

Other Business

September 9th, 2024

3S-24-19

Three-Mile Limit Subdivision Review-Town of Salina Liverpool Manor No. 1 Amended Subdivision Subdivide 1 Parcel into 2 Lots 122 Memphis Street

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to divide and reconfigure one existing tax parcel situated at 122 Memphis Street into two new lots.

- Proposed Subdivision Lots
 - Lot 23: 0.147 Acres/6,406.57 SF
 - Lot 24: 0.152 Acres/6,601.69 SF
- The Town of Salina Board determined no significant environmental impact and approved the Subdivision plan on March 18, 2024.
- The application included a Subdivision map “Liverpool Manor No. 1 Amended” on part of Farm Lot Nos. 92,93 and 94 be known as Lots 23 and 24 located at 122 Memphis Street, Town of Salina, County of Onondaga, State of New York, dated 07/11/2023. The map illustrates the proposed subdivision of 122 Memphis Street; the map is scaled at 1” =20’, drawn by State of New York Licensed Land Surveyor Timothy J. Coyer of Ianuzi & Romans Land Surveying, 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

THREE MILE LIMIT SUBMDIVISION APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * [zoning@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.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>	<u>DATE ACQUIRED</u>
1) 122 Memphis Street	27.-02-11.1	0.03	5-25-2023
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Municipal Assessment property tax records.

PROJECT INFORMATION *(Briefly describe, as applicable.)*

Municipality: Town of Salina
Subdivision Name: Liverpool Manor No. 1 Amended
Number of Lots: 2
Acres: 0.03
Land Use(s): Residential
Number of Dwelling Units: 0
Local Approval(s): Preliminary Date: _____ Final Date: 3-18-2024


PROJECT DESCRIPTION *(Provide a brief description of the project, including purpose or need.)*

Create two (2) new tax parcels from one (1) existing tax parcel.

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.**

Nathan	Jerome		NRJ Properties LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
8303 Baldpate Lane		Liverpool	NY	13090	Phone: 315-657-0047
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: nrj8692@msn.com</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:		

<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>
<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)

Timothy	Coyer	L.S.	Ianuzi & Romans Land Surveying P.C.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
5251 Witz Drive		North Syracuse	NY	13212	Phone: 315-457-7200
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tim.coyer@romanspc.com</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>

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.

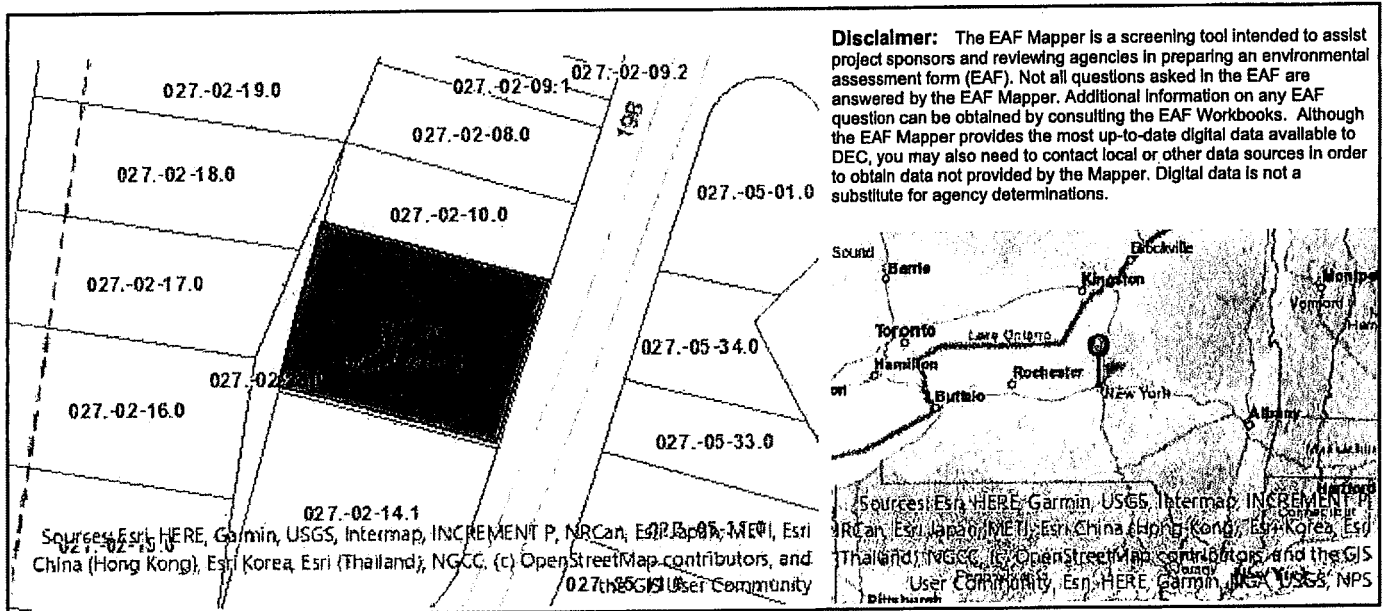
Part 1 – Project and Sponsor Information			
Name of Action or Project: Liverpool Manor No. 1 Amended			
Project Location (describe, and attach a location map): 122 Memphis Street, Liverpool, NY 13088			
Brief Description of Proposed Action: Applicant intends to create two (2) new tax parcels from one (1) existing tax parcel			
Name of Applicant or Sponsor: Nathan Jerome		Telephone: 315-657-0047 E-Mail: nrj8692@msn.com	
Address: 8303 Baldpate Lane			
City/PO: Liverpool		State: NY	Zip Code: 13090
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: Onondaga County Planning Commission, Onondaga County Health Dept., Town of Salina Town Board, Town of Salina Planning Board.			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.30+/- acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.30+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input 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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input 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? If Yes, identify: _____ Per NYSDEC website.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No new facilities proposed.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No new facilities proposed.	NO	YES	
	<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? Per NYSDEC website. 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?	NO	YES	
	<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? Per NYSDEC website b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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? Per NYSDEC Website Indiana bat, Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan? Per NYSDEC Website	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
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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"/>
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"/>
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: _____ Per NYSDEC website.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Timothy Coyer</u> Date: <u>July 28, 2023</u>		
Signature:  Title: <u>Licensed Land Surveyor</u>		

