

# Other Business

May 28, 2024

## 3S-24-10

### Three-Mile Limit Subdivision Review-Town of Lafayette Cramp ReSubdivision

Resubdivide one lot into two new lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance,  
the applicant is submitting this request to split  
one lot( Apulia Rd--001.-04-28.1 ) into four new lots.

Total area: 13.17 acres

- The existing tax parcel is to be developed for 4 new lots for individual residential housing to be built.
- New Lot 1: 3.01 Acres/134824.4 SF  
New Lot 2: 3.45 Acres/150155.5 SF  
New Lot 3: 3.16 Acres/1376230 SF  
New Lot 4: 3.47 Acres/151292.4 SF
- The Town of Lafayette Planning Board made a negative SERQ declaration and approved the Resubdivision plan on March 26, 2024.
- The application included a Resubdivision map “Map of Survey on Part on Military Lot 2- Town of LaFayette, Onondaga County, New York” dated 3/12/2024. The map illustrates the one proposed four new lots; the map is with the scale of 1” = 50’, Drawn by State of New York Licensed land Surveyor James Richard Lighton.
- 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](mailto:zoning@syrgov.net) \* [www.syrgov.net/Zoning.aspx](http://www.syrgov.net/Zoning.aspx)

Office Use Filing Date:

Case:

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>
1)	Apulia Rd, Farm Lot 1, Keough Farm Sub.	001.-04-28.1	13.17
2)			
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

As listed in the *Municipal Assessment property tax records.*

**PROJECT INFORMATION**

Municipality: Town of LaFayette

Subdivision Name: Cromp Subdivision

Number of Proposed Lots: 4 lots

Existing/Proposed Land Use(s): \_\_\_\_\_

Number of Dwelling Units: 4

Local Approval(s):  Preliminary Date: \_\_\_\_\_  Final Date: 4/8/2024

**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.)

Subdividing 13 acre lot to 4 4acre +/- lots for residential housing to be built.

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

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

David	Cromp				
4045	Cook Rd	Jamesville	NY	13078	
* Signature: <i>Jugha for David Cromp</i>					Date: 4/22/2024

