



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**300 South State Street, Suite 700 Syracuse, NY 13202**

Department of Neighborhood and Business Development  
 Jake Dishaw, Zoning Administrator  
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<b><i>R-24-29</i></b>	<b><i>Staff Report – June 17, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	170 Lafayette Rd. (Tax Map ID #: 63.-01-14.2) 202 Lafayette Rd. (Tax Map ID #: 63.-01-16.0)
<b><i>Summary of Proposed Action:</i></b>	Convey a portion of 202 Lafayette Road to 170 Lafayette Road.
<b><i>Owner/Applicant</i></b>	Gary and John Nastasi, Linda English, and Teresa Demmon (owners) Ed Keplinger, Keplinger Freeman Associates (applicant)
<b><i>Existing Zone District:</i></b>	Medium Density Residential, R4 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are the Medium Density Residential (R4) Zone Districts, and to the east of the property is High Density Residential (R5) Zone District.
<b><i>Companion Application(s)</i></b>	Future plans to submit a Major Site Plan Review for a 16-unit apartment building
<b><i>Scope of Work:</i></b>	Convey 0.638-acre of the rear portion of 202 Lafayette Road to 170 Lafayette Road and convey a 0.005-acre portion of 170 Lafayette Road to 202 Lafayette Road. In essence, combining 170 Lafayette Road with the back yard of 202 Lafayette Road while giving a little portion of 170 Lafayette Road to 202 Lafayette Road.
<b><i>Staff Analysis:</i></b>	<b><u>Factors:</u></b> <ul style="list-style-type: none"> <li>- The proposed resubdivision would not create any nonconforming site features, lot coverage, lot minimum area or widths, nor setback requirements pursuant to ReZone, Art. 2, Sec. 2.5B.</li> <li>- The purpose of the resub is to prepare a vacant lot at 170 Lafayette Road for a potential multi-unit apartment building which is a permitted land use in the R4 Zone District.</li> <li>- Development at 170 Lafayette Rd. is difficult because of rocky landscape and steep gradient changes in topography resulting in this lot having always been vacant.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	170 Lafayette Road: <ul style="list-style-type: none"> <li>- No zoning history and has always been a vacant lot.</li> </ul> 202 Lafayette Road: <ul style="list-style-type: none"> <li>- No zoning history, has always been a single-unit residential land use.</li> </ul>
<b><i>Summary of Zoning History:</i></b>	N/A
<b><i>Code Enforcement History:</i></b>	N/A
<b><i>Zoning Violations:</i></b>	The proposed lots have no zoning violations.
<b><i>Summary of Changes:</i></b>	This is not a continued application.
<b><i>Property Characteristics:</i></b>	170 Lafayette Road is an irregular shape with 59.51 feet of frontage on Lafayette Road with a depth of 250 feet then opens up to a large area behind three properties that front Lafayette Road and has a lot width of 288.33 feet on the western property line, a lot depth of 421.31 feet on the northerly property line, and 337.22 feet on the southernly property line.  202 Lafayette Road is an irregular shape with 96.38' of frontage on Lafayette road , 250

	feet of lot depth on the northern property line, and the southern property line juts back 608.55 feet.
<b><i>SEQR Determination:</i></b>	Pursuant to 6 NYCRR §617.2(al) the proposed resubdivision is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	Pursuant to GML §239-l, m and n, the proposal was fully reviewed by the Onondaga County Planning Board on 5/29/2024 with no opposition.

**Application Submittals:** The application submitted the following in support of the proposed project:  
Resubdivision Application

- Resubdivision Map: Lot line adjustment map for the land of tax parcels 63-01-14.2 & 63-01-16; 170 & 202 Lafayette Road; Part of Lot 121 of the former Town of Onondaga; C.T. Male Associates; DWG. NO: 24-0286; Drafted by: TFS; Stamped and sealed by: David M. Sliski, Licensed Land Surveyor; Dated 04/19/24; Scale: 1" = 40'.

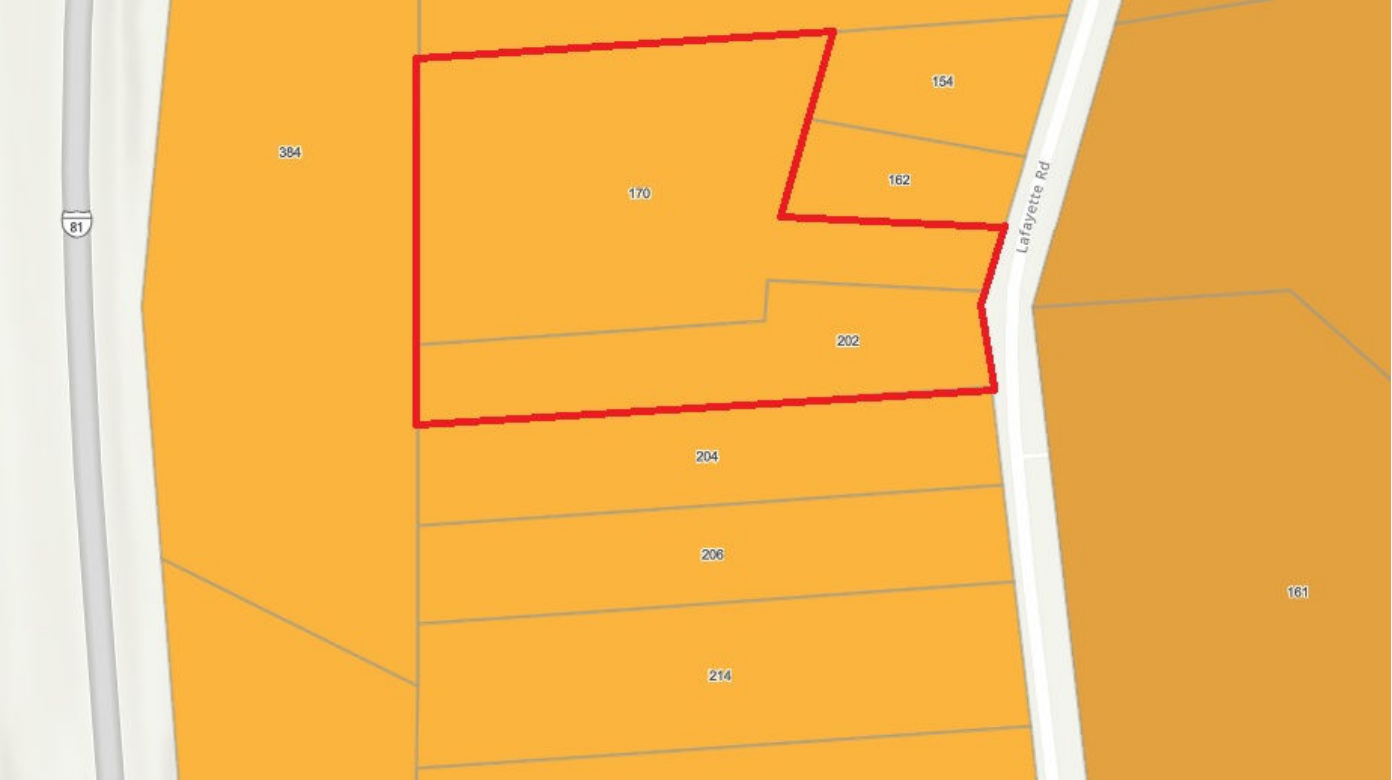
**Attachments:**

## Resubdivision Application

## OCPB Comments

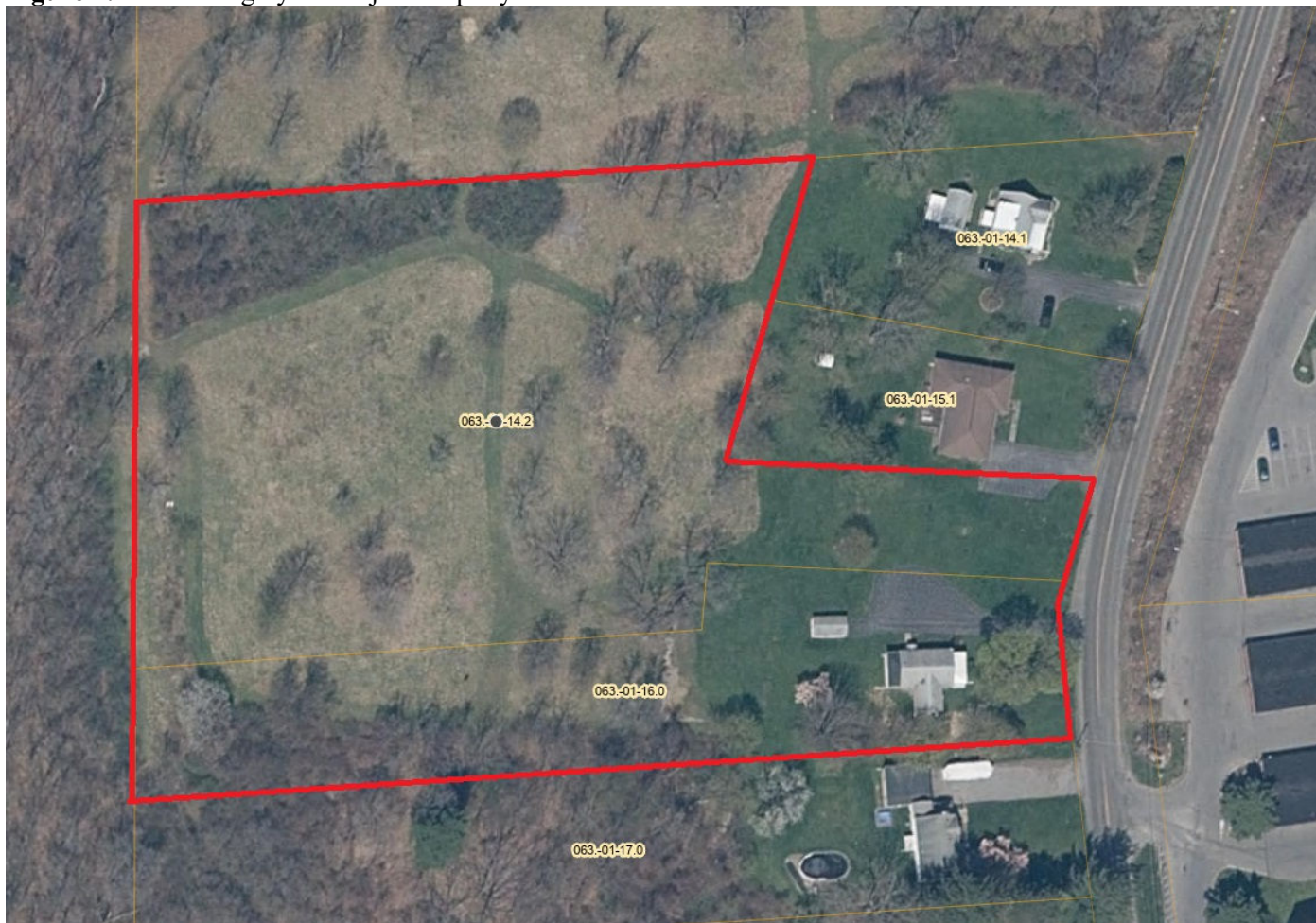
**Context Maps:**

**Figure 1:** Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.  
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

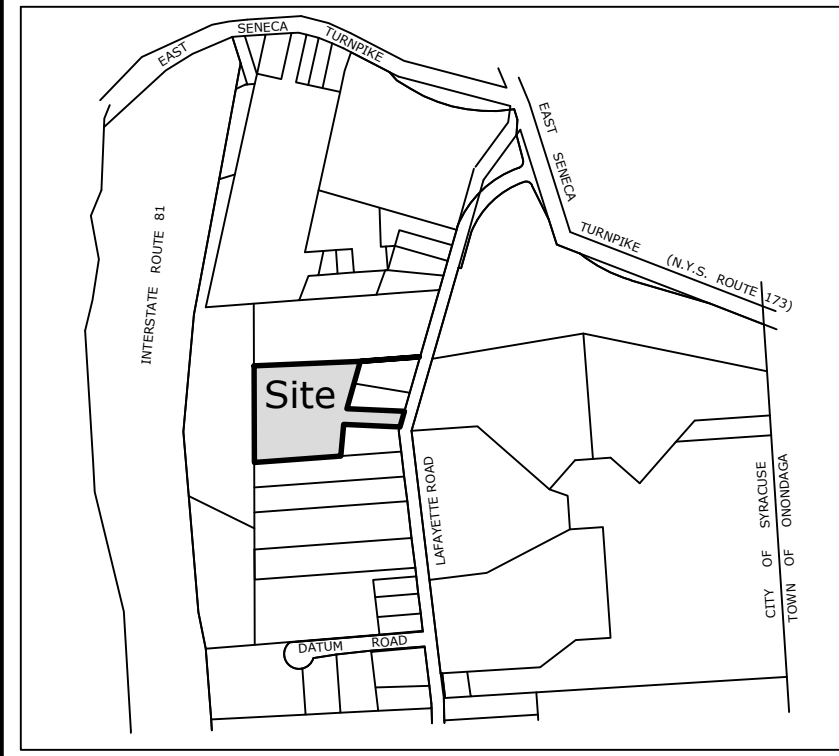
**Figure 2:** Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of Embassy Suites on the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

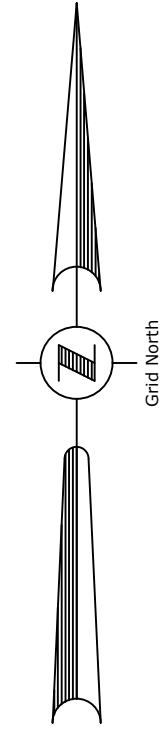




LOCATION MAP (Not to Scale)

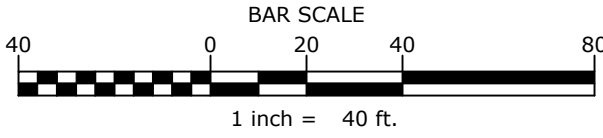
MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- 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.
- 5.) FIELD WORK PERFORMED ON MARCH 29 & 30, 2022. ADD'T LOCATION ON 6/10/22.
- 6.) TM 63-01-14.2 - D.B. 4947, Pg. 323 IS SUBJECT TO THE LIFE ESTATE OF GRANTORS. (SALVATORE J. & ROSE MARIE NASTASI)



**LEGEND**

- SMH ○ SANITARY MANHOLE
- TMH ○ TELEPHONE MANHOLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- HYD ○ HYDRANT
- WV ○ WATER VALVE
- IRF ○ IRON ROD FOUND
- IPF ○ IRON PIPE FOUND
- MNF ○ MAG NAIL FOUND
- YCIRS ○ YELLOW CAPPED IRON ROD SET
- DECIDUOUS TREE
- CONIFEROUS TREE
- CHAIN LINK FENCE
- OVERHEAD WIRES
- G ○ GAS LINE
- W ○ WATER LINE
- ST ○ STORM SEWER LINE
- SS ○ SANITARY SEWER LINE



I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US IN MARCH 30, 2022.

*David M. Sliski*  
DAVID M. SLISKI, P.L.S. #50105  
APRIL 19, 2024  
DATE

<div>DAVID M. SLISKI P.L.S. NO. 050105</div> <div></div>	DATE	REVISIONS RECORD/DESCRIPTION		DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  © 2024 C.T. MALE ASSOCIATES	<div>LOT LINE ADJUSTMENT MAP FOR THE LANDS OF <b>TAX PARCELS 63-01-14.2 &amp; 63-01-16</b> 170 &amp; 202 LAFAYETTE ROAD</div>		
		△						PART OF LOT 121 of the FORMER TOWN OF ONONDAGA		
		△						CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK		
		△						<div>C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture &amp; Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY</div>		
		△						<div> www.ctmale.com</div>		
		△						SHEET 1 OF 1		
		△						DWG. NO: 24-0286		
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J.Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 29, 2024

OCPB Case # S-24-21

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Smokey Hollow Community - Resubdivision for the property located at 170 & 202 LaFayette Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to realign two parcels to create two new lots, New Lot 170 LaFayette Road (3.480 acres) and New Lot 202 LaFayette Road (0.676 acres), in a Medium Density Residential (R-4) zoning district; and
- WHEREAS, the site is located on the southeastern edge of the City of Syracuse, among the single-family housing lining LaFayette Road, a City Street in this location, between the Nob Hill Apartment Complex and Interstate 81; and
- WHEREAS, per the Lot Line Adjustment Map dated 4/19/24, the site consists of two parcels: the southern parcel is 1.209 acres and contains a single-family home and the northern parcel is a 2.848-acre, vacant, panhandle-shaped parcel with frontage on LaFayette Road; and
- WHEREAS, per the Lot Line Adjustment Map, the applicant is proposing a lot line adjustment, transferring 0.638 acres from the rear of the southern lot to the northern lot, creating a 0.676-acre lot southern lot and the 3.480-acre northern lot; per the referral materials, the applicant is proposing to construct a multi-family complex that will result in site plan and special permit applications/referrals, but the proposal is still in the developmental phases; floor plans and a rendering of the proposed building showing a single story, 16-dwelling unit building were included in the referral materials, but its noted the proposed project could change substantially prior to site plan review; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated 4/2/24, zero acres of the site will be disturbed by the proposed subdivision; stormwater mitigation plans for the proposed building are not detailed in the referral materials; and
- WHEREAS, per the referral notice, the existing house has existing public drinking water and sewer service and no changes to existing infrastructure are proposed at time of subdivision approval; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the site may contain the Indiana bat and Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears

that some trees may be removed as part of the proposed project; and  
WHEREAS, the site or a portion of it is located in or adjacent to an area designated as  
sensitive for archaeological sites on the NYS Historic Preservation Office  
archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has  
determined that said referral will have no significant adverse inter-community or county-wide  
implications and may consequently be acted on solely by the referring board.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a stylized flourish at the end.

Martin E. Voss, Chairman  
Onondaga County Planning Board