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: RA Filing Date: 9/25/2019 Case #: R-19-53

☑ Resubdivision ☐ Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

218 Merriman Street, Syracuse NY 13204

220 Merriman Street, Syracuse NY 13204

TAX MAP NUMBERS: (of each property involved)

Section: 097. Block: -.05 Lot: -35.0 **Section:** Block: Lot:

Section: 097. Block: -.05 Lot: -36.0 **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: 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 10 - Single family Residential

Lot 9 - Residential Vacant Property

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

Lot 10 - Single family residential, two story with 1,448 sq ft living area

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

Ms. Blackmon would ike to expand her yard for additional green space. Her long term plans are to add additional off street parking.

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 7/23/19

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

****

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) _____

DECLARATION

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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.

Patricia B. Blackmon — 7-8-2019

Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) — Date

Patricia Blackmon — 220 Merriman Avenue, Syracuse, NY 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. Patricia B. Blackmon

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☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

NEHDA
101 Gertrude Street
Syracuse, NY 13203
www.nehda.org
315-425-1032

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:**
Lot(s) at 218 & 220 Merriman Street Resubdivision

Date: **July 25, 2019**

Attached are the addresses and contact information for the Seller and Purchaser of the residential vacant lot; **218 Merriman Street**:

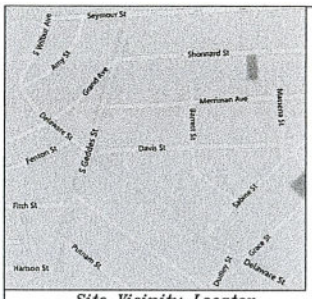
Owner/Seller:

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

Purchaser:

Ms. Patricia Blackmon
220 Merriman 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)

N

Cygnus Strategic N/F Investing LLC N/F #327 Shonnard Street Tax Id 97-5-47.2

City of Syr. N/F #325 Shonnard Street Tax Id 97-5-47.5

Jordan N/F #321-326 Shonnard Street Tax Id 97-5-14.11

Wood Fence

N 85°53'10" E 99.0'

Lot Nine A

Chain Link Fence

Tax Id 97-5-36

Tax Id 97-5-35

Aden N/F #222 Merriman Avenue Tax Id 97-5-37.1

N 04°06'50" W 132.0'

S 04°06'50" E 132.0'

Hodges N/F #214 Merriman Avenue Tax Id 97-5-34.1

Chain Link Fence

Two Story Frame House No. 220

Tarvia

24.17'
10.10'
2.85'
3.85'
23.16'
15.30'
8.51'
4.0'
15.71'
9.5'
14.8'
49.5'
49.5'

396.0' to Massena Street

99.0'

S 85°53'10" W

Northerly Right of Way Line

Merriman 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 Nine A Area = 13068 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Patricia Blackmon.

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 *NYSLLS 50696*

STATE OF NEW YORK * Michael J McCully * LICENSED LAND SURVEYOR 050696

Proposed Resubdivision on Lots Nine and Ten, Block 317 of the Kellogg Tract, Revised. To be New Lot Nine A.

Known as No. 220 Merriman Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM | *Scale: 1"= 20'*

Date(s): 06-29-19

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 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.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Resubdivision of a vacant parcel and a single family home

Project Location (describe, and attach a location map):

218 Merriman Avenue, Syracuse, New York 13204

Brief Description of Proposed Action:

Applicant intends to resubdivide (combine) the vacant parcel (218 Merriman Avenue) with her owner occupied, single family parcel at 220 Merriman Avenue. The applicant would like to increase her property value and create more defensible space. This will help fulfill part of the Land Bank's mission as well as generate taxes, increase the property value of surrounding property values and improve the entire neighborhood.

Name of Applicant or Sponsor:	Telephone: (315) 422-2302
Greater Syracuse Property Development Corporation	E-Mail: kwright@syracuselandbank.org

Address:

431 E. Fayette Street, Suite 375

City/PO:	State:	Zip Code:
Syracuse	New York	13202

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.3 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? 0.3 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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:		
Resubdivision Ony - N/A	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

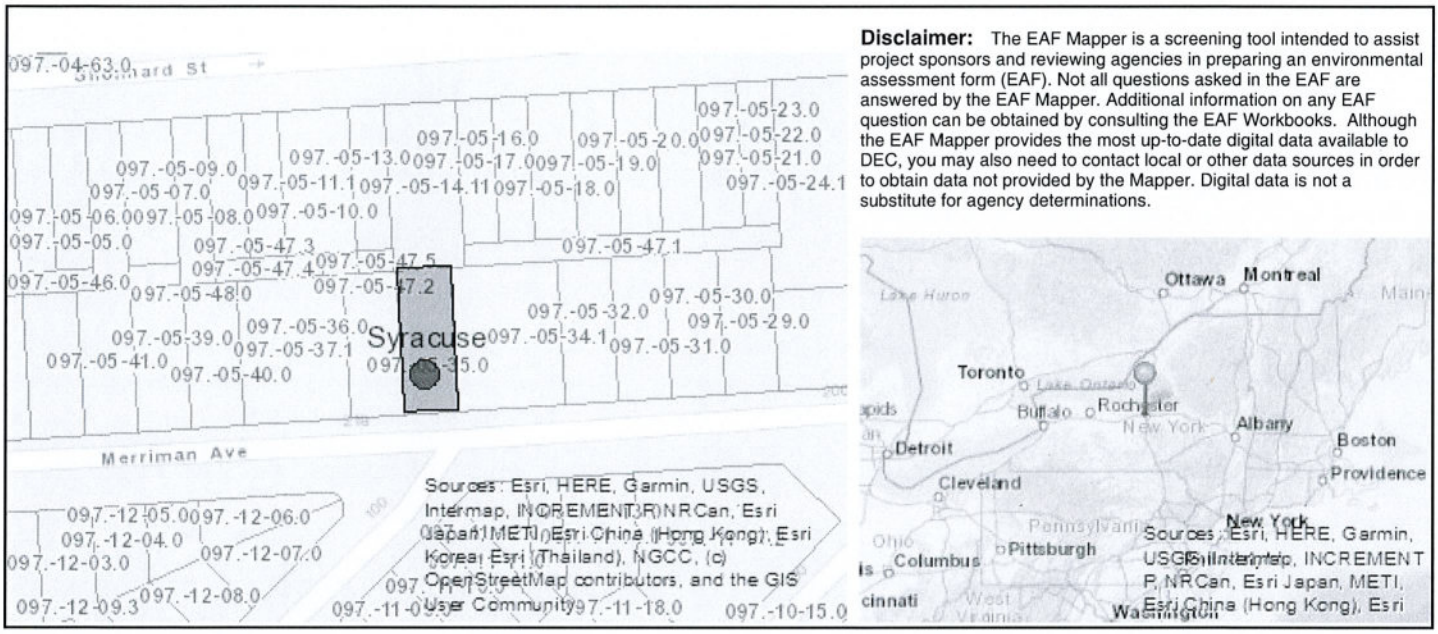
Applicant/sponsor/name: Katelyn Wright, GSPDC Date: 7/23/19

Signature: Katelyn Wright Title: Executive Director

PRINT FORM

EAF Mapper Summary Report

Monday, July 01, 2019 12:07 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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