

Other Business

January 12th, 2026

3S-25-21

Three-Mile Limit Subdivision Review-Town of Onondaga Re-Subdivision of the Peterson Tract Division of Two Lots into Four New Lots

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to divide two lots located at 4885 Buxton Drive and 4822 Cedarvale Road (Tax IDs: 014-01-14.3 and 014-01-04.1,)

- Dimensions of New Lots

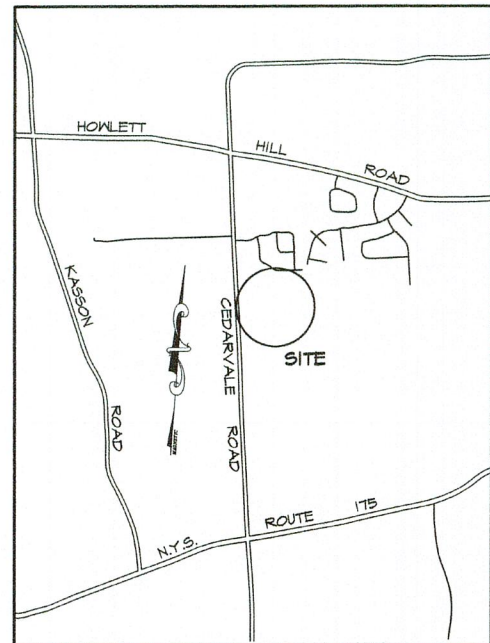
New Lot 1D: 0.72 Acres/ 31,334 SF

New Lot 1C: 0.99 Acres / 43,124.4 SF

New Lot 1B: 23.38 Acres / 1,014,076.8 SF

New Lot 1A: 2.81 Acres / 122,403.6 SF

- The Town of Onondaga Planning Board determined no significant environmental impact and approved the Subdivision plan on December 11, 2025.
- The application included a Subdivision map “Resubidvsnion of the Peterson Tract, Into New Lot 1B, 1C and 1D. Part of Farm Lot 99 Town of Onondaga, State of New York. No. 4822. Cedarvale Road & 4885 Buxton Dr.,” Drawn by State of New York Licensed Land Surveyor Glen Mihal.
- 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.



SITE LOCATION MAP
1"=2,000'

APPROVALS:

TOWN OF ONONDAGA

PLANNING BOARD
TOWN OF ONONDAGA, NY

APPROVED 12/11/23
DATE

BY *Maria A. Martin*
CHAIRMAN

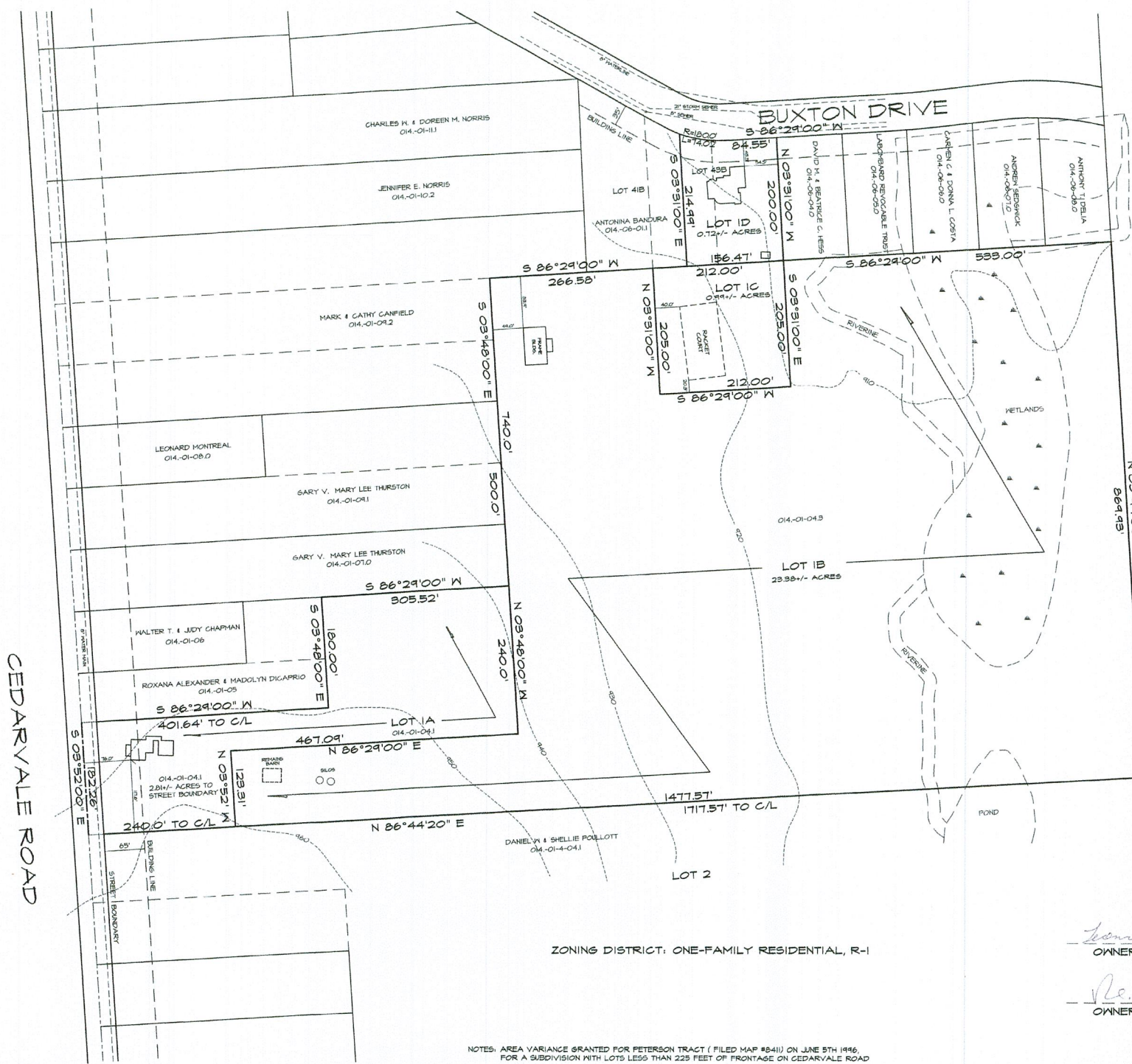
COUNTY OF ONONDAGA HEALTH DEPARTMENT

ONONDAGA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

NOV 9 2023
This Plan has been reviewed by the
Onondaga County Health Department.
Subdivision approval by this Department is
not required.

B. J. B. P.E.
Bureau of Public Health Engineering

COUNTY OF ONONDAGA / CITY OF SYRACUSE



CEDARVALE ROAD

ZONING DISTRICT: ONE-FAMILY RESIDENTIAL, R-1

NOTES: AREA VARIANCE GRANTED FOR PETERSON TRACT (FILED MAP #841) ON JUNE 5TH 1946
FOR A SUBDIVISION WITH LOTS LESS THAN 225 FEET OF FRONTAGE ON CEDARVALE ROAD
UTILITIES SHOWN PER TRACT MAPS
WETLANDS SHOWN PER THE NATIONAL WETLANDS INVENTORY SURFACE WATERS AND WETLANDS
CONTOURS SHOWN PER ONONDAGA COUNTY GIS
THE CREATION OF LOT NO. 1B IS FOR CONVEYANCE PURPOSES ONLY AND LOT NO. 1B SHALL
BE COMBINED WITH THE ADJACENT PARCEL LABELED AS LOT NO. 1A TAX MAP NO. 014-01-041
CURRENTLY OWNED BY LEONARD M. MONTREAL. A RECOMBINED DEED WILL BE FILED
WITH THE ONONDAGA COUNTY CLERK'S OFFICE WITHIN 90 DAYS OF SUBDIVISION APPROVAL
AND THE APPROVAL OF THIS SUBDIVISION IS CONDITIONED UPON SAID REVISED DEED BEING
DULY FILED AT THE ONONDAGA COUNTY CLERK'S OFFICE
THE CREATION OF LOT NO. 1C IS FOR CONVEYANCE PURPOSES ONLY AND LOT NO. 1C SHALL
BE COMBINED WITH THE ADJACENT PARCEL LABELED AS LOT NO. 1D TAX MAP NO. 014-01-043
CURRENTLY OWNED BY LEONARD M. MONTREAL AND REGINA R. MONTREAL. A RECOMBINED
DEED WILL BE FILED WITH THE ONONDAGA COUNTY CLERK'S OFFICE WITHIN 90 DAYS OF
SUBDIVISION APPROVAL, AND THE APPROVAL OF THIS SUBDIVISION IS CONDITIONED UPON
SAID REVISED DEED BEING DULY FILED AT THE ONONDAGA COUNTY CLERK'S OFFICE.

TRACT MAP REFERENCES: BUXTON WOODS SECTION 2 MAP #8023
BUXTON WOODS RESUBDIVISION OF LOTS 41, 42, 43 MAP #8880
PETERSON TRACT MAP #841
PETERSON TRACT RESUBDIVISION MAP #4254

Leonard M. Montreal
OWNER: LEONARD MONTREAL

Regina Montreal
OWNER: REGINA MONTREAL

OWNERS: LEONARD & REGINA MONTREAL
4885 BUXTON DRIVE
SYRACUSE, NEW YORK 13215

FINAL PLAN

	RE-SUBDIVISION OF THE PETERSON TRACT, INTO NEW LOT 1B, 1C AND 1D PART OF FARM LOT 99, TOWN OF ONONDAGA, COUNTY OF ONONDAGA, STATE OF NEW YORK, No. 4822 CEDARVALE RD. & No. 4885 BUXTON DR.	DATE 9/15/23 SCALE 1"=100' REVISED 11/10/23
	THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY <i>Glen A. Mihal</i> GLEN A. MIHAL, L.S.#049865 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209
SUBJECT TO ANY AND ALL STATEMENTS OF FACT AN UP-TO-DATE ABSTRACT OF TITLE MAY REVEAL



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: City Of Syracuse
From: Amber Dillon, Zoning Planner
Date: 1/8/2026 3:18:10 PM
Re: Three-Mile Limit Review 3S-25-21
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 Stormwater (SWPPP)-Zoning	Internal Review Complete	01/07/2026	Mirza Malkoc	<ul style="list-style-type: none">• No concerns regarding the re-subdivision proposal but future development will require City review.• Proposed development is subject to City review and approval before construction commences.
Planning Commission	Pending	12/22/2025		
Eng. Mapping - Zoning	Approved	12/24/2025	Ray Wills	Work should have no impact on Mapping Division assets. Proposed work is outside of City Plats
Eng. Design & Cons. - Zoning	Conditionally Approved	01/07/2026	Mirza Malkoc	<ul style="list-style-type: none">• Project site is located in the Harbor Brook Watershed.• Ok for re-subdivision.• Any future development is subject to City review and approval before construction commences.