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: RB1 Filing Date: 12/19/19 Case #: R-20-03

☐ Resubdivision ☑ Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

1809 Lodi St Street, Syracuse, NY 13203

1811 Lodi St Syracuse, NY 13203

TAX MAP NUMBERS: (of each property involved)

Section: 008 Block: 04 Lot: 05.0 **Section:** Block: Lot:

Section: 008 Block: 04 Lot: 04.0 **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: Terri Luckett

MAILING ADDRESS: 431 East Fayette St

ZIP: 13202 TELEPHONE: 315-422-2301 x18 E-MAIL tluckett@syracuselandbank.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

1809 Lodi Street - is a two family residential

1811 Lodi Street Street - is a vacant parcel

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

1809 Lodi Street - is a two family frame house with with 1,736 sq ft of living area

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

Strategy for this property is to sell it to an investor who will renovate the property and bring it back to productive use. This resubdivision will provide additional yard space and off-street parking for the tenants of 1809 Lodi St and increase the value of the property.

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 12/18/19

Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) 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) _____

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 1809 and 1811 Lodi Street

Project Location (describe, and attach a location map):

1809 and 1811 Lodi Street in Syracuse NY. Cross streets are Catawba and Mary Streets

Brief Description of Proposed Action:

Applicant intends to re-subdivide a vacant parcel with a vacant two-family dwelling to attract an investor to purchase and renovate the property. The new lot will measure 55' x 121'.

The mission of the Syracuse Land Bank is to put vacant property back into productive use.

Name of Applicant or Sponsor:	Telephone: 315-422-2301 ext 18
Greater Syracuse Propety Development Cp	E-Mail: tluckett@syracuselandbank.org

Address:

431 East Fayette Street

City/PO:	State:	Zip Code:
Syracuse	NY	13202

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? .12 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? .12 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ 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?	☐	✓	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
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?	☐	✓
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: Renovation of 1809 Lodi Street will be in accordance with City of Syracuse building codes.	☐	✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	✓
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?	✓	☐
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
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: _____	☐	☐
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: _____	☑	☐
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: _____	☑	☐
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: _____	☐	☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Katelyn Wright Date: 12/18/19

Signature: Katelyn Wright Title: Executive Director

PRINT FORM

GREATER SYRACUSE
LAND BANK

December 16, 2019

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

Re: 1809 and 1811 Lodi Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 1809 and 1811 Lodi Street in the City's Northside neighborhood.

The following attachments are enclosed:

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

I have also attached a copy of the 'Land Bank's Policy on Sales of Nonbuildable and Buildable Lots Requiring Resubdivision.' This resubdivision provides the new (potential) owner of the property with additional greenspace and space to install a driveway to provide offstreet parking for the occupants of the building. These attributes improve the likelihood that the property will be sold and renovated thus returning it to the tax roles.

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

Sincerely,

Terri Luckett
Data and Program Manager/Neighborhood Planner

431 E. Fayette Street, Suite 375; Syracuse NY 13202 / P: 315-422-2301 / E: info@syracuselandbank.org
www.syracuselandbank.org

GREATER SYRACUSE
LAND BANK

To: City of Syracuse Planning Commission Members

From: Katelyn Wright, Executive Director, Greater Syracuse Land Bank

cc: Heather Lamendola, Zoning Administrator

Mike LaFlair, Executive Director, NEHDA

Date: February 6, 2017

Re: Land Bank's Policy on Sales of Nonbuildable and Buildable Lots Requiring Resubdivision

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NOTE added 2/6/17: It has always been the Land Bank's policy to dispose of nonbuildable lots through sale to a neighbor for a "side lot," since these lots are not otherwise desirable for infill development (especially when considering the Land Bank's inventory of buildable lots available for infill), and to require resubdivision at the time of sale for reasons outlined later in this memo. The rest of this memo restates a letter sent in August 2016 explaining a shift in policy toward also selling many buildable lots for "side lots" since even our supply of buildable lots and properties that we are strategically land banking for new development exceeds near-term demand.

