

# New Business

July 8, 2024

## 3S-24-14

Three-Mile Limit Subdivision Review-Town of Dewitt

Nottingham Subdivision

Combine 3 Tax Parcels into 2 Lots

1150 Nottingham Road

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine and reconfigure the three existing tax parcels situated at 1150 Nottingham Road into two lots.

- Two Proposed Subdivision Lots

Lot 1: 1.259 Acres/54,842 SF

Lot 2: 1.991 Acres/86,728 SF

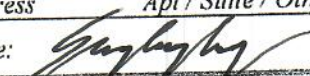
- The Town of Dewitt Board determined no significant environmental impact and approved the Subdivision plan on June 13, 2024.
- The application included a Subdivision map “1150 Nottingham Subdivision” on part of Lot No.70 to be Lots 1 & 2. Known as tax parcels *070.1-02-02.1*, *070.1-02-03.0* and *070.1-02-04.0* located at 1150 Nottingham Road, Town of Dewitt, County of Onondaga, State of New York, dated 12/21/2022. The map illustrates the proposed subdivision of Lots 1 & 2; the map is scaled at 1” =40’, drawn by State of New York Licensed Land Surveyor Gary Ensign 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.

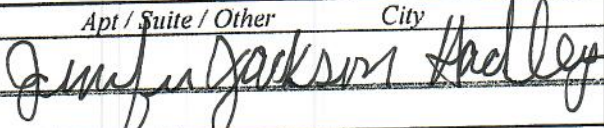




**PROPERTY OWNER(S) (required)**

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

Stephen B.	Hadley				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i> (315) 479-0009
1176 Nottingham Rd.		Jamesville	NY	13078	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> xhadleysx@aol.com
* <i>Signature:</i> 			<i>Date:</i> 6/21/24		

Jennifer	Jackson				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i> (315) 479-0009
1176 Nottingham Rd.		Jamesville	NY	13078	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> xhadleysx@aol.com
* <i>Signature:</i> 			<i>Date:</i> 6/21/24		

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

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

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
			<i>St</i>	<i>Zip</i>	<i>Email:</i>
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* <i>Signature:</i>					

