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: RB Filing Date: 1/17/20 Case #: R-20-09

☐ Resubdivision ☐ Lot Alteration

SUBJECT PROPERTY ADDRESS(ES): 1615 S Salina St

1617-19 South Salina Street, Syracuse NY 13205; 1631 South Salina Street, Syracuse NY 13205

1621-23 South Salina Street, Syracuse NY 13205; 1641 South Salina Street, Syracuse NY 13205

TAX MAP NUMBERS: (of each property involved)

Section: 084.- Block: 03 Lot: 41 **Section:** 084 Block: 03 Lot: 39

Section: 084 Block: 03 Lot: 40 **Section:** 084 Block: 03 Lot: 38

084 03 37

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

NAME: See attached

MAILING ADDRESS:

ZIP: 13202 DAYTIME PHONE:

HOME PHONE: E-MAIL:

REPRESENTATIVE: Attorney or Other contact: Greater Syracuse Property Development Cp

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

NAME: Terri Luckett

MAILING ADDRESS: 431 East Fayette Street

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

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

1615 South Salina Street - single-family residential

1617-19; 1621-23; 1631; 1641 South Salina Street - all residential vacant lots (zone RB)

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

1615 South Salina Street - 2 1/2 story, Single- Family Residential with 2,310 sq. ft. of living area

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

Property on South Salina Street is being assembled to market as a new residential infill development site.

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) — Date: 11/9/2020

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

****

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) _____

I, Rey Ortiz Jr. am the Executive Director of Syracuse Model Neighborhood Cp. which owns 1615 and 1617-19 South Salina Street. I consent to the resubdivision proposed in the map drawn by Michael J. McCully dated 1/7/2020.

Syracuse Model Neighborhood Corporation

Rey Ortiz Jr.

Property Ownership Information

Address	Owner	SBL
1615 South Salina Street	Syr Model Nbhrd Corp	084.-03-41.0
1617-19 South Salina Street	Syr Model Nbhrd Corp	084.-03-40.0
1621-23 South Salina Street	Greater Syracuse Property Development Cp	084.-03-39.0
1631 South Salina Street	Greater Syracuse Property Development Cp	084.-03-38.0
1641 South Salina Street	Greater Syracuse Property Development Cp	084.-03-37.0

Greater Syracuse Property Development Corporation
431 E. Fayette Street, Ste. 375, Syracuse NY
Syracuse, NY 13202
Katelyn Wright, Executive Director
Phone: 315-422-2302
Email: kwright@syracuselandbank.org

Syracuse Model Neighborhood Corporation
1721 South Salina St
Syracuse NY 13205
Rey Ortiz, Jr.
Phone315-475-8437 ext 102
Email: rortiz@syracusemnc.org

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 creating a larger occupied parcel and combining four vacant parcels into one large infill development site

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

South Salina Street in Syracuse between East Kennedy Street and Kirk Ave

Brief Description of Proposed Action:

The applicants intend to combine three vacant parcels and a portion of a third vacant lot to create a large construction site for potential new residential infill. A portion of 1617-19 South Salina Street will be merged with the single-family home at 1615 South Salina Street to provide offstreet parking for the occupants.

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

Address:

431 East Fayette Street, Suite 375

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? 1.27 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? 1.27 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?	☐	☑

	NO	YES
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
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
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
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☐

	NO	YES
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?	☐	☑
South Salina Street Historic District 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
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
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		
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

