

180 & 182 Intrepid Lane Resubdivision

This project was on the agenda for the CPC meeting on 12/2/24. The Staff held this project due to defective public legal notice, stating the application is a “Lot Line Adjustment” when it is technically a resubdivision which includes an alteration of lot lines between the two properties. They have also submitted a Minor Site Plan Application for the proposed addition and added parking.

The Planning Commission may deliberate on the SEQR review for this project and vote for approval or denial of the Resubdivision Application.

R-24-67 – Resubdivision



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

<u>R-24-67</u>	<u>Staff Report – December 18, 2024</u>
Application Type:	Resubdivision
Project Address:	180 Intrepid Lane (Tax ID: 062.-02-17.1) 182 Intrepid Lane (Tax ID: 062.-02-17.2)
Summary of Proposed Action:	<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 9A-1, and the addition of 6 parking spaces on the south side of the building where there is currently permeable surface.</p> <p>Total Square footage of New Lot 9A-1: 22,688 SF Total Square footage of New Lot 9B-1: 51,958 SF</p>
Owner/Applicant	James Hagan, Hagan Real Estate Association LLC (Owner/Applicant of 180 Intrepid & 182 Intrepid Lane)
Existing Zone District:	Both parcels involved in this resubdivision are located in the CM: Commercial Zone District.
Surrounding Zone Districts:	The neighboring properties to the west, east and south and north are within the CM: Commercial Zone District.
Companion Application(s)	MiSPR-24-97 for development of a 500 SF addition on the east side of the building in new lot 9A-1, and the addition of 6 parking spaces on the south side of the primary building.
Scope of Work:	Rearranging the property line between two adjacent lots. The proposed future development, which is the scope of the companion application and includes a 500 SF addition on new lot 9A-1, and the addition of 8 parking spaces.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed resubdivision on Lot 9A-1 and 9B-1 complies with the minimum lot size requirement for the CM Zone District pursuant to ReZone Art. 2 Sec 2.13(B). - There is a one-story building on 182 Intrepid Lane, currently occupied by a medical complex center that contains several clinics. - The applicant’s Architect and design firm is located in a one-story building at 182 Intrepid Lane. - 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. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for “new lot 9A-1” shall be known as 180 Intrepid Lane, and “New lot 9B-1” shall be known as 182 Intrepid Lane. - 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. - 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. - The new subject lots share the same ingress & egress easement, particularly for the vehicle, such easement shall be retained upon the resubdivision in terms of avoiding potential private land encroachment.

Zoning Procedural History:	No Zoning History is available
Summary of Zoning History:	182 Intrepid Lane: The existing one-story building was built in 2011 for commercial use. 180 Intrepid Lane: The existing one-story building was built in 1998 for commercial use.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics</u></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 east for 110 FT, then 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 41,817.6SF (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><u>Proposed property characteristics</u></p> <p>The new lot 9A-1 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-1 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 203.38 FT to enclose the parcel.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, 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:

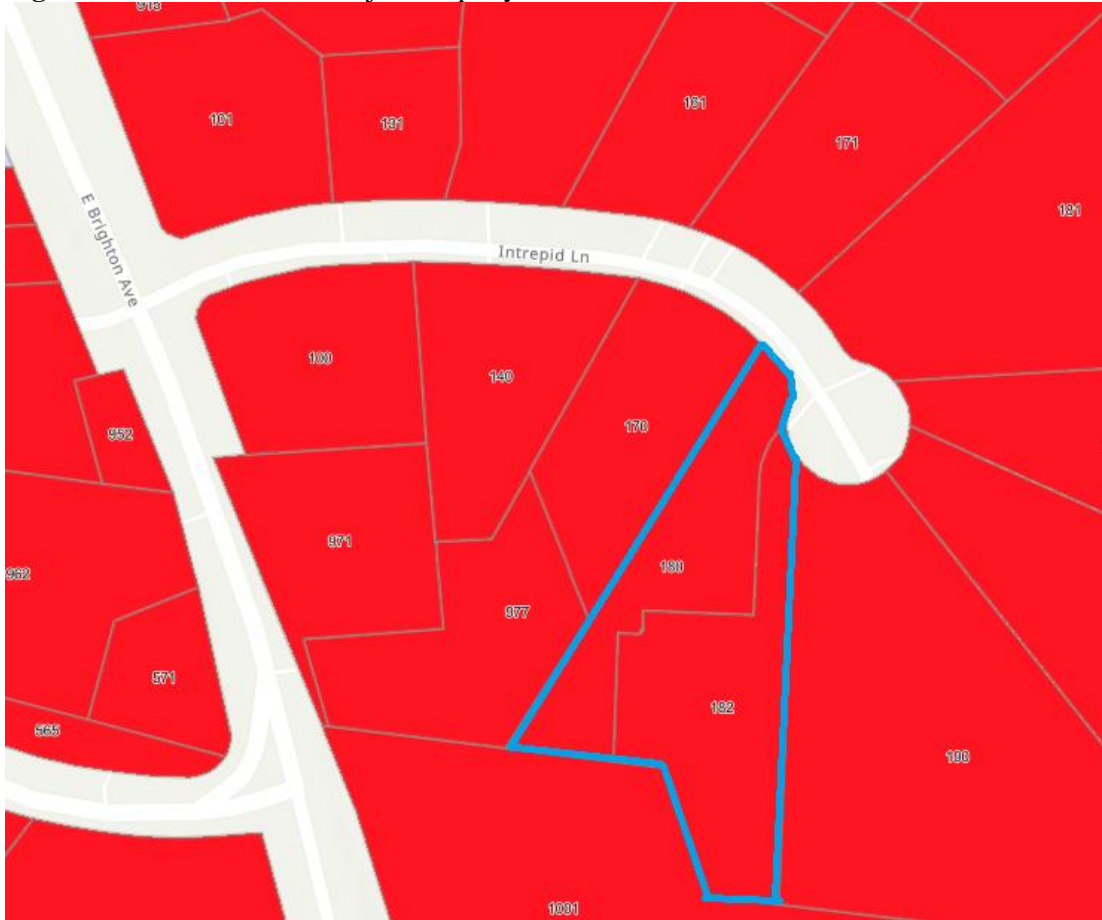
- Resubdivision application
- Short Environmental Assessment Form Part 1
- Proposed Resubdivision on Lot Nov. 9A & 9B, Brighton Hill Business Park Into New Lot Nos. 9101 & 9B-1 Part of Farm Lot No.121, City of Syracuse, County of Onondaga, State of New York. Drawn by New York Known as 180 & 182 Intrepid 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
- Minor Site Plan Application

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



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 * 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> (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.)

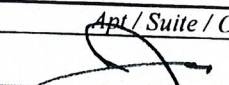
Applicant seeking Lot Line Adjustment between two existing parcels to create two new parcels.

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

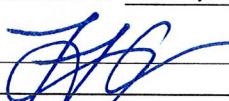
Instructions for Completing

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.


Part 1 – Project and Sponsor Information			
Name of Action or Project: RESUBDIVISION OF LOT Nos. 9A & 9B BRIGHTON HILL BUSINESS PARK			
Project Location (describe, and attach a location map): 180-182 INTREPID LANE, SYRACUSE NY			
Brief Description of Proposed Action: LOT LINE ADJUSTMENT OF TWO EXISTING PARCELS INTO TWO NEW PARCELS.			
Name of Applicant or Sponsor: JAMES HAGAN		Telephone: 315-469-4282 E-Mail: jim@jschagan.com	
Address: 180 Intrepid Lane			
City/PO: Syracuse		State: NY	Zip Code: 13205
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 checked="" 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: Onondaga County Health Dept. City Planning			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.714+/- 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? _____ 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) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

