

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: BH
 Resubdivision

Filing Date: 10/23/19
 Lot Alteration

Case #: R-19-79

SUBJECT PROPERTY ADDRESS(ES):

1427-1431 Valley Dr., 1421 Valley Dr., 1417 Valley Dr.

TAX MAP NUMBERS: (of each property involved)

Section: 70 Block: 10 Lot: 21.3

Section: 70 Block: 10 Lot: 21.2

Section: 70 Block: 10 Lot: 21.1

Section: Block: Lot:

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

NAME: JRJP Properties LLC

MAILING ADDRESS: 766 W. Genesee St. Syracuse, NY

ZIP: 13204 DAYTIME PHONE: 315-575-0181

HOME PHONE: E-MAIL: JJAUTO766@GMAIL.COM

REPRESENTATIVE: Attorney or Other contact: CHA Consulting, Inc (c/o Brian Bouchard)

(Complete only if a representative is involved with this application)

NAME: CHA Consulting (c/o Brian Bouchard)

MAILING ADDRESS: 300 S. State Street Suite 600 Syracuse, NY

ZIP: 13202 TELEPHONE: 315-228-0036 E-MAIL: BBouchard@chacompanies.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES: Existing 2-story building and fenced in parking area on properties adjacent to building property

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

Existing 2-story brick building

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

Combine the three lots into one single use for the Automotive use permitted under special permit approved 8-26-19

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.

Jeffery S. Phillips 10/21/19
CURRENT PROPERTY OWNER SIGNATURE DATE
Jeffery S. Phillips Member
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

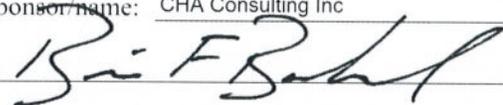
Instructions for Completing

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: J & J Automotive			
Project Location (describe, and attach a location map): 1427 Valley Drive Syracuse, NY 13207			
Brief Description of Proposed Action: Subdivision of existing lots into one lot.			
Name of Applicant or Sponsor: J & J Automotive		Telephone: 315-575-0181	
Address: 766 W. Genesee Street		E-Mail:	
City/PO: Syracuse		State: NY	Zip Code: 13204
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 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.67 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? _____ 0.67 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input 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			

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"/>
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"/>	
	<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: _____ _____	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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
Existing drainage to existing city system _____		
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>CHA Consulting Inc</u> Date: <u>10/21/19</u> Signature: <u></u> Title: <u>Project Engineer</u>		



October 21, 2019

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

RE: **Resubdivision Application**
J&J Automotive
1417, 1421, 1427-1431 Valley Drive
CHA Project No. 23278

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is pleased to submit the following Resubdivision Application for the above referenced project. The resubdivision proposes combining three (3) existing lots into one (1) larger lot for the automotive special permit granted 8-26-19 by the planning board.

The following materials are provided in this submission:

- Resubdivision Application
- Environmental Assessment Form
- Site Survey (7 copies)

If you should require any additional information or have any questions, please do not hesitate to contact our office at 315-471-3920 or bbouchard@chacompanies.com.

Very truly yours,

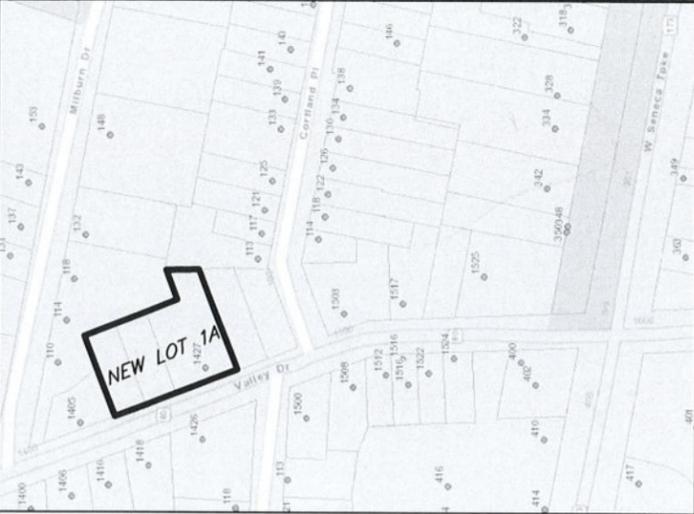
A handwritten signature in black ink that reads 'Brian F. Bouchard'. The signature is written in a cursive, flowing style.

