

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: 11A Filing Date: 10/10/19 Case #: R-19-73
Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

101/103/105 WYOMING STREET, 201 WYOMING STREET
125 Wyoming St

TAX MAP NUMBERS: (of each property involved)

Section: 100 Block: 06 Lot: 01.1/2/3/4 Section: 100 Block: 07 Lot: 01.1
Section: 100 Block: 06 Lot: 04.0 Section: Block: Lot:

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

NAME: NEAR WESTSIDE INITIATIVE, INC
MAILING ADDRESS: 115 OTISCO STREET
ZIP: 13204 DAYTIME PHONE: 315-430-5407
HOME PHONE: E-MAIL: dqueri@queridevco.com

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

NAME: DAN QUERI
MAILING ADDRESS: 115 OTISCO STREET
ZIP: 13204 TELEPHONE: 315 430 5407 E-MAIL: dqueri@queridevco.com

CURRENT LAND USES ON ALL INVOLVED PROPERTIES: Commercial, residential, abandoned street, vacant land

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES: 3-STORY BRICK STRUCTURE FOR COMMERCIAL / RESIDENTIAL USE.

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL: ALL PROPERTIES UNDER COMMON OWNERSHIP. COMBINE ALL PROPERTIES INTO 1 COMMON PARCEL.

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.

4/11/19

\_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE**

\_\_\_\_\_  
**DATE**

*Gregorio Jimenez, Executive Director.*

\_\_\_\_\_  
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) \_\_\_\_\_

## 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: <b>NEAR WESTSIDE INITIATIVE, INC. PROPERTY RESUBDIVISION</b>			
Project Location (describe, and attach a location map): <b>WYUNING STREET, WEST STREET AND FORMER MARCELLUS STREET.</b>			
Brief Description of Proposed Action: <b>RESUBDIVISION OF COMMONLY OWNED PARCELS (4 TOTAL) INTO 1 PARCEL.</b>			
Name of Applicant or Sponsor: <b>NEAR WESTSIDE INITIATIVE, INC.</b>		Telephone: <b>315 430 5407</b>	
Address: <b>115 OTISCO STREET</b>		E-Mail: <b>ecyer1@qveridevco.com</b>	
City/PO: <b>SPRAUSE,</b>		State: <b>NY</b>	Zip Code: <b>13214</b>
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"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>3</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>3</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input 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			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?          If Yes, explain purpose and size: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____          _____          _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>DAN QUZZI / CONSULTANT</u></p>		<p>Date: <u>4/19 - APRIL 11, 2019</u></p>
<p>Signature: <u></u></p>		

Proceeding 1714 AH97  
West Street – Herald Place Arterial  
S.H. No. C62-7  
County of Onondaga  
Map 151-C, Parcel 168  
Surplus Property Case No. 03-III-833

**DEED**

This deed, made the 19<sup>th</sup> day of March, 2019, between

**THE PEOPLE OF THE STATE OF NEW YORK**, acting by and through Paul A. Karas,  
Acting Commissioner of Transportation of the State of New York, with offices at 50 Wolf Road,  
POD 4-1, Albany, New York 12232, Grantors, and

**NEAR WEST SIDE INITIATIVE, INC.**, a corporation organized under the laws of the  
State of New York, having its principal office at 115 Otisco Street, Syracuse, New York 13204,  
Grantee,

**WITNESSETH**

**WHEREAS** the Grantors acquired title in fee without access in and to certain property in  
the City of Syracuse, County of Onondaga, more particularly described as Parcel No. 65 on Map  
No. 62, which map is entitled “West Street – Herald Place Arterial” and which was filed in the  
Onondaga County Clerk’s Office on September 20, 1960; and

**WHEREAS** the Commissioner of Transportation has determined, pursuant to the authority  
granted by Section 30, Subdivision 18, of the Highway Law, that the hereinafter-described parcel,  
being a portion of said Parcel No. 65, may be sold on terms beneficial to the State,

**NOW, THEREFORE**, in consideration of the sum of Eight Thousand, Five Hundred and  
00/100 DOLLARS (\$8,500.00), lawful money of the United States, paid by the Grantee, and  
pursuant to the authority granted to the Commissioner of Transportation by Section 30,

