

Other Business

July 29, 2024

3S-24-15

Three-Mile Limit Subdivision Review-Town of Onondaga

Glover-Hartnagel Subdivision

Lot realignment of two existing lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to adjust the lot lines of two existing lots situated at 4217 and 4211 Lafayette Road.

- Lot Realignment of two existing lots

New Lot 1: 6.191 Acres/ 269,679.96 SF

New Lot 2: 4.901 Acres/ 213,487.56 SF

- The Town of Onondaga Planning Board determined no significant environmental impact and approved the Subdivision plan on April 22, 2024.
- The application included a Subdivision map “Glover-Hartnagel Subdivision” on part of Lot No. 163. Known as “4217 Lafayette Road and 4211 Lafayette Road, Town of Onondaga, County of Onondaga, State of New York” dated 5/9/2024. The map illustrates the realignment of the two lots, Lot 1 & Lot 2, previously Parcel “A” and Parcel “B”; the map is with the scale of 1” = 50’, Drawn by State of New York Licensed Land Surveyor Gary E. Cottrell of Cottrell Land Surveyors, P.C.
- The Subdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, Onondaga County Planning Agency, and Onondaga County Planning Board.

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.**

| | | | | | |
|----------------------------------|----------------------------|--------------|----------------------|------------|---------------------|
| Kevin | Glover | Owner | | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| 4211 Lafayette Rd | | Jamesville | NY | 13078 | Phone: 315-214-5681 |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| * Signature: <i>Kevin Glover</i> | | | Date: <i>5.31.24</i> | | |

| | | | | | |
|------------------------------------|----------------------------|--------------|------------------------|------------|-------------------------------|
| Mark | Hartnagel | Owner | | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| 4217 Lafayette Road | | Jamesville | NY | 13078 | Phone: 315-560-5345 |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email: MHEARTS@AOL.COM</i> |
| * Signature: <i>Mark Hartnagel</i> | | | Date: <i>5-31-2024</i> | | |

| | | | | | |
|-----------------------|----------------------------|--------------|----------------|------------|---------------|
| <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> |

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|-----------------------|----------------------------|--------------|----------------|------------|---------------|
| <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)

| | | | | | |
|-----------------------|----------------------------|--------------|----------------|------------|---------------|
| <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> |

| | | | | | |
|-----------------------|----------------------------|--------------|----------------|------------|---------------|
| <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> |

TOWN OF ONONDAGA

Planning Board

ALFRED J. FULLER
4564 Cole Road
Syracuse, NY 13215

DAVID HILLERY
4832 Breckenridge Run
Syracuse, NY 13215

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.
April 22, 2024**

Present:

Marc Malfitano, Chairman
Linda Campbell
David Hillery
Richard Andino, Attorney
Bill Perrine, Engineer

Chairman Malfitano called the Planning Board to order at 6:59 p.m. noting that Mr. Fuller and Mr. Britt are excused.

Glover – Hartnagel Subdivision

Mr. Mark Hartnagel appeared seeking final approval for the Glover-Hartnagel Subdivision located at 4217 LaFayette Road.

Chairman Malfitano noted that it appears that there is whiteout on the plan covering a notation. Chairman Malfitano asked if the notation regarding a “post and rail” fence is accurate. Mr. Hartnagel indicated that it is post and rail with wire mesh incorporation which has openings that are 2 inches by 4 inches in size. The wire mesh is stapled and wired to the fence. It was noted that the Codes Department approved the fence but photographs were not provided.

Chairman Malfitano advised that he was informed that the roof was removed from the wood shed but the columns still remain. He asked if that is accurate. Mr. Hartnagel stated that there are steel posts still remaining.

Chairman Malfitano made a motion to grant preliminary approval, waive further public hearing and grant final approval for the Glover-Hartnagel Subdivision subject to the following conditions:

1. The plan needs to be re-dated by the surveyor to differentiate the survey certification from the prior version;
2. A photograph of the fence needs to be submitted for the file;
3. The approval is conditioned upon the delivery and filing of recombined deeds for the two properties within 30 days of the signing of the map.