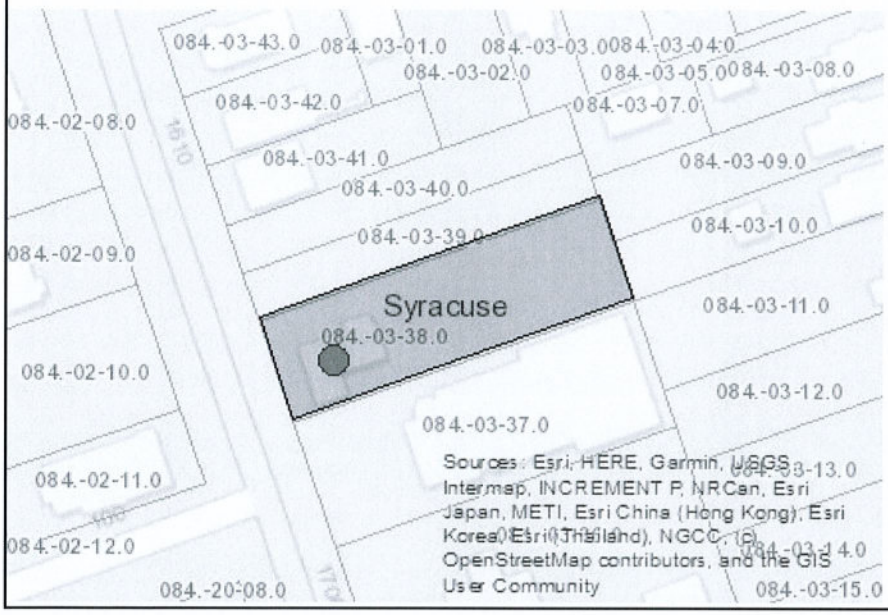
Applicant/sponsor/name: Katelyn Wright Date: 1/9/2020

Signature: Katelyn Wright Title: Executive Director

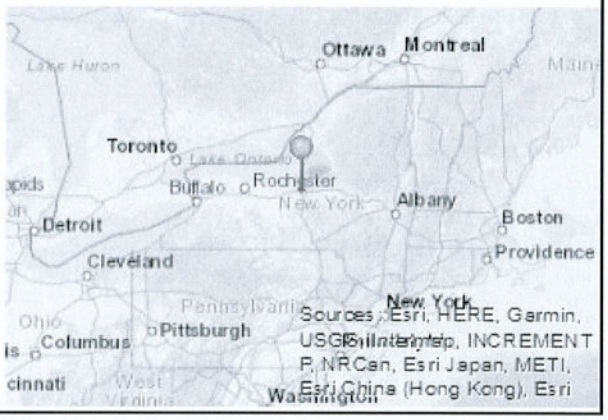
PRINT FORM

EAF Mapper Summary Report

Tuesday, January 07, 2020 10:30 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]	No

GREATER SYRACUSE
LAND BANK

January 9, 2020

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

Re: Resubdivision of 1615; 1617-19; 1621-23; 1631; 1641 South Salina Street

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 1615, 1617-19, 1621-23, 1631, and 1641 South Salina Street.

To support our application, please find the attached information:

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

Our intent is to bundle these parcels into one larger site and put this site out to bid soliciting proposals from private developers. Any development proposal we select would be selected contingent upon that developer obtaining all necessary approvals prior to us conveying title to them. We anticipate that by the time that any viable privately financed infill is proposed, ReZone Syracuse will be in place and the district will be MX-1, Urban Neighborhood. MX-1 provides for a "pedestrian-friendly, transit-supportive mix of low- to medium-density residential and small-scale, low impact nonresidential uses." Multi-family dwellings would be allowed with a special use permit. Inasmuch as these properties lie in the South Salina Street historic district, all future development will be subject to project site review and approval by the Landmark Preservation Board.

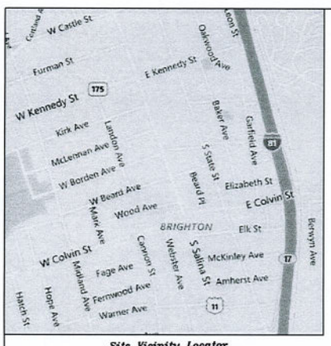
We expect the content of the development to be reviewed at a future date, after the developer is selected but before the Land Bank conveys title to them. We are proceeding with resubdivision at this time since we wish to purchase most of 1617-19 from Syracuse Model Neighborhood Corporation, leaving them the portion of that lot which is currently used as parking for 1615 S. Salina, and in order for us to purchase a portion of 1617-19, a resubdivision application is required.