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

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

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

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

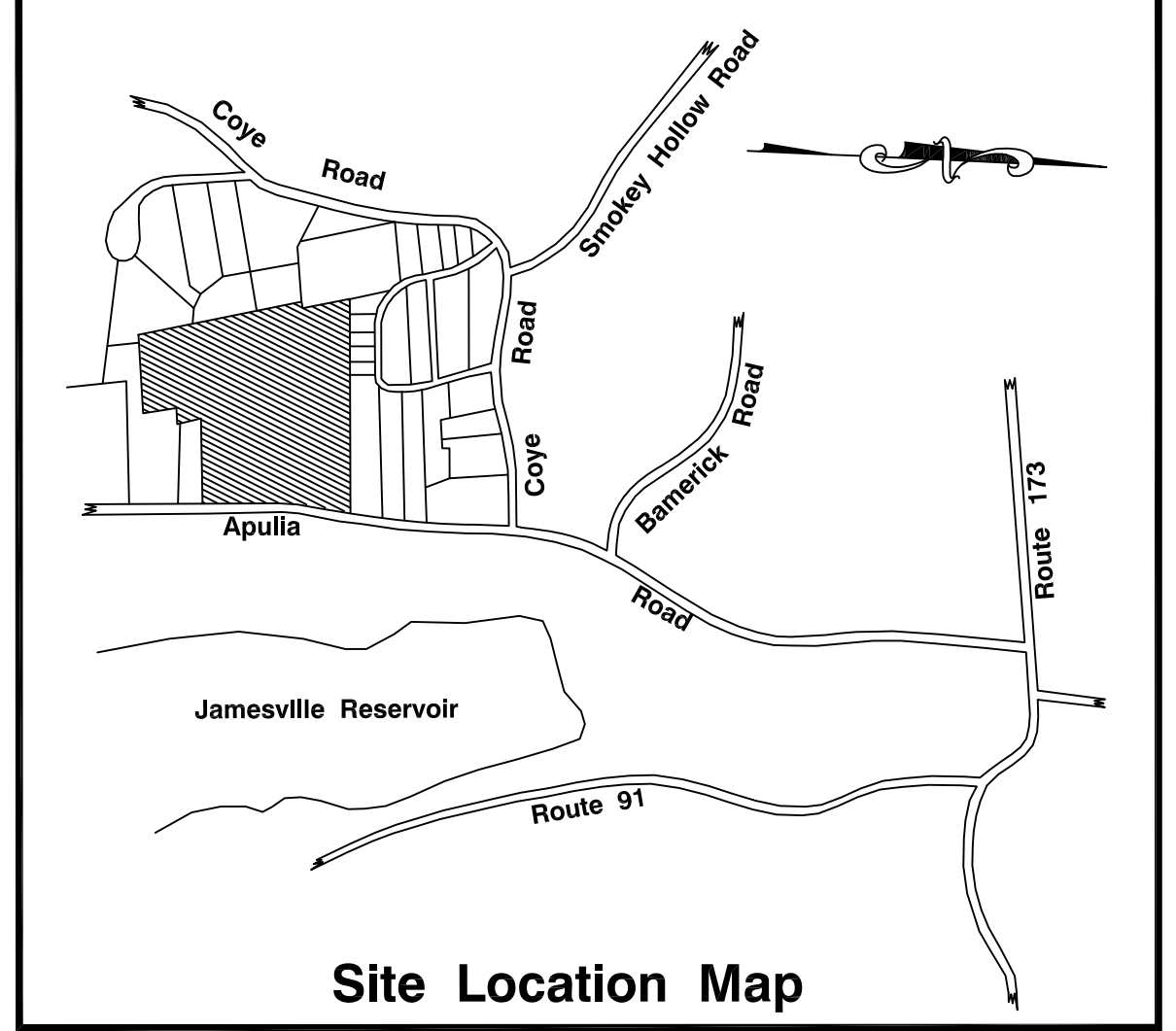
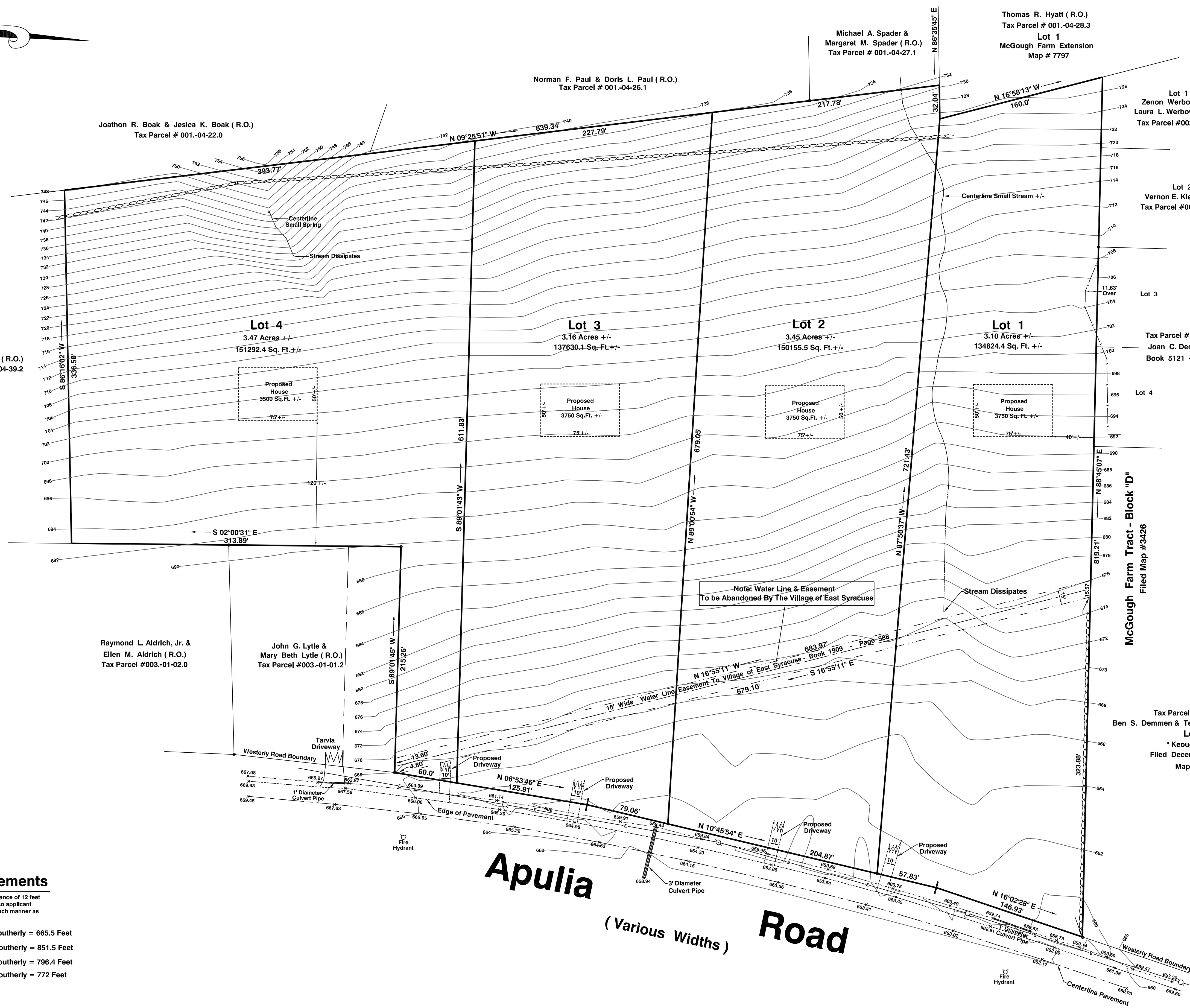
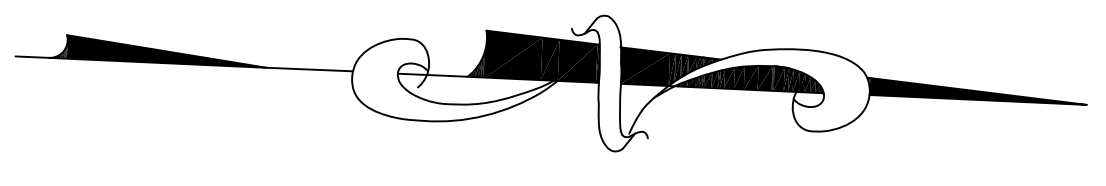
**\* OWNER SIGNATURE DECLARATION**  
 I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments 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)