Subdivision 18, of the Highway Law, the Grantors do hereby remise, release and quitclaim unto the Grantee, its successors and assigns forever, all of their right, title and interest in and to the premises more particularly described as follows:

**ALL THAT PIECE OR PARCEL OF PROPERTY** designated as Parcel 168, being part of City Block 242, situate in the City of Syracuse, County of Onondaga, State of New York, and being more particularly described as follows:

Parcel No. 168

Commencing at a point on the west side of the pre 1960 highway boundary for West Street and the former southerly highway boundary line for Marcellus Street, as shown on Map No. 62, Parcel No. 65 Fee W.O.A. (1960) filed in the Office of the Department of Transportation of the State of New York (NYSDOT), said point being 33.34 feet distant northwesterly measured radially from station NB 39+86.57 of said 1960 Centerline of the North Bound Lane for the construction of the West Street-Herald Place Arterial and said point also being 57.74 feet westerly measured at right angles from Station 17 + 91.15 of the NYSDOT said 2014 baseline; THENCE South 71 degrees 21 minutes 40 seconds West along the last mentioned formerly southerly highway boundary of Marcellus Street to the north and property of the People of the State of New York on the south, for a distance of 45.73 feet to the Point of Beginning, said point being at the intersection of said westerly boundary of the West Street – Herald Place Arterial S.H. No. C62-7 and the southeasterly corner of the property of the Near West Side Initiative, Inc., (reputed owner) formerly Marcellus Street, by deed filed in the Onondaga County Clerk's Office as Inst. # 2018-9317 on the northwest, said point being 101.74 feet distant northwesterly measured at right angles from Station 17+78.65 of said 2014 baseline and also being 71.09 feet measured radially from Station NB 39 + 64.00 of said 1960 North Bound Lane Centerline; THENCE the following three (3) courses and distances to be without right of access to and from abutting property; (1) South 13 degrees 08 minutes 15 seconds West for a distance of 54.68 feet (without right of access to and from abutting property) through the lands of the State of New York to a point within the lands of the People of the State of New York, said point being 116.73 feet distant northwesterly measure at right angles from Station 17+26.06 of said 2014 baseline and also being 73.76 feet distant northwesterly measured radially from Station NB 39+18.50 of said 1960 North Bound Land Centerline; (2) continuing South 07 degrees 23 minutes 51 seconds West for a distance of 54.68 feet (without right of access to and from abutting property) through the lands of the State of New York to a point within the lands of the People of the State of New York, said point being 126.39 feet distant northwesterly measure at right angles from Station 16+72.24 of said 2014 baseline and also being 77.84 feet distant northwesterly measured radially from Station NB 38+73.43 of said 1960 North Bound Lane Centerline; And (3) continuing South 71 degrees 21 minutes 42 seconds West for a distance of 5.70 feet (without right of access to and from abutting property) through the lands of the State of New York to a point on the property division line between the lands of the People of the State of New York on the east and lands of the Near West Side Initiative, Inc., (reputed owner) by deed filed in the Onondaga County Clerk's Office in Liber 5078 of Deeds at page 24 on the west, said point being 131.87 feet distant northwesterly measure at right angles from Station 16+70.68 of said 2014 baseline and also being 83.25 feet distant northwesterly measured radially from Station

