

Syracuse Zoning Administration

Application for Resubdivision/Lot Alteration

City Hall Commons * Room 101 * 201 East Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For office use only: District: RA-1 Filing Date: 5/22/2019 Case #: R-19-37
Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

218 & 228 LAFAYETTE ROAD
SYRACUSE, NY 13205

TAX MAP NUMBERS: (of each property involved)

Section: 63 Block: 01 Lot: 21.1 Section: Block: Lot:
Section: 63 Block: 01 Lot: 20 Section: Block: Lot:

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

NAME: ELMCREST CHILDREN'S CENTER, INC.
MAILING ADDRESS: 228 LAFAYETTE RD. SYRACUSE, NY
ZIP: 13205 DAYTIME PHONE:
HOME PHONE: E-MAIL: elhubbard@elmcrest.org

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

NAME: MATTHEW KERWIN - BARCLAY DAMON LLP
MAILING ADDRESS: 125 E. SEFFERSON ST. SYRACUSE, NY
ZIP: 13202 TELEPHONE: 315-425-2820 E-MAIL: mkerwin@barclaydamon.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:
RESIDENTIAL

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:
CASEY'S PLACE

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

ELMCREST CHILDREN'S CENTER, INC. OWNS AND OPERATES CASEY'S PLACE AT 228
LAFAYETTE RD. SINCE 2010. CASEY'S PLACE HAS GROWN AND NEEDS TO COMBINE
THE TWO PARCELS TO EXPAND ON-SITE PARKING.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?
YES NO PROPOSED PARKING IMPROVEMENTS WILL BE THE SUBJECT OF PROJECT SITE REVIEW

*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.

Matthew T. Kerwin 5/20/19
CURRENT PROPERTY OWNER SIGNATURE DATE

MATTHEW KERWIN, ATTORNEY FOR ELMCREST CHILDREN'S CENTER, INC.
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) _____

BARCLAY DAMON LLP

Matthew T. Kerwin
Partner

May 20, 2019

BY HAND DELIVERY

Syracuse Zoning Administration
Attn: Heather Lamendola, Zoning Administrator
City Hall Commons, Room 500
201 East Washington St.
Syracuse, New York 13202-1426

Re: Elmcrest Children's Center Resubdivision – 218 and 228 Lafayette Road.

Dear Ms. Lamendola:

On behalf of our client Elmcrest Children's Center, enclosed please find a fully executed Application for Resubdivision concerning the properties located at 218 and 228 Lafayette Road in the City of Syracuse. The application packet includes the following:

- completed application form;
- short environmental assessment form; and
- seven (7) 11" by 17" copies of the proposed resubdivision map.

Please provide me with written notification of the public hearing date for the application. If you require further information, please contact me at the number below.

