

**For office use only:** District: RAA Filing Date: 9/25/2018 Case #: R-18-50  
 Resubdivision  Lot Alteration

**SUBJECT PROPERTY ADDRESS(ES):**

302 West Beard Ave, Syracuse NY 13205  
304 West Beard Ave, Syracuse NY 13205

**TAX MAP NUMBERS: (of each property involved)**

Section: 084 Block: 26 Lot: 31.0 Section:      Block:      Lot:       
Section: 084 Block: 26 Lot: 32.0 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:**

302 West Beard Ave - Vacant 2-Family Residential  
304 West Beard Ave - Vacant Single-Family Residential

**CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:**

302 W Beard Ave - 2 1/2 story frame house with 3,312 sf of living space; to be removed  
304 W Beard Ave - 2 1/2 story frame house with 2,358 sf of living space

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

302 W Beard will be demolished and the vacant lot will be combined with 304 W Beard Ave. We are also applying for a change in occupancy for 304 W Beard Ave to convert the property to a two unit dwelling. The property will be used for off-street parking and additional yard space for the tenants of 304 W Beard Ave.

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

  
\_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE** 9/25/18  
**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.

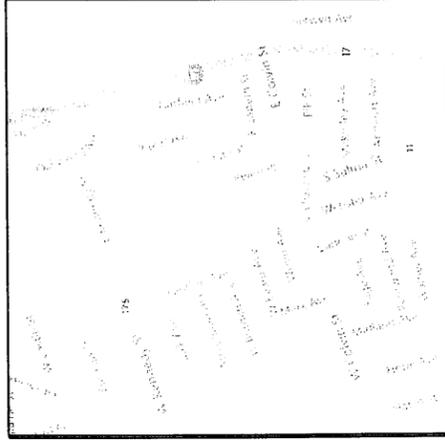
**\*Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

**FOR STAFF USE ONLY**

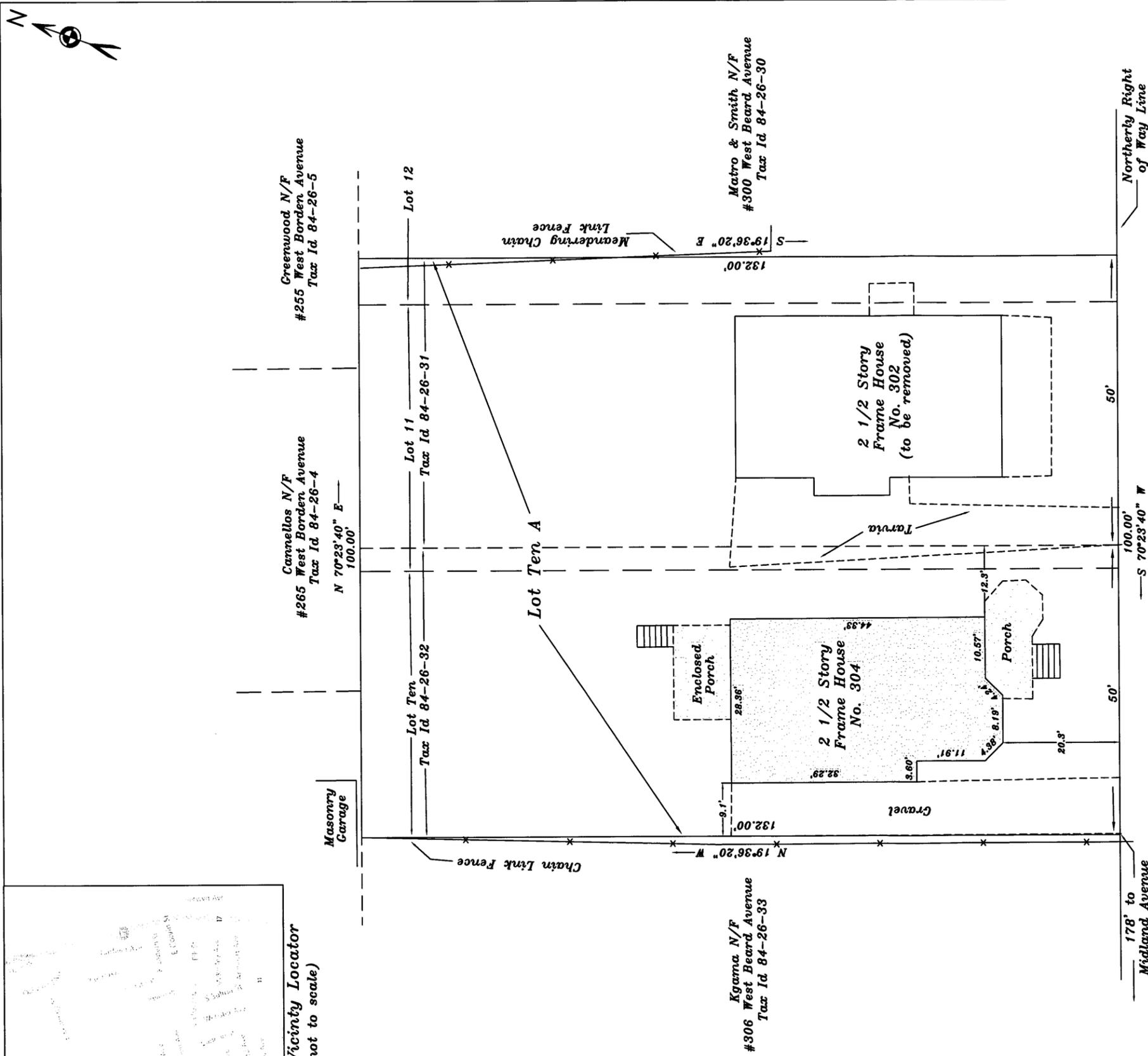
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**REFERRAL NEEDED**

