

Other Business

March 25, 2024

3S-24-05

Three-Mile Limit Subdivision Review-Town of Manlius Resubdivision of Lot No. 3 of the Falcon Ridge Subdivision Resubdivide one lot into two new lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request. The applicant intends to divide 1 lot (Cleveland Road) into 2 new lots.

- The purpose of the Resubdivision is to divide 1 lot (Lot No. 3) into two new lots.

Proposed Lot 3A: 23.14 Acres/ 1,007,978.4 SF

Proposed Lot 3B: 2.00 Acres/ 87,120 SF

- The Town of Onondaga Planning Board approved the Resubdivision plan on December 11, 2023.
- The application included a Resubdivision map dated June 28, 2022. The map illustrates the proposed new lots; the map is with the scale of 1" = 100', Drawn by State of New York Licensed land Surveyor Timothy J. Coyer.
- The Resubdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.
- Pursuant to the New York State Environmental Quality Review Regulations, the proposed Resubdivision is an unlisted action and the Town of Onondaga made a Negative SEQRA determination on December 11, 2023.

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@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: 2/1/2024

Case: 35-24-05

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> <small>(000.-00-00.0)</small>	<u>ACRES</u>
1)	<u>4184 Cleveland Road</u>	<u>47.-01-33.1</u>	<u>25.14+/-</u>
2)	<u></u>	<u></u>	<u></u>
3)	<u></u>	<u></u>	<u></u>
4)	<u></u>	<u></u>	<u></u>
5)	<u></u>	<u></u>	<u></u>
6)	<u></u>	<u></u>	<u></u>
7)	<u></u>	<u></u>	<u></u>
8)	<u></u>	<u></u>	<u></u>
9)	<u></u>	<u></u>	<u></u>
10)	<u></u>	<u></u>	<u></u>

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION

Municipality: Town of Onondaga

Subdivision Name: Resubdivision of Lot No. 3 of the Falcon Ridge Subdivision

Number of Proposed Lots: 2

Existing/Proposed Land Use(s): Residential

Number of Dwelling Units: 2

Local Approval(s): Preliminary Date: 12/11/2023 Final Date: 12/11/2023

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.)

Dividing 1 existing lot into 2 new lots.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

John	Argiro				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
1161 Lormik Lane		Syracuse	NY	13219	315-430-8305
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

* Signature: 

Date:

Yvonne	Argiro				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
1161 Lormik Lane		Syracuse	NY	13219	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

* Signature: 

Date:

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

* Signature:

Date:

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

* Signature:

Date:

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

* 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)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

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

Timothy	Coyer	Licensed Land Surveyor	Ianuzi & Romans Land Surveying, P.C.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
5251 Witz Drive		North Syracuse	NY	13212	315-457-7200
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>



LOCATION PLAN
Scale: 1" = 2000'

NOTES:

Total area: 25,144 acres.
Total number of lots: 1, existing, 2 proposed.
Location of underground utilities taken by field measurement where possible, otherwise taken from various other sources and are not guaranteed.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to federal Flood Insurance Rate Map Community Panel No. 360588 331 F, effective date 07-01-2013.
Tax Map No. 47-01-01-133.
Septic System for Lot 3B by MBL Engineering, PLLC revised December 12, 2023.
Map prepared by Onondaga County Health Department December 12, 2023.

TRACT MAP:

By: SeCul Land Surveying, P.L.L.C.
Date Filed: November 13, 2019
Map No.: 12859

NOTES:

This map amends Lot No. 3 Falcon Ridge Subdivision as shown on the Tract Map prepared by Onondaga County Clerk's Office November 13, 2019 as Map No. 12859 by creating Lot Nos. 3A and 3B.

