

# Other Business

July 29, 2024

## 3S-24-17

### Three-Mile Limit Subdivision Review-Town of Dewitt 7 Erregger Terrace Subdivision

#### Combining Two Existing Lots into One New Lot

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine two existing lots situated at 7 Erregger Terrace into one new lot.

- Dimensions of New Lot

New Lot 1: 0.51 Acres/ 22,215.6 SF

- The Town of Dewitt Planning Board determined no significant environmental impact approved the Subdivision plan on July 11th, 2024.
- The application included a Subdivision map “Rose Property; Final Resubdivision 7 Erregger Terrace, Lot 6 & Part of Lot 7, Section B-Bradford Heights.” Known as 7 Erregger Terrace, Town of Dewitt, County of Onondaga, State of New York, dated 6/17/2024. The map illustrates the consolidation of the two existing parcels: Parcel 054.-04-05.2 and Parcel 054.-04-06.2 into Lot 1; the map is with the scale of 1” = 20’, Drawn by State of New York Licensed Land Surveyor David William Hanning of D.W Hanning Land Surveyors PC.
- The Subdivision map was 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> <small>(000.-00-00.0)</small>	<u>ACRES</u>
1)	7 Erregger Ter Syracuse, NY 13224	054.-04-05.2	
2)	7 Erregger Ter Syracuse, NY 13224	054.-04-06.2	
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

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

**PROJECT INFORMATION**

Municipality: The Town of DeWitt  
 Subdivision Name: 7 Erregger Ter, Syracuse, NY 13224  
 Number of Proposed Lots: 2  
 Existing/Proposed Land Use(s): No Change to Use - merging two residential lots  
 Number of Dwelling Units: 1  
 Local Approval(s):  Preliminary    Date: \_\_\_\_\_     Final    Date: 7/11/24

**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.)*  
Combining two residential lots, both owned by my husband & I, into one lot.

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

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

First Name	Last Name	Title	Company	Phone:
Kelly	Rose	Mrs.		518-598-3663
Street Address	Apt / Suite / Other	City	St	Zip
* Signature:		Date:		

First Name	Last Name	Title	Company	Phone:
Kelly	Rose			518-598-3663
7 Erregger Ter		Syracuse	NY	13224
Street Address	Apt / Suite / Other	City	St	Zip
* Signature:		Date: 7/16/24		

First Name	Last Name	Title	Company	Phone:
Jeremy	Rose			315-569-6402
7 Erregger Ter		Syracuse	NY	13224
Street Address	Apt / Suite / Other	City	St	Zip
* Signature:		Date: 7/16/24		

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

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

First Name	Last Name	Title	Company	Phone:
Kelly	Rose			518-598-3663
7 Erregger Ter		Syracuse	NY	13224
Street Address	Apt / Suite / Other	City	St	Zip
* Signature:		Date:		

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

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

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING

J. Ryan McMahon, II, County Executive  
Don M. Jordan, Jr., Acting 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.

Map Title: Rose Property; Final Re-Subdivision – 7 Erregger Terrace – Lot 6 & Part of Lot 7 – Section B – Bradford Heights – Town of DeWitt, Onondaga Co., NY

Street Name: Tecumseh Road (Existing)  
Erregger Terrace (Existing)

Municipality: Town of DeWitt

Tax Map Section: 054

County Reference #: SN-24-115

Date: July 16, 2024



Edward Hart  
GIS Division



TOWN OF DEWITT PLANNING BOARD  
SITE PLAN APPROVAL FOR CONSTRUCTION

Chairman: [Signature] Date: 7/11/24

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

These stamped plans, consisting of \_\_\_\_\_ sheets prepared by \_\_\_\_\_

are hereby approved by the Owner and Town of DeWitt for construction. I, the Owner, agree to build/improve the subject property in full conformance with said plans subject to:

\_\_\_\_\_  
\_\_\_\_\_

In my professional opinion, and based on my observations and/or scope of service, I hereby certify this map was made from an actual survey on 6/17/24, and this map is correct.

This certification is void unless signed in RED ink.

