

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: 11/27/19 3S- 19-19
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: LOT LINE ADJUSTMENT / RESUBDIVISION - MINOR
ADDRESS of subdivision: 116 MAPLE DRIVE & 102 HOBSON AVENUE
TOWN of: DEWITT
TAX MAP NUMBER(S): 064.-03-03.0 & 064.-03-04.0
ZONING DESIGNATION: RESIDENTIAL 2 (R-2)

APPLICANT INFORMATION:

NAME: BECHARA KARAM PHONE: (315) 263-0050
MAILING ADDRESS: 1240 WESTCOTT STREET
SYRACUSE, NY 13210

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

NAME: MICHAEL SHANNON PHONE: (315) 857-7638

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

RESUBDIVISION TO REMOVE THE NORTHERLY 23' OF LOTS 171-174 OF DEWITT PARK FROM SBL# 064.-03-03.0 AND RECOMBINE WITH THE SOUTHERLY 70' OF SAID LOTS TO INCREASE THE REAR YARD SPACE OF JAMES J. BEARDSLEY'S RESIDENTIAL PARCEL AT 102 HOBSON AVENUE, SBL#064.03-04.0

APPROVAL INFORMATION:

APPROVED by Town or Village as a Preliminary Plan Final Plan on Date: OCTOBER 10, 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.

Bochara Karam

11/25/19

CURRENT PROPERTY OWNER SIGNATURE

DATE

BECHARA KARAM, OWNER OF 116 MAPLE DRIVE

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

NOV 28 2019

CURRENT PROPERTY OWNER SIGNATURE

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JAMES J. BEARDSLEY

BY *[Signature]*, AS ATTORNEY

11/25/2019

CURRENT PROPERTY OWNER SIGNATURE

DATE

JAMES J. BEARDSLEY, OWNER OF 102 HOBSON AVENUE, BY MICHAEL SHANNON, AS ATTORNEY

Please legibly PRINT SIGNATURE NAME and TITLE

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11/2017

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			
BECHARA KARAM AND JAMES J. BEARDSLEY			
Name of Action or Project: RESUBDIVISION OF LOTS 166 THRU 174, DEWITT PARK TRACT, INTO NEW LOT 170A & NEW LOT 171A, TOWN OF DEWITT, COUNTY OF ONONDAGA			
Project Location (describe, and attach a location map): 116 MAPLE DRIVE & 102 HOBSON AVENUE, TOWN OF DEWITT, ONONDAGA COUNTY, NY 13066			
Brief Description of Proposed Action: RESUBDIVISION TO REMOVE THE NORTHERLY 23' OF LOTS 171-174 OF DEWITT PARK FROM SBL# 064.-03-03.0 AND RE-COMBINE WITH THE SOUTHERLY 70' OF SAID LOTS TO INCREASE REAR YARD SPACE OF SBL# 064.-03-04.0.			
Name of Applicant or Sponsor: MICHAEL SHANNON		Telephone: (315) 857-7638 E-Mail: MIKE SHANNONATTY@GMAIL.COM	
Address: 126 NORTH SALINA STREET, SUITE 400			
City/PO: SYRACUSE		State: NY	Zip Code: 13202
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 government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
APPROVAL OF/BY ONONDAGA COUNTY HEALTH DEPT, TOWN OF DEWITT PLANNING BOARD		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.04 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?		.39 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	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: _____	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 checked="" 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: _____ _____	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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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? 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"/>	

MICHAEL SHANNON
Attorney at Law
126 North Salina Street, Suite 400
Syracuse, NY 13202

November 26, 2019

Syracuse Planning Commission
City Hall Commons, Room 101
201 East Washington Street
Syracuse, NY 13202-1426

Re: Application for THREE-MILE LIMIT SUBDIVISION REVIEW
Bechara Karam to James J. Beardsley / Town of Dewitt Subdivision Matter
Part of 116 Maple Drive, Fayetteville, NY 13066 [SBL # 064.-03-03.0]

Two Whom It May Concern:

I am the attorney for James J. Beardsley, owner of 102 Hobson Avenue, Fayetteville, NY 13066, which is also identified as being Town of Dewitt Tax Map Parcel No. 064.-03-04.0. I have been retained to assist Mr. Beardsley with the purchase of a 23' x 70' of his neighbor's property and the associated simple subdivision / lot line adjustment necessary to accomplish the same.

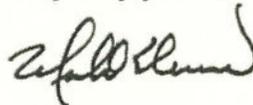
Mr. Beardsley is purchasing 23' x 70' of Town of Dewitt Tax Map Parcel No. 064.-03-03.0, commonly known as 116 Maple Drive, Fayetteville, NY 13066. The neighboring property owner, Bechara Karam, is represented by Ronda T. Akl, Esq. in the real estate transaction.