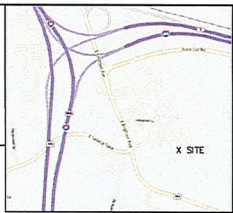
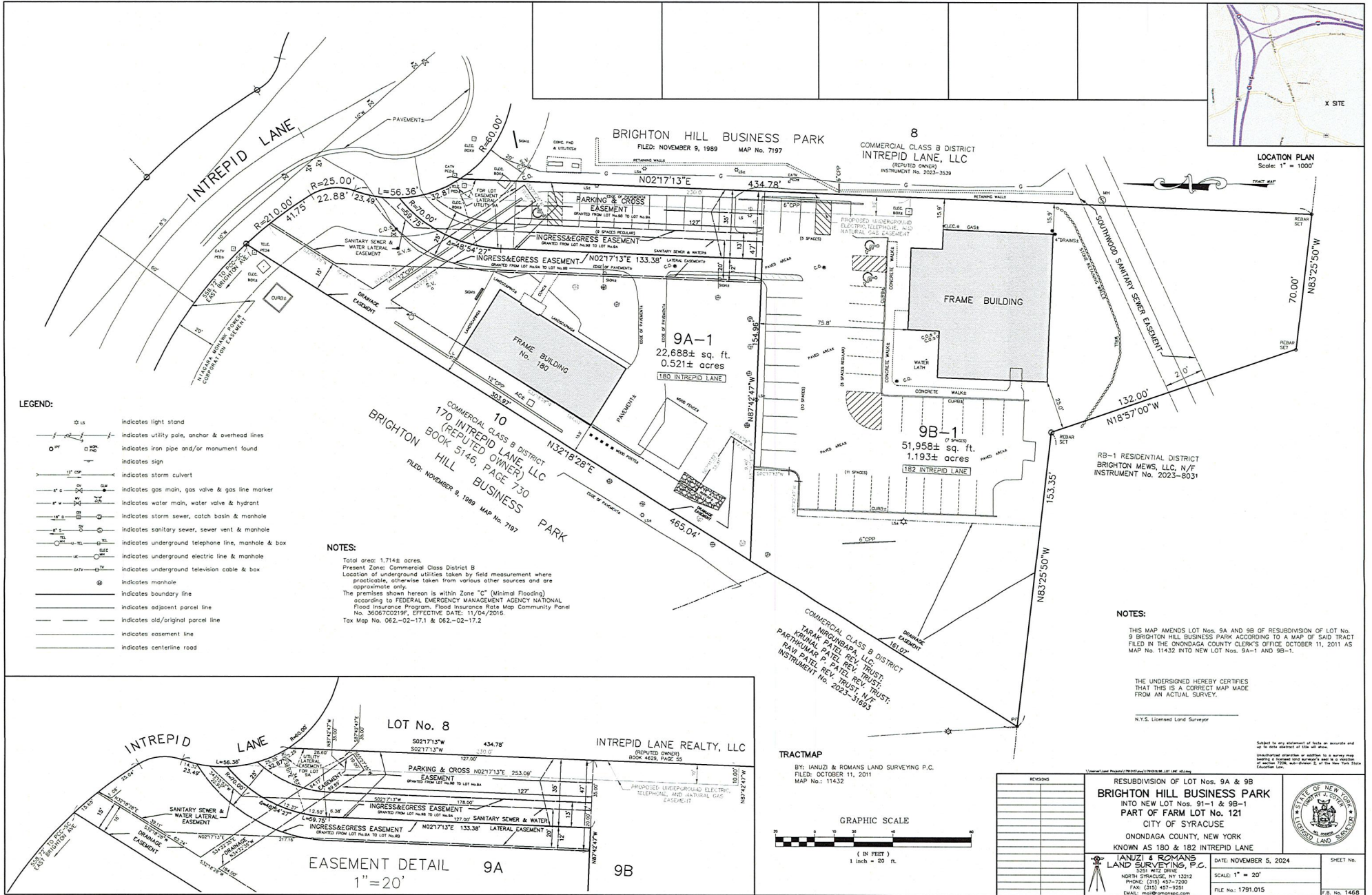
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? 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? 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<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? If No, describe method for providing potable water: _____ _____	<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? If No, describe method for providing wastewater treatment: _____ _____	<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? 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Timothy J. Coyer, LS for applicant</u> Date: <u>November 08, 2024</u>		
Signature:  Title: <u>Surveyor for applicant</u>		

PRINT FORM

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? 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?	NO	YES	
	<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: _____	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? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<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: _____ _____	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? 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?	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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> <hr/>		
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>JAMES HAGAN / JAVIER HAGAN PER GRATE COMPANY LLC</u> Date: <u>12.6.24</u>		
Signature:  Title: <u>MANAGER</u>		



- LEGEND:**
- ⊙ 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

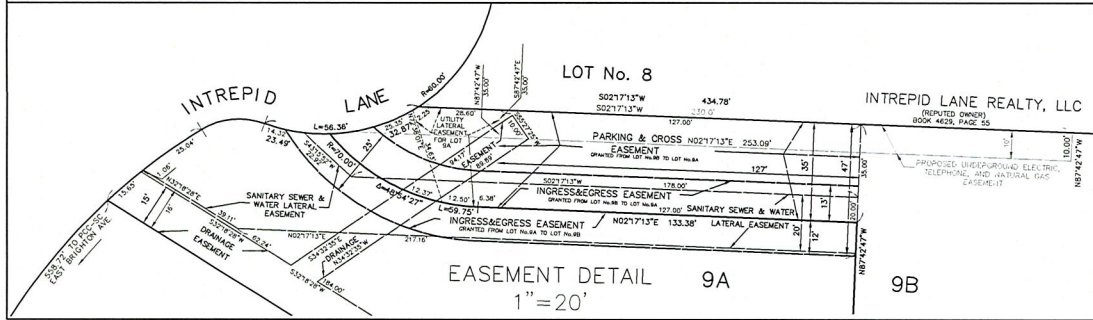
NOTES:

THIS MAP AMENDS LOT Nos. 9A AND 9B OF RESUBDIVISION OF LOT No. 9 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

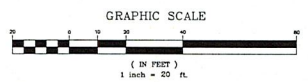
Subject to any statement of facts or accurate and set to with effect of this act and
 Unpublished alterations or additions to a survey map having a recorded land ownership and a recording of such 1796, and a record 2 of the New York State Constitution.



COMMERCIAL CLASS B DISTRICT
 TRIPAL PARTIAL REV. TRUST;
 PARTHUMAR 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 BRIGHTON HILL BUSINESS PARK INTO NEW LOT Nos. 9A-1 & 9B-1 PART OF FARM LOT No. 121 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK KNOWN AS 180 & 182 INTREPID LANE		SHEET No.
	JANUZI & ROMANS LAND SURVEYING, P.C. 3021 W. 31st St. NORTH SYRACUSE, NY 13212 PHONE: (315) 437-7290 FAX: (315) 457-9251 EMAIL: msl@januziromans.com		

THESE DRAWINGS SHALL NOT BE ALTERED MANUALLY OR ELECTRONICALLY WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. VIOLATIONS WILL BE PROSECUTED. THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY WITH RESPECT TO THIS PROJECT.
 © 2024 J. & H. HAGAN ARCHITECT

LOCATION MAP

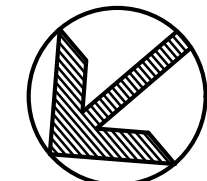


SITE TABULATION

ZONE:	C1: COMMERCIAL
SITE AREA:	22,628 SF. = 0.5211 ACRES
EXISTING BUILDING:	2,936 SF.
PROPOSED ADDITION:	504 SF.
PROPOSED TOTAL BLDG. AREA:	3,440 SF.
MAXIMUM IMPERVIOUS COVERAGE:	100%
EXISTING IMPERVIOUS SITE COVERAGE:	29.5% (6,664 SF.)
PROPOSED IMPERVIOUS SITE COVERAGE:	43.3% (9,804 SF.)
EXISTING STRUCTURAL COVERAGE:	11.8% (2,675 SF.)
PROPOSED STRUCTURAL COVERAGE:	14.0% (3,179 SF.)
EXISTING PARKING SURFACE COVERAGE:	11.1% (2,518 SF.)
PROPOSED PARKING SURFACE COVERAGE:	18.5% (4,174 SF.)
SETBACKS:	NO MINIMUM SETBACKS
PARKING REQ'D: OFFICE: 1 / 500 SF. = 3,100 SF. = 6 SPACES REQ'D.	
PARKING PROVIDED:	11 SPACES
FUTURE PARKING:	1 SPACES
TOTAL FUTURE PARKING:	24 SPACES

