

Syracuse Planning Commission

Application for THREE-MILE LIMIT SUBDIVISION REVIEW

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

For Office Use:

9/29/19  
Filing Date

3S-19-16  
Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: Falcon Ridge

ADDRESS of subdivision: 4192 Cleveland Road

TOWN of: Onondaga

TAX MAP NUMBER(S): 047.-01-33.0

ZONING DESIGNATION:

APPLICANT INFORMATION:

NAME: Skyland Meadow Farms Inc. PHONE: 315-682-4500

MAILING ADDRESS: 4792 Yenny Road  
Syracuse, NY 13215

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

NAME: Allen Olmsted PHONE: 315-682-4500

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

To subdivide into 3 lots for single family houses. The 3 lots will be 70 acres, 12 acres and 25 acres with frontage on Cleveland Road.

APPROVAL INFORMATION:

APPROVED by Town or Village as a  Preliminary Plan  
 Final Plan

on Date: 9/9/2019

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.

Skyland Meadow Farms Inc by Daniel A McMahon Pres      9/24/19  
CURRENT PROPERTY OWNER SIGNATURE      DATE

Skyland Meadow Farms Inc by Daniel A McMahon, Pres  
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.

11/2017

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>Falcon Ridge</b>			
Project Location (describe, and attach a location map): <b>4192 Cleveland Rd, Onondaga NY</b>			
Brief Description of Proposed Action: <b>Subdivide the full 107.4 acre lot into 3 lots of 12 acres, 70 acres and 25 acres.</b>			
Name of Applicant or Sponsor: <b>Skylark Meadow Farms Inc.</b>		Telephone: <b>315-682-4500</b>	
Address: <b>4192 Jenny Road</b>		E-Mail:	
City/PO: <b>Syracuse</b>		State: <b>NY</b>	Zip Code: <b>13215</b>
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"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<b>107.4</b> acres	
b. Total acreage to be physically disturbed?		<b>107.4</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>107.4</b> 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input 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: _____	<input type="checkbox"/>	<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: <u>septic</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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? 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: _____	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: _____ _____	<del>NO</del>	YES
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: _____ _____	<del>NO</del>	YES
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: _____ _____	<del>NO</del>	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Skyland Meadow Farms Inc</u>		Date: <u>9/24/19</u>
Signature: <u>Daniel A McMahon, President</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?"

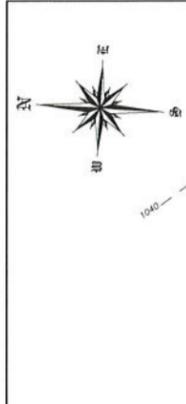
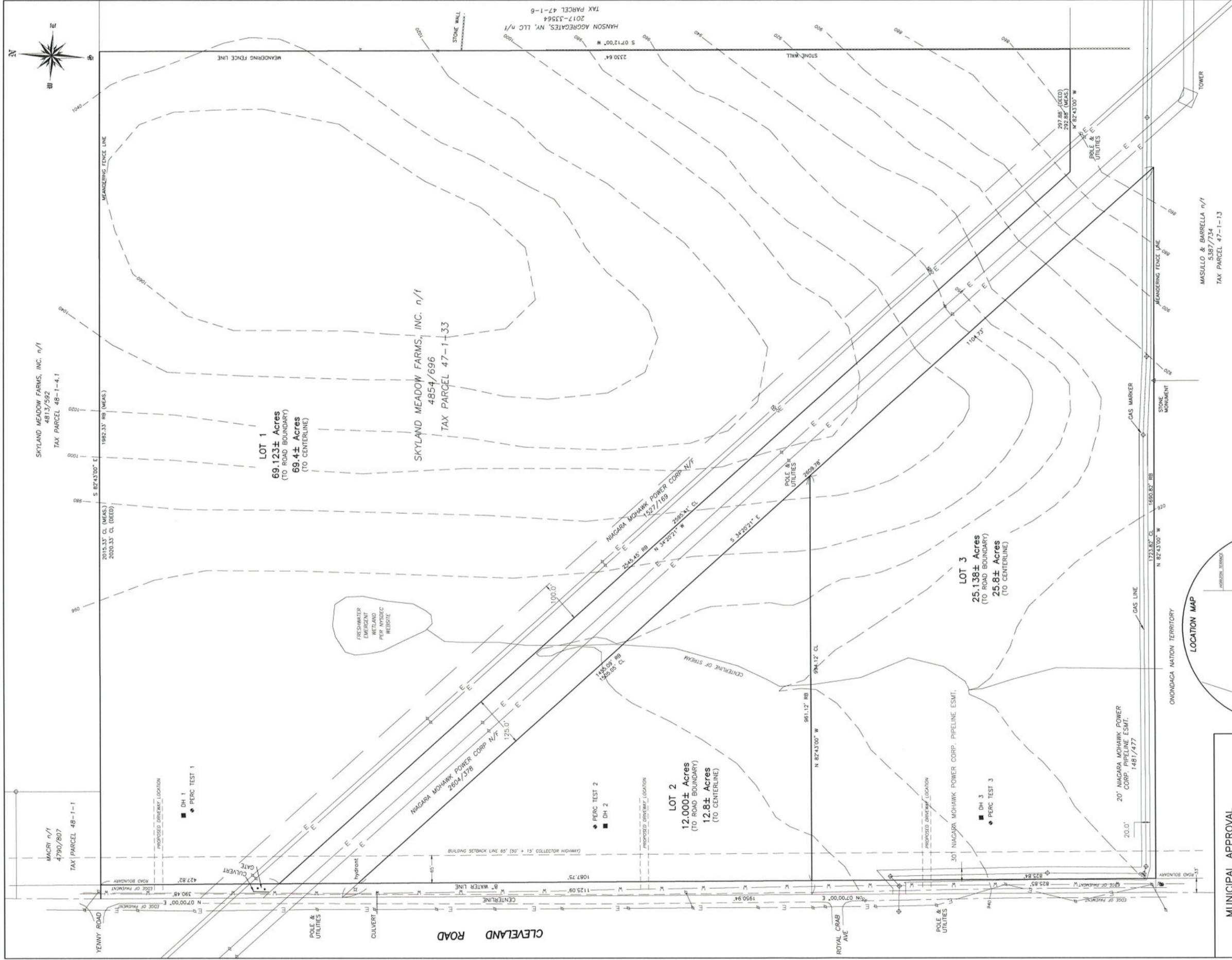
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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: 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" 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**