[Signature]  
DAVID WILLIAM HANNIG, P.L.S., - N.Y.S. LIC. NO. 47411



**Rose Property; Final Re-Subdivision  
7 Erregger Terrace  
Lot 6 & Part of Lot 7  
Section B - Bradford Heights  
Town of Dewitt, Onondaga Co., NY**

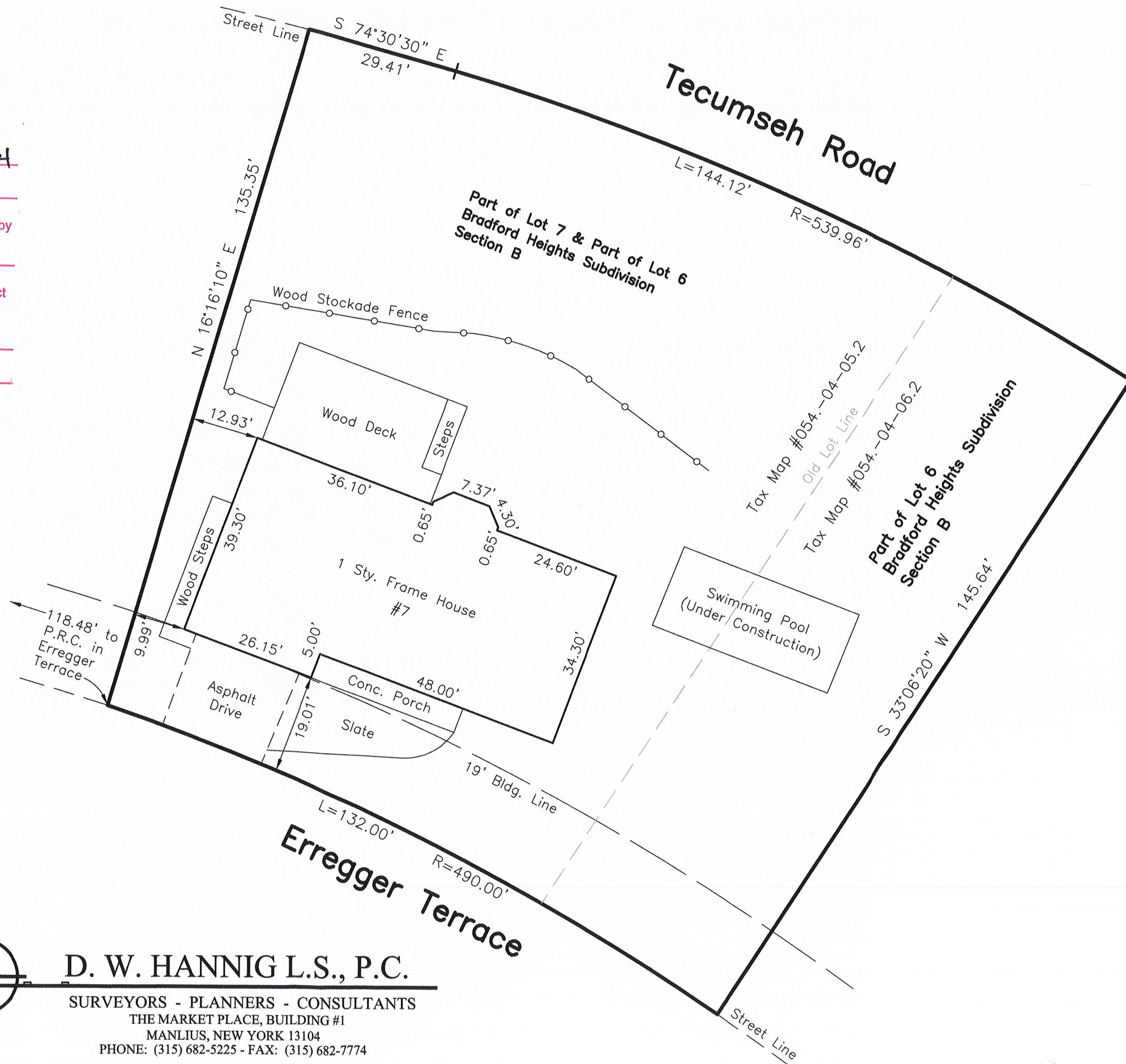
Scale 1" = 20'

June 17, 2024



**D. W. HANNIG L.S., P.C.**

SURVEYORS - PLANNERS - CONSULTANTS  
THE MARKET PLACE, BUILDING #1  
MANLIUS, NEW YORK 13104  
PHONE: (315) 682-5225 - FAX: (315) 682-7774







OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: City Of Syracuse  
From: Amber Dillon, Zoning Planner  
Date: 7/25/2024 11:10:19 AM  
Re: Three-Mile Limit Review 3S-24-17  
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	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"><li>• Project site is located in the Meadowbrook Basin.</li><li>• Ok for re-subdivision.</li></ul>
Planning Commission	Pending	07/17/2024		