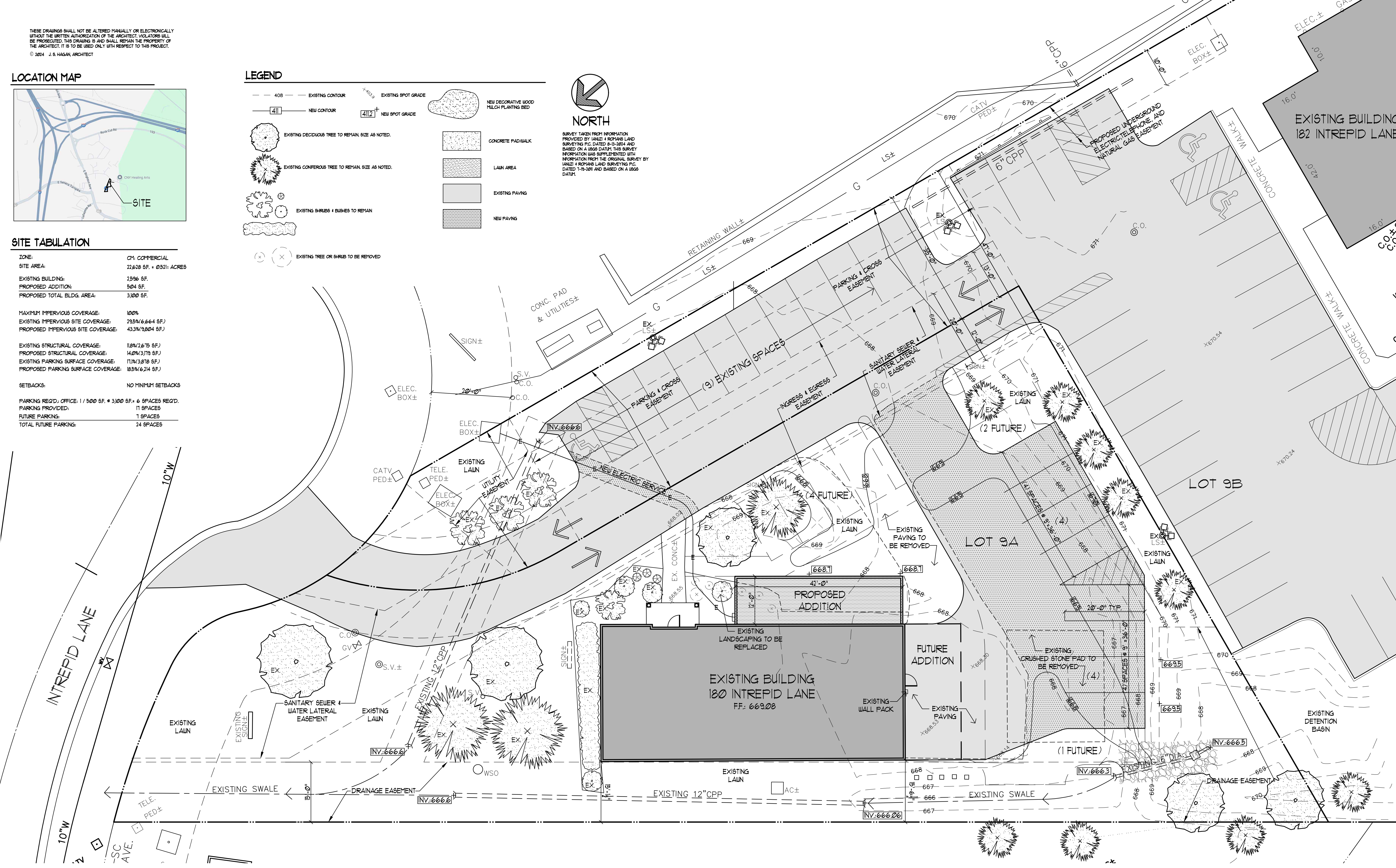
LEGEND

- 408 --- EXISTING CONTOUR
- 411 --- NEW CONTOUR
- 412 --- NEW SPOT GRADE
- 413 --- EXISTING SPOT GRADE
- 414 --- NEW SPOT GRADE
- NEW DECORATIVE WOOD MULCH PLANTING BED
- CONCRETE PAD/WALK
- LAWN AREA
- EXISTING PAVING
- NEW PAVING
- EXISTING DECIDUOUS TREE TO REMAIN, SIZE AS NOTED.
- EXISTING CONIFEROUS TREE TO REMAIN, SIZE AS NOTED.
- EXISTING SHRUBS & BUSHES TO REMAIN
- EXISTING TREE OR SHRUB TO BE REMOVED



NORTH

SURVEY TAKEN FROM INFORMATION PROVIDED BY JANZI & ROMANS LAND SURVEYING P.C. DATED 8-13-2024 AND BASED ON A 1985 DATUM. THIS SURVEY INFORMATION WAS SUPPLEMENTED WITH INFORMATION FROM THE ORIGINAL SURVEY BY JANZI & ROMANS LAND SURVEYING P.C. DATED 1-15-2019 AND BASED ON A 1985 DATUM.



PROPOSED DENTAL OFFICE

PROPOSED SITE PLAN

Hagan Architects P.C.
 design build

180 INTREPID LANE
 SYRACUSE, NEW YORK

scale: 1"=10'-0"

by: KMH

project: 410600

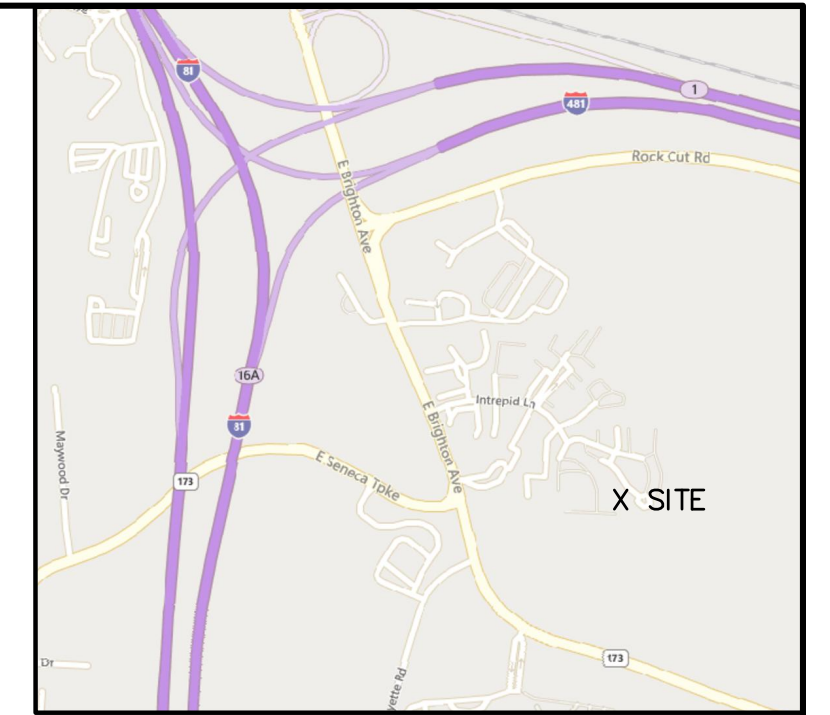
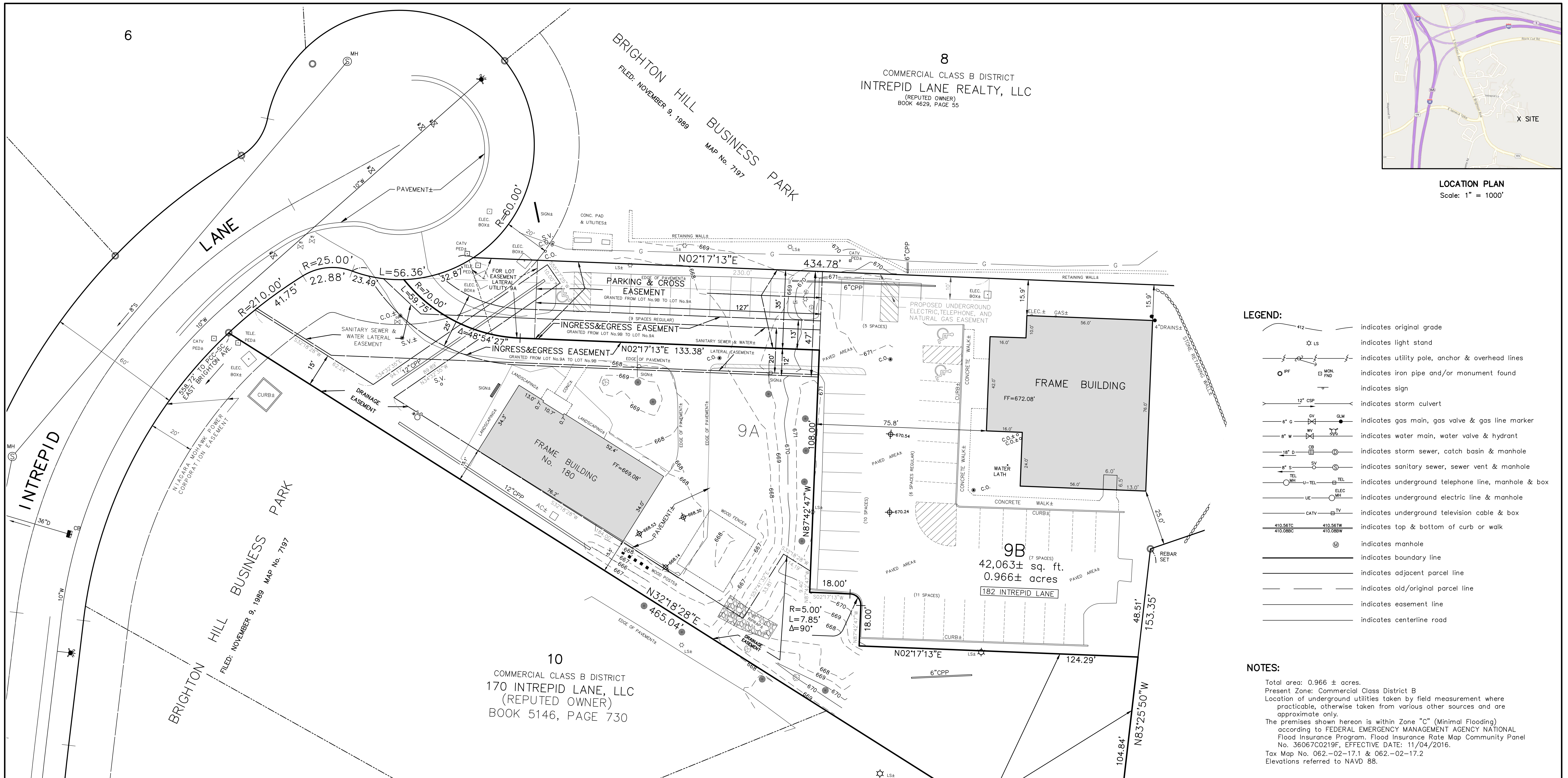
date: 5 DECEMBER 2024

rev:

180 intrepid lane

syracuse, new york 13205

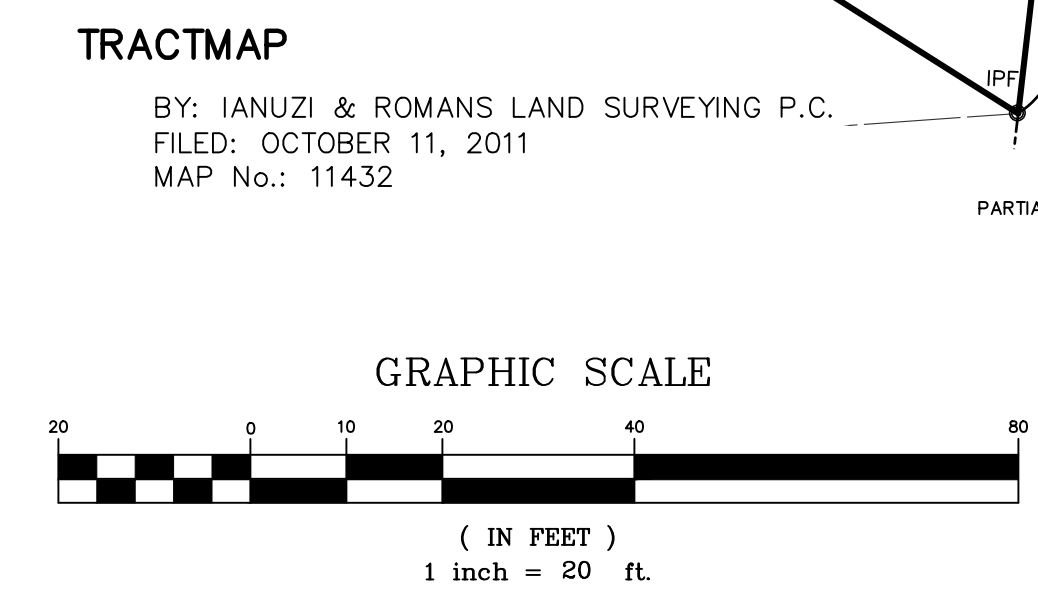
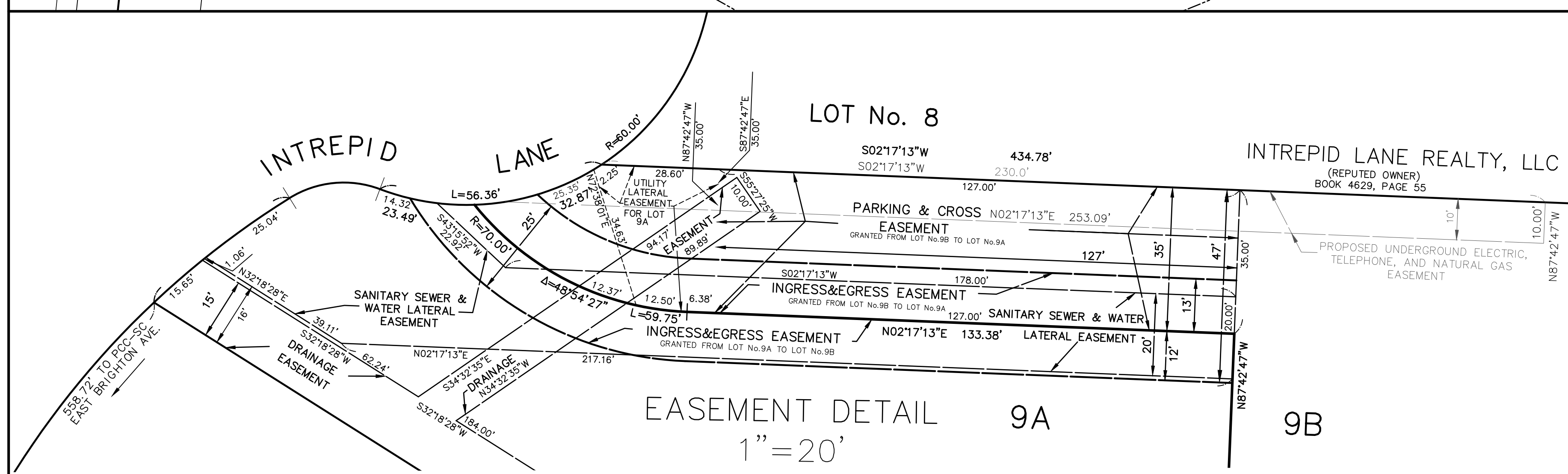
315-469-4282



LOCATION PLAN
Scale: 1" = 1000'

- LEGEND:**
- indicates original grade
 - 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 top & bottom of curb or walk
 - indicates manhole
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

- NOTES:**
- Total area: 0.966 ± 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. 36067C0219F, EFFECTIVE DATE: 11/04/2016.
 - Tax Map No. 062-02-17.1 & 062-02-17.2
 - Elevations referred to NAVD 88.



REVISIONS	
AUGUST 13, 2024	1791.015

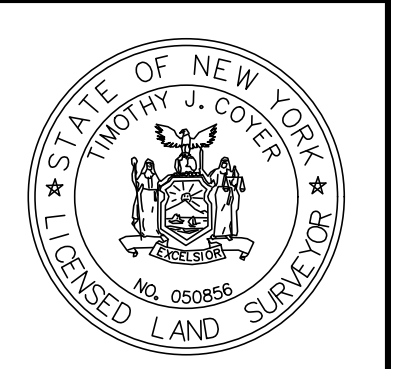
PARTIAL TOPO OF LOT 9A & 9B
 RESUBDIVISION OF LOT No. 9
BRIGHTON HILL BUSINESS PARK
 PART OF FARM LOT No. 121
 CITY OF SYRACUSE
 ONONDAGA COUNTY, NEW YORK
 KNOWN AS 180 & 182 INTREPID LANE

IANUZI & ROMANS
 LAND SURVEYING, P.C.
 5251 WITZ DRIVE
 NORTH SYRACUSE, NY 13212
 PHONE: (315) 457-7200
 FAX: (315) 457-9251
 EMAIL: mail@romanspc.com

DATE: DECEMBER 5, 2011
 SCALE: 1" = 20'
 FILE No.: 1791.015

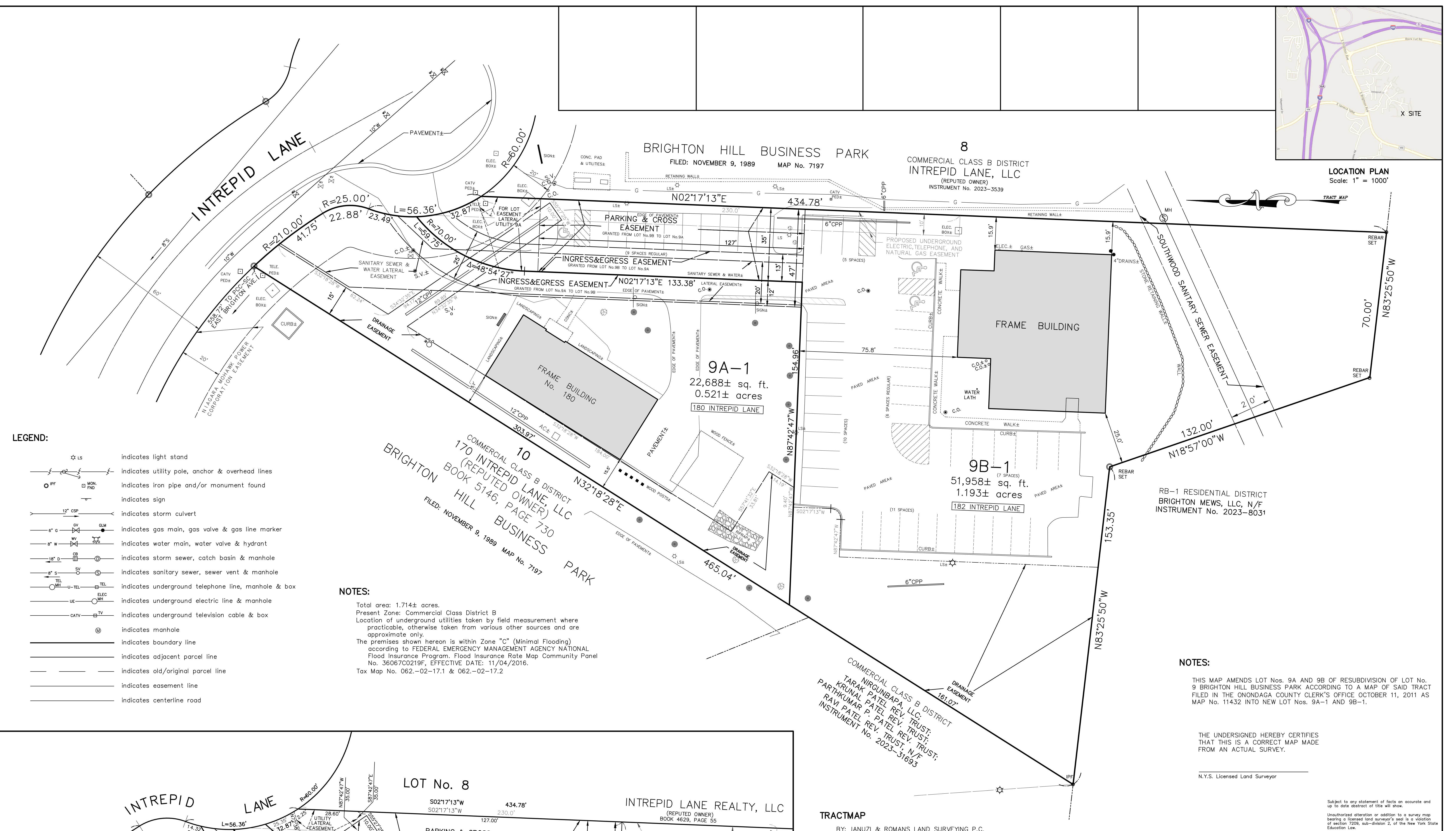
SHEET No.
 F.B. No. 1468

Subject to any statement of facts on accurate and up to date abstract of title will show. 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.





