

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: CBD-R Filing Date: 3/4/2019 Case #: R-19-19
[] Resubdivision [] Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

302-310 Salina Street S & Fayette St W, Syracuse, NY 13202
320-24 Salina St S, Syracuse, NY 13202

TAX MAP NUMBERS: (of each property involved)

Section: 101 Block: 05 Lot: 04.1 Section: Block: Lot:
Section: 101 Block: 05 Lot: 06.0 Section: Block: Lot:

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

NAME: 300 Block, LLC
MAILING ADDRESS: One Webster's Landing, Syracuse, NY
ZIP: 13202 DAYTIME PHONE: 315 - 214- 7610
HOME PHONE: 315 - 744- 0714 Cell E-MAIL: Chuck.wallace@vipstructures.com

REPRESENTATIVE: Attorney or Other contact: Owner's Representative
(Complete only if a representative is involved with this application)

NAME: Chuck Wallace
MAILING ADDRESS: One Webster's Landing, Syracuse, NY
ZIP: 13202 TELEPHONE: 315-744-0714 E-MAIL: chuck.wallace@vipstructures.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:
The land on both parcels contain the Pike Block mixed use complex. These buildings are 3-7 Stories tall and were built between the 1850's and 1920's.

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:
Parcel 302-310 contains the Chamberlin, Witherill and Wilson buildings and contain apartments, office and retail.
320-24 (Bond Building) has 4 apartments and vacant retail space.

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:
We would like to combine the two parcels as we have a tenant, Pathfinder Bank, that would like to connect its space on the first floor of the Wilson building to additional space on the first floor of the Bond Building. To do this we will have to create an opening between the buildings and thus merge the two parcels into one parcel.

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.

3/1/2019

CURRENT PROPERTY OWNER SIGNATURE

DATE

David C. Nutting Managing Member

Please legibly **PRINT SIGNATURE NAME and TITLE**

REQUIRED SUBMITTALS

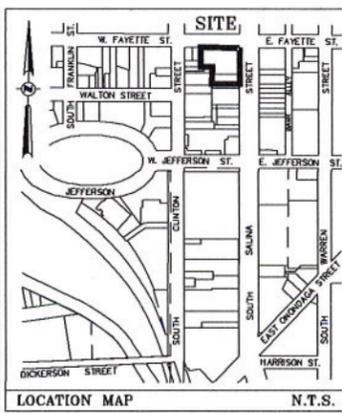
- APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
- MAPS – 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) _____

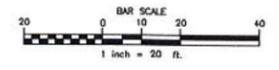
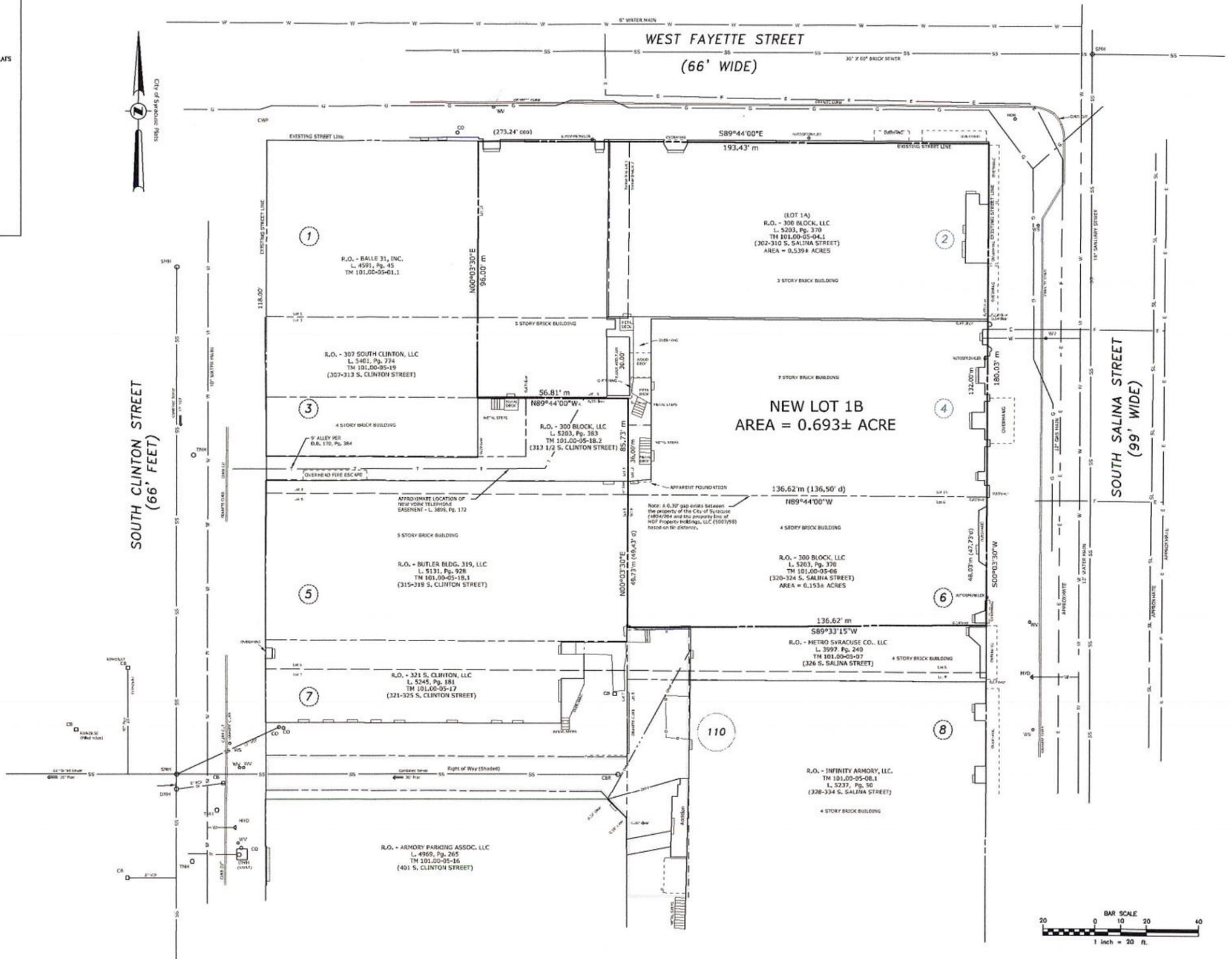


