

City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use \_\_\_\_\_ Filing Date: 10/21/2021 Case: R-21-53 Zoning District: IA (1962)

**REQUESTED** (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input type="checkbox"/> Resubdivision:	_____	_____	_____
<input checked="" type="checkbox"/> Lot Alteration:	<u>Lennox Furnace Co. Subdivision</u>	<u>2</u>	<u>1.658</u>

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>386 N. Midler Ave, Rear</u>	<u>023.-07-23.0</u>	<u>North Midler Prop. LLC</u>	<u>04/09/2018</u>
2) <u>388 N. Midler Ave, Rear</u>	<u>023.-07-22.0</u>	<u>North Midler Prop. LLC</u>	<u>04/09/2018</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

**COMPANION ZONING APPLICATION(S)** (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

**PROJECT CONSTRUCTION** (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): \_\_\_\_\_
- New Construction: Bring Utilities to Existing Building Structure
- Façade (Exterior) Alterations: and Repair Existing Building Structure
- Site Changes: \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: New Lot H-1 of the Lennox Furnace Co. Subdivision  
Current Land Use(s): Industrial  
Proposed Land Use(s): Industrial  
Number of Dwelling Units: 0  
Days and Hours of Operation: Monday - Friday - Normal Business Hours  
Number of Onsite Parking Spaces: approximately 43

**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)

Armoured One, LLC leases property from owner, North Midler Properties, LLC, and has been rehabilitating long dilapidated industrial buildings. There are currently two (2) separate lots in the Lennox Furnace Co. Subdivision known as Lot "H" and Lot "G".

Applicant proposes to combine said Lots H and G into one single lot known as Lot "H.1" to facilitate the rehabilitation of the dilapidated structure on Lot G.

Structure on Lot G is needed by Armoured One, LLC in connection with its business currently operated at the site.

City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S)** (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Anthony	D'Elia	Authorized Rep.	Lynn D'Elia Jones + Stanazyk		
First Name	Last Name	Title	Company		
100 Madison St	St. 1905	Syracuse NY	13202	Phone:	315-766-2122
Street Address	Apt / Suite / Other	City	St Zip	Email:	anthony@lotts-law.com
* Signature:			Date: 9/15/2021		

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	
* Signature:			Date:			

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	
* Signature:			Date:			

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	
* Signature:			Date:			

**\* OWNER SIGNATURE 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 correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

**APPLICANT(S)** (if applicable)

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	

**REPRESENTATIVE(S)/CONTACT(S)** (if applicable)

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	

First Name	Last Name	Title	Company			Phone:
Street Address	Apt / Suite / Other	City	St	Zip	Email:	

Welch, Lisa

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**From:** Anthony D'Elia <anthony@ldts-law.com>  
**Sent:** Thursday, October 14, 2021 3:12 PM  
**To:** Welch, Lisa  
**Subject:** RE: resub  
**Attachments:** 09 15 21 North Midler PropertiesSubdivision Application & Surveys to Zoning Office.pdf

Ms. Welsh;

Thank you for taking the time and speaking with me on the attached Re-subdivision application for North Midler Properties, LLC property on North Midler Ave in the City of Syracuse.

Please note that I signed the application in my capacity as an Owner – I am a Member and part owner of the entity known as “North Midler Properties, LLC.”

I would send you a formal letter, but I am currently being quarantined (my son tested positive for COVID), for a few days until I can get tested myself.

Anthony J. D'Elia  
LYNN D'ELIA TEMES & STANCZYK LLC

100 Madison Street | Tower I, Suite 1905 | Syracuse, New York 13202  
Tel: 315.476.1010 | Fax: 315.476.1134 | Email: [ANTHONY@LDTS-LAW.COM](mailto:ANTHONY@LDTS-LAW.COM)  
DIRECT DIAL: (315) 766-2122

CONFIDENTIALITY STATEMENT:

This electronic mail transmission is intended only for the use of the individual or entity to whom it is addressed and may contain confidential information belonging to the sender which is protected by the attorney-client privilege or attorney work product. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message with attachments, if any.

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**From:** Welch, Lisa <[LWelch@syr.gov](mailto:LWelch@syr.gov)>  
**Sent:** Thursday, October 14, 2021 2:40 PM  
**To:** Anthony D'Elia <[anthony@ldts-law.com](mailto:anthony@ldts-law.com)>  
**Subject:** resub

+==++==++++=====+++++=====++++++  
Lisa Welch, Planner  
City of Syracuse Office of Zoning Administration  
201 East Washington, Suite 512  
Syracuse, NY 13202  
[lwelch@SyrGov.net](mailto:lwelch@SyrGov.net)  
P: 315.448.8636 - F: 315.448.8621



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

# Short Environmental Assessment Form

## Part 1 - Project Information

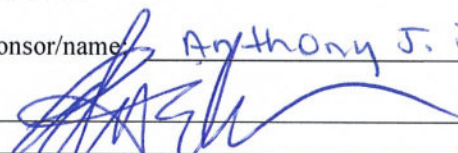
### Instructions for Completing

**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: New Lot H-1 of the Lennox Furnace Co. Subdivision			
Project Location (describe, and attach a location map): 386 N Midler Ave, Rear, Syracuse, New York and 388 N Midler Ave, Rear, Syracuse, New York			
Brief Description of Proposed Action: Armoured One, LLC leases property from owner, North Midler Properties, LLC, and has been rehabilitating long dilapidated industrial buildings. There are currently two (2) separate lots in the Lennox Furnace Co. Subdivision known as Lot "H" and Lot "G". Applicant proposes to combine said Lots H and G into one single lot known as Lot "H.1" to facilitate the rehabilitation of the dilapidated structure on Lot G. Structure on Lot G is needed by Armoured One, LLC in connection with its business currently operated at the site.			
Name of Applicant or Sponsor: Anthony J. D'Elia, Esq.		Telephone: 315-766-2122 E-Mail: anthony@ldts-law.com	
Address: 100 Madison Street, Suite 1905			
City/PO: Syracuse		State: New York	Zip Code: 13202
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: City of Syracuse Office of Zoning Administration			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.658 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? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" 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			

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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input 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 checked="" 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Anthony J. D'Elia, Esq.</u> Date: <u>9/15/21</u>		
Signature: <u></u> Title: <u>Authorized rep</u>		



100 MADISON STREET  
SUITE 1905  
SYRACUSE, NY 13202  
(315) 476-1010

1177 SIXTH AVENUE  
FIFTH FLOOR  
NEW YORK, NY 10036  
(212) 328-1763

WWW.LDTS-LAW.COM

September 15, 2021

**Via First Class Mail**

City of Syracuse  
Office of Zoning Administration  
201 E Washington Street, Room 500  
Syracuse, NY 13202-1426

**Re: Application for Lot Alteration;  
386 N Midler Ave Rear and 388 N Midler Ave Rear**

Dear Sir/Madam:

Enclosed please find the following original documents for the above referenced matter:

1. Lot Alteration Form;
2. Short Environmental Assessment Form;
3. One (1) 11x17 original survey; and
4. Five (5) full size original surveys.

Please let us know when we need to appear for this application.

If you have any questions or comments, please feel free to contact our office at your earliest convenience.

Very truly yours,

**LYNN D'ELIA TEMES & STANCZYK LLC**



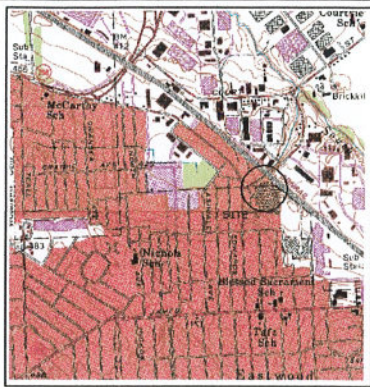
Charlene E. Mignacca, Paralegal

Direct dial (315) 766-2115

Email [charlene@ldts-law.com](mailto:charlene@ldts-law.com)

Enclosure(s)

/cem



SITE MAP NOT TO SCALE SYRACUSE EAST QUADRANGLE

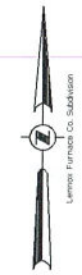
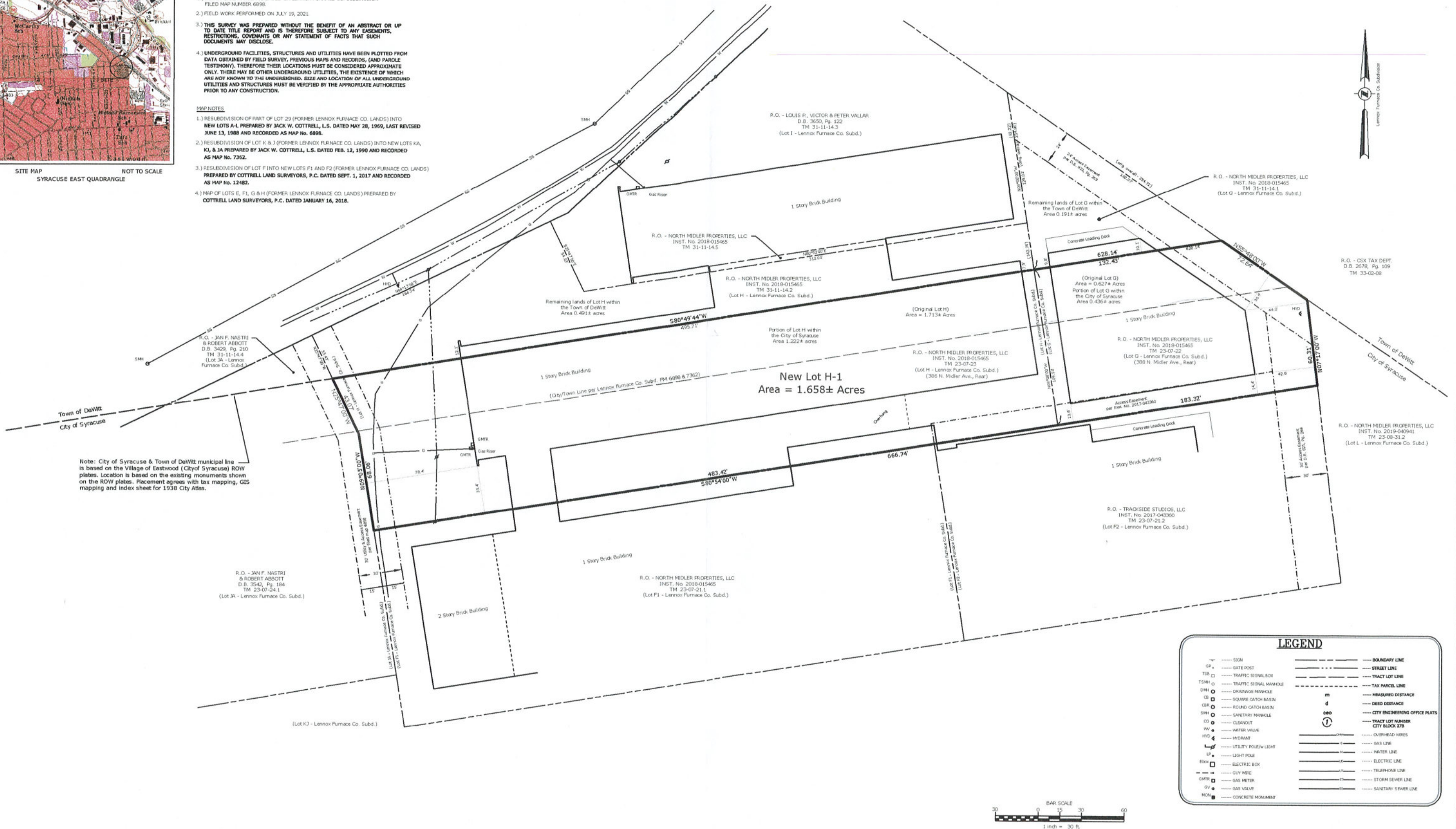
MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON LENNOX FURNACE CO. SUBDIVISION FILED MAP NUMBER 6936.
- 2.) FIELD WORK PERFORMED ON JULY 19, 2021.
- 3.) 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.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE 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.

