

Other Business

October 13th, 2026

3S-2026-14

Three-Mile Limit Subdivision Review- Town of Onondaga “Limestone - Norton Subdivision” Subdivision of one lot into eight new lots.

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide a 26.50+/- lot into eight new lots. The proposed subdivision is located at 4077 Abbey Rd, Syracuse, NY 13209 (Tax ID: 051.-03-07.1).

- Dimensions of New Lots:

New Lot 1: 3.33 Acres/ ~145,054 SF (Tax ID: Not provided)

New Lot 2: 3.32 Acres/ ~144,619 SF (Tax ID: Not provided)

New Lot 3: 3.36 Acres/ ~146,361 SF (Tax ID: Not provided)

New Lot 4: 3.34 Acres/ ~ 145,490 SF (Tax ID: Not provided)

New Lot 5: 3.21 Acres/ ~139,392 SF (Tax ID: Not provided)

*The creation of lot 5 is for conveyance purposes only. Lot 5 is to be combined with the contiguous property currently owned by Benjamin Storie, the owner of 4285 Norton Rd (current Tax ID 051.-03-07.2). A recombined Deed with metes and bounds description will be filed in the Onondaga County Clerk's Office within 30 days of the approval and filing of the subdivision map. The approval of this subdivision is conditioned upon said revised deed being duly filed in the Onondaga County Clerk's Office.

New Lot 6: 2.58 Acres/ ~112,384 SF (Tax ID: Not provided)

New Lot 7: 2.57 Acres/ ~111,949 SF (Tax ID: Not provided)

New Lot 8: 3.27 Acres/ ~142,441 SF (Tax ID: Not provided)

- The Town of Onondaga: Approved the “Preliminary Plat”, waived the hearing on a “Final Plat”, and Approved the “Final Plat” on 8/24/2026. In this action, the lead agency determined that the proposed action will not have a significant impact on the environment pursuant to 6 NYCRR Part 617.

- The application included the approved Subdivision map “Limestone-Norton Subdivision, Part of Farm Lot 155, Town of Onondaga, County of Onondaga, State of New York”, Prepared & Stamped by: Jason D. McCadden, Licensed Land Surveyor, Dated: August 13th 2024, Revised: June 8, 2026, Scale: 1” = 60’.
- The Subdivision map was reviewed & approved by: The City of Syracuse Department of Engineering, Onondaga County Planning Board and Onondaga County Public Health.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Masihullah Omry
Zoning Planner II

Samuel Prescott
Zoning Planner I

Eric Gantley
Limestone Ridge, LLC
5860 McKinley Rd.
Brewerton NY

9/21/2026

Re: Application Completeness for City Planning Commission for 4077 Abbey Road, Syracuse, NY. 13215

Dear Eric Gantley,

On 9/21/2026, Rebeca Baker determined the proposed project 3S-2026-14 at 4077 Abbey Road to be complete.

The proposed project will be sent to all involved agencies for review.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov



Your Submission Details

Submission Number:

3S-2026-14

Status:

Staff Review

Message:

Applicant Name:

Jay Holbrook

Applicant Email:

jaydhoby@gmail.com

Primary Location:

4077 Abbey Road, Syracuse, New York 13215

Primary APN:

N/A

Submission Type:

Zoning Applications > Three-Mile Limits

Last Updated:

September 21, 2026

Submission URL:

<https://app.oncamino.com/syracusenyc/dashboard/submissions/847727/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov adillon@syr.gov



300 South State St.,
Syracuse

①

Getting Started

○

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

Questions and Answers

Data Fields

General Project Information

1

Subdivision Project Description

Subdivision of a 26.50 acre parcel into one existing residential lot (Lot 8 - 4077 Abbey Road), one vacant lot to be combined with T.M. Parcel 051-03-07.2 an existing residential lot (Lot 5 - 4285 Norton Road), and six new residential lots.

2

If yes, what was the final approval date?

08/24/2026

3

Has this project received final local approval?

Yes

4

If yes, what was the preliminary approval date?

08/24/2026

5

Has this project received preliminary local approval?

