

**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: BA Filing Date: 2/12/20 Case #: R-20-13  
 Resubdivision  Lot Alteration

**SUBJECT PROPERTY ADDRESS(ES):**

718, 720, 722, 724, 726 East Washington St, Syracuse, NY

715, 717-21, 723 East Fayette St, Syracuse, NY

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

Section: 030 Block: 16 Lot: 04.0 ✓ Section: 030 Block: 16 Lot: 06.0 ✓  
Section: 030 Block: 16 Lot: 05.0 ✓ Section: 030 Block: 16 Lot: 07.0 ✓  
also: 030-16-08.0; 030-16-11.0, 030-16-12.0, 030-16-13.0 ✓

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

NAME: 715 EFSU LLC

MAILING ADDRESS: 1 Saddle Lane, Roslyn Heights, NY

ZIP: 11577

DAYTIME PHONE: 917-940-1077

HOME PHONE: \_\_\_\_\_

E-MAIL: bsivin@gmail.com

**REPRESENTATIVE:** Attorney or Other contact: Ashley McGraw Architects, DPC

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

NAME: Jason Evans

MAILING ADDRESS: 125 East Jefferson St, Syracuse, NY

ZIP: 13202

TELEPHONE: 315-425-1814

E-MAIL: evans@ashleymcgraw.com

**CURRENT LAND USES ON ALL INVOLVED PROPERTIES:**

All properties are vacant / gravel surface parking

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

724 E Washington: semi-permanent parking attendant booth

No other structures on any of the properties.

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

The intention is to resubdivide the noted properties which are currently disjointed, resulting in two contiguous properties (one contiguous property for each owner).

**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.

*B S*

*1/7/20*

\_\_\_\_\_  
**CURRENT PROPERTY OWNER SIGNATURE**

\_\_\_\_\_  
**DATE**

*BRIAN SIVIN, MEMBER*

\_\_\_\_\_  
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) \_\_\_\_\_

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For office use only: District: [ ] Filing Date: [ ] Case #: [ ]
[ ] Resubdivision [ ] Lot Alteration

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Section: 030 Block: 16 Lot: 05.0 Section: 030 Block: 16 Lot: 07.0

also: 030-16-08.0; 030-16-11.0, 030-16-12.0, 030-16-13.0

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

NAME: One Forman Park LLC

MAILING ADDRESS: 721 E Genesee St., Syracuse, NY

ZIP: 13210 DAYTIME PHONE: (315) 471-4013

HOME PHONE: (315) 569-3775 E-MAIL: sarah@sack.pro

REPRESENTATIVE: Attorney or Other contact: Ashley McGraw Architects, DPC

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

NAME: Jason Evans

MAILING ADDRESS: 125 East Jefferson St, Syracuse, NY

ZIP: 13202 TELEPHONE: 315-425-1814 E-MAIL: evans@ashleymcgraw.com

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

The intention is to resubdivide the noted properties which are currently disjointed, resulting in two contiguous properties (one contiguous property for each owner).

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

[ ] YES [x] 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.

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*Sarah Peckham Sack*

*January 13, 2020*

**CURRENT PROPERTY OWNER SIGNATURE**

**DATE**

Sarah Peckham Sack, One Forman Park LLC, Member

Please legibly **PRINT SIGNATURE NAME and TITLE**

**REQUIRED SUBMITTALS**

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- 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Resubdivision of a series of vacant parcels (some used as surface parking) along E Washington and E Fayette Streets			
Project Location (describe, and attach a location map): 718, 720, 722, 724, 726 E Washington Street, 715, 717-21, 723 E Fayette Street, Syracuse NY			
Brief Description of Proposed Action: The applicants intend to resubdivide their properties that are currently disjointed, resulting in two contiguous properties (one contiguous property for each owner).			
Name of Applicant or Sponsor: 715 EFSU LLC		Telephone: 917-940-1077 E-Mail: bsivin@gmail.com	
Address: 1 Saddle Lane			
City/PO: Roslyn Heights		State: NY	Zip Code: 11577
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? _____ 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? _____ 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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: Resubdivison - 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?  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"/>	
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"/>	

