

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: 1/14/2020 3S-20-05
Filing Date Case#

Please Print or Type Information:

SUBDIVISION INFORMATION:

TITLE OF SUBDIVISION: JRT Properties, LLC
ADDRESS of subdivision: Nos. 5244 & 5250 West Taft Road
TOWN of: Clay
TAX MAP NUMBER(S): 117.-02-07.0 & 08.1.
ZONING DESIGNATION: R-10 One Family Residential

APPLICANT INFORMATION:

NAME: Charles Hafner PHONE: (315) 447-4598
MAILING ADDRESS: 7265 Buckley Road, North Syracuse, NY 13212

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

NAME: Hal R. Romans, 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.)*

Applicant is acquiring a 23.41 feet by 300 feet strip of land along the south or rear property line
from Hafner Developers, Inc. (Tax Map 117.-02-08.1) to be added to JRT Properties, LLC (Tax
Map 117.-02-07.0) as shown on the Final Plan.

APPROVAL INFORMATION:

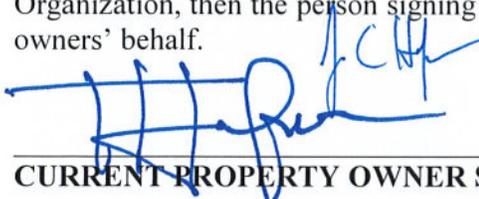
APPROVED by Town or Village as a Preliminary Plan
 Final Plan on Date: December 11, 2019

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.

 *member*
member _____ 01/02/2020
DATE

JRT Properties, LLC Hafner Developers, Inc.
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.**

300 2 2 2017

Town of Clay

Mark V. Territo
Commissioner



"One of America's 100 Best Places to Live"

TOWN OF CLAY PLANNING DEPARTMENT CASE DECISION

Case No: 2019-044

Applicant: JRT Properties, LLC.
7265 Buckley Road, North Syracuse, New York 13212

Site Address: West Taft Road

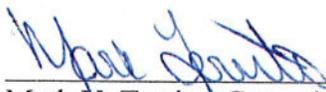
Tax Map #'s: 107.-02-07, 08.1

Case Type: Administrative Lot Line Adjustment (Resubdivision)

Project Description: Reconfiguring two lots into two lots.

Decision: Approved

Date: November 20, 2019



Mark V. Territo, Commissioner of Planning & Development

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.

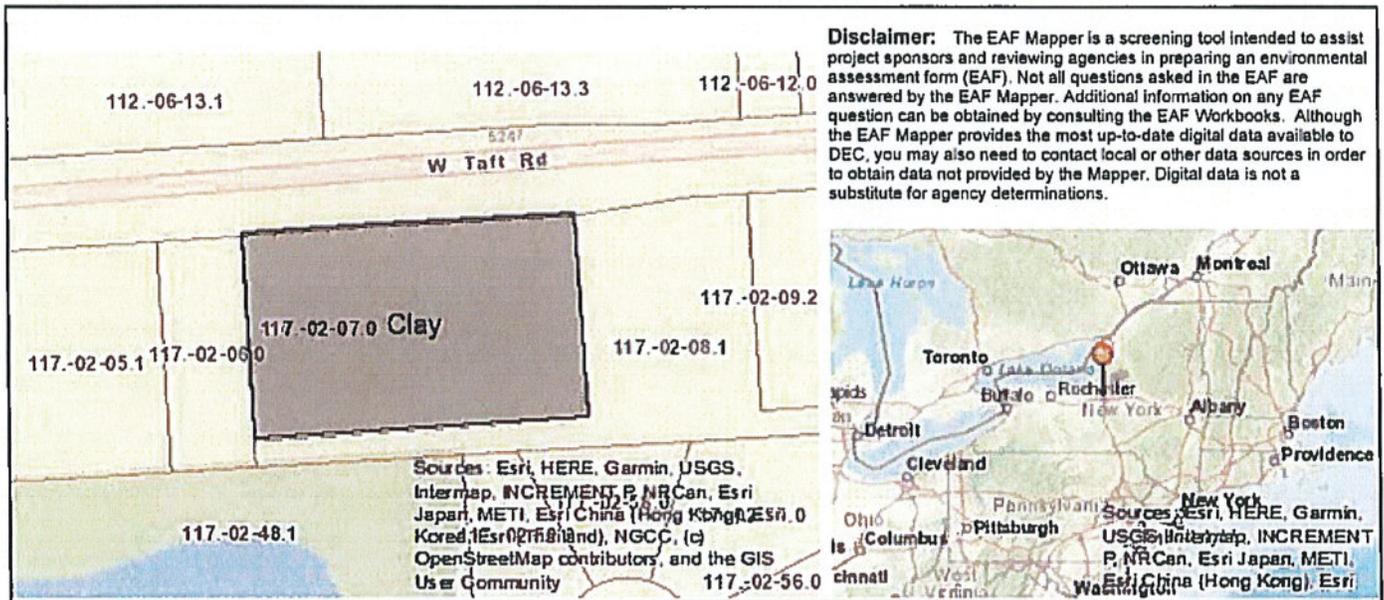
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
JRT PROPERTIES, LLC.			
Name of Action or Project: ADMINISTRATIVE SUBDIVISION.			
Project Location (describe, and attach a location map): 5244 & 5250 WEST TAFT ROAD, CLAY, NY.			
Brief Description of Proposed Action: Applicant and property owners wish to transfer a 23.41 feet by 300 feet strip of land from Hafner Developers, Inc (5250 West Taft Road) to the rear of JRT Properties, LLC (5244 West Taft Road).			
Name of Applicant or Sponsor: JRT Properties, LLC (Charles Hafner)		Telephone: 315-447-4598 E-Mail: clhski@yahoo.com	
Address: 7265 Buckley Road			
City/PO: NORTH SYRACUSE		State: NY.	Zip Code: 13212
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 government 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?		2.23+/- 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?		2.596+/- 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 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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>National Wetland PUBHx is located on the Town of Clay parcel south of the subject parcels.</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	

