

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: Case #:

Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

161-213 Richmond Ave	738-66 Erie Blvd W	221-223 Richmond Ave	120 Geddes St N
115 Van Rensselaer St	770 Erie Blvd W	225-231 Richmond Ave	

TAX MAP NUMBERS: (of each property involved)

Section: 105	Block: 09	Lot: 08	Section: 105	Block: 09	Lot: 13	105.-09-17.0
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 & Bobbett Family LLC

MAILING ADDRESS: PO Box 890 Syracuse NY 13209 PO Box 11727, Syracuse NY 13218

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:

New warehouse under construction

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

Partially constructed warehouse

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

Combine a portion of the adjacent lot (105.-09-17) into the newly formed lot associated with the new warehouse for the purpose of safe driveway access.

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.**

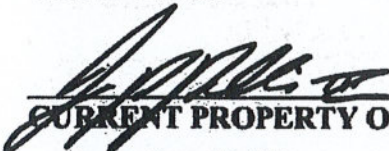

DECLARATION

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.

		10-6-20
CURRENT PROPERTY OWNER SIGNATURE	GARY R. BOBBETT	DATE
James Ranalli, III	Bobbett Family, LLC	

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

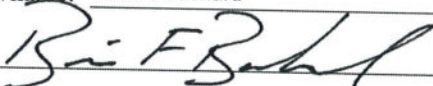
Instructions for Completing

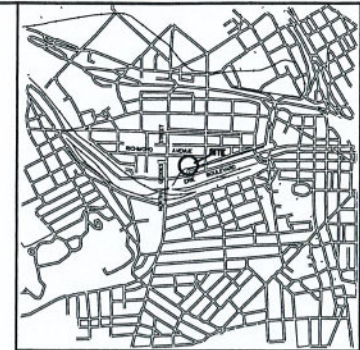
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

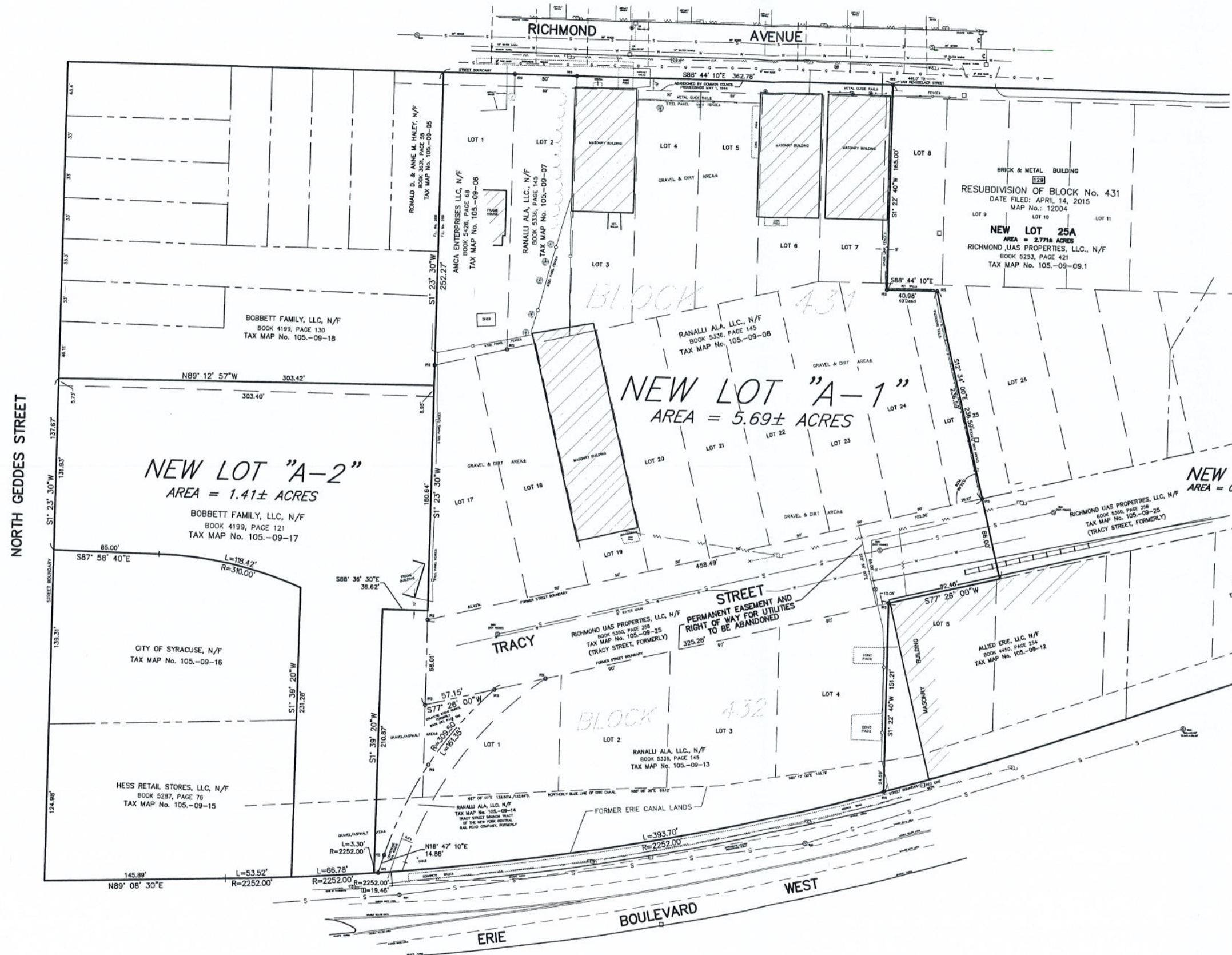
Part 1 – Project and Sponsor Information			
Name of Action or Project: United Auto Supply Warehouse			
Project Location (describe, and attach a location map): 738-66 Erie Blvd W.			
Brief Description of Proposed Action: Proposed Lot Line adjustment for reconfigured driveway access.			
Name of Applicant or Sponsor: CHA Consulting Inc (for Ranalli ALA LLC)		Telephone: 315-228-0036 E-Mail: bbouchard@chacompanies.com	
Address: 300 S. State Street			
City/PO: Syracuse		State: NY	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 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? _____ 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			

		NO	YES	N/A
5. Is the proposed action,	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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input type="checkbox"/>	<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"/>	<input 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"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<input 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"/>	<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 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: on site collection and management, discharging to existing City drainage 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)?	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 type="checkbox"/>	<input checked="" type="checkbox"/>
Roth Steel, Richmond Ave Site Code 734077 listed as Class "N" - No Further Action at this time		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian Bouchard</u> Date: <u>1-4-21</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		



LOCATION PLAN
Scale: 1" = 2000'

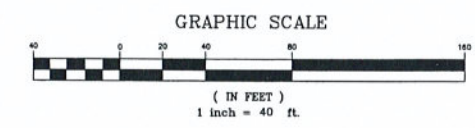


NOTES:

Total area: 6.064± acres
Total number of lots: two (2) 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, 17 & 25

LEGEND:

- 1" G — indicates gas main, gas valve & gas line marker
- 1" 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.

[Signature]
N.Y.S. Licensed Land Surveyor

Subject to any statement of facts on accurate and up to date abstract of title with above.
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.

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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REVISIONS
09-10-2020
10-05-2020

FINAL PLAN
RESUBDIVISION OF NEW LOT "A"
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: AUGUST 27, 2020
SCALE: 1" = 40'
FILE NO.: 2544.013/2544.014

SHEET NO.
1 OF 1
F.B. NO. 1578



January 5, 2021

Zoning Administration
City of Syracuse
201 E. Washington St
Syracuse NY 13202

RE: **Resubdivision Application**
United Auto Supply Warehouse
CHA Project No. 23278

Dear Zoning Administrator:

CHA, on behalf of the owner, is pleased to submit the attached Resubdivision Application for the above referenced project.

Resubdivision Application

The proposed resubdivision is to combine a portion of the adjacent lot (105.-09-17) into the newly formed lot associated with the new warehouse for the purpose of safe driveway access.

The following materials are enclosed:

- Resubdivision Application
- SEQR – Environmental Assessment Form
- Final Plan – Resubdivision Map last revised 10/05/2020 by Ianuzi & Romans Land Surveying PC
 - Seven (7) Full Size
 - One (1) 11x17

If you should require any additional information or have any questions, please do not hesitate to contact our office at 315-228-0036 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.
Project Engineer V

Enclosures

Cc:

V:\Projects\ANY\K2\23278\CADD\Concept\Roth Steel Warehouse\80K Warehouse\Applications\21 - Resub Bobbett-1-5-21\0 - Resub App-1-5-21.doc