

For office use only: District: RAA Filing Date: 11/27/19 Case #: R-19-85
 Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

318 Webster Avenue, Syracuse, NY 13205

322 Webster Avenue, Syracuse, NY 13205

TAX MAP NUMBERS: (of each property involved)

Section: 077 Block: 19 Lot: 09.2 Section: Block: Lot:

Section: 077 Block: 19 Lot: 10.0 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:

318 Webster Avenue - Residential Vacant Property

322 Webster Avenue - Single Family Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

318 Webster Avenue, - is a 1 family, 2 story residential structure with 1,632 sq ft. of living space

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

Applicant would like to expand the driveway to 12' and add more green space to accomodate her grandchildren.

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 10/21/19
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Katelyn E. 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) _____

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: _____ Filing Date: _____ Case #: _____
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322 Webster Avenue, Syracuse, NY 13205

TAX MAP NUMBERS: (of each property involved)

Section: 077 Block: 19 Lot: 09.2 Section: _____ Block: _____ Lot: _____
Section: 077 Block: 19 Lot: 10.0 Section: _____ Block: _____ Lot: _____

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

NAME: Mr. & Mrs. Nathaniel and Renita Scott
MAILING ADDRESS: 318 Webster Avenue, Syracuse NY
ZIP: 13205 DAYTIME PHONE: 315-289-2158
HOME PHONE: _____ E-MAIL: R.0823@hotmail.com

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

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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.

Nathaniel Scott, Renita Scott 10-24-19
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Renita and Nathaniel Scott 318 Webster Avenue, Syracuse, NY 13205

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.

Nathaniel Scott - Owner
Renita Scott - Owner

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Short Environmental Assessment Form