Very truly yours,



Matthew T. Kerwin

Enclosure

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

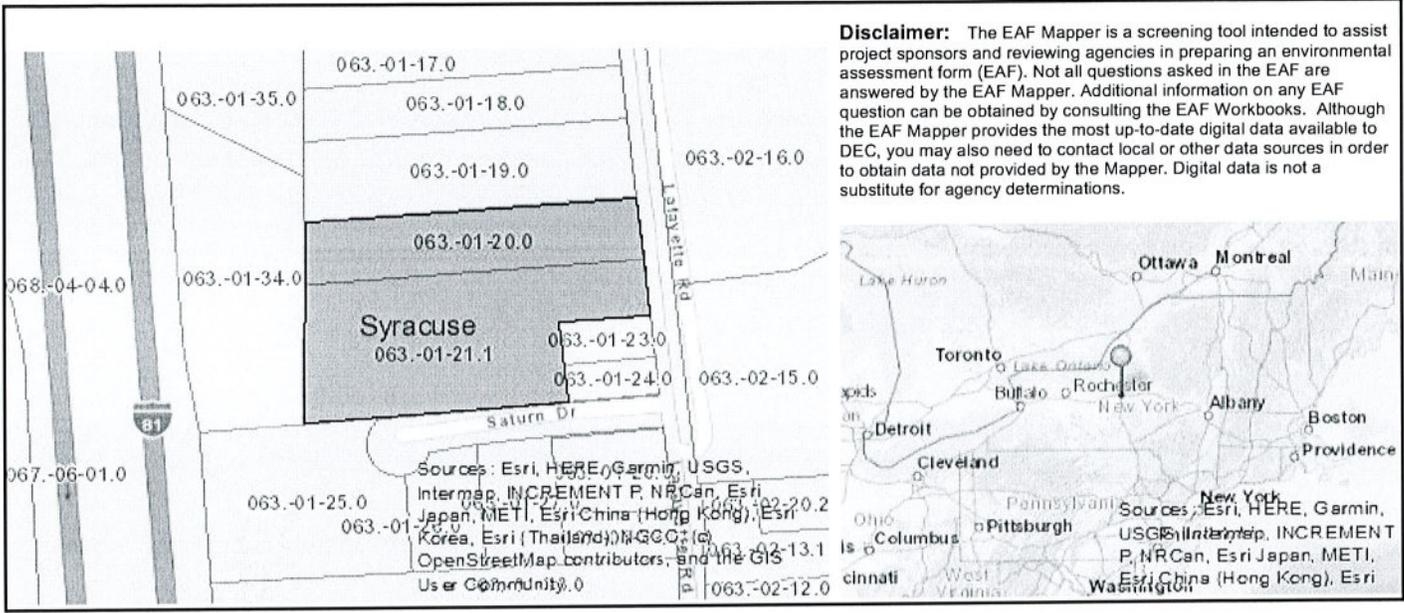
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

