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: LKft T-5 Filing Date: 12/23/19 Case #: R-20-05

☐ Resubdivision ☐ Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

841-861 Van Rennselaer Street

TAX MAP NUMBERS: (of each property involved)

Section: 115 Block: 03 Lot: 06 **Section:** 115 Block: 03 Lot: 14

Section: Block: Lot: **Section:** Block: Lot:

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

NAME: Allied Realty Corp.

MAILING ADDRESS: 6248 Steinway Drive Jamesville, NY

ZIP: 13078 DAYTIME PHONE: 315-727-4727

HOME PHONE: SAME E-MAIL: JP@investmentrealestateadvisors.com

REPRESENTATIVE: Attorney or Other contact: Land Surveyor

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

NAME: Ianuzi & Romans Land Surveying, P.C.

MAILING ADDRESS: 5251 Witz Drive

ZIP: 13212 TELEPHONE: 315-457-7200 E-MAIL tim.coyer@romanspc.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES: Vacant

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

None

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

Lot line adjustment to combine two (2) existing tax parcels into one (1) new tax parcel.

Years Ago, Allied Bought the SMALL 15' x 458' Sliver to the South of it's parcel AND we are asking for a (Lot Line Adjustment) Re-Subdivision to combine our two existing parcels into one.

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

☒ **YES** ☐ **NO** We propose to use the entire 4.84+-Acres for a CLASS-A Self Storage Facility - two story climate controlled, plus additional Retail.

***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.

10/21/19

CURRENT PROPERTY OWNER SIGNATURE **DATE**

TARKY LOMBARDI JR Sec/Tres

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

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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:
Re-Subdivision

Project Location (describe, and attach a location map):
841-861 Van Rensselaer St Syracuse, NY

Brief Description of Proposed Action:
Combine two (2) existing parcels into one (1) new tax parcel

PLEASE SEND ALL CORRESPONDENCE TO
Joseph Pietrafesa (Partner/Allied Realty)
207 Via Emilia
Palm Beach Gardens, Fla 33418

Name of Applicant or Sponsor:	Telephone: 315 727 4727
Allied Realty Corp.	E-Mail: jp@investmentrealestateadvisors.com

Address:
6248 Steinway Drive

City/PO:	State:	Zip Code:
Jamesville	N.Y.	13078

	NO	YES
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.	☑	☐
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:	☐	☑

3. a. Total acreage of the site of the proposed action? 4.632+- 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? 4.632+- acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✓	☐
b. Consistent with the adopted comprehensive plan?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: n0, as per NYSDEC WEBSITE	✓	☐

	NO	YES
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
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
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	☐	✓

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:	☐	✓

	NO	YES
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? as per NYSDEC Website	☐	✓

	NO	YES
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:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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? Nearby As per NYSDEC website	☐	☑
16. Is the project site located in the 100-year flood plan? As pp NYSDEC website	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
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)? If Yes, explain the purpose and size of the impoundment:	☑	☐
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:	☑	☐
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: Nearby properties as per NYSDEC website	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Timothy J. Coyer, L.S. Date: Dec 2, 2019

Signature: Title: Land Surveyor

PRINT FORM

Mahoney
Design & Build, Inc.
Custom Building and Design

LETTER OF TRANSMITTAL

City of Syracuse Dept of Zoning
201 E. Washington St
Syracuse, New York 13202

December 19, 2019

Attn: Jeff Harrop
Zoning

SyraStore: 841 & 861 Van Rensselaer St
Re-Subdivision & Special Permit Submittals

we are sending you attached:

CONTRACTS	SPECIFICATIONS	SHOP DRAWINGS	PAYROLL AFFIDAVIT COPY of LETTER
X SUBMITTALS	SAMPLES	LISTS OF MATERIALS	DRAWINGS

via:

US MAIL	HAND DELIVERY	E-MAIL	VIA FAX total pages ___ of ___	EXPRESS OVERNIGHT

copies	Mfg/Supplier	number	description
1			***Re-subdivision Application***
1			***SEQR***
8	*24x36*		***Survey of Existing Property – signed***
1			***Special Permit Application***
3	*24x36*	C-101 ~~SP1~~	***Site Plan***
3	*24x36*	*SK1*	***Architectural Floor Plan***
3	*24x36*	*SK1*	***Architectural Elevations with Signage***
3	*24x36*	*LS*	***Landscape Plan***
3	*18x24*		***Renderings – Phase 1 and Phase 2***
3	*18x24*		***Existing Site Photos***
3			***Architectural & Lighting Materials Spec Book***

***** All graphic materials are included as 11x17 as well***

transmitted as indicated:

X FOR APPROVAL	NO EXCEPTIONS TAKEN	RESUBMIT: ___	COPIES FOR APPROVAL
FOR YOUR USE	MAKE CORRECTIONS NOTED	SUBMIT: ___	COPIES FOR DISTRIBUTION
X AS REQUESTED	REVISE & RESUBMIT	RETURN: ___	CORRECTED PRINTS

REVIEW & COMMENT: _____

remarks:

copy to: **Allied Reality Corp**
File

transmitted by: **James Owen**

4 Technology Boulevard, Canastota NY 13032
tel 315 697 - 2829 fax 315 697 - 8406
www.. MahoneyDesignAndBuild . com