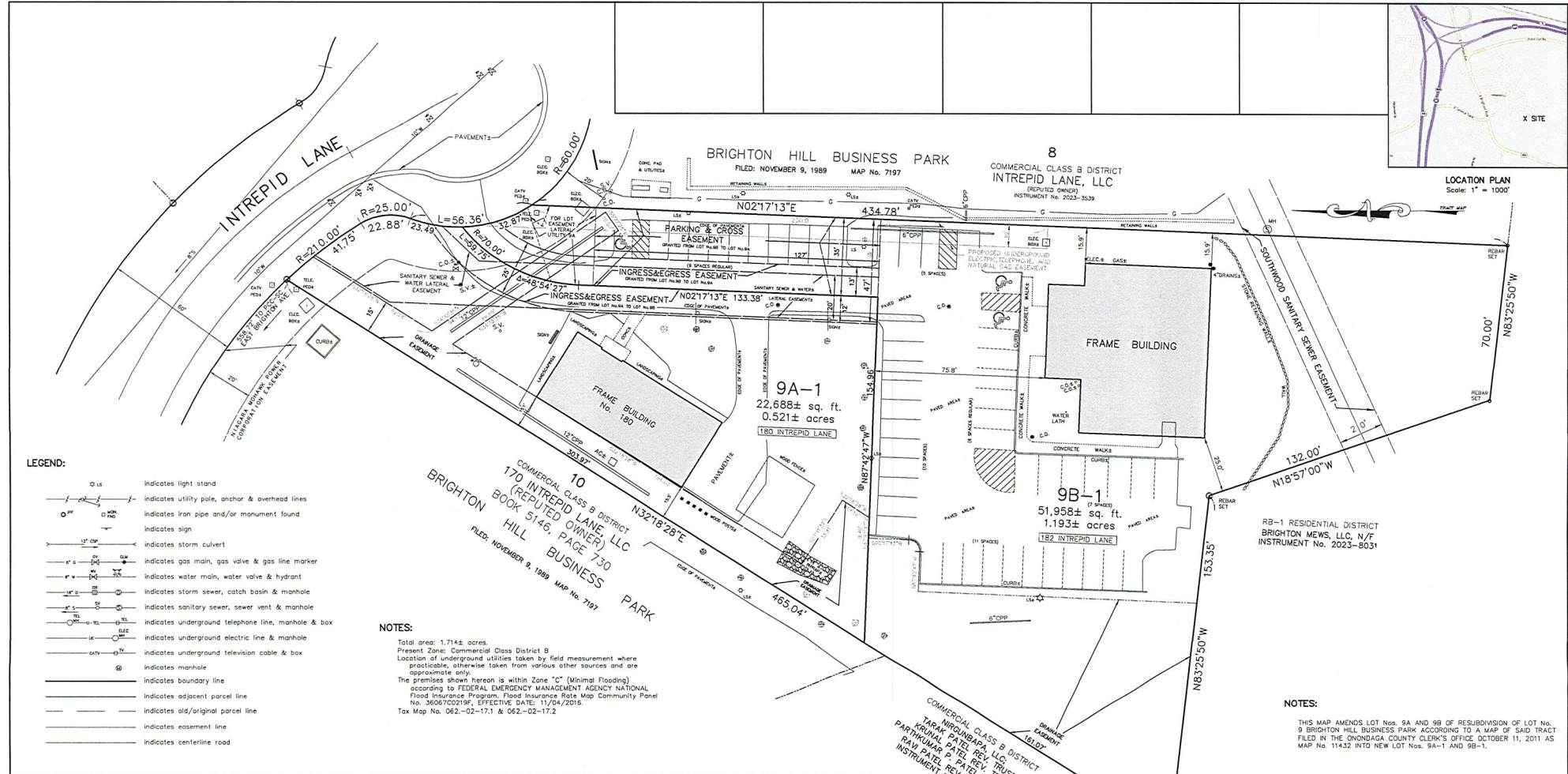
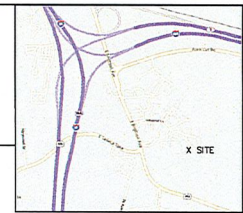
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| <b>Part 1 – Project and Sponsor Information</b>  |  |   |  |
|--|--|---|--|
| Name of Action or Project:<br>RESUBDIVISION OF LOT Nos. 9A & 9B BRIGHTON HILL BUSINESS PARK  |  |   |  |
| Project Location (describe, and attach a location map):<br>180-182 INTREPID LANE, SYRACUSE NY  |  |   |  |
| Brief Description of Proposed Action:<br>LOT LINE ADJUSTMENT OF TWO EXISTING PARCELS INTO TWO NEW PARCELS.   |  |   |  |
| Name of Applicant or Sponsor:<br><br>JAMES HAGAN   |  | Telephone: 315-469-4282<br><br>E-Mail: jim@jschagan.com |  |
| Address:<br>180 Intrepid Lane  |  |   |  |
| City/PO:<br>Syracuse   |  | State:<br>NY  | Zip Code:<br>13205                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/>  |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Onondaga County Health Dept. City Planning  |  |   | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 1.714+/- acres<br>b. Total acreage to be physically disturbed? _____ 0 acres<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.714+/- acres  |  |   |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |   |  |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |  |   |  |



