

Other Business

May 28, 2024

3S-24-08

Three-Mile Limit Subdivision Review-Town of Geddes

Wally Gaworecki Subdivision

Resubdivide four lots into two lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to divide four lots lot (203 Church St Rosalia Stasko Tract lot 90-93) into two new lots

- Resubdivision is to create four lots for two lots

New Lot 901: 0.250 Acres/ 10890 SF

New Lot 902: 0.469 Acres/20429.64 SF

- The Town of Geddes Board made a negative SERQ declaration and approved the Resubdivision plan on July 10, 2018.
- The application included a Resubdivision map “ Wally Gaworecki Subdivision Lots 90-93 Rosalia Stasko Tract -FM# 2602 Part of Lot 23- Town of Geddes, Onondaga County, New York” dated 1/15/2018. The map illustrates the two proposed lots, Lot 901 and Lot 902; the map is with the scale of 1” = 30’, Drawn by State of New York Licensed land Surveyor Gary Ensign Cottrell.
- 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.

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.**

Walter J.	Gaworecki	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
192 Longview Ave.		Syracuse	NY	13209	Phone:
<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>		
					Phone:
<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>		
					Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:	<u>Walter J. Gaworecki</u> <small>Walter J Gaworecki (Mar 19, 2024 13:30 EDT)</small>		Date:		MAR 19 2024

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					Phone:
<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)

Walter J.	Gaworecki				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
225 Harbour Drive	Unit 26	Humacao	PR	00791	Phone: 323-363-5446
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> waltergaworecki@yahoo.com
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					Phone:
<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)

Gary	Cottrell	President	Cottrell Land Surveyors, PC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
	7308 State Route 173	Manlius	NY	13104	Phone: 315-682-8121
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> ensign@windstream.net
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

All in favor: Ayes - 7 Nays - 0 Carried

Resolution # 124

Authorization from Town Board to Approve Subdivision of Gaworecki Parcels

Motion: Councilor Weber Second: Councilor Kelley

Authorization from the Town Board to grant subdivision approval for Wally Gaworecki. This subdivision of Lots 90 – 93, Rosalia Stasko Tract–FM #2602, Part of Lot 23-Town of Geddes, be approved for subdivision with the condition that the applicant is to comply with any requirements deemed necessary for proper filing as determined by the Town Attorney. The Town Board will act as lead agency under SEQR, which determined that the proposed improvements will not have an adverse environmental impact on the property or in the general area and therefore a negative declaration may be considered.

All in Favor: Ayes - 7 Nays - 0 Carried

Resolution # 125

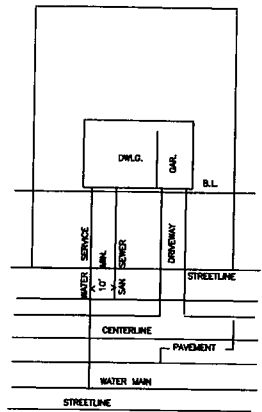
Authorization from Town Board to Install Underdrain along Stoney Drive

Motion: Councilor Kelley Second: Councilor LaFex

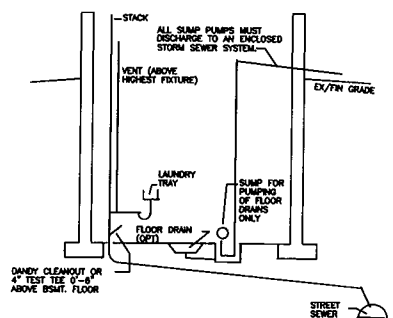
Authorization from the Town Board to hire DE Tarolli, Inc. to install an underdrain along Stoney Drive in conjunction with the Infiltration and Inflow Reduction Project funded by the Onondaga County's Suburban Green Infrastructure Program. Work will be done under the County bid prices. The Town Board will act as lead agency under SEQR, which determined that the proposed improvements will not have an adverse environmental impact on the property or in the general area and therefore a negative declaration may be considered.

