

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: [ ] Filing Date: 1/9/10 Case #: R-20-08
[ ] Resubdivision [ ] Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

161-213 Richmond Ave 738-66 Erie Blvd W 221-223 Richmond Ave
115 Van Rensselaer St 770 Erie Blvd W

TAX MAP NUMBERS: (of each property involved)

Section: 105 Block: 09 Lot: 08 Section: 105 Block: 09 Lot: 13
Section: 105 Block: 09 Lot: 25 Section: 105 Block: 09 Lot: 14
105 09 06 105 09 07

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

NAME: Ranalli ALA, LLC & Richmond UAS Properties, LLC
MAILING ADDRESS: PO Box 890 Syracuse NY
ZIP: 13209 DAYTIME PHONE:
HOME PHONE: 315-350-4822 E-MAIL: jamesranalli3@unitedautosupply.com

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

NAME: James F. Trasher, P.E.
MAILING ADDRESS: 300 S. State St, Suite 600, Syracuse NY
ZIP: 13202 TELEPHONE: 315-257-7220 E-MAIL: jtrasher@chacompanies.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:
Previous Roth Steel scrap yard. Four existing building demolished. Vacant Industrial, Business, Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:
No structures

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:
Combine six (6) lots for the development of an 100,000 SF warehouse and associated loading docks/parking

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?
[X] 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** 12-19-19  
**DATE**  
James Ranalli, III *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**

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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) \_\_\_\_\_

2544.014  
TJC  
12-17-2019

LEGAL DESCRIPTION  
PART OF NEW LOT "A"  
RANALLI ALA  
CITY OF SYRACUSE

All that tract or parcel of land, situate in the City of Syracuse, County of Onondaga and State of New York, being part of Farm Lot No. 268 of the Onondaga Salt Springs Reservation in said City, being part of lands conveyed to Richmond UAS Properties, LLC by deed recorded in Book 5360 of Deeds at page 358 in the Onondaga County Clerk's Office, being part of New Lot "A" Ranalli ALA according to a map of said tract made by Ianuzi & Romans Land Surveying, P.C. filed \_\_\_\_\_ as Map No. \_\_\_\_\_ in the Onondaga County Clerk's Office, bounded and described as follows:

Beginning at a point in the southerly boundary of said lands conveyed to Richmond UAS Properties, LLC, said point being 357.54 feet distant westerly measured along said southerly boundary of lands conveyed to Richmond UAS Properties, LLC from the westerly boundary of Van Rensselaer Street; running thence S 77°26'00" W along said southerly boundary of lands conveyed to Richmond UAS Properties, LLC, a distance of 432.83 feet to the westerly boundary thereof; thence N 01°23'30" E along said westerly boundary of lands conveyed to Richmond UAS Properties, LLC, a distance of 68.01 feet to the northerly boundary thereof; thence N 77°26'00" E along said northerly boundary of lands conveyed to Richmond UAS Properties, LLC, a distance of 458.49 feet to a point therein; thence S 12°34'00" E through said lands conveyed to Richmond UAS Properties, LLC, a distance of 66.00 feet to the point of beginning.

Subject to any easements and restrictions of record.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

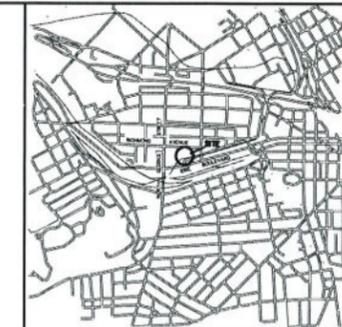
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