The preliminary subdivision plan was unanimously approved by the Town of Dewitt Planning Board on October 10, 2019. I am enclosing five (5) copies of the preliminary map— which bears the signature of Peter Webber, the Planning Board's Chairman—as well as the following:

1. Application for Three-Mile Limit Subdivision Review, with signature pages signed by Mr. Karam and by me on behalf of Mr. Beardsley, in my capacity as his attorney; and
2. Copy of the signed Short Environmental Assessment Form file with the original subdivision application.

Assuming that no additional documents are necessary, kindly set this matter for public hearing on December 30, 2019. If additional items are needed, please let me now. Thank you.

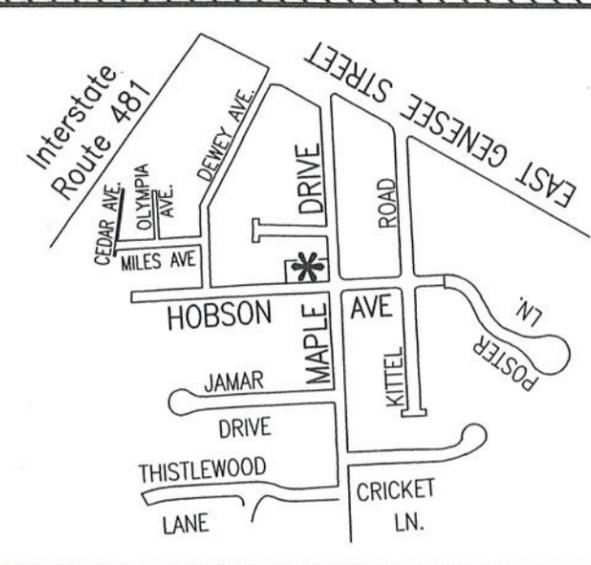
Very truly yours,



Michael Shannon

MES/
Enclosures

Telephone (315) 477-0100 or 857-7638 / Facsimile (315) 477-5071
Electronic Mail mikeshannonatty@gmail.com or mshannon@bsfattorneys.com



* SITE LOCATION



BUILDING COVERAGE - PROPOSED
PROPOSED "NEW LOT 171A"
 LOT AREA = 7,488 SF
 BUILDING = 1,613 SF
 % COVERAGE = 21.5 %
PROPOSED "NEW LOT 170A"
 LOT AREA = 9,360 SF
 BUILDING = 2,078 SF
 % COVERAGE = 22.2 %
 ZONE: R-2
 50% MAXIMUM BUILDING COVERAGE ALLOWED

LOT COVERAGE - PROPOSED
PROPOSED "NEW LOT 171A"
 LOT AREA = 7,488 SF
 BUILDING = 1,613 SF
 PAVEMENTS/SIDEWALKS = 818 SF
 TOTAL = 2,431 SF
 % COVERAGE = 32.5 %
PROPOSED "NEW LOT 170A"
 LOT AREA = 9,360 SF
 BUILDING = 2,078 SF
 PAVEMENTS/SIDEWALKS = 2,589 SF
 TOTAL = 4,667 SF
 % COVERAGE = 49.8 %
 ZONE: R-2
 50% MAXIMUM LOT COVERAGE ALLOWED

