

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

SUBJECT PROPERTY ADDRESS(ES):

103 Onondaga Ave
 105 Onondaga Ave

TAX MAP NUMBERS: (of each property involved)

Section: 93 Block: 14 Lot: 27 Section: Block: Lot:
Section: 93 Block: 14 Lot: 26 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:

105 Onondaga Ave - single-family residential
 103 Onondaga Ave - Residential vacant land

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

105 Onondaga Ave - 2 1/2 story frame house with 3,015 sq ft of living space

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

105 Onondaga Ave would like to expand their yard for additional green space. The entire yard will be fenced
 in for additional defensible space.

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.**

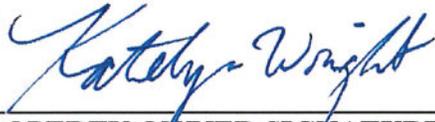
DECLARATION

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.



5/1/2020

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.

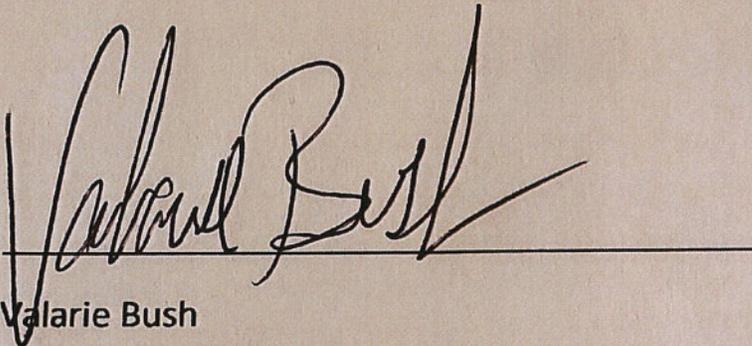
***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

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) _____

I, Valarie Bush am the owner of 105 Onondaga Ave. I consent to the resubdivision of 103 Onondaga Street with my property.

A handwritten signature in black ink, appearing to read "Valarie Bush", is written over a horizontal line. The signature is cursive and somewhat stylized, with a large initial 'V' and a long, sweeping tail.

Valarie Bush

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 a vacant parcel and an occupied single-family family home				
Project Location (describe, and attach a location map): 103 and 105 Onondaga Ave in Syracuse NY				
Brief Description of Proposed Action: Applicant intends to combine a vacant lot with an occupied parcel. Applicant wants to expand his yard and fence the entire property in for additional defensible space. The applicant wants to increase the value of their property. This fulfills part of the mission of the Land Bank by putting the property back into productive use. In addition, 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 x 18 E-Mail: tluckett@syracuselandbank.org		
Address: 431 East 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 <input checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ .262 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?		_____ .262 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				