Jame	Lighton	Surveyor	JRL Land Surveying PLLC	
37 1st	Camillus	NY	13031	
* Signature: <i>JRL Land Surveying</i>				

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

Jan	Lighton	Office Manager	JRL Land Surveying	
37	15 <sup>th</sup> St	Camillus	NY	13031
* Signature: <i>Jan Lighton</i>				



**Legend**

- Indicates Iron Rod / Iron Pipe
- ⊕ Indicates Fire Hydrant
- ⊕ Indicates Utility Pole
- Indicates Stone Wall
- Indicates Chain Link Fence
- Indicates Centerline Drainage Ditch
- Indicates Overhead Utility Line

**Driveway Sight Distance Measurements**

Note: Driveway sight distance is based on height of eye = 3.5 feet at an offset distance of 12 feet back from edge of pavement (white line) and height of object = 3.5 feet, also applicant shall trim brush and maintain the Area within the sight distance triangle in such manner as to maintain optimal sight distance.

Lot 1 Driveway Sight Distance: Northerly = 644 Feet	Southerly = 665.5 Feet
Lot 2 Driveway Sight Distance: Northerly = 750 Feet	Southerly = 851.5 Feet
Lot 3 Driveway Sight Distance: Northerly = 920.5 Feet	Southerly = 796.4 Feet
Lot 4 Driveway Sight Distance: Northerly = 867.5 Feet	Southerly = 772 Feet

**General Notes**

- This survey is subject to any and all subsurface conditions, improvements and encroachments within and/or adjacent to the above platted parcel.
- The locations of underground utilities shown hereon are approximate actual locations are subject to field excavation.
- Map prepared without the Abstract of Title.
- Zoning Information - Tax Parcel #001.-04-28.1  
RPC - Residential Planned Cluster District.
- Total Acres To Be Subdivided = 13.175.
- Survey Datum - NAD83 - New York State Planes, Central North American Datum of 1983 - Geodetic Reference System of 1980.

**Zone RPC Regulations**

- Minimum Lot Area: 60,000 Square Feet.
- Minimum Lot Width: 125 Feet At Building Line.
- Minimum Road Frontage: 60 Feet
- Minimum Structure Height: 35 Feet ( Unless Otherwise Permitted ).
- Minimum Yard Setbacks:
  - Front Yard: 50 Feet.
  - Rear Yard: 30 Feet.
  - Side Yard: 25 Feet.
- Maximum Lot Coverage: 20%

Land Owner: David Crompt  
4045 Cook Farm Road  
Jamesville, New York 13078

Town of LaFayette Approval	Onondaga County Health Department Approval
Land Owner Approval	

**" Crompt Subdivision "**  
" Final Plan "



37 First Street, Camillus, New York 13031  
Email: jrllandsurveying@aol.com

**J.R.L. Land Surveying PLLC**  
James Richard Lighton New York State Licensed Land Surveyor #50606

Phone: (315) 263-9621  
Fax: (315) 320-4298

I hereby certify that this map was made from an actual survey and same is correct. Unauthorised alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or persons for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2023, J.R.L. Land Surveying PLLC.

Map of Survey on part of Military Lot 2 - Town of LaFayette, County of Onondaga, State of New York.  
Known as Lot 1 - "Keough Farm Subdivision" Filed December 17, 2002 - Map #9544, Town of LaFayette  
Scale: 1" = 50' | Date: 03-12-2024 | Drawn By: J.R.L.  
Revisions:

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: 5/22/2024 4:41:50 PM  
Re: Three-Mile Limit Review 3S-24-10  
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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	05/02/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	05/02/2024	Mirza Malkoc	No comment
Eng. Mapping - Zoning	Approved	04/30/2024	Ray Wills	Work shown should have no impact on Mapping Division assets.
Eng. Design & Cons. - Zoning	Conditionally Approved	05/02/2024	Mirza Malkoc	<ul style="list-style-type: none"> <li>• Project site is located in the Butternut Creek Basin.</li> <li>• Ok for re-subdivision.</li> </ul>
Planning Commission	Pending	04/30/2024		