

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):

1010 W Belden Ave & Sand St, Syracuse, NY 13204

1022-24 W Belden Ave, Syracuse, NY 13204

1026-28 W Belden Ave, Syracuse, NY 13204

TAX MAP NUMBERS: (of each property involved)

Section: 106. Block: 01 Lot: -06.0

Section: 106. Block: 01 Lot: -08.0

Section: 106. Block: 01 Lot: -07.0

Section: Block: Lot:

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

NAME: Edmund L. Panek

MAILING ADDRESS: 1010 W. Belden Avenue, Syracuse, New York

ZIP: 13204

DAYTIME PHONE: 315-727-1276

HOME PHONE:

E-MAIL: beldenconst1010@yahoo.com

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.

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

NAME: Andrea Wandersee

MAILING ADDRESS: 101 Gertrude Street

ZIP: 13203

TELEPHONE: 315-425-1032

E-MAIL: nehda@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

1010 W Belden Ave - Auto Body Shop

1022-24 W Belden Ave - Residential vacant lot 1026-28 W Belden Ave - 2 Family Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

1026-28 W Belden Ave - Two Story, Single Family Residential w/ 2,300 sq. ft of living space

1010 W Belden Ave - Auto Body, 36,006.3 sq. ft. Cem Blk Bldg

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

Property owner at 1010 W. Belden would like to expand his greenspace for employee and personal use.

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.

Edmund L. Panek

2/03/2020
Date

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

Edmund L. Panek

1010 W. Belden Avenue, Syracuse, NY 13204

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) _____

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Section: 106. Block: 01 Lot: -07.0 Section: [] Block: [] Lot: []

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

NAME: Peter Panek
MAILING ADDRESS: 1028 W. Belden Avenue, Syracuse, New York
ZIP: 13204 DAYTIME PHONE: 315-491-4762
HOME PHONE: [] E-MAIL: panacars@yahoo.com

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.
(Complete only if a representative is involved with this application)

NAME: Andrea Wandersee
MAILING ADDRESS: 101 Gertrude Street
ZIP: 13203 TELEPHONE: 315-425-1032 E-MAIL: nehda@nehda.org

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

Property owner at 1028 W Belden would like to expand and green his lawn with a garden and light landscaping.

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.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

Peter P. Panek
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative)

2-4-2020
Date

Peter Panek 1028 W. Belden Avenue, Syracuse, NY 13204

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.

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Section: 106. Block: 01 Lot: -07.0 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, New York
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: Andrea Wandersee
MAILING ADDRESS: 101 Gertrude Street
ZIP: 13203 TELEPHONE: 315-425-1032 E-MAIL: nehda@nehda.org

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

Property owner at 1028 W Belden would like to expand and green his lawn with a garden and light landscaping. Property owner at 1010 W. Belden would like to expand his greenspace for employee use. Both uses align with the Land Bank's mission.

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

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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

6/4/2020

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

Date

Katelyn E. 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.

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Short Environmental Assessment Form

Part 1 - Project Information

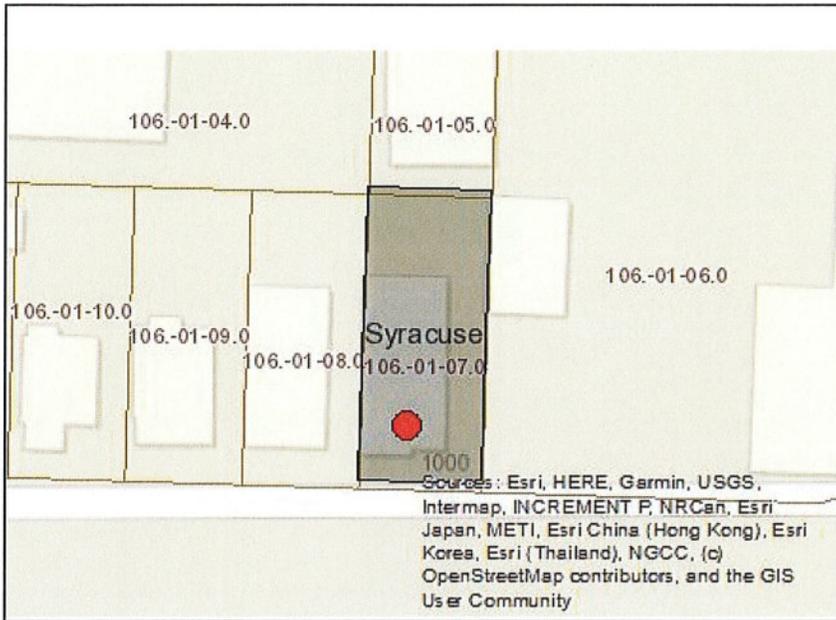
Instructions for Completing

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 the vacant lot at 1022-24 W. Belden Ave with its two adjacent neighbors 1010 & 1028 W. Belden Ave. The property will be split in half.			
Project Location (describe, and attach a location map): 1010, 1022-24 and 1028 W. Belden Avenue, Syracuse, New York 13204			
Brief Description of Proposed Action: Applicants intend to resubdivide and split the the the vacant lot at 1022-24 W. Belden Ave in half. One half of the property would be the responsibility of the owner of 1010 W. Belden Ave who would like to utilize the space for personal use and for his employees. The other half of the property would be the responsibility of the owner at 1028 W. Belden Ave who would like to maintain a garden and improve the landscape. This helps fulfill the mission of the Land Bank by putting properties back into productive use. In addition the property will generate taxes, increase the surrounding property values and improve the entire neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 15-422-2302 E-Mail: kwright@syracuselandbank.org	
Address: 431 E. 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"/>
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? _____ 1.204 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? _____ 1.204 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			

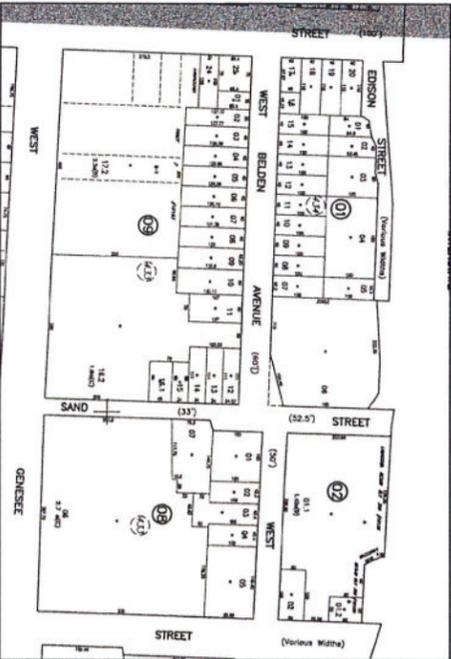
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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