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

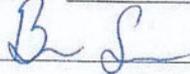
Shoreline    Forest    Agricultural/grasslands    Early mid-successional

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?	NO	YES
	<input checked="" type="checkbox"/>	<input 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

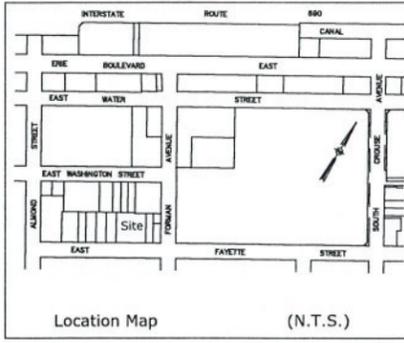
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Brian Sivin, 715 EFSU LLC Date: 1/7/20

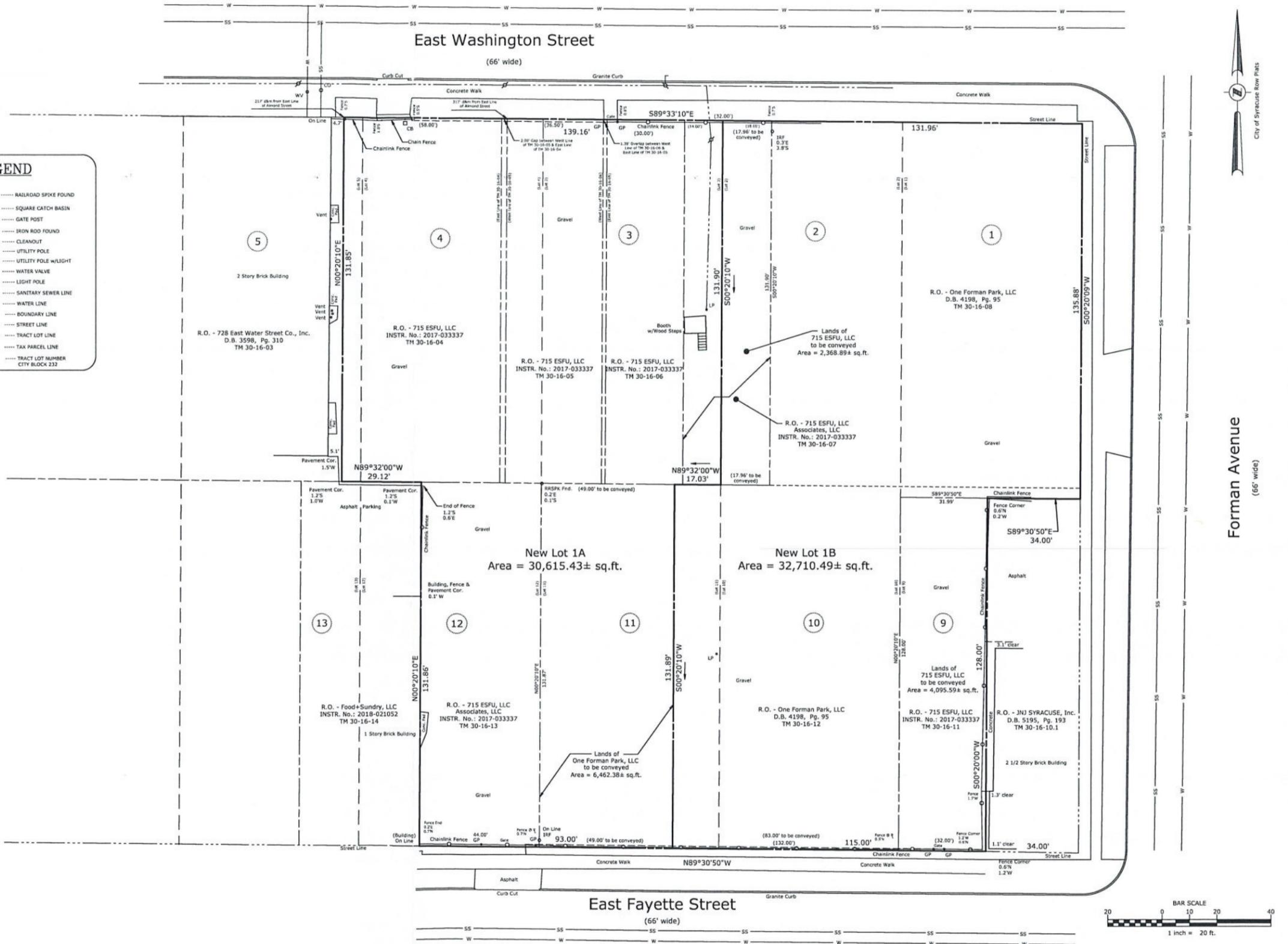
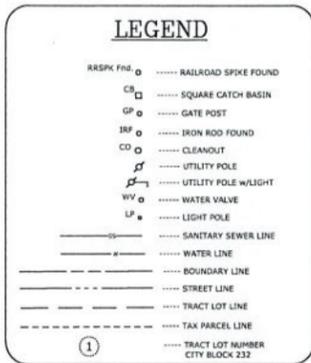
Signature:  Title: MEMBER

