



October 29, 2018

Syracuse Zoning Administration
City Hall Commons
201 East Washington Street
Syracuse, New York 13202

RE: Lot Alteration Application
Proposed Dunkin Donuts
2083-2107 Park Street
CHA Project No. 34771

Dear Syracuse Zoning Administration:

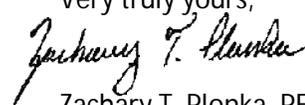
CHA, on behalf of the applicant, is pleased to submit the following Lot Alteration Application for the above referenced project. The proposed project includes combining three existing lots generally bound by Park Street, Rt. 81, and the Rt. 81/Park Street Offramp which includes parcels with Tax Map No.(s) 001.2-01-[2.0, 3.0, & 4.0].

The new parcel will then be developed by Dunkin Donuts as a Drive-thru restaurant along with two additional retail spaces. Site infrastructure improvements to support new development such as a new driveway, parking, sidewalks, lighting, utilities, etc. will also be included. Two existing billboard signs will remain on site and continue to operate.

The following materials are provided in this submission:

- Lot Alteration Application
- One (1) copy - Short EAF
- Seven (7) copies – Lot Alteration Plat (Plus One (1) ½ Size)

Should you have any questions related to the submission or require any additional copies, please do not hesitate to contact me at 315-471-3920 or Zplonka@chacompanies.com

Very truly yours,

Zachary T. Plonka, PE
Project Engineer IV

ZTP

Enclosures

Cc: Ed Wolak (ESW Realty, LLC)
Dan Roberts (ESW Realty, LLC)
KMG Properties, LLC

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For office use only: District: EA Filing Date: 11/5/18 Case #: R-18-53
Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

2083-2107 Park Street

TAX MAP NUMBERS: (of each property involved)

Section: 001.2 Block: 01 Lot: 2.0 Section: 001.2 Block: 01 Lot: 4.0
Section: 001.2 Block: 01 Lot: 3.0 Section: Block: Lot:

PROPERTY OWNER(S): (If more than one owner, attach additional pages)

NAME: KMG Properties, LLC

MAILING ADDRESS: 6701 Van Buren Road, Warners, NY

ZIP: 13164 DAYTIME PHONE:

HOME PHONE: E-MAIL:

REPRESENTATIVE: Attorney or Other contact: Engineer
(Complete only if a representative is involved with this application)

NAME: CHA Consulting, Inc. (C/o James Trasher)

MAILING ADDRESS: 300 S. State Street, Syracuse, NY

ZIP: 13202 TELEPHONE: (315) 471-3920 E-MAIL: jtrasher@chacompanies.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES: Commercial

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

~12,000 SF Single Story Masonry Building and Two Billboard Signs

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

Proposed project includes demoliton of existing building followed by redevelopment by Dunkin to include a drive-thru restaurant, two accessory retail spaces, and site infrastructure improvements. Two existing billboard signs will remain.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

YES NO

*NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.

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 are 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.


CURRENT PROPERTY OWNER SIGNATURE 10-30-2018
DATE
Joseph R. Bello owner
Please legibly **PRINT SIGNATURE NAME and TITLE**

REQUIRED SUBMITTALS

- APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
- MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**
 - a. **7 COPIES** – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.
 - b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)
 - c. Must also contain a location map for the subject property.
 - d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

REFERRAL NEEDED

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

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.

