

Syracuse Planning Commission

Application for THREE-MILE LIMIT SUBDIVISION REVIEW

City Hall Commons • Room 500 • 201 E. Washington Street • Syracuse, NY 13202-1426 • 315-448-8640

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.

Jennie L DeGouff July 13, 2020
CURRENT PROPERTY OWNER SIGNATURE **DATE**

Jennie L DeGouff owner
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.**

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			
Jennie + Patrick DeGouff			
Name of Action or Project: Pembroke Subdivision			
Project Location (describe, and attach a location map): 123 Pembroke Dr Syracuse NY 13205			
Brief Description of Proposed Action: Owners wish to split lot 06.1 into two separate buildable lots, each in conformity with existing zoning regulations. One lot to include house + garage and another buildable lot to include part of lot 16.2 of adjoining property.			
Name of Applicant or Sponsor: Patrick + Jennie DeGouff		Telephone: 315.882.5271 Jennie E-Mail: jdegouff@twcn4.rr.com	
Address: 4194 Wooded Hgts Circle			
City/PO: Syracuse		State: NY	Zip Code: 13215
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 type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14,362 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?		14,362 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 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jemie R DeGouff</u>		Date: <u>July 13, 2020</u>
Signature: _____		

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 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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"/>

	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

**TOWN OF ONONDAGA PLANNING BOARD
RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL,
WAIVING HEARING ON THE FINAL PLAT
AND GRANTING FINAL PLAT APPROVAL**

Dated: May 11, 2020

PEMBROOK SUBDIVISION

WHEREAS, Patrick and Jennie DeGouff, as Owners/Applicants, having duly made an application for preliminary approval of the proposed subdivision in the Town of Onondaga known as the “Pembroke Subdivision”; and

WHEREAS, the requirements of 6 NYCRR Part 617 in the Town of Onondaga Local Law No. 6-1979 have heretofore been satisfied by a Resolution dated January 27, 2020, in which the Planning Board determined that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was held on February 24, 2020; and

WHEREAS, notice of said public hearing was published in the manner required by law and confirmation of said publishing has been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board, and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirements for a public hearing on the final application may be waived.

NOW, THEREFORE, upon motion of Chairman Malfitano, seconded by Ms. Campbell,
it is

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Preliminary Plat approval on the subdivision known as the “Pembrook Subdivision”; and it is further

RESOLVED, that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirement for a public hearing on the Final Plat Plan is hereby waived; and it is further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Final Plat Plan approval on the subdivision known as “Pembrook Subdivision”, based on a plan titled “DeGouff Subdivision Preliminary Plan,” prepared by Lehr Land Surveyors D.P.C., dated January 7, 2020, as last revised May 11, 2020, conditioned upon:

1. Within the Final Plan’s “Notes,” references to the newly combined lot should not refer to “lots” in the plural, as a single recombined lot is being created; and
2. (b) Within the seventh paragraph of the Final Plan’s “Notes,” the following language shall be deleted: “according to a letter dated February 21, 2020, addressed to the Town of Onondaga Planning Board from C&S Companies”; and it is further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat upon certification that all requirements and conditions set forth herein have been satisfactorily met; and it is further

RESOLVED, that pursuant to the Land Subdivision Regulations of the Town of Onondaga, Section 3, Paragraph (f), the final map to be recorded in the Onondaga County Clerk’s Office shall contain a statement that said subdivision must be commenced within three (3) years from the date of the final approval by the Planning Board, which date shall be considered as the date of the Resolution; and it is further

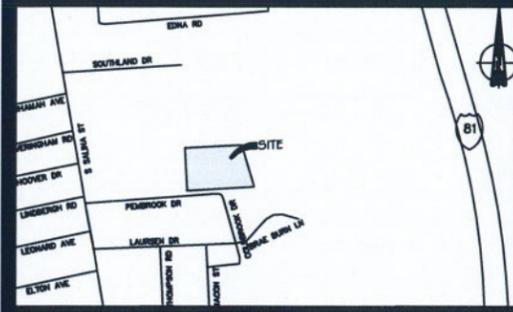
RESOLVED, that except as specifically permitted by the Land Subdivision Regulations of the Town of Onondaga, no site work shall be performed and no building permits or certificates of occupancy shall be issued until all of the foregoing conditions have been satisfied.

