Syracuse Zoning Administration **Application for Resubdivision/Lot Alteration**

City Hall Commons * Room 101 * 201 East Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For office use only: District: Lkft, T-5 Filing Date: 1/11/18 Case #: R-18-05

[X] Resubdivision [ ] Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

703, 715 and 725 Van Rensselaer Street

TAX MAP NUMBERS: (of each property involved)

Section: 107 Block: 12 Lot: 01.5 **Section:** 107 Block: 12 Lot: 01.6

Section: 107 Block: 12 Lot: 01.4 **Section:** Block: Lot:

PROPERTY OWNER(S): (If more than one owner, **attach additional pages**)

NAME: COR Van Rensselaer St Company III, Inc. COR Van Rensselaer St Company II, LLC COR Van Rensselaer St Company, LL

MAILING ADDRESS: 540 Towne Drive Fayetteville, NY

ZIP: 13066 DAYTIME PHONE: 315-663-2100

HOME PHONE: E-MAIL: cjohnson@corcompanies.com

REPRESENTATIVE: Attorney or Other contact:

(Complete only if a representative is involved with this application)

NAME:

MAILING ADDRESS:

ZIP: TELEPHONE: E-MAIL

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

Vacant and construction staging area

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

NA

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

Due to future development, the previously approved parking lot, supporting the 720 Van Rensselaer St. mixed use retail/ residential building, needs to be shifted to the west. The relocation of the parking lot necessitates a revised subdivision for financing purposes.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

[X] **YES** [ ] **NO**

***NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.**

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to Section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge are correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

_____ January 10, 2018

CURRENT PROPERTY OWNER SIGNATURE **DATE**

Jeffrey L. Aiello, General Manager

Please legibly PRINT SIGNATURE NAME and TITLE

REQUIRED SUBMITTALS

☐ **APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).

☐ **SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.

☐ **MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**

a. **7 COPIES** – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.

b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)

c. Must also contain a location map for the subject property.

d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

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REFERRAL NEEDED

☐ ONONDAGA COUNTY PLANNING BOARD

☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).

☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

COR
DEVELOPMENT COMPANY, LLC

MEMO

DATE: 1-8-17

R-15-21 SP-15-03

RE: Parcel C; 701 Van Rensselaer Re-Subdivision and revised Special Permit submission

SUMMARY OF CHANGES

1. Revised subdivision layout to INCREASE depth of Parcels C-3 to accommodate future development anticipated to be Townhouses as illustrated. Townhouse approvals to be submitted at a future date.
2. Revised subdivision layout to INCREASE depth of parcel C-2 extending parking lot to furthest west property line.
    a. INCREASED total off street parking spaces in Phase I from 146 to 250 parking spaces. Note; the total number of parking spaces provides 125 surplus spaces to support the future development Building 1B, a sister building to 1A, mixed use retail / residential.
    b. ADDED sleeves at driveway entrances to accommodate future utility extensions.

WAIVERS REQUESTED

1. **TREE SPECIES WAIVER B-IX-4-3.d (1)**

- The list of acceptable trees is no longer current. The City Arborist has recommended a different list of trees that are acceptable to plant at the Inner Harbor. The proposed trees are in compliance with what has been specified by City Arborist Stephen Harris in a memo to Heather Lamendola dated February 11,2016.

2. **LANDSCAPE ISLAND B-IX-4-3.e (3)**

- In Lieu of Landscapes strips (provided at the furthest east and west parking rows), landscaped islands are permitted between a maximum of 12 parking spaces. The proposed exceeds the number of spaces between landscaped islands with a max. of 16 parking spaces between. Location of the landscaped islands is to coordinate with the irregular shape of the parcel. Each landscape island meets the landscape requirements and the total number of trees exceeds the min required by 19.

