

For Office Use: 12/18/2018 3S-19-03
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: Resubdivision of Lot No. 6 Allen Road Office Park
ADDRESS of subdivision: 5229 West Taft Road
TOWN of: Clay
TAX MAP NUMBER(S): 112.-06-13.3
ZONING DESIGNATION: RC-1 Regional Commercial District

APPLICANT INFORMATION:

NAME: Hafner Developers, Inc. PHONE: 315-458-5108
MAILING ADDRESS: 4627 Doris Drive
New Smyrna Beach, FL 32169

CONTACT PERSON: (If someone other than applicant is to be contacted to answer questions)

NAME: Timothy Coyer, L.S. PHONE: 315-457-7200

REASON FOR REQUEST: (Please be specific regarding use of each lot; i.e. two-family house, yard area, grocery store, etc.)

Resubdivide one (1) existing tax parcel into two (2) new tax parcels

APPROVAL INFORMATION:

APPROVED by Town or Village as a [X] Preliminary Plan
[ ] Final Plan on Date: November 28, 2018

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.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.



12/17/18  
DATE

CURRENT PROPERTY OWNER SIGNATURE

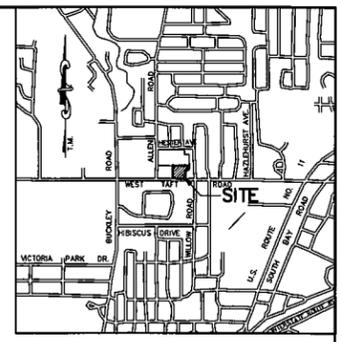
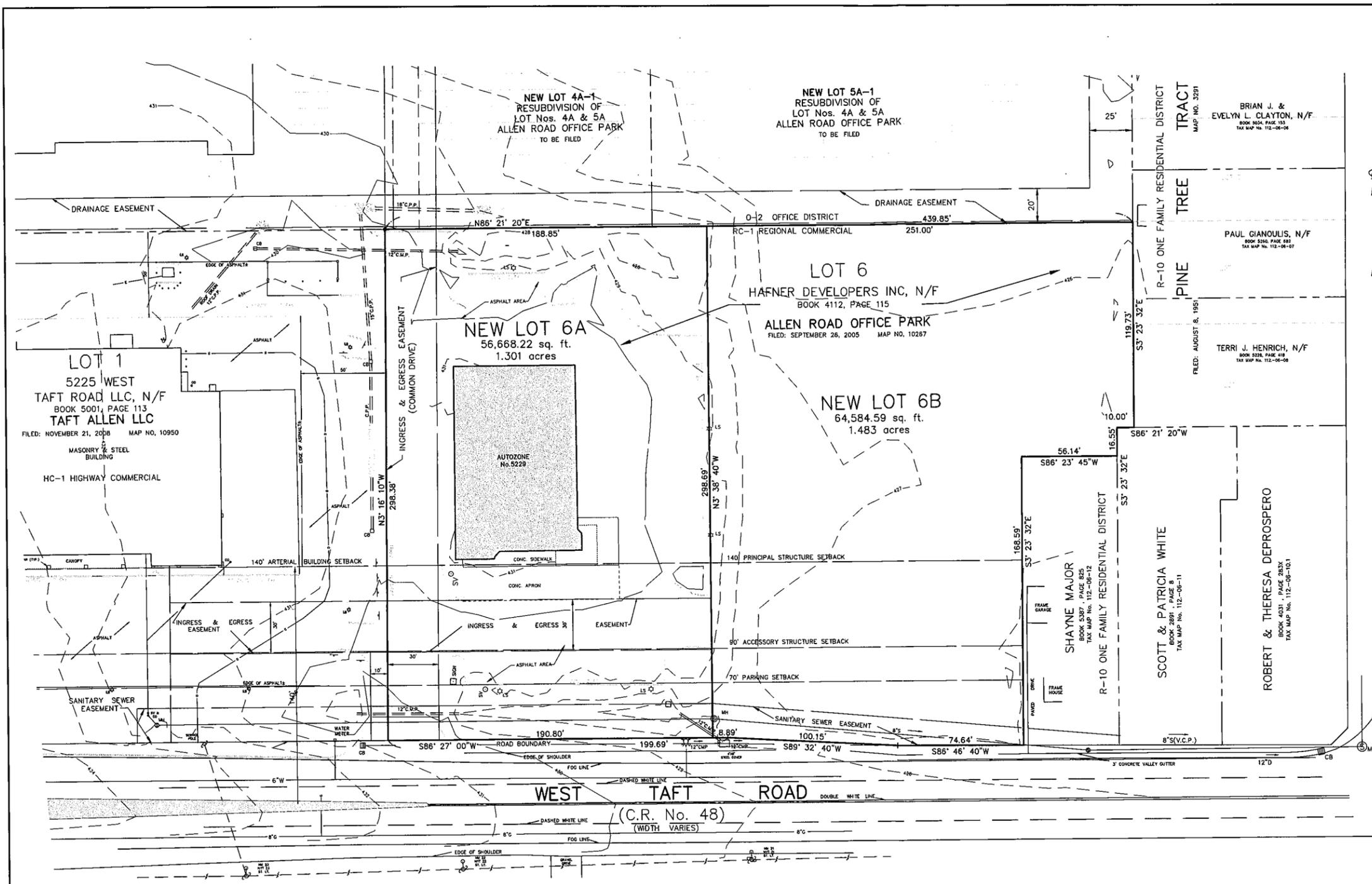
Tom Hafner (Prop.)