LOCATION PLAN
Scale: 1" = 1000'



- LEGEND:**
- ☆ Ls indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IPF □ MON FND 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. 36067C0219F, EFFECTIVE DATE: 11/04/2016.
 Tax map No. 062.-02-17.1 & 062.-02-17.2

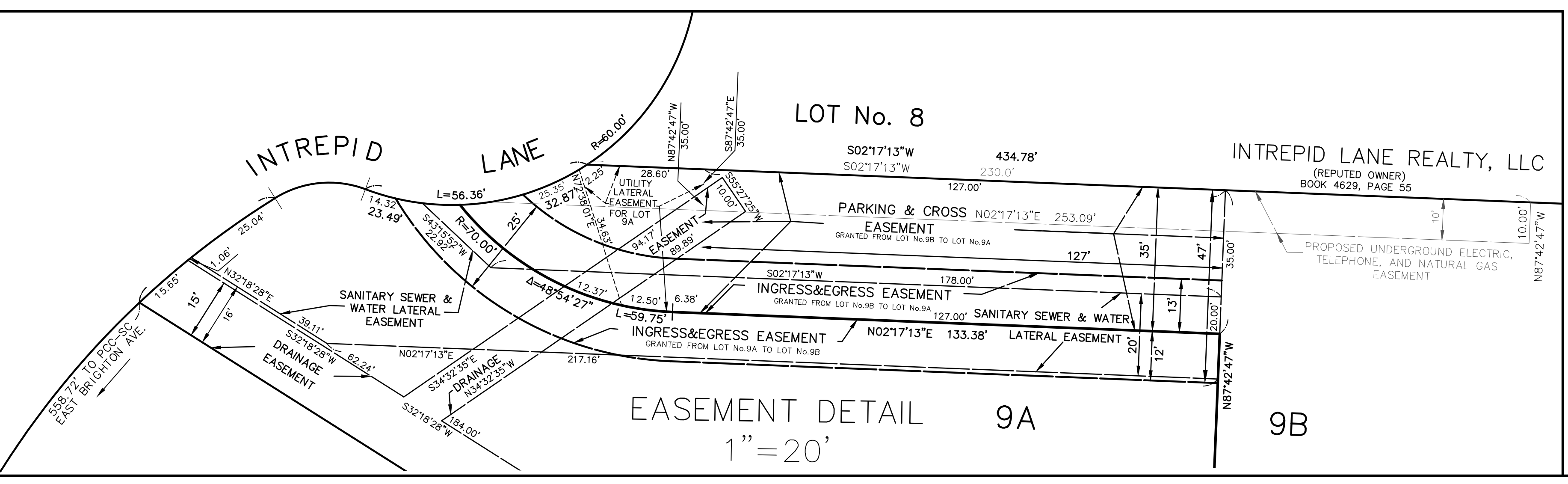
NOTES:

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

N.Y.S. Licensed Land Surveyor

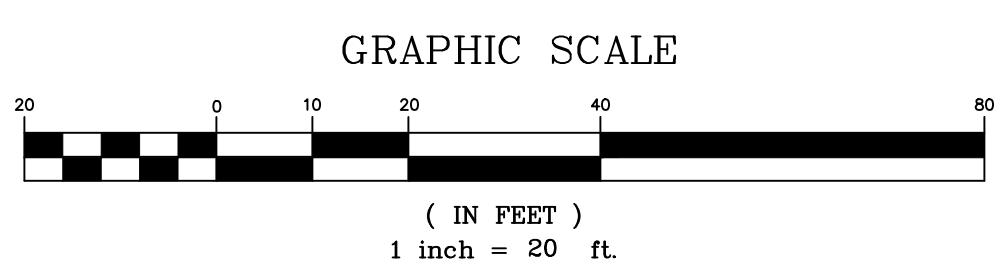
Subject to any statement of facts on accurate and up to date abstract of title will show.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.



EASEMENT DETAIL
1" = 20'

COMMERCIAL CLASS B DISTRICT
 TARAK NIRGUNBAPA, LLC;
 KRUNAL PATEL REV. TRUST;
 PARTHKUMAR P. PATEL REV. TRUST;
 RAWI PATEL REV. TRUST, N/F
 INSTRUMENT No. 2023-31693

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

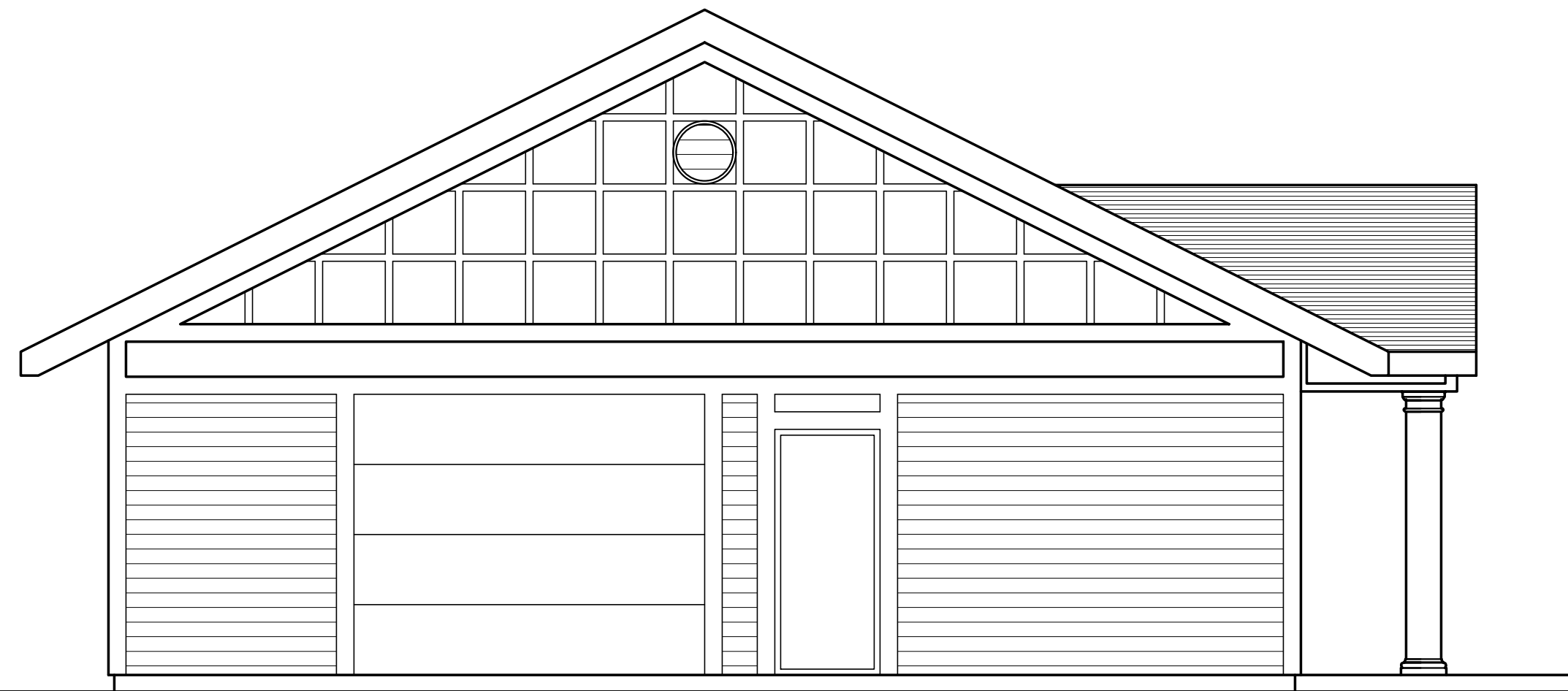


REVISIONS	RESUBDIVISION OF LOT Nos. 9A & 9B BRIGHTON HILL BUSINESS PARK INTO NEW LOT Nos. 9A-1 & 9B-1 PART OF FARM LOT No. 121 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK KNOWN AS 180 & 182 INTREPID LANE	
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	
	DATE: NOVEMBER 5, 2024	SHEET No.
	SCALE: 1" = 20'	
	FILE No.: 1791.015	F.B. No. 1468

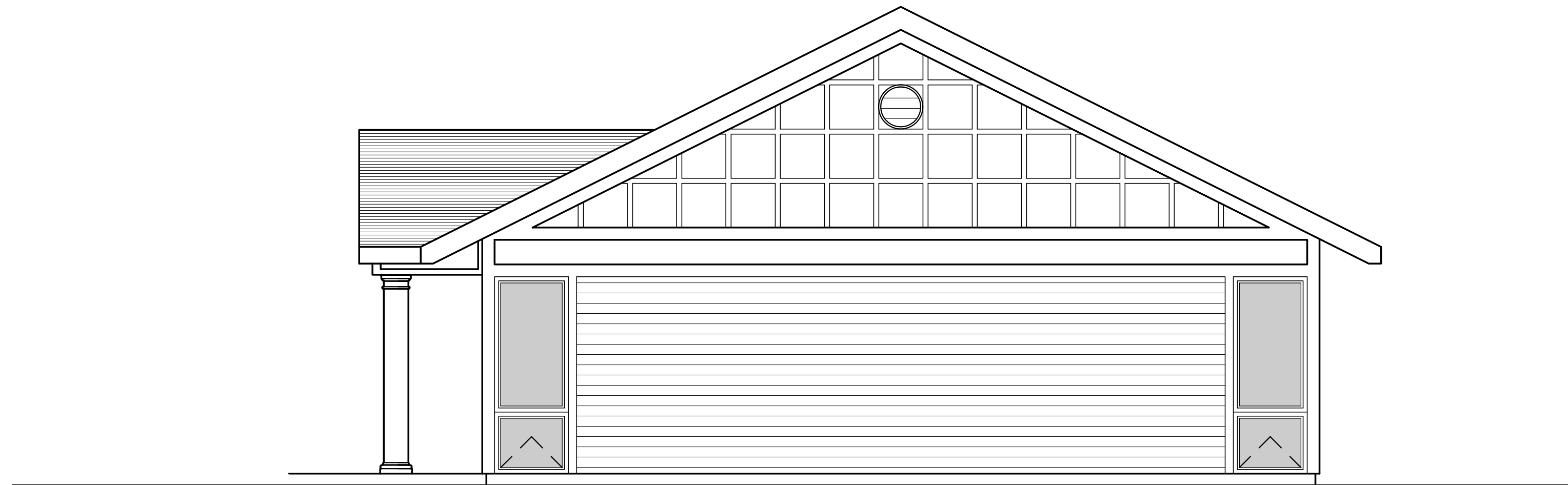
THESE DRAWINGS SHALL NOT BE ALTERED MANUALLY OR ELECTRONICALLY WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. VIOLATORS WILL BE PROSECUTED. THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY WITH RESPECT TO THIS PROJECT.
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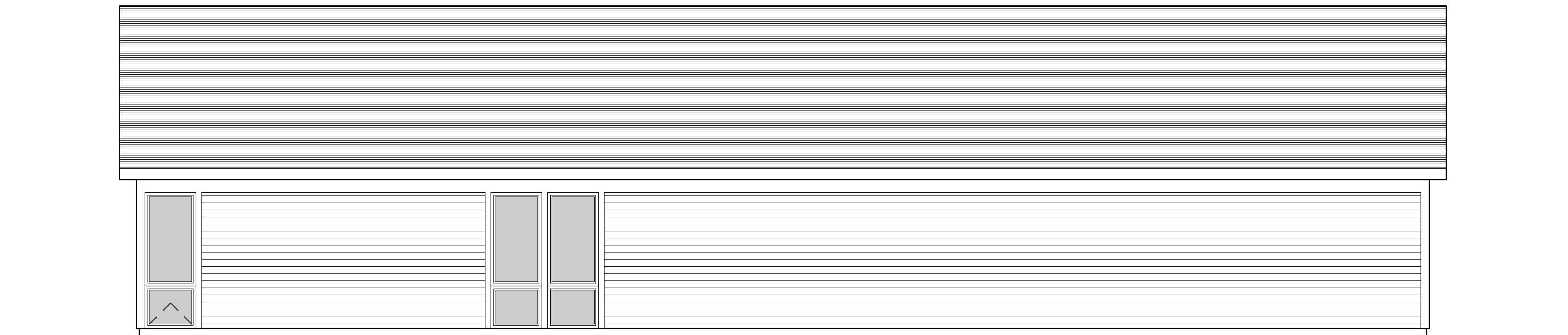
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

