

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-1

Filing Date:

9/11/19

Case #:

R-19-67

Resubdivision

Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

201-03 Glenwood Avenue , Syracuse NY 13207

205-07 Glenwood Avenue , Syracuse NY 13207

TAX MAP NUMBERS: (of each property involved)

Section: 079. Block: 22 Lot: 38.0

Section: Block: Lot:

Section: 079. Block: 22 Lot: 37.0

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@syracuselandsbank.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:

201-03 Glenwood Avenue - Two Family Residential

205-07 Glenwood Avenue - Vacant Residential Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

201-03 Glenwood Avenue - Two Family residential w/ 3,160 sq ft of living area

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

Property owner would like to utilize the lot for additional greenspace and eventually fence in the yard

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

YES

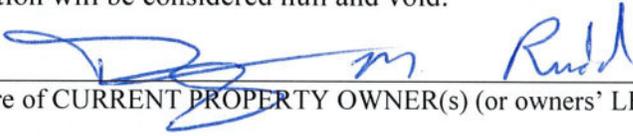
NO

***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.

 _____
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) 9-3-11
Date

Councilman Timothy M. Rudd 235 Glenwood Ave, Syracuse, NY 13207

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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Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) 8/29/19

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.

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- 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).
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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 Lot and a Two Family Residential			
Project Location (describe, and attach a location map): 205-07 and 201-03 Glenwood Avenue, Syracuse, New York 13204			
Brief Description of Proposed Action: Applicant intends to resubdivide the vacant parcel at 205-07 Glenwood Avenue with his property at 201-03 Glenwood Avenue. The applicant owns the adjacent rental property (201-03) and wishes to buy this lot (205-07), to combine with that property, in order to expand the yard. This fulfills part of the mission of the Landbank by putting the property back into productive use. The property will return to the tax rates, increase surrounding property values and improve the neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2302 E-Mail: kwright@syracuselandbank.org	
Address: 431 East Fayette Street, Suite 375			
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 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.2617 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? _____ 0.2617 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 type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>Resubdivision Only - N/A _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	



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

September 6, 2019

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

Re: 201-03 and 205-07 Glenwood Avenue Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 201-03 and 205-07 Glenwood Avenue 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 218 & 220 Merriman Street.

205-07 Glenwood Avenue was acquired by the Land Bank in October of 2018. The lot is buildable and measures 45' x 120'. 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 owner of 201-03 Glenwood Avenue. The resubdivision will provide more defensible space and increase the 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,



Tysha Martin
Program Director

Enclosures



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

MEMORANDUM

To: Syracuse Zoning Administration

From: Northeast Hawley Development Association (NEHDA)

Re: Application for Resubdivision/Lot Alteration:
Lot at 201-03 & 205-07 Glenwood Avenue, Syracuse, New York 13207

Date: September 6, 2019

Attached are the addresses and contact information for the Seller and Purchaser of the residential vacant lot; **205-07 Glenwood Avenue:**

