

New Business

July 8, 2024

3S-24-13

Three-Mile Limit Subdivision Review-Town of Camillus Ranalli 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 153 Seitz Drive and 217 Danbury Drive.

- Lot Realignment of two existing lots

New Lot 1: 2.0 Acres/ 87,120 SF

New Lot 2: 16.97 Acres/ 739,213.2 SF

- The Town of Camillus Board determined no significant environmental impact approved the Subdivision plan on May 29, 2024.
- The application included a Subdivision map “Ranalli Subdivision” on part of Lot No. 1 of part of Farm Lot Nos. 36 & 37 to be Lots 5A & 1B. Known as “153 Seitz Drive and 217 Danbury Drive, Town of Camillus, County of Onondaga, State of New York” dated 5/7/2024. The map illustrates the realignment of the two existing lots, Lot 5A and Lot 1B; the map is with the scale of 1” = 60’, Drawn by State of New York Licensed Land Surveyor Timothy J. Coyer of Ianuzi & Romans P.C.
- 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.



June 12, 2024

Syracuse Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, New York 13202

**RE: Three Mile Review Application
Ranalli Subdivision 2nd Amended
217 Danbury Drive
CHA Project No. 23278**

Dear Syracuse Zoning Administration:

CHA, on behalf of the owner, is pleased to submit the following Three Mile Review Application for the above referenced property. The proposed subdivision is a lot line adjustment to create a larger lot for 217 Danbury Drive in the Town of Camillus. Both existing parcels are have single family residences, the purpose of the subdivision is to have 217 Danbury Drive go from a 1 acre lot to 2 acres while 153 Seitz drive will go from 17.97 acres to 16.97 acres.

The following information is submitted for review and approval:

- Three Mile Review Application Form
- Town of Camillus Planning Board Resolution Letter
- Town Approved Subdivision Map

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-257-7258 or BHarrell@chasolutions.com

Very truly yours,

A handwritten signature in black ink that reads "Ben Harrell". The signature is written in a cursive, slightly slanted style.

Ben Harrell, PE.
Engineer IV

Enclosures

Cc:

V:\Projects\ANY\K2\23278\CADD\Concept\Camillus Site\Subdivision App\City of Syracuse Three Mile Review\0-Cover Letter-217 Danbury Drive Three Mile App-06-12-24.doc

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 * 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)	<u>217 Danbury Drive</u>	<u>041.-01-61.6</u>	<u>1.00</u>
2)	<u>153 Seitz Drive</u>	<u>041.01-61.1</u>	<u>17.97</u>
3)	_____	_____	_____
4)	_____	_____	_____
5)	_____	_____	_____
6)	_____	_____	_____
7)	_____	_____	_____
8)	_____	_____	_____
9)	_____	_____	_____
10)	_____	_____	_____

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

PROJECT INFORMATION

Municipality: Town of Camillus
 Subdivision Name: Lot No. 1 Ranalli Subdivision 2nd Amended
 Number of Proposed Lots: 2 Lots
 Existing/Proposed Land Use(s): Two single family residences
 Number of Dwelling Units: Two dwelling units
 Local Approval(s): Subdivision Preliminary Date: _____ Final Date: 5/29/2024


PROJECT DESCRIPTION (Combining/Dividing/Realigning X Lot(s) into Y New Lot(s))

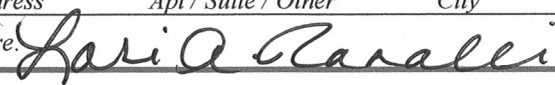
(Provide a brief description of the project, including if it is a residential or commercial project.)

Lot line adjustment for two existing lots to have 217 Danbury Drive go from a 1 acre lot to a 2 acre lot and 153 Seitz Drive go from a 17.97 acre lot to 16.97 Acres. The purpose is to increase the lot area and yard area of 217 Danbury drive which a single family residence from 153 Seitz Drive which is also a single family residence.