Hagan Architects P.C.
design. build
SYRACUSE, NEW YORK 13205 315-469-4282
180 Intrepid Lane

EXISTING ELEVATIONS
By: KTH
date: 5 DECEMBER 2024
rev:

scale: 1/4" = 1'-0"

PROPOSED DENTAL OFFICE
180 INTREPID LANE
SYRACUSE, NEW YORK
project:



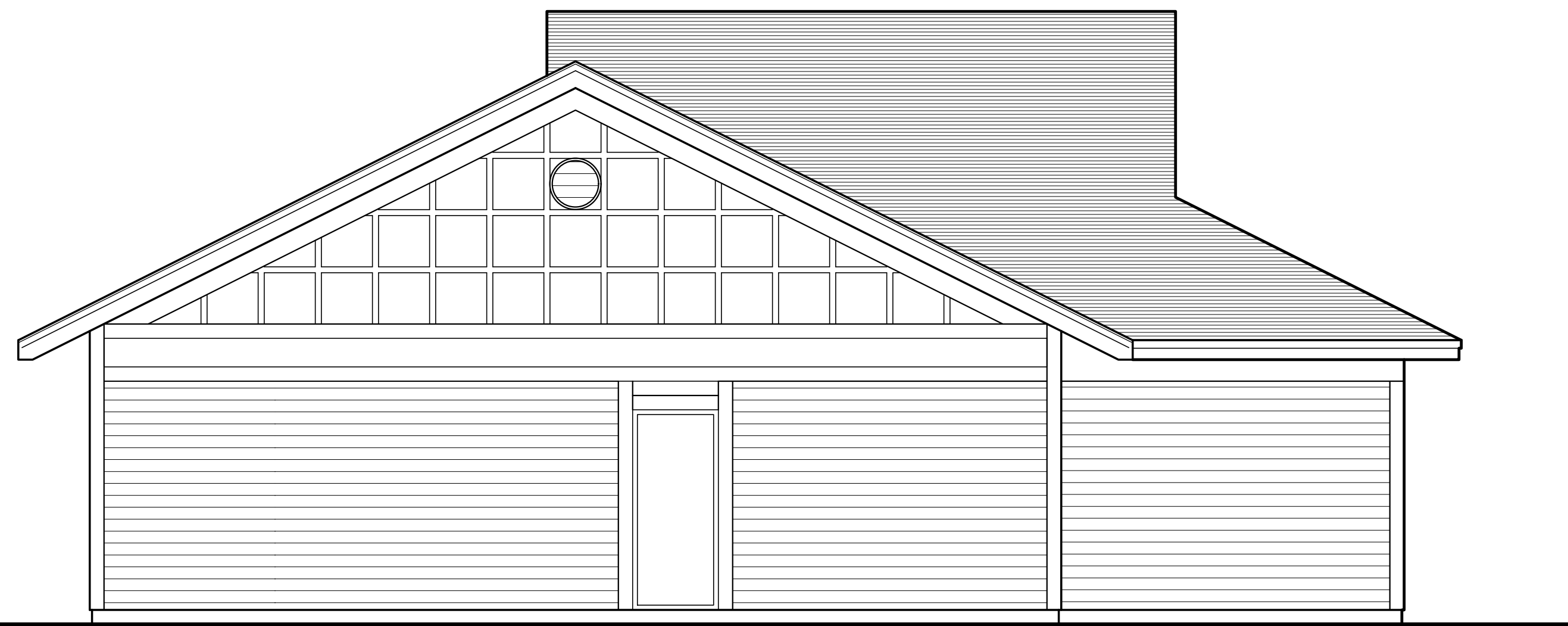
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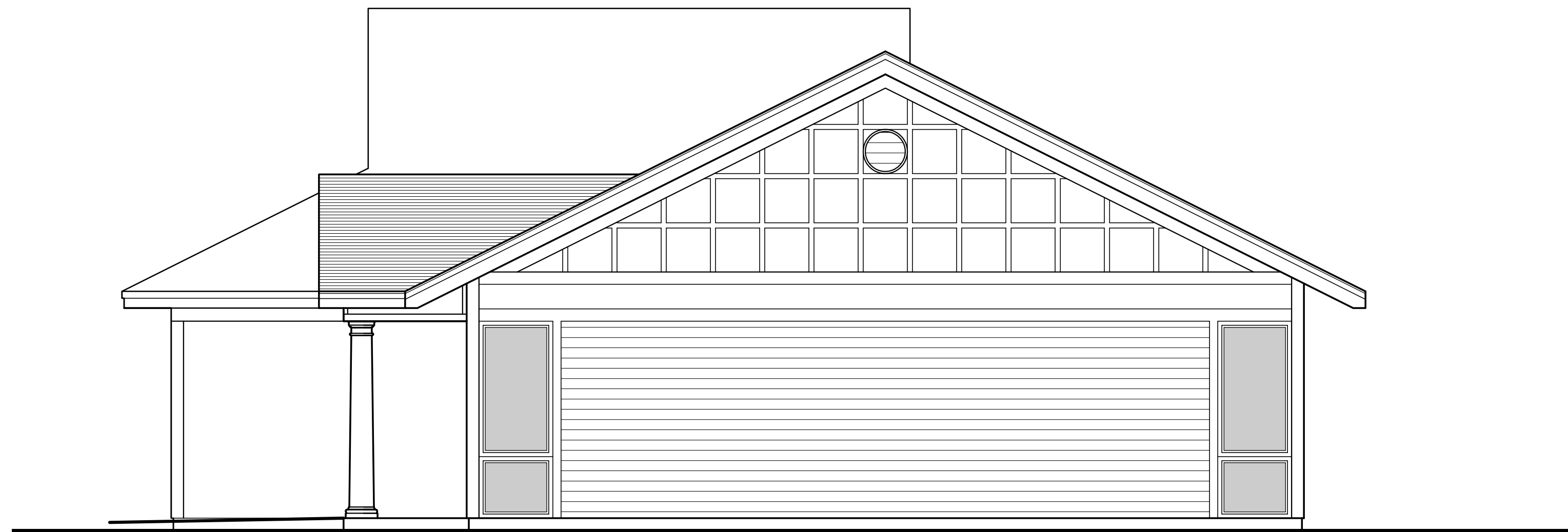
ARCHITECTURAL SHINGLES
PAINTED TRIM
PAINTED CLAPBOARD SIDING
WHITE VINYL WINDOWS WITH INSULATED GLASS

