

Other Business

March 25, 2024

3S-24-04

Three-Mile Limit Subdivision Review-Town of Manlius Resubdivision of the Sunrise Terrace Tract Resubdivide two lots into one new lot

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request. The applicant intends to combine two lots (Cleveland Boulevard) into one new lot.

- The purpose of the Resubdivision is to combine two lots (existing Lot# 27 and Lot# 28) into one new lot.

Proposed new Lot: 0.326 Acres/14,188 SF

- The Town of Manlius Department of Planning & Development administratively approved the Resubdivision plan on February 14, 2024.
- The application included a Resubdivision map dated August 13, 2014. The map illustrates the existing two lots, Lot# 27 and Lot# 28; the map is with the scale of 1'' = 20', Drawn by State of New York Licensed land Surveyor Douglas R. Lehr.
- The application included a Resubdivision map dated September 16, 2022. The map illustrates the proposed new lot; the map is with the scale of 1'' = 30', Drawn by State of New York Licensed land Surveyor Douglas R. Lehr.
- The Resubdivision maps were reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.

City of Syracuse
Office of Zoning Administration

THREE MILE LIMIT SUBDIVISION REVIEW

One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date:

Case:

35-24-04

TAX ASSESSMENT ADDRESS(ES) TAX MAP ID(S) ACRES

- 1) 227 Cleveland Blvd Fayetteville, NY 085-01-01.1 .33 acres
(000.-00-00.0)
- 2)
- 3)
- 4)
- 5)
- 6)
- 7)
- 8)
- 9)
- 10)

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION

Municipality: Town of Manlius
 Subdivision Name: Sunrise Terrace
 Number of Proposed Lots: 1
 Existing/Proposed Land Use(s): Residential
 Number of Dwelling Units: 1
 Local Approval(s): _____ Preliminary Date: _____ Final Date: _____

PROJECT DESCRIPTION (Combining/Dividing/Realigning X Lot(s) into Y New Lot(s))

(Provide a brief description of the project, including if it is a residential or commercial project.)

Lot line adjustment combining lots into 1 lot

PROPERTY OWNER(S) (required)

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

Kevin P. McCoy Susan L. McCoy

First Name	Kevin	Last Name	McCoy	Title	Company	Phone:	315-632-4571
Street Address	227 Cleveland Blvd Fayetteville NY			City	St	Zip	128
* Signature:		<i>[Signature]</i>		Date:		Email: westie98@me.com	

First Name	Susan	Last Name	McCoy	Title	Company	Phone:	315-632-4571
Street Address	227 Cleveland Blvd Fayetteville NY			City	St	Zip	13066
* Signature:		<i>[Signature]</i>		Date:		Email: westie98@me.com	

First Name		Last Name		Title	Company	Phone:	
Street Address				City	St	Zip	
* Signature:				Date:		Email:	

First Name		Last Name		Title	Company	Phone:	
Street Address				City	St	Zip	
* Signature:				Date:		Email:	

First Name		Last Name		Title	Company	Phone:	
Street Address				City	St	Zip	
* Signature:				Date:		Email:	

*** 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)

First Name	Kevin/Susan	Last Name	McCoy	Title	Company	Phone:	315-632-4571
Street Address	227 Cleveland Blvd Fayetteville, NY			City	St	Zip	13066
* Signature:				Date:		Email: westie98@me.com	

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

First Name		Last Name		Title	Company	Phone:	
Street Address				City	St	Zip	
* Signature:				Date:		Email:	

THREE MILE LIMIT SUBDIVISION REVIEW

INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete forms will not be processed.

The form, together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDED**, and **NOT BOUND** to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202.

