

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: IA Filing Date: 5/3/2019 Case #: R-19-33
[checked] Resubdivision [unchecked] Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

114 Williams Street, Syracuse NY 13204. 112 Williams Street, Syracuse NY 13204
110 Williams Street, Syracuse NY 13204, 108 Williams Street, Syracuse, New York 13204

TAX MAP NUMBERS: (of each property involved)

Section: 112. Block: -08 Lot: -08.0 Section: 112. Block: -08 Lot: -07.0
Section: 112. Block: -08 Lot: -06.0 Section: 112. Block: -08 Lot: -05.0

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: kwright@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:

Lot 4 - is a 2550 sq. ft. parcel with an occupied structure Lot 5 - is a 2550 sq. ft. vacant parcel
Lot 6 - is a 2550 sq. ft. vacant parcel Lot 7 - is a 2550 sq. ft. parcel with an occupied structure

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

Lot 4 - a single family house,two story story structure with 1,432sq. ft. of living space, porch 72 sq. ft
Lot 7 - a bar with gross floor area of 2,058 sq. ft, porch 90 sq. ft and Garage 200 sq. ft.

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

GSPDC mission is to put vacant properties back into productive use, homeowner would like the
opportunity to enlarge green space for their occupants.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?
[unchecked] YES [checked] 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* 5-1-19  
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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Linda Phinney  
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative)

4/21/19  
Date

Linda Phinney 114 Williams Street, Syracuse, New York 13204

**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.

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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.

*Randall Hoose*  
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative)

4/23/19  
Date

Randall Hoose 108-110 Williams Street, Syracuse, New York 13204

**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.

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

May 3, 2019

Office of Zoning Administration  
City Hall Commons, Room 101  
201 E. Washington Street  
Syracuse, NY 13202  
Attn: Jeff Harrop

Re: 112 Williams Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 108, 110,112 and 114 Williams Street in the City of Syracuse.

To support our application, please find the attached information:

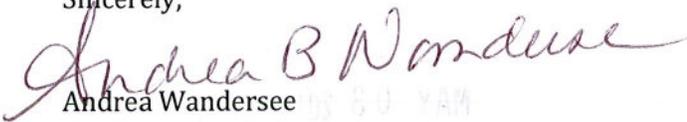
- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 copies)
- Aerial Map

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 108, 110,112 and 114 Williams Street.

112 Williams Street was acquired by the Land Bank in January of 2019. The lot is buildable and measures 34' x 75'. No potential purchasers have 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 owners of 114 Williams Street and 110-108 Williams Street. The resubdivision will provide more defensible space and increase the homeowner's property values. The homeowners 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  
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:** Northeast Hawley Development Association (NEHDA)

**Re:** Application for Resubdivision/Lot Alteration:  
Side lot at 112 Williams Street

**Date:** April 17, 2019

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Attached are the addresses and contact information for the Seller and Purchaser of the residential vacant lot; **112 Williams Street:**

