

Syracuse Planning Commission

Application for THREE-MILE LIMIT SUBDIVISION REVIEW

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For Office Use: 1/7/2020 3S- 20-04
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: MONEAL SUBDIVISION
ADDRESS of subdivision: 4242 BARKER HILL ROAD, JAMESVILLE, NY 13078 (TOWN OF LAFAYETTE)
TOWN of: LAFAYETTE
TAX MAP NUMBER(S): 1-3-19.1 ← correct! ✓
ZONING DESIGNATION: AR- AGRICULTURAL/RESIDENTIAL

APPLICANT INFORMATION:

NAME: FRANCISCO J. MONREAL PHONE: 315-418-9276
MAILING ADDRESS: 4242 BARKER HILL ROAD
JAMESVILLE, NY 13078

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

NAME: the same as PHONE: (as above)

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

SUBDIVIDE EXISTING PARCEL INTO TWO LOTS: ONE CONTAINING AN EXISTING RESIDENCE AND THE SECOND TO HAVE A NEW
RESIDENCE CONSTRUCTED THEREON. at 4236 BAR

APPROVAL INFORMATION:

APPROVED by Town or Village as a Preliminary Plan
 Final Plan on Date: DECEMBER 17, 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.

F. Javier Monreal

JAN. 3, 2020

CURRENT PROPERTY OWNER SIGNATURE

DATE

F. JAVIER MONREAL

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.**

TOWN OF LA FAYETTE
2577 ROUTE 11
P.O. BOX 193
LA FAYETTE, N.Y. 13084



PHONE: 315-677-3674
FAX: 315-677-7806
WWW.TOWNOFLAFAYETTE.COM

January 6, 2020

Gary Cotrell

Gary,

The Town of LaFayette has approved the subdivision for the property located on tax map # 001.-03-19.1 as filed by Dr. Francisco Monreal. This meets all Town requirements and received Onondaga County Planning approval it as long as driveway approval is granted from Onondaga DOT. I can be reached at (315)677-5371 if you have any further questions.

Respectrully,

Ralph Lamson
LaFayette Bldg. & Code Enforcement

Short Environmental Assessment Form

Part 1 - Project Information

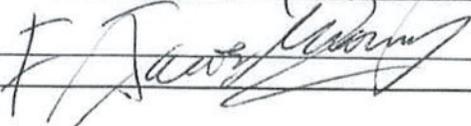
Instructions for Completing

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: <i>by owner "FRANK" (FRANCISCO J. MONREAL)</i>			
Project Location (describe, and attach a location map): <i>same →</i>			
Brief Description of Proposed Action: <i>see attached map</i>			
<i>small, ± 1½ acre partition/subdivision from the large lot (currently ± 26.5 acres, then ± 25 acres)</i>			
Name of Applicant or Sponsor: <i>same</i>		Telephone: <i>(315) 418-9276</i>	
		E-Mail:	
Address: <i>"currently" 4242 BARKER Hill Rd (New lot to be approved would be "4236")</i>			
City/PO: <i>DARLERSVILLE, NY</i>		State: <i>NY</i>	Zip Code: <i>13078</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO <input type="checkbox"/>
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.			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO <input checked="" type="checkbox"/>
If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>± 26.5</i> acres	
b. Total acreage to be physically disturbed?		<i>± 1.5</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>all of it</i> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" 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,	NO	YES	N/A
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?	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>well</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>"Septic System" see Engineers' map & Approval</u>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>"FRANK" (FRANCISCO J. MONTEN)</u> Date: <u>9/30/19</u>		
Signature: <u></u> Title: <u>(owner)</u>		

Project: Nonval Subdivision
 Date: 10/15/2019

**Short Environmental Assessment Form
 Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

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?"