NB 38+71.99 of said 1960 North Bound Lane Centerline; THENCE North 08 degrees 36 minutes 39 seconds West for a distance of 45.00 feet along the division line between the property of the State of New York on the East and the property of the Near West Side Initiative, Inc., (reputed owner) by deed filed in the Onondaga County Clerk's Office in Liber 5078 of Deeds at page 24 on the west to a point, said point being 136.44 feet distant northwesterly measure at right angles from Station 17+15.45 of said 2014 baseline and also being 91.66 feet distant northwesterly measured radially from Station NB 39+07.57 of said 1960 North Bound Lane Centerline; THENCE continuing North 42 degrees 08 minutes 44 seconds West for a distance of 34.43 feet along the division line between the property of the State of New York on the east and the property of the Near West Side Initiative, Inc., (reputed owner) by deed filed in the Onondaga County Clerk's Office in Liber 5078 of Deeds at page 24 on the west, to a point, said point being 158.28 feet distant northwesterly measured at right angles from Station 17+42.07 of said 2014 baseline and also being 117.48 feet distant northwesterly measured radially from Station NB 39+25.24 of said 1960 North Bound Lane Centerline; THENCE continuing North 82 degrees 38 minutes 19 seconds West for a distance of 45.00 feet along the division line between the property of the State of New York on the east and the property of the Near West Side Initiative, Inc., (reputed owner) by deed filed in the Onondaga County Clerk's Office in Liber 5078 of Deeds at page 24 on the west, to a point in the southerly property line of lands the Near West Side Initiative, Inc., (reputed owner) by deed filed in the Onondaga County Clerk's Office as Inst. #2018-9317, said point being 202.58 feet distant northwesterly measured at right angles from Station 17+49.99 of said 2014 baseline and also being 162.47 feet distant northwesterly measured radially from Station NB 39+25.00 of said 1960 North Bound Lane Centerline; THENCE North 71 degrees 21 minutes 40 seconds East for a distance of 104.84 feet along the division line between the lands of the People of the State of New York on the south and the lands of the Near West Side Initiative, Inc., (reputed owner) on the north by deed filed in the Onondaga County Clerk's Office as Inst. #2018-9317 to the Point of Beginning, being 3230 square feet, more or less.

Being a portion of the property in and to which was acquired in FEE without access by appropriation by the People of the State of New York by virtue of Parcel No. 65 of Map No. 62 which map was filed in the Office of the State Department of Public Works on Sept. 7, 1960, and filed in the Onondaga County Clerk's Office on September 20, 1960.

The above mentioned centerline is a portion of the Centerline of the North Bound Lane for the construction of the West Street-Herald Place Arterial, as shown on a map and 1960 record plan titled CITY OF SYRACUSE-WEST STREET-HERALD PLACE ARTERIAL on file in the Office of the State Department of Transportation and described as follows: Beginning at P.C. Station "NB" 38+22.16; thence northeasterly along a curve to the right having a radius of 360 feet, and arc distance of 268.29 feet to P.T. Station "NB" 40+90.45. as shown on the (1960) record plan

