

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 #:
 Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

317 Garfield Ave
 321-23 Garfield Ave

TAX MAP NUMBERS: (of each property involved)

Section: 084 Block: 13 Lot: 6.0 Section: Block: Lot:
Section: 084 Block: 13 Lot: 5.0 Section: Block: Lot:

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

NAME: Greater Syracuse Property Development Corporation
MAILING ADDRESS: 431 East Fayette St, Suite 375, Syracuse
ZIP: 13202 DAYTIME PHONE: 315-422-2301
HOME PHONE: E-MAIL: tluckett@syracuselandbank.org

REPRESENTATIVE: Attorney or Other contact:

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

NAME:
MAILING ADDRESS:
ZIP: TELEPHONE: E-MAIL:

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

317 Garfield Ave - two-family residential
 321-23 Garfield Ave - two-family residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

317 Garfield Ave - 2 story frame house with 2,348 sq ft of living space
 321-23 Garfield Ave - 2-story frame house with 1,762 sq ft of living space

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

The Land Bank plans to demolish both houses and sell the land to Housing Visions for construction
 of a new two-family home.

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

YES NO Resurgent Neighborhoods Initiative

***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.



3/24/2020

CURRENT PROPERTY OWNER SIGNATURE

DATE

Katelyn Wright, Executive Director

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) _____

Short Environmental Assessment Form

Part 1 - Project Information

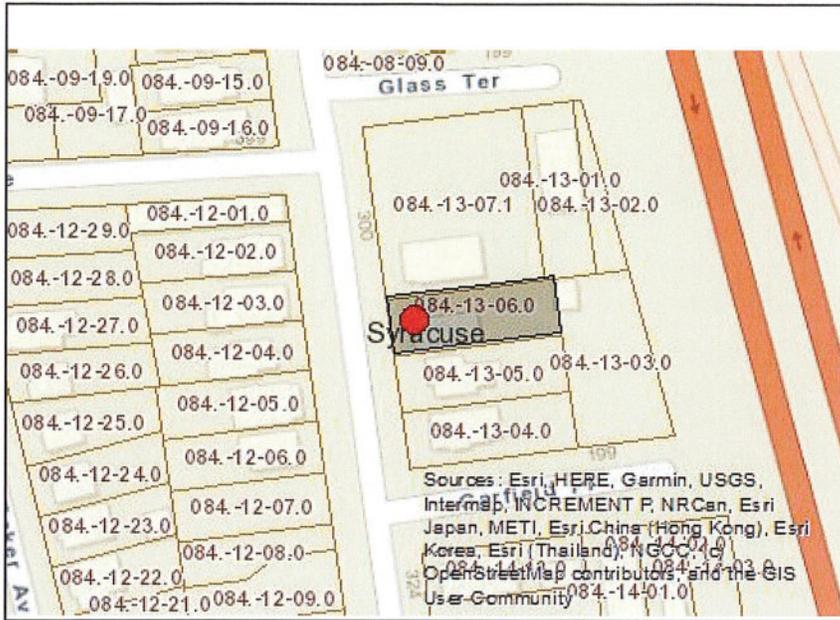
Instructions for Completing

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 two (soon to be) vacant parcels			
Project Location (describe, and attach a location map): 317 and 321-23 Garfield Ave in Syracuse NY			
Brief Description of Proposed Action: The Land Bank intends to demolish two dilapidated single-family homes and combine the vacant lots to create a new construction site. Housing Visions will purchase the land and construct a new two-family dwelling as part of the Mayor's Resurgent Neighborhoods Initiative. The property will return to the tax roles, increase surrounding property values and improve the entire neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 ext 18 E-Mail: tluckett@syracuselandsbank.org	
Address: 431 East Fayette Street			
City/PO: Syracuse		State: NY	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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .266 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? _____ .266 acres			YES <input type="checkbox"/>
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? 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: N/A resubdivision only _____	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: _____ future new construction will connect to City of Syracuse 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: _____ future new construction will connect to City of Syracuse sewer _____	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 type="checkbox"/>	<input checked="" 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"/>	