|   | NO                                  | YES                                 | N/A                      |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?<br>b. Consistent with the adopted comprehensive plan?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   | <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"/> | NO YES                   |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NO YES                   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NO YES                   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____   | <input type="checkbox"/>            | <input type="checkbox"/>            | NO YES                   |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>_____  | <input type="checkbox"/>            | <input type="checkbox"/>            | NO YES                   |
|   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>_____   | <input type="checkbox"/>            | <input type="checkbox"/>            | NO YES                   |
|   | <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?<br>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"/> | NO YES                   |
|   | <input checked="" type="checkbox"/> | <input 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?<br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | NO YES                   |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
|   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |
|   |                                     |                                     |                          |

|  |                                     |                          |
|--|-------------------------------------|--------------------------|
| <p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input checked="" type="checkbox"/> Urban   <input type="checkbox"/> Suburban</p> |                                     |                          |
| <p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>  | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>16. Is the project site located in the 100-year flood plan?</p>   | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="padding-left: 20px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="padding-left: 20px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>              | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  | <input type="checkbox"/>            | <input type="checkbox"/> |
|  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>   | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <p>_____</p> <p>_____</p>   | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <p>_____</p> <p>_____</p>   | NO                                  | YES                      |
|  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Timothy J. Coyer, LS for applicant</u>      Date: <u>November 08, 2024</u></p> <p>Signature:       Title: <u>Surveyor for applicant</u></p>  |                                     |                          |



- LEGEND:**
- 15 Indicates light stand
  - Indicates utility pole, anchor & overhead lines
  - Indicates iron pipe and/or monument found
  - Indicates sign
  - Indicates storm culvert
  - Indicates gas main, gas valve & gas line marker
  - Indicates water main, water valve & hydrant
  - Indicates storm sewer, catch basin & manhole
  - Indicates sanitary sewer, sewer vent & manhole
  - Indicates underground telephone line, manhole & box
  - Indicates underground electric line & manhole
  - Indicates underground television cable & box
  - ⊙ Indicates manhole
  - Indicates boundary line
  - Indicates adjacent parcel line
  - Indicates old/original parcel line
  - Indicates easement line
  - Indicates centerline road

**NOTES:**

Total area: 1.714± acres.  
 Present Zone: Commercial Class District B  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 The premises shown hereon is within Zone "C" (Minimal Flooding) according to FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 9606700219F, EFFECTIVE DATE: 11/04/2016, Tax Map No. 062-02-17.1 & 062-02-17.2

**NOTES:**

THIS MAP AMENDS LOT Nos. 9A AND 9B OF RESUBDIVISION OF LOT No. 8 BRIGHTON HILL BUSINESS PARK ACCORDING TO A MAP OF SAID TRACT FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE OCTOBER 11, 2011 AS MAP No. 11432 INTO NEW LOT Nos. 9A-1 AND 9B-1.