EAF Mapper Summary Report

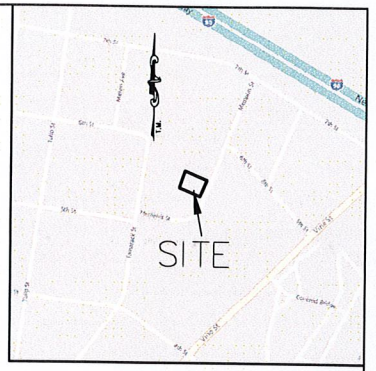
Friday, July 28, 2023 8:54 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

R-1 RESIDENTIAL DISTRICT ZONING REGULATIONS				
LOT AND STRUCTURE REQUIREMENTS:				
Lot	Required	Existing	Lot 23 Proposed	Lot 24 Proposed
Minimum Area:	6,000 sq. ft.	13010.26± sq. ft.	6408.57± sq.ft.	6601.69± sq.ft.
Minimum Width:	60 feet	100 feet	50 feet	50 feet
Minimum Depth:	N/A	N/A		
Maximum Coverage:	30%	N/A		
Minimum Front Yard:	25 ft.	N/A		
Minimum Side Yard:	5 ft.	N/A		
Minimum Rear Yard:	25 ft.	N/A		
Maximum Height:	30 ft.	N/A		

