

**Syracuse Planning Commission**

City Hall Commons • Room 101 • 201 E. Washington Street • Syracuse, NY 13202-1426 • 315-448-8640

**Application for THREE-MILE LIMIT SUBDIVISION REVIEW**

For Office Use:    
Filing Date Case#

**Please Print or Type Information:**

**SUBDIVISION INFORMATION:**

TITLE OF SUBDIVISION:   
ADDRESS of subdivision:   
TOWN of:   
TAX MAP NUMBER(S):   
ZONING DESIGNATION:

**APPLICANT INFORMATION:**

NAME:  PHONE:   
MAILING ADDRESS:

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

NAME:  PHONE:

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

**APPROVAL INFORMATION:**

APPROVED by Town or Village as a  Preliminary Plan  
 Final Plan on Date:

**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.

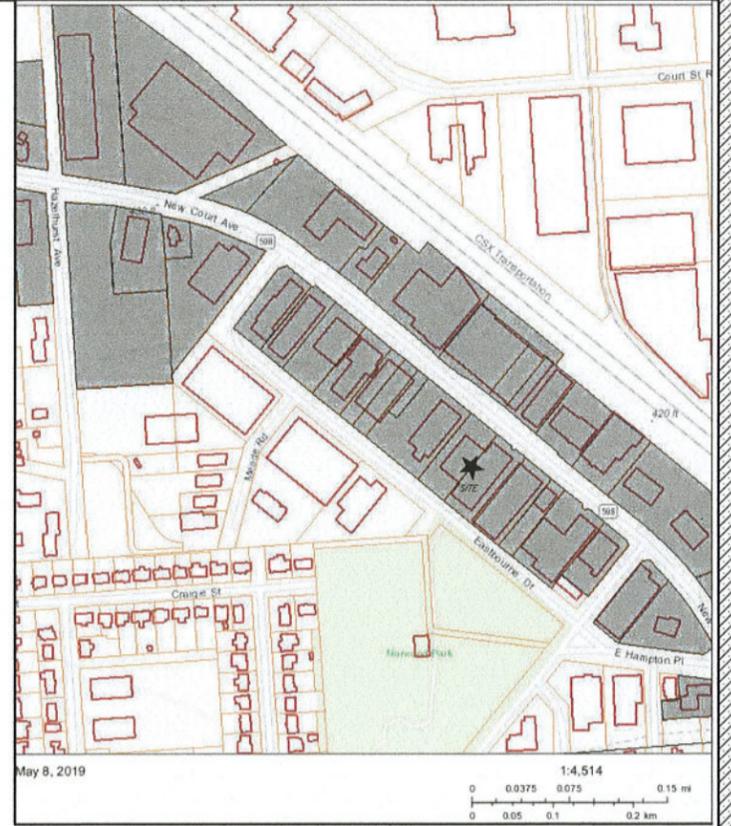
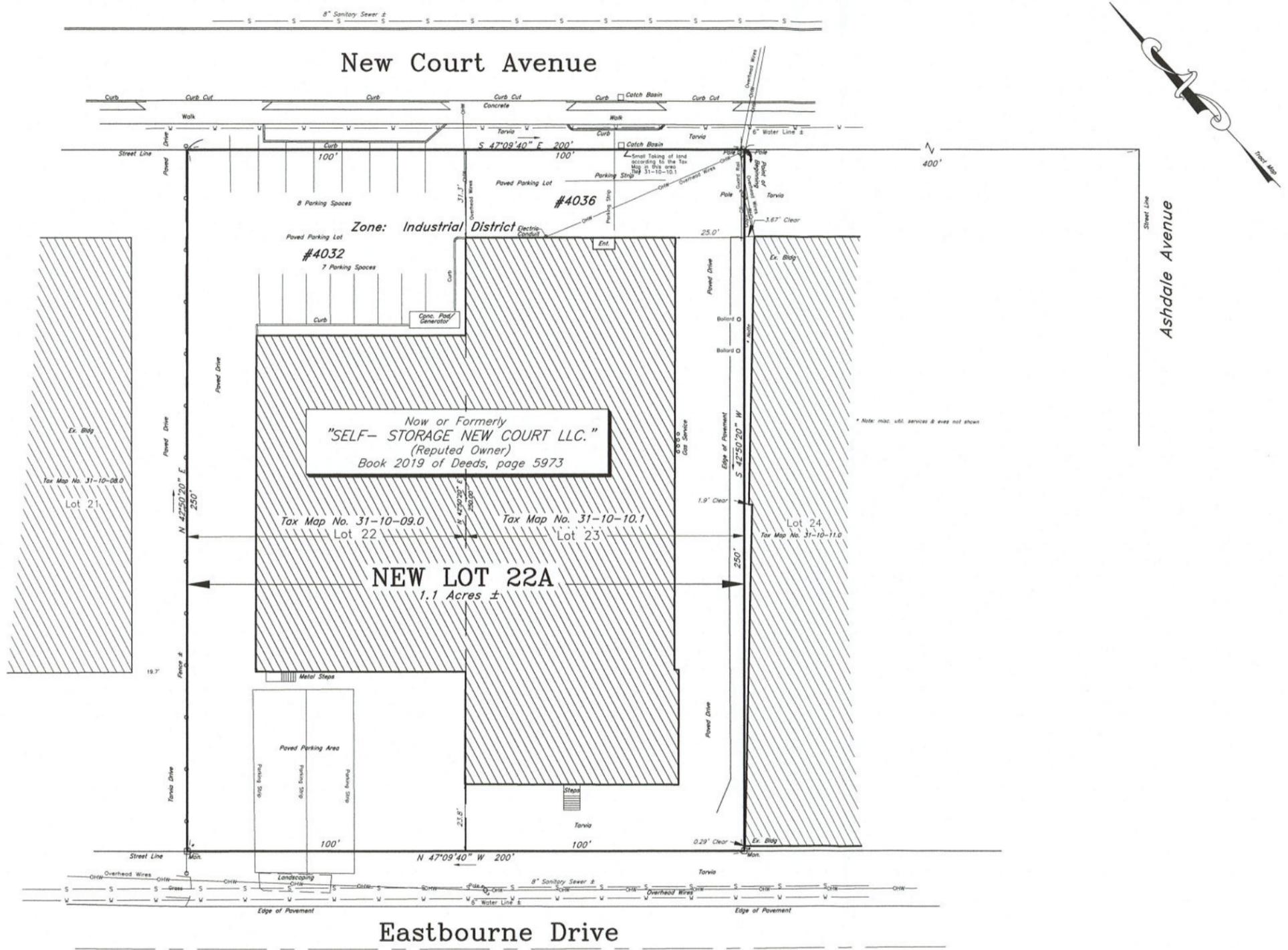
 2/5/19  
CURRENT PROPERTY OWNER SIGNATURE DATE