The motion was seconded by Ms. Campbell and passed with all in favor.

It was noted that once everything is completed including the filing of the map and delivery of copies of the recombined deeds, then the covering over the woodpile can go back on because it will be more than 20 feet from the side yard setback.

Brittany Hills Section 14

The applicant was not present for the meeting, however, Mr. Perrine reported that he was at the location and the boulder wall was extended but some punch list items still need to be done. He also noted that lanuzi and Romans still have to complete some as-builts and update the map.

Tentatively this matter will be on the agenda for the next meeting if the outstanding punch list items are completed and the map has been updated. An updated letter from C&S will also be needed.

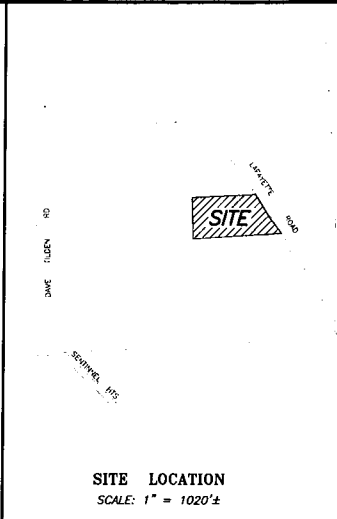
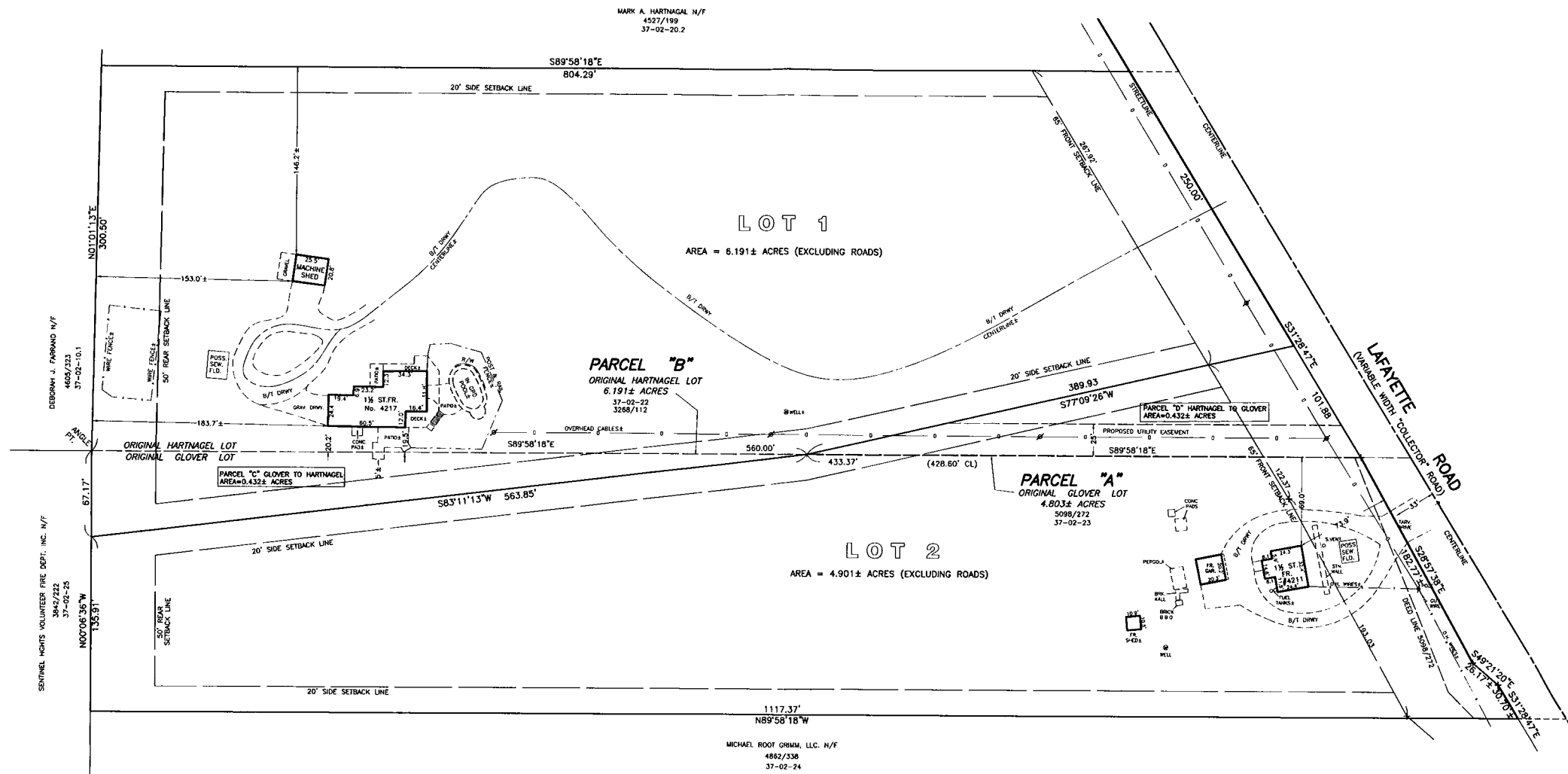
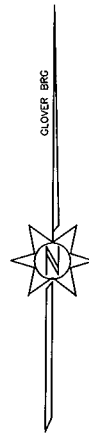
CNY Lawn & Snow LLC