Please legibly PRINT SIGNATURE NAME and TITLE

**REQUIRED SUBMITTALS FOR THREE MILE LIMIT APPLICATIONS**

NOTE: All applications must contain the following information before being considered complete. Any incomplete applications will be returned.

- APPLICATION: Completely filled out
- SHORT ENVIRONMENTAL ASSESSMENT FORM: Completely filled out and signed
- SUBDIVISION MAPS: Five (5) copies drawn by a licensed land surveyor (indicating existing and proposed lots along with their addresses and new lot numbers) Map must show complete parcel owned by applicant. *Have your land surveyor contact the County Health Department (435-6600 x 8235) prior to the drawing of your Subdivision/Resubdivision Map to find out what is required on the map.*
  - Reduced copy (11"x17") must also be submitted if original maps are larger than (11x17)
- APPROVAL RESOLUTION or letter from governing municipality
- Stormwater Pollution Prevention Plan (SWPPP) must be submitted which is in accordance with NYSDEC regulations if proposed subdivision is tributary to a watershed within the City of Syracuse.



- LEGEND:**
- ⊙ LS indicates light stand
  - indicates utility pole, anchor & overhead lines
  - ⊙ IP indicates iron pipe and/or monument found
  - 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 boundary line
  - indicates adjacent parcel line
  - indicates old/original parcel line
  - indicates easement line
  - indicates centerline road
  - 5248 indicates street address

**ZONING REQUIREMENTS**

REGIONAL COMMERCIAL (RC-1) individual lot standards.

LOT AND STRUCTURE REQUIREMENTS:		Required
Lot		
Minimum Area:	(SEE OVERLAY)	N/A
Minimum Width:	(SEE OVERLAY)	N/A
Minimum Depth:		N/A
Coverage, maximum building:		N/A
Coverage, maximum total:		100%
Maximum gross floor area:		N/A
Principal Structure and Attached Accessory Structures		
Minimum Front Yard:	(SEE OVERLAY)	0 ft.
Minimum Side Yard:		
One Side:		0 ft.
Total both Sides:		0 ft.
Minimum Rear Yard:		0 ft.
Maximum Height:		
Office building, motel/hotel, hospital/clinic, nursing home/assisted-living		50 ft.
All other uses:		35 ft.
Maximum Number of Floors:		four
Accessory Structures, Detached		
Minimum Front Yard:	(SEE OVERLAY)	0 ft.
Side Yard Setback:		0 ft.
Rear Yard Setback:		0 ft.
Maximum height:		same as principal structure.
Perimeter Landscape Strip:		subject to site plan review.
Additional Setback Where Abutting Residential District:		N/A
Highway Overlay Zone District (Type B) Lots with Access		
Lot Area and Frontage		
Minimum Lot Area (1.75 times minimum area)		0 sq.ft.
Minimum Lot Frontage (1.75 times minimum width)		0 ft.
Required Setback for All Lots (from centerline)		
Principal Structure		140 ft.
Accessory Structure		90 ft.
Parking Area		70 ft.

**NOTES:**

Total area: 2.784± acres  
 Total number of lots: One (1) existing; Two (2) proposed.  
 Present Zones: RC-1 Regional Commercial District.  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0207F, effective date: November 4, 2016.  
 No additional driveway access allowed to West Taft Road, Lot 6B must access from existing ingress & egress easement shown.  
 Tax Map Nos. 112-06-13.3

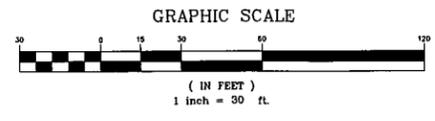
**NOTE:**  
 This map Amends Lot No. 6 in Allen Road Office Park, filed in Onondaga County Clerk's Office September 26, 2005 as Map No. 10267 to show New Lot Nos. 6A & 6B.

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-section 2, of the New York State Education Law.

APPROVED: **TOWN OF CLAY**  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_ Planning Commissioner  
 APPROVED: **HAFNER DEVELOPERS, INC.**  
 4627 Doris Drive New Smyrna Beach, FL 32169  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_ Owner & Developer



CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	ONONDAGA COUNTY HEALTH DEPT.

