

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-08 Filing Date: 7/9/2019 Case #: R-19-54
 Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

349 Warren Street South, Syracuse, NY 13202
351-53 Warren Street South, Syracuse, NY 13202

TAX MAP NUMBERS: (of each property involved)

Section: 102 Block: 01 Lot: 11.0 Section: Block: Lot:
Section: 102 Block: 01 Lot: 10.0 Section: Block: Lot:

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

NAME: CommonSpace Warren, LLC
MAILING ADDRESS: 201 E. Jefferson St., Suite 200, Syracuse, NY
ZIP: 13202 DAYTIME PHONE: 315-552-9916
HOME PHONE: 315-552-9916 E-MAIL: Troy@16thAvenueInc.com

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

NAME: Joshua S. Werbeck, Esq., Bousquet Holstein PLLC
MAILING ADDRESS: 110 West Fayette Street, Suite 1000, Syracuse, NY
ZIP: 13202 TELEPHONE: 315-701-6447 E-MAIL: JWerbeck@BHLawPLLC.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

The subject real property consists of two parcels each improved by a commercial building. The property is currently used for commercial and retail purposes.

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

The subject real property consists of two parcels each improved by a commercial building. The building at 349 S. Warren is five stories. The building at 351-53 S. Warren is eight stories.

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

Compliance with building code requirements for renovation of buildings into commercial and residential mixed use structures.

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.

Joshua S. Werbeck July 5, 2019
CURRENT PROPERTY OWNER SIGNATURE DATE

Joshua S. Werbeck, Esq., Attorney for Applicant
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) _____



SOUTH WARREN STREET

EDGE OF PAVEMENT

CONCRETE SIDEWALK

66.0' FROM THE NORTH LINE OF JEFFERSON STREET

FRONT FACE OF BUILDING

STREET LINE

N0° 03' 33"E
23.78'

N0° 03' 30"E
65.76'

STREET LINE

FRONT FACE OF BUILDING

REPUTED OWNER
WARREN GARAGE HOLDINGS LLC
BOOK 5312 PAGE 114
TAX MAP 102.-01-12

REPUTED OWNER
COMMONSPACE WARREN, LLC
INSTRUMENT NUMBER 2019-000230B5
TAX MAP 102.-01-11

NEW LOT 1

8 STORY
BLOCK BUILDING
NO. 351-353

REPUTED OWNER
COMMONSPACE WARREN, LLC
INSTRUMENT NUMBER 2019-000230B5
TAX MAP 102.-01-10

REPUTED OWNER
E. JEFFERSON ST. LLC
BOOK 5280 PAGE 81
TAX MAP 102.-01-09

REPUTED OWNER
JEFFERSON COMMONS LLC
BOOK 5361 PAGE 807
TAX MAP 102.-01-08

REPUTED OWNER
SYRACUSE YMCA
TAX MAP 102.-01-06

REPUTED OWNER
SHALIMAR PROPERTIES 407 LLC
BOOK 5257 PAGE 629
TAX MAP 102.-01-07



LOCATION MAP

S89° 28' 07"E

132.00'

S89° 54' 25"E

132.00'

N89° 48' 10"W

132.00'

BUILDING FACE AT TOP OF BUILDING

PARTY WALL LINE PER AGREEMENT BOOK 249 PAGE 327

BOUNDARY LINE PER DEED BOOK 2899 PAGE 70

22.75'

FACE OF BUILDING ON LINE

66.00'

S0° 02' 53"W

S0° 03' 30"W

LEGEND

- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- UTILITY POLE
- OVER HEAD WIRE



SURVEY COMPLETED WITH BENEFIT OF ABSTRACT OF TITLE PROVIDED BY ELITE ABSTRACT SERVICES, LLC. ABSTRACT NO. 4050-258032 DATED 10-31-2018 AND MONROE ABSTRACT AND TITLE CORPORATION ABSTRACT DATED 10-02-1981.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 04-19-2019.

Paul J. Olszewski
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2208, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S PAVED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

DATE: JULY 6, 2019

SCALE: 1" = 10 FEET

PROJECT No. SY102-01-10, 11

REFERENCE

LOCATION SURVEY ON PART OF LOT NO.10, BLOCK NO.112, CITY OF SYRACUSE, PREPARED BY LEHR LAND SURVEYORS DATED 01-22-2018.

CITY ATLAS NUMBER 180 FILED IN THE CITY ENGINEERS OFFICE.

RESUBDIVISION OF
TAX MAP LOTS 102-01-10 AND
102-01-11
349-353 SOUTH WARREN STREET
LOT 10 AND PART OF LOT 9

PART OF BLOCK 112 CITY OF SYRACUSE
COUNTY OF ONONDAGA STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
51 FENNEL STREET
SKANEATELES NEW YORK, 13152
315-488-5552 pjosurvey.com

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 349 Warren Street South and 351-53 Warren Street South, Syracuse, New York			
Project Location (describe, and attach a location map): 349 Warren Street South, Syracuse, New York 13210 and 351-53 Warren Street South, Syracuse, New York 13210			
Brief Description of Proposed Action: Resubdivision, or combining of, the following two lots into one lot: (a) 349 Warren Street South, Syracuse, New York 13210; and (b) 351-53 Warren Street South, Syracuse, New York 13210.			
Name of Applicant or Sponsor: CommonSpace Warren, LLC		Telephone: 315-520-9916 E-Mail: Troy@16thAvenueInc.com	
Address: 201 East Jefferson St., Suite 200			
City/PO: Syracuse		State: NY	Zip Code: 13202-2646
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: City of Syracuse Planning Commission		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.27 acres			
b. Total acreage to be physically disturbed? _____ 0.27 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.27 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?		<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: _____		<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?		<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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<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: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
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? Peregrine Falcon	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CommonSpace Warren, LLC</u> Date: <u>July 5, 2019</u> Signature: <u>Joshua S. Werbeck</u> Title: <u>Authorized Signatory</u>		