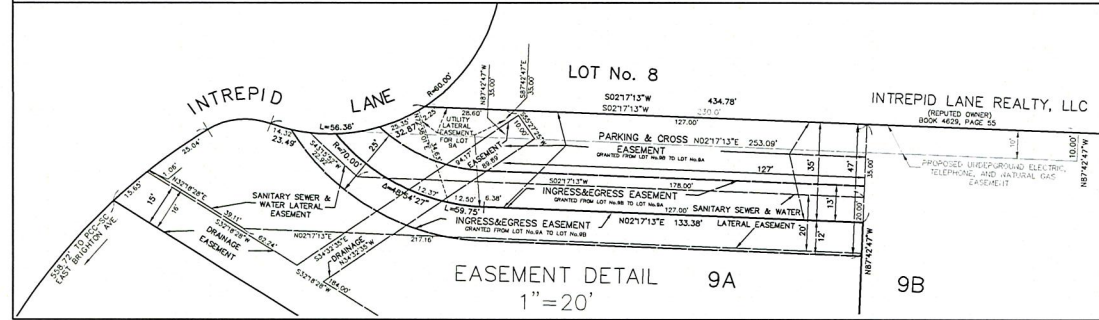
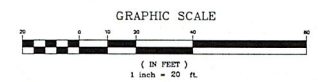
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

COMMERCIAL CLASS B DISTRICT  
 TRIPAL PARTIAL REV. TRUST;  
 PARTIKUMAR P. PATEL REV. TRUST;  
 RAVI PATEL REV. TRUST, V/F;  
 INSTRUMENT No. 2023-31693

**TRACTMAP**

BY: JANUZI & ROMANS LAND SURVEYING P.C.  
 FILED: OCTOBER 11, 2011  
 MAP No.: 11432



|           |  |                        |               |
|-----------|--|------------------------|---------------|
| REVISIONS | RESUBDIVISION OF LOT Nos. 9A & 9B<br>BRIGHTON HILL BUSINESS PARK<br>INTO NEW LOT Nos. 9A-1 & 9B-1<br>PART OF FARM LOT No. 121<br>CITY OF SYRACUSE<br>ONONDAGA COUNTY, NEW YORK<br>KNOWN AS 180 & 182 INTREPID LANE | DATE: NOVEMBER 5, 2024 | SHEET No.     |
|           | JANUZI & ROMANS<br>LAND SURVEYING, P.C.  | SCALE: 1" = 20'        | F.B. No. 1468 |
|           | NORTH SYRACUSE, NY 13212<br>PHONE: (315) 437-7290<br>FAX: (315) 457-9251<br>EMAIL: msl@januziromans.com  | FILE No.: 1791.015     |               |



|          |           |
|----------|-----------|
| Project: | R-24-67   |
| Date:    | 12/2/2024 |

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

|  | No, or small impact may occur       | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 2. Will the proposed action result in a change in the use or intensity of use of land?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 3. Will the proposed action impair the character or quality of the existing community?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?            | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 7. Will the proposed action impact existing:   |                                     |                                    |
| a. public / private water supplies?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| b. public / private wastewater treatment utilities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |
| 11. Will the proposed action create a hazard to environmental resources or human health?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>           |

|          |           |
|----------|-----------|
| Project: | R-24-67   |
| Date:    | 12/2/2024 |

### **Short Environmental Assessment Form Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

|   |   |
|---|---|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. |   |
| <input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.  |   |
| City of Syracuse City Planning Commission   | 12/2/2024   |
| Name of Lead Agency   | Date  |
| Steven Kulick   | Chairperson   |
| Print or Type Name of Responsible Officer in Lead Agency  | Title of Responsible Officer                                  |
| Signature of Responsible Officer in Lead Agency   | Signature of Preparer (if different from Responsible Officer) |

