

**For office use only:** District: RAA Filing Date: 3/12/2019 Case #: R-19-27  
 Resubdivision  Lot Alteration

**SUBJECT PROPERTY ADDRESS(ES):**

200-06 Furman Street, Syracuse, NY 13205  
210-12 Furman Street, Syracuse, NY 13205

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

Section: 085. Block: 13 Lot: 25.0 Section:          Block:          Lot:           
Section: 085. Block: 13 Lot: 26.0 Section:          Block:          Lot:         

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

NAME: Greater Syracuse Property Development Corporation  
MAILING ADDRESS: 431 E. Fayette Street, Ste. 375, Syracuse NY  
ZIP: 13202 DAYTIME PHONE: 315-422-2302  
HOME PHONE:          E-MAIL: tluckertt@syracuselandbank.org

**REPRESENTATIVE:** Attorney or Other contact: NEHDA, Inc.

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

NAME: Andrea Wandersee  
MAILING ADDRESS: 101 Gertrude Street  
ZIP: 13203 TELEPHONE: 315.425.1032 E-MAIL nehda@nehda.org

**CURRENT LAND USES ON ALL INVOLVED PROPERTIES:**

200-06 Furman Street- is single family residential lot  
210-12 Furman Street- is a residential vacant lot

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

200-06 Furman Street - is a 1 family, 2-story residential structure with 3,889 sq. ft. of living space

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

Applicant will purchase lot to increase property value, install fencing and children's playground

**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.

Katelyn Wright 2/14/19  
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Katelyn Wright - GSPDC

**PLEASE PRINT NAME** of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

**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) \_\_\_\_\_

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

Katelyn Stokes / Shantel Roberts  
Signature of CURRENT PROPERTY OWNER(S) (or owners' LEGAL representative)

2/19/19  
Date

Katelyn Stokes, GSR DC

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

Dayton Stokes / Shantel Roberts

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100 5 7 5AM



NEHDA  
101 Gertrude Street  
Syracuse, NY 13203  
[www.nehda.org](http://www.nehda.org)  
315-425-1089

March 12, 2019

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

Re: 210-12 and 200-06 Furman Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 210-12 and 200-06 Furman Street in the City of Syracuse.

To support our application, please find the attached information:

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

I have also attached the 'Land Bank's Policy on Sales of Nonbuildable Lots Requiring Subdivision.' As an update, to the Policy, the Landbank currently has 229 buildable and 214 non-buildable residential lots in its inventory. Following is the additional context relative to the subdivision of 210-12 and 200-06 Furman Street.

210-12 Furman Street was acquired by the Land Bank in November of 2018. The lot is buildable and measures 46' x 165'. No potential purchaser has come forward in that time with a proposal for new construction. Rather than leave the property vacant, the Land Bank would like to sell the lot to the owner of 200-06 Furman Street. The resubdivision will provide more defensible space and increase the homeowner's property values. The homeowner will pay taxes on the land and will maintain the property. We believe this is in the best interest of the neighborhood and the City.

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

Sincerely,

Andrea Wandersee  
Interim Executive Director

Enclosures



NEHDA  
101 Gertrude Street  
Syracuse, NY 13203  
[www.nehda.org](http://www.nehda.org)  
315-425-1089

## MEMORANDUM

**To:** Syracuse Zoning Administration, City Hall Commons, Room 101, Syracuse, New York 13203

**From:** NEHDA

**Re:** Application for Resubdivision/Lot Alteration:  
210-12 and 200-06 Furman Street Resubdivision

**Date:** March 12, 2019

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Attached are the addresses and contact information for the Seller and Purchaser of the residential vacant lot; 210-12 Furman Street:

**Owner/Seller:**

Greater Syracuse Property Development Corporation  
431 East Fayette Street, Suite 375  
Syracuse, New York 13202  
c/o: Katelyn Wright-GSPDC

**Purchaser:**

Dayton T. Stokes  
200-206 Furman Street  
Syracuse, New York 13205

Enclosed with this submission are the signed applications, short environmental form, 7 copies of the resubdivision maps and aerial maps.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