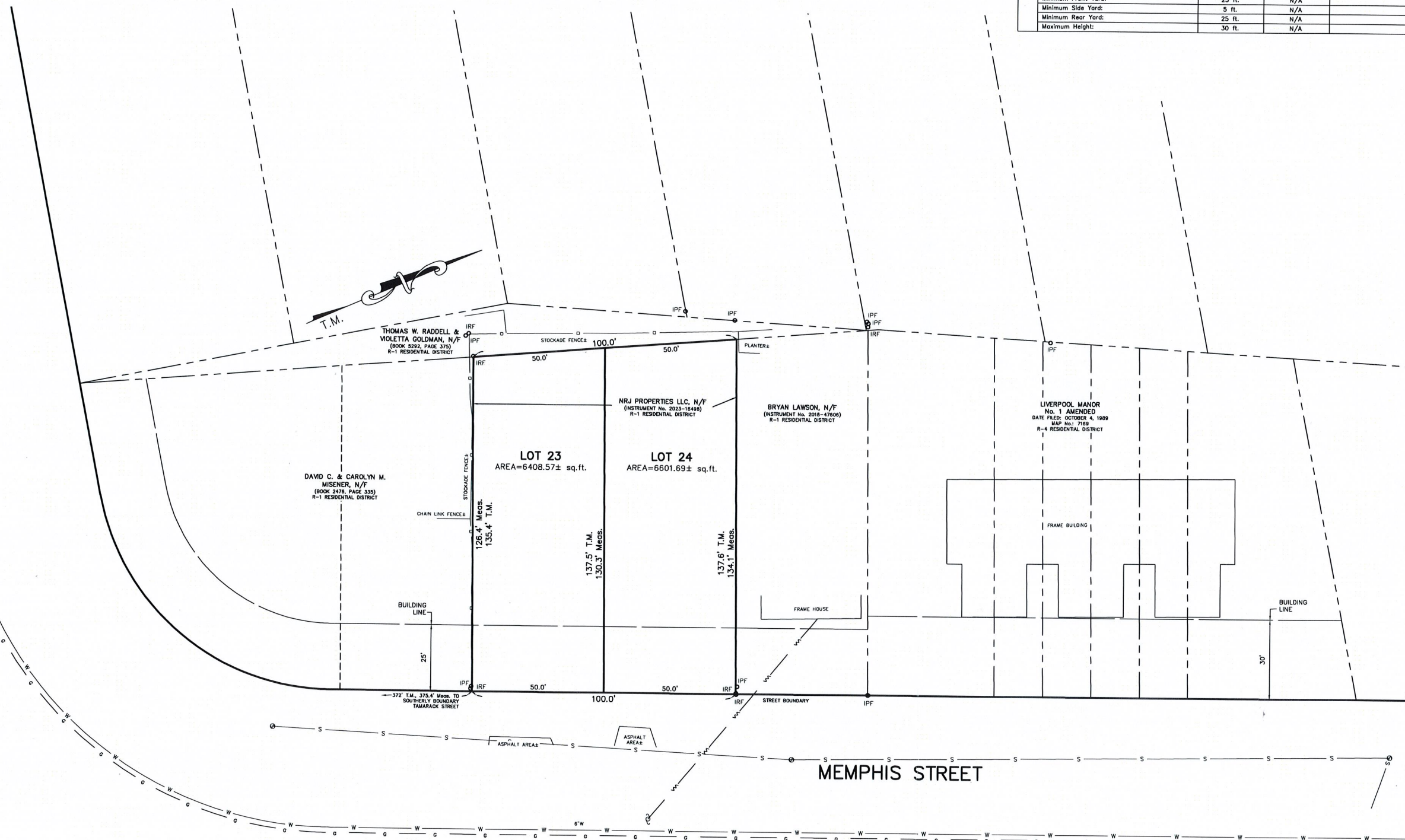


LOCATION PLAN
Scale: 1" = 500'

NOTES:
Total area: 13,010.26± sq.ft.
Total number of lots: 1 existing, 2 proposed
Present Zone: R-1 Residential District
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
Tax Map No. 27.-02-11.1

LEGEND:

- ☆ Ls indicates light stand
- /—/— indicates utility pole, anchor & overhead lines
- IPF □ MON indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- 12" CSP — indicates storm culvert
- 8" G — indicates gas main, gas valve & gas line marker
- 8" W — indicates water main, water valve & hydrant
- 18" D — indicates storm sewer, catch basin & manhole
- 8" S — indicates sanitary sewer, sewer vent & manhole
- TEL — indicates underground telephone line, manhole & box
- ELEC — indicates underground electric line & manhole
- CATV — indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road



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

N.Y.S. Licensed Land Surveyor

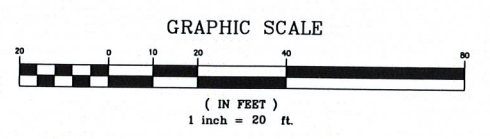
Subject to any statement of facts on accurate and up to date abstract of title will show. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

APPROVED: **TOWN OF SALINA PLANNING BOARD**

DATE: _____ BY: _____
Chairman

APPROVED: **NATHAN JEROME**
8303 Baldpate Lane, Liverpool, NY 13090

DATE: _____ BY: _____
Developer



CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONDAGA COUNTY HEALTH DEPT.
---------------------------------------	--------------------------------------	----------------------------

REVISIONS	

FINAL PLAN
LOT Nos. 23 & 24
LIVERPOOL MANOR No. 1
AMENDED
PART OF FARM LOT Nos. 92, 93 & 94
TOWN OF SALINA
ONDAGA COUNTY, NEW YORK

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

DATE: JULY 11, 2023
SCALE: 1" = 20'
FILE No.: 13118.002

SHEET No.
F.B. No. 1719

ZONING BOARD OF APPEALS

**Town of Salina
March 18, 2024**

1 A regular meeting of the Zoning Board of Appeals was held on Monday, March 18, 2024
2 at the Salina Town Hall, 201 School Road, and Liverpool at 7:00 P.M. Those present
3 were:

4	Chairman	Mike Gunther
5	Member	Richard Hunter
6	Member	John Muldoon
7	Member	Michael Brigandi
8	Member	Bill McGillivray
9	Member	Judy Tassone
10	Attorney	Joseph Frateschi Esq.
11	Secretary	Nancy O'Neil
12	Engineer	Hannah Sheehan
13	Deputy Codes Director	Peter Mitchell

15
16 Mr. Gunther welcomed those in attendance and explained the purpose of the meeting –
17 to hear three area variance reliefs, two subdivision, a special use permit and a site plan
18 approval consideration before the Zoning Board of Appeals.

19
20 Mr. Gunther announced Mr. Joseph Frateschi as the representing attorney and Ms.
21 Hannah Sheehan as the representing engineer for tonight's cases.

22
23 **APPROVAL OF MINUTES**

24
25 Mr. Gunther entertained a motion to approve the minutes of March 4, 2024. Mr. Muldoon
26 made a motion, and the motion was seconded by Mr. Hunter. It was unanimously carried by
27 the remaining board members.

28
29 Mr. Gunther explains to the audience the steps and procedures how the Zoning Board
30 meeting will run. Mr. Gunther will announce each case, each applicant will be asked to
31 approach the podium and identify themselves, speaking clearly into the microphone stating
32 the reason for the variances or describe the project before the Board. The applicant is asked
33 to read the answers to the criteria with the application, these criteria are what the ZBA must
34 consider by State law when deciding whether to grant the requested variance or denial. If
35 there is additional time needed the hearing may be kept open, we will when close the public
36 hearing and ask for a determination, this is usually done by a representative from the Ward
37 the project is in. The Board will vote on the case to approve or disapprove. If it is approved
38 the applicant would reach out to the Planning and Development Office to get the appropriate
39 paperwork to mover forward.

40
41 **NEW BUSINESS < AREA VARIANCE >**

42 **019.-10-07.0 HEATHER BERTOLLINI, 121 DORANDO WAY**
43 **ZONED R-1, 1ST WARD**

44
45 **CASE # ZB-24-3 Applicant is seeking relief from Town Zoning Ordinance(s) 235-**
46 **32E. to install an above ground pool 4 feet from an existing**
47 **fence.**

48
49 After introducing the case, Mr. Gunther reads the staff report from the file from the
50 Director of Planning and Development stating he has determined that this application
51 will not comply with the zoning ordinance requirements because the pool would be
52 located 4 feet from the fence whereas a setback of 5 feet is required. The Director does
53 recommend that the Board act on the application based on the information submitted at
54 the hearing and on the information submitted in the application, he does request that
55 the following conditions be attached should the application be approved that a building

56 permit must be obtained within 30 days of the date of variance approval that all work
57 must be completed within time that the permit is granted for and that unless these
58 conditions are complied with the variance shall expire. Enclosed with the application is a
59 survey of the property detailing where the proposed pool will go as well as a survey
60 affidavit and additionally in the file is an affidavit of mailing to the adjacent tax map
61 properties have been notified.

62 Ms. Heather Bertollini of 121 Dorando Way, desire to replace exiting pool with a larger
63 21ft above ground pool. Ms. Bertollini provided Burden of Proof explaining that 1) her
64 family wanted to expand from an 18 ft pool to a larger 21 ft pool, the existing location is
65 the best place to put it due to the current location of the shed. The larger pool will make
66 it closer on one side to the fence 2) No, the applicant does not feel it will not cause
67 undesirable changes to the neighborhood. Ms. Bertollini has spoken to her neighbors
68 that this would affect. The neighbors do not have any concerns 3) it was not substantial
69 request, the property owner does not feel that a foot will make that much of a difference
70 4) no adverse effects to the environment, just for fun 5) was not self-created, this is the
71 size of her backyard.

72
73 Mr. Gunther asked for questions from the Zoning Board Members.

74
75 Mr. Muldoon asks Ms. Bertollini if there is a pool company installing the new pool, she states
76 that it will be Liverpool Pool and Spa installing the pool, she has no intention to add decking.

77
78 Mr. Brigandi inquires with Ms. Bertollini if she owns all the fencing, she owns only the back,
79 the side fencing is owned by each neighbor on either side of her. If a neighbor removes their
80 fence she will replace it.

81
82 Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.
83 None were noted.

84
85 Mr. Gunther closed the Public Hearing and asked for a determination.

86
87 Mr. McGillivray summarized Case ZB-24-3 Heather Bertollini,121 Dorando Way, 019.-10-
88 07.0 Zone R-1, 1st Ward.

89
90 The applicant is seeking relief from Town Zoning Ordinance(s) to install a 4ft deep above
91 ground pool 5 feet from an existing fence. Based upon the testimony given in this matter
92 and the exhibits offered, it is hereby resolved the applicant has demonstrated that the area
93 variance is solved. It will not produce an undesirable change in the character of the
94 neighborhood or a detriment to nearby properties. It is the only method to obtain the benefit
95 sought and is not substantial. The proposed variance will not have an adverse physical or
96 environmental effect on the neighborhood or district. It is self-created. I therefore move
97 based on the variance to be granted, conditioned upon the following: 1) All improvements to
98 be constructed and located in accordance with the exhibits submitted herewith in support of
99 the application 2) That the building permit must be obtained within 30 days of the date of the
100 variance approval 3) That all work must be completed within the time that the permit is
101 granted for 4) Unless these conditions are complied with, the variance shall expire.

102
103 Mr. McGillivray made the motion, and Mr. Muldoon seconded the motion. Mr. Gunther
104 polled the board members.

105 Mr. Muldoon Yes
106 Mr. Brigandi Yes
107 Mr. Hunter Yes
108 Mr. McGillivray Yes
109 Mr. Gunther Yes

110 Mr. Gunther stated it is adopted and passed.

111

112

113 **NEW BUSINESS <AREA VARIANCE>**

114 **027.-02-11.0 ANDY DESTEFANO, 122 MEMPHIS ST.**
115 **ZONED R-1, 1ST WARD**

116

117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178

CASE # ZB-24-5 Applicant is seeking relief from Town Zoning Ordinance(s) 235-7 D. (2) to subdivide an existing lot and create (2) new 50-foot-wide lots.