Mr. Brett Koons appeared for CNY Lawn & Snow who is buying the Sentinel Heights Fire Department property and is proposing to utilize the property for a landscaping business. The matter is before the Planning Board on a referral from the ZBA application for a Special Permit. Chairman Malfitano stated that it was determined previously that under the Zoning Code a nursery is permitted. A nursery as defined by the code is land and buildings used for the growing of flowers and plants for the resale or wholesale distribution to the public and other commercial vendors.

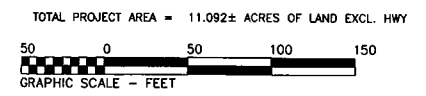
Chairman Malfitano noted that the property consists of 25 acres near the electrical substations and a number of the high voltage lines encompass easements across the property. The survey was reviewed which shows lines across the property identifying the easements. Chairman Malfitano showed the location of the existing building which represents the fire house and the proposed areas for parking lots, salt bins, and a greenhouse. The applicant provided some photos that are demonstrative of their plan. The proposed greenhouse will be 30 x 40 feet and is planned to be erected in the future, but the location has been determined and is indicated on the plan. There will also be a materials yard and various bins constructed from concrete block for mulch or other materials.

Chairman Malfitano explained that this is subject to a Special Permit. The Zoning Board needs to make a determination of impacts based upon the criteria set forth in the Zoning Code. With respect to nurseries, access driveway or road will be located at least 50 feet from the nearest residential property line; the proper buffering consisting of fencing or vegetative screening is provided between the nursery and adjoining residential properties; no equipment or vehicles will be parked within 100 feet of the nearest residential property; no products other than trees or shrubs may be stored within 50 feet of the nearest residential property; and no manure, dung or odor producing substance may be located or stored within 200 feet of the property line.

It was noted that the layout plan provided demonstrates proposed uses consistent with their business are within only a small portion of the parcel. Chairman Malfitano explained that the property is surrounded by the power lines with no close residential property. Ms. Campbell asked where the plows and trucks will be parked. Mr. Koons stated that they will be parked in the bays of the existing building which was the fire station. Chairman Malfitano also provided a copy of a letter that was submitted from a neighbor, Jamie Martinez, of 4201 Dave Tildon Road expressing support of the new business.



