

**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: RAA Filing Date: 12/10/19 Case #: R-20-01  
 Resubdivision  Lot Alteration

**SUBJECT PROPERTY ADDRESS(ES):**

117 Mcallister Street, Syracuse NY 13205

119 Mcallister Street, Syracuse NY 13205

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

Section: 077. Block: 11 Lot: 13.0 Section:      Block:      Lot:     

Section: 077. Block: 11 Lot: 12.0 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:**

117 Mcallister Street- Residential Vacant Lot

119 Mcallister Street - Two Family Residential

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

119 Mcallister Street- Two story, Two Family Residential with 2,359 sq. ft. of living area

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

Property owner would like to intall fencing, utilize greenspace with landscaping and possibly add a shed.

**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.

\_\_\_\_\_  
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) 10/1/19  
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**

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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) \_\_\_\_\_

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Resubdivision

Lot Alteration

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Section: Block: Lot:

Section: 077. Block: 11 Lot: 12.0

Section: Block: Lot:

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

NAME: Mr. & Mrs. Michael & Josephine Atkins

MAILING ADDRESS: 119 McAllister Avenue

ZIP: 13205

DAYTIME PHONE: 315-530-2062

HOME PHONE:

E-MAIL: atkinsmja@gmail.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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YES

NO

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**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.

*Michael Atkins*  
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) \_\_\_\_\_ Date 10-30-2019  
*Josephine Atkins* \_\_\_\_\_ 11-1-2019  
Mr. & Mrs. Michael and Josephine Atkins 119 McAllister Ave, 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.

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# Short Environmental Assessment Form

## Part 1 - Project Information

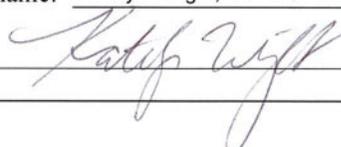
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Resubdivision of a Vacant lot and a Two Family Residential Property			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: The applicants intends to resubdivide the vacant parcel at 117 McAlliser Avenue with their property at 119 McAllister Avenue. The applicants would like to utilize the lot for additional greenspace, improved landscaping and a shed. They are interested in putting up a fence as well. This fulfills part of the mission of the Landbank by putting the property back into productive use. The property will return to the tax rates, increase 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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.327908 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?		0.327908 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: Resubdivision Only - N/A _____	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

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? Northern Long-eared Bat	NO	YES
	<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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Katelyn Wright, GSPDC</u> Date: <u>10/1/19</u> Signature: <u></u> Title: <u>Executive Director</u>		





NEHDA  
101 Gertrude Street  
Syracuse, NY 13203  
[www.nehda.org](http://www.nehda.org)  
315-425-1032

December 9, 2019

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

Re: 117 and 119 McAllister Avenue Resubdivision  
**REVISION and RESUBMISSION**

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 117 and 119 McAllister Avenue in the City of Syracuse. *Please note that this resubmission includes 7 revised maps with notation that reflects that the driveway will also be removed.*

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (*Revised - 7 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 117 and 119 McAllister Avenue.

117 McAllister Avenue was acquired by the Land Bank in September of 2015 and will soon be demolished. The lot is buildable and measures 50' x 146.5'. There are two additional vacant Land Bank owned lots on the other No potential purchasers have come forward in that time with a proposal for new construction. Rather than leave the property vacant, the Land Bank would like to sell the lot to the owners of 119 McAllister Avenue. The resubdivision will provide more defensible space and increase the homeowner's 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



NEHDA  
101 Gertrude Street  
Syracuse, NY 13203  
[www.nehda.org](http://www.nehda.org)  
315-425-1032

## MEMORANDUM

**To:** Syracuse Zoning Administration, City Hall Commons, Room 101, Syracuse, New York 13203

**From:** NEHDA

**Re:** Contact Information for Resubdivision/Lot Alteration:  
Vacant Lot 117 McAllister Avenue

**Date:** November 13, 2019

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Attached are the addresses and contact information for the Seller and Purchaser of the residential vacant lot; 117 McAllister Avenue:

**Owner/Seller:**

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

**Purchaser:**

Mr. & Mrs. Michael and Josephine Atkins  
119 McAllister Avenue  
Syracuse, New York 13205  
[atkinsmja@gmail.com](mailto:atkinsmja@gmail.com)  
(315) 530-2062