Part 1 - Project Information

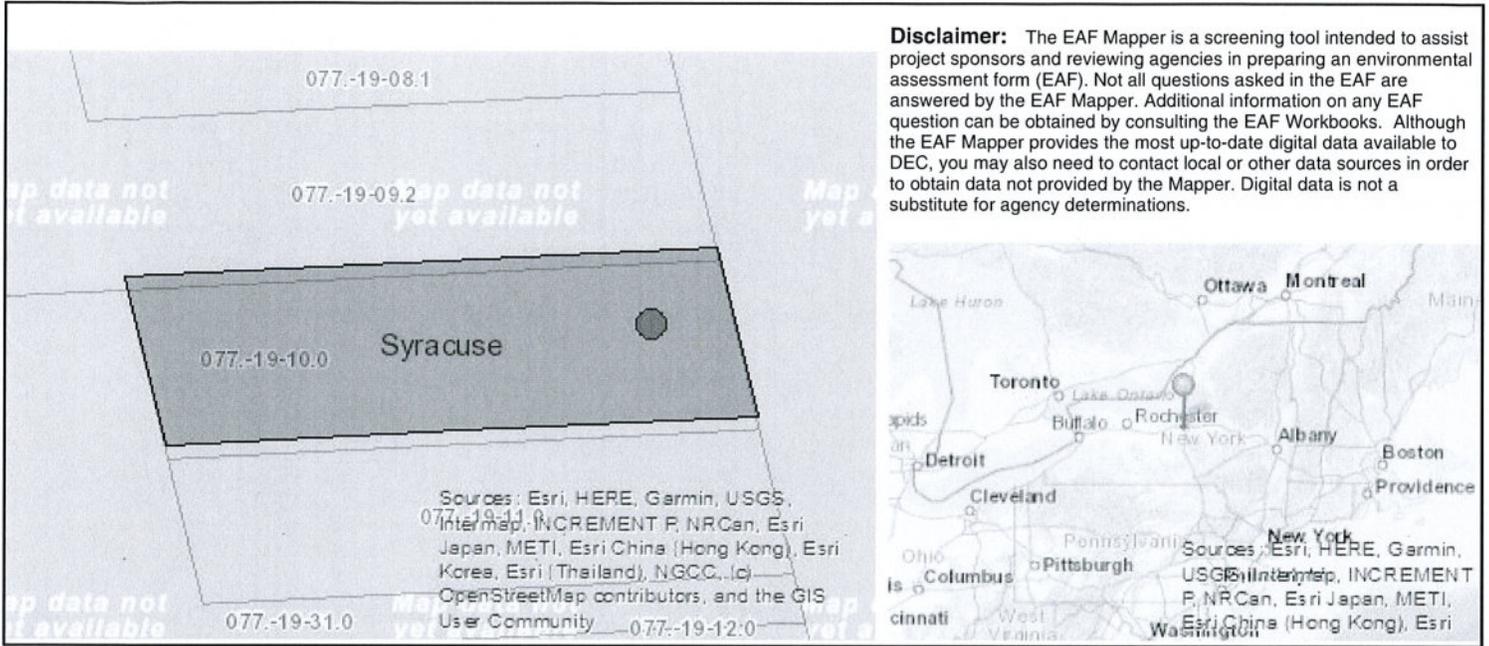
Instructions for Completing

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 (322 Webster) with the adjacent Single Family Residential (318 Webster)			
Project Location (describe, and attach a location map): 318 and 322 Webster Avenue, Syracuse, New York 13205			
Brief Description of Proposed Action: Applicant intends to resubdivide the vacant parcel at 322 Webster Avenue with their single family residence at 318 Webster Avenue. The applicant would like to expand their driveway to 12' and add more green space to accommodate their grandchildren. Based on the Land Bank's disposition policies, this will help fulfill its mission, generate taxes, increase the property value 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 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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.23333 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?		0.23333 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			

5. Is the proposed action,	NO	YES	N/A
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: <u>Resubdivision Only - N/A</u> _____	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"/>	
	<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]	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]	No



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

November 26, 2019

Syracuse Planning Commission
Department of Zoning
201 E. Washington Street, Rm. 512
Syracuse, NY 13202

Re: 318 & 322 Webster Avenue Resubdivision Justification

Dear Jeff,

Attached is an application for a Resubdivision to combine two properties situated at 318 Webster Avenue and 322 Webster Avenue, zoned Residential, Class A1, into one new Lot pursuant to the City of Syracuse Subdivision Regulations, as amended.

Mr. & Mrs. Renita and Nathaniel Scott are the owner-occupant of the single-family home at 318 Webster Avenue. They would like to merge the 38.5' x 132' non-buildable vacant lot at 322 Webster Avenue with their property. This will create a parcel that appears to have a large lot behind it, however this area is thickly wooded and unusable. The Scott's currently share a driveway with the vacant property at 322 Webster Avenue. A site plan is included which shows how the driveway will be modified to bring it into compliance with the Zoning Ordinance.

There is very little privately financed infill construction happening in the City. Most new construction is subsidized and completed by affordable housing developers like Home HeadQuarters and Housing Visions. These groups have expressed to us that it is virtually impossible for them to construct new housing that meets modern demands, including off-street parking on lots with less than 40' of frontage. 322 Webster, having only 38.5' of frontage is not a desirable location for new construction.

The resubdivision will allow the Scott's additional green space to accommodate their 21 grandchildren and will provide space for legal offstreet parking for their vehicles. It will return the property to the tax roles and increase the value of 318 Webster Avenue. It will increase surrounding property values and improve the entire neighborhood. This helps fulfill part of the mission of the Land bank by putting the property back into productive use. We believe this is the best available option and in the best interest of this community and City of Syracuse.