- 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) \_\_\_\_\_



Site Vicinity Locator  
(not to scale)



# West Beard Avenue

(Open - 66' Wide)

Approvals

Notes/References:

- \*Survey prepared without the benefit of an up-to-date abstract of title.
- \*Adjoiner information obtained using OnGov.net.
- \*Buildings/Structures shown for informational purposes only.
- \*Subject parcel(s) has access to public utilities.
- \*New Lot Ten A Area = 13200.0
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation.

**\*Proposed Only\***

**Michael J. McCully**  
Land Surveying PLLC

5875 Fieldstone Drive  
Cazenovia New York 13035  
Phone : (315) 440-5096

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully

NYSLS 50696

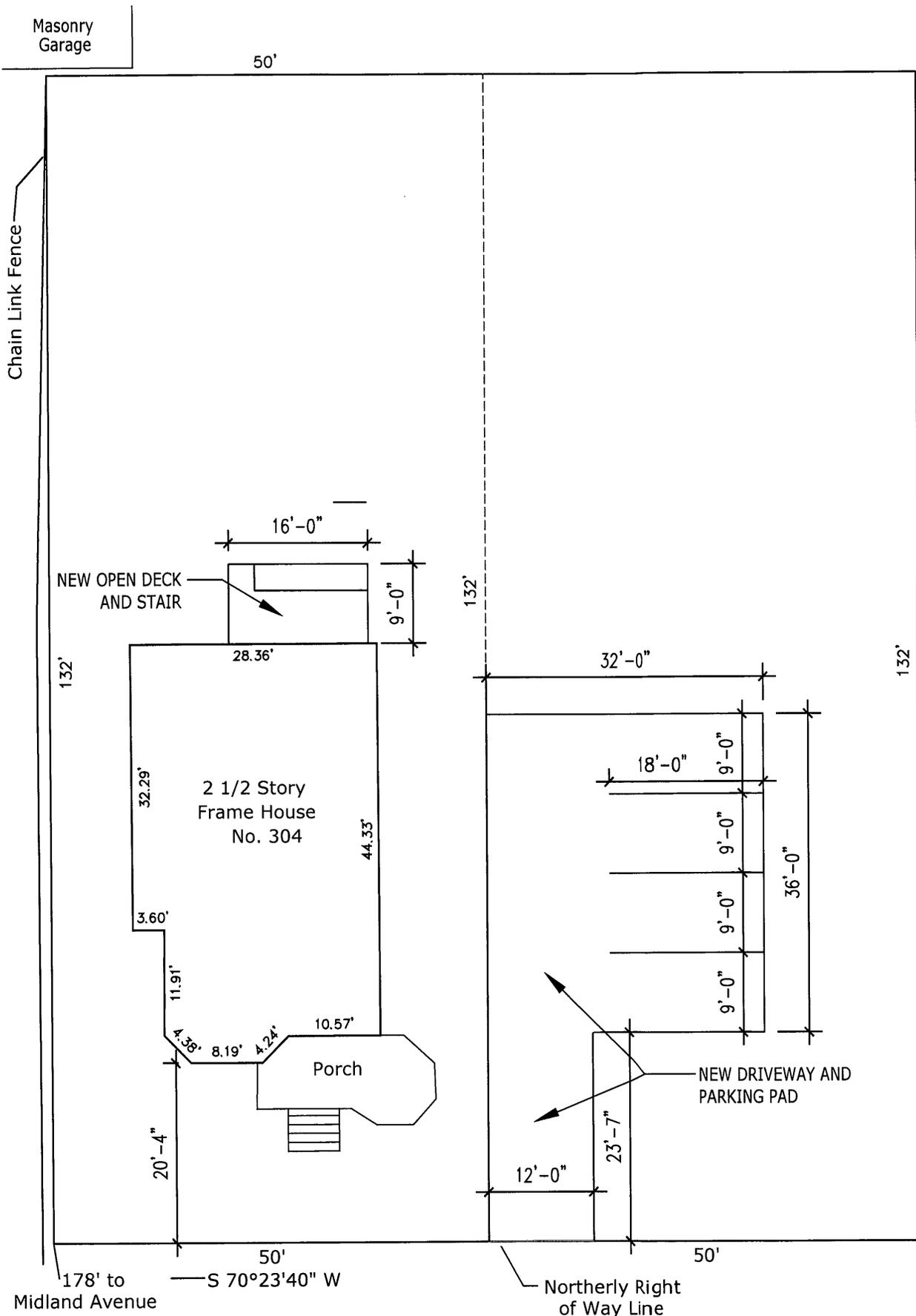
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall 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 2018, Michael J. McCully Land Surveying, all rights reserved.

