

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: BA Filing Date: 10/7/19 Case #: R-19-70
Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

220 Hawley Avenue, Syracuse, NY 13203
222-24 Hawley Avenue, Syracuse, NY 13203 226 Hawley Avenue, Syracuse, NY 13203

TAX MAP NUMBERS: (of each property involved)

Section: 103. Block: 06 Lot: 06.0 Section: 103. Block: 06 Lot: 08.0
Section: 103. Block: 06 Lot: 07.0 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:

220 Hawley Ave - is 2,671.01 sq.ft. w/ 1 Fam Res 222-24 Hawley Ave - is 3,784 sq.ft - Vac Comm
226 Hawley Ave - is 5,981.56 sq.ft. w/ a Det Row Bldg

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

220 Hawley Ave - 1 Family Res w/ 1,950 sq.ft living area
226 Hawley Ave - 2 Story Det Row Bldg w/ 3,383 sq.ft. gross floor area

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

The property owners at 220 & 226 Hawley Ave would like to maintain the flower garden that has
extended on to the vacant lot at 222-24 Hawley Ave and improve the greenspace that they maintain.
GSPD's mission is to put vacant properties back into productive use and believes this resub applies.

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 _____ 9/19/19 _____
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) _____

2019.09.19

DECLARATION

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

9/25/19
Date

Richard A. Reina 226 Hawley Ave & Catherine St., Syracuse, NY 13203

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

2025 8 0 700

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.

Willard Doswell Joseph Downing SEP 25, 2019
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Joseph Downing & Willard Doswell 220 Hawley Ave, Syracuse, NY 13210

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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PREP BY TLO

INSTRUCTIONS FOR FILING A RESUBDIVISION / LOT ALTERATION MAP

1. Zoning Review

Any resubdivision or lot alteration map within the City of Syracuse must first be reviewed by the City Planning Commission or the Syracuse Zoning Administrator.

- Please see “Required Submittals” section of this application for details on what must be submitted with the application.
- Application and submittals must be filed at the Syracuse Zoning Office, 201 East Washington Street, Room 101.
- If Planning Commission approval is required, please refer to the schedule of Planning Commission application deadlines and meeting dates at http://www.syracuse.ny.us/Planning_Commission.aspx.

2. Map Requirements

Within 62 days of zoning approval, the applicant must obtain original signatures of several government officials (see below) **on a Mylar or linen copy of the approved map.**

- The applicant’s land surveyor typically obtains the Mylar/linen map for the applicant

The applicant will then file the signed Mylar or linen map at the Onondaga County Clerk’s Office. The copy for filing must:

- Be printed in black ink on linen, cloth backed paper, or Mylar.
- Not be larger than thirty-four inches by forty-four inches in size.
- Be clear and legible for reproduction
- Show location of property by town or city, lot and/or block, name of tract or subdivision and include a North arrow.
- Have the certificate of licensed land surveyor must be annexed thereto:
 - Surveyor’s Certification: “We (or I) hereby certify that this subdivision plat was prepared by us (or me) and was made from an actual survey complete by us (or me) on (date)”.
 - Statement must be followed by the surveyor’s signature and license number.
- Have all signatures in black ink.

3. Signatures: The first two signatures on the Mylar or linen map can be done in any order:

A. Secretary of City Planning Commission

Syracuse Zoning Office, 201 East Washington Street, Room 101, 315-448-8640

- Contact the Office of Zoning Administration to ensure someone is available to sign the map.
- Submit 4 additional paper copies of the approved map to be retained by the Zoning Office.
- When the Office of Zoning Administration signs the map, they will also give the applicant original letter(s) from the Syracuse-Onondaga County Planning Agency (SOCPA) that must be filed with the final Mylar/linen map at the County Clerk’s Office.

B. Onondaga County Health Department (Division of Environmental Health)

Onondaga County Civic Center, Bureau of Public Health Engineering, 12th Floor, 315-435-6600

- Must meet requirements of Health Department for water supply and sewage disposal.
- In addition to their signature on a Mylar or linen copy, one paper copy of the map must be left with them.
- Contact the Health Department to ensure that someone will be available to sign the map.

Once the applicant obtains the above two signatures, the applicant brings the map to:

C. City Assessor

City Hall, Room 130, 315-448-8280

- Applicant leaves the Mylar/linen map (but not the SOCPA letter) with the Assessor's Office.
- The Assessor's Office will sign the map, and then forward it internally for two additional signatures:
 - **Department of Finance**
 - **Department of Engineering**
- The Department of Engineering will contact the applicant when the map has been signed and is available for pick up and filing.