Please submit **ONE (1) COPY** of the following:

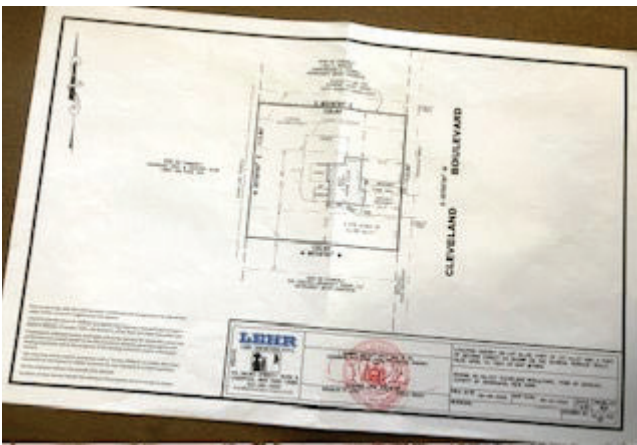
- FORM** – filled out completely, dated, and signed by property owner(s) as instructed.
- APPROVAL RESOLUTION, LETTER, or SURVEY MAP** signed by the Town.
- SWPPP** - when required by NYSDEC regulations and if the proposed subdivision is tributary to a watershed

Pan, Haohui

From: Susan McCoy <westie98@me.com>
Sent: Monday, February 26, 2024 3:24 PM
To: Pan, Haohui
Subject: [EXTERNAL] 227 Cleveland Blvd Fayetteville NY

Attached are two surveys, 2014 and 2022 of 227 Cleveland Blvd. We were advised by the Town of Manlius attorney that in order to have a legal lot, all lots and land had to be merged into 1 lot. This includes half of lot 27, lot 28 and 25ft between lot 28 and lot 29 (a paper street). In 2021, we had summons/complaint to have approximately 13.5 ft of the other 25ft of the paper street, which has our fence on, through adverse possession. We received a court order that gave of the 13.5 feet. We filed the new survey and court order with both the County Clerk and Onondaga county tax mapping. In March of 2023, the tax mapping department had all land merged into 1 lot and gave us a new tax number. We later learned from the Town of Manlius that we needed this approved in writing to make it a legal lot. Nothing has changed but we need the approval on file.

If you have any more questions, please let me know. Thank you for your help. Susan and Kevin McCoy



ONONDAGA COUNTY

DEPARTMENT OF PLANNING

J. Ryan McMahon, II, County Executive
Daniel Kwasnowski, AICP, Director

LETTER OF COMPLIANCE STREET NAME DUPLICATION OUTSIDE OF THE CITY OF SYRACUSE & WITHIN THREE MILE JURISDICTIONAL AREA

This letter certifies that the property described on the map referred to herein is in compliance with "The Onondaga County Right of Way Designation Law". This letter also certifies that the property described on the map referred to herein is outside the City of Syracuse but within the City's three mile jurisdictional area. Therefore, approval by the City Planning Commission is necessary and needs to be acquired separately.

Map Title: LANDS OF Mc Coy LOT LINE ADJUSTMENT LOCATION SURVEY ON LOT No.27 AND A PART OF SECOND STREET AS SHOWN ON THE SUNRISE TERRACE TRACT, FILED APRIL 12, 1924 AS MAP #1788A KNOWN AS No.227 CLEVELAND BOULEVARD, TOWN OF MANLIUS, COUNTY OF ONONDAGA, NEW YORK

Street Name: Cleveland Boulevard (Existing)

Municipality: Town of Manlius

Tax Map Section: 085

County Reference #: SN-24-022

Date: February 16, 2024



Dan Smith
GIS Division

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEING THE LAND SURVEYOR'S RAISED SEAL AND SIGNATURE IN RED INK, SHALL BE CONSIDERED VALID COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS INDICATED HEREON SHALL APPLY ONLY TO THE PERSONS FOR WHOM THIS SURVEY WAS PERFORMED AND ON THEIR BEHALF, TO THE TITLE INSURANCE COMPANY, GOVERNING AGENCY AND LENDING INSTITUTION, AND TO THE ASSIGNEES OF THE LENDING INSTITUTIONS, AND / OR SUBSEQUENT OWNERS.

THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEEES.