**Owner/Seller:**

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

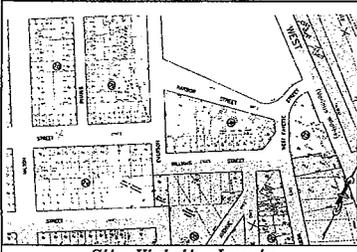
**Purchasers:**

Ms. Linda Phinney  
114 Williams Street  
Syracuse, New York 13204

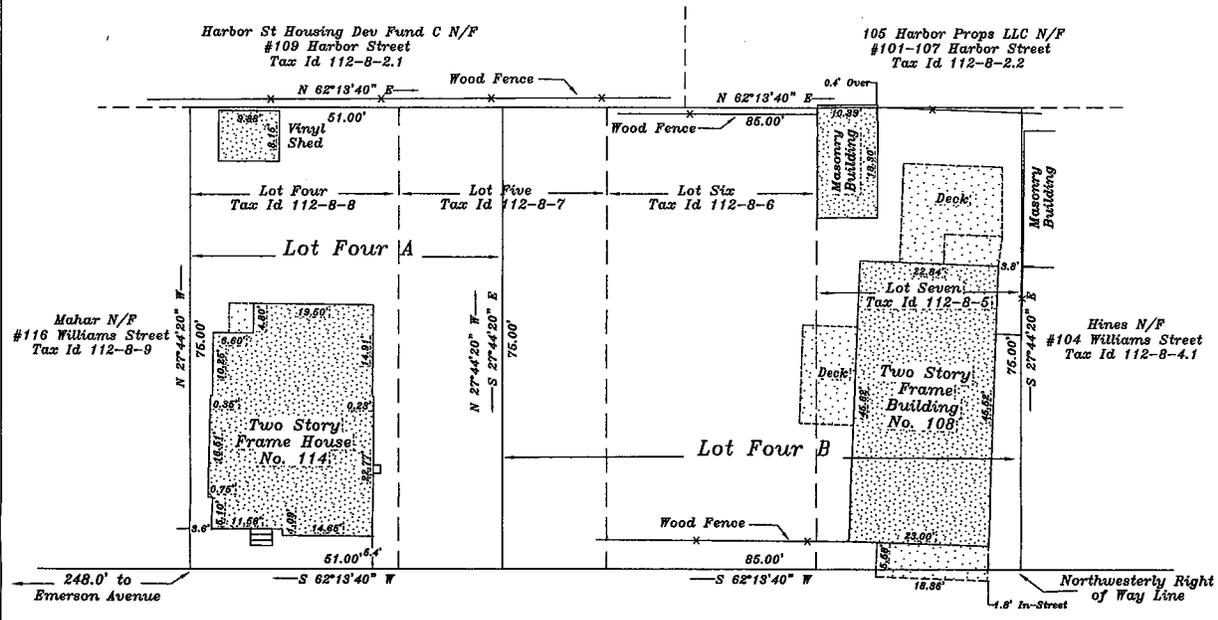
and

Mr. Randall Hoose  
108-110 Williams Street  
Syracuse, New York 13204

Enclosed with this submission are the signed applications, short environmental form, 7 copies of the resubdivision maps and aerial maps. Please do not hesitate to contact us with any questions or concerns.



Site Vicinity Locator  
(Not to Scale)



Approvals

Notes/References:

- \*Survey prepared without the benefit of an up-to-date abstract of title.
- \*Adjoiner information obtained using ImageMate Online.
- \*Buildings/Structures shown for informational purposes only.
- \*Subject parcel(s) has access to public utilities.
- \*New Lot Four A Area = 3825.0 Sq. Ft.
- \*New Lot Four B Area = 6375.0 Sq. Ft.
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation - Tax Id 112-8-7; Phinney - Tax Id 112-8-8; Hoose, Tax Id 112-8-5&6.

\*Proposed Only\*

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13085 Phone : (315) 440-5096</p>		<p>Proposed Resubdivision on Lots Four, Five, Six and Seven, Block 20A of the Basin Lots at Geddes. To be New Lots Four A and B.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p>M.J. McCully NYSLS 50696</p>		<p>Known as No. 108 and 114 Williams Street, City of Syracuse, County of Onondaga, State of New York.</p> <p>Drawn by: MJM Scale: 1" = 20'</p> <p>Date(s): 03-24-19</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7208, 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 2019, Michael J. McCully Land Surveying, all rights reserved.