- ZONED: R-C RESIDENTIAL COUNTRY DISTRICT
- 65' MINIMUM FRONT YARD SETBACK (COLLECTOR ROAD)
 - 225' MINIMUM LOT WIDTH AT SETBACK (COLLECTOR ROAD)
 - 130' MINIMUM FRONTAGE (COLLECTOR ROAD)
 - 20' MINIMUM SIDE YARDS
 - 50' MINIMUM REAR YARD
 - 2 ACRE MINIMUM AREA



00XXXX0001 GLOVER - HARTNAGEL SUBD 080163 (ADD) [REANAF].[R.37-2-22 B.3A] 02020507PRELIM.DWG

- FINAL PLAN -

GLOVER - HARTNAGEL SUBDIVISION
PART OF LOT 163 - TOWN OF ONONDAGA
ONONDAGA COUNTY, N. Y.

I.D: 37-2-22.23 FILE: ROLL: 37-2-22 BIN: 3AA
 DATE: 03-07-2024 SCALE: 1" = 50' B/P:

| REVISIONS | |
|-----------|--------------------------|
| 1 | 05-09-2024 CONTINGENCIES |

COTTRELL LAND SURVEYORS, P.C.
 7308 STATE RTE 173, MANLIUS, NY 13104
 (315)882-8121, WWW.COTTRELLSURVEYORS.COM



NOT A VALID SUBDIVISION WITHOUT RECORDING DATA OF THE MAP FILING WITH THE ONONDAGA COUNTY CLERK'S OFFICE.

LAND EXCHANGE SUMMARY:

- GLOVER OWNS PARCEL "A" CONSISTING OF 4.803± ACRES OF LAND.
- HARTNAGEL OWNS PARCEL "B" CONSISTING OF 6.191± ACRES OF LAND.
- GLOVER WILL CONVEY TO HARTNAGEL PARCEL "C" CONSISTING OF 0.432± ACRES.
- HARTNAGEL WILL CONVEY TO GLOVER PARCEL "D" CONSISTING OF 0.432± ACRES.
- WHEN MERGED AND FINALIZED GLOVER WILL OWN LOT 2 CONSISTING OF 4.803± ACRES.
- WHEN MERGED AND FINALIZED HORTNAGEL WILL OWN LOT 1 CONSISTING OF 6.191± ACRES.

APPROVAL OF THIS SUBDIVISION IS CONTINGENT UPON RECOMBINED DEEDS FOR THE NEWLY MERGED LOTS BEING FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE WITHIN 30 DAYS OF SIGNING OF THE MAP.

I HEREBY APPROVE THIS TRACT MAP.

KEVIN GLOVER, OWNER
 4211 LAFAYETTE ROAD
 JAMESVILLE, NY 13078

I HEREBY APPROVE THIS TRACT MAP.

MARK HARTNAGEL, OWNER
 4217 LAFAYETTE ROAD
 JAMESVILLE, NY 13078

COUNTY HEALTH DEPARTMENT APPROVAL

MUNICIPAL APPROVAL

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.