The question of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

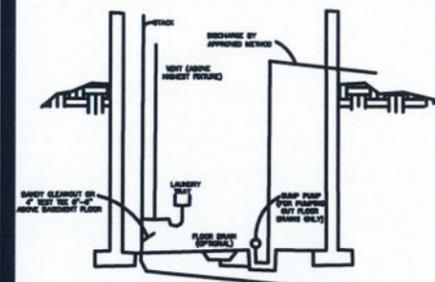
Marc Malfitano	Chairman	Voting	Yes
Alfred J. Fuller	Board Member	Voting	Yes
David Baker	Board Member	Voting	Yes
Linda Campbell	Board Member	Voting	Yes
James Mahaney	Board Member	Voting	Yes

The foregoing Resolution was thereupon declared duly adopted.

DATED: May 11, 2020



VICINITY MAP
NOT TO SCALE



PROPOSED TYPICAL LAYOUT
FOR WET SEWER CONNECTION

1. LAUNDRY TRAY WASTES MUST BE SOLELY CONNECTED TO SOIL OR WASTE STACK.
2. SUMP FOR FOOTINGS AND FLOOR BEAMS MAY GRANTY DISCHARGE BY AN APPROVED METHOD DETERMINED BY THE GOVERNING AUTHORITY REGULATING SURFACE DRAINAGE.
3. BASEMENT FLOOR TO BE PITCHED TOWARD THE FLOOR DRAIN OR SUMP.
4. HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LATERAL - 10 FEET MINIMUM.

NOTES:

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

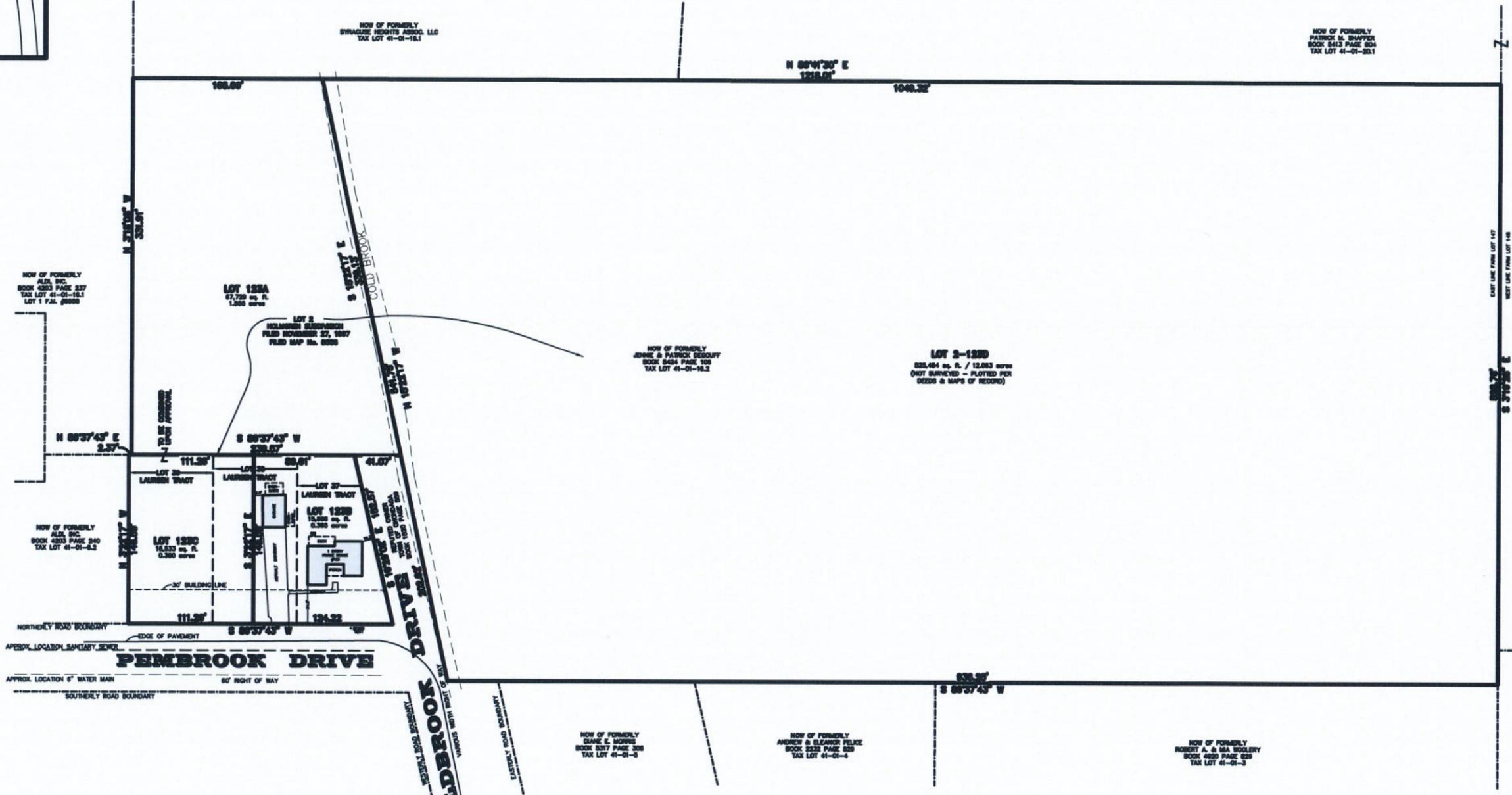
No building construction and/or improvements can be performed until the correct applications have been submitted for approval.