EAF Mapper Summary Report

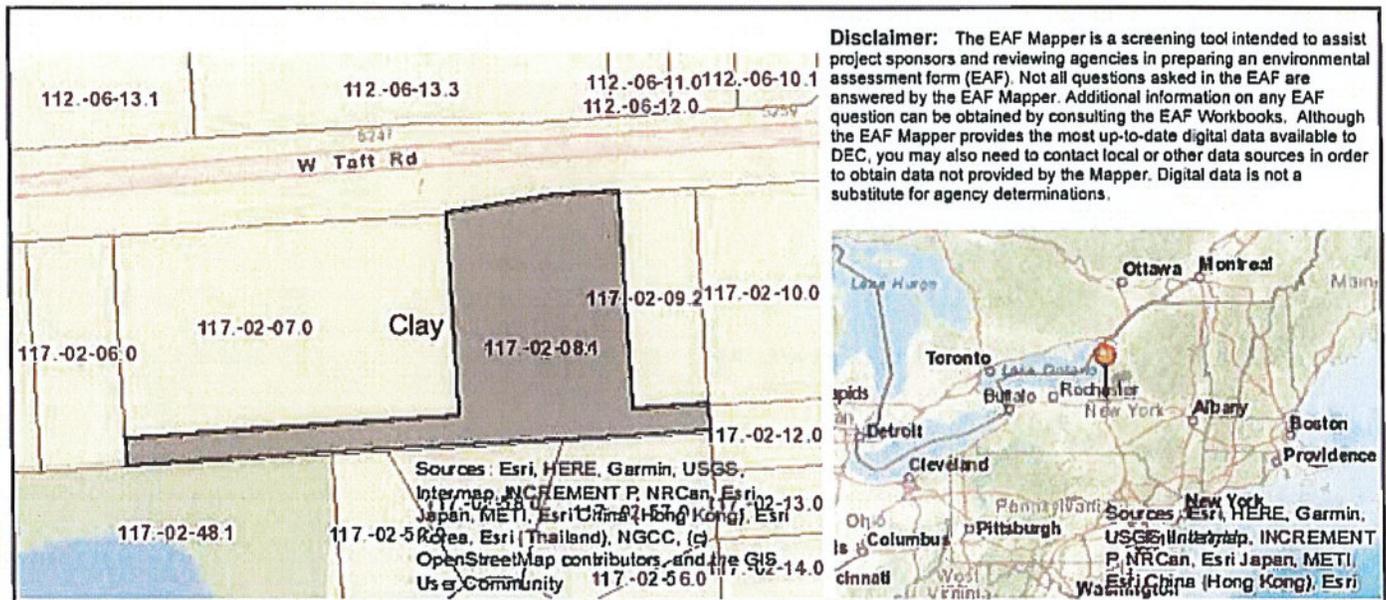
Monday, October 21, 2019 1:53 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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