SKYLAND MEADOW FARMS, INC. n/1  
481.3/592  
TAX PARCEL 48-1-4.1

MACRI n/1  
4790/807  
TAX PARCEL 48-1-1

SKYLAND MEADOW FARMS, INC. n/1  
4854/696  
TAX PARCEL 47-1-33

HANSON AGGREGATES, NY, LLC n/1  
2017-33564  
TAX PARCEL 47-1-6

LOT 1  
69.123± Acres  
(TO ROAD BOUNDARY)  
69.4± Acres  
(TO CENTERLINE)

LOT 2  
12.00± Acres  
(TO ROAD BOUNDARY)  
12.8± Acres  
(TO CENTERLINE)

LOT 3  
25.138± Acres  
(TO ROAD BOUNDARY)  
25.8± Acres  
(TO CENTERLINE)

NIAGARA MOHAWK POWER CORP. n/1  
2604/578

NIAGARA MOHAWK POWER CORP. n/1  
527/769

NIAGARA MOHAWK POWER CORP. PIPELINE ESMT.  
1481/477

MASULLO & BARRELLA n/1  
5387/734  
TAX PARCEL 47-1-13

ONONDAGA NATION TERRITORY

ONONDAGA NATION TERRITORY

PERC TEST 1  
DH 1

PERC TEST 2  
DH 2

PERC TEST 3  
DH 3

FRESHWATER EMERGENT WETLAND REVISIONS WEBSITE

STONE WALL

STONE MONUMENT

MEANDERING FENCE LINE

MEANDERING FENCE LINE

MEANDERING FENCE LINE

POLE & UTILITIES

POLE & UTILITIES

POLE & UTILITIES

ROYAL CRAB AVE

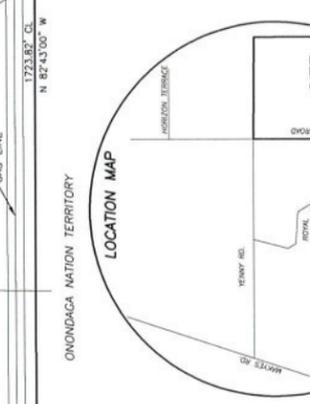
ROYAL CRAB AVE

ROYAL CRAB AVE

OWNER APPROVAL:  
Skyland Meadow Farms Inc.  
4792 Yenny Road  
Syracuse NY 13215

SOIL INVESTIGATION  
REV. 9/2/2019. SOIL TESTS, NOTES  
REV. 8/12/2018. SOIL TESTS, NOTES

WETLAND NOTE:  
IN THE EVENT ANY FUTURE DISTURBANCE PROPOSED ON ANY BUILDING OR ROADWAY, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE ONONDAGA COUNTY HEALTH DEPARTMENT TO OBTAIN AN APPROVED WETLAND DELINEATION ON SUCH BUILDING LOT.



ZONING NOTE  
ZONED: R-1 (ONE-FAMILY RESIDENTIAL DISTRICT)  
• MINIMUM LOT AREA 2 ACRES WITH PUBLIC WATER AND SEPTIC.  
• MINIMUM LOT FRONTAGE 120' WITH PUBLIC WATER AND SEPTIC.  
• MINIMUM FRONT YARD 65' (50' + 15' COLLECTOR ROAD)  
• MINIMUM SIDE YARD 20'  
• MINIMUM REAR YARD 50'

MUNICIPAL APPROVAL  
APPROVED TOWN OF ONONDAGA

CHAIRMAN OF THE PLANNING BOARD  
DATE:

COUNTY HEALTH DEPARTMENT APPROVAL  
ONONDAGA COUNTY HEALTH DEPARTMENT  
NO BUILDING PERMITS SHALL BE ISSUED ON A LOT UNTIL A FULL SEPTIC SYSTEM DESIGN HAS BEEN APPROVED BY THE ONONDAGA COUNTY HEALTH DEPARTMENT.

SCALE: 1" = 100'  
DATE: 8/22/2019  
PROJECT NO.: 19279  
DRAWN BY: J.L.S.  
CHECKED BY: J.L.S.  
PHONE: (315) 263-1642 FAX: (315) 487-0002



FORREST L. SEQUIN, P.L.L.C.  
6187 DYKE ROAD, CHITTENANGO, N.Y. 13037  
PHONE: (315) 263-1642 FAX: (315) 487-0002

FALCON RIDGE SUBDIVISION  
PART OF LOT 158 - TOWN OF ONONDAGA  
ONONDAGA COUNTY, NEW YORK

STURVEY AND MAP PREPARED BY:  
FORREST L. SEQUIN, P.L.L.C.  
6187 DYKE ROAD, CHITTENANGO, N.Y. 13037  
PHONE: (315) 263-1642 FAX: (315) 487-0002

REV. 9/2/2019. SOIL TESTS, NOTES  
REV. 8/12/2018. SOIL TESTS, NOTES

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