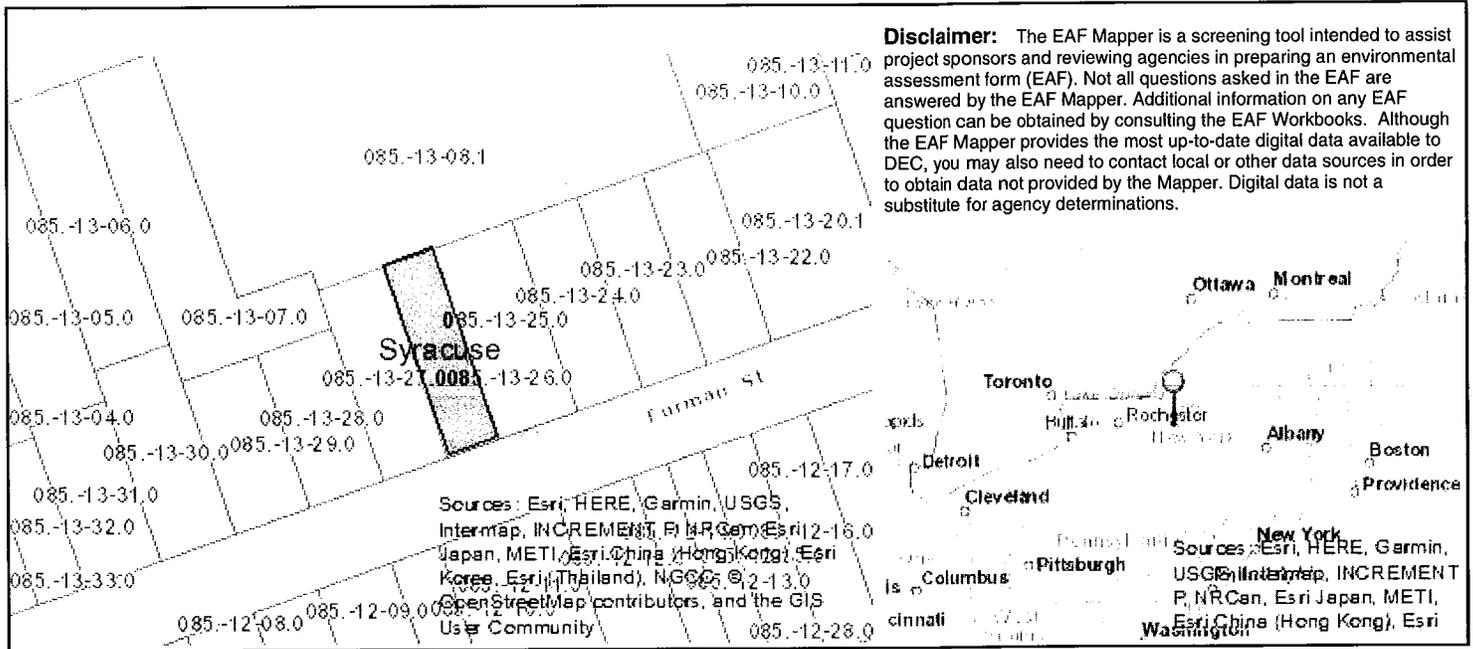
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Resubdivision of a Vacant Parcel & the adjacent single family home lot.			
Project Location (describe, and attach a location map): 210-12 Furman Street (vacant lot) and 200-06 Furman Street, Syracuse, NY 13205			
Brief Description of Proposed Action: Applicants intend to resubdivide (combine) vacant parcel with occupied parcel. Applicants want to increase the value of the property. It helps fulfill part of the mission of the land bank by putting the property back into a productive use. In addition the property will generate taxes, increase surrounding property values and improve the entire neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315.422.2302 E-Mail: tluckett@syracuselandbank.org	
Address: 431 E. Fayette Street, Ste. 375			
City/PO: Syracuse		State: NY	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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .4375 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .4375 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 change in property use/no effect on energy _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Property will be resubdivided with an existing residence with a water supply. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Adjoining properties already connected to public sewer _____	NO <input type="checkbox"/>	YES <input checked="" 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes
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]	Yes