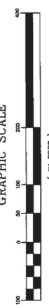
LEGEND:

- 1/8" indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- 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 boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

BULK REGULATIONS	
PRELIM ZONE:	R-1
Minimum Lot Width:	250 feet
Minimum Lot Depth:	250 feet
Minimum Front Yard Setback:	50 feet ± 10 feet
Minimum Side Yard Setback:	50 feet
Minimum Rear Yard Setback:	35 feet
Minimum Lot Area:	2 acres

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

N.T.S. Licensed Land Surveyor



ONONDAGA COUNTY HEALTH DEPARTMENT
CITY OF ONONDAGA OFFICE OF ZONING

APPROVED: **TOWN OF ONONDAGA PLANNING BOARD**

DATE: _____ BY: _____

APPROVED: **JOHN S. ARGIRO**
1838 Cleveland Road, Syracuse, NY 13215

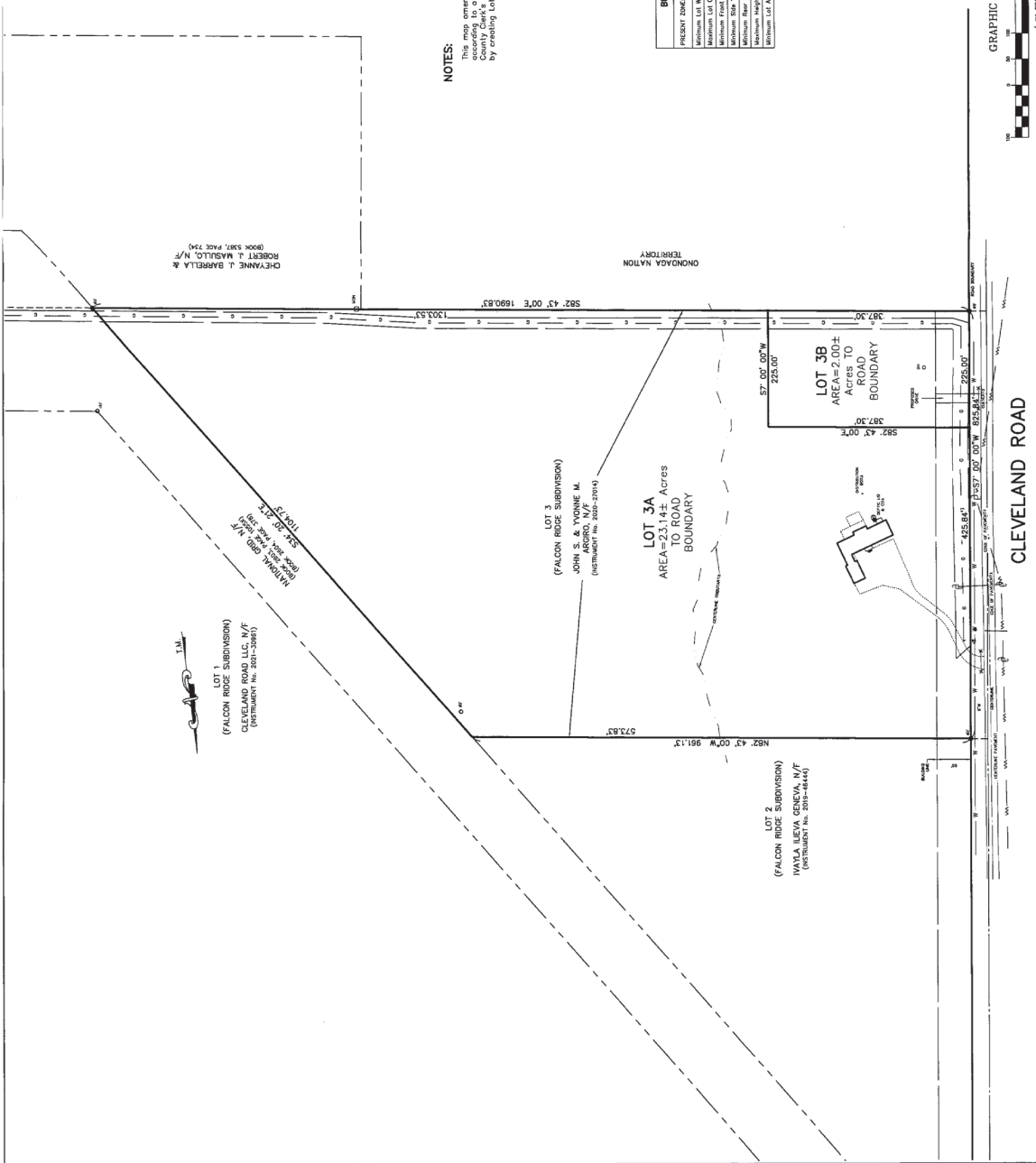
DATE: _____ BY: _____
Chair & Developer

SEAL OF THE STATE OF NEW YORK

FINAL PLAN
RESUBDIVISION OF LOT No. 3 OF THE
FALCON RIDGE SUBDIVISION
TOWN OF ONONDAGA
PART OF FARM LOT No. 158
ONONDAGA COUNTY, NEW YORK

IANUZZI & ROMANS
LAND SURVEYING, P.C.
1000 E. STATE STREET
SYRACUSE, NY 13202
PHONE: (315) 437-2022
FAX: (315) 437-3551
EMAIL: IANUZZI@IRPCON.COM

DATE: JUNE 28, 2022
SCALE: 1" = 100'
FILE No.: 10892.003
SHEET No. _____
P.L.C. No.: 1835



LOT 1
(FALCON RIDGE SUBDIVISION)
CLEVELAND ROAD, LLC, N/F
(INSTRUMENT No. 2015-00001)

LOT 2
(FALCON RIDGE SUBDIVISION)
IWALA ILEVA GENEVA, N/F
(INSTRUMENT No. 2015-0444)

LOT 3
(FALCON RIDGE SUBDIVISION)
JOHN S. ARGIRO, N/F
(INSTRUMENT No. 2015-23014)

LOT 3A
AREA=23.14E Acres
TO ROAD
BOUNDARY

LOT 3B
AREA=2.00±
Acres
TO ROAD
BOUNDARY

CLEVELAND ROAD

ONONDAGA NATION TERRITORY

CHEYANE, I. BARRELLA & ROBERT L. MASULLO, N/F (BOOK 5381, PAGE 754)

MINERAL SPRING N/F (BOOK 5381, PAGE 754)

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