4. Map Filing at the Onondaga County Clerk's Office

County Clerk, Room 200, Onondaga County Court House, 401 Montgomery Street, 315-435-2226

- The filing fee is \$10.00
- Original letter(s) from SOCPA must also be filed with the signed map.

5. Applicant must notify the Zoning Office to report the filing date and map number.

- Notification can be made by telephone, email, fax, or US mail
- The map is not legally recorded in the city's records until the Zoning Office has been notified of the filing date and map number.

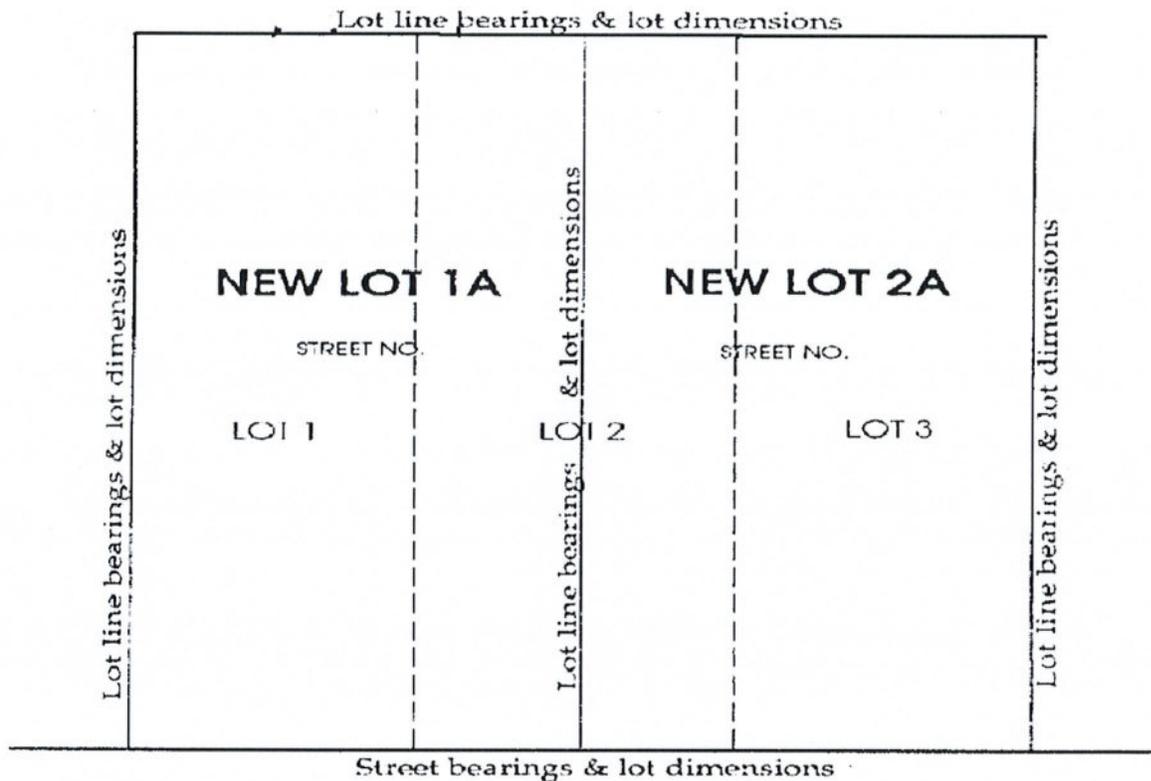
NOTE TO APPLICANT

Street Dedication: The filing of a subdivision map does not result in the dedication of any street appearing on such map. Common Council action is necessary either by adoption of an ordinance for dedication of a new street for street purposes or authorizing street improvements such as for sewers, paving, etc.

05/2014

RESUBDIVISION MAP-PRESCRIBED FORM

EXAMPLE



ALSO NEEDED:

- ✓ NORTH ARROW
- ✓ SURVEYOR'S SEAL
- ✓ SURVEYOR'S SIGNATURE
- ✓ A SITE LOCATION MAP

EXAMPLE OF TITLE BLOCK

RESUBDIVISION OF LOTS 1,2,3
BLOCK 101 IROQUOIS TRACT INTO
NEW LOTS 1A & 2A
CITY OF SYRACUSE, COUNTY OF ONONDAGA
STATE OF NEW YORK. KNOWN AS 100-104
ANY STREET
DATE: SEPTEMBER 27, 1981
SCALE: 1"= 20'



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:
Side lot at 222-24 Hawley Avenue

Date: October 2, 2019

Attached are the addresses and contact information for the Seller and Purchaser of the residential vacant lot; **222-24 Hawley Avenue:**

Owner/Seller:

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

Purchasers:

JRP Hawley Ave, LLC
c/o Richard A. Reina (sole member)
217 Fellows Avenue
Syracuse, New York 13210
(315) 575-0287
Rreina2011@gmail.com

and

Joseph Downing and Willard Doswell
220 Hawley Avenue
Syracuse, New York 13203
(315) 424-0783
jdowning@syr.edu/wdoswell@aol.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.