Brian F. Bouchard, P.E.
Senior Engineer

Enclosures

Cc:

V:\OH_Data\Offices\SNY\GovCommInfr\Civil-Site\Bouchard\J&J Auto 1427 Valley Drive\Applications\Subdivision Filing-10-21-19\0 - Cover Letter-10-21-19.doc

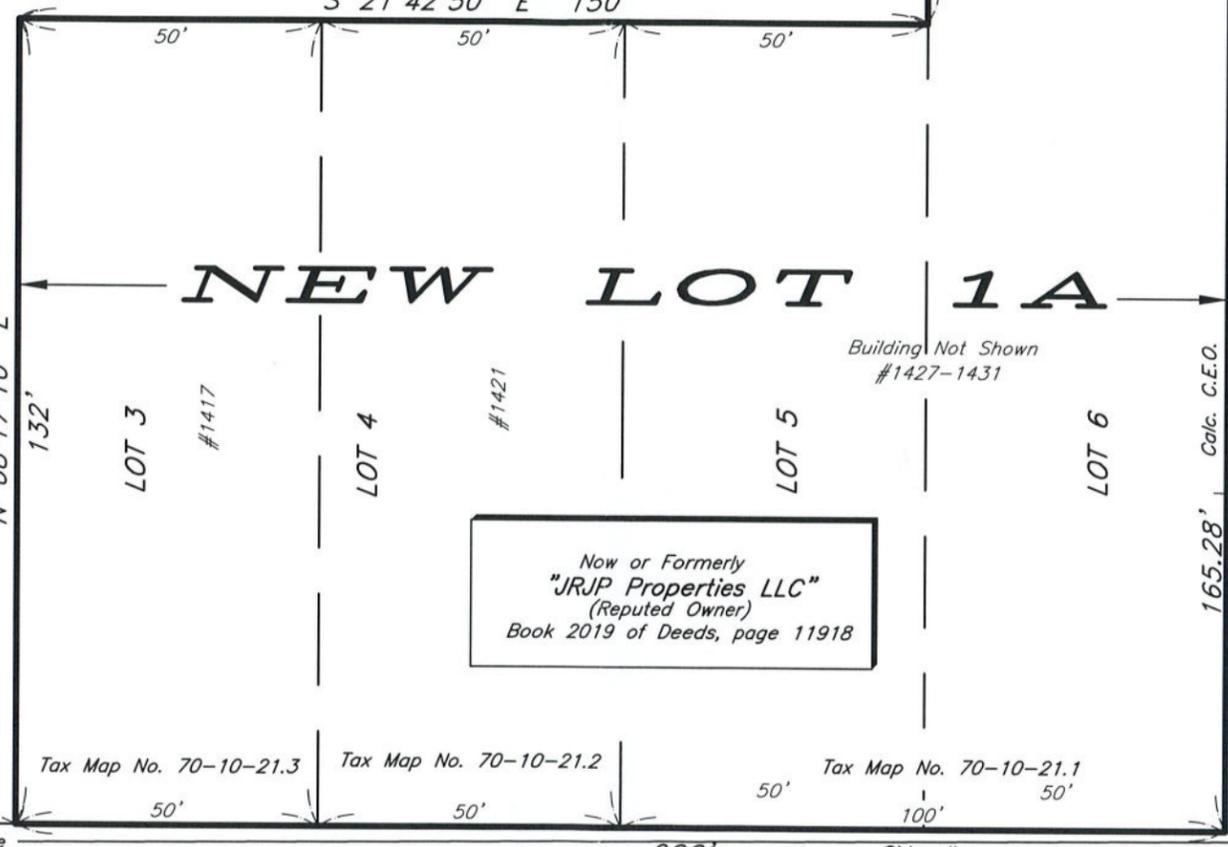


SITE LOCATION MAP



Milburn Drive
Street Line

LOT 2
N 68°17'10" E
132'



NEW LOT 1A

Now or Formerly
"JRJP Properties LLC"
(Reputed Owner)
Book 2019 of Deeds, page 11918

Building Not Shown
#1427-1431

LOT 7
Now or Formerly
"Powder Mill Corp"
(Reputed Owner)
Book 3435 of Deeds, page 296

Sign Support
Billboard Sign
Cut-Walk

VALLEY DRIVE

N 21°42'50" W

Subject to a Current Abstract of Title
Not To Be Used For Construction Purposes.

CERTIFIED TO:

Certifications are not transferable to additional institutions or subsequent owners. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified. It is a violation of Article 145 of the N.Y.S. Education Law to alter this map without the direct consent of the undersigned surveyor or his successor. I hereby certify that this is and accurate subdivision plat prepared by me on 10/03/2019. This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision closure is 1:100,000. This map is not valid without the original seal of the surveyor.

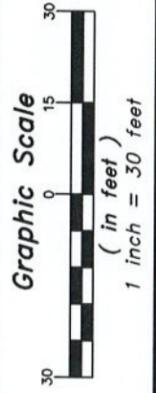
(VOID UNLESS SIGNED)

Hans B. Christopherson
Professional Land Surveyor

Approved:

Dated: _____
JRJP Properties LLC
(Owner)

Dated: _____
City of Syracuse



Re-Subdivision of

Lots 3, 4, 5 & 6 "Howard Tract"
Filed: 7/2/1912, Map #1400
Into:

NEW LOT 1A
City of Syracuse
County of Onondaga
State of New York
Known As: #1427 Valley Drive

CHRISTOPHERSON
LAND SURVEYING

Syracuse, New York
Phone: (315)437-9848

Tully, New York
Phone: (315)696-5956

Made By: PJT
Date: 10/3/2019
Scale: 1"=30'
File: 1116AC SUB
Disk: CD 1631

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Re-Certified: