

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

For office use only: District: RBT Filing Date: 10/21/19 Case #: R-19-77
 Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

752 Onondaga Street West, Syracuse NY 13204
738-44 Onondaga St W, Syracuse NY 13204 and 764 Onondaga Street West Syracuse NY 13204

TAX MAP NUMBERS: (of each property involved)

Section: 093 Block: 01 Lot: 22.0 Section: 093 Block: 01 Lot: 24.3
Section: 093 Block: 01 Lot: 21.0 Section: Block: Lot:

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

NAME: Greater Syracuse Property Development Corporation
MAILING ADDRESS: 431 East Fayette Street, Suite 375, Syracuse NY
ZIP: 13202 DAYTIME PHONE: 315-422-2301 x 18
HOME PHONE: E-MAIL: tluckett@syracuselandsbank.org

REPRESENTATIVE: Attorney or Other contact:

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

NAME:
MAILING ADDRESS:
ZIP: TELEPHONE: E-MAIL:

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

738-44 West Onondaga St - Residential Apartment
764 West Onondaga - Single-Family - Residential 752 West Onondaga Street - Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

764 West Onondaga St - 2 1/2 story frame house
744 West Onondaga Two Story Frame Building; 758 West Onondaga Two Story Frame Building

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

To split the vacant lot at 752 West Onondaga Street between the two adjacent parcels

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.**

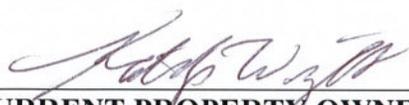
DECLARATION

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.



CURRENT PROPERTY OWNER SIGNATURE 10/18/19
DATE
Katelyn Wright, 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

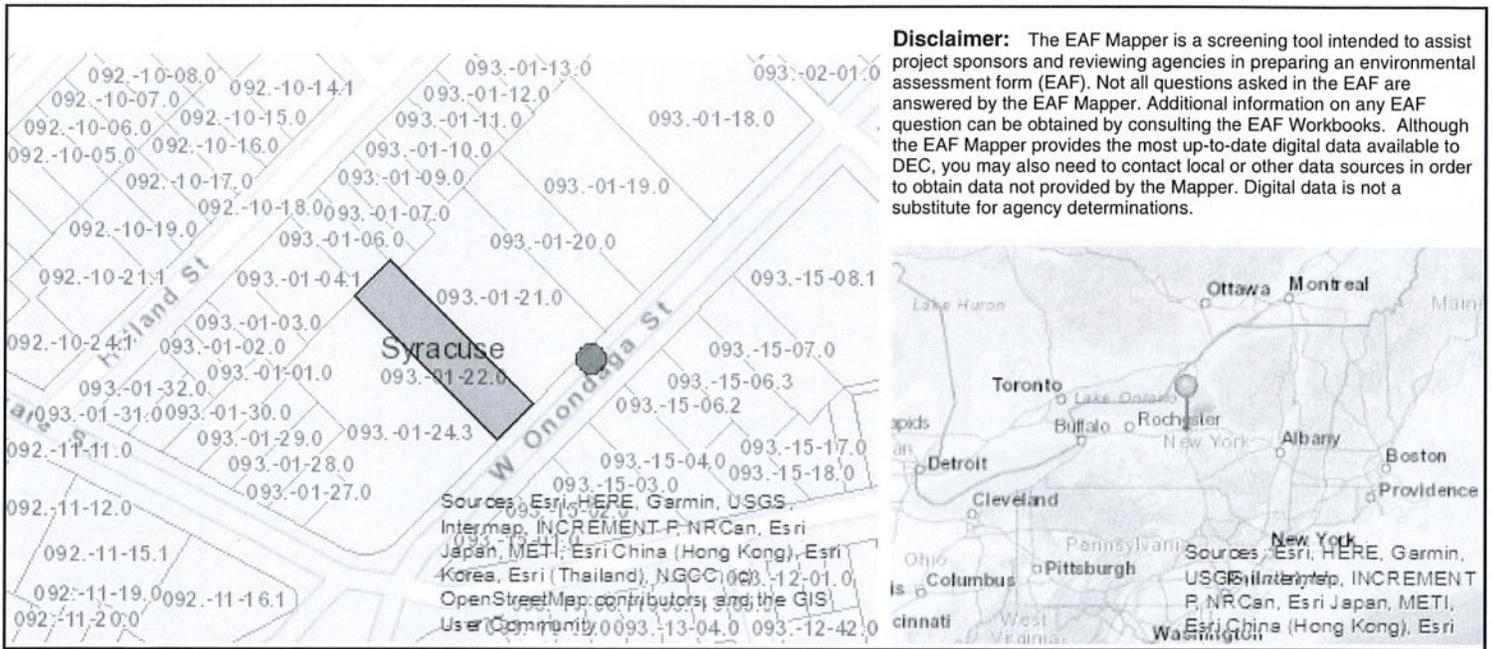
Instructions for Completing

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.

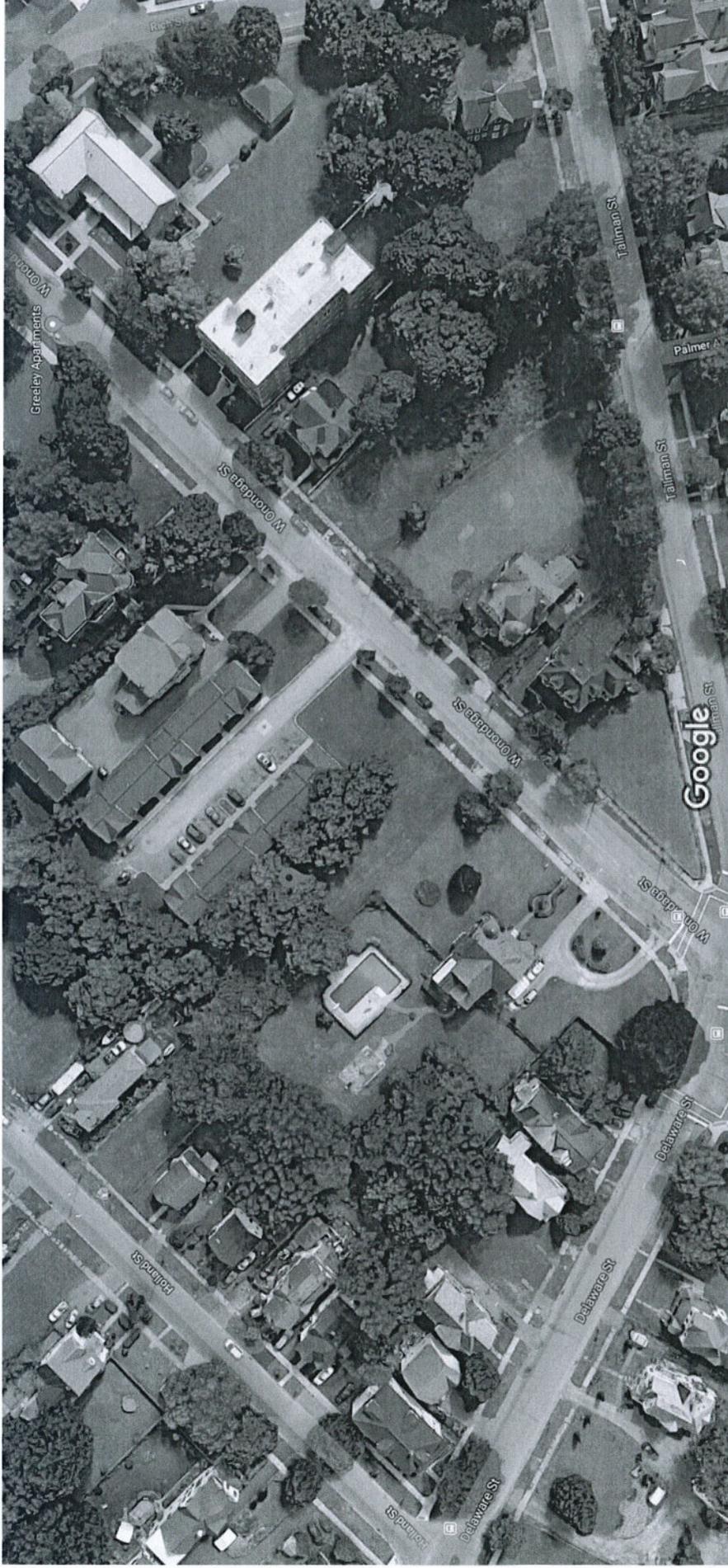
Part 1 – Project and Sponsor Information			
Name of Action or Project: Resubdivision of a vacant parcel with the two adjacent parcels.			
Project Location (describe, and attach a location map): 764 West Onondaga St (single Family); 752 West Onondaga St (Vacant Lot); 738-44 West Onondaga Street (Apartments) in Syracuse NY			
Brief Description of Proposed Action: The Land Bank intends to split a vacant lot equally between an occupied single-family parcel to the west and an occupied apartment complex to the east. The owner occupant at 764 West Onondaga St wants to expand her yard and install a garden. The apartment complex at 738-44 West Onondaga St plans a possible expansion of its parking area for tenants of the complex. This fulfills part of the mission of the Land Bank by putting the property back into productive use. In addition, the property will return to the tax roles, increase surrounding property values and improve the entire neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 ext 18 E-Mail: tluckett@syracuselandbank.org	
Address: 431 East Fayette Street, Suite 375			
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 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?		2.21 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.21 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			

	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 type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<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 type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input 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: Resubdivision only N/A _____ _____	<input type="checkbox"/>	<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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<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 type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input 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]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Google Maps 43°02'10.6"N 76°09'50.8"W



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, New York GIS, Map data ©2019 50 ft

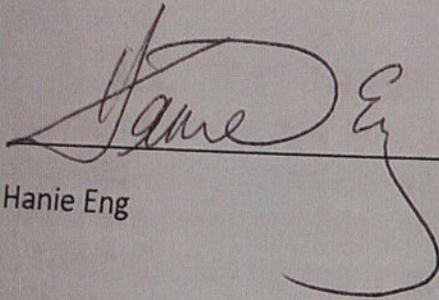
I, Douglas Richer am the President of Christopher Community, Inc. which owns 738-44 West Onondaga Street. I consent to the resubdivision of half of 752 W Onondaga Street with our property.

Christopher Community, Inc

Douglas In Reicher

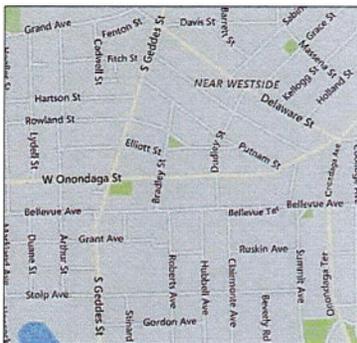
Douglas Reicher
President

I, Hanie Eng am the owner of 764 West Onondaga Street. I consent to the resubdivision of Onondaga Street with my property.

 9/18/2019

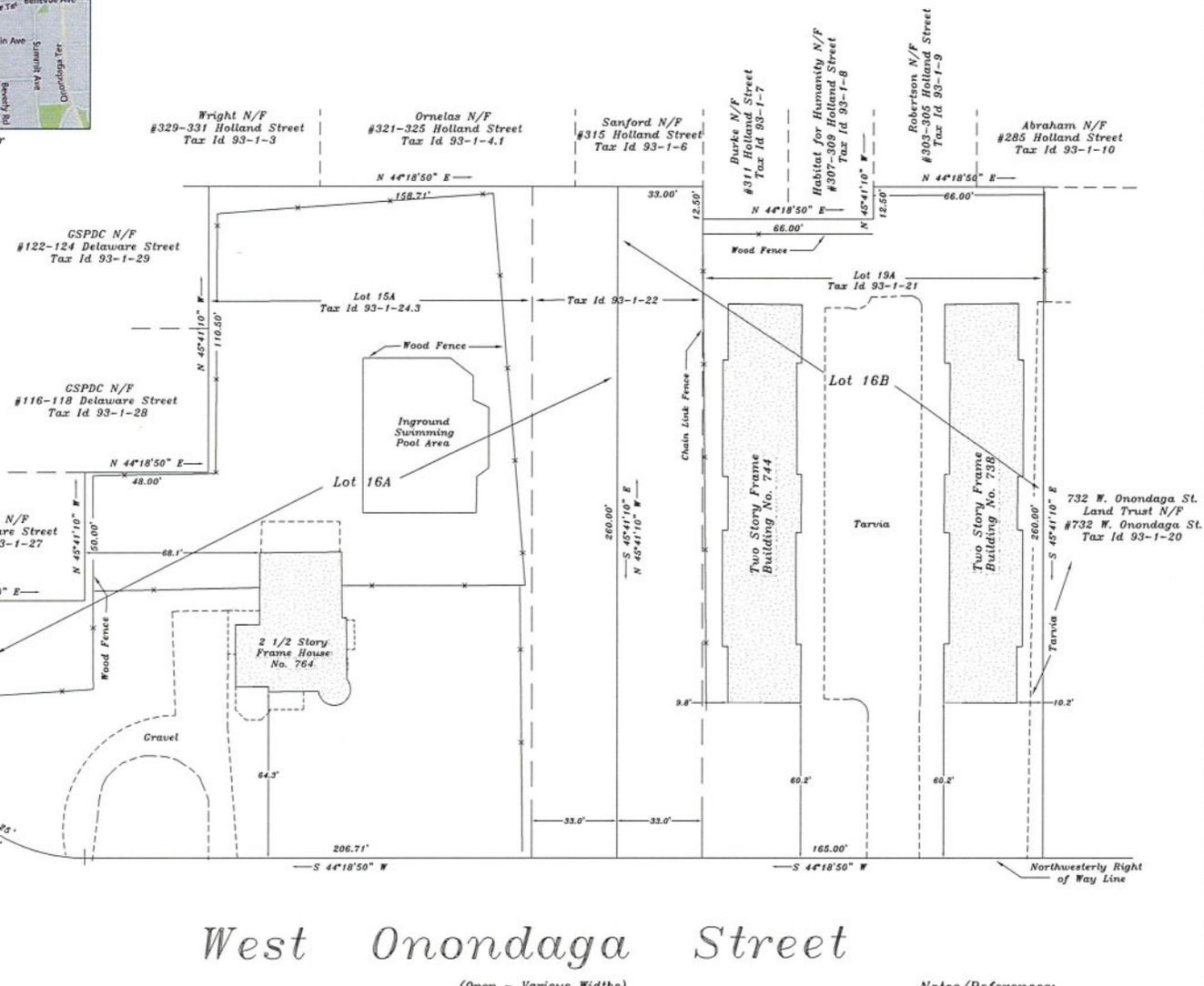
Hanie Eng

OCT 18 2019



Site Vicinity Locator
(not to scale)

Delaware Street
(Open - 76' wide)



West Onondaga Street

(Open - Various Widths)

Approvals

- 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 16 A Area = 54349.1 Sq. Ft.
 - *New Lot 16 B Area = 42075.0 Sq. Ft.
 - *Parcel(s) Owner : Greater Syracuse Property Development Corporation - Tax Id 93-1-22; Eng - Tax Id 93-1-24.3; Christopher Community Inc., Tax Id 93-1-21.

<p>Abstract: Not Provided</p> <p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 440-5096</p>		<p style="text-align: center;">*Proposed Only*</p> <p>Proposed Resubdivision on Lot 15A of Map# 9962 and Lot 19A of Map# 7193, Block 331. To be New Lots 16A and 16B.</p> <p>Known as No. 764 and 738-744 West Onondaga Street, City of Syracuse, County of Onondaga, State of New York.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		
<p>M.J. McCully</p>	<p>NYSLLS 50696</p>	<p>Drawn by: MJM Scale: 1" = 40'</p> <p>Date(s): 08-27-19</p>
<p>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.</p>		

Site Plan



Site Vicinity Locator
(not to scale)

Wright N/F #329-331 Holland Street Tax Id 93-1-3
 Ornelas N/F #321-325 Holland Street Tax Id 93-1-4.1
 Sanford N/F #315 Holland Street Tax Id 93-1-6
 Burke N/F #311 Holland Street Tax Id 93-1-7
 Habitat for Humanity N/F #307-309 Holland Street Tax Id 93-1-8
 Robertson N/F #303-305 Holland Street Tax Id 93-1-9
 Abraham N/F #285 Holland Street Tax Id 93-1-10