On July 11, 2016 I attended a public hearing for one of the lot mergers being supported by the Land Bank and explained that we planned to make a change in our policy regarding side-lot sales. When the Land Bank first got started we decided only to market nonbuildable vacant residential lots for side-lot sales, thinking that we should retain the buildable lots for future infill development. We noted that we might deviate from this if the neighboring property did not have a driveway, if the buildable lot was a single lot on a busy street where construction of a lone new single-family house wouldn't be likely, or if there were some other extenuating circumstances that warranted selling a buildable lot.

By August 22, 2016 we decided we needed to shift this policy and I sent this new policy to the Planning Commission in the form of a letter. In addition to the prior paragraph, the letter, dated August 22, 2016, continued:

As time has gone on, we amassed a large inventory of both buildable and nonbuildable vacant residential lots and have frequently been approached by neighbors wanting to buy the lot next door to provide more open space and more defensible space for their family or for their tenants to enjoy. Many have been confused by our distinction and annoyed that their neighbor could buy a 33' lot but they couldn't buy a 40' lot. After some discussion with the Land Bank Citizens Advisory Board we thought it was worth revisiting this policy. The Land Bank currently owns 135 buildable and 117 nonbuildable residential lots. We expect to acquire nearly 1,000 more vacant lots in the coming 2-3 years. These will provide plenty of opportunities for site-assembly to facilitate large infill projects and for us to flag and hold strategic sites for infill opportunities. However, we have many buildable lots that are not likely places for new construction in the medium-term (the next 20-30 years). We are committed to working with the City's Dept. of Neighborhood and Business Development to locate blocks where we should assemble land and blocks where we

should be land banking individual buildable lots, but it is not realistic to hold every buildable lot in the hopes that it will support infill development.

We plan to land bank many lots for strategic infill, but to start marketing other buildable lots as side-lots. In these cases, we want to require our buyers to merge those lots together with their adjacent property just as we have done with other side-lot sales to date. Our hope is that over time the real estate market in the City will shift and there will be increased demand for infill construction. When that time comes, the purchasers who bought side-lots from the Land Bank could have the opportunity to split those lots off again and sell them. In the interim the new owners will assume responsibility for these properties' maintenance and pay taxes on the land, helping the Land Bank and the City (our biggest funder) to avoid those expenses. It will also give these homeowners more control over their immediate surroundings and more defensible space, the ability to install off-street parking if they have none, give them more recreation space, enhance the value of their property, and enable them to more easily obtain permits for fencing or other improvements. This will also help to stabilize and enhance the property values in the neighborhood.

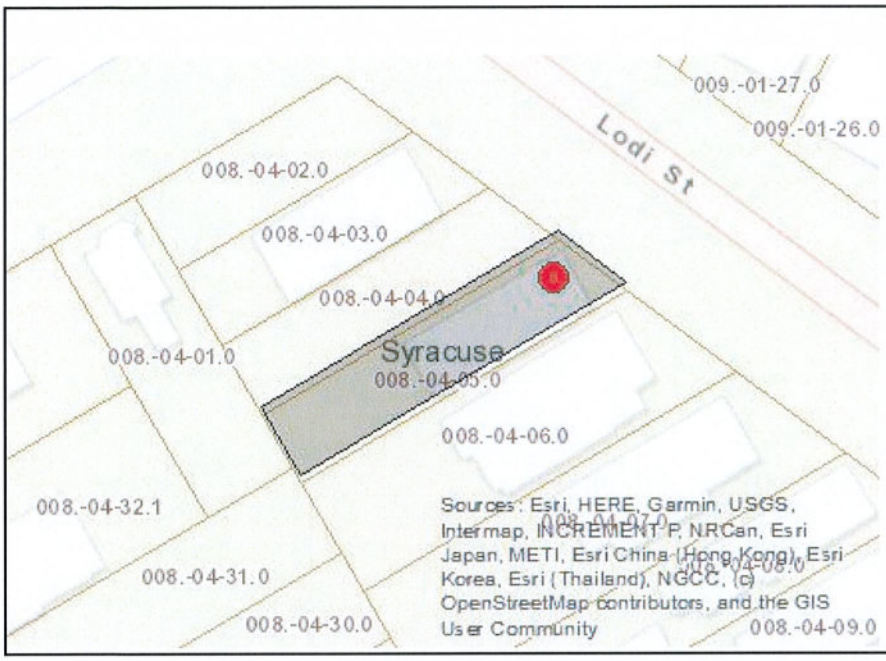
These parcels are already vacant and not likely to be built upon any time soon. These blocks illustrate a history of disinvestment and demolitions that have plagued many of our neighborhoods for decades. The gaps in the streetscape are already there. Legally combining the lots raises serious concerns about de-densifying City neighborhoods, but unfortunately these blocks have already been de-densified. The Land Bank works to mitigate these trends by proactively taking title to abandoned properties, engaging in preventive maintenance, and attracting private investment to renovate the remaining buildings. We have sold over 320 properties so far and are leveraging over $14 million in private renovation investment. Many existing structures can be sold for renovation in the short-term. Since infill development isn't likely in the short-term, the vacant lots require interim stewardship and we believe that in many instances the neighbors are best suited to perform that task. They can care for these lots better than the Land Bank can on our routine schedule, since they are there every day. Allowing our buyers to erase a lot line and merge the two properties will also help them to more easily obtain any necessary permits and will result in them receiving one tax-bill for the combined property; making them less likely to let the lot go delinquent and end up back in foreclosure. We do not believe that resubdivision exacerbates the existing challenge of de- densification, the visual reminders of which will remain whether or not the lots are merged.