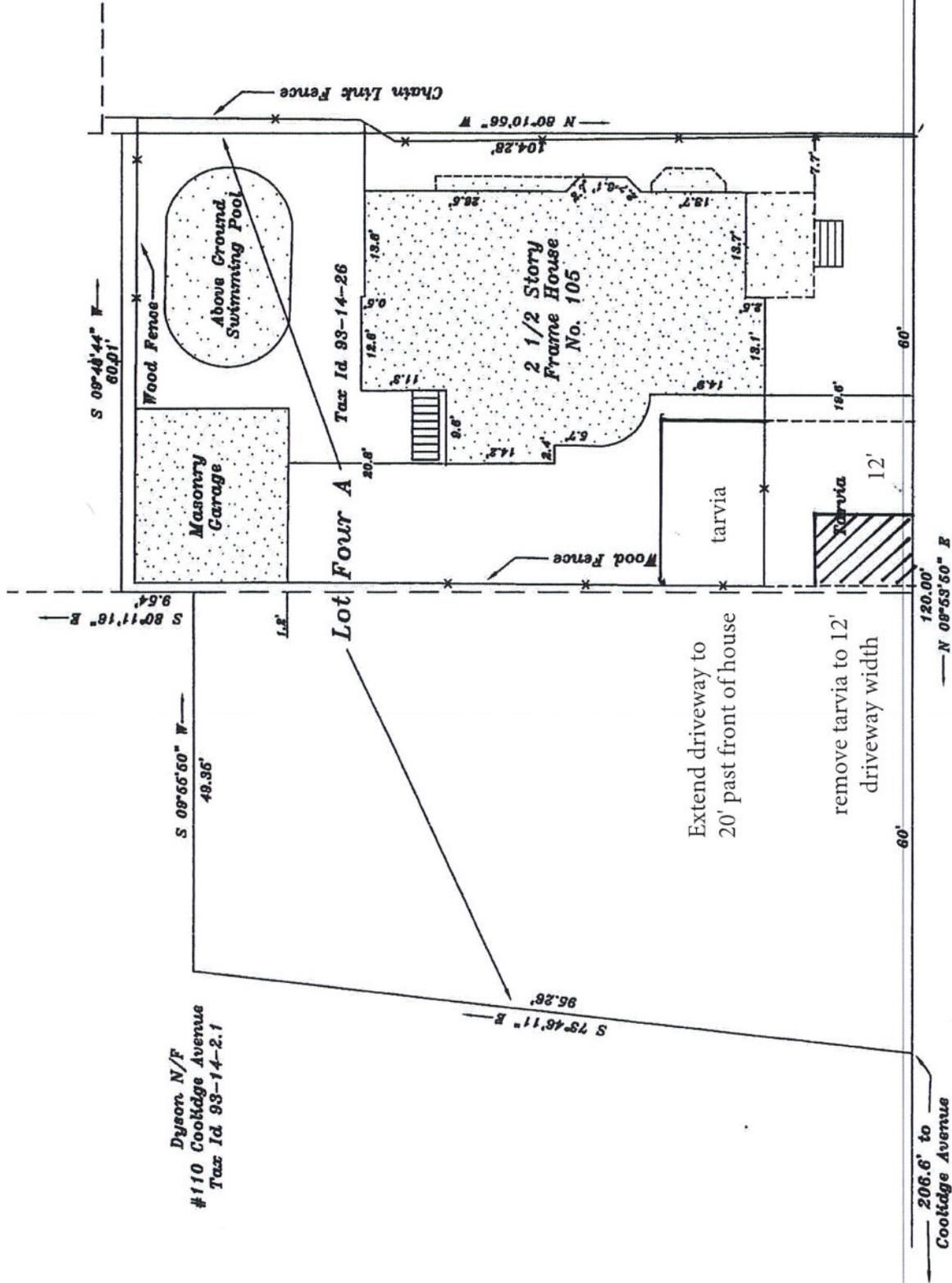
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: 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: _____ _____	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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"/>	

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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

Site Plan - 105 Onondaga Ave



Onondaga Avenue

Dyson N/F
 #110 Cookidge Avenue
 Tax Id 93-14-2.1

206.6' to
 Cookidge Avenue



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

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.



May 1, 2020

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

Re: Resubdivision of 103 and 105 Onondaga St

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 103 with 105 Onondaga Street.

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map
- Site Plan

I have also attached the 'Land Bank's Policy on Sales of Nonbuildable Lots Requiring Subdivision.' As an update, to the Policy, the Land Bank currently has 245 buildable and 240 non-buildable residential lots in its inventory. Fifty four of these are in the Southwest neighborhood. Following is the additional context relative to the subdivision of 103 and 105 Onondaga Ave.

103 Onondaga Ave was acquired by the Land Bank in May 2016. In May of 2019 a fire set by squatters destroyed the vacant house and it was subsequently demolished. The resultant vacant lot measures 60' x 95'.

There is very little privately financed infill construction happening in the City. Most new construction is subsidized and completed by affordable housing developers like Home HeadQuarters and Housing Visions. We reached out to our housing partners to ascertain their interest for building on this site. Neither were interested at this time.

When the Land Bank sells these lots as side-lots, we require our buyers merge them with their adjacent property so that the lot doesn't become orphaned at a later date, so buyers will have an easier time in the future obtaining fence permits, and in some cases so that they will be allowed to use the lot for off-

street parking. In this case, the resubdivision will enable Ms. Bush to more easily obtain her fence permit to fence in the property.

We believe allowing Ms. Bush to merge this lot with her occupied parcel will ensure that the lot is maintained, that it will return to the tax roles, and enhance the value of her property and the surrounding properties. 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,

Terri Lockett
Program and Data Manager/Neighborhood Planner