LEGEND

---	BOUNDARY LINE
---	STREET LINE
---	TRACT LOT LINE
---	MEASURED DISTANCE
---	CITY ENGINEERING OFFICE PLATS
m	MEASURED DISTANCE
cao	MEASURED DISTANCE
d	DEED DISTANCE
(1)	TRACT LOT NUMBER
(A)	BLOCK NUMBER
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER
---	BURIED TELEPHONE LINE
---	STORM MANHOLE
○	CATCH BASIN
○	CLEANOUT
○	SANITARY MANHOLE
○	WATER VALVE

- MAP NOTES**
- NORTH ORIENTATION IS BASED ON CITY OF SYRACUSE ENGINEERING PLATS.
 - VERTICAL DATUM BASED ON CITY OF SYRACUSE DATUM.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES ENGINEERING, SURVEYING, ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO TITLE REPORT BY STEWART TITLE INSURANCE COMPANY TITLE NO. 86,086-G (1ST AMENDED), DATED MARCH 16, 2010. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - FIELD WORK PERFORMED ON SEPTEMBER 18 & 22, 2006. LAST UPDATED ON FEB. 13, 2019.
 - SUBJECT TO THE USE OF THE 9' WIDE ALLEY AS DESCRIBED IN A WARRANTY DEED GIVEN BY HENRY A. DILLAVE AND SARAH J. DILLAVE TO JOHN BAIL BY DATED MAY 21, 1864 AND RECORDED AS BOOK 179 OF DEEDS AT PAGE 384.
 - SUBJECT TO THE GRANT OF EASEMENT TO NEW YORK TELEPHONE COMPANY BY DEED RECORDED ON JAN. 5, 1994 IN BOOK 3898 OF DEEDS AT PAGE 172.
 - SUBJECT TO THE GRANT OF EASEMENT TO NEW YORK TELEPHONE COMPANY BY DEED DATED MARCH 18, 1996 IN BOOK 4064 OF DEEDS AT PAGE 158.
 - SUBJECT TO AN INGRESS & EGRESS EASEMENT RECORDED BOOK 3448 OF DEEDS AT PAGE 266.

- REFERENCE MAP:**
- RESUBDIVISION MAP - RESUBDIVISION OF LOTS 2 & 4 AND PART LOTS 1 & 3, BLOCK 110 INTO NEW LOT 1A OF BLOCK 110 PREPARED BY C.T. MALE ASSOCIATES, P.C. DATED JUNE 4, 2010 AND LAST REVISED ON SEPT. 22, 2011; FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11558.



I HEREBY APPROVE THIS RESUBDIVISION.

OWNER _____ DATE _____

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US IN SEPTEMBER 2006, UPDATED FEB. 13, 2019.

DAVID M. SLUSKI, P.L.S. #50105 DATE _____

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.

RESUBDIVISION MAP
FOR LOTS 1A AND A PORTION OF LOT 6, BLOCK 110
INTO NEW LOT 1B OF BLOCK 110
TO BE KNOWN AS 302-324 SOUTH SALINA STREET

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

© 2019
C.T. MALE ASSOCIATES

APPROVED:

DRAFTED : DHS
CHECKED : DHS
PROJ. NO : 10.1261
SCALE : 1" = 20 FT.
DATE : FEB. 21, 2019

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 518.786.7400
COLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY • JOHNSTOWN, NY
LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

SHEET 1 OF 1
DWG. NO: 19-0180

CAD DWG FILE NAME: \\S:\p\sub\proj\2019\101261\Survey\Resub\Lot 1B.dwg

CAD DWG FILE NAME: Resub Lot 1B

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 parcel 302-310 S. Salina Street and parcel 320-324 S. Salina Street to combine them into one parcel.			
Project Location (describe, and attach a location map): 302-310 South Salina Street & 220-224 South Salina Street, Syracuse, NY 13202			
Brief Description of Proposed Action: Resubdivision of two adjacent parcels of land into one parcel. Parcels are located at 302-310 S. Salina Street and 320-324 S. Salina Street.			
Name of Applicant or Sponsor: 300 Block, LLC		Telephone: 315-214-7610 E-Mail: chuck.wallace@vipstructures.com	
Address: One Webster's Landing			
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.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
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: Syracuse Zoning Administration, Resubdivision			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .693 acres	
b. Total acreage to be physically disturbed?		_____ n/a acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ .693 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Residential (Urban) and Retail			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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? 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