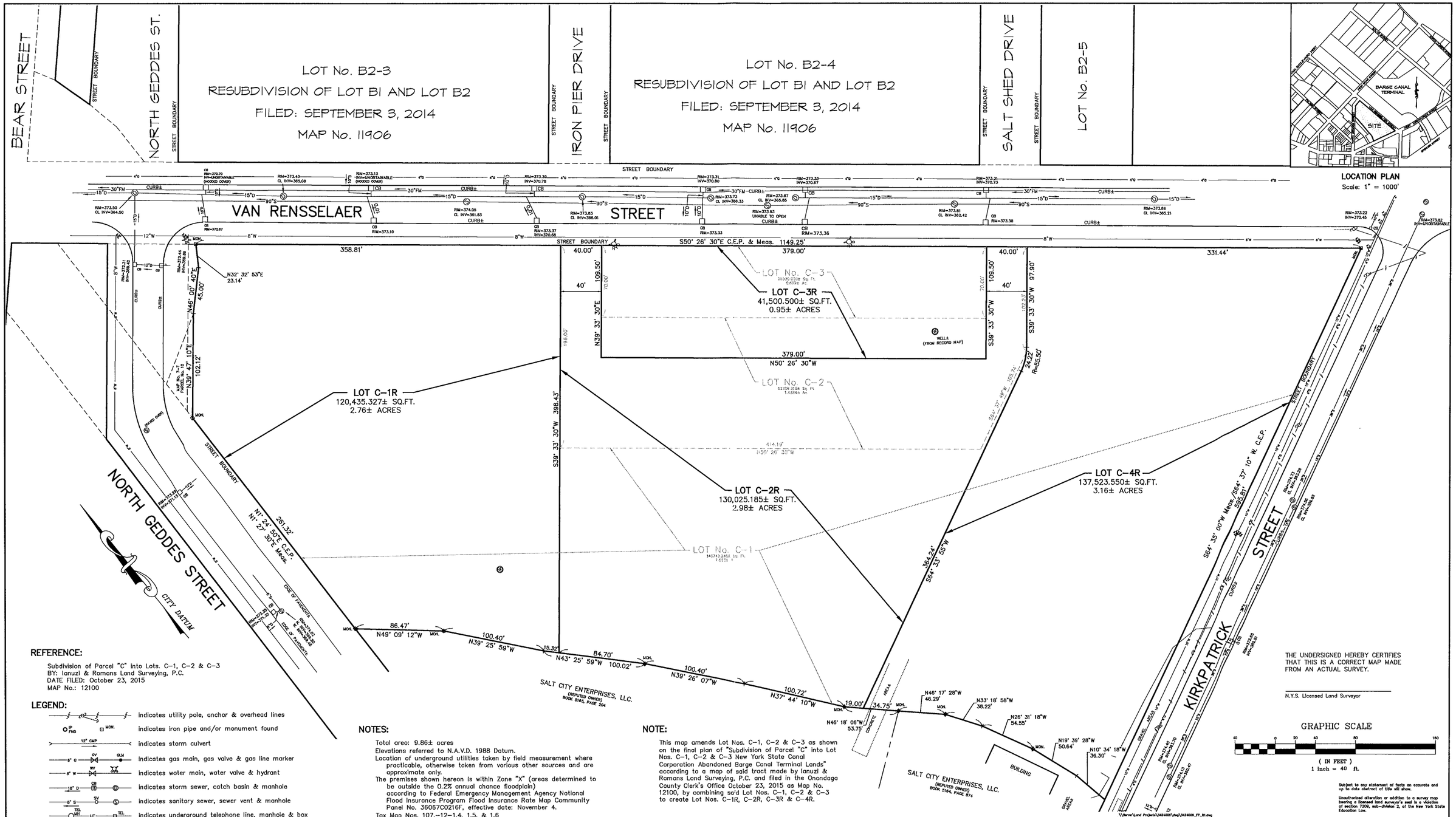
WAIVERS PREVIOUSLY GRANTED / NO LONGER REQUIRED

BICYCLE PARKING B-IX-4-3.b(4)

Bicycle parking – 1/15 spaces – 250 spaces/15 = 16 bike spaces required / provided

REQUIRED LANDSCAPING B-IX-4-3.e

1 tree / 10 spaces, 250 spaces, 25 trees required; 44 trees provided - exceeds required by 19 trees



REFERENCE:

Subdivision of Parcel "C" into Lots. C-1, C-2 & C-3
BY: Ianuzi & Romans Land Surveying, P.C.
DATE FILED: October 23, 2015
MAP No.: 12100

LEGEND:

- indicates utility pole, anchor & overhead lines
- IP FND — MON. — indicates iron pipe and/or monument found
- 12" CMP — indicates storm culvert
- 8" G — GV — GLM — indicates gas main, gas valve & gas line marker
- 8" W — WV — HYD — indicates water main, water valve & hydrant
- 18" D — CB — indicates storm sewer, catch basin & manhole
- 8" S — SV — indicates sanitary sewer, sewer vent & manhole
- TEL MH — UT — TEL — indicates underground telephone line, manhole & box
- UE — ELEC MH — indicates underground electric line & manhole
- CATV — TV — indicates underground television cable & box
- 4755 — indicates street address
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

NOTES:

Total area: 9.86± acres
Elevations referred to N.A.V.D. 1988 Datum.
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. 36067C0216F, effective date: November 4.
Tax Map Nos. 107.-12-1.4, 1.5, & 1.6
Reference Survey by McIntosh & McIntosh, P.C., Dated: June 29, 2011.

NOTE:

This map amends Lot Nos. C-1, C-2 & C-3 as shown on the final plan of "Subdivision of Parcel "C" into Lot Nos. C-1, C-2 & C-3 New York State Canal Corporation Abandoned Barge Canal Terminal Lands" according to a map of said tract made by Ianuzi & Romans Land Surveying, P.C. and filed in the Onondaga County Clerk's Office October 23, 2015 as Map No. 12100, by combining sa'd Lot Nos. C-1, C-2 & C-3 to create Lot Nos. C-1R, C-2R, C-3R & C-4R.

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 7209, sub-division 2, of the New York State Education Law.

CITY OF SYRACUSE FINANCE DEPT.	CITY OF SYRACUSE DEPT. OF ENGINEERING	CITY OF SYRACUSE PLANNING COMMISSION	CITY OF SYRACUSE ASSESSMENT	ONONDAGA COUNTY HEALTH DEPT.

REVISIONS

FINAL PLAN
RESUBDIVISION OF LOT Nos. C-1, C-2 & C-3
INTO
LOT Nos. C-1R, C-2R, C-3R & C-4R
NEW YORK STATE CANAL CORPORATION
ABANDONED BARGE
CANAL TERMINAL LANDS
CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

STATE OF NEW YORK — TIMOTHY J. COYLE — 050 — LICENSED LAND SURVEYOR

IANUZI & ROMANS LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: JANUARY 5, 2018
SCALE: 1" = 40'
FILE NO.: 3424.006
SHEET NO. 1 OF 1
F.B. NO. 1503