PROPOSED ADDITION

EAST ELEVATION

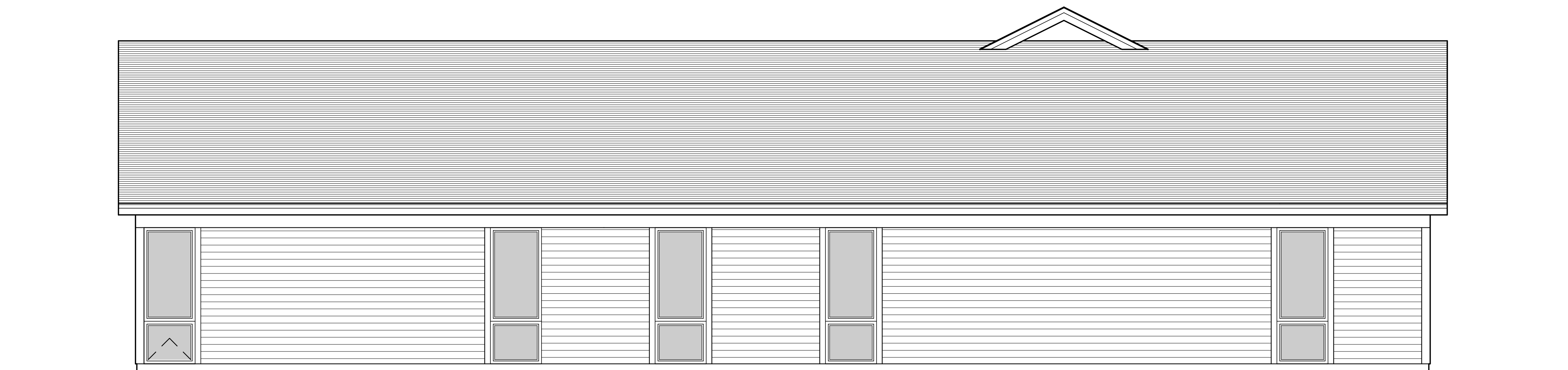


SOUTH ELEVATION



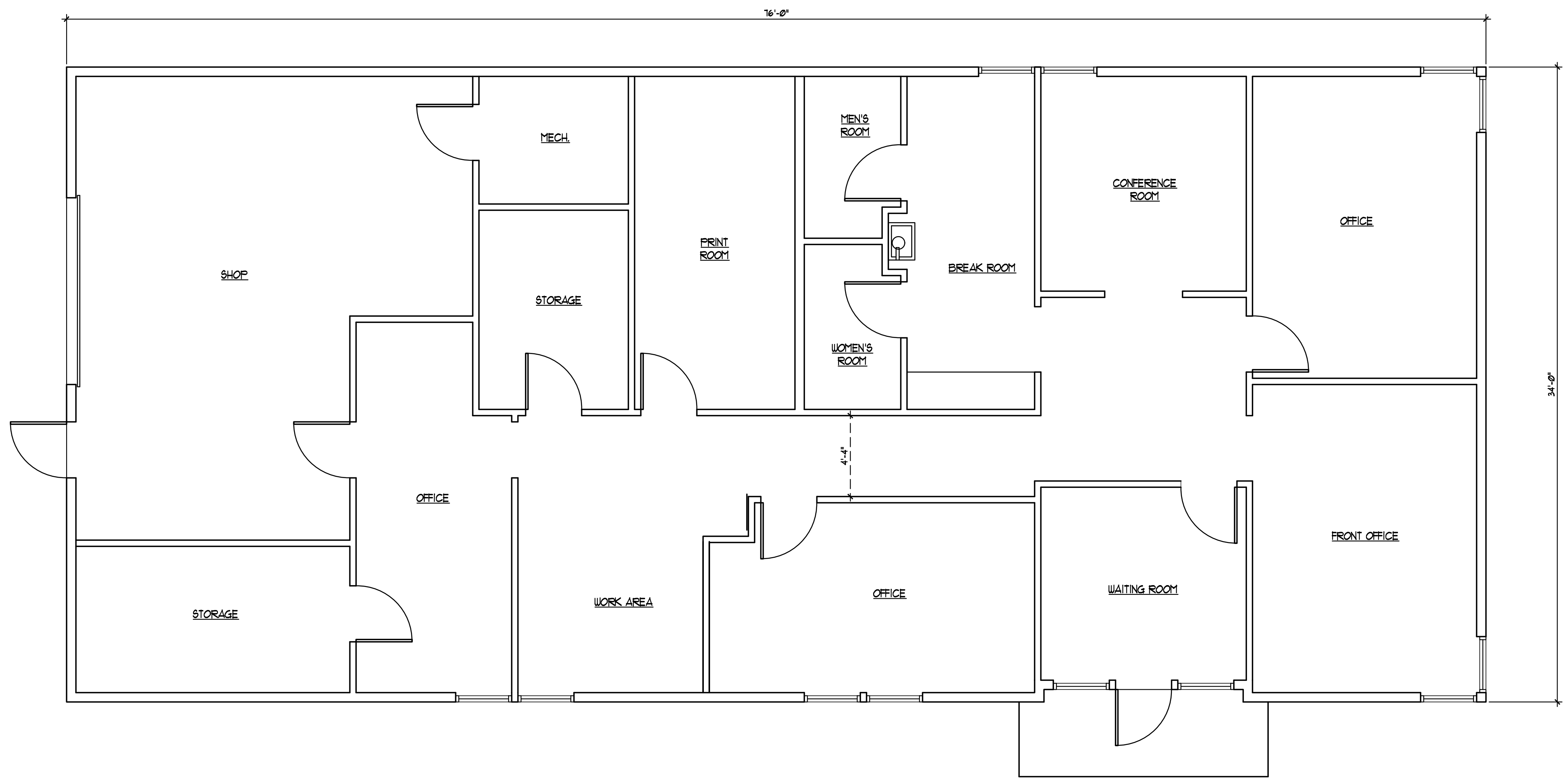
NORTH ELEVATION

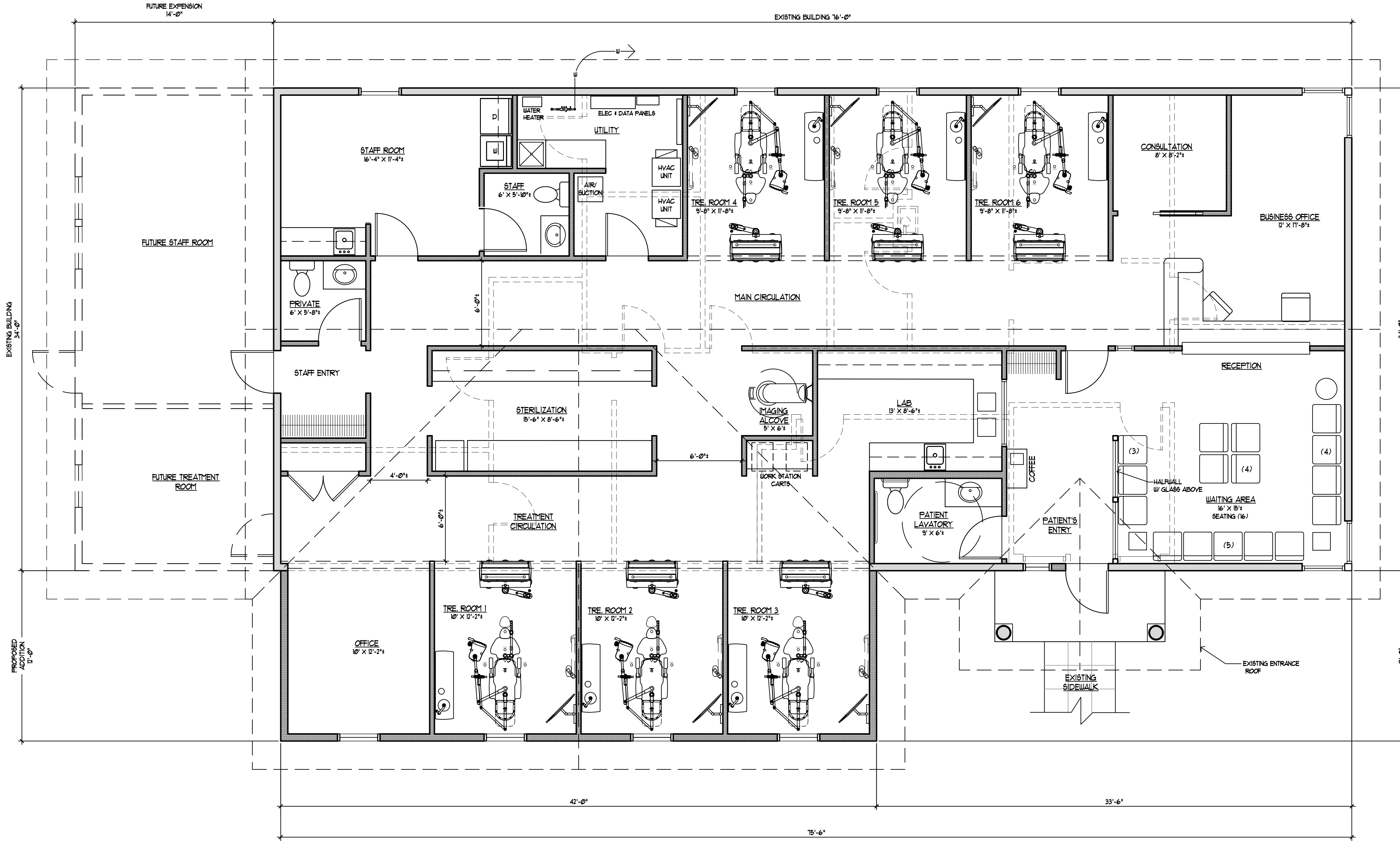
EXISTING STRUCTURE * PROPOSED ADDITION



WEST ELEVATION

EXISTING





WALL TYPES

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- NEW WALLS

NOTE: DENTAL EQUIPMENT TO BE VERIFIED BY SCHEIN.