All in Favor: Ayes - 7 Nays - 0 Carried

July 10, 2018

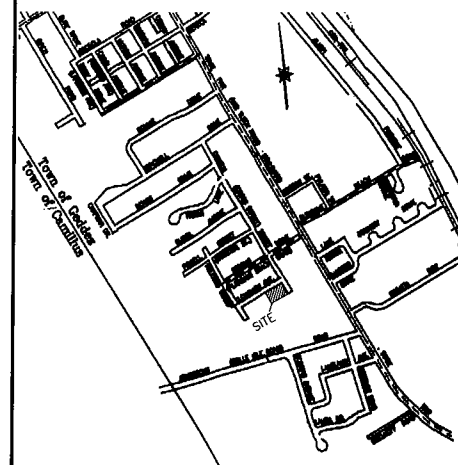
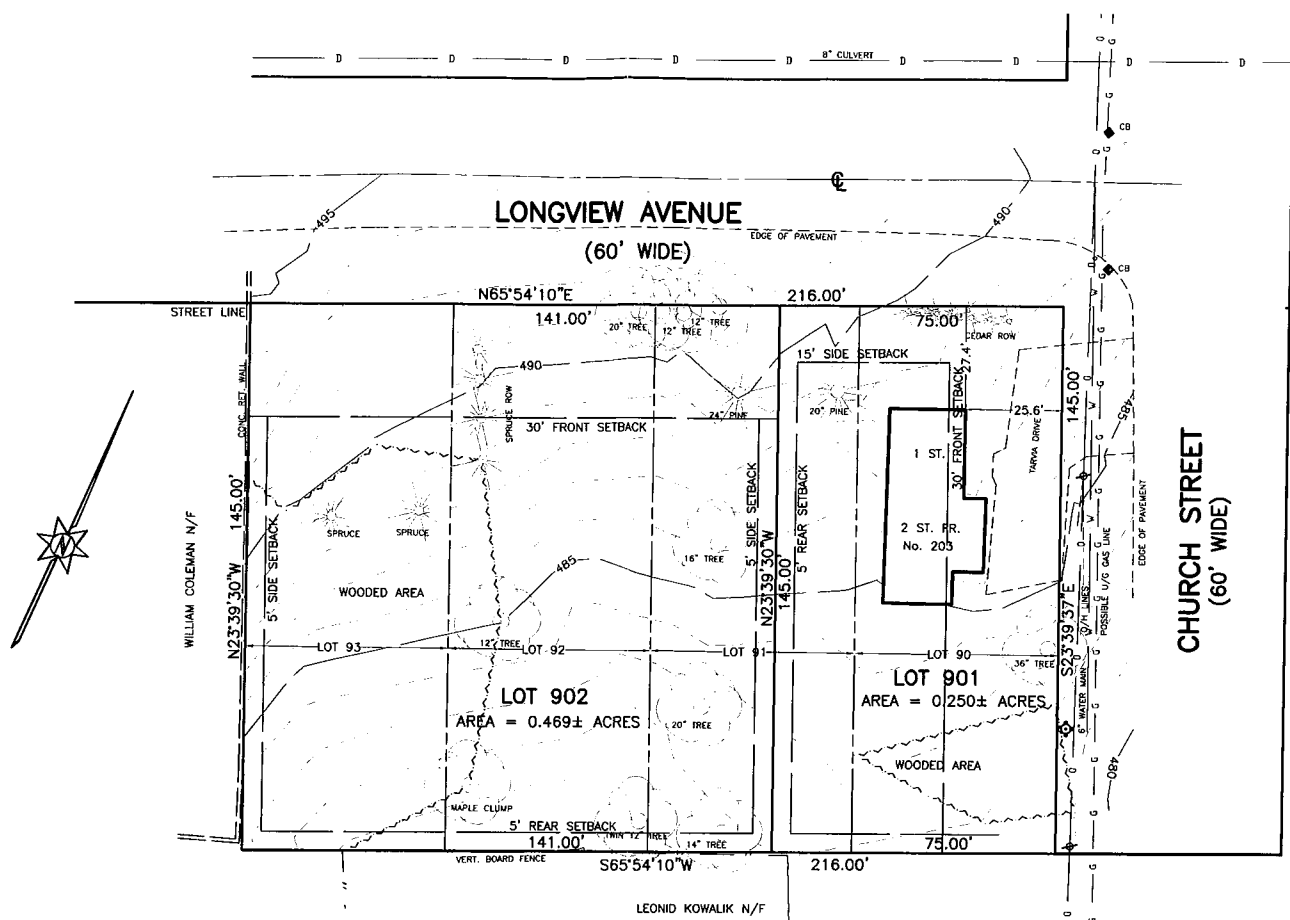