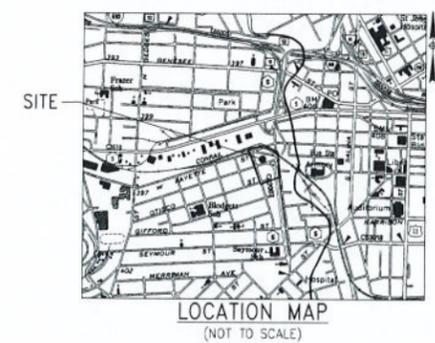
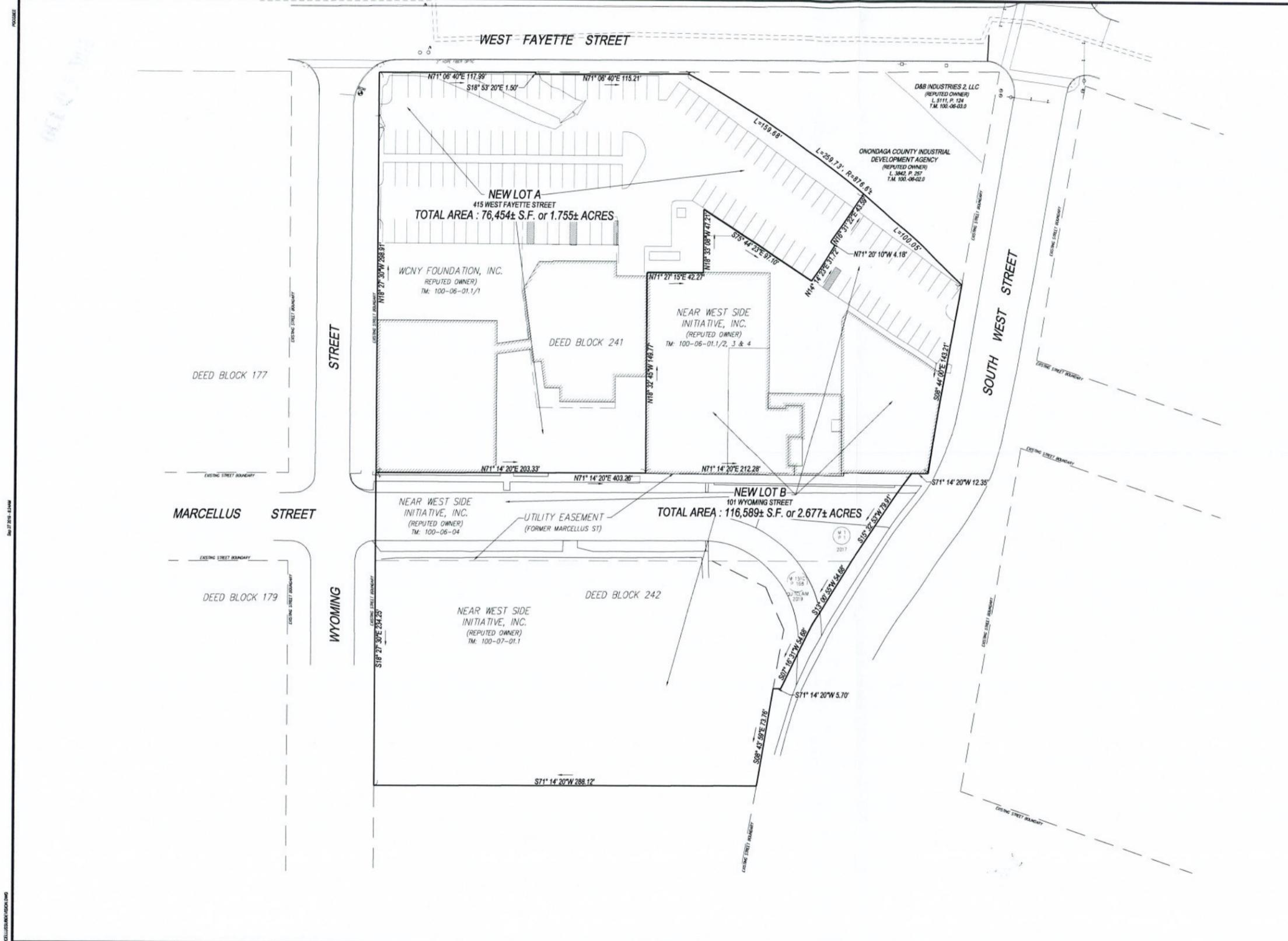
The above description is also referenced to the 2014 NYSDOT Baseline as shown in a 2014 Control Report titled PIN 380646 WEST STREET - BREAK IN ACCESS CITY OF SYRACUSE on file in the Office of the State Department of Transportation and described as follows: Beginning at CBP5 station 10+00.00; thence N 02 degrees 46 minutes 39 seconds W for a distance of 8+85.88 feet along the baseline to CBP10 station 18+85.88, as shown in (2014) Pin 380646 Control Report.

All bearings referred to True North at the 76 deg.-35' Meridian of West Longitude.

**TO HAVE AND TO HOLD** the premises herein granted unto the Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the Grantors have caused this instrument to be signed by their duly authorized representative and the seal of the New York State Department of Transportation to be hereunto affixed.

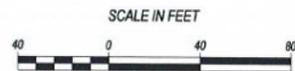
(SEAL)