# 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.

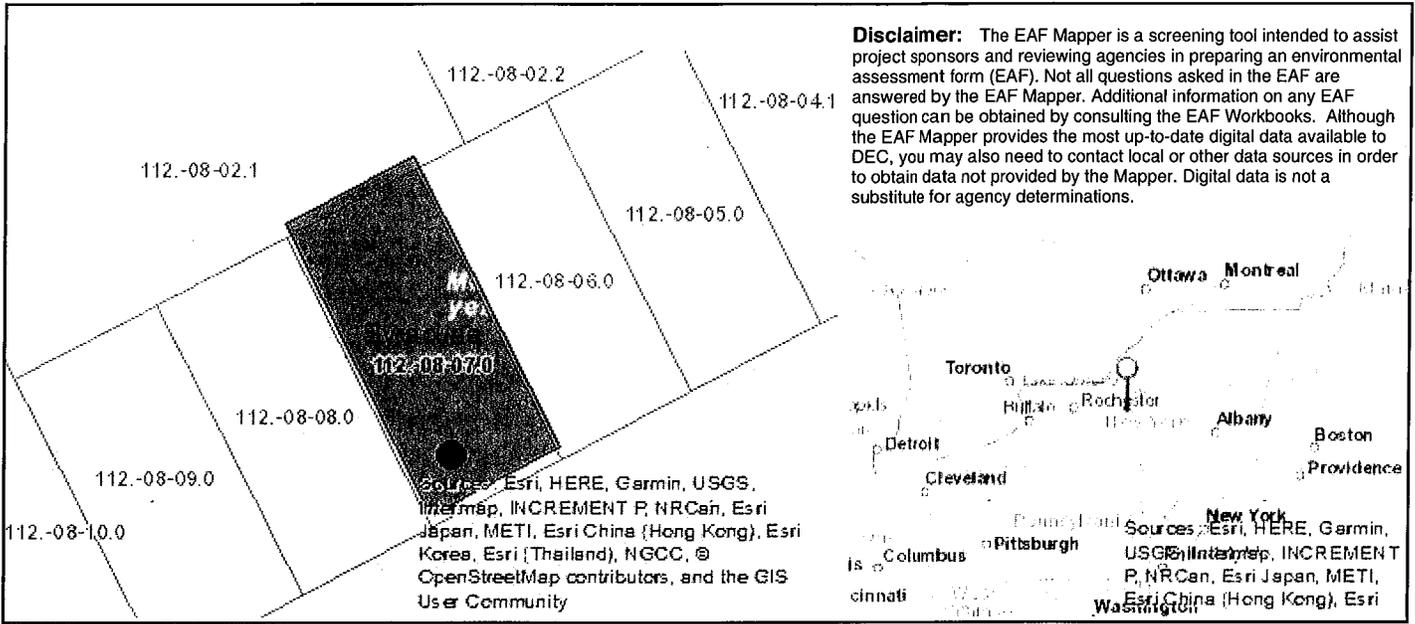
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Resubdivision of a vacant lot with the adjacent single family home (114 Williams) and the Vacant Parcel (110 Williams )w/ adjoining lot (108 Williams)			
Project Location (describe, and attach a location map): 108,110,112, and 114 Williams Street, Syracuse, New York 13204			
Brief Description of Proposed Action: Applicants intend to subdivide a vacant parcel (112 Williams)with two adjacent parcels; one owner occupied (114 Williams) and the other vacant (110 Williams) combined with another business occupied lot (108 Williams). The owner occupant of 114 Williams would like to increase the value of her property by improving its greenspace. The owner of 108-110 Williams Street has peoposed putting up a fence to combine the the three lots (resub portion of 112, 110 and 108). Applicants want to increase the value of the property. It helps fulfill the Landbanks mission to return vacant property to productive use in ways that strengthen the economy and improve quality of life. In addition the property will generate taxes, increase surroundings property value and improve the entire neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Developmwnnt Corporation		Telephone: 315-422-2302	
Address: 431 E. Fayette Street, Suite 375		E-Mail:	
City/PO: q. 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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.2342 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? _____ 0.2342 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 checked="" 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			

	NO	YES	N/A
5. Is the proposed action,			
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 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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 <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: _____ _____	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: _____ _____	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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	<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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

8105 8-1 YAM





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