The letter then summarized the particular circumstances surrounding two properties that were on your agenda that night. In the future, each resubdivision application will be accompanied by this memo and a letter from NEHDA or the Land Bank providing additional context for the specific properties on your agenda. The letter continued:

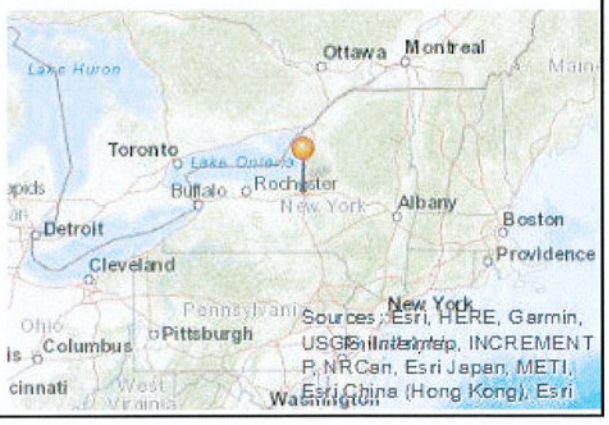
We hope that the Planning Commission will support this policy shift. Our requirement of buyers to resubdivide upon purchasing a side-lot involves significant up-front expense to obtain a resubdivision map from a licensed surveyor and we do not want to encourage our buyers to obtain these maps if the resubdivisions are not likely to be approved. Please feel free to contact me directly if you have questions about this policy or any other Land Bank operations. My direct line is 422-2302.

EAF Mapper Summary Report

Friday, December 13, 2019 10:20 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