Certified to Devere Mortgage Corporation 15th A and First American Title Insurance Company of New York

LEHR

LAND SURVEYORS

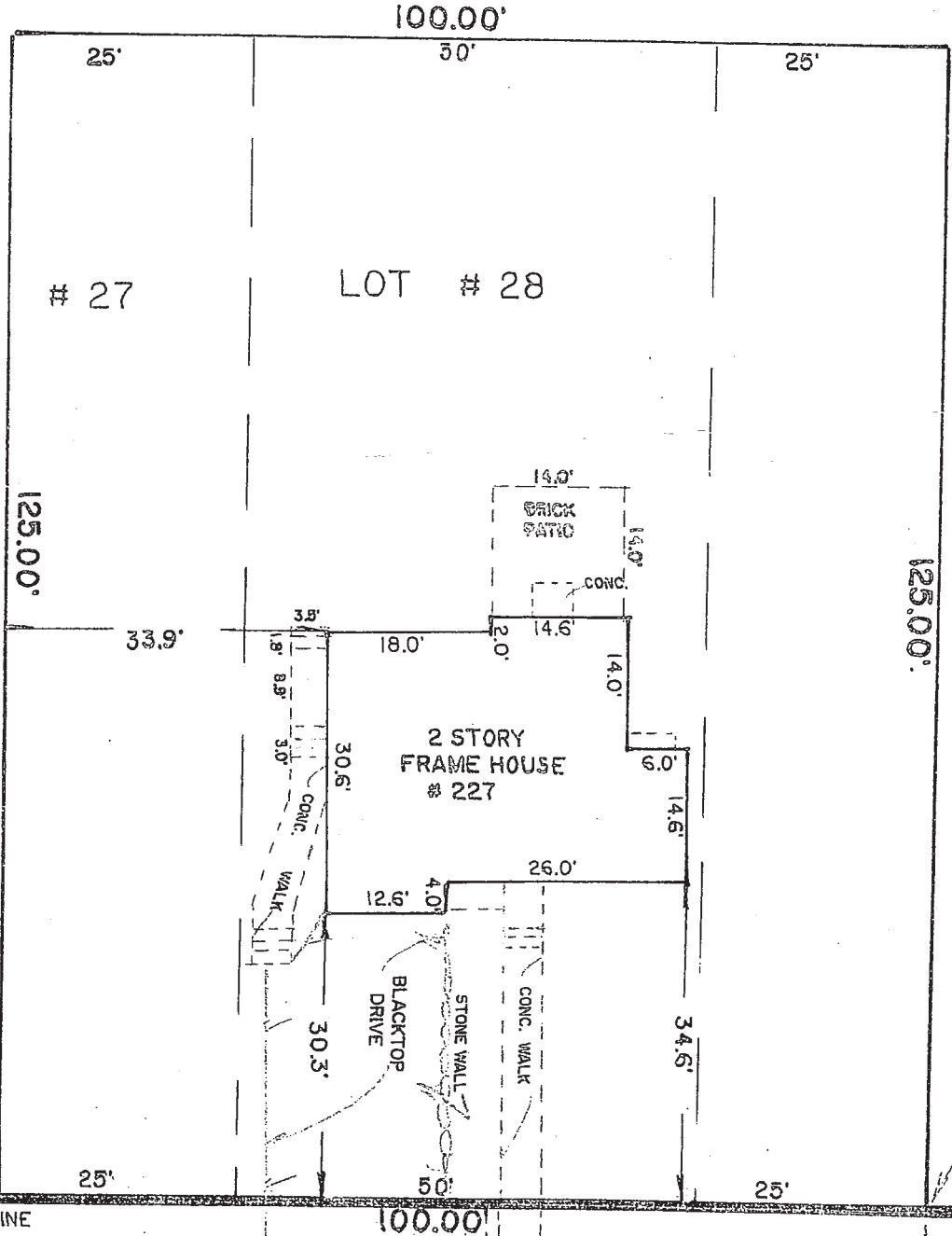


LIVERPOOL, NEW YORK



ONONDAGA GOLF AND COUNTRY CLUB

APPROX. LOC. OF CHAIN LINK FENCE

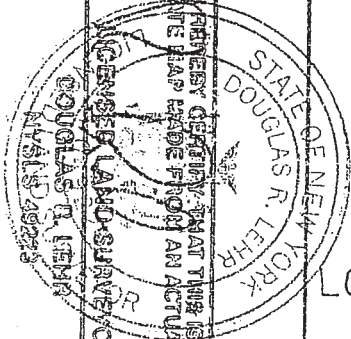


STREET LINE

CLEVELAND BOULEVARD

CL SECOND ST. EXTENDED

ACQUAINTANCE THAT THIS IS AN ORIGINAL MAP MADE FROM AN ACTUAL SURVEY.