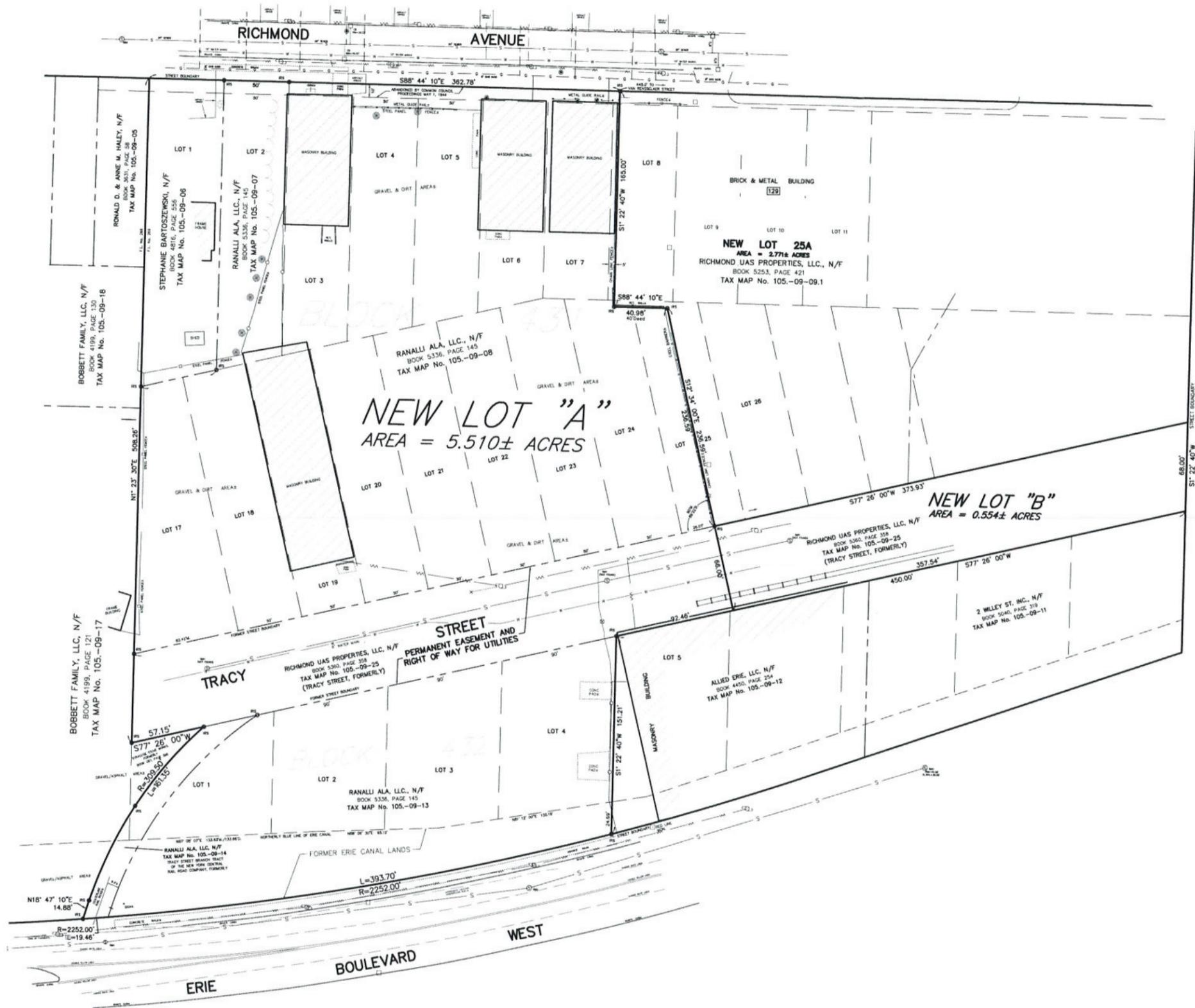
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: United Auto Supply Warehouse			
Project Location (describe, and attach a location map): 738-66 Erie Blvd W.			
Brief Description of Proposed Action: Proposed construction of 100,000 SF warehouse and associated loading dock/parking areas on existing vacant industrial site.			
Name of Applicant or Sponsor: Ranalli ALA LLC		Telephone: 315-350-4822 E-Mail: jamesranalli3@unitedautosupply.com	
Address: PO Box 890			
City/PO: Syracuse		State: NY	Zip Code: 13209
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"/>	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: resubdivision, project site, and exception of use. NYSDEC SWPPP		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		5.5 acres	
b. Total acreage to be physically disturbed?		4.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.5 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 checked="" 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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"/>	
	<input type="checkbox"/>	<input checked="" 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"/>	





LOCATION PLAN  
Scale: 1" = 2000'

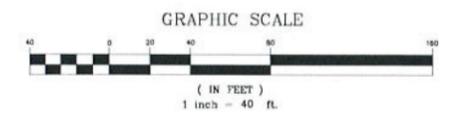


NOTES:

Total area: 6.064± acres  
 Total number of lots: five (6) existing, two (2) proposed  
 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 "C" (minimal flooding) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 0003 E, effective date: May 15, 1986.  
 Tax Map Nos. 105.-09-06, 07, 08, 13, 14 & 25

LEGEND:

- 6" G — indicates gas main, gas valve & gas line marker
- 8" W — indicates water main, water valve & hydrant
- 18" S — indicates storm sewer, catch basin & manhole
- U — indicates utility pole, anchor & overhead lines
- PF — indicates iron pipe and/or monument found
- 129 — indicates street address
- RS — indicates iron rod and/or drill hole set, 10/2013



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 or title which shows. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-section 2, of the New York State Education Law.

REVISIONS
5-31-2019
12-17-2019

**FINAL PLAN**  
**RANALLI ALA**  
 BLOCK Nos. 431 & 432  
 AND PART OF TRACY STREET  
 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

DATE: MAY 16, 2019  
 SCALE: 1" = 40'  
 FILE NO.: 2544.013/2544.014

SHEET NO.  
 1 OF 1  
 P.B. NO. 1578

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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