Proposed Resubdivision on Lots Ten, and 11 and Part of 12, Block 1034 of the Kirk Tract, Map# 712. To be New Lot Ten A.

Known as No. 304 West Beard Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20'

Date(s): 09-21-18



# West Beard Avenue

|                 |                   |                   |                                      |         |                            |          |               |       |          |      |                    |
|-----------------|-------------------|-------------------|--------------------------------------|---------|----------------------------|----------|---------------|-------|----------|------|--------------------|
| architect       | Hilary LM Donohue | architect email   | hilarylmdonohue@gmail.com            | drawing | Site 1                     | scale    | 1/16" = 1'-0" | sheet | Site - 1 | date | 09.24.2018         |
| architect phone | 978-761-0571      | architect address | 408 Otisco Street Syracuse, NY 13204 | client  | Greater Syracuse Land Bank | property |               |       |          |      | 304 W Beard Avenue |

# Short Environmental Assessment Form

## Part 1 - Project Information

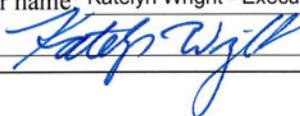
### Instructions for Completing

**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.

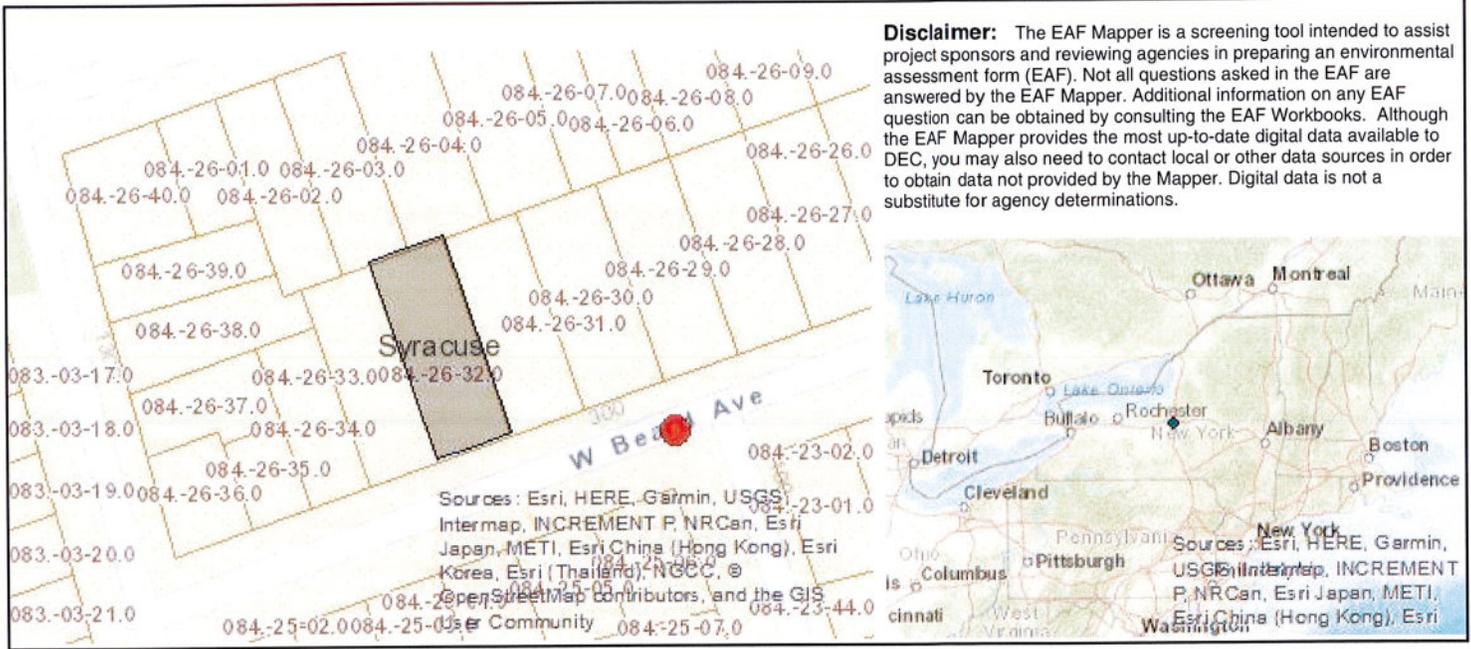
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| <b>Part 1 - Project and Sponsor Information</b>   |  |   |  |
|---|--|---|--|
| Name of Action or Project:<br>Resubdivision of 302 and 304 West Beard Ave, Syracuse NY  |  |   |  |
| Project Location (describe, and attach a location map):<br>302 and 304 W Beard Avenue between Midland Ave and Landan Avenue - Map attached  |  |   |  |
| Brief Description of Proposed Action:<br>The house at 302 West Beard Avenue will be demolished by the Applicant in the near future. The house at 304 West Beard is currently configured as a single-family dwelling but will be renovated as a two-family dwelling. Applicant intends to re-subdivide the two parcels in preparation for sale to an investor-owner. This resubdivision will provide additional green space and offstreet parking for the future tenants of 304 W Beard Ave.       |  |   |  |