MAP NOTES

- 1.) RESUBDIVISION OF PART OF LOT 29 (FORMER LENNOX FURNACE CO. LANDS) INTO NEW LOTS A-L PREPARED BY JACK W. COTTRELL, L.S. DATED MAY 28, 1969, LAST REVISED JUNE 13, 1988 AND RECORDED AS MAP No. 6898.
- 2.) RESUBDIVISION OF LOT K & J (FORMER LENNOX FURNACE CO. LANDS) INTO NEW LOTS KA, KB, & JA PREPARED BY JACK W. COTTRELL, L.S. DATED FEB. 12, 1990 AND RECORDED AS MAP No. 7362.
- 3.) RESUBDIVISION OF LOT F INTO NEW LOTS F1 AND F2 (FORMER LENNOX FURNACE CO. LANDS) PREPARED BY COTTRELL LAND SURVEYORS, P.C. DATED SEPT. 1, 2017 AND RECORDED AS MAP No. 12482.
- 4.) MAP OF LOTS E, F1, G & H (FORMER LENNOX FURNACE CO. LANDS) PREPARED BY COTTRELL LAND SURVEYORS, P.C. DATED JANUARY 16, 2018.

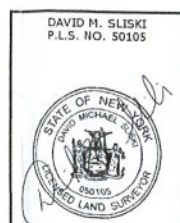
Note: City of Syracuse & Town of DeWitt municipal line is based on the Village of Eastwood (City of Syracuse) ROW plates. Location is based on the existing monuments shown on the ROW plates. Placement agrees with tax mapping, GIS mapping and index sheet for 1938 City Atlas.



LEGEND	
SSN	BOUNDARY LINE
GP	GATE POST
TSP	STREET LINE
TSP	TRAFFIC SIGNAL BOX
TSM	TRAFFIC SIGNAL MANHOLE
DH	DRAINAGE MANHOLE
CB	SQUARE CATCH BASIN
CR	ROUND CATCH BASIN
SM	SANITARY MANHOLE
CL	CLEANOUT
WV	WATER VALVE
HD	HYDRANT
LP	UTILITY POLE/W LIGHT
EP	LIGHT POLE
EB	ELECTRIC BOX
GW	GUY WIRE
GM	GAS METER
GV	GAS VALVE
CM	CONCRETE MONUMENT
---	TRACT LOT LINE
---	TAX PARCEL LINE
m	MEASURED DISTANCE
d	DEED DISTANCE
CO	CITY ENGINEERING OFFICE PLATS
CO	TRACT LOT NUMBER CITY BLOCK 278
---	OVERHEAD WIRES
---	GAS LINE
---	WATER LINE
---	ELECTRIC LINE
---	TELEPHONE LINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE

WE, C.T. MALE ASSOCIATES, HEREBY CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT WAS PREPARED BY US ON AUGUST 10, 2021. THIS SUBDIVISION PLAT MEETS THE CURRENT NYSAPLS STANDARDS FOR BOUNDARY SURVEYS. THE SUBDIVISION BOUNDARY CLOSURE IS 1:10,000+ CLOSURE PRECISION.

*David M. Sliski*  
 DAVID M. SLISKI, P.L.S. #50105  
 AUGUST 10, 2021  
 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  
 2021  
 C.T. MALE ASSOCIATES  
 APPROVED:  
 DRAFTED : DMS  
 CHECKED : DMS  
 PROJ. NO : 21.1323  
 SCALE : 1" = 30 FT.  
 DATE : AUG. 10, 2021

**RESUBDIVISION PLAT**  
 FOR PORTIONS OF LOT G AND H OF THE LENNOX FURNACE CO. SUBDIVISION INTO  
**NEW LOT H-1 OF THE LENNOX FURNACE CO. SUBDIVISION**  
 386 & 388 NORTH MIDLER AVENUE REAR

PART OF LOT 29 ONONDAGA COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.  
 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518-786-7400  
 COLESKILL, NY • COLINS FALLS, NY • POLISHKESSEE, NY  
 JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY  
 www.ctmale.com

SHEET 1 OF 1  
 DWG. NO: 21-0473

CAD DWG. FILE NAME: \\ny-rp2\data\projects\211323\Survey\Remod 13117.dwg

CAD DWG. FILE NAME: Remod 13117.dwg