DAVID C. BAKER
5577 Bull Hill Road
LaFayette, NY 13084

TOWN HALL
5020 Ball Road · Syracuse, NY 13215

MARC A. MALFITANO, Chairman
5155 Jupiter Inlet Way
Syracuse, NY 13215

LINDA M. CAMPBELL
4929 MacGregor Lane
Syracuse, NY 13215

PATRICK BRITT
401 Broadview Drive
Syracuse, NY 13215

**Meeting Conducted at 7:00 p.m.
December 11, 2023**

Present:

Marc Malfitano, Chairman
Alfred Fuller
David Baker
Patrick Britt
Linda Campbell
Nadine Bell, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 7:01 p.m.

Falcon Ridge Re-Subdivision

Having received proof of publication dated December 5, 2023, of the Notice of Public Hearing in the matter of the Falcon Ridge Re-Subdivision located at 4184 Cleveland Road, Chairman Malfitano opened the Public Hearing.

Applicant Mr. John Argiro presented a plan to subdivide a 24 acre lot located at 4184 Cleveland Road into 2 lots. He proposed subdividing out a 2 acre lot for his son to build a house on. It was noted that the application was submitted and fees have been paid. A letter from the Highway Department dated October 23, 2023, providing approval of the driveway permit was received. Septic approval from the County Health Department dated December 11, 2023, approving the septic plan for Lot 3B was also provided.

The Short Environmental Assessment Form for the Falcon Ridge Re-Subdivision signed by Mr. Argiro and dated November 27, 2023, was reviewed and completed. A motion was made by Ms. Campbell and seconded by Mr. Fuller accepting the Short Environmental Assessment Form, declaring the matter an unlisted action and a negative declaration was issued. With all in favor the motion passed unanimously.

There being no further questions or comments, Chairman Malfitano declared the public hearing closed.

