

City Hall Commons \* Room 101 \* 201 East Washington Street \* Syracuse, NY 13202-1426 \* 315-448-8640

**For office use only:** District:  District  Resubdivision Filing Date: 11/18/19  Lot Alteration Case #: R-19-76

**SUBJECT PROPERTY ADDRESS(ES):**

957 Emerson Ave Rear, Syracuse NY 13204  
1202 Willis Ave, Syracuse NY 13204

**TAX MAP NUMBERS: (of each property involved)**

Section: 113 Block: 04 Lot: 22.0 Section:  Block:  Lot:   
Section: 113 Block: 04 Lot: 18.0 Section:  Block:  Lot:

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

NAME: Gary Prochna  
MAILING ADDRESS: 968 Bacon Hill Road, Skaneateles NY  
ZIP: 13152 DAYTIME PHONE: 315-427-4550  
HOME PHONE:  E-MAIL: gprochna@aol.com

**REPRESENTATIVE:** Attorney or Other contact:

(Complete only if a representative is involved with this application)

NAME: Terri Lockett, Greater Syracuse Land Bank  
MAILING ADDRESS: 431 East Fayette Street, Syracuse NY  
ZIP: 13202 TELEPHONE: 315-422-2301 E-MAIL: tlockett@syracuselandsbank.org

**CURRENT LAND USES ON ALL INVOLVED PROPERTIES:**

1202 Willis Ave - Vacant commercial - soon to open grocery store  
957 Emerson Ave Rear - Two-Family Residential

**CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:**

1202 Willis Ave - 1 story masonry commercial structure  
957 Emerson Ave Rear - 2 story frame house with 2,240 sf of living space

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

The rear stairs for 957 Emerson Ave rear encroach on to 1202 Willis Ave. We request a lot line adjustment to correct the problem

**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.

Gary Prochna \_\_\_\_\_ 10/4/19 \_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE** **DATE**

*Gary Prochna*  
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**

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**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

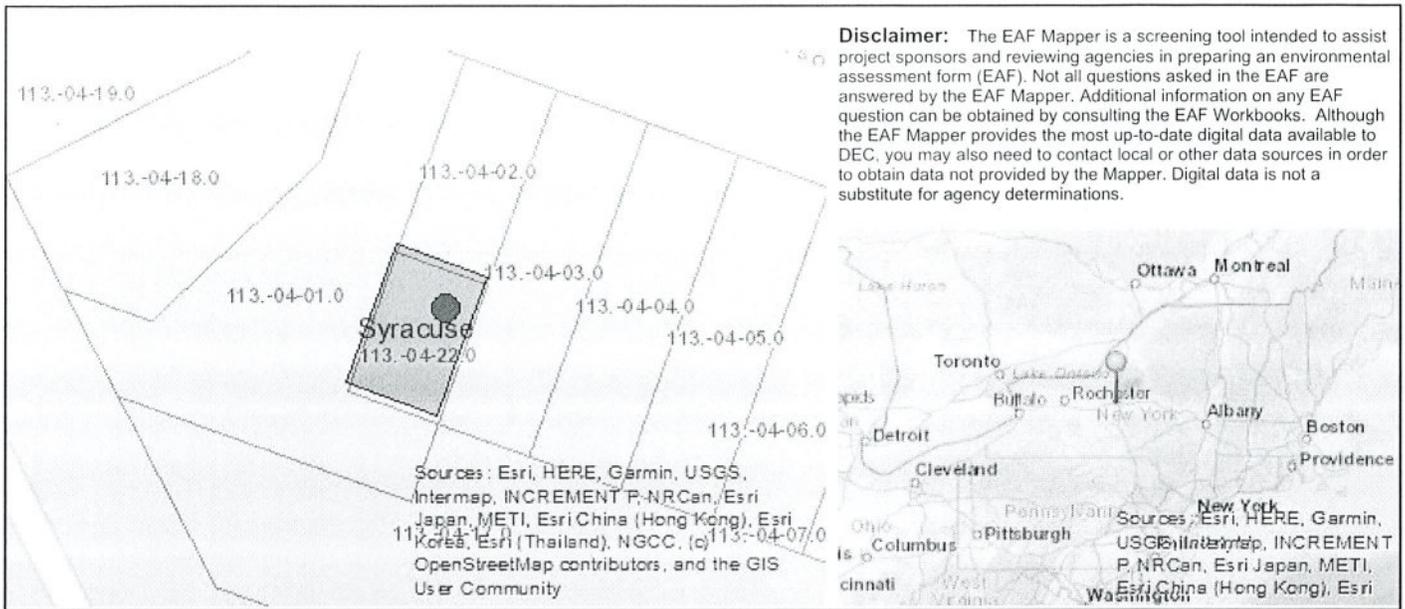
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Lot line adjustment between a vacant commercial property and a vacant two-family home			
Project Location (describe, and attach a location map): 957 Emerson Ave Rear and 1202 Willis Ave			
Brief Description of Proposed Action: The back stairs for 957 Emerson Ave Rear encroach on the adjacent commercial property at 1202 Willis Ave. To correct the problem, the owner of 1202 has agreed to sell a 10' x 35.16' strip to the owner of 957 Emerson Ave Rear.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301	
Address: 431 East Fayette Street, Suite 375		E-Mail: tluckett@syracuselandsbank.org	
City/PO: Syracuse		State: NY	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? _____ 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? _____ acres			NO <input checked="" type="checkbox"/>
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			

5. Is the proposed action.	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	NO	YES	
	<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: _____	NO	YES	
	<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?	NO	YES	
	<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: N/A resubdivision only _____	NO	YES	
	<input 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: _____	NO	YES	
	<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: _____	NO	YES	
	<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?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Lake Sturgeon, Bald Eagle
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

I, Basma Musharbash am the owner of 1202 Willis Ave. I consent to the conveyance of a 10' x 35.16' strip of 1202 Willis Ave to 957 Emerson Ave Rear.



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Basma Musharbash



October 16, 2019

Office of Zoning Administration  
City Hall Commons, Room 211  
201 E. Washington Street  
Syracuse, NY 13202  
Attn: Jeff Harrop

Re: Resubdivision of 11' of 1202 Willis Ave with 957 Emerson Ave

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 11' of 1202 Willis Ave with 957 Emerson Ave. The Land Bank recently sold 957 Emerson Ave to Gary Prochna and has agreed to assist him with this resubdivision application.

To support the application, please find the attached information:

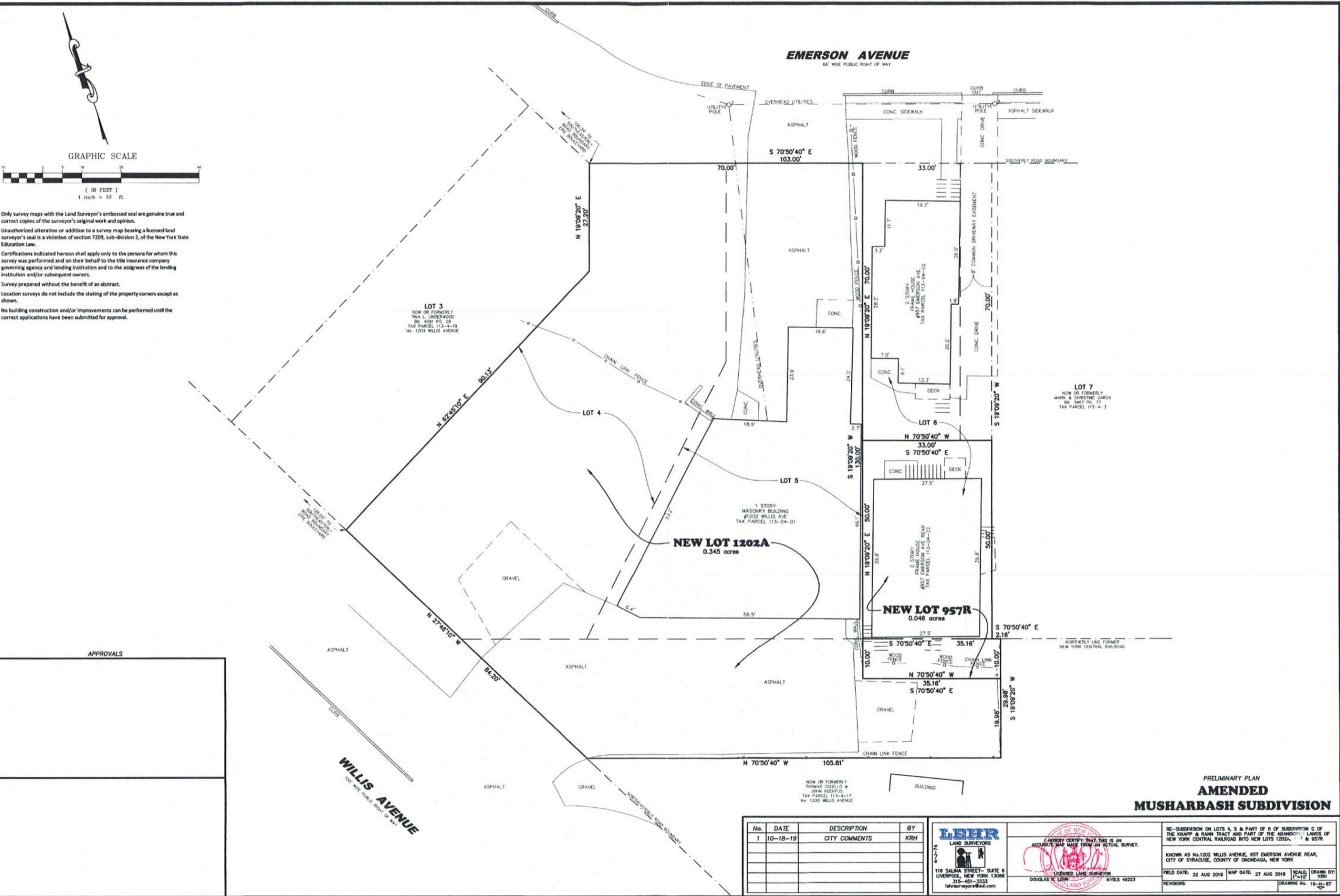
- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 copies)