| Name of Applicant or Sponsor:<br>Greater Syracuse Property Development Corporation  |  | Telephone: 315-422-2301 ext. 18<br>E-Mail: tluckett@syracuselandsbank.org |  |
| Address:<br>431 East Fayette Street, Suite 375  |  |   |  |
| City/PO:<br>Syracuse  |  | State:<br>NY  | Zip Code:<br>13202                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/>                                 | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:<br>City of Syracuse building permit and demolition permit.   |  | NO<br><input type="checkbox"/>  | YES<br><input checked="" type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? _____  |  | .303 acres  |  |
| b. Total acreage to be physically disturbed? _____  |  | .303 acres  |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____  |  | .303 acres  |  |
| 4. Check all land uses that occur on, adjoining and near the proposed action.<br><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><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 checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> |
| <p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Katelyn Wright - Executive Director</u> Date: <u>9/25/18</u></p> <p>Signature: <u></u></p> |  |  |

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|   |    |
|---|----|
| Part 1 / Question 7 [Critical Environmental Area]               | No |
| Part 1 / Question 12a [National Register of Historic Places]    | No |
| Part 1 / Question 12b [Archeological Sites]                     | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | No |
| Part 1 / Question 15 [Threatened or Endangered Animal]          | No |
| Part 1 / Question 16 [100 Year Flood Plain]                     | No |
| Part 1 / Question 20 [Remediation Site]                         | No |