Yes

6

of Dwelling Units

7.0

7

Number of Proposed Lots

8.0

8

Subdivision Name

Limestone - Norton Subdivision

9

Municipality

Town of Onondaga

10

Proposed Land Use(s)

Residential

11

Current Land Use(s)

Agricultural & Residential

12

Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

4077 Abbey Road, Syracuse, NY. 13215 - 051-03-07.1 - Limestone Ridge, LLC - 12/19/2024

Resubdivision/Lot Alteration/Three-Mile Limits Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Eric Gantley

Signature: *Eric Gantley*

Date: 09/02/2026

Mailing address: 5860 McKinley Road, Brewerton, NY. 13029

Phone: 315-4274117

Email: eric@frigodesign.com

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syr.gov

Print applicant's name: Eric Gantley	
Signature: <i>Eric Gantley</i>	Date: 09/02/2026
Mailing address: 5860 McKinley Road, Brewerton, NY 13029	
Phone: 315-427-4117	Email: eric@frigodesign.com
Print authorized representative's name (if applicable):	
Signature:	Date: 09/02/2026
Mailing address:	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	

**TOWN OF ONONDAGA PLANNING BOARD
RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL,
WAIVING HEARING ON THE FINAL PLAT
AND GRANTING FINAL PLAT APPROVAL**

Dated: August 24, 2026

LIMESTONE-NORTON SUBDIVISION

WHEREAS, Limestone Ridge, LLC, as Owner/Applicant, having duly made an application for preliminary approval of the proposed subdivision in the Town of Onondaga known as the “Limestone-Norton Subdivision;” and

WHEREAS, the requirements of 6 NYCRR Part 617 in the Town of Onondaga Local Law No. 6-1979 have heretofore been satisfied by a Resolution dated August 24, 2026, in which the Planning Board determined that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was commenced on July 13, 2026, and continued until August 24, 2026; and

WHEREAS, notice of said public hearing was published in the manner required by law and confirmation of said publishing has been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board, and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirements for a public hearing on the final application may be waived.

NOW, THEREFORE, upon motion of Mr. Fuller, seconded by Mr. Marshall, it is

RESOLVED, that the Planning Board hereby ratifies and reaffirms the State Environmental Quality Review Act findings adopted by resolution of this Board, dated August 24, 2026, wherein the Board found that the proposed action is an Unlisted Action that would not have a significant adverse effect on the environment; be it further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Preliminary Plat approval on the subdivision known as the “Limestone-Norton Subdivision;” be it further

RESOLVED, that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirement for a public hearing on the Final Plat Plan is hereby waived; be it further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Final Plat Plan approval for the subdivision known as the “Limestone-Norton Subdivision,” based on a plan titled “Limestone-Norton Subdivision,” dated June 8, 2026, as prepared by Jason D. McCadden, Land Surveyor, subject to the following:

- (1) the execution and recording with the Onondaga County Clerk’s Office of a Maintenance Covenant and Easement Agreement;
 - (2) confirmation by the Town of Onondaga Code Enforcement Office prior to the issuance of a certificate of occupancy that the stormwater facilities have been constructed in accordance with the construction drawings and Stormwater Pollution Prevention Plan;
- be it further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat Plan upon certification that all requirements and conditions set forth herein have been satisfactorily met; be it further

RESOLVED, that pursuant to the Land Subdivision Regulations of the Town of Onondaga, Section 3, Paragraph (f), the final map to be recorded in the Onondaga County Clerk’s

Office shall contain a statement that said subdivision must be commenced within three (3) years from the date of the final approval by the Planning Board, which date shall be considered as the date of the Resolution; be it further

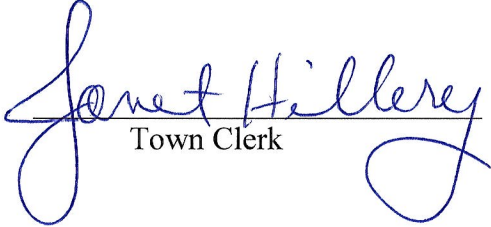
RESOLVED, that except as specifically permitted by the Land Subdivision Regulations of the Town of Onondaga, no site work shall be performed and no building permits or certificates of occupancy shall be issued until all of the foregoing conditions have been satisfied.

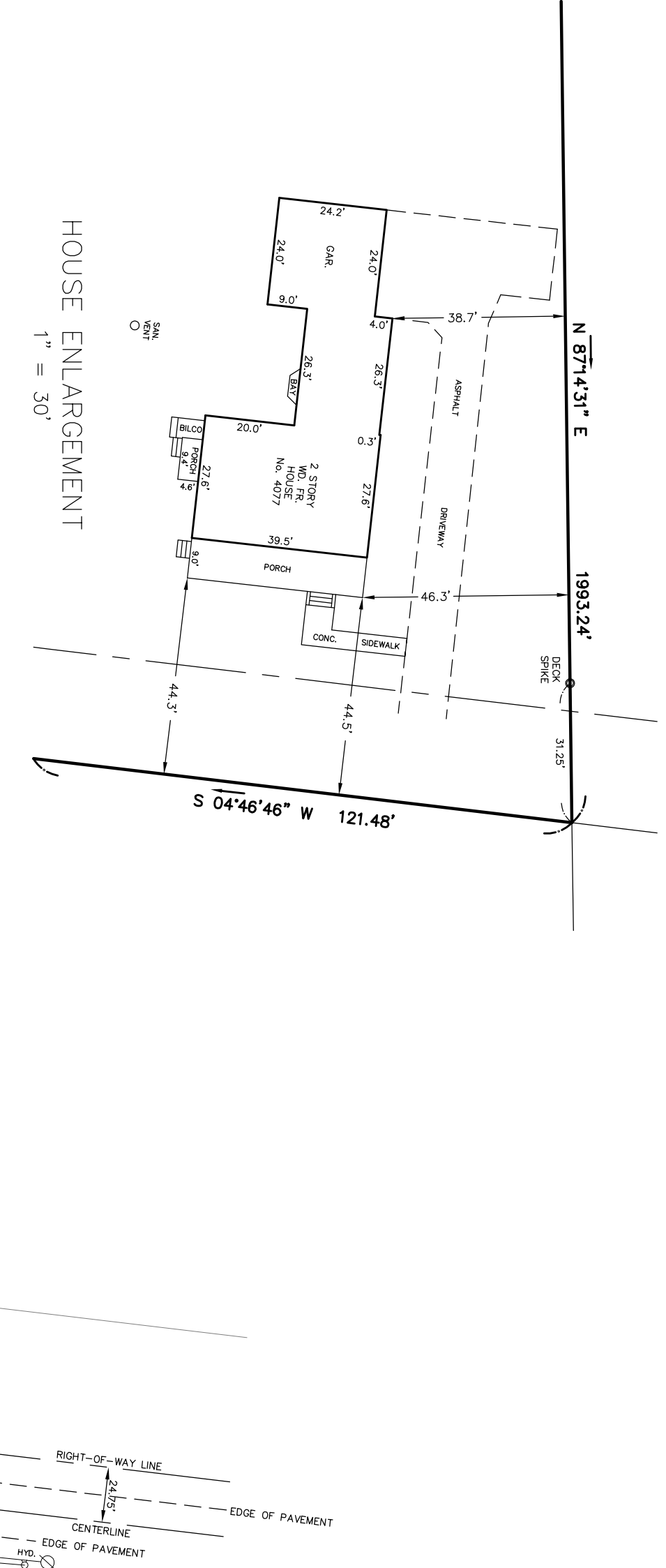
The question of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Marc Malfitano	Chairman	Excused	
Alfred J. Fuller	Board Member	Voting	Yes
David Hillery	Board Member	Voting	Yes
James Hagan	Board Member	Voting	Yes
Otey Marshall	Board Member	Voting	Yes

The foregoing Resolution was thereupon declared duly adopted.

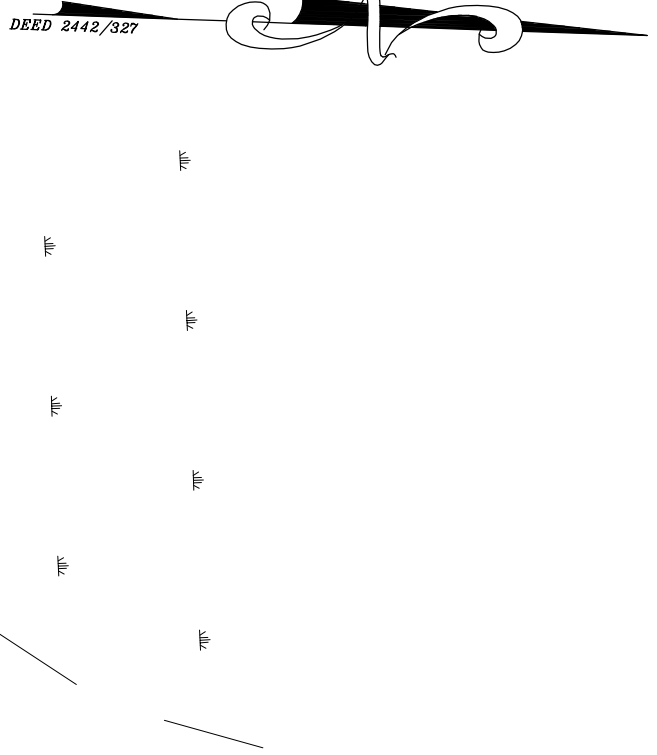
DATED: August 24, 2026


Town Clerk

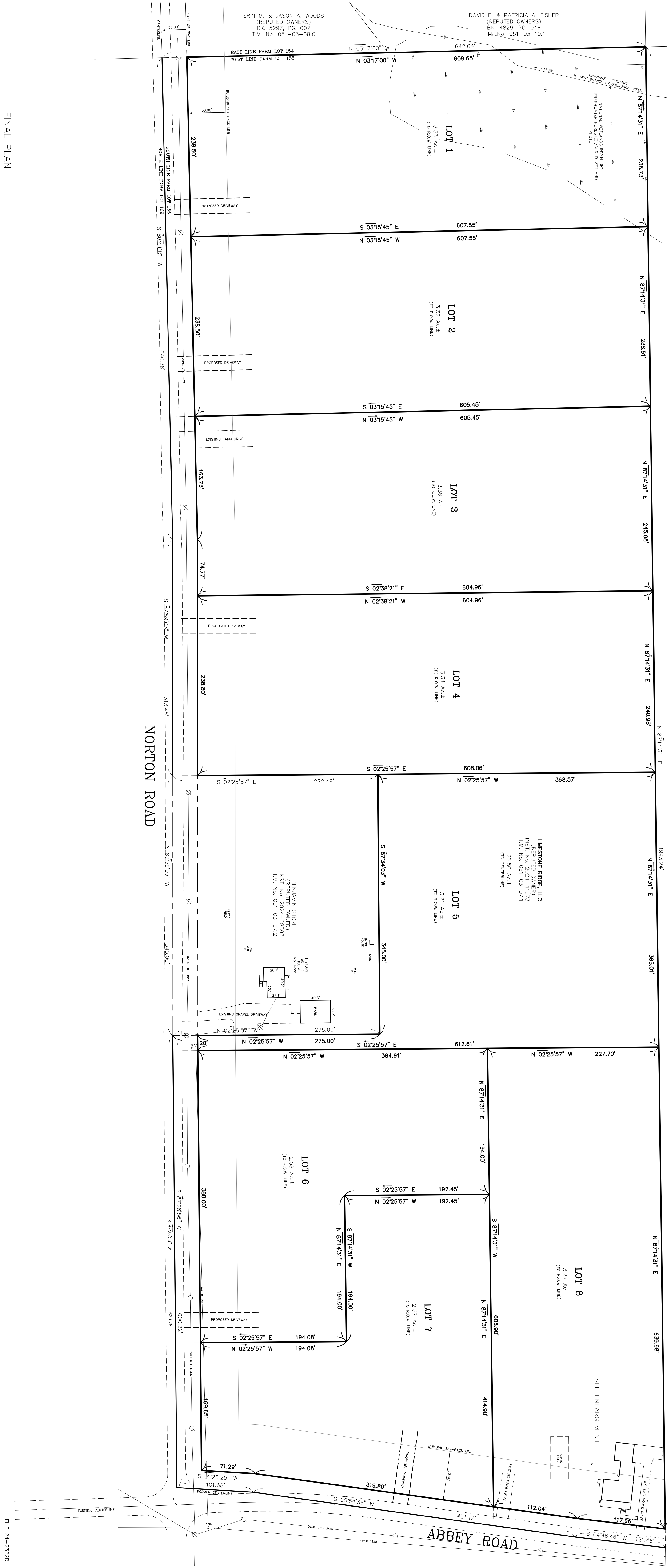


NOTES:
THE LOCATION OF LOT 5 IS FOR CONFORMANCE PURPOSES.
PROPERTY CURRENTLY OWNED BY BENJAMIN STORE, LABELED
LOT 5, IS NOT A PART OF THIS SUBDIVISION. THE LOT
METES AND BOUNDS DESCRIPTION WILL BE FILED IN THE
RECORDS OF THE COUNTY CLERK'S OFFICE. THE APPROVAL
AND FILING OF THIS SUBDIVISION MAP IS THE
APPROVAL OF THE SUBDIVISION IS CONTINGENT UPON SAID
APPROVAL AND FILING OF THIS SUBDIVISION MAP IN THE
COUNTY CLERK'S OFFICE.

NANCY R. ABBEY IRREVOCABLE TRUST
& DAVID LATTER IRREVOCABLE TRUST
(REPUTED OWNERS)
INST. No. 2021-44709
INST. No. 2021-44709
T.M. No. 051-03-05.1



NORTON ROAD



FILE 24-232281

FINAL PLAN

LIMESTONE – NORTON SUBDIVISION

PART OF FARM LOT 155
COUNTY OF ONONDAGA
SURVEY DATE: AUG. 13, 2024

TOWN OF ONONDAGA
STATE OF NEW YORK
SCALE: 1" = 60'

JASON D. MCCADDEN
LAND SURVEYOR
4215 BROWNING LANE MARGELIUS, NY 13108
PHONE 315-341-4134



I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR,
AND THAT BOTH MAP AND SCALE ARE CORRECT.

JASON D. MCCADDEN
L.S. LIC. NO. 51243

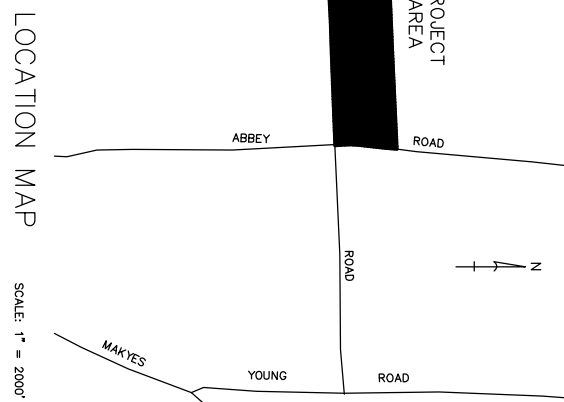
NOTES

- No monumentation set for this survey.
- Subject to any easements, covenants, restrictions, rights-of-way, and orders of record.
- This area is zoned R-C, Residential And Country.
- Lot 8 has an existing Waste Water Disposal System - Norton Road and Abbey Road are County roads with 35 MPH speed limits.

APPROVED BY TOWN

APPROVED BY OWNERS

APPROVED BY ONONDAGA CO. HEALTH DEPT.



REVISIONS

07/10/25 PRELIMINARY PLAN COMPLETED
06/08/26 FINAL PLAN COMPLETED

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision 3S-2026-14

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	10/13/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-No objection to the work proposed, as it lies outside of the plated area and should have no impact on Mapping Division assets or control in the area.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	
Engineering Sewer	Conditionally Approved	Mirza Malkoc	
Landmark Preservation	N/A		