Short Environmental Assessment Form

Part 1 - Project Information

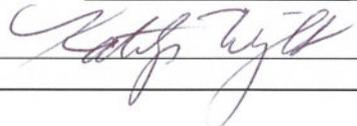
Instructions for Completing

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 the vacant lot at 222-24 Hawley Avenue with its two adjacent neighbors 220 & 226 Hawley Avenue. The property will be split in half. | | | |
| Project Location (describe, and attach a location map): 220, 222-24 and 226 Hawley Avenue, Syracuse, New York 13203 | | | |
| Brief Description of Proposed Action: Applicants intend to resubdivide and split the the the vacant lot at 222-24 Hawley Street in half. One half of the property would be the responsibility of the owner occupants of 220 Hawley Avenue who would like to maintain and enlarge the flower garden that they currently have on the lot. The other half of the property would be the responsibility of building owner (occupied by Syracuse Soapworks) at 226 Hawley Avenue who would also like to maintain the garden and expand the greenspace that is currently there. This helps fulfill the mission of the Landbank by putting properties back into productive use. In addition the property will generate taxes, increase the surrounding property values and improve the entire neighborhood. | | | |
| Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation | | Telephone: 315-422-2302 | |
| | | E-Mail: kwright@syracuselandbank.org | |
| Address: 431 E. 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 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? | | 0.31212 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? | | 0.31212 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? 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"/> | |
| 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: N/A Resubdivision Only _____ | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 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"/> | |
| | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 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? | NO | YES |
| Peregrine Falcon | <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? | NO | YES |
| If Yes, | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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)? | NO | YES |
| If Yes, explain the purpose and size of the impoundment: _____ _____ | <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? | NO | YES |
| If Yes, describe: _____ _____ | <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? | NO | YES |
| If Yes, describe: _____ Remediation Site | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Katelyn Wright</u> | | Date: <u>9/19/19</u> |
| Signature: <u></u> | | Title: <u>Executive Director</u> |

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

| | |
|---|------------------|
| 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] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Peregrine Falcon |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |



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

October 2, 2019

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

Re: 220, 222-24 and 226 Hawley Avenue Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 220, 222-24 and 226 Hawley in the City of Syracuse.

To support our application, please find the attached information:

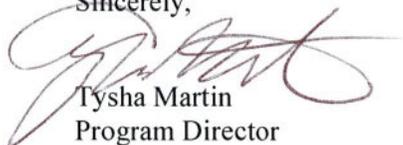
- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 copies)
- Site Map (3 copies)
- Aerial Map

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 222-24 Hawley Avenue.

222-24 Hawley was acquired by the Land Bank in July of 2019. The lot is buildable and measures 43' x 88'. The Land Bank has offered to sell half of the lot to the owner at 220 Hawley Avenue and the other half to the owner of 226 Hawley Avenue. Rather than leave the property vacant, the Land Bank would like to sell the lot to the owners of 220 and 226 Hawley Avenue. The adjacent property owners have agreed to split the vacant lot. 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

