

Other Business

January 21, 2025

3S-24-21

Three-Mile Limit Subdivision Review-Town of Clay

Chuck Hafner's Garden 2nd Amended

Combining Three Existing Lots into Two Lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to combine three existing lots situated at 7265 Buckley Road, 5047 West Taft Road, and West Taft Road into two lots via a lot line adjustment.

- Dimensions of New Lot

New Lot 1A: 27.419 Acres/ 1,194,390 SF

New Lot 2A: 1.862 Acres/ 81,122 SF

- The Town of Clay Planning Board determined no significant environmental impact approved the Subdivision plan on November 20, 2024.
- The application included a Subdivision map "Chuck Hafner's Garden Center: 2nd Amended, Part of Military Lot No. 90, Town of Clay, Onondaga County, New York" dated 8/14/2024. The map illustrates the lot line adjustment of the three existing parcels: Parcel 107.-12-32.2, Parcel 107.-12-59 and Parcel 107.-12-60.1 into Lot 1A and Lot 2A; the map is with the scale of 1" = 100', Drawn by State of New York Licensed Land Surveyor Timothy Coyer of Ianuzi & Romans Land Surveying, P.C.
- The Subdivision map was reviewed by the City of Syracuse Department of Engineering, Onondaga County Health Department, and Onondaga County Planning Agency, Onondaga County Planning Board.

City of Syracuse
Office of Zoning Administration

THREE MILE LIMIT SUBDIVISION REVIEW
One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date:

Case:

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>ACRES</u>
1)	7265 Buckley Road	107.-12-32.2	26.75
2)	5047 West Taft Road	107.-12-59	0.96
3)	West Taft Road	107.-12-60.1	1.56
4)			
5)			
6)			
7)			
8)			
9)			
10)			

As listed in the *Municipal Assessment property tax records*.

PROJECT INFORMATION

Municipality:	Clay
Subdivision Name:	Chuck Hafner's Garden Center 2 nd Amended
Number of Proposed Lots:	2
Existing/Proposed Land Use(s):	Proposed Bank
Number of Dwelling Units:	Existing house to be demolished
Local Approval(s):	<input type="checkbox"/> Preliminary Date: <input checked="" type="checkbox"/> Final Date: 11-20-2024

PROJECT DESCRIPTION (Combining/Dividing/Realigning X Lot(s) into Y New Lot(s))

(Provide a brief description of the project, including if it is a residential or commercial project.)

Lot line adjustment of three (3) existing tax parcels into two (2) new tax parcels.



Ianuzi & Romans
Land Surveying, P.C.

TRANSMITTAL LETTER

To: City of Syracuse Planning &
Development

Date: December 3, 2024

Re: Lot line Adjustment
Chuck Hafner's Garden Center 2ND Amended

File: 1454.003

Attention:

We are sending you: ☒ herewith ☐ under separate cover:

Two (2) Full size paper copies
One (1) EAF
One (1) Application for Three Mile Review
One (1) Town of Clay approval letter
One (1) Reduced print

The above are for: ☒ information ☒ approval ☐ construction

Remarks:

If enclosures are not as noted please notify us at once.

Very truly yours,

Duane Smith

5251 WITZ DRIVE ☐ NORTH SYRACUSE, NEW YORK 13212
PHONE (315) 457-7200 ☐ FAX (315) 457-9251
Email: tim.coyer@romanspc.com
Website: www.romanspc.com

			Ianuzi & Romans Land Surveying, P.C.			
First Name	Last Name	Title	Company			
5251 Witz Drive		North Syracuse	NY	13212	Phone:	315-457-7200
Street Address	Apt / Suite / Other	City	St	Zip	Email:	Tim.cover@romanspc.com