STATE OF NEW YORK
DOUGLAS R. LEHR
LICENSED LAND SURVEYOR
NO. 115413
EXPIRES 08/23

LOCATION SURVEY ON LOT # 28, PART OF LOT # 27 OF THE SUNRISE TERRACE, FILED APRIL 12, 1924, MAP # 1788A AND PART OF FARM LOT # 64

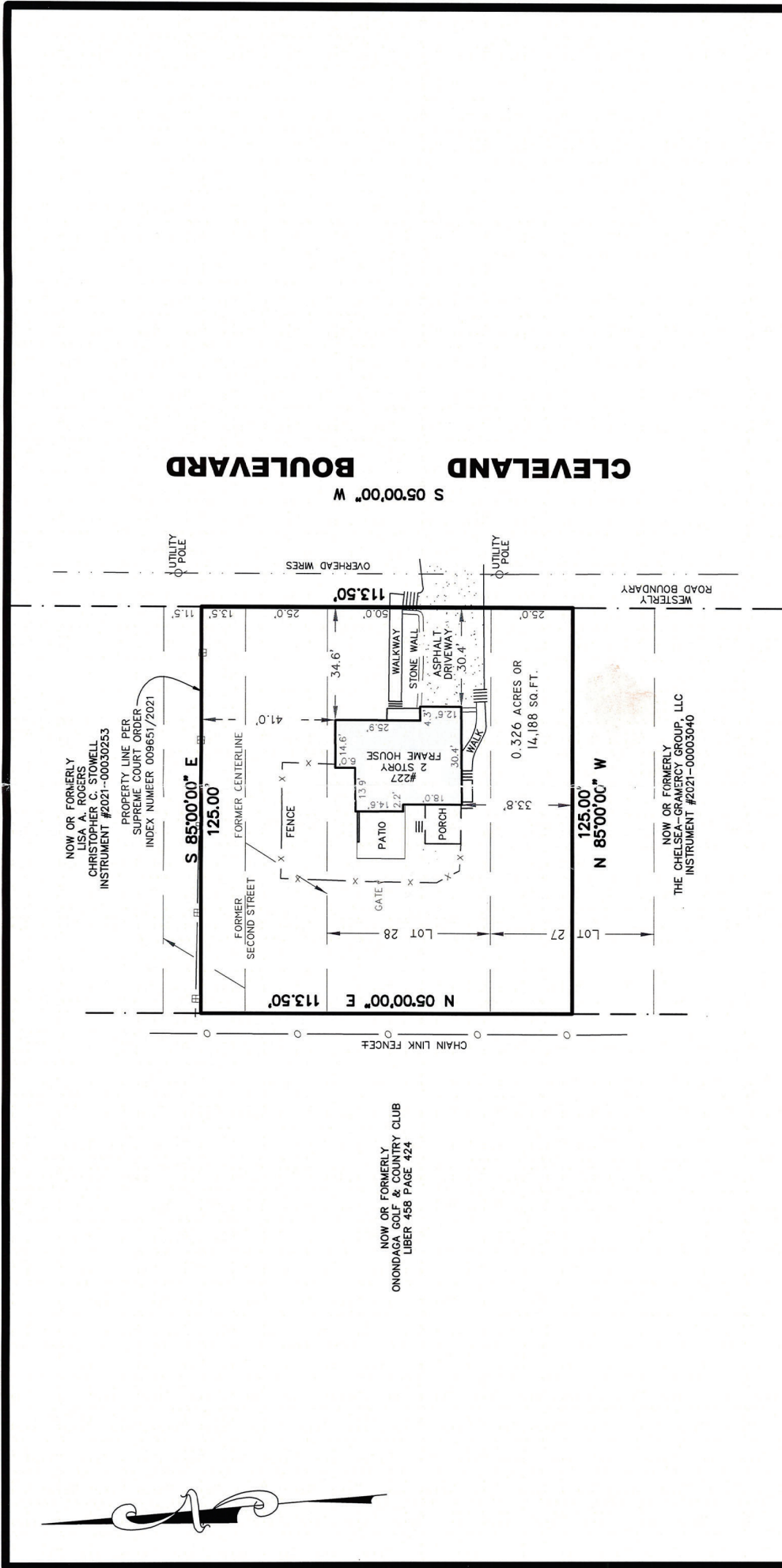
KNOWN AS NO. 227 CLEVELAND BOULEVARD TOWN OF MANLIUS, COUNTY OF ONONDAGA, N.Y.