The creation of Lot 123C is for conveyance purposes only. Lot 123C is to be combined with Lot 123A upon approval of this subdivision and a recombined deed will be filed with the Onondaga County Clerk's Office within 30 days of subdivision approval and approval of this subdivision is conditioned upon the revised deed being filed at the Onondaga County Clerk's Office.

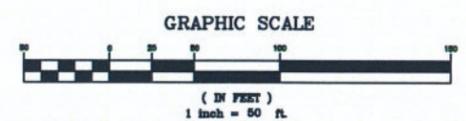
Newly combined Lots 123A and 123C shall only be allowed frontage and access on Pembroke Drive.

The only access to Lot 2-123D shall have frontage along Coldbrook Drive, subject to adequate physical conditions and accessibility. The physical extent of Coldbrook Drive along the easterly side of Lot 123B is undetermined at this point and there is no guarantee that Coldbrook Drive is a public street or right of way currently owned and maintained by the Town of Onondaga.

The property shown hereon is currently zoned One-Family Residential District, R-3.



APPROVALS



DRAWN BY
PATRICK & JENNE DEGOUFF
4140 WOODED HEIGHTS CIRCLE
SYRACUSE NY 13215

**DEGOUFF SUBDIVISION
FINAL PLAN**

No.	DATE	DESCRIPTION	BY
1	2/24/2020	CLIENT COMMENTS	TDW
2	2/10/2020	CLIENT COMMENTS	TDW
3	5/11/2020	CLIENT COMMENTS	TDW
4	6/10/2020	CLIENT COMMENTS	TDW
5	7/10/2020	FINAL PLAN	TDW



LOCATION SURVEY ON LOT 27, 28 & 29 OF THE LAUREN TRACT, SECTION 8, FILED APRIL 8, 1946 AS MAP No. 2014 AND LOT 2 OF THE HOLLANDER SUBDIVISION, FILED NOVEMBER 21, 1907 AS MAP No. 6006.

SHOWN AS No. PEMBROKE DRIVE, TOWN OF ONONDAGA, COUNTY OF ONONDAGA NY

FIELD DATA: 02 JULY 2020 | MAP DATA: 07 JAN 2020 | SCALE: 1"=80' | DRAWN BY: TDW