



R-18-47

September 12, 2018

Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, NY 13202
Attn: Jeff Harrop

Re: 337 and 339 Richmond Ave Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 337 and 339 Richmond Ave in the City's Park Avenue neighborhood.

The following attachments are enclosed:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 copies)
- Site Plan
- Aerial Map
- Photograph

I have also attached a copy of the 'Land Bank's Policy on Sales of Nonbuildable and Buildable Lots Requiring Resubdivision.' This resubdivision provides the new (potential) owner of the property with defensible space, improves the likelihood that the property will return to the tax roles, and corrects the zoning irregularities regarding offstreet parking.

Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,

Terri Lockett
Data and Program Manager/Neighborhood Planner

For office use only: District: [] Filing Date: [] Case #: []
[] Resubdivision [] Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

337 Richmond Ave, Syracuse NY 13204
339 Richmond Ave, Syracuse NY 13204

TAX MAP NUMBERS: (of each property involved)

Section: 109 Block: 05 Lot: 07.1 Section: [] Block: [] Lot: []
Section: 109 Block: 05 Lot: 06.0 Section: [] Block: [] Lot: []

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

NAME: Greater Syracuse Property Development Corporation
MAILING ADDRESS: 431 East Fayette Street, Suite 375, Syracuse NY
ZIP: 13202 DAYTIME PHONE: 315-422-2301 x 18
HOME PHONE: E-MAIL: tluckett@syracuselandsbank.org

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:

337 Richmond Ave - Residential Vacant Land
339 Richmond Ave - Vacant Single-Family Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

339 Richmond Ave - 2 story frame house with 1,016 sf of living space ;

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

Combine the vacant lot at 337 Richmond Ave with the single-family home at 339 Richmond Ave
|

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?
[] YES [X] 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.