**PRINT FORM**





- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON DEED NORTH AND CITY OF SYRACUSE ROW PLATS.
  - 2.) FIELD WORK PERFORMED JUNE 12, 2017. LAST UPDATED IN FIELD ON 01/22/20.
  - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN UP-TO-DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS SUCH DOCUMENTS MAY DISCLOSE.
  - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
  - 5.) A 2.00' GAP EXISTS BETWEEN DEED LINES OF TM 30-16-04 & TM 30-16-05.
  - 6.) A 1.38' OVERLAP EXISTS BETWEEN DEED LINES OF TM 30-16-06 & TM 30-16-05.



The data and drawings contained on this plat are the copyrighted work of the undersigned professional engineer or professional land surveyor. Any reproduction or use of this plat in any form without the written consent of the undersigned is prohibited. The undersigned is not responsible for any errors or omissions in this plat. The undersigned is not responsible for any damages or injuries resulting from the use of this plat. The undersigned is not responsible for any claims or lawsuits filed against the undersigned or the undersigned's firm. The undersigned is not responsible for any claims or lawsuits filed against the undersigned or the undersigned's firm. The undersigned is not responsible for any claims or lawsuits filed against the undersigned or the undersigned's firm.

D:\DWG\FILE NAME: \SY\p\idea\Projects\177360\Survey\Consolidation Map.dwg

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY COMPLETED BY US ON JUNE 23, 2020.

*David M. Sliski*  
 DAVID M. SLISKI, P.L.S. #50105  
 JANUARY 27, 2020  
 DATE

DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.
▲				
▲				
▲				
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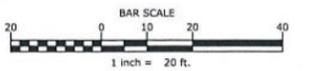
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.  
 © 2020  
 C.T. MALE ASSOCIATES  
 APPROVED:  
 DRAFTED : DMS  
 CHECKED : DMS  
 PROJ. NO : 17.7360  
 SCALE : 1" = 20 FT.

**RE-SUBDIVISION PLAT**  
 FOR THE LANDS NOW OR FORMERLY OF  
**715 ESFU, LLC and ONE FORMAN PARK, LLC**  
 718-724 EAST WASHINGTON STREET and 723 & 715 EAST FAYETTE STREET  
**INTO NEW LOTS 1A & 1B of CITY BLOCK 232**  
 LOTS 1-4, 10 & 11 and PART OF LOTS 5, 9 & 12 OF CITY BLOCK 232

CITY OF SYRACUSE  
 ONONDAGA COUNTY, NEW YORK

**C.T. MALE ASSOCIATES**  
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.  
 200 GATEWAY PARK DRIVE, BLDG. C, P.O. BOX 3246  
 SYRACUSE, NY 13220-3246  
 315.458.4488 • FAX 315.458.4437

SHEET 1 OF 1



CAD DWG. FILE NAME: Consolidation M