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

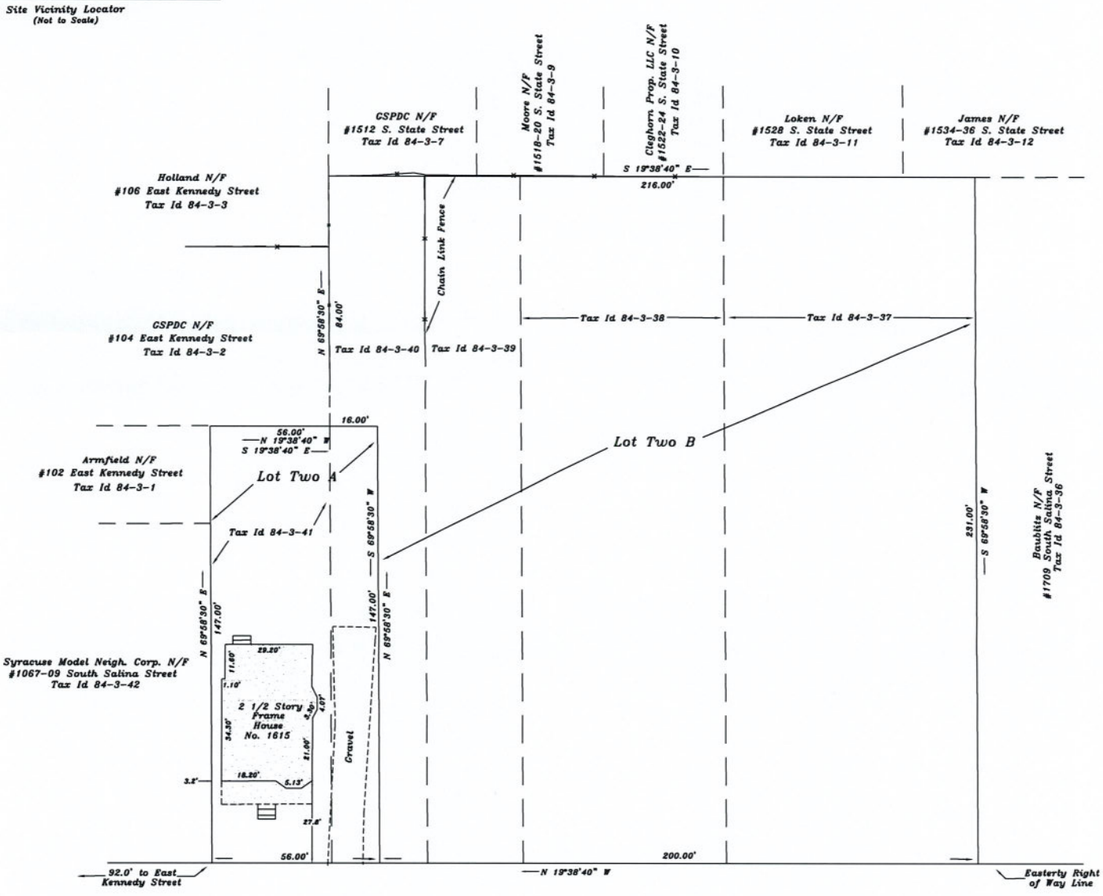
Sincerely,

Katelyn Wright
Executive Director

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



Site Vicinity Locator
(Not to Scale)



South Salina 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 = 8231.8 Sq. Ft.
*New Lot Two B Area = 47543.0 Sq. Ft.
*Parcel(s) Owner : Greater Syracuse Property Development Corporation and Syracuse Model Neighborhood Corp.

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 · 50696 · LICENSED LAND SURVEYOR

Proposed Resubdivision on Part of Block 1017 - Syracuse. To be New Lots Two A and Two B.

Known as No.'s 1615 and 1629 South Salina Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM | Scale: 1"= 30'

Date(s): 01-07-20

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 2020, Michael J. McCully Land Surveying, all rights reserved.