Warm regards,

Tysha Martin
Program Director

Enclosure

NOV 27 2019

Google Maps 322 Webster Ave



Map data ©2019, Map data ©2019 20 ft



322 Webster Ave

Syracuse, NY 13205



Directions



Save



Nearby



Send to your phone

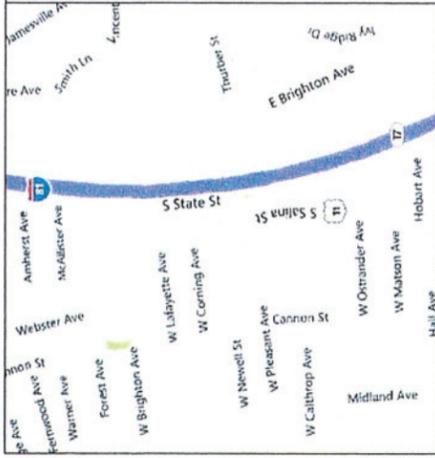


Share

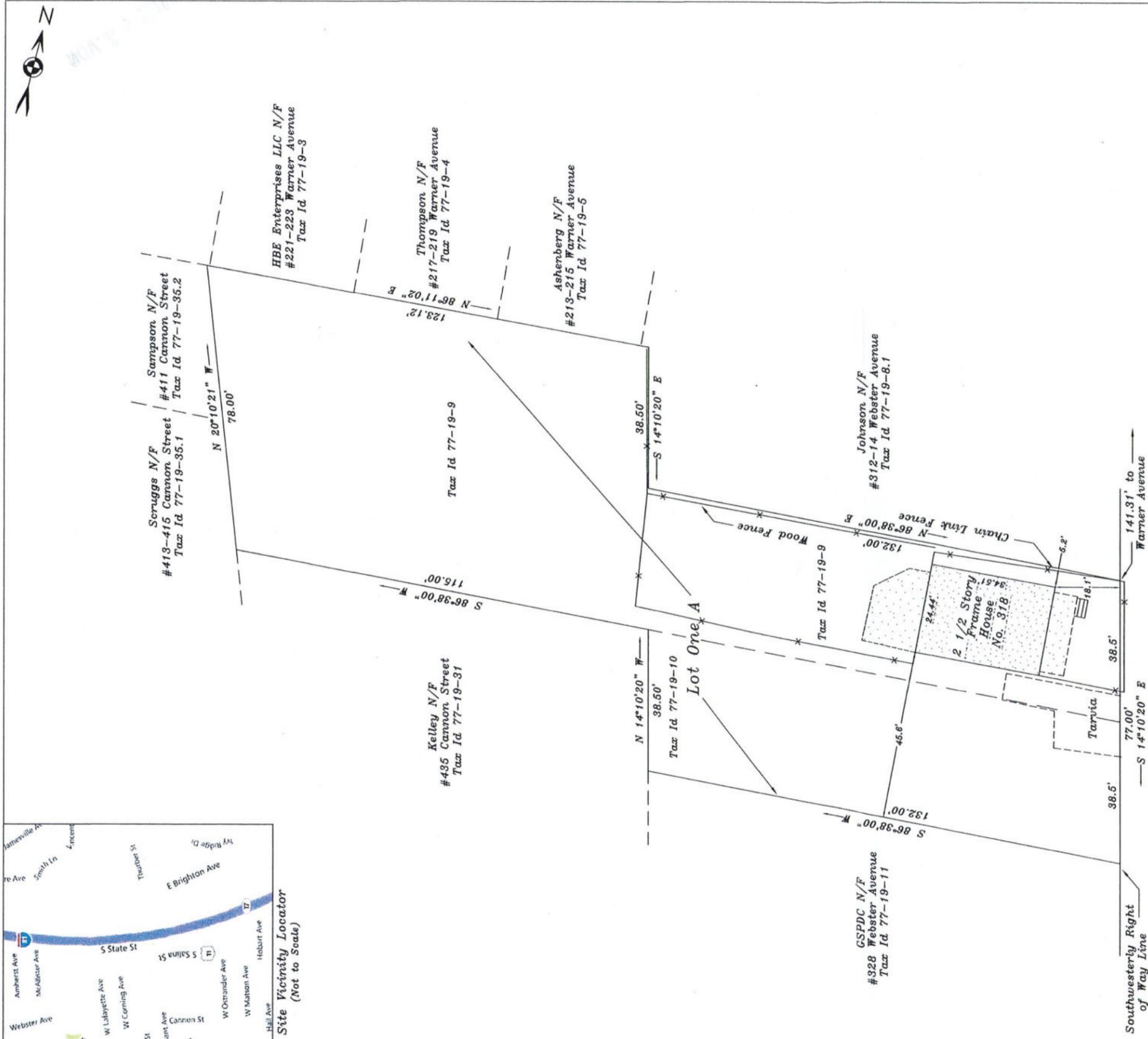
Photos



PHOTO BY VOW



Site Vicinity Locator
(Not to Scale)



Webster Avenue

(Open - 49.5' Wide)

Approvals

Notes/References:
 *Survey prepared without the benefit of an up-to-date abstract of title.
 *Adjoiner information obtained using ImageDate Online.
 *Buildings/Structures shown for informational purposes only.
 *Subject parcel(s) has access to public utilities.
 *New Lot One A Area = 18940.1 Sq. Ft.
 *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Nathaniel & Renita Scott.
 Proposed Only

Michael J. McCully
 Land Surveying PLLC
 5875 Fieldstone Drive
 Cazenovia New York 13035
 Phone : (315) 440-5096



Proposed Resubdivision on Lot Two, Lot One and Part of Lot Five, of the Bemman Tract. To be New Lot One A.
 Known as No. 318 Webster Avenue, City of Syracuse, County of Onondaga, State of New York.

M.J. McCully
 NYSLS 50696

I hereby certify that this map was made from an actual survey and same is correct.

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 embossed seal of the land surveyor's linked 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.

Drawn by: MJM Scale: 1" = 30'
 Date(s): 11-12-19