EAF Mapper Summary Report

Monday, October 21, 2019 1:55 PM

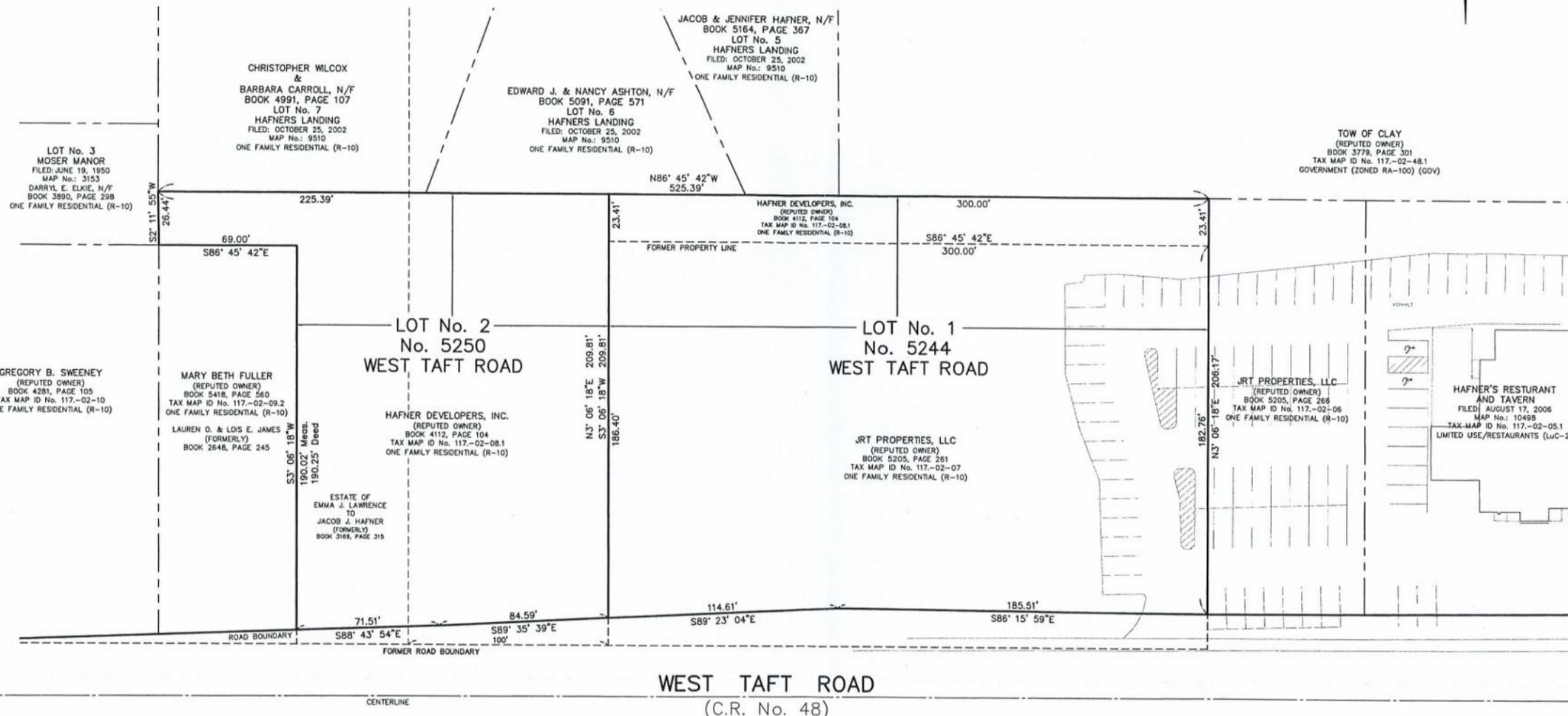


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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 or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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Part 1 / Question 20 [Remediation Site]	No



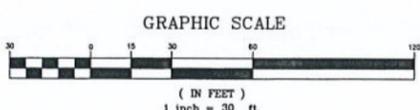
LOCATION PLAN
Scale: 1" = 2000'



WEST TAFT ROAD
(C.R. No. 48)

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- 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



NOTES:

Total area: 2.23± acres.
Total of lots: Two (2) existing; Two (2) proposed.
Present Zone: ONE FAMILY RESIDENTIAL (R-10)
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.
Tax Map Nos. 117.-02-07 & 08.1.

ONONDAGA COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
DEC 11 2019
This Plan has been reviewed by the Onondaga County Department of Health. Substantive approval by this Department is not required.
Bureau of Public Health Inspection P.D.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.
[Signature]
N.Y.S. Licensed Land Surveyor

Subject to any statement of facts as 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: 12/1/19 BY: *[Signature]* Commissioner of Planning and Development

APPROVED: JRT PROPERTIES, LLC
7265 Buckley Rd., North Syracuse, NY 13212
DATE: 12/09/2019 BY: *[Signature]* Owner & Developer

APPROVED: HAFNER DEVELOPER, Inc.
4627 Doris Drive, New Smyrna Beach, FL 32169
DATE: 12/09/2019 BY: *[Signature]* Owner & Developer

REVISIONS	FINAL PLAN	
JRT PROPERTIES, LLC PART OF FARM LOT No. 90 TOWN OF CLAY ONONDAGA COUNTY, NEW YORK		
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WIZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		DATE: OCTOBER 21, 2019 SCALE: 1" = 30' FILE No.: 1454.006 SHEET No. 1 of 1 F.B. No.