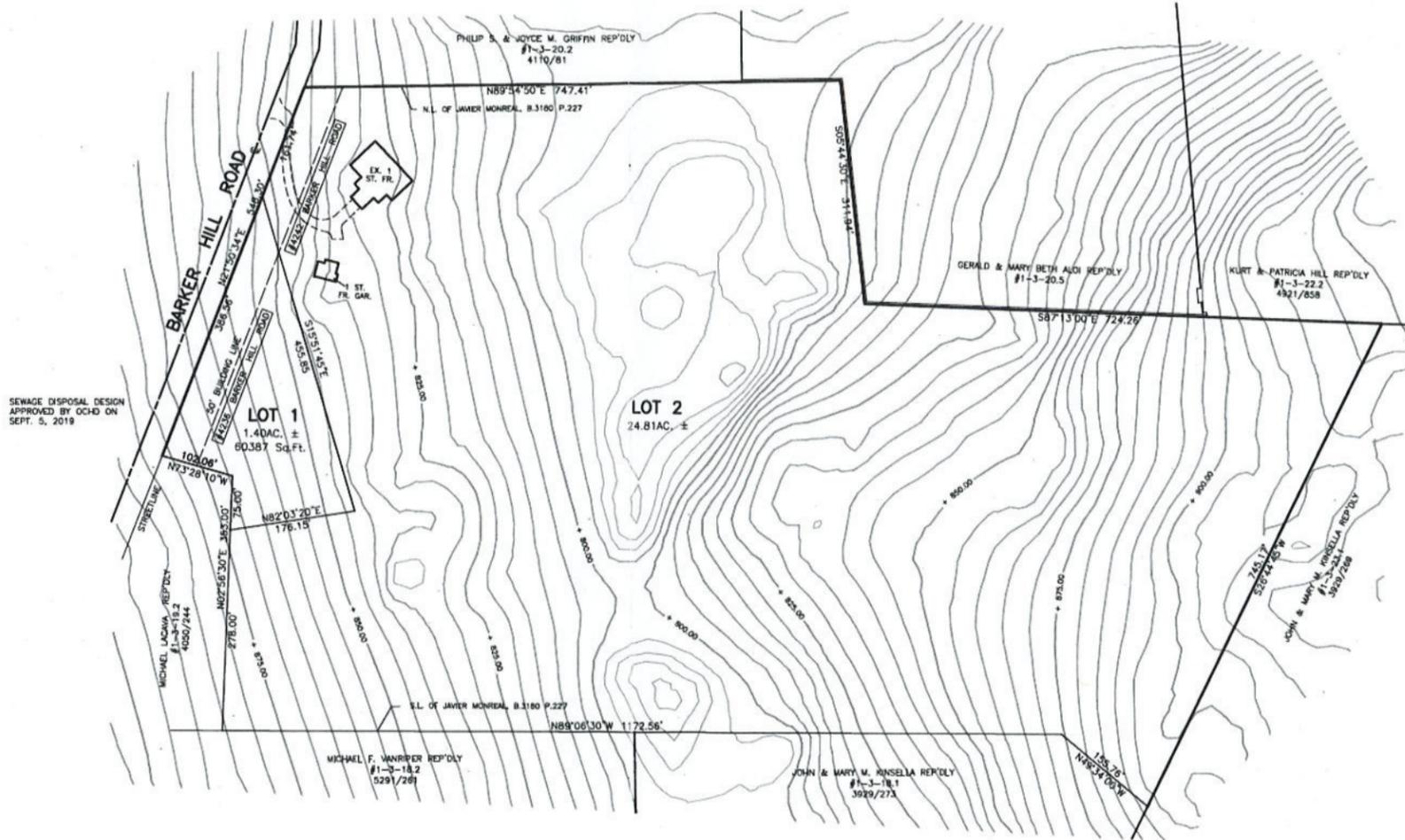
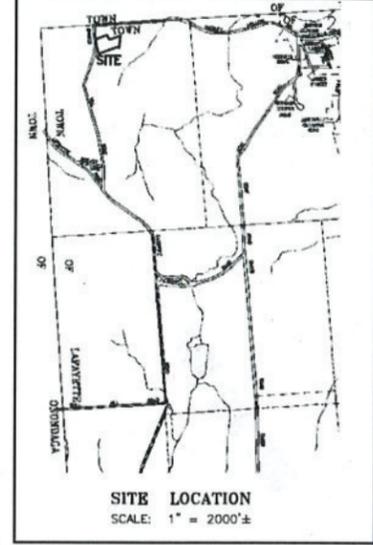
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Project: Monral SubdivisonDate: 10/15/19

Short Environmental Assessment Form Part 3 Determination of Significance

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 checked="" 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.
<u>Town of Lafayette</u>	<u>10/15/2019</u>
Name of Lead Agency	Date
<u>DR Lawson CEO</u>	<u>CEO</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



SEWAGE DISPOSAL DESIGN
APPROVED BY OCHO ON
SEPT. 5, 2019

ZONED - AR
LOT REQUIREMENTS
60' MINIMUM FRONTAGE AT STREET LINE
125' MINIMUM WIDTH AT BUILDING LINE
MINIMUM LOT SIZE = 60000 Sq. FEET
MINIMUM BUILDING SETBACKS
FRONT YARD - 50'
SIDE YARD - 25'
REAR YARD - 30'

TOTAL AREA = 26.21± ACRES (EXCL. HWY.)
TAX ID #1-3-19.1



CONTOURS AT 5' INTERVALS FROM GOOGLE EARTH

000000000 SUBD BARKER HILL \$4242 LAF1 (DEM(SMOKEY)) [R.1-3-19 B.3R] @20190919SUBD-R#DWG

- FINAL PLAN -

**MONREAL SUBDIVISION
PART OF LOT 1 - TOWN OF LAFAYETTE
ONONDAGA COUNTY, N. Y.**

I.D: 1-3-19.1	FILE: ROLL: 1-3-19	BIN: 3R
DATE: 10-3-2019	SCALE: 1" = 100'	B/P:
REVISIONS		
1	1-2-2020	TEXT, ADD., OCHD APP.



THE UNDERSIGNED CERTIFIES THAT
THIS MAP WAS MADE FROM AN
ACTUAL SURVEY ON Aug. 3, 1977
VOID WITHOUT SIGNER'S EMBOSSED SEAL

NOT A VALID SUBDIVISION WITHOUT RECORDING
DATA OF THE MAP FILING WITH THE ONONDAGA
COUNTY CLERK'S OFFICE.

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FOR UNREGISTERED PURCHASERS OR FOR SUBSEQUENT TRANSACTIONS
OBTAIN BY THE WRITER CONSENT OF OR BY SURVEY PRIOR TO THE
UNDERSIGNED ONLY.

I HEREBY APPROVE THIS TRACT MAP.

FRANCISCO J. MONREAL, OWNER
4242 BARKER HILL ROAD
JAMESVILLE, NY 13078
(315)418-9276

COUNTY HEALTH DEPARTMENT APPROVAL

MUNICIPAL APPROVAL