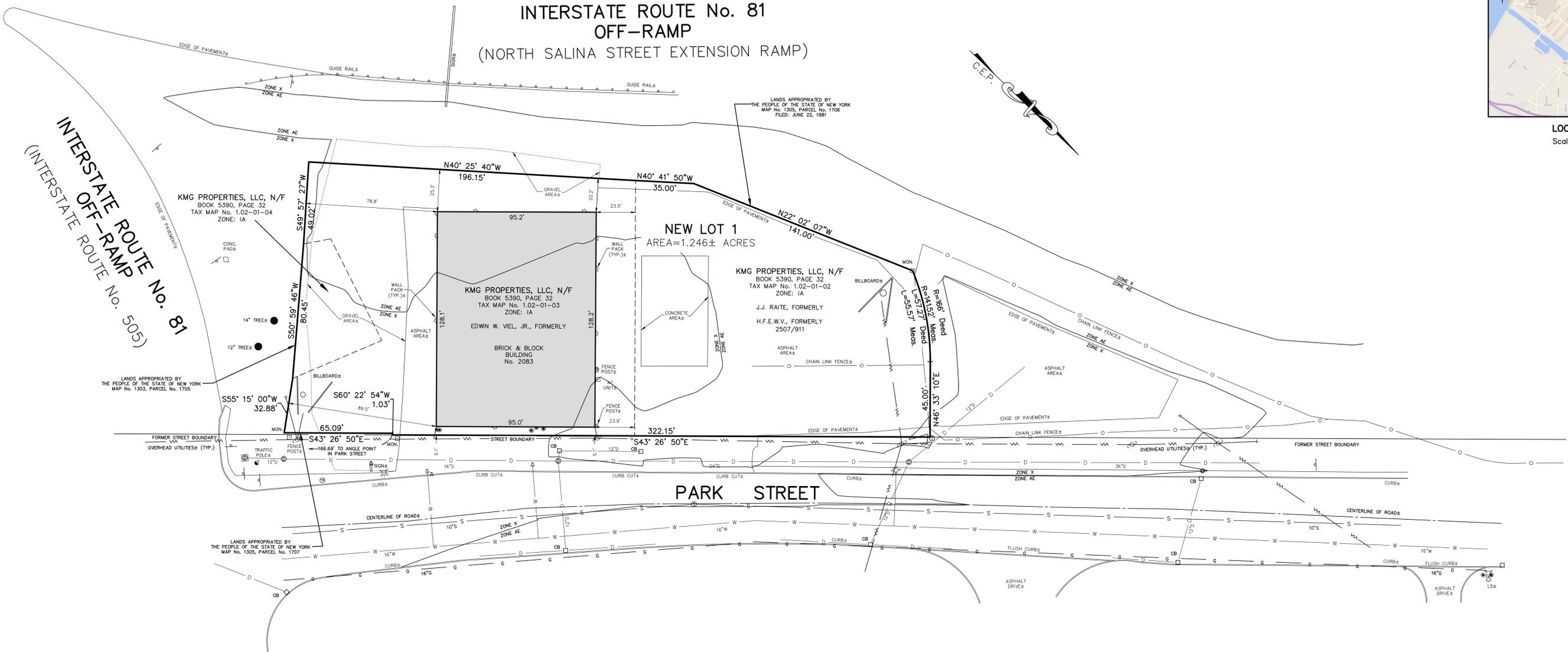
Part 1 - Project and Sponsor Information			
Name of Action or Project: Proposed Dunkin Donuts - Park Street			
Project Location (describe, and attach a location map): 2083-2107 Park Street, Syracuse, NY			
Brief Description of Proposed Action: The proposed project includes combining the three subject parcels to form a single lot followed by redevelopment of new lot. The proposed development plan includes demolition of existing building on site followed by construction of ~ 5,900 SF building comprised of ~2,700 SF drive-thru Dunkin restaurant and two (2) 1,600 SF retail spaces. Two existing billboard signs located on the property are to remain. Site infrastructure improvements to allow proposed development include, but are not limited to, a new driveway, access isles, parking, sidewalks, lighting, site utilities, and landscaping.			
Name of Applicant or Sponsor: ESW Realty, LLC (CHA Consulting, Inc. - C/o James Trasher - Project Engineer)		Telephone: 207-797-7600 / 315-471-3920 (CHA) E-Mail: dan.roberts@wolakgroup.com	
Address: 65 Gray Road, Box 4			
City/PO: Falmouth		State: ME	Zip Code: 04105
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 governmental Agency? If Yes, list agency(s) name and permit or approval: NYS DEC (SWPPP), OCDWEP (Sewer)		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.246 acres	
b. Total acreage to be physically disturbed?		_____ 1.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.246 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 checked="" type="checkbox"/> Commercial <input 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>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>V00002, 734048, C734130-C734133, C734135, 734013, C734104, 734123, and 734030 all in vicinity of site but no remediation on site.</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: James Trasher, P.E. (On behalf of Applicant) _____ Date: 10-24-18 _____</p> <p>Signature:  _____</p>		



LOCATION PLAN
Scale: 1" = 2000'

INTERSTATE ROUTE No. 81 OFF-RAMP (NORTH SALINA STREET EXTENSION RAMP)

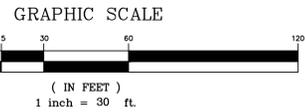


LEGEND:

- ☆ LS indicates light stand
- indicates utility pole, anchor & overhead lines
- IFF □ MON FND 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: 1.246± acres.
 Total number of lots: Three (3) existing.
 One (1) proposed.
 Present Zone: IA Industrial District, Class A.
 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.), Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual flood with average depths of less than 1 foot of with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood.), Zone AE (Base Flood Elevation 371.4') according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36067C0208F, effective date: November 4, 2016.
 Tax Map Nos. 01.02-01-02, 03 & 04



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on 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-division 2, of the New York State Education Law.

CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.
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C.E.P. 572

REVISIONS	FINAL PLAN		
	KMG PROPERTIES SUBDIVISION PART OF SALINA MARSH LOT No. 24 AND RECLAIMED LOT No. 1 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK		
	IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: OCTOBER 17, 2018 SCALE: 1" = 30' FILE No.: 2286.082	SHEET No. F.B. No. 1652