After introducing the case, Mr. Gunther reads the staff report from the file from the Director of Planning and Development stating he has determined that this application will not comply with the zoning ordinance requirements, the subdivision of the current 100-foot-wide lot would result in (2) new 50-foot-wide lots where a minimum 60 feet is required. The Director does recommend the Board act on the application based on the information submitted at the hearing and the information submitted with the application, he does request that the following conditions should the application be approved, that a building permit must be obtained within 30 days of the date of variance approval, that all work must be completed within time that the permit is granted for and that unless these conditions are complied with the variance shall expire. Mr. Gunther explains this is a type 2 action, there is an affidavit of mailing to the adjacent tax map properties that has been notarized, a survey affidavit and survey detailing out the new parcels created.

Mr. Nathan Jerome, at 403 Tamarak Street (owner of Energy Properties) is the builder for the project, provided the Burden of Proof, explaining that 1) intends to build (2) will not create an undesirable change in the neighborhood, it will add to the single-family and multifamily homes. He feels that the homes would benefit the appeal of the neighborhood, there are just a few properties located on Memphis Street with a lot size greater than 50 feet in size 2) will not create an undesirable change to the neighborhood 3) he is asking the Board for a 10 foot reduction from the required 60 foot lot size, he contacted Plumbing Control, they have located two sewer laterals on the parcel 4) the variance will not have any negative or adverse effects on the neighborhood 5) was self-created because he is seeking to create two lots to build (2) single family homes.

Mr. Muldoon asks if Mr. DeStefano owns the lots to be developed. Mr. Jerome is the owner and builder of the lots, Mr. DeStefano drew up the maps for the projects.

Mr. McGillivray inquired asking if the two homes would be built simultaneously, if they will look identical. Mr. Jerome would like to build them at the same time for simplicity, but it will have to depend on finances. He would like them to look slightly different but resemble each other. Mr. McGillivray confirms that he intends to build single family homes. Mr. Jerome would like to start the build sometime this spring.

Mr. Brigandi questions Mr. Jerome if he intends to comeback to the Zoning Board for additional variances. Mr. Jerome plans to stay within code through the duration of the build.

Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.

Thomas Lis, 115 Memphis St., is in favor of separating the lot into two separate lots and building single family homes on the property.

Ms. Carol Misener, 120 Memphis St. has a concern of placement of the future driveway due to the obstruction of the bushes and fence once the parcel is divided. Mr. Gunther reminded everyone that the purpose of tonight's meeting was to come before the Board for the creation of (2) parcels from one.

Mr. Brigandi asks if the current bushes and fence are on the parcel to be divided. Mr. Jerome agrees to remove any unnecessary bushes and fence during construction, he will bring it back to the proper setback location for line of sight.

Mr. David Misener, 120 Memphis St. states that the bushes at the bend on Memphis St on this parcel in addition to parking on the street have created a challenge on this area of the roadway. Mr. Muldoon advised if there are any parking or roadway concerns to address them with the Highway Superintendent.

179 Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.
180 None were noted.

181

182 Mr. Gunther closed the Public Hearing and asked for a determination.

183

184 Mr. McGillivray summarized Case ZB-235-7 Nathan Jerome, 122 Memphis St., 027.-02-11.0
185 Zone R-1, 1st Ward.

186

187 The applicant is seeking relief from Town Zoning Ordinance(s) to subdivide an existing lot
188 and create (2) new 50-foot-wide lots. Based on the testimony by the applicant

189

190 Based upon the testimony given in this matter and the exhibits offered, it is hereby resolved
191 the applicant has demonstrated that the area variance is solved. It will not produce an
192 undesirable change in the character of the neighborhood or be a detriment to nearby
193 properties. It is the only method to obtain the benefit sought and is not substantial. The
194 proposed variance will not have an adverse physical or environmental effect on the
195 neighborhood or district. It is self-created. I therefore move based on the variance to be
196 granted, the conditioned upon the following: 1) All improvements to be constructed and
197 located in accordance with the exhibits submitted herewith in support of the application 2)
198 That the building permit must be obtained within 30 days of the date of the variance
199 approval 3) That all work must be completed within the time that the permit is granted for 4)
200 Unless these conditions are complied with, the variance shall expire. Additionally, request
201 removal of the existing bushes to the line of sight, 15 feet from the roadway.

202

203 Mr. McGillivray made the motion, and Mr. Muldoon seconded the motion. Mr. Gunther
204 polled the board members.

205 Mr. Muldoon Yes

206 Mr. Brigandi Yes

207 Mr. Hunter Yes

208 Mr. McGillivray Yes

209 Mr. Gunther Yes

210 Mr. Gunther stated it is adopted and passed.

211

212 **NEW BUSINESS <SUBDIVISION>**

213

214 **027.-02-11.0 ANDY DESTEFANO, 122 MEMPHIS ST.**
215 **ZONED R-1, 1ST WARD**

216

217 **CASE # SUB-23-3 Applicant is seeking approval for a minor subdivision, creating 2**
218 **new lots from one existing lot.**

219

220 Mr. Gunther reads that there was a short EAF that was completed for Planning and
221 Development and a note from Onondaga County Clerk recording regarding this matter that
222 has been notarized as well as a survey.