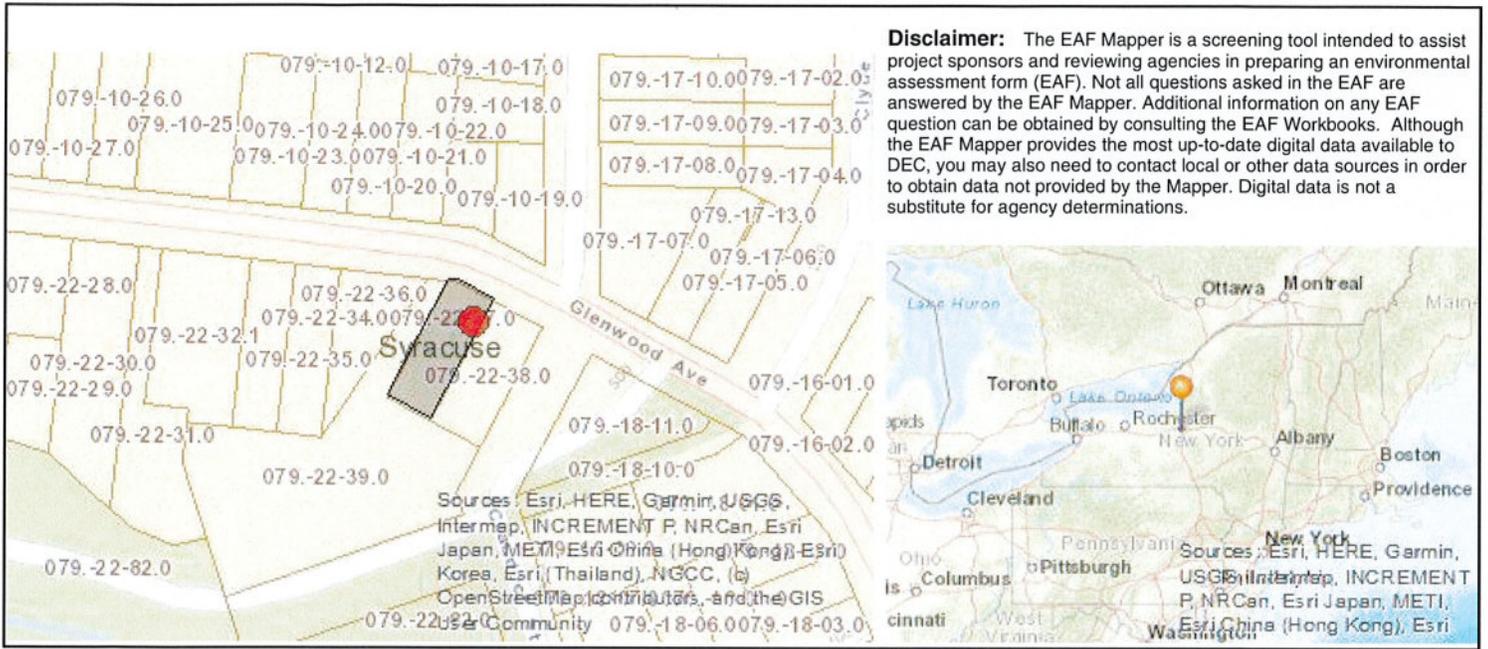
Owner/Seller:

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

Purchaser:

Councilman Timothy M. Rudd
235 Glenwood Avenue
Syracuse, New York 13207
Timothy.mark.rudd@gmail.com

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.



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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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