GSPDC N/F #122-124 Delaware Street Tax Id 93-1-29

GSPDC N/F #116-118 Delaware Street Tax Id 93-1-28

GSPDC N/F #112 Delaware Street Tax Id 93-1-27

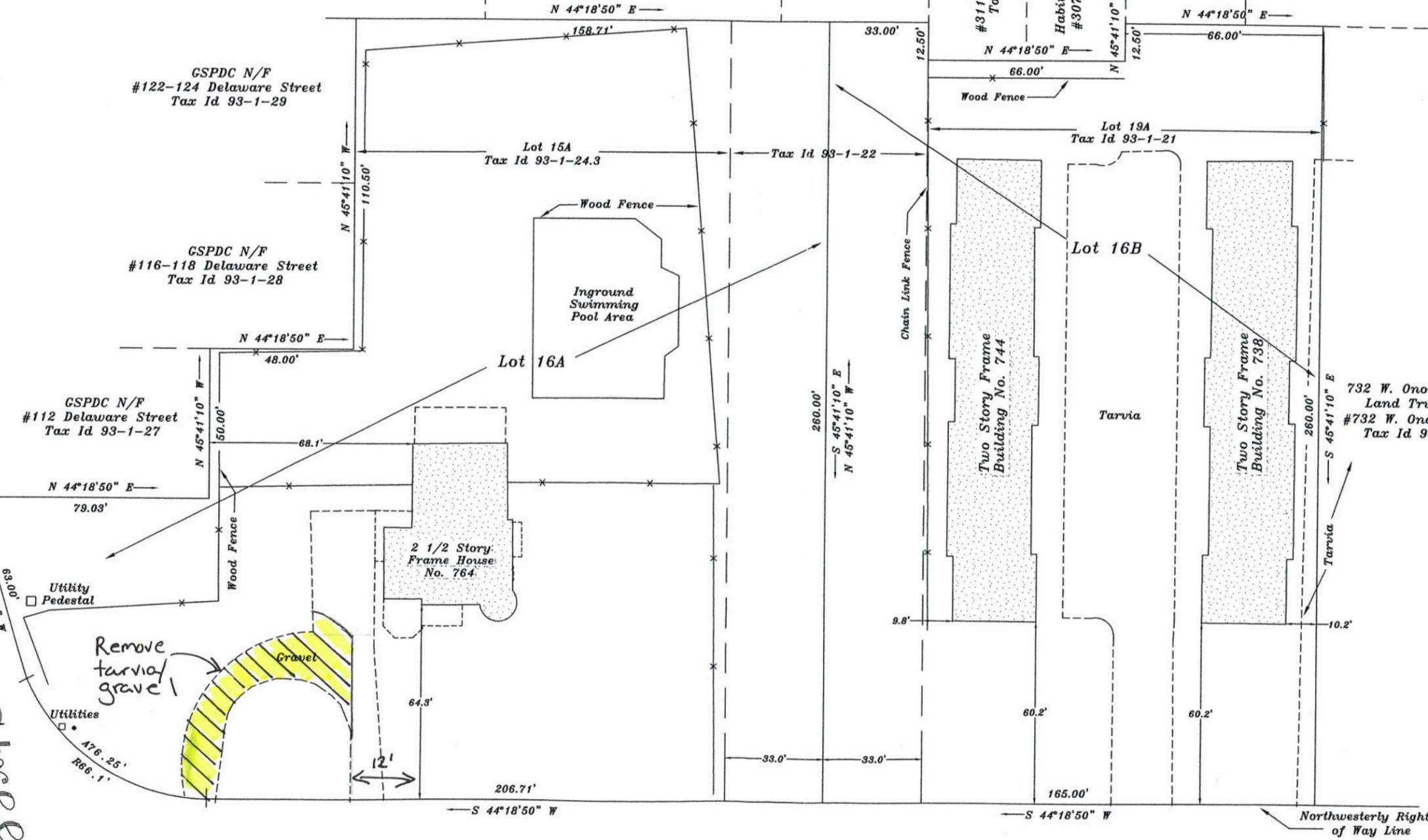
2 1/2 Story Frame House No. 764

Two Story Frame Building No. 744

Two Story Frame Building No. 738

732 W. Onondaga St. Land Trust N/F #732 W. Onondaga St. Tax Id 93-1-20

Delaware Street
(Open - 76' Wide)



West Onondaga Street