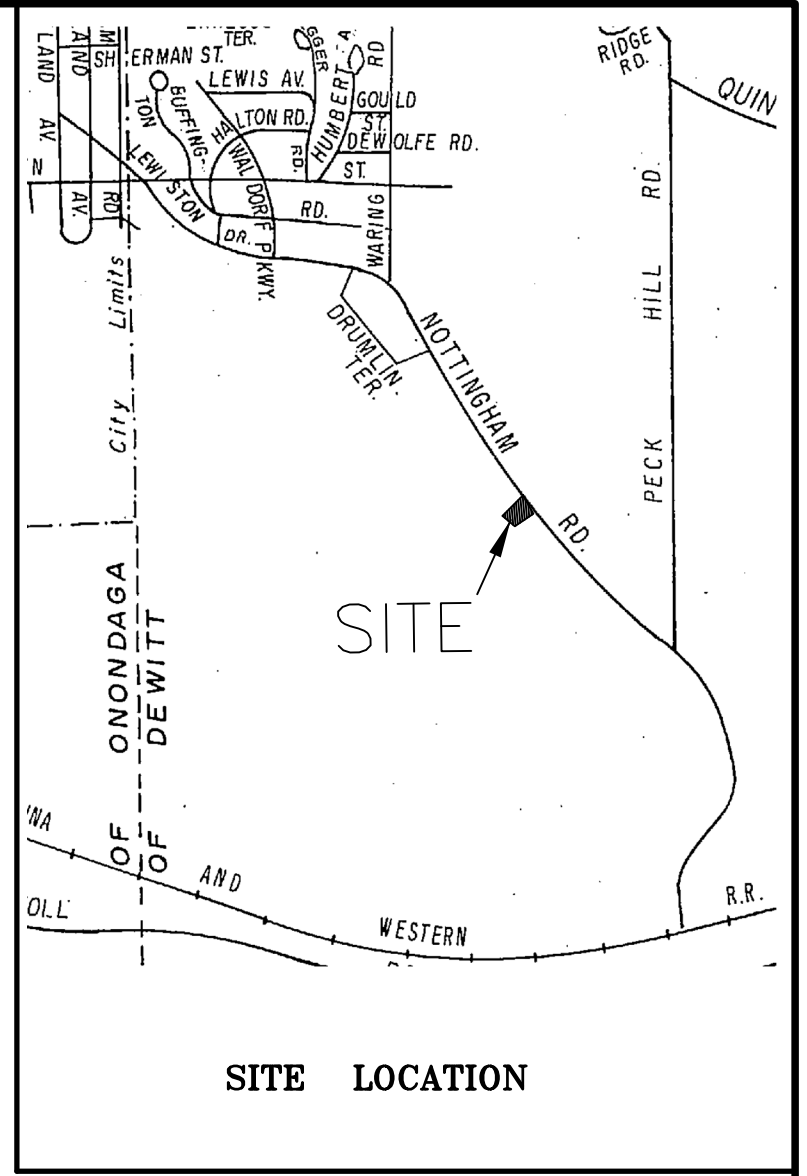
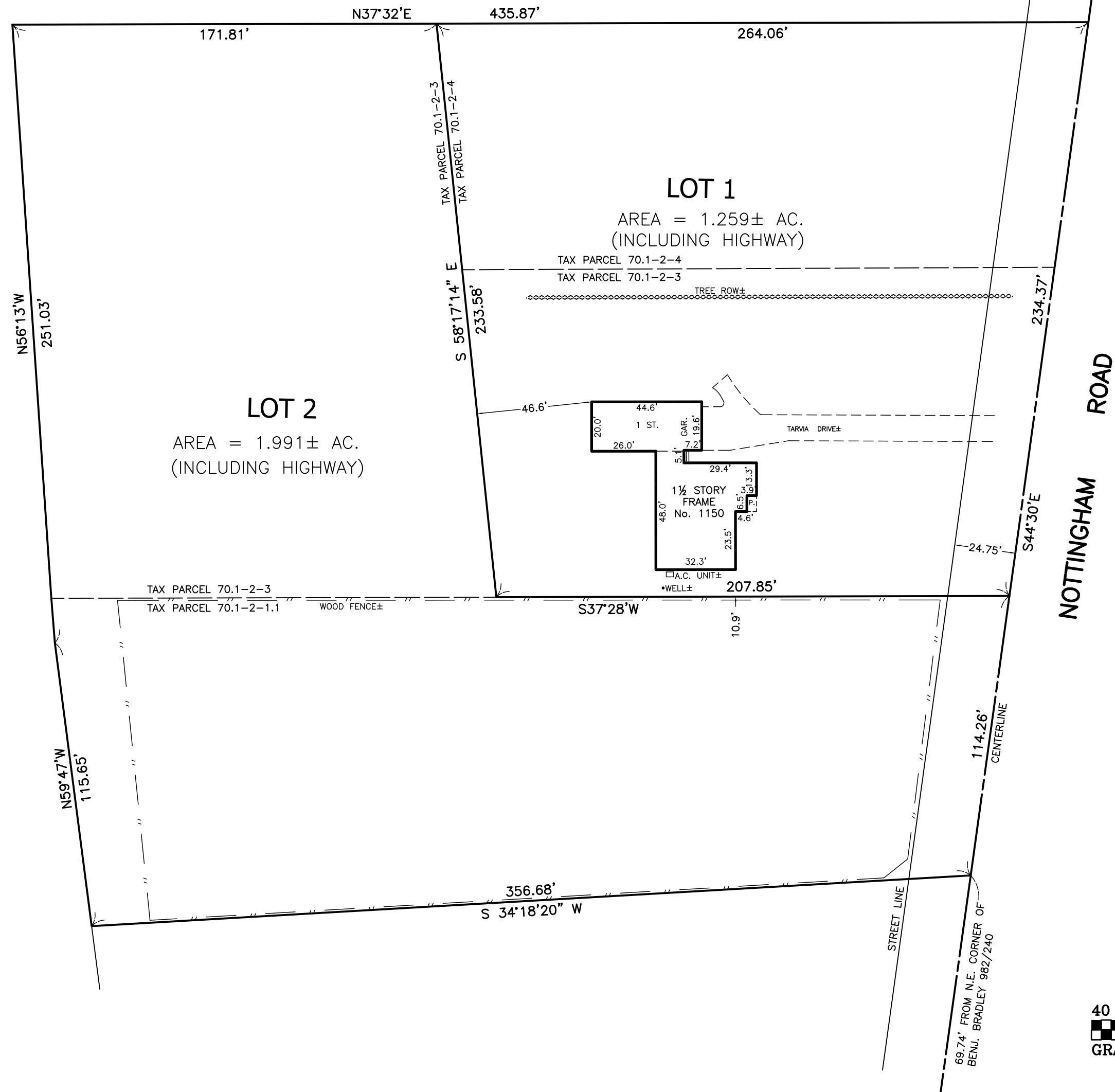
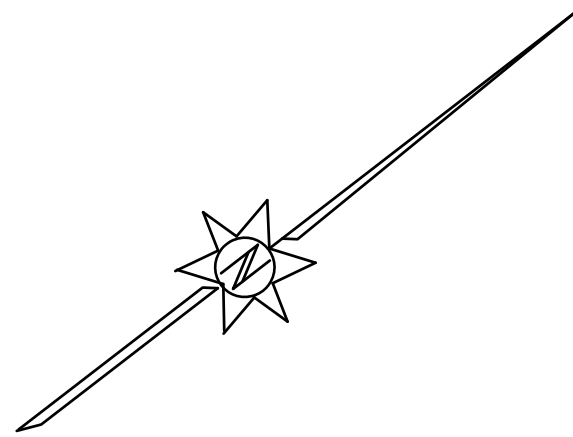
**\* OWNER SIGNATURE DECLARATION**  
 I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments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