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

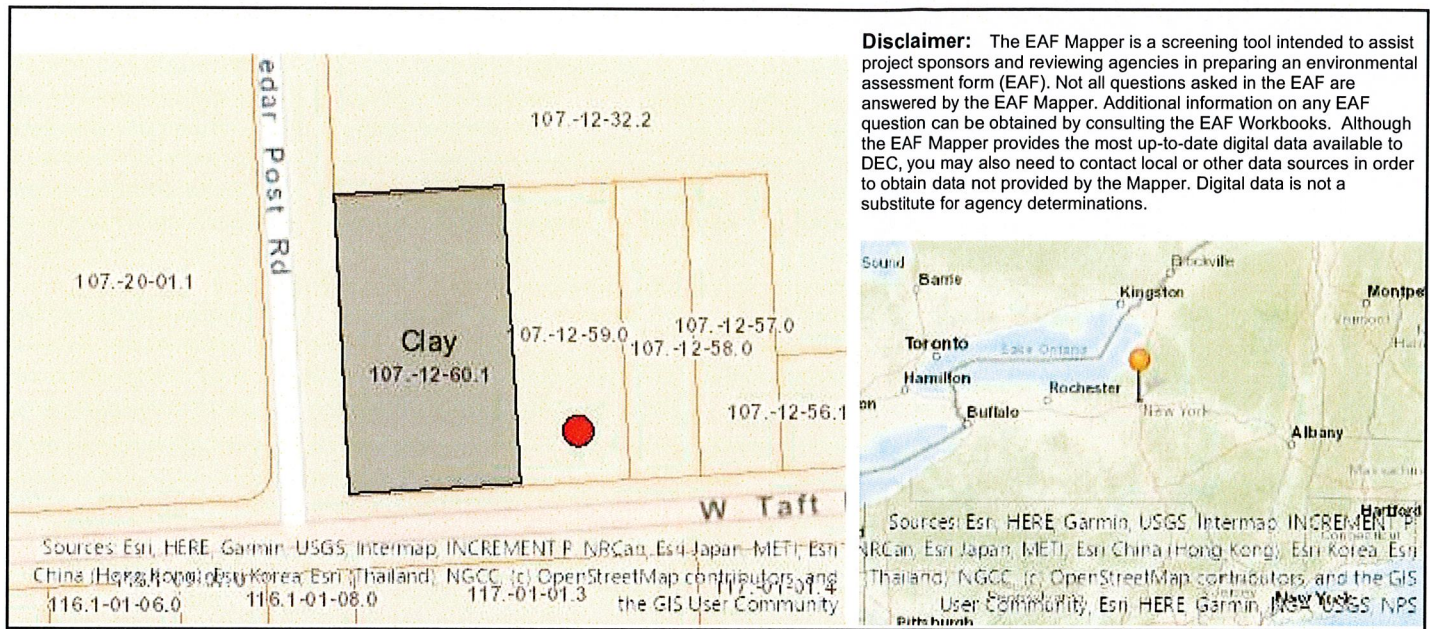
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Chuck Hafner's Garden Center			
Project Location (describe, and attach a location map): 7265 Buckley Road			
Brief Description of Proposed Action: Lot line adjustment of three (3) existing tax parcels into two (2) new tax parcels.			
Name of Applicant or Sponsor: Charles L. Hafner		Telephone: 315-458-2231 E-Mail:	
Address: 7265 Buckley Road			
City/PO: North Syracuse		State: NY	Zip Code: 13212
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"/>
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: Town of Clay Planning, City of Syracuse Planning, City of Syracuse Engineering & Onondaga County Health Department			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			29.281+/- acres 0 acres 29.281+/- acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" 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 type="checkbox"/>	<input checked="" 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? Per NYSDEC 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?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<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"/>	
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?	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? Per NYSDEC	<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? Per NYSDEC	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? Per NYSDEC	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan? Per NYSDEC	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? If Yes, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> Per NYSDEC	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Timothy J. Coyer surveyor for applicant Date: 11-22-2024 Signature:  Title: Surveyor		

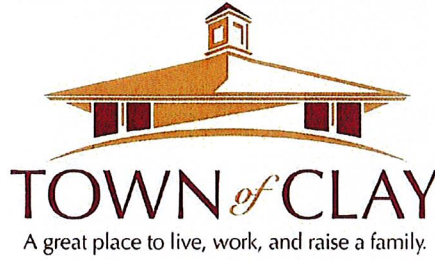


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Department of Planning & Development