- MAP REFERENCES:**
- MAP ENTITLED "ALTA/CSM LAND TITLE SURVEY THE S.A.L.T. CENTER CONDOMINIUM UNIT 1 - 415 WEST FAYETTE STREET UNIT 2 - 154 MARCELLUS STREET UNIT 3 - 110 MARCELLUS STREET UNIT 4 - 112 MARCELLUS STREET" BY JOHN M. ADAMS FOR BRYANT ASSOCIATES P.C. DATED JANUARY 2018
  - SURVEY MAP ENTITLED "WEST FAYETTE STREET RAILROAD BRIDGE AT WEST STREET ARTERIAL" IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK, DATED NOVEMBER 18, 2004 BY THE CITY OF SYRACUSE DEPARTMENT OF ENGINEERING
  - SURVEY MAP ENTITLED "MAP OF BLOCKS AND LOTS IN THE 5TH WARD, CITY OF SYRACUSE" DATED MARCH 30, 1855 BY JOHN T. CLARK (DAVID VAUGHAN, DRAFTSMAN) AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP #80
  - SURVEY MAP ENTITLED "CASE SUPPLY SURVEY, NEAR WEST SIDE INITIATIVE, INC. PROPERTY SURVEY" DATED SEPTEMBER 11, 2008 BY SPECTRA ENGINEERING ARCHITECTURE AND SURVEYING P.C.
  - WEST STREET-HERALD PLACE ARTERIAL NYS DOT ACQUISITION MAP NO. 80 PARCEL NOS. 82 & 83 DATED SEPTEMBER 7, 1960
  - WEST STREET-HERALD PLACE ARTERIAL NYS DOT ACQUISITION MAP NO. 82 PARCEL NO. 85 DATED SEPTEMBER 7, 1960
  - WEST STREET-HERALD PLACE ARTERIAL NYS DOT CONVEYANCE MAP NO. 1-C PARCEL NO. 154 DATED OCTOBER 16TH, 1968
  - WEST STREET-HERALD PLACE ARTERIAL NYS DOT CONVEYANCE MAP NO. 151-C PARCEL NO. 168 DATED JANUARY 10, 2019
  - CITY BLOCK PLATE NOS. 70, 75, 77
  - ORDINANCE BY THE CITY OF SYRACUSE AUTHORIZING ABANDONMENT OF THE 100 BLOCK OF MARCELLUS STREET TO THE NEAR WEST SIDE INITIATIVE, INC. ADOPTED BY THE COMMON COUNCIL ON MAY 8, 2017, SIGNED BY THE MAYOR ON MAY 15, 2017.
  - MAP ENTITLED "RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 11, 12, 13, 14 AND PART OF LOTS 7, 8, 9, 10, 15, 16, 17, & 18 DEED BLOCK 242 INTO NEW LOT 1A (NEAR WEST SIDE INITIATIVE, INC.) AND NEW LOT 2A (HILLSIDE CHILDREN'S CENTER) CITY OF SYRACUSE, COUNTY OF ONONDAGA STATE OF NEW YORK KNOWN AS 207 AND 215 WYOMING STREET" AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON MARCH 3, 2009

**DEED NOTES:**

- TM: 100-05-04, LIBER 2018 PAGE 9317



<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>CK</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV.	DATE	DESCRIPTION	BY	CK					
REV.	DATE	DESCRIPTION	BY	CK							
<p>NEW YORK STATE EDUCATION LAW SECTION 7009 STATES THAT IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS ISSUED AS A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.</p> <p>IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ENGINEER OR LAND SURVEYOR SHALL APPEAR BEFORE SEAL AND HIS/HER SIGNATURE AND A SPECIAL DESCRIPTION OF THE ALTERATION.</p>											
<p>PROJECT MANAGER: JOHN M. ADAMS, L.S. NY LICENSE NO. 050090</p>	<p>CITY BLOCKS: 241 &amp; 242</p> <p>ISSUE DATE: 9/27/2019</p>										
<p>WE HEREBY CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT PREPARED BY US ON SEPTEMBER 11, 2018. THIS MAP CONFORMS TO THE STANDARDS STATED IN THE NY STATE CODE OF PRACTICE FOR LAND SURVEYING AND TO THE STANDARDS OF THE NATIONAL BOARD OF SURVEYING AND MAPPING. THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR.</p>											
<p><b>BRYANT ASSOCIATES, P.C.</b> CONSTRUCTION INDUSTRIES</p> <p>108 W. JEFFERSON ST. SUITE 400 SYRACUSE, NEW YORK 13202</p>											
<p><b>RESUBDIVISION MAP OF A PORTION OF CITY BLOCKS 241 &amp; 242</b></p> <p>NEW LOT A - TM: 100-06-01.1/1</p> <p>NEW LOT B - TM: 100-06-01.1/2, 3 &amp; 4</p> <p>TM: 100-07-01.1</p> <p>M151C P168 QUITCLAIM 2019</p>											
<p>ONONDAGA COUNTY DEPARTMENT OF HEALTH:</p> <p>SYRACUSE CITY PLANNING COMMISSION:</p> <p>SYRACUSE CITY ENGINEER:</p> <p>SYRACUSE CITY ASSESSOR:</p>											
<p>NEW YORK</p> <p>CITY OF SYRACUSE</p> <p>ONONDAGA COUNTY</p>											
<p>V-101</p> <p>SHEET 1 OF 1</p>											