Stephen B.	Hadley				
Jennifer	Jackson				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i> (315) 479-0009
1176 Nottingham Rd.		Jamesville	NY	13078	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> xhadleysx@aol.com

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

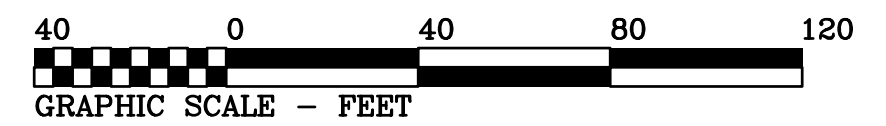
Stephen G.	Etoll	Esq.	Hancock Estabrook, LLP		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i> (315) 565-4576
120 Madison St.	Suite 1800	Syracuse	NY	13202	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> setoll@hancocklaw.com



APPROVAL OF THIS PLAN IS INDICATIVE ONLY THAT LOTS SHOWN HEREON SATISFY MINIMUM TOWN SUBDIVISION AND ZONING REQUIREMENTS. THEY ARE NOT BUILDING LOTS UNDER ONONDAGA COUNTY HEALTH REGULATIONS. CONSTRUCTION PERMITS WILL NOT BE ISSUED UNTIL INDIVIDUAL LOT SEWAGE DISPOSAL PLANS ARE SUBMITTED TO AND APPROVED BY THE ONONDAGA COUNTY HEALTH DEPARTMENT.

ZONED: (R-0) RESIDENTIAL ZERO  
 MIN. 120' FRONTAGE 40,000 S.F  
 FRONT: 50' SETBACK  
 SIDE: 12' MIN., 32' TOT. SETBACKS  
 REAR: 40' SETBACK

TOTAL AREA = 3.250AC. ±



NOTTINGHAM \$1150 DEW70 #70.1-2-3,4 (ADD) ©19580816LOC ©20221221RESUB

-FINAL PLAN-

1150 NOTTINGHAM ROAD  
**1150 NOTTINGHAM SUBDIVISION**  
**PART OF LOT 70 - TOWN OF DEWITT**  
**ONONDAGA COUNTY, NEW YORK**

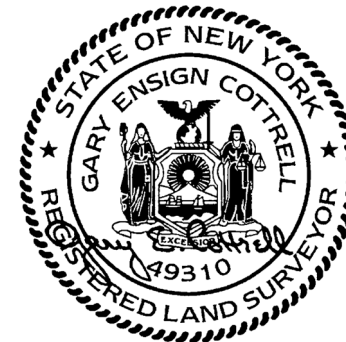
I.D: 70.1-2-3	FILE: 70.1-2 BIN: 2nn
DATE: 12-21-2022	SCALE: 1" = 40' B/P:
REVISIONS	

COTTRELL LAND SURVEYORS, PC.  
 7308 STATE RTE 173, MANLIUS, NY 13104  
 (315)682-8121, WWW.COTTRELLSURVEYORS.COM

COUNTY HEALTH DEPARTMENT APPROVAL

MUNICIPAL APPROVAL

THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 08-16-1958 VOID WITHOUT SIGNER'S EMBOSSED SEAL.  
 RECERTIFIED ON: DEC. 21, 2022



I HEREBY APPROVE THIS TRACT MAP.

STEPHEN HADLEY, OWNER  
 1176 NOTTINGHAM ROAD  
 JAMESVILLE, NY 13078  
 (315) 289-0678

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



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-24-14  
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@syrgov.net](mailto:Zoning@syrgov.net) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	07/01/2024	Mirza Malkoc	Future development shall follow all local & state regulations.
Eng Sewers- Zoning	Internal Review Complete	07/01/2024	Mirza Malkoc	No comment
Eng Mapping - Zoning	Approved	06/28/2024	Ray Wills	No comment. No impact on Mapping Division assets in the area.
City Engineer - Zoning	Pending	06/26/2024		
Eng Design & Cons. - Zoning	Conditionally Approved	07/01/2024	Mirza Malkoc	• Project site is located in the Butternut Creek Basin. • Ok for re-subdivision.
Planning Commission	Pending	06/26/2024		

Approval	Condition
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