223

224 Mr. Nathan Jerome, at 403 Tamarak Street (owner of Energy Properties) is the builder for
225 the project. Mr. Gunther asks the applicant if there is anything that he wants to add about the
226 subdivision. None were noted.

227

228 Mr. Gunther asks if any members of the Board have any questions regarding the
229 subdivision. None were noted.

230

231 Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.
232 None were noted.

233

234 Mr. Gunther closed the Public Hearing and asked for a determination.

235

236 Mr. Frateschi stated motion approved for subdivision presented on the map created by
237 lanuzzi and Roman on July 11, 2023 that was presented at the board meeting March 18,
238 2024. Mr. Brigandi made the motion, and Mr. Gunther seconded the motion. Mr. Gunther
239 polled the board members.

240 Mr. Muldoon Yes

241 Mr. Brigandi Yes
242 Mr. Hunter Yes
243 Mr. McGillivray Yes
244 Mr. Gunther Yes
245 Mr. Gunther stated it is adopted and passed.

246
247 **NEW BUSINESS <SITE PLAN>**

248
249 **026.-02-05.1 TRAVIS DOTY, 101 WRENTHAM DR.**
250 **ZONED O-2, 2ND WARD**

251
252 **CASE # SITE -24-4 Applicant is seeking site plan approval for the construction of a**
253 **new warehouse building.**

254
255 Mr. Gunther introduces the case, there is a site plan detailing where the warehouse will go, a
256 completed affidavit of mailing, survey affidavit, short form EAF, letter to Onondaga County
257 Department of Planning.

258
259 Vincent Lyon, 6320 Fly Road from Keplinger Freeman Associates LLC., on behalf of Travis
260 Doty. Mr. Lyon states that this project was brought to the Board last year, now seeking
261 hundred thousand square foot warehouse within the O-2 district along Wrentham Drive. The
262 warehouse will include: loading base (loading will occur along Wrentham), 29 parking
263 spaces, stormwater facility along Vine Street, parking along either end of Wrentham Dr.
264 Included in the application was architectural. They did receive comment from the Planning
265 Office that nicer frontage along Vine Street would be appreciated, so they went back to the
266 drawing board and there is a difference in the Vine Street elevation. The building is going to
267 be level, so traffic will drop down to 4ft grade and back in, there are (2) high doors for box
268 trucks at a higher level that will be accomplished by grading otherwise the building is pretty
269 much level. There will be a concrete foundation, slab on grade. On terms of utilities, they are
270 pretty good on approval, they will be coming along Wrentham Dr.

271
272 Mr. Gunther inquires where the placement of the docks will be in comparison to where the
273 planned parking will be, Mr. Lyon shows the Board on the site plan map where the
274 designated parking and docks are sited for. Mr. Gunther questions the distance of the
275 building to Wrentham Dr., 90 foot distance is the clearance. Mr. Gunther asks if this distance
276 is enough to get the trucks into the driveway. Mr. Lyon states that they will have to use a
277 portion of Wrentham Dr. to get into the parking.

278
279 Mr. Gunther asks if there is anything else the applicant would like to add regarding the
280 changes that have been made. Mr. Lyon adds that SWPPP has been completed and can be
281 submitted. No other comment.

282
283 Mr. Gunther reflects and further questions over to Ms. Sheehan, she reiterates that a
284 SWPPP will be provided. The applicant indicated that a review by the State Historic
285 Preservation Office (SHPO) has been completed on the EAF - the applicant was not aware
286 of the review or response. Ms. Sheehan requested confirmation and copy of
287 correspondence/review. Ms. Sheehan confirms applicant will be utilizing County utilities for
288 sewer and water, and that the applicant is speaking with Onondaga County. He has a
289 capacity assurance they can submit for sanitary and OCWA gave him a verbal, but he will
290 get a letter from them. Ms. Sheehan questions if he has any concerns ingress/egress with
291 truck parking and traffic concerns in that area. Mr. Lyon states that based on basic traffic
292 calculations and 24 ft drives there are no concerns, all the access will be off Wrentham Dr.

293
294 Mr. Brigandi questions the applicant how close commercial business XTO is located to the
295 projected new warehouse and if the entrance will interfere with this neighboring business,
296 after discussion, it will not. Mr. Brigandi asks, reducing the size of the building from 125 sq ft
297 to 100 sq ft, what is the coverage of the building compared to the lot? Mr. Lyon says that
298 they are now under 50%. Mr. Lyon plans for green space to tree line in the front, green
299 space in the back and additional areas stated on the map presented. Mr. Brigandi asks the
300 applicant if there will be any signage, if any it will be minimal and on the Wrentham Dr. side.
301 Currently the applicant does not have a tenant for the potential space. Lighting proposal,

302 they are thinking about down lighting, at this moment the applicant does not have a
303 photometric plan but they can put one together for the Board.

304
305 Mr. McGillivray questions if there is enough overflow if there are trucks waiting. Yes, with off
306 street parking there is more than enough room.

307
308 Mr. Frateschi asks if the applicant has a rendering of the building. Currently they have a
309 page on the elevations, they can provide a rendering if requested.

310
311 Mr. Frateschi advises that it would be best for the engineer to issue a comment letter before
312 the board acts on this case. In a follow up meeting the applicant can respond to the
313 comment letter.

314

315 **NEW BUSINESS <SPECIAL PERMIT>**

316

317 **077.-01-13.0 CECILE MURRAY, 664-698 OLD LIVERPOOL ROAD**
318 **ZONED C-3, 2ND WARD**

319

320 **CASE # SITE -24-3 Applicant is seeking special permit approval to allow for**
321 **transitional parking of a maximum of (50) new vehicles with no**
322 **on-site sales or advertising.**

323

324 Mr. Frateschi reminded the Board that a SEQR was required for this case. Mr. Frateschi
325 then asked if someone want to make a motion to designate the Town of Salina Zoning
326 Board as lead agency for SEQR purposes. Mr. Hunter made the motion and Mr. McGillivray
327 seconded the motion, and it was unanimously carried. Mr. Frateschi went on to read the 11
328 questions from Part 2 of the Short Environmental Assessment Form on whether it will have
329 an environmental impact and that if he does not hear from the Board, he will assume there is
330 no or minor impact. When he finished, he recommended a negative declaration under
331 SEQR and asked if anyone would like to make a motion. Mr. Muldoon made the motion,
332 and it was seconded by Mr. Hunter and was unanimously carried.

333

334 Mr. Gunther states that in the file there is a plot plan which is referenced in the lease
335 detailing out where the overflow cars will be parked. There is a lease agreement between
336 Liverpool Plaza Realty and Syracuse Motors LLC. doing business as Great Lakes Honda
337 City stating that they are leasing 50 transitional parking spaces at the 664-698 Old Liverpool
338 Road location for temporary overflow parking.

339

340 Mr. Jared Dann, Pre-Owned Inventory Manager for Great Lakes Honda City is requesting 50
341 parking spots for new car inventory, this will be a month by month lease. Great Lakes Honda
342 City is currently overstocked with new vehicles, since Great Lakes bought out Honda City
343 they have recently won the Presidential Award for Honda which has not happened in 30
344 years. They now have 300 new Hondas on the ground and not enough parking for them,
345 this will only be for 50 parking spots. Insurance is included for the lease, million dollars for
346 the coverage, 100 thousand dollars of coverage for environmental impact that may happen
347 at the lot. Mr. Gunther inquires about the length of the lease, Mr. Dann expects that the cars
348 should be gone by the end of April or May.

349

350 Mr. Gunther asks if any members of the Board have any questions regarding this action.
351 None were noted.

352

353 Mr. Gunther asked if anyone in the audience wanted to speak for or against this special
354 permit. None were noted.

355

356 Mr. Gunther closed the Public Hearing and asked for a determination.

357

358 Mr. Frateschi verifies with Mr. Dann that making the special permit coincide with the term of
359 the lease and that the special permit will end when the lease ends.

360 Mr. Frateschi reads, related to the property at 664-698 Old Liverpool Road, Tax Map 077.-
361 01-13.0, a resolution approving a special permit to allow for transitional parking for a
362 maximum 50 new vehicles with no onsite sales or advertising with the condition that the
363 special permit will coincide with the term of the tendency of the lease.

364
365 Mr. Hunter made the motion to progress the resolution, with the recommended conditions
366 suggested by Mr. Frateschi, and it was seconded by Mr. McGillivray. Mr. Gunther polled the
367 board members.
368 Mr. Muldoon Yes
369 Mr. Brigandi Yes
370 Mr. Hunter Yes
371 Ms. McGillivray Yes
372 Mr. Gunther Yes
373 Mr. Gunther stated it is adopted and passed, and the special permit will proceed.
374
375

376 **NEW BUSINESS <AREA VARIANCE>**

377
378 **070.-07-11.1 NOLAN KOKKORIS, 3004 COURT STREET**
379 **ZONED R-3, 4TH WARD**
380

381 **CASE # ZB-24-4 Applicant is seeking a relief from the Town Zoning Ordinance(s)**
382 **235-10 D. (3, 4, 5, 6) to subdivide an existing lot and create (2) new**
383 **non-conforming lots.**
384

385 Mr. Gunther introduces case # ZB-24-4, Nolan Kokkoris, 3004 Court Street, Tax Map # 070.-
386 07-11.1 the applicant is seeking relief from the Town Zoning Ordinance(s) 235-10D. (3,4,5,6)
387 to subdivide an existing lot to create (2) non-conforming lots. In the file there is a short EAF
388 that was completed, survey detailing the lots. There is a staff report from the Director of
389 Planning and Development that does state the Director does term this application will not
390 comply with the zoning ordinance requirement because the maximum lot coverage
391 permitted is 40% where the new lot would have 71% coverage, the proposed front yard set
392 back is 18 feet where 25 feet is required the proposed side yard set back are one foot where
393 five foot is required and the proposed rear yard set back is one foot where 25 feet is
394 required. He does recommend that the Board act on the application based on the
395 information submitted at the hearing and the information submitted with this application. He
396 does request the following conditions be attached should the applications be approved; 1)
397 that the building permit must be obtained within 30 days of the date of the variance approval.
398 3) that all work must be completed within the time that the permit is granted for 4) that unless
399 these conditions are complied with, the variance shall expire. There is and affidavit to all
400 adjacent tax map properties that is signed and notarized, an affidavit disclosure. The referral
401 notice to the Onondaga County Planning Board, the appropriate fees and paperwork have
402 been completed.