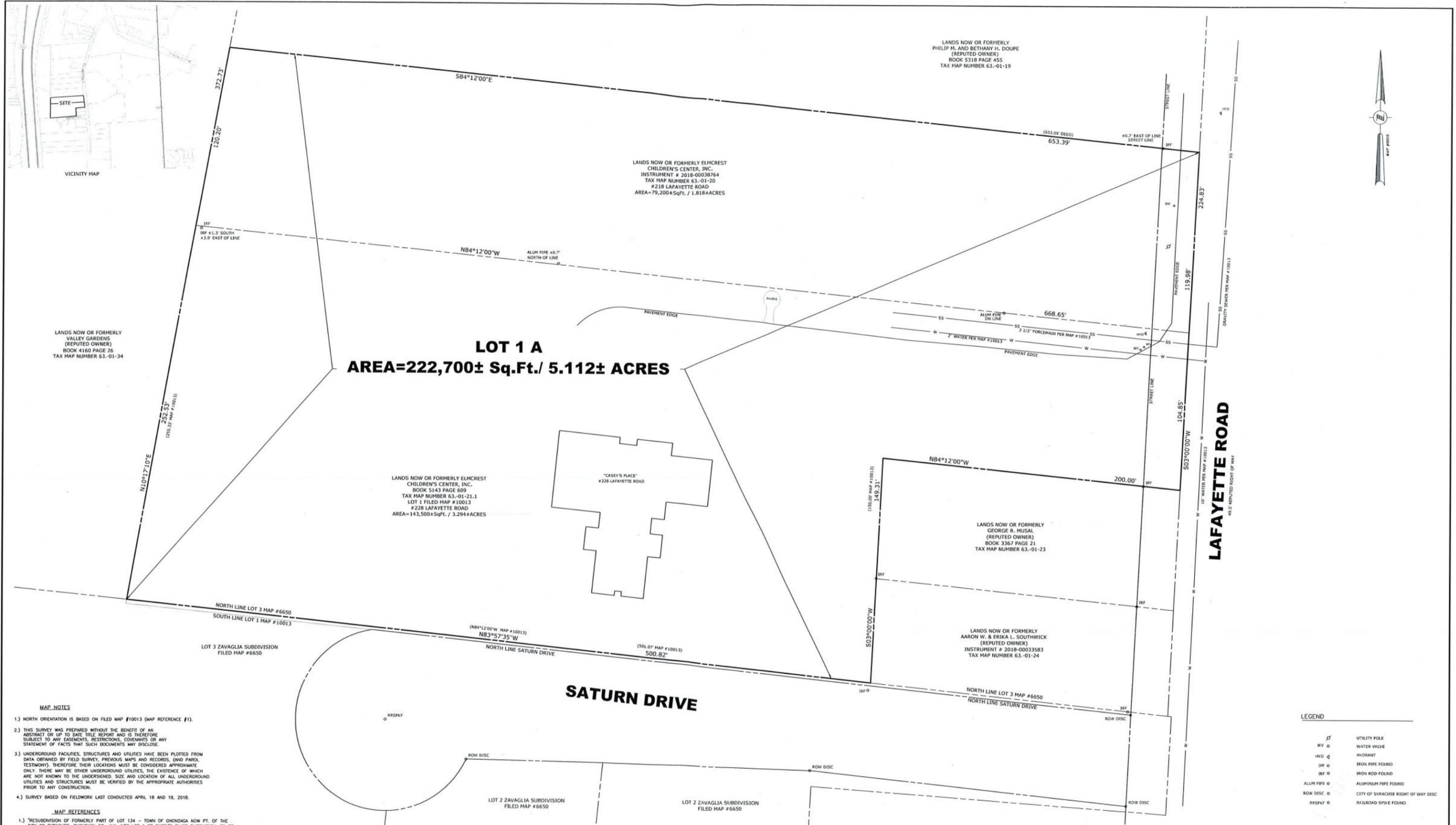
Part 1 – Project and Sponsor Information				
Name of Action or Project: Elmcrest Children's Center - Casey's Place Resubdivision				
Project Location (describe, and attach a location map): 218 and 228 Lafayette Road, City of Syracuse, Onondaga County				
Brief Description of Proposed Action: Elmcrest Children's Center ("Elmcrest") seeks approval to resubdivide 218 Lafayette Road (tax map # 63.-01-20) and 228 Lafayette Road (tax map # 63.-01- 21.1) into new lot 1A to be known as 228 Lafayette Road. Elmcrest has owned and operated Casey's Place at 228 Lafayette Road since 2010 to provide a variety of short-term respite services for CNY youth with developmental disabilities and/or complete medical conditions. Casey's Place has grown since then and needs to combine the 2 parcels above to expand on-site parking. The proposed parking improvements will be the subject of a separate application to the City.				
Name of Applicant or Sponsor: Elmcrest Children's Center, Inc.		Telephone: E-Mail: dhubbard@elmcrest.org		
Address: 228 Lafayette Road				
City/PO: Syracuse		State: NY	Zip Code: 13205	
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: project site review - Zoning Office			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 5.1 acres		
b. Total acreage to be physically disturbed?		_____ tbd acres tbd for project site review		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 5.1 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>	
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: N/A _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A _____	NO	YES	
	<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? 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"/>	

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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
Indiana Bat, Northern Long-...	<input type="checkbox"/>	<input checked="" 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?	NO	YES
If Yes, stormwater calculations to be provided as part of project site review; any stormwater generated by parking improvements will be captured in on-site detention basin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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>ELMCREST CHILDREN'S CENTER, INC.</u> Date: <u>5/20/19</u> Signature: <u><i>Matthew T. Kern</i></u> Title: <u>ATTORNEY</u>		



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



VICINITY MAP

LANDS NOW OR FORMERLY VALLEY GARDENS (REPUTED OWNER) BOOK 4160 PAGE 26 TAX MAP NUMBER 63-01-34

LOT 1 A
AREA=222,700± Sq.Ft./ 5.112± ACRES

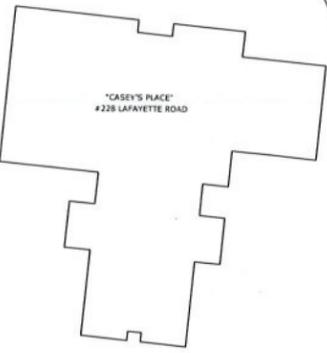
LANDS NOW OR FORMERLY ELMCREST CHILDREN'S CENTER, INC. BOOK 5143 PAGE 609 TAX MAP NUMBER 63-01-21.1 LOT 1 FILED MAP #10013 #228 LAFAYETTE ROAD AREA=143,500±SqFt. / 3.294±ACRES