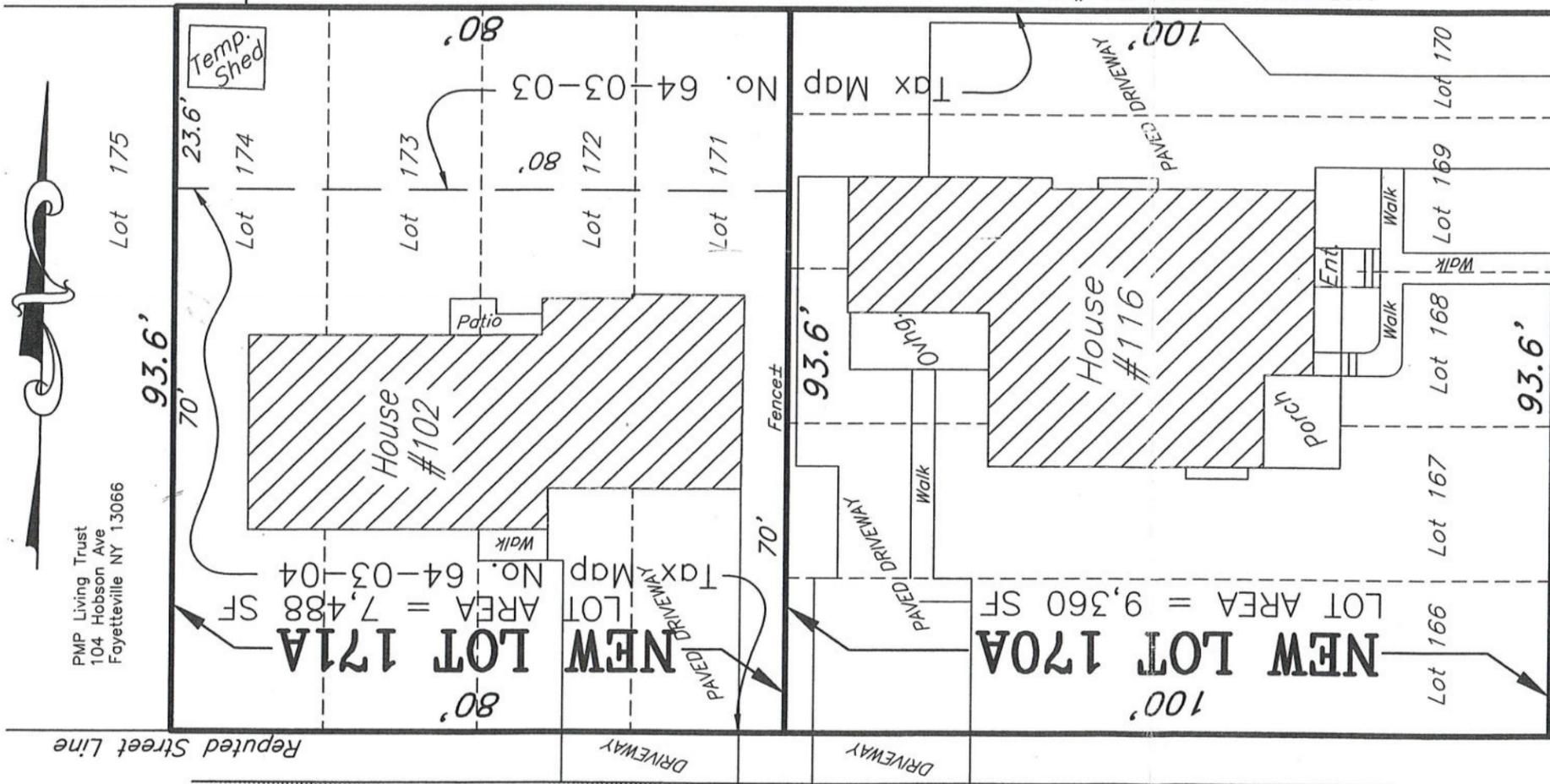
Reputed Street Line **RECEIVED**



Donald A & Marie Damico
 315 W Fayette St
 Syracuse NY 13202

Lot 5
 Lot 6

Hoogkamp Living Trust
 5302 Springwater Dr
 Fayetteville NY 13066



MAPLETON ESTATE TM #7141
 180'

MAPLE DRIVE
 Woodchuck Hill Road (TM)
 (49:5')

(TM) = Tract Map
 ZONE: RESIDENTIAL 2 (R-2)
 Subject to a Current Abstract of Title
 Not To Be Used For Construction Purposes.

CERTIFIED TO:

TOWN OF DEWITT

Approved:

Dated: 116 MAPLE DRIVE
 Karam Bechara
 1240 Westcott St
 Syracuse NY 13210
 Dated: 10/16/19
 James J Beardsley
 102 HOBSON AVENUE
 Fayetteville NY 13066
 Dated: 10/16/19
 Chairperson ~ Planning Board
 Town of Dewitt

Preliminary Plan-2 Lot Minor Subdivision

Lots 166 thru 174 - Dewitt Park Tract
 Filed: 09/18/1899, Tract Map #995

into
NEW LOT 170A & NEW LOT 171A
 Town of Dewitt
 County of Onondaga-State of New York
 Known As: #116 Maple Drive &
 #102 Hobson Avenue

CHRISTOPHERSON
 LAND SURVEYING

Syracuse, New York
 Phone: (315)437-9848
 Tully, New York
 Phone: (315)896-5956

Made By: HBC/ATC
 Date: 07/22/2019
 Scale: 1" = 20'
 File: 5008H-SUB
 Disk: CD 1631

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 Re-Certified: 9/25/2019 Lot Coverages

Certifications are not transferable to additional institutions or subsequent owners. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified. It is a violation of Article 145 of the N.Y.S. 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 7/22/2019. 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 closure is 1:100,000. This map is not valid without the original seal of the surveyor.
 (VOID UNLESS SIGNED)
 Christopher A. Hens
 Professional Land Surveyor