PROPERTY OWNER(S) (required)

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

James	Ranalli III	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
217 Danbury Drive		Camillus	NY	13031	315-350-4822
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 6/10/24		

Lori	Ranalli	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
153 Seitz Drive		Camillus	NY	13031	315-350-4822
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 6-10-24		

<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)

Ben	Harrell	Engineer IV	CHA Consulting		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
300 S. State Street Suite 600		Syracuse	NY	13202	315-257-7258
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					BHarrell@chasolutions.com

Town of Camillus

PLANNING BOARD

4600 West Genesee Street
Syracuse, New York 13219
Phone (315)487-8930 Fax (315)487-6976

TO: James Ranalli III
DATE: 06/10/2024
RE: 217 Danbury Drive/TM #041.-01-61.6 & 041.-01-61.1

PLEASE BE ADVISED THAT AT THE PLANNING BOARD MEETING OF MAY 29, 2024 THE FOLLOWING RESOLUTION WAS MADE, DULY SECONDED AND UNANIMOUSLY APPROVED:

RESOLVED: Approval of Lot Line Realignment for Lot 5A to increase its overall size to 2 acres in accordance to the plan prepared by Timothy J. Coyer entitled Final Plan Lot No. 1 Ranalli Subdivision 2nd Amended, last dated 05/07/2024 as submitted and approved at the meeting.

Conditions – Copy of recorded deed

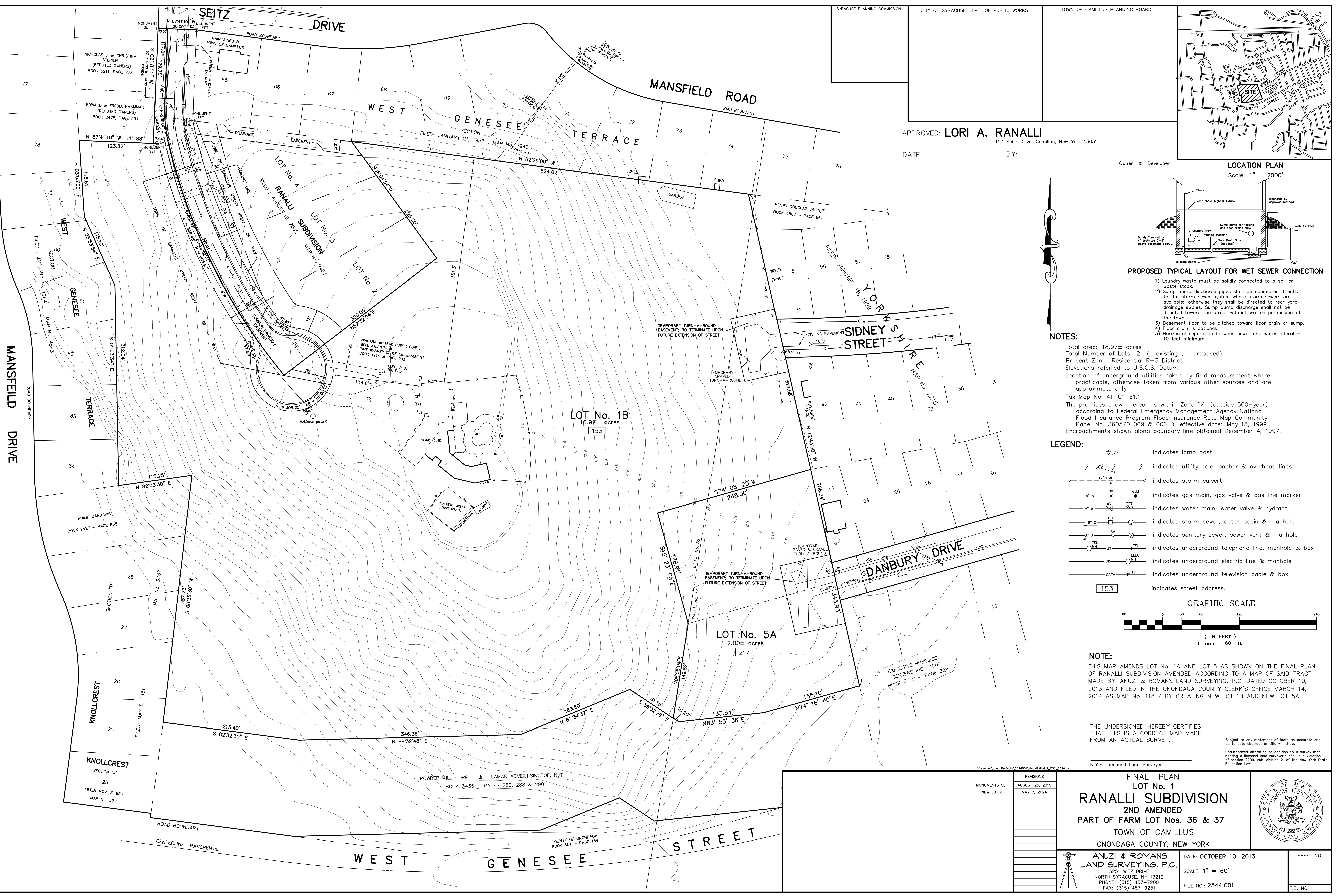
Note: Approval of your application by the Planning Board does not relieve you or your agents from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or Town authorities, including the issuance of permits by the Code Enforcement Office.