403 Mr. Gunther confirms that we have not heard back from the County, we cannot act upon this
404 action until we get this referral from the County.
405

406 Mr. Brody Smith, attorney from Bond Schonick & King representing the applicant, the
407 Gingerbread House Preschool & Childcare. The applicant is requesting an area variance, to
408 subdivide the existing property, which is St. Daniel's Church into two lots. The applicant
409 would like to subdivide the existing lot and create (2) new non-conforming lots and sell one
410 lot to the Gingerbread House & Childcare. The area is single family residential, to West and
411 to the South is commercial and retail, to the East and to the North it is industrial. On the
412 second page of is letter to the Board he has identified the structures on the property, the
413 church is closes to Court Street, the school building is on the bottom right of the drawing
414 presented to the Board. In the drawing it shows a line dividing where the applicant would like
415 to create the second lot, this lot would be about 0.9 of an acre with the remaining lot being
416 1.7 of an acre. The school building would be fronting Roxford Rd., does need a front yard
417 variance, the front yard variance is the sanctuary, currently the existing location 18 feet off of
418 Court Street. Mr. Smith states that nothing will be built if this variance is granted, this to
419 subdivide the property so that Gingerbread House, who is currently a tenant, can purchase
420 the property. The standard of review, 1) there is no adverse change in character of the
421 neighborhood, Gingerbread house will continue in the same manor that it has and in the
422 same space 2) parking will continue in the church parking lot, under an REA (reciprocal
423 easement agreement). If the subdivision is allowed to go forward this relationship will
424 continue since the church needs spaces on the weekend and the Gingerbread House does
425 not and the Gingerbread house needs spaces on the weekday and the church does not.

426 The reason why they are asking for the side yard and rear yard setbacks, the church wants
427 to retain ownership of the parking lot. The requested variance is not substantial, there will be
428 no change to the status quo, the impact is not substantial. There is no impact on the
429 environment, there will be no construction, this is self-created. An additional variance/special
430 permit will be required due to parking once the lots become two separate lots. The applicant
431 submitted a supplementary letter to progress with this project.

432
433 Mr. Gunther requests a copy of the reciprocal agreement from the applicant, once it is
434 signed.

435
436 Mr. Brigandi inquires with Mr. Smith that with this agreement, teachers/employees of the
437 Gingerbread House park in a corner location near the drug store. Mr. Brigandi questions if
438 they have permission to park in this corner location, Mr. David Cole, Director of the
439 Gingerbread House confirms that they do have permission to park in the corner lot. The
440 school leases the gym to the church.

441
442 Mr. Muldoon confirms that the applicant is no longer going to lease the property, they are
443 going to become the owners of the property that they have been leasing.

444
445 Mr. Smith states that St Daniels Catholic Church will remain the same, it is St. Francis
446 Newman community, there are no intentions of any changes. He shows the Board on a
447 drawing an area which will remain church land.

448
449 Mr. Muldoon inquires with Mr. Mitchell if making this change will subsequently but this parcel
450 back on the tax roll. Mr. Mitchell advises to contact the Town Assessor. Each building is
451 treated as a suffix (they each have their own tax number) prior to subdividing the property.

452
453 Mr. Gunther asks if any members of the Board have any questions regarding the
454 subdivision. None were noted.

455
456 Mr. Gunther asked if anyone in the audience wanted to speak for or against this project.
457 None were noted.

458
459 Mr. Gunther states that this matter will be held open and continued to the next opportunity
460 when the Board hears back from the County, this should be at the next meeting.

461
462 **ADJOURNMENT**

463
464 Mr. Gunther entertained a motion to close the Zoning Board of Appeals at 8:15 pm. Mr.
465 Hunter made the motion. It was seconded by Mr. McGillivray and it was unanimously
466 carried. The meeting was adjourned.

467
468
469 Prepared By: _____
470 Nancy O'Neil, Secretary



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 8/30/2024 8:35:14 AM
Re: Three-Mile Limit Review 3S-24-19
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. Mapping - Zoning	Approved	08/19/2024	Ray Wills	Work proposed should have no impact on Mapping Division assets. Area lies outside of the ROW plated area.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	08/29/2024	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the Onondaga Lake Basin.• Ok for re-subdivision.
Eng Sewers- Zoning	Internal Review Complete	08/29/2024	Mirza Malkoc	No comment
Eng. Design & Cons. - Zoning	Conditionally Approved	08/29/2024	Mirza Malkoc	Proposed development shall follow all local & state regulations.
Planning Commission	Pending	08/07/2024		Pending CPC Approval