REVISIONS

FINAL PLAN  
 RESUBDIVISION OF  
 LOT No. 6  
**ALLEN ROAD OFFICE PARK**  
 PART OF FARM LOT No. 90  
 TOWN OF CLAY  
 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  
 EMAIL: mail@romanspc.com

DATE: NOVEMBER 29, 2018  
 SCALE: 1" = 30'  
 FILE No.: 2733.002

SHEET No. \_\_\_\_\_  
 F.B. No. 914

**TOWN OF CLAY  
PLANNING BOARD  
CASE DECISION**

**Case No:** 2018-048

**Applicant:** Hafner Developers, Inc.  
4627 Doris Drive, New Smyrna Beach, FL 32169

**Site Address:** 5229 West Taft Road

**Tax Map #'s:** 112.-06-13.3

**Case Type:** Preliminary Plat Approval

**Project Description:** Subdivision of one lot into two lots.

**Decision:** Approved 6-0

**Date:** November 28, 2018

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Mark V. Territo, Commissioner of Planning & Development

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

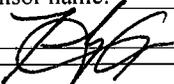
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Three Mile Review			
Project Location (describe, and attach a location map): 5229 West Taft Road			
Brief Description of Proposed Action: Resubdivision of one (1) existing tax parcel into two (2) new tax parcels.			
Name of Applicant or Sponsor: Hafner Developers, Inc.		Telephone: 315-458-5108	
		E-Mail:	
Address: 4627 Doris Drive			
City/PO: New Smyrna Beach		State: FL	Zip Code: 32169
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.			<b>NO</b>
			<b>YES</b>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Clay Planning, City of Syracuse Planning, City of Syracuse Engineering & Onondaga County Health Department			<b>NO</b>
			<b>YES</b>
3.a. Total acreage of the site of the proposed action?		2.784+/- 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?		2.784+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	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 _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: Timothy J. Coyer, L.S. _____		Date: December 3, 2018 _____
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

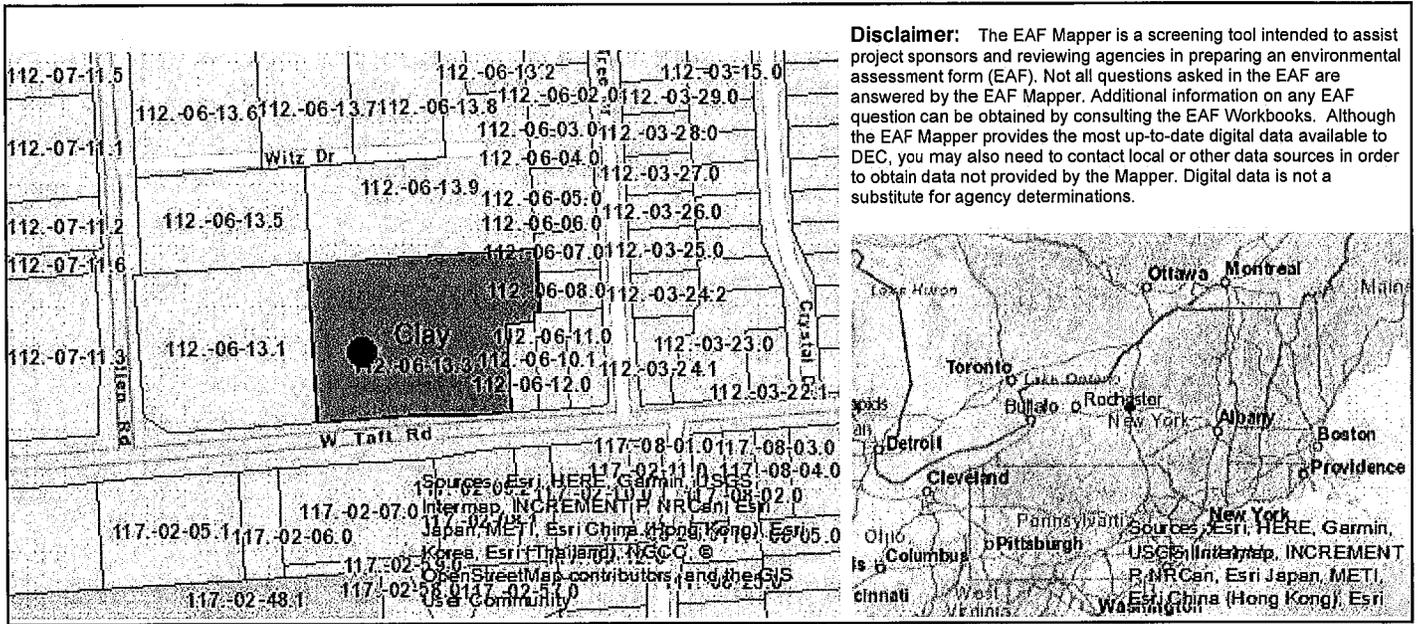
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**



**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 Register of Historic Places]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No