Please call or email with any questions or concerns.

Thank you.

Beth McDonough
Town of Camillus Planning Board Clerk
(315) 487-8930
planningboard@townofcamillus.com

CC: Code Enforcement Officer (Gregg Humphrey)
Town Engineer (Charles White)
Planning Board Attorney (Paul Curtin)



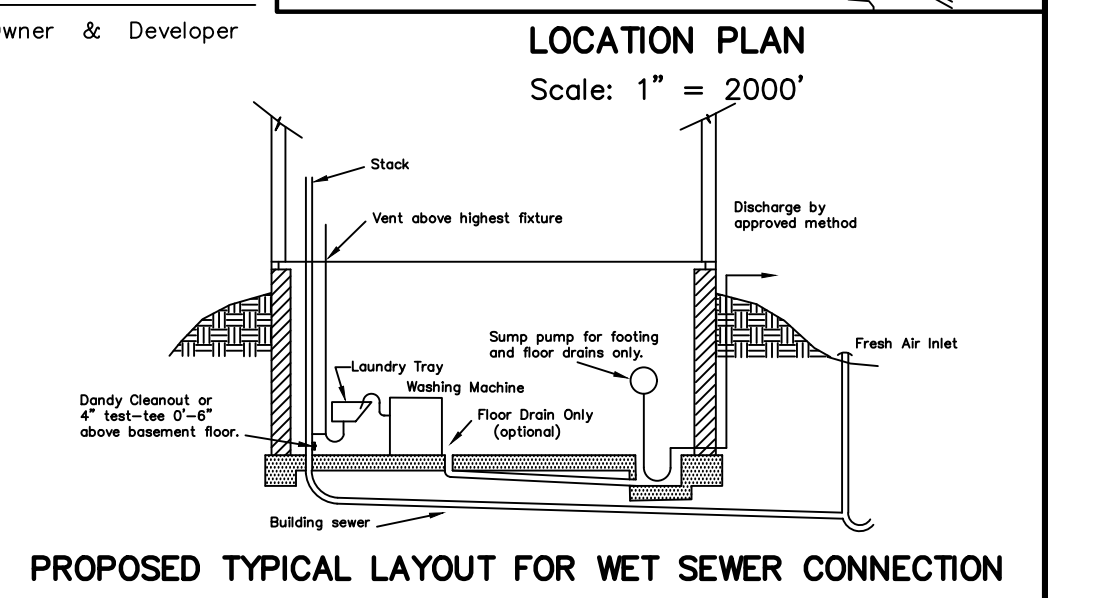
SYRACUSE PLANNING COMMISSION CITY OF SYRACUSE DEPT. OF PUBLIC WORKS TOWN OF CAMILLUS PLANNING BOARD

APPROVED: **LORI A. RANALLI**
153 Seitz Drive, Camillus, New York 13031

DATE: _____ BY: _____

Owner & Developer

LOCATION PLAN
Scale: 1" = 2000'