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 1809 Lodi St

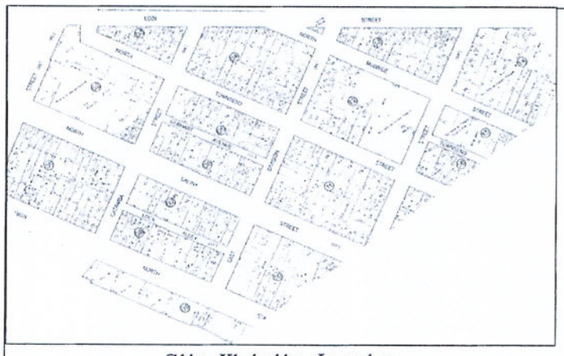
Map data ©2019 , Map data ©2019 20 ft

1809 Lodi St

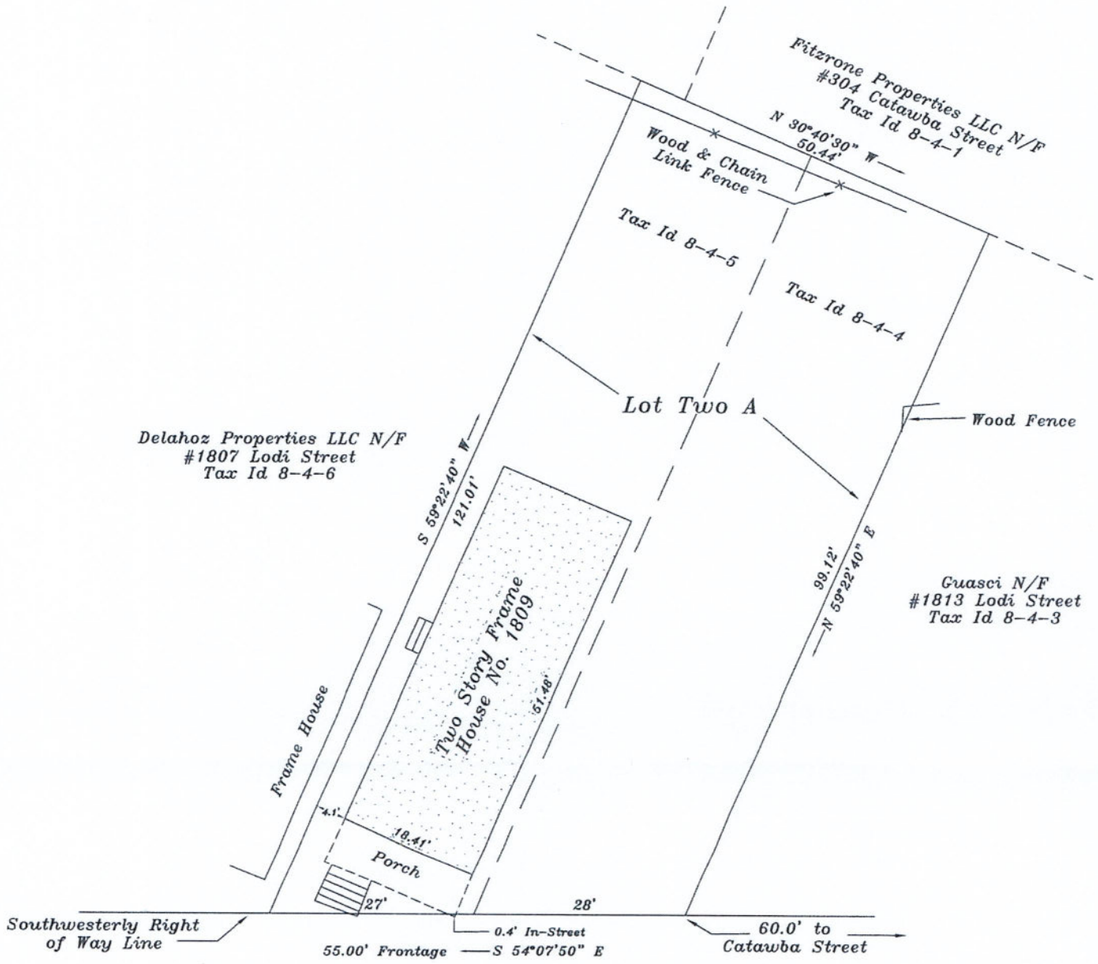
Syracuse, NY 13208

Directions Save Nearby Send to your phone Share

Photos



Site Vicinity Locator
(not to scale)



Lodi Street

(Open - 66' 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 Two A Area = 5551.2 Sq. Feet.
*Parcel(s) Owner : Greater Syracuse Property Development Corporation.

Proposed Only

Michael J. McCully
Land Surveying PLLC
5875 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.

M.J. McCully NYSLLS 50696

STATE OF NEW YORK
Michael J McCully
050696
LICENSED LAND SURVEYOR

Proposed Resubdivision on Part of Subdivision Two, Block 132 - Syracuse. To be New Lot Two A.

Known as No. 1809 Lodi Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 20'

Date(s): 12-10-19

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.