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



March 25, 2020

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

Re: Resubdivisions for Mayor's Resurgent Neighborhoods Initiative

Dear Jeff,

Enclosed please find the following eight resubdivision applications:

New Construction sites for two-family homes

317 and 321-23 Garfield Ave – demolish both structures
207-09 Garfield and 211-17 Garfield – demolish 207-09 Garfield Ave
1306-08 and 1300-02 Midland Ave – demolish 1306-08 Midland Ave
1309 & 1313 Midland Ave - demolish both structures
135 and 137 Wood Ave – demolish both structures
250-52 W Brighton Ave and 246 W Brighton Ave – demolish 246 W Brighton Ave
236-38 W Brighton Ave & 232-34 W Brighton Ave – demolish 236-38 W Brighton Ave

New Construction site for single-family homes

140 and 144-46 Forest Ave – demolish 140 Forest Ave

To support our applications, please find the attached information for each application:

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

These resubdivisions will be for the first round of new construction projects built under Mayor Walsh's Resurgent Neighborhoods Initiative. Phase I will include 25 two-family homes and ~25 single family homes built in targeted clusters. Where demolitions are planned we have noted the maps to show that all structures and driveways will be removed.

We are excited about the transformative impact this will have in distressed neighborhoods and hope it will encourage private buyers to acquire land bank properties and invest in the immediate

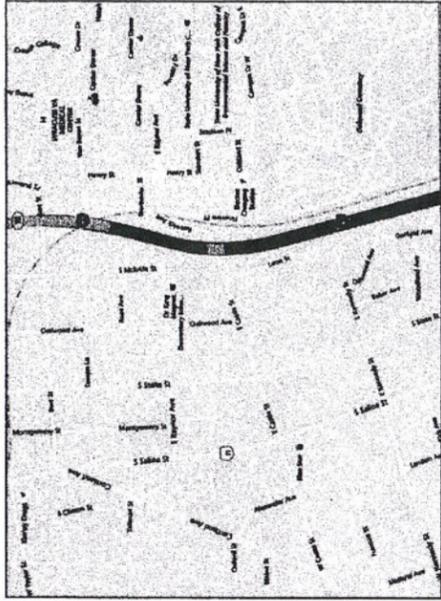
surroundings.

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

Sincerely,

A handwritten signature in blue ink that reads "Katelyn Wright". The signature is written in a cursive, flowing style.

Katelyn Wright
Executive Director



Thomas N/F
115-119 Garfield Place
Tax Id 84.-13-3.0

Site Vicinity Locator
(Not to Scale)

Smith N/F
102-104 Glass Terrace
Tax Id 84.-13-1.0

S 08°41'40" E
88.00'

317 Garfield Avenue
Tax Id 84.-13-6.0

321-323 Garfield Avenue
Tax Id 84.-13-5.0

Lot #1A

Turner N/F
309 Garfield Avenue
Tax Id 84.-13-7.1

Cuyton N/F
325 Garfield Avenue & Place
Tax Id 84.-13-4.0

N 82°21'00" E
132.00'

N 82°21'00" E
132.00'

Chain Link
Fence

Iron
Pipe
44' to
Garfield Place

20.28' N 08°32'30" W
23.72' N 08°41'40" W
67.72'

44.00'

Garfield Avenue
(Open - 66' Wide)

Easterly Right
of Way Line

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures and Tarvia Drive (if any) to be removed.
- *Subject parcel(s) has access to public utilities.
- *New Lot 1A Area = 11616.0 Sq.Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation.

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

5876 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-6096

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

M.J. McCully

NYSLLS 50696



Proposed Resubdivision on Lots #1 & #2, of Block #1023, of the Noble and Shue Tract, Map #431.
To be New Lot 1A.

Known as #317-19 Garfield Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: AJH Scale: 1" = 20'

Date(s): 3/20/20

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 embossed 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.