TYPICAL LOT LAYOUT
NO SCALE
ZONED: RA



PROPOSED "TYPICAL PLUMBING LAYOUT"
(WET SEWER CONNECTION)

1. LAUNDRY TRAY WASTES MUST BE SOLIDLY CONNECTED TO SOIL OR WASTE STACK.
2. SUMP FOR FOOTINGS AND FLOOR DRAINS MAY GRABITY DISCHARGE BY AN APPROVED METHOD DETERMINED BY THE CONCERNING AUTHORITY REGULATING SURFACE DRAINAGE.
3. BASEMENT FLOOR TO BE PITCHED TOWARD THE FLOOR DRAIN OR SUMP.



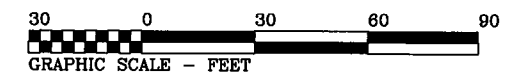
SITE LOCATION

ELEVATIONS FROM ACTUAL FIELD SHOTS ARE ACCURATE & RELATED TO NAVD83 DATUM; CONTOURS, BASED UPON AN INTERPOLATION OF ELEVATION SHOTS, ARE A SUBJECTIVE INTERPRETATION OF TOPOGRAPHY. ELEVATIONS SHOULD BE USED FOR PLANNING AND DESIGN PURPOSES.

CONTOUR INTERVAL = 1'

ZONED RA - RESIDENTIAL A

TOTAL AREA = 0.719± ACRES



CHURCH #203 L23 GED (CHURCHST) #20180115-RESUB-R2 #20231114 EDT.DWG

- FINAL PLAN -

WALLY GAWORECKI SUBDIVISION
LOTS 90-93
ROSALIA STASKO TRACT - FM #2602
PART OF LOT 23 - TOWN OF GEDDES
ONONDAGA COUNTY, NEW YORK

I.D: 24-02-05	FILE:	
DATE: 1-15-2018	SCALE: 1" = 30'	
B/P:		
REVISIONS		
1	4-16-2018	FM
2	11-14-23	SETBACK LINES

COTTRELL LAND SURVEYORS, P.C.
 7308 JAMESVILLE ROAD
 MANLIUS, N.Y. 13104 PHONE (315) 682-8121

MUNICIPAL APPROVAL
Town of Geddes
 1000 Woods Road
 Syracuse, NY 13209

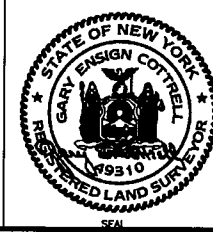
Gerald Albright

COUNTY HEALTH DEPARTMENT APPROVAL

I HEREBY APPROVE THIS TRACT MAP.

 WALLY GAWORECKI III
 7543 WOODLEY AVE. #201
 VAN NUYS, CA. 91406

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 1-23-2018 VOID WITHOUT SIGNER'S EMBOSSED SEAL.



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: 5/13/2024 8:48:16 AM
Re: Three-Mile Limit Review 3S-24-08
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	04/10/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	04/10/2024	Mirza Malkoc	No comment
Eng. Mapping - Zoning	Internal Review Complete	04/09/2024	Ray Wills	No comment
Eng. Design & Cons. - Zoning	Internal Review Complete	04/10/2024	Mirza Malkoc	<ul style="list-style-type: none"> Project site is located in the Ninemile Creek Basin. Ok for re-subdivision.
Planning Commission	Pending	04/03/2024		