DRAWN BY: SLL SCALE: 1" = 20'

DATE: 6 MARCH 2009

REVISIONS: REDATED 13 AUGUST 2014

DRAWING NO. 9-C-27A



NOW OR FORMERLY
ONONDAGA GOLF & COUNTRY CLUB
LIBER 458 PAGE 424

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.
Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.

950418

LEHNER
LAND SURVEYORS D.P.C.

**116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehtandsurveyors.com**

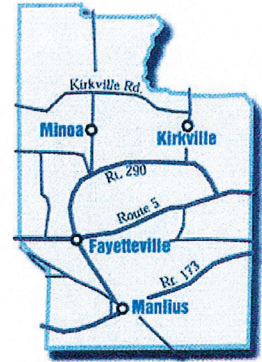
I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

DOUGLAS R. LEHR, 049737, NYELS 49223
LICENSED LAND SURVEYOR
ONONDAGA COUNTY, NEW YORK

LOCATION SURVEY ON LOT No.28, PART OF LOT No.27 AND A PART OF SECOND STREET AS SHOWN ON THE SUNRISE TERRACE TRACT, FILED APRIL 12, 1924 AS MAP #1788A	
KNOWN AS No.227 CLEVELAND BOULEVARD, TOWN OF MANLIUS, COUNTY OF ONONDAGA, NEW YORK	
FIELD DATE: 09-09-2022	MAP DATE: 09-16-2022
SCALE: 1"=50'	DRAWN BY: WHH
REVISIONS: DRAWING No. 22-H-109 #B*	

Town of Manlius

Planning and Development



TOWN OF MANLIUS
Department of Planning & Development
County of Onondaga
301 Brooklea Drive Fayetteville, NY 13066

Case Decision

Case No.: 04-2024

Applicants: Kevin P. and Susan L. McCoy
227 Cleveland Boulevard, Fayetteville, NY 13066

Site Address: 227 Cleveland Boulevard, Fayetteville, NY 13066

Tax Map Number: 085.-01-01.1

Case Type: Lot Line Adjustment

Project Description: Lot Line Adjustment – 2 Lots to 1 Lot

Decision: Approved

Date: February 14, 2024

A handwritten signature in black ink, appearing to read "Tom Poitras", written over a horizontal line.

Tom Poitras, Code Enforcement Officer

John Deer, Supervisor

Town Board - Sara Bollinger, Heather Waters, Kaitlyn Kriesel, Alissa Italiano, William Nicholson and Michael Nesci

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Haohui Pan, Zoning Planner
Date: 3/20/2024 12:03:22 PM
Re: Three-Mile Limit Review 3S-24-04
Three Mile Limit, ,

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	03/08/2024	Mirza Malkoc	Future development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	03/08/2024	Mirza Malkoc	No concerns
Eng. Mapping - Zoning	Internal Review Complete	03/05/2024	Ray Wills	No impact on Mapping Division assets in the area.
Eng. Design & Cons. - Zoning	Internal Review Complete	03/08/2024	Mirza Malkoc	<ul style="list-style-type: none"> • Project site is located in the Limestone Creek Basin. • Ok for re-subdivision. • Future development shall follow all local & state regulations.
Planning Commission	Pending	02/28/2024		