Commissioner
Mark Territo

4401 State Route 31
Clay, New York 13041-8707
Website: www.townofclay.org



Phone: (315) 652-3800
Fax: (315) 622-7259
E-mail: planning@townofclay.org

**TOWN OF CLAY
PLANNING DEPARTMENT
CASE DECISION**

Case No: 2024-061

Applicant: The Summit Federal Credit Union
100 Marina Drive, Rochester, NY 14626

Site Address: 5047 W. Taft Rd., Liverpool, NY 13088

Tax Map #': 107.-12-60.1

Case Type: Administrative Lot Line Adjustment

Project Description: Lot line adjustment to create lot for proposed Summit Federal Credit Union.

A handwritten signature in black ink, appearing to read "Mark Territo", is written over a horizontal line.

Mark Territo
Commissioner of Planning & Development

Date: November 20, 2024

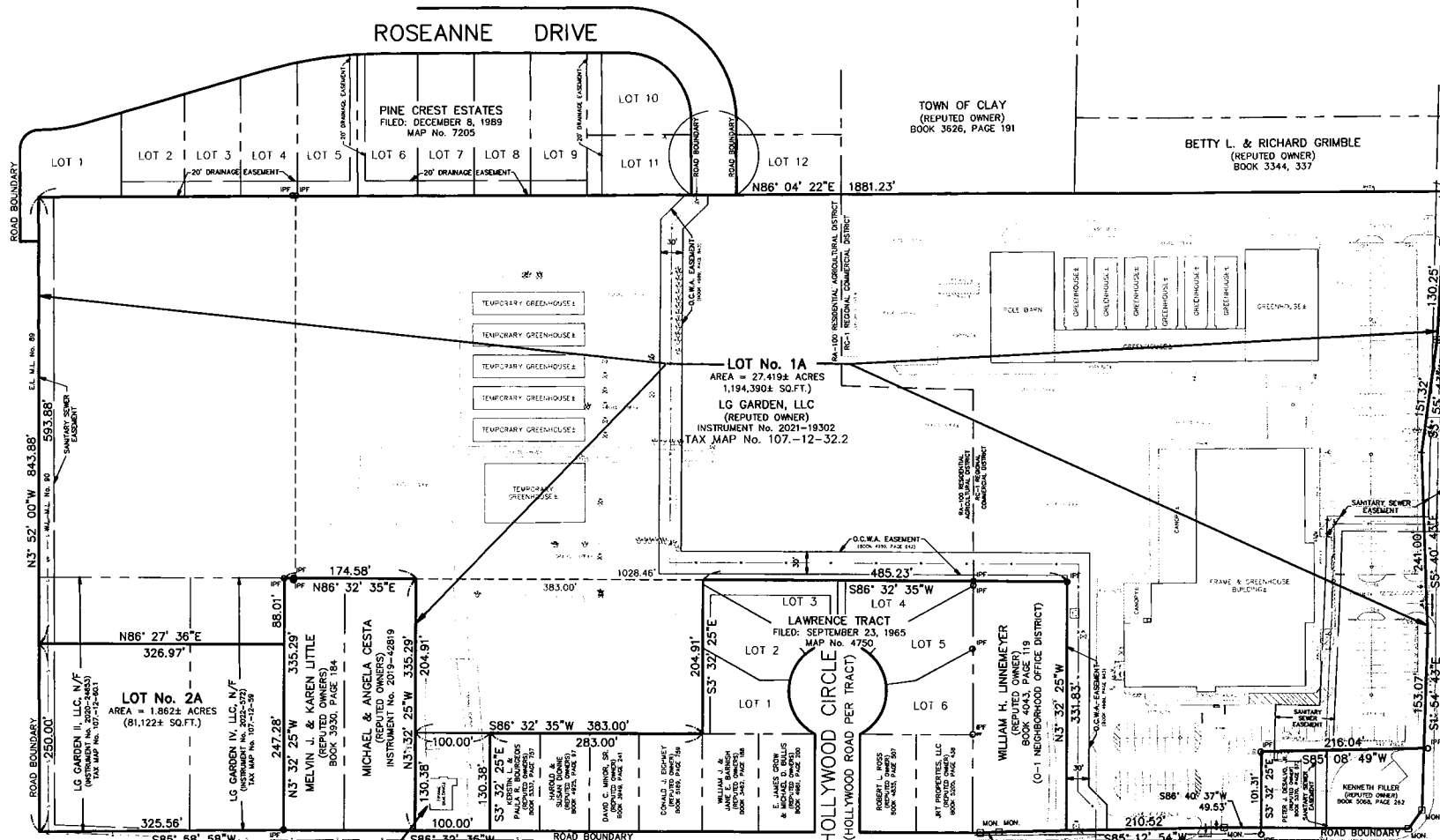
LEGEND:

- ☆ L.S. indicates light stand
- indicates utility pole, anchor & overhead lines
- PT indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- ⊙ indicates 6" diameter monitoring well (typical)
- ⊙ indicates grease trap manhole
- ⊙ indicates manhole
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

NOTES:

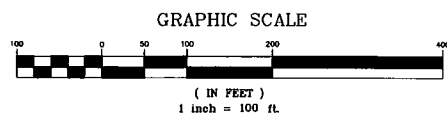
Total area: 29.281± acres.
Total number of lots: Three (3) existing; Two (2) proposed
Present Zone: RC-1 Regional Commercial District,
RA-100 Residential Agricultural District, R-APT Apartment District
& R-10 Residential District.
Location of underground utilities taken by field measurement where
practicable, otherwise taken from various other sources and are
approximate only.
The premises shown hereon is within Zone "X" (Areas determined to
be outside the 0.2% annual chance floodplain.) according to Federal
Emergency Management Agency National Flood Insurance Program
Flood Insurance Rate Map Community Panel No. 36067C0206F,
Effective date: November 4, 2016.
Tax Map No. 107-12-32.2, 60.1 & 59

CEDAR POST ROAD



WEST TAFT ROAD
(VINE STREET)
(C.R. No. 51)

BUCKLEY ROAD
(C.R. No. 161)



NOTE:

THIS MAP AMENDS LOT Nos. 1 AND 2 OF CHUCK HAFNER'S GARDEN CENTER AMENDED FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE APRIL 19, 2021 AS MAP No. 13113 BY CREATING NEW LOT Nos. 1A AND 2B.

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 an accurate and up to date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7206, sub-section 2, of the New York State Education Law.

APPROVED: TOWN OF CLAY

DATE: _____ BY: _____
Commissioner of Planning & Zoning

APPROVED: CHARLES L. HAFNER
500 DAMD DRIVE, NORTH SYRACUSE, NY 13212

DATE: _____ BY: _____
Owner & Developer

CITY OF SYRACUSE DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE PLANNING COMMISSION

ONONDAGA COUNTY HEALTH DEPARTMENT

REVISIONS

LOT LINE ADJUSTMENT
CHUCK HAFNER'S
GARDEN CENTER
2nd AMENDED
PART OF MILITARY LOT No. 90
TOWN OF CLAY
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
EMAIL: mail@romanspc.com

DATE: AUGUST 14, 2024
SCALE: 1" = 100'
FILE No.: 1454.003

SHEET No.
F.B. No. 1190





OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse

From: Amber Dillon, Zoning Planner

Date: 12/31/2024 12:06:52 PM

Re: Three-Mile Limit Review 3S-24-21
Three Mile Limit, ,

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Eng. Mapping - Zoning	Approved	12/06/2024	Ray Wills	Work should have no impact on Mapping Division assets in the area.
Eng. Design & Cons. - Zoning	Conditionally Approved	12/10/2024	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the Onondaga Lake Basin.• Ok for re-subdivision.
Eng Sewers- Zoning	Internal Review Complete	12/10/2024	Mirza Malkoc	No Comment
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	12/10/2024	Mirza Malkoc	Future development shall follow all local & state regulations.
Planning Commission	Waiting on Board	12/31/2024	Amber Dillon	On 1/21/25 agenda