A comment letter from Mr. Perrine dated December 1, 2023, was received. Mr. Argiro stated that a small tributary that runs along the back of the property needs to be shown on the plan and the driveway location for Lot 3B needs to be shown on the final plan. Mr. Perrine noted that the septic location and perc test locations for Lot 3B should be shown on the plan, and the septic location of the current house should also be indicated. The Planning Board agreed to waive

topography for this two lot subdivision. This matter will not need a County referral because it is a two lot subdivision but a 3-mile review is required.

Mr. Baker made a motion to grant preliminary approval, waive further public hearing, and grant final approval for the Falcon Ridge Re-Subdivision based upon a plan prepared by Ianuzi and Romans Land Surveying, P.C., last revised June 28, 2022, and subject to submission of a revised and updated map to address the outstanding comments from the Town Engineer which are: the existing septic disposal system for Lot 3A be referenced and shown on the plan, the perc test locations for Lot 3B be shown and labeled on the plan, the onsite septic disposal system for Lot 3B approved by the Health Department and reference date should be noted on the plan, the tributary to Commissary Brook be shown on the plan, and the proposed driveway location as approved by the Town Highway Department for Lot 3B should be labeled on the plan. Mr. Britt seconded the motion which passed with all in favor.

Chairman Malfitano asked that a copy of the final plan be submitted to Mr. Perrine for written confirmation that all conditions have been met.

Cates Subdivision

Having received proof of publication dated December 5, 2023, of the Notice of Public Hearing in the matter of the Cates Subdivision located at 3113 Amber Road, Chairman Malfitano opened the Public Hearing.

Mr. Jay Holbrook, Land Surveyor, appeared before the Planning Board proposing the two lot subdivision of property located at the corner of Amber Road and Smith Hollow Road. The current lot is 9.52 acres and they want to subdivide off 5.50 acres that will be Lot 2 and join to the existing Annable Farm to the west leaving 4.02 acres with the existing residential house.

Chairman Malfitano noted that the SEQR resolution was completed during the November 20, 2023, Planning Board meeting. Chairman Malfitano was advised by the Town Attorney that she did not receive the information for the Agricultural District Notices from the Codes Office. Now having obtained the information, Ms. Bell will send the notices out as required.

Mr. Perrine stated there are no issues with the updated plan which shows that Lot 2 is not an approved building lot and will be conveyed and recombined with the adjoining parcel. Chairman Malfitano stated that the Public Hearing will remain open until the next appearance on January 8, 2024, allowing for notices to be sent to the adjoining neighbors as required in the Ag District.

This matter will be added to the agenda for the January 8, 2024, Planning Board meeting.

Planning Board Minutes

A motion was made by Mr. Fuller, seconded by Mr. Britt, that after minor changes, the Board approve and accept the meeting minutes of the November 20, 2023, meeting. The motion passed with Ms. Campbell abstaining.

A motion was made by Ms. Campbell, seconded by Mr. Baker, that after minor changes, the Board approve and accept the meeting minutes of the November 27, 2023, meeting. The motion passed with all in favor.

Recognition

Chairman Malfitano formally thanked Mr. David Baker for his many years of service to the Planning Board noting that we appreciate his dedication, attendance, friendship and all he has done to contribute to the betterment of the Town. The Planning Board wished Mr. Baker well and good health. Mr. Baker expressed that he enjoyed working with the Planning Board and the wonderful people of the Township.

A motion was made by Mr. Fuller, seconded by Mr. Britt, that there being no further business to come before the Board the meeting be adjourned. The motion passed unanimously and the meeting was adjourned at approximately 7:48 p.m.

Respectfully submitted,

Melinda L. Mayer
Secretary

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 12:21:14 PM
Re: Three-Mile Limit Review 3S-24-05
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	03/11/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	03/11/2024	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	03/11/2024	Mirza Malkoc	<ul style="list-style-type: none"> • Project site is located in the Commissary Creek Basin which is tributary to Onondaga Creek. Project is proposing to re-subdivide the lot to build one house. No objection to the proposed work as long erosion and sediment control is implemented and no major site work is proposed. • Ok for re-subdivision. • This is just a reminder that any future development is subject to City review and approval before construction commences.
Planning Commission	Pending	03/01/2024		