LANDS NOW OR FORMERLY ELMCREST CHILDREN'S CENTER, INC. INSTRUMENT # 2018-00038764 TAX MAP NUMBER 63-01-20 #218 LAFAYETTE ROAD AREA=79,200±SqFt. / 1.818±ACRES

LANDS NOW OR FORMERLY PHILIP M. AND BETHANY H. DOUPE (REPUTED OWNER) BOOK 5318 PAGE 455 TAX MAP NUMBER 63-01-19

LANDS NOW OR FORMERLY GEORGE R. MUSAL (REPUTED OWNER) BOOK 3367 PAGE 21 TAX MAP NUMBER 63-01-23

LANDS NOW OR FORMERLY AARON W. & ERIKA L. SOUTHWICK (REPUTED OWNER) INSTRUMENT # 2018-00033583 TAX MAP NUMBER 63-01-24



SATURN DRIVE

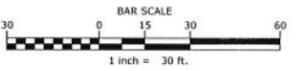
LAFAYETTE ROAD

- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON FILED MAP #10013 (MAP REFERENCE #1).
 - 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 3.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 4.) SURVEY BASED ON FIELDWORK LAST CONDUCTED APRIL 18 AND 19, 2018.

- MAP REFERENCES**
- 1.) "RESUBDIVISION OF FORMERLY PART OF LOT 134 - TOWN OF ONONDAGA NOW PT. OF THE CITY OF SYRACUSE, ONONDAGA CO., N.Y. INTO LOT 1 OF CASEY'S PLACE SUBDIVISION TO BE KNOWN AS 226 LAFAYETTE RD." PREPARED BY D.W. HANING L.S., P.C. FILED AS MAP #10013 IN THE ONONDAGA COUNTY CLERK'S OFFICE.
 - 2.) "LOCATION SURVEY ON LOT 1 OF CASEY'S PLACE SUBDIVISION MAP #10013" PREPARED BY R.J. LIGHTON SR. LAND SURVEYING DATED AUGUST 11, 2016.
 - 2.) "ZAVAGLIA SUBDIVISION" PREPARED BY RONALD F. UNDERMAN FILED AS MAP #6650 IN THE ONONDAGA COUNTY CLERK'S OFFICE.

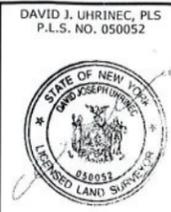
LEGEND

U	UTILITY POLE
WV	WATER VALVE
HYD	HYDRANT
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
ALUM PIPE	ALUMINUM PIPE FOUND
ROW DISC	CITY OF SYRACUSE RIGHT OF WAY DISC
RRSPK	RAILROAD SPIKE FOUND



I certify that this plat was prepared from an actual field survey and has been prepared in accordance with the Code of Practice for Land Surveys adopted by the N.Y.S. Association of Professional Land Surveyors as last revised.

David J. Uhrinec
 David J. Uhrinec, PLS #050052 05/01/19
 Date



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
					© 2019 C.T. MALE ASSOCIATES
					APPROVED: dju
					DRAFTED: dju
					CHECKED: dju
					PROJ. NO: 17.7368
					SCALE: 1"=30'
					DATE: 05/01/19

RESUBDIVISION
LOT 1 CASEY'S PLACE SUBDIVISION
AND OTHER LANDS OF ELMCREST CHILDREN'S CENTER
 INTO
LOT 1A CASEY'S PLACE SUBDIVISION
 TO BE KNOWN AS #228 LAFAYETTE ROAD
 ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture & Landscape Architecture, D.P.C.

200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246
 SYRACUSE, NY 13220-3246
 315.458.6498 • FAX 315.458.4427

SHEET 1 OF 1
 DWG. NO: 19-0289

CAD DWG. FILE NAME: K:\Projects\177368\SURVEY\2019 Resubdivision\Casey's Place Resubdivision.dwg

Casey's Place 1