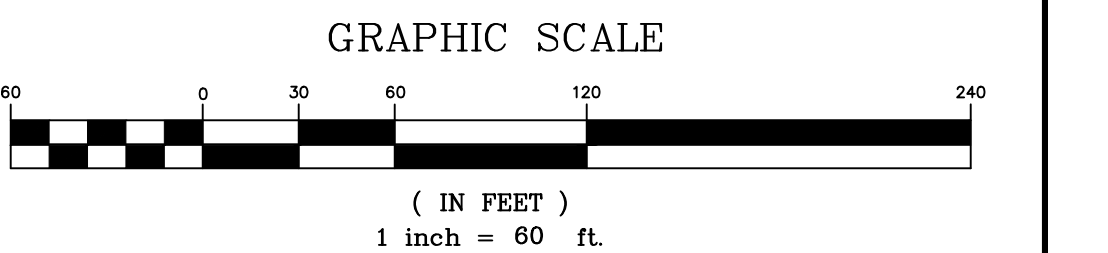


NOTES:

Total area: 18.97± acres
Total Number of Lots: 2 (1 existing, 1 proposed)
Present Zone: Residential R-3 District
Elevations referred to U.S.G.S. Datum.
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map No. 41-01-61.1
The premises shown hereon is within Zone "X" (outside 500-year) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360570 009 & 006 D, effective date: May 18, 1999.
Encroachments shown along boundary line obtained December 4, 1997.

LEGEND:

- indicates lamp post
- indicates utility pole, anchor & overhead lines
- 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 street address.



NOTE:
THIS MAP AMENDS LOT No. 1A AND LOT 5 AS SHOWN ON THE FINAL PLAN OF RANALLI SUBDIVISION AMENDED ACCORDING TO A MAP OF SAID TRACT MADE BY IANUZI & ROMANS LAND SURVEYING, P.C. DATED OCTOBER 10, 2013 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE MARCH 14, 2014 AS MAP No. 11817 BY CREATING NEW LOT 1B AND NEW LOT 5A.

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

Subject to any statement of facts on accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

S. Y. S. Licensed Land Surveyor

MONUMENTS SET
NEW LOT 6

REVISIONS
AUGUST 25, 2015
MAY 7, 2024

FINAL PLAN
LOT No. 1
RANALLI SUBDIVISION
2ND AMENDED
PART OF FARM LOT Nos. 36 & 37
TOWN OF CAMILLUS
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: OCTOBER 10, 2013
SCALE: 1" = 60'
FILE NO.: 2544.001

SHEET NO.
F.B. NO.

MANSFIELD DRIVE

KNOLLCREST

COUNTY OF ONONDAGA
BOOK 651 - PAGE 154

POWDER MILL CORP. & LAMAR ADVERTISING OF, N/F
BOOK 3435 - PAGES 286, 288 & 290

EXECUTIVE BUSINESS
CENTERS INC. N/F
BOOK 3330 - PAGE 328

MONUMENTS SET NEW LOT 6	REVISIONS AUGUST 25, 2015 MAY 7, 2024	FINAL PLAN LOT No. 1 RANALLI SUBDIVISION 2ND AMENDED PART OF FARM LOT Nos. 36 & 37 TOWN OF CAMILLUS ONONDAGA COUNTY, NEW YORK	DATE: OCTOBER 10, 2013 SCALE: 1" = 60' FILE NO.: 2544.001	SHEET NO. F.B. NO.
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OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 07/02/2024
Re: Three-Mile Limit Review 3S-24-13
Three Mile Limit ,

The Departments and/or Boards below have reviewed your application and provided the following comments/recommendations for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations and submit any revisions to the Office of Zoning Administration. Upon receipt of modified plans and/or written justification the proposal may be approved administratively.

If you are unable to modify your plans, please submit written justification to the Office of Zoning Administration and request that the proposal be authorized for a public hearing to be considered by the City Planning Commission.

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	06/28/2024	Mirza Malkoc	<ul style="list-style-type: none"> Project site is located in the Geddes Brook Basin. Ok for re-subdivision.
Eng Sewers- Zoning	Internal Review Complete	06/28/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Eng. Mapping - Zoning	Approved	06/28/2024	Ray Wills	Work should have no impact on Mapping Division assets in the area.
Eng. Design & Cons. - Zoning	Conditionally Approved	06/28/2024	Mirza Malkoc	<ul style="list-style-type: none"> Project site is located in the Geddes Brook Basin. Ok for re-subdivision.
City Planning - Zoning	Internal Review Complete	06/21/2024	Owen Kerney	City Planning does not need to review Three Mile Limit reviews.

Approval	Condition
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