The back stairs for 957 Emerson Ave Rear encroach on the adjacent commercial property at 1202 Willis Ave. To correct the problem, the owner of 1202 has agreed to sell a 10' x 35.16' strip to Mr. Prochna.

Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,

Terri Lockett  
Data and Program Manager/Neighborhood Planner



Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

No building construction and/or improvements can be performed until the correct applications have been submitted for approval.

**LOT 3**  
 NOW OR FORMERLY  
 TRIA L. UNDERWOOD  
 BK. 4091 PG. 29  
 TAX PARCEL 113-4-19  
 No. 1204 WILLIS AVENUE

**LOT 7**  
 NOW OR FORMERLY  
 MARK & CHRISTINE YARGA  
 BK. 3457 PG. 77  
 TAX PARCEL 113-4-3

**LOT 5**  
 1 STORY  
 MASONRY BUILDING  
 #1202 WILLIS AVE  
 TAX PARCEL 113-04-01

**NEW LOT 957R**  
 0.046 acres

**NEW LOT 1202A**  
 0.345 acres

APPROVALS

PRELIMINARY PLAN  
**AMENDED**  
**MUSHARBASH SUBDIVISION**

No.	DATE	DESCRIPTION	BY
1	10-18-19	CITY COMMENTS	KRH

**LEHR**  
 LAND SURVEYORS  
 116 SALINA STREET - SUITE 6  
 LIVERPOOL, NEW YORK 13088  
 315-451-3333  
 lehrsurvey@aol.com

STATE OF NEW YORK  
 I HEREBY CERTIFY THAT THIS IS AN  
 ACCURATE MAP MADE FROM AN ACTUAL SURVEY.  
 DOUGLAS E. LEHR  
 LICENSED LAND SURVEYOR  
 NYSLS 49223

RE-SUBDIVISION ON LOTS 4, 5 & PART OF 8 OF SUBDIVISION C OF THE KNAPP & RAIN TRACT AND PART OF THE ABANDONED LANDS OF NEW YORK CENTRAL RAILROAD INTO NEW LOTS 1202A, 1 & 957R

KNOWN AS No.1202 WILLIS AVENUE, 957 EMERSON AVENUE REAR, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 22 AUG 2019    MAP DATE: 27 AUG 2019    SCALE: 1"=10'    DRAWN BY: KRM

REVISIONS:    DRAWING No. 19-11-87