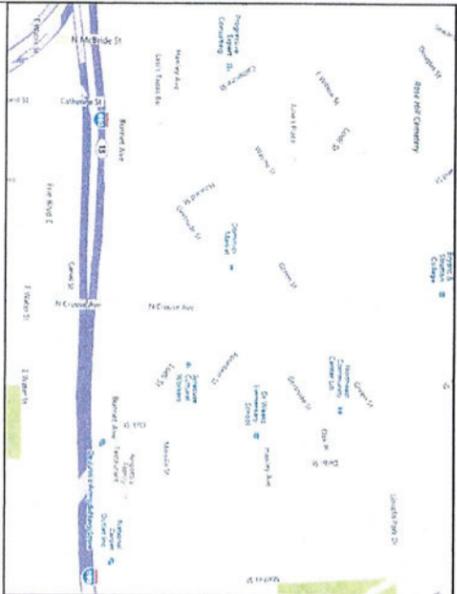
Google Maps 222 Hawley Ave



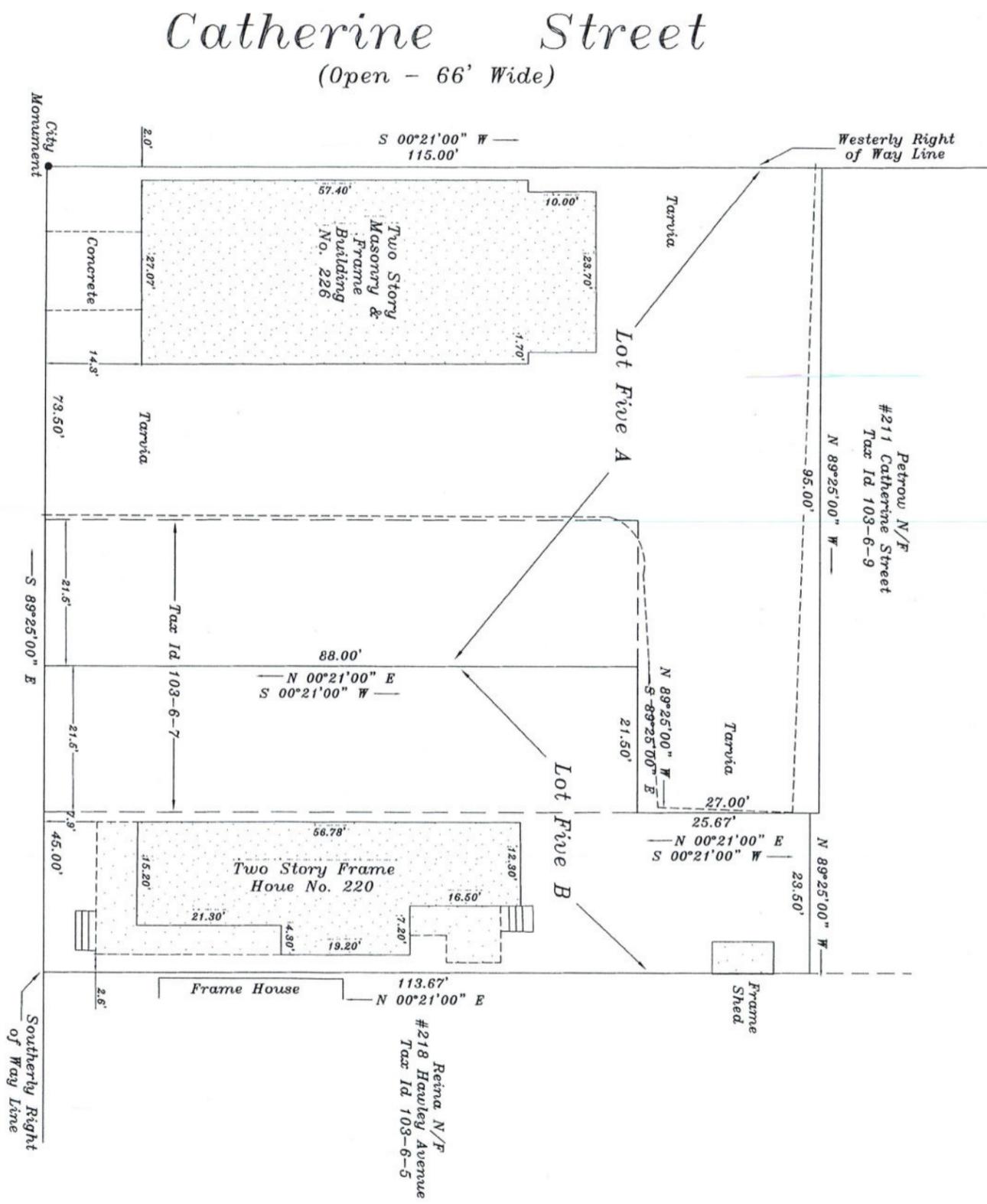
Map data ©2019 , Map data ©2019 20 ft



222 Hawley Ave



Site Vicinity Locator
(Not to Scale)



Catherine Street
(Open - 66' Wide)

Hawley Avenue
(Open - 66' Wide)



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 Five A Area = 9032.9 Sq. Ft.
- *New Lot Five B Area = 4563.2 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation - Tax Id 103-6-7; Doswell/Dorning - Tax Id 103-6-6; JRP Hawley Ave., LLC - Tax Id 103-6-8.

Proposed Only

Approvals

Abstract: Not Provided

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

NYSLS 50696



Proposed Resubdivision on Part of Lots Five and Six, Block 37. To be New Lots Five A and B.

Known as No. 220 and 226 Hawley Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM

Scale: 1" = 20'

Date(s): 09-14-19

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.