## Parcel History

01/01/1900 - 11/25/2024

Tax Map #: 062.-02-17.1

Owners: James Hagan Real Este Co LLC

Zoning: CM

| Address         | Date     | Transaction        | Transaction Type       | Status             | Description   |
|-----------------|----------|--------------------|------------------------|--------------------|---|
| 180 Intrepid Ln | 07/02/14 | Permit Application | Electric               | Issued             | 15887   Electrical - J.S. Hagan Architect PC  |
| 180 Intrepid Ln | 07/02/14 | Completed Permit   | Electric               | Certificate Issued | 15887   Electrical - J.S. Hagan Architect PC   Certificate of Completion #15887   |
| 180 Intrepid Ln | 07/03/14 | Inspection         | Inspector Notification | Pass               |   |
| 180 Intrepid Ln | 08/28/14 | Inspection         | Progress Inspection    | In Progress        |   |
| 180 Intrepid Ln | 10/07/14 | Inspection         | Final Inspection       | Pass               |   |
| 180 Intrepid Ln | 11/08/24 | Project            | Resubdivision          | Active             | <p>R-24-67   Applicant is proposing a lot line adjustment between two parcels located at 180 Intrepid Lane (Tax ID: 062.02-17.1) and 182 Intrepid Lane (Tax ID: 062.-02-17.2) for future development.</p> <p>The site plan will show a 500 sf +/- addition on the east side of the building, and the addition of 7-8 parking spaces on the south side of the building where there is an existing driveway,</p> <p>Total Square footage of New Lot 9A-1: 22,688 SF<br/>Total Square footage of New Lot 9B-1: 51,958 SF</p> |

## Parcel History

01/01/1900 - 11/25/2024

Tax Map #: 062.-02-17.2

Owners: Hagan Real Estate Assoc LLC

Zoning: CM

| Address         | Date     | Transaction        | Transaction Type       | Status             | Description   |
|-----------------|----------|--------------------|------------------------|--------------------|---|
| 182 Intrepid La | 07/02/14 | Permit Application | Electric               | Issued             | 15886   Electrical - Hagan Real Estate Assoc., LLC                                    |
| 182 Intrepid La | 07/02/14 | Completed Permit   | Electric               | Certificate Issued | 15886   Electrical - Hagan Real Estate Assoc., LLC   Certificate of Completion #15886 |
| 182 Intrepid La | 07/03/14 | Inspection         | Inspector Notification | Pass               |   |
| 182 Intrepid La | 08/28/14 | Inspection         | Progress Inspection    | In Progress        |   |
| 182 Intrepid La | 10/07/14 | Inspection         | Final Inspection       | Pass               |   |
| 182 Intrepid La | 11/08/24 | Project            | Resubdivision          | Active             | R-24-67B   See R-24-67  |



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: James Hagan Real Este Co LLC  
From: Amber Dillon, Zoning Planner  
Date: 11/27/2024 10:09:45 AM  
Re: Resubdivision R-24-67  
180 Intrepid Ln, Syracuse, 13205

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@syrgov.net if you have any questions.

| Approval                       | Status                   | Status Date | Reviewer      | Comments   |
|--------------------------------|--------------------------|-------------|---------------|--|
| Zoning Planner                 | Waiting on Board         | 11/21/2024  | Amber Dillon  | No concerns, will be on 12/2 meeting   |
| City Engineer - Zoning         | Pending                  | 11/08/2024  |               |  |
| Eng. Mapping - Zoning          | Conditionally Approved   | 11/21/2024  | Ray Wills     | Because this is a lot realignment and not the creation of new additional parcels, there should be no impact on any City required easements. All easements are still in place.<br><br>-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.<br>-No objection to the work proposed, as it lies outside of the plated area and should have no impact on Mapping Division assets or control in the area. |
| Finance - Zoning               | Internal Review Complete | 11/12/2024  | Veronica Voss | Both 180 and 182 Intrepid Lane have zero balance due for taxes.  |
| Eng. Design & Cons. - Zoning   | Conditionally Approved   | 11/12/2024  | Romeo Kpolo   | Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.  |
| Eng Sewers- Zoning             | Internal Review Complete | 11/12/2024  | Romeo Kpolo   | Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review.<br>All installation & restoration work to be done to City of Syracuse specifications & details.  |
| Eng Stormwater (SWPPP)- Zoning | Internal Review Complete | 11/12/2024  | Romeo Kpolo   | Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting   |



adjacent properties or the City R.O.W.  
A Stormwater Pollution Prevention Plan (SWPPP) is  
required for review if the total soil disturbance is greater  
than 10,000sf.

|                     |         |            |  |  |
|---------------------|---------|------------|--|--|
| Planning Commission | Pending | 11/08/2024 |  |  |
|---------------------|---------|------------|--|--|