9/12/18

CURRENT PROPERTY OWNER SIGNATURE

DATE

Katelyn Wright, Executive Director

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

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) _____

Short Environmental Assessment Form

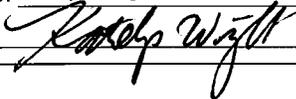
Part 1 - Project Information

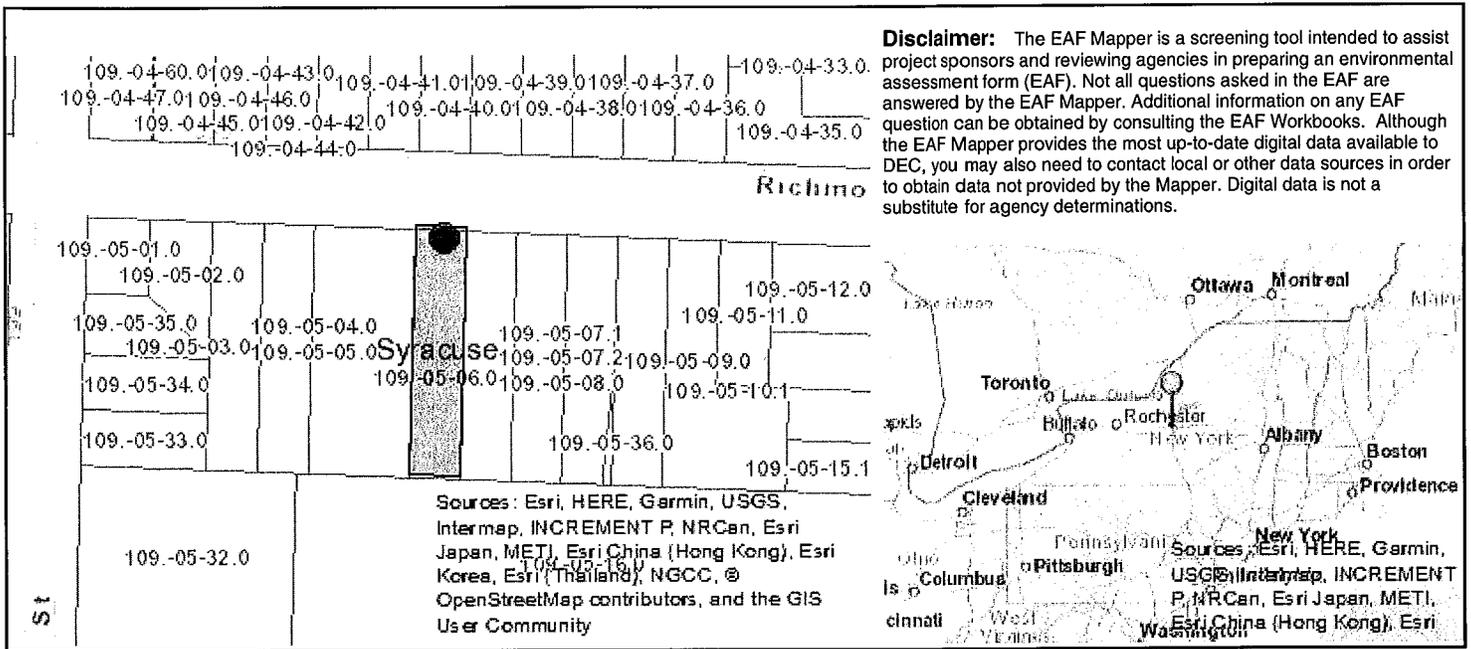
Instructions for Completing

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.

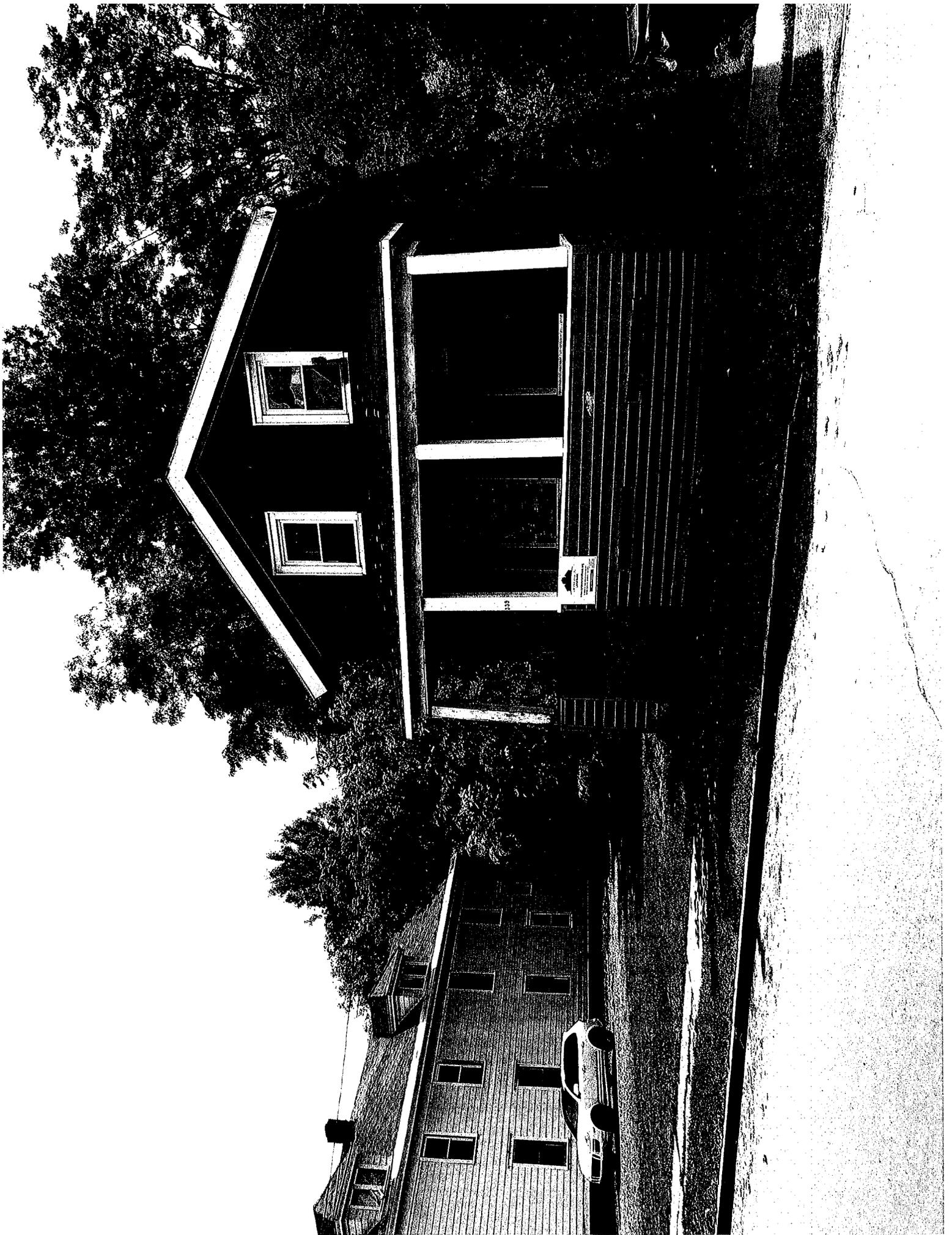
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Resubdivision of one vacant parcel and a vacant single-family dwelling							
Project Location (describe, and attach a location map): 337 Richmond Ave, Syracuse NY; 339 Richmond Ave, Syracuse NY							
Brief Description of Proposed Action: Applicant intends to re-subdivide a vacant parcel with a vacant single-family dwelling in preparation for sale to a new buyer. The new lot will measure 66' x 158'. The mission of the Syracuse Land Bank is to put vacant property back into productive use.							
Name of Applicant or Sponsor: Greater Syracuse Land Bank		Telephone: 315-422-2301 x18 E-Mail: tluckett@syracuselandbank.org					
Address: 431 East Fayette Street, Suite 375							
City/PO: Syracuse		State: New York	Zip Code: 13202				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ .239 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? _____ .239 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Katelyn Wright, Executive Director</u> Date: <u>9/12/18</u></p> <p>Signature: <u></u></p>		



- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] Yes





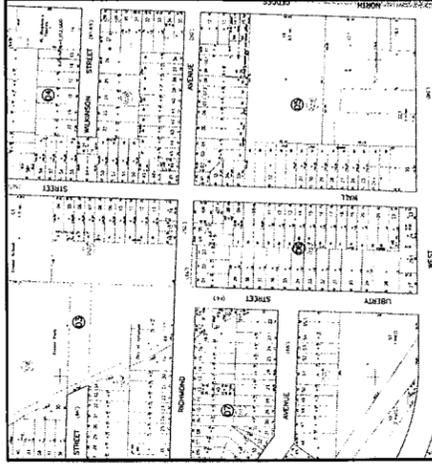
Data Results

Results for Address Search (1 record)

Buffer Settings: Distance: Feet Target Layer:

Zoom	Buffer	ZIP Code	Address	City	Town	Village	Other Entity	U.S. Census Designated Place
<input type="text"/>	<input type="text" value="r"/>	<input type="text" value="13204"/>	<input type="text" value="339 RICHMOND AVE"/>	<input type="text" value="Syracuse"/>				<input type="text" value="21"/>

<input type="text"/>	<input type="text"/>	<input type="text" value="13204"/>	<input type="text" value="339 RICHMOND AVE"/>	<input type="text" value="Syracuse"/>				<input type="text" value="21"/>
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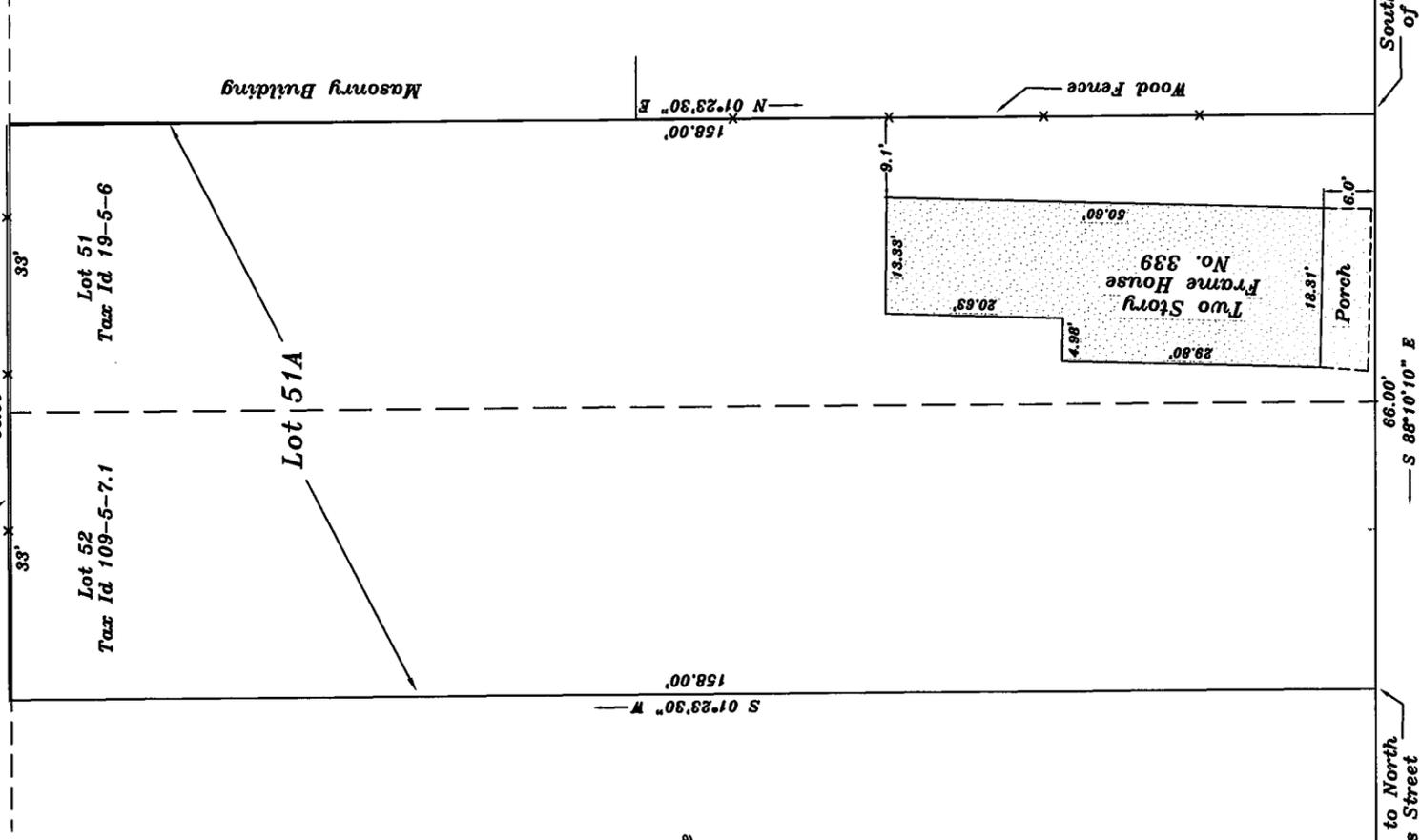


Site Vicinity Locator
(Not to Scale)



Bobbett Family LLC N/F
#123 North Geddes Street
Tax Id 109-5-16

Chain Link Fence — N 88°10'10" W —
66.00'



Kurt Baxter N/F
#333 Richmond Avenue
Tax Id 109-5-7.2

David Fisher N/F
#345-347 Richmond Avenue
Tax Id 109-5-5

265.76' to North
Geddes Street — S 01°23'30" W — 158.00'

66.00' — S 88°10'10" E

Southerly Right
of Way Line

Richmond Avenue

(Open - 50' Wide)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjainer information obtained using Ongov.net.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 51A Area = 10427.7 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation.

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 440-5096</p> <p>I hereby certify that this map was made from an actual survey and same is correct.</p>	<p>Proposed Resubdivision on Lots 51 and 52, Block 125 of the Pierson Tract, Amended, Map# 197. To be New Lot 51A.</p> <p>Known as No. 339 Richmond Avenue, City of Syracuse, County of Onondaga, State of New York.</p>
<p>M.J. McCully NYSLS 50696</p> <p><small>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. Only copies from the original of this survey marked with an original of the land surveyor's indited seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2016, Michael J. McCully Land Surveying, all rights reserved.</small></p>	<p>Drawn by: MJM Scale: 1" = 20'</p> <p>Date(s): 09-01-18</p>