Bruce Pollock member  
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.

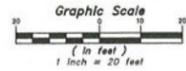
- APPLICATION: Completely filled out
- SHORT ENVIRONMENTAL ASSESSMENT FORM: Completely filled out and signed
- SUBDIVISION MAPS: Five (5) copies drawn by a licensed land surveyor (indicating existing and proposed lots along with their addresses and new lot numbers) Map must show complete parcel owned 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.



LOT AREA 50,000 SF INDUSTRIAL DISTRICT		
<b>BUILDING COVERAGE</b>		
	EXIST.	PROPOSED
BUILDING	23,687 SF	23,687 SF
TOTAL	23,687 SF	23,687 SF
% COVERAGE	47.4 %	47.4 %
50% MAXIMUM BUILDING COVERAGE ALLOWED		
<b>LOT COVERAGE</b>		
	EXIST.	PROPOSED
BUILDING	23,687 SF	23,687 SF
METAL STAIRS	37 SF	37 SF
CONCRETE STAIRS	54 SF	54 SF
CURBS	44 SF	90 SF
SIDEWALKS	— SF	438 SF
PAVEMENT	24,545 SF	15,163 SF
GENERATOR PAD	105 SF	0 SF
TOTAL	48,472 SF	39,469 SF
% COVERAGE	96.9 %	78.9 %
80% MAXIMUM LOT COVERAGE ALLOWED		

\* Monument  
 Re-Subdivision Plan based upon D.W. Manning survey prepared 1/19/2019  
 & Martin Davis survey prepared 2/11/2012 \* Job set  
 Subject to New York Water Service Corporation Easement L. 1500 P. 431  
 Subject to any pole and wire easements, building  
 and use restrictions under Zoning Ordinance.  
 Subject to a Current Abstract of Title  
 Utilities and any underground structures not certified

Approved: _____	Approved: _____
Date: _____	Date: _____
Chairperson, Planning Board Town of Dewitt	Self-Storage New Court, LLC. 4586 Nixon Park Drive, Syracuse, New York 13215



**CHRISTOPHERSON**  
 LAND SURVEYING  
 Syracuse & Tully, New York  
 Phone: (315) 437-9848 Fax: (315) 437-4634

Certifications are not transferable to additional institutions or subsequent owners. Property corners, if any (found or set) as noted above. Property corners, if any (found or set) as noted above. Utilities and Underground Structures Not Certified. It is a violation of Article 145 of the NYS Education Law to alter this map without the direct consent of the undersigned surveyor or his successor. I hereby certify that this is an accurate subdivision plat prepared by me on 04/20/2019. This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys & the subdivision boundary closure precision is in accordance therewith. This map is not valid without the original seal of the surveyor.  
 (SIGNED) *Jana B. Christopherson*  
 Date: May 11, 2019

Made By: PJT  
 Approved By: HBC  
 Date: May 11, 2019

NO.	DATE	BY	REVISION
1	5/20/19	HBC	Map Revisions



Final Plan - Re-Subdivision of  
 Lots 22 & 23 into:  
**New Lot 22A**  
 Eastwood Amended  
 Filed: 10/23/1947, As Map #2870  
 Part of Military Lot 29  
 County of Onondaga State of New York  
 Known As: #4036 & #4032 New Court Avenue  
 Job No. 840H  
 Disk: CD 1631  
 Sheet 1 of 1

617.20  
Appendix B  
Short Environmental Assessment Form

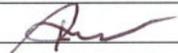
**Instructions for Completing**

**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: <p style="text-align: center; margin-left: 100px;">New Lot 22A</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; margin-left: 100px;">4032 - 4036 New Court Ave</p>			
Brief Description of Proposed Action: <p style="text-align: center; margin-left: 100px;">Combine two lots into one</p>			
Name of Applicant or Sponsor: <p style="text-align: center; margin-left: 100px;">Self Storage New Court, LLC</p>		Telephone: 315-247-7336	
Address: <p style="text-align: center; margin-left: 100px;">4586 Nixon Park Drive</p>		E-Mail: bruce@bcselfstorage.com	
City/PO: <p style="text-align: center; margin-left: 100px;">Syracuse NY 13215</p>		State: <p style="text-align: center; margin-left: 100px;">NY</p>	Zip Code: <p style="text-align: center; margin-left: 100px;">13215</p>
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1.1 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?		_____ 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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: _____ _____	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: <u>Bruce Pollock</u>		Date: <u>7-5-19</u>
Signature: <u></u>		

**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**