Google Maps

117 McAllister Ave

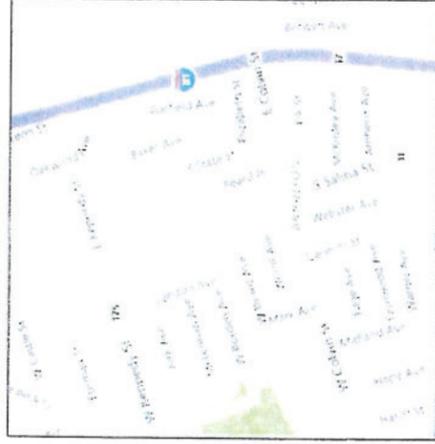


Map data ©2019 , Map data ©2019 20 ft



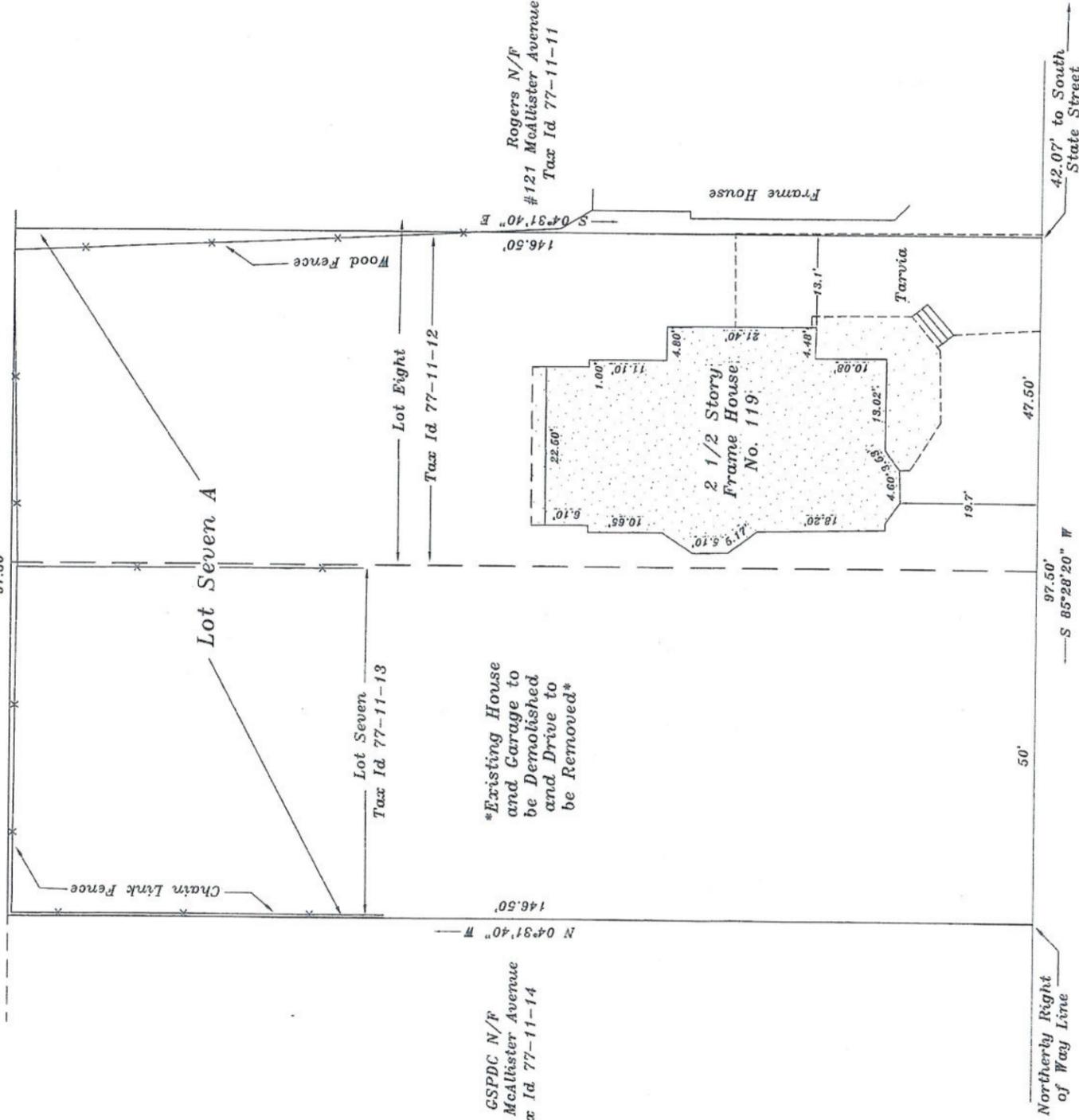
117 McAllister Ave

Syracuse, NY 13205



Site Vicinity Locator  
(not to scale)

Nivar N/F  
#2310 South State Street  
Tax Id 77-11-10  
N 85°28'20" E  
97.50'



GSPDC N/F  
#115 McAllister Avenue  
Tax Id 77-11-14

\*Existing House  
and Garage to  
be Demolished  
and Drive to  
be Removed\*

Rogers N/F  
#121 McAllister Avenue  
Tax Id 77-11-11

Northerly Right  
of Way Line

# McAllister Avenue

(Open - 60' Wide)

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 Seven A Area = 14288.7 Sq.Ft.
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation and Michael & Josephine Atkins.

\*Proposed Only\*

Abstract: Not Provided

**Michael J. McCully**  
Land Surveying PLLC  
5876 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.



Proposed Resubdivision on Lot Seven and Part of Lot Eight of the McAllister Tract, Amended. To be New Lot Seven A.

Known as No. 119 McAllister Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20'

Date(s): 09-22-19

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.