Google Maps 205-07 Glenwood Ave



Map data ©2019 20 ft



205-07 Glenwood Ave

Syracuse, NY 13207



Directions



Save



Nearby



Send to your phone

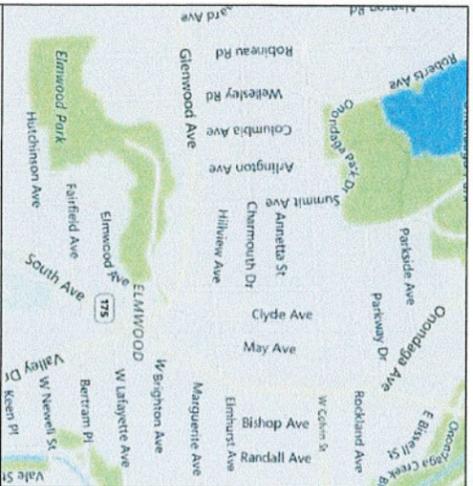


Share

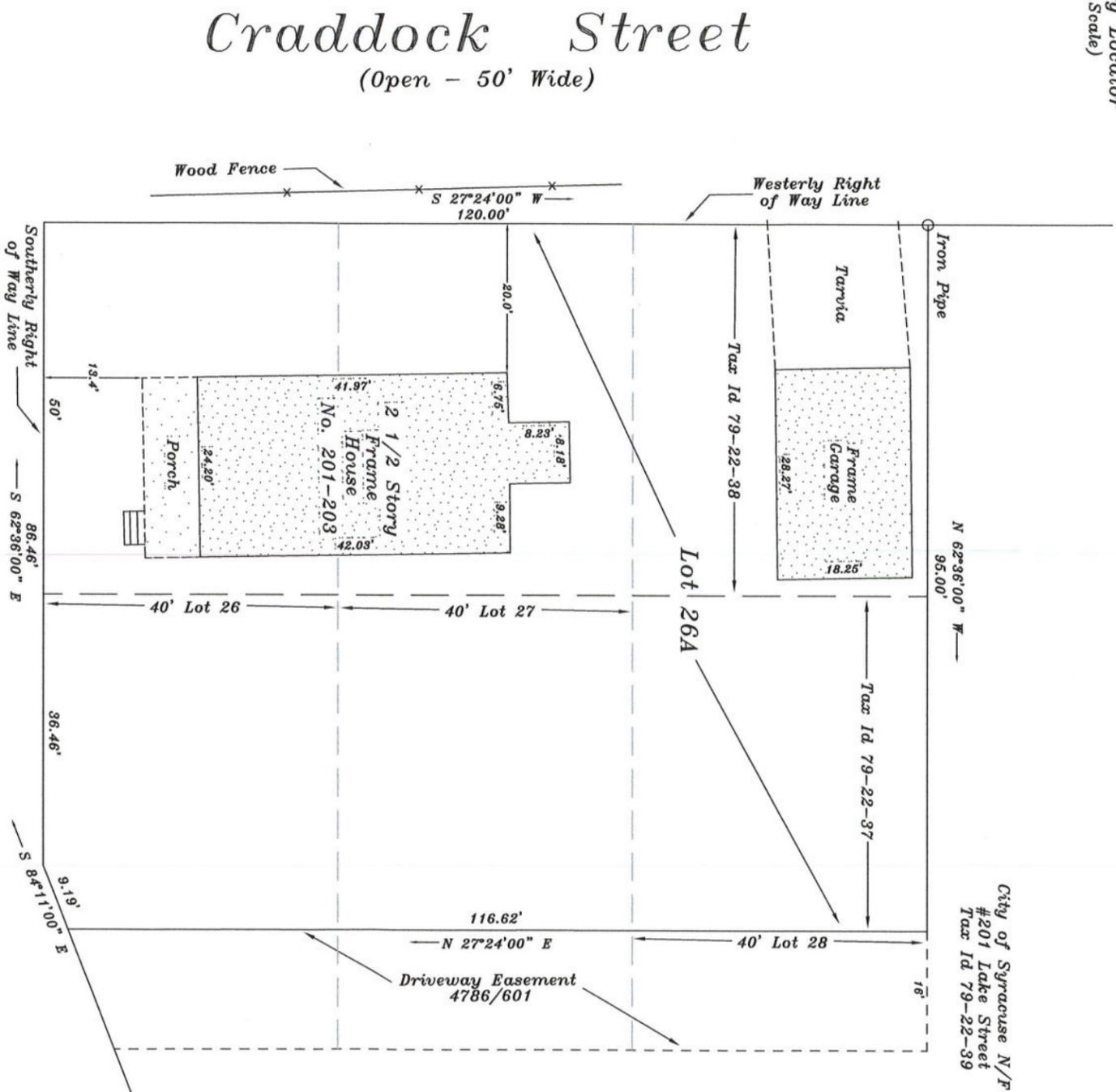


2R9P+QQ Syracuse, New York

Photos



Site Vicinity Locator
(Not to Scale)



Glenwood Avenue

(Open - 49.5' Wide)

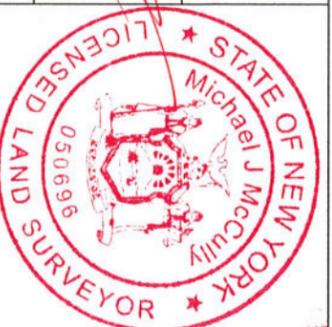
Approvals

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

NYSLIS 50696



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 embossed 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.

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 26A Area = 11385.6 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Timothy Rudd.

Proposed Only

Proposed Resubdivision on Part of Lots 26, 27 and 28, Block One of Elmwood Park. To be New Lot 26A.

Known as No. 201-203 Glenwood Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20'

Date(s): 07-18-19