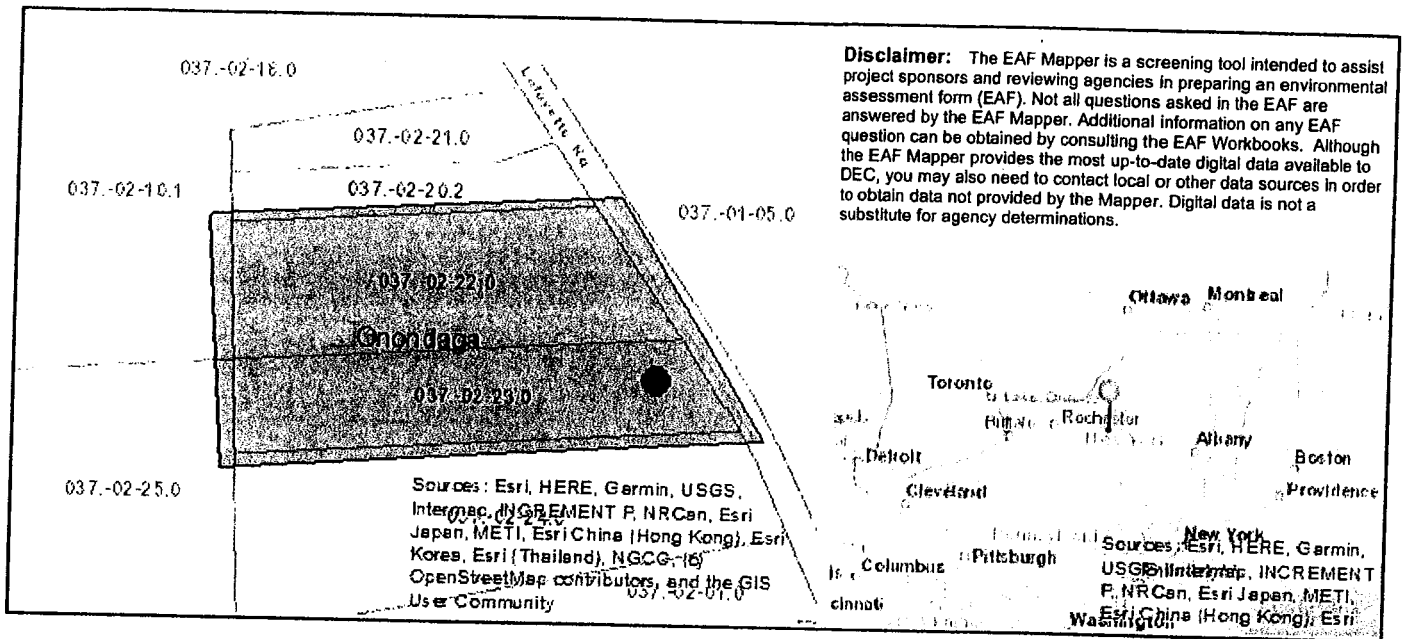
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|---|--|-------------------------------|---|
| Name of Action or Project: GLOVER-HARTNAGEL SUBDIVISION | | | |
| Project Location (describe, and attach a location map): WEST SIDE OF LAFAYETTE ROAD APPROXIMATELY 2800 FEET NORTHWESTERLY FROM BREVITY LANE | | | |
| Brief Description of Proposed Action: PARTICIPANTS DESIRE TO EXCHANGE EQUAL SIZE TRIANGULAR AREAS TO IMPROVE PRIVACY AND USABILITY OF LANDS AROUND THEIR RESIDENCES. | | | |
| Name of Applicant or Sponsor: KEVIN GLOVER | | Telephone: 315-214-5681 | |
| Address: 4211 LAFAYETTE ROAD | | E-Mail: KGLOVER5@TWCNY.RR.COM | |
| City/PO: JAMESVILLE | | State: NY | Zip Code: 13078 |
| 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: | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| | | | | |
|--|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | | <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? | | NO | YES | |
| If Yes, identify: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | NO | YES | |
| b. Are public transportation services available at or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | | NO | YES | |
| If No, describe method for providing potable water: _____ | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ | | <input checked="" type="checkbox"/> | <input 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? | | NO | YES | |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 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? | | NO | YES | |
| | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ | | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input 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? Indiana Bat, Northern Long... | NO | YES |
| | <input type="checkbox"/> | <input checked="" 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, | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input checked="" type="checkbox"/> | <input 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>KEVIN GLOVER</u> <u>MARK HIRTNAGEL</u> Date: <u>1/10/20</u> | | |
| Signature: <u><i>Kevin Glover</i></u> <u><i>Mark Hirtnagel</i></u> Title: _____ | | |

PRINT FORM



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Indiana Bat, Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 7/25/2024 11:13:33 AM
Re: Three-Mile Limit Review 3S-24-15
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 | 07/25/2024 | Mirza Malkoc | Proposed development shall follow all local & state regulations. |
| Eng Sewers- Zoning | Internal Review Complete | 07/25/2024 | Mirza Malkoc | No comment |
| Eng. Mapping - Zoning | Approved | 07/19/2024 | Ray Wills | -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. |
| Eng. Design & Cons. - Zoning | Conditionally Approved | 07/25/2024 | Mirza Malkoc | <ul style="list-style-type: none">• Project site is located in the Rush Creek Basin.• Ok for re-subdivision. |
| Planning Commission | Pending | 07/12/2024 | | |