FLOOR PLAN

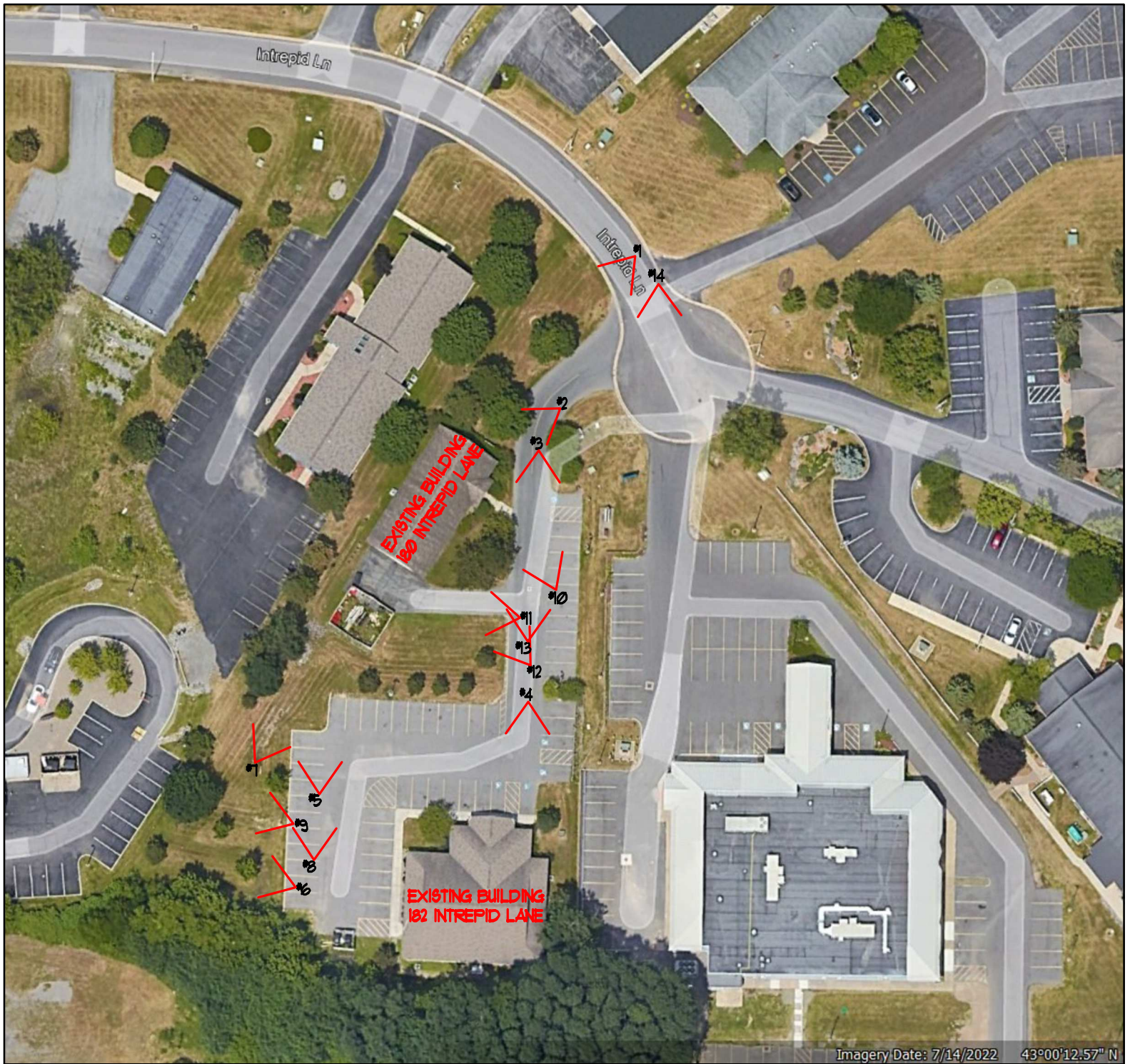


PHOTO LOCATION MAP
N.T.S.



PHOTO-1: VIEW FROM INTREPID LANE
TOWARDS 180 INTREPID LANE



PHOTO-2: VIEW FROM COMMON DRIVE
TOWARDS 180 INTREPID LANE



PHOTO-3: VIEW FROM COMON DRIVE
TOWARDS 182 INTREPID LANE



PHOTO-4: VIEW FROM COMMON DRIVE
TOWARDS 182 INTREPID LANE



PHOTO-5: VIEW FROM PARKING LOT AT 182 INTREPID LANE TOWARDS 180 INTREPID



PHOTO-6: VIEW FROM 182 INTREPID LANE TOWARDS STORMWATER MANAGEMENT SYSTEM



PHOTO-7: VIEW FROM STORMWATER BASIN
TOWARDS 180 INTREPID



PHOTO-8: VIEW FROM 182 INTREPID LANE
TOWARDS 170 & 180 INTREPID LANE



PHOTO-9: VIEW FROM 182 INTREPID PARKING LOT TOWARD STORMWATER MANAGEMENT SYSTEM



PHOTO-10: VIEW OF 180 INTREPID LANE FROM PARKING LOT WITH 170 INTREPID IN BACKGROUND



PHOTO-11. VIEW FROM COMMON DRIVE TOWARD EXISTING REAR DRIVE & FENCED ENCLOSURE AT '180 INTREPID

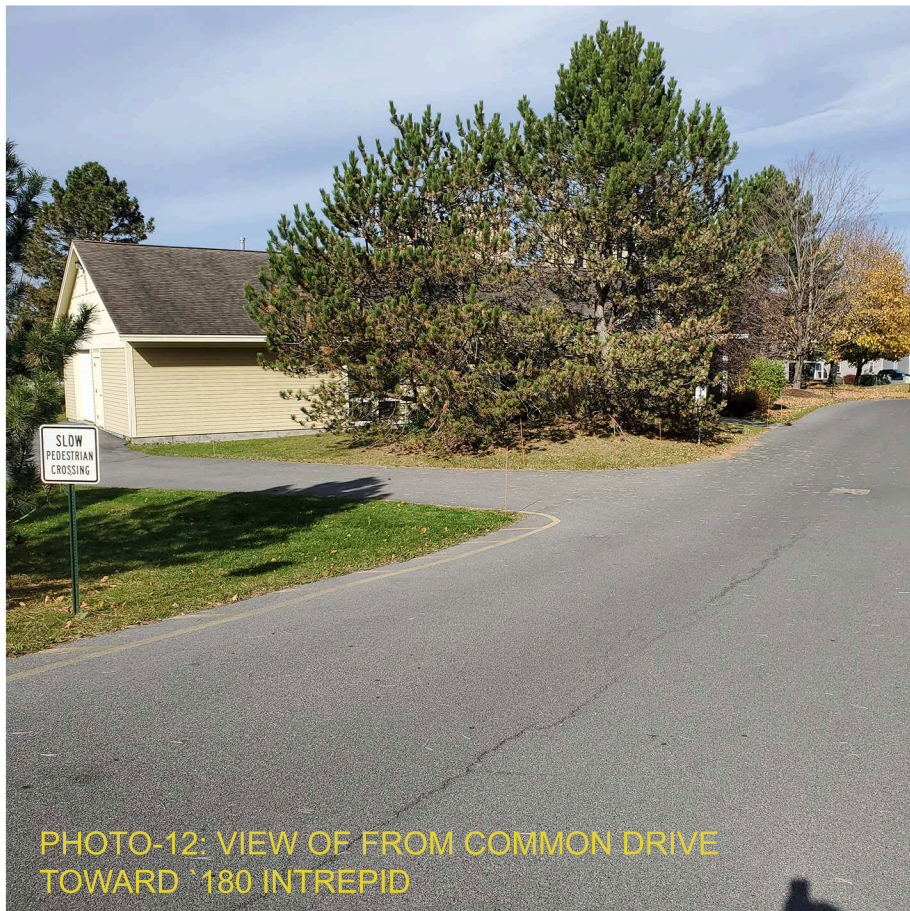
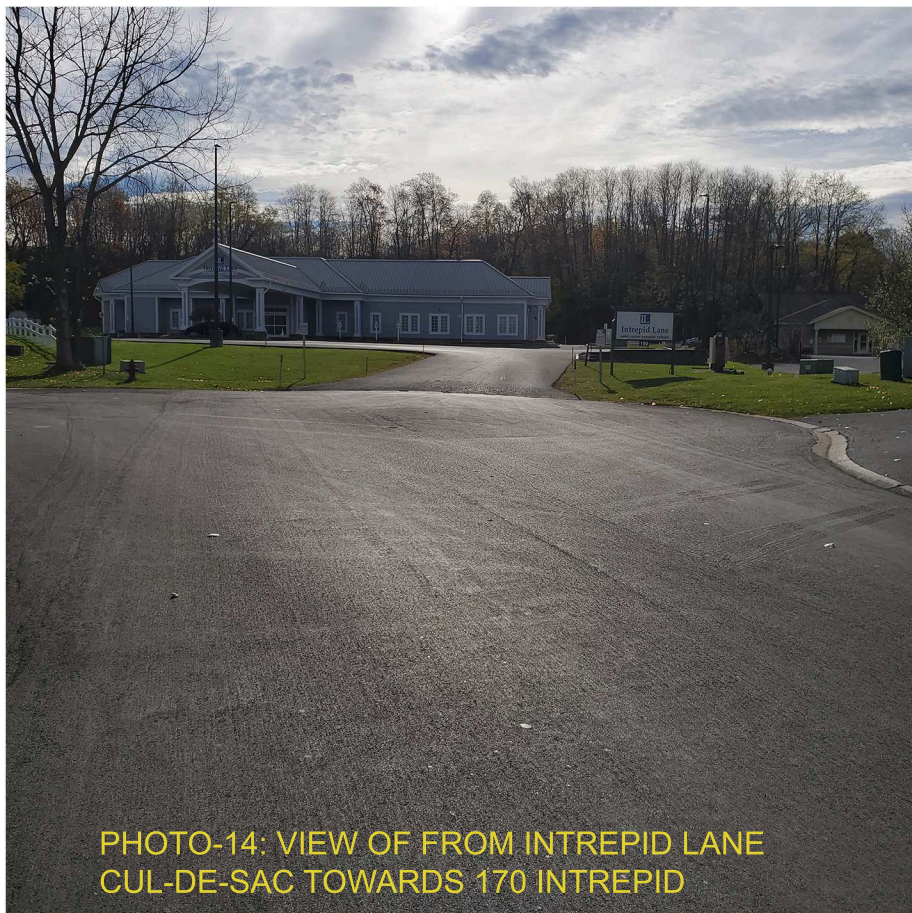


PHOTO-12. VIEW OF FROM COMMON DRIVE TOWARD '180 INTREPID



Project:	R-24-67
Date:	12/18/2024

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:	12/18/2024

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	12/18/2024
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)

PRINT FORM

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 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. -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. -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. 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		
---------------------	---------	------------	--	--