Other Business
November 2nd, 2026

3S-2026-15
Three-Mile Limit Subdivision Review- Town of Geddes
"TCM Properties, LLC & Maroney"
Subdivision of Two Lots into Two New Lots.

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide two lots into two new lots. The proposed subdivision/lot alteration is located at 900 State Fair Boulevard (Tax ID: 023.-13-36.1) & 904 State Fair Blvd (Tax ID: 023.-13-36.2), Syracuse, NY, 13209

- Dimensions of New Lots:

  New Lot 1: 1.17 Acres/ ~ 50,965.2 SF (Tax ID: Not provided)

  New Lot 2: 8.03 Acres/ ~ 349786.8 SF (Tax ID: Not provided)

- The Town of Geddes: **Approved** the subdivision / lot alteration, and 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 "Re-allotment Survey lands of TCM Properties, LLC & Maroney, State Fair Blvd, Town of Geddes - County of Onondaga - State of New York", Drawn by: BS, Stamped by: Jeffrey D. Moore L.S., Dated: November 15, 2023, Revised: June 6, 2026, Scale: 1" = 40'.
- 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

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

To: Christopher Maroney
106 Winchell Dr
Syracuse NY 13209

CC: CHA
C/O Ben Harrell
300 S. State Street Suite 600
Syracuse NY 13202

10/13/2026

Re: Application Completeness for City Planning Commission for 900 State Fair Boulevard, Syracuse, New York 13209

Dear Christopher Maroney,

On 10/13/2026, Rebeca Baker determined the proposed project 3S-2026-15 at 900 State Fair Boulevard 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.

INTERNAL USE ONLY

Data Fields

General Project Information

1 **Subdivision Project Description**

Lot line adjustment for a two lot subdivision at 900-904 State Fair Blvd creating a 8.03 Acre parcel and a 1.17 Acre parcel.

2 **If yes, what was the final approval date?**

06/24/2026

3 **Has this project received final local approval?**

Yes

4 **If yes, what was the preliminary approval date?**

06/24/2026

5 **Has this project received preliminary local approval?**

Yes

6 **# of Dwelling Units**

0.0

7 **Number of Proposed Lots**

2.0

8 **Subdivision Name**

TCM Properties, LLC & Maroney

9 **Municipality**

Town of Geddes

10 **Proposed Land Use(s)**

Commercial

11 **Current Land Use(s)**

Commercial

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

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: TCM Properties LLC	
Signature: Christopher Maroney	Date: 10/01/2026
Mailing address: 106 Winchell Dr, Syracuse NY 13209	
Phone:	Email:
Print owner's name: Christopher Maroney	
Signature: Christopher Maroney	Date: 10/01/2026
Mailing address: 106 Winchell Dr, Syracuse NY 13209	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/01/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/01/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/01/2026
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: CHA Consulting on Behalf of Chris Maroney	
Signature: Benjamin Harrell	Date: 10/01/2026
Mailing address: 300 S. State Street Suite 600, Syracuse NY 13202	
Phone:	Email:
Print authorized representative's name (if applicable):	
Signature:	Date: 10/01/2026
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.**

Owner agreement to join in with a Site Plan, Subdivision & Special Permit application

Date 4/21/26

(I / We) Christopher Maroney & TCM Properties, LLC being owner of premises known as:

(ADDRESS) 900 & 904 State Fair Blvd, Syracuse NY 13209

TAX MAP NUMBER(S)

023	. -	13	-	36.1
023	. -	13	-	36.2
	. -		-	

Agree to and join in the application of:

(APPLICANT NAME)
Northeastern Development 1 LTD Inc.

For a Site Plan, Subdivision & Special Permit application **(TO / FOR)**
The simple subdivision of 900 & 904 State Fair Blvd to facilitate the development of Bob's Signs and North Eastern Rescue Vehicle sales and service facility which requires site plan approval and special permit.

SIGNATURE: -

PRINTED NAME Christopher Maroney & TCM Properties, LLC

Christopher Maroney
106 Winchell Drive
Syracuse NY 13209
315-374-3791
cmaroney@vpsupply.com

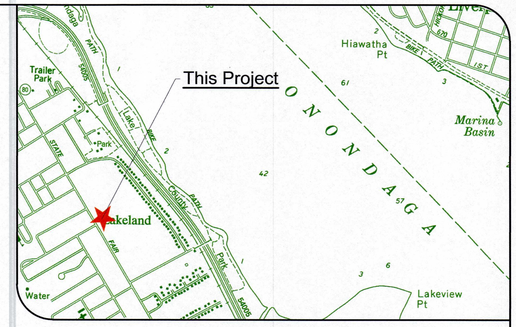
North Per Filed Map No. 12754

Legend:

