

Fee
\$ 115.00

TOWN OF POMPEY
ZONE CHANGE APPLICATION

1. Name of Person applying for Zone Change Jonathan Mapstone
Address of person applying 7295 Chase Rd. Fabius NY 13063
Cell number 315-877-4546 Phone number _____
2. Name: (owner of record) of land where Zone Change would occur Mapstone Properties LLC
Address (owner of record) 7420 US Route 20, Fabius NY 13063
Cell Number (owner of record) 315-877-4546 Phone number _____
3. Tax Map Number of property where Zone Change would occur 022.-05-61.1
4. Is this property located in a flood hazard area? NO
If yes, what flood area is the property in? _____
5. Present zoning classification of property Commercial
6. Desired zoning classification Residential (of Lower half off Shea Rd) Proposed Lot # 2
Reason for Change of Zone (use additional sheets if necessary) _____
Would like it to be a building Lot
7. What is the lot size? ~ 5 acres
8. If the Zone Change is granted, will the use of the property conform to the District regulations as stated in Chapter 165 Article II of The Town of Pompey Code? Yes
9. Is the property within the protectively zoned area of a housing project authorized under the public housing law?
No
10. Is the property within five hundred (500) feet of the boundaries of any city, village, town, county, state park or parkway? No
If yes, please specify _____
11. Is the property within five hundred (500) feet from the boundary of any existing or proposed County or State park or other recreation area, or from the right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway, or from the existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county has established channel lines, or from the existing or proposed boundary of any county or state owned land on which a public building or institution is situated?
If yes, please specify No

12. List the uses of all abutting property Residential

13. The following must be included with your 12 application packets unless otherwise specified and/or specifically waived by the Town Board:

- An environmental assessment form which can be obtained from the Town Clerk, or an environmental impact statement.
- Copy of a survey of the premises certified by a New York State licensed surveyor.
- Legal description of the premises.
- This application must be signed by both the owner of record of the property and the applicant.

The failure to answer any questions on this application, the failure to submit any item as specified or the failure to execute this application will result in a delay in the processing of the application.

Date 9/29/25 *John [Signature]* Owner
Applicant 1

Date _____
Applicant 2

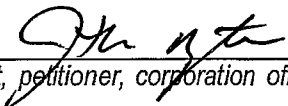
Date _____
Applicant

**TOWN OF POMPEY
DISCLOSURE AFFIDAVIT**

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Nicole Elizabeth Reid being duly sworn, deposes and says that (s) he is:
(Notary)

 owner
(applicant, petitioner, corporation officer, property owner, etc.)

- II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:
- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
 - B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
 - C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
 - D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

- III. That no Town of Pompey officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Pompey officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 9/29, 20 25

Date: _____, 20 _____

Mapstone Properties LLC
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

[Signature]
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

[Signature] owner
By (Officer) (Title)

By (Officer) (Title)

7295 Chase Road
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Fabius NY 13063

315 - 877 - 4546
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 29 day of Sept, in the year 2025, before me, the undersigned, a notary public in and for said state, personally appeared Jonathan Mapstone

(1st Applicants Name)

and _____ personally known to me or proved to me on the basis

(2nd Applicants Name)

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

[Signature]
Notary Public

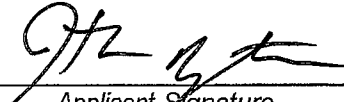
NICOLE ELIZABETH REID
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RE6403153
Qualified in Onondaga County
Commission Expires January 21, 2028

CORPORATE ACKNOWLEDGEMENT

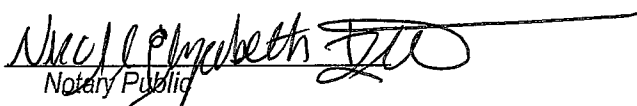
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

Jonathan Mapstone -being duly sworn, deposes and says the
 (Applicant Name)
s(he) is the Owner of Mapstone Properties LLC
 (Applicant Title) (Company Name)

corporation named in the within Application/Petition, that s(he) has read the foregoing affidavit and knows the contents thereof; that the same is true of s(he) own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters s(he) believes it to be true.


Applicant Signature

Subscribed to me before this 29 day
of Sept., 20 25


Notary Public

NICOLE SEAN ELIZABETH REID NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01RE6403153 Qualified in Onondaga County Commission Expires January 21, 2028

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			
Mapstone Properties LLC.			
Name of Action or Project: Mapstone Properties LLC			
Project Location (describe, and attach a location map): 7420 State Route 20, Fabius NY 13063			
Brief Description of Proposed Action: → change the proposed lower subdivision Parcel to be zoned Residential.			
Name of Applicant or Sponsor: Jonathan Mapstone		Telephone: 315-877-4546 E-Mail: mapstone.jon@gmail.com	
Address: 7295 Chase Rd. Exempt NY			
City/PO: Fabius		State: NY	Zip Code: 13063
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 ☐	YES ☒
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:		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		~ 10 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		~ 10 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
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?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
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	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
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:		
☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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?	NO ☒	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☐	YES ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	YES ☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jonathan Mapstone</u> Date: <u>9/29/25</u> Signature: <u>[Signature]</u> Title: <u>9/29/25</u>		

PRINT FORM