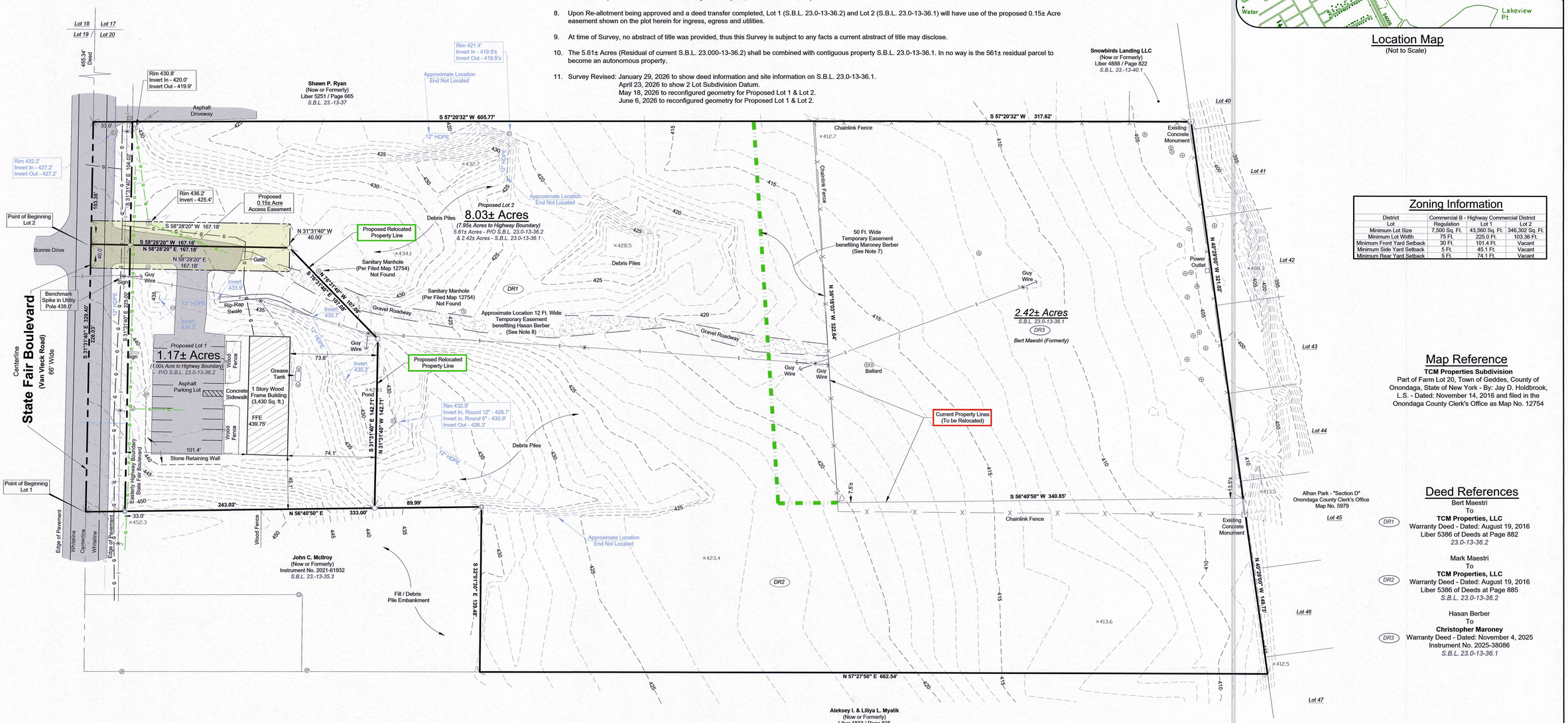
- Existing Monitoring Well
- Existing Catch Basin
- Existing Light Pole
- Existing Iron Pipe
- Existing Iron Rebar
- Set 5/8" Iron Rebar (To be Set)
- Sanitary Manhole
- Existing Contour (See Note #2)
- Existing Sanitary Sewer (See Note #3)
- Existing Waterline (See Note #3)
- Existing Natural Gas (See Note #3)
- Existing Utility Pole
- Overhead Utility Line

Survey Notes:

1. Datum: Vertical: NAVD88 (1 Ft. Contours)
2. Elevations shown are based on field measurements. Contours are merely an interpolation and should only be considered as such.
3. Underground facilities, structures and utilities have been plotted from a combination of field measurements, available maps, records and information provided by the owner, therefore their location should be considered approximate only. There also may be other facilities, structures or utilities, the existence of which is presently unknown.
4. By graphical plotting only, this project is not located in a regulated wetland as delineated on N.Y.S.D.E.C. freshwater wetland mapper. It is the owners responsibility to consult with a biologist as whether a jurisdictional determination is necessary for the site improvements.
5. This project is not located within a 100 year Flood Zone as delineated on official flood plain maps on file with the Town of Geddes Clerk's Office.
6. Always call DigSafe New York (1-800-962-7962) 2-10 working days prior to your dig or excavation. Dig with care! Always hand dig when within 2 feet of any marked lines. If damaged, contacted or disturbance of any underground utility line occurs, immediately notify the affected facility operator, utility or pipeline company. If damage to an underground facility creates an emergency, take immediate steps to safeguard health and property, contact 911.
7. The 12 ft. wide temporary easement benefiting Hasan Berber (S.B.L. 23.0-13-36.1) is to be terminated upon the Authorities of the State of New York de-listing the parcel (S.B.L. 23.0-13-36.1) as a hazardous waste site. (See deed reference for certainty of description, terms and conditions). Also Maroney (S.B.L. 23.0-13-36.1) is benefited by a temporary easement up to 50 Ft. in width along his westerly boundary. Such easement shall cease/terminate to exist when the parcel shall no longer need hazardous waste remediation. (See deed reference for certainty of description, terms and conditions).
8. Upon Re-allotment being approved and a deed transfer completed, Lot 1 (S.B.L. 23.0-13-36.2) and Lot 2 (S.B.L. 23.0-13-36.1) will have use of the proposed 0.15± Acre easement shown on the plot herein for ingress, egress and utilities.
9. At time of Survey, no abstract of title was provided, thus this Survey is subject to any facts a current abstract of title may disclose.
10. The 5.61± Acres (Residual of current S.B.L. 23.000-13-36.2) shall be combined with contiguous property S.B.L. 23.0-13-36.1. In no way is the 561± residual parcel to become an autonomous property.
11. Survey Revised: January 29, 2026 to show deed information and site information on S.B.L. 23.0-13-36.1.
    April 23, 2026 to show 2 Lot Subdivision Datum.
    May 18, 2026 to reconfigured geometry for Proposed Lot 1 & Lot 2.
    June 6, 2026 to reconfigured geometry for Proposed Lot 1 & Lot 2.



Location Map
(Not to Scale)



Zoning Information

District	Commercial B - Highway Commercial District		
Lot	Regulation	Lot 1	Lot 2
Minimum Lot Size	7,500 Sq. Ft.	43,560 Sq. Ft.	346,302 Sq. Ft.
Minimum Lot Width	75 Ft.	225.0 Ft.	103.36 Ft.
Minimum Front Yard Setback	30 Ft.	101.4 Ft.	Vacant
Minimum Side Yard Setback	5 Ft.	45.1 Ft.	Vacant
Minimum Rear Yard Setback	5 Ft.	74.1 Ft.	Vacant

Map Reference

TCM Properties Subdivision
Part of Farm Lot 20, Town of Geddes, County of Onondaga, State of New York - By: Jay D. Holdbrook, L.S. - Dated: November 14, 2016 and filed in the Onondaga County Clerk's Office as Map No. 12754

Deed References

DR1 — Bert Maestri
To
TCM Properties, LLC
Warranty Deed - Dated: August 19, 2016
Liber 5386 of Deeds at Page 882
23.0-13-36.2

DR2 — Mark Maestri
To
TCM Properties, LLC
Warranty Deed - Dated: August 19, 2016
Liber 5386 of Deeds at Page 885
S.B.L. 23.0-13-36.2

DR3 — Hasan Berber
To
Christopher Maroney
Warranty Deed - Dated: November 4, 2025
Instrument No. 2025-38086
S.B.L. 23.0-13-36.1

Approval: Robert S. Faulli 9-22-26
Town of Geddes Planning Board Chairman — Dated:

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209, subdivision 2 of the New York State Education Law.

It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way.

STATE OF NEW YORK — JEFFREY DAVID MOORE — No. 051016 — LICENSED LAND SURVEYOR

It is hereby certified that this is a correct map made from an actual Field Survey

Jeffrey D. Moore, L.S. #051016

FINAL

File No. 23-220

Re-allotment Survey Lands of
TCM Properties, LLC & Maroney
State Fair Boulevard

Being Part of Farm Lot No. 20
Town of Geddes - Onondaga County - New York

Moore Land Surveying, P.C.
1721 Black River Boulevard
Rome, New York 13440
Office: 315-336-9480
Fax: 315-829-5429

Dated:	November 15, 2023
Revised:	June 6, 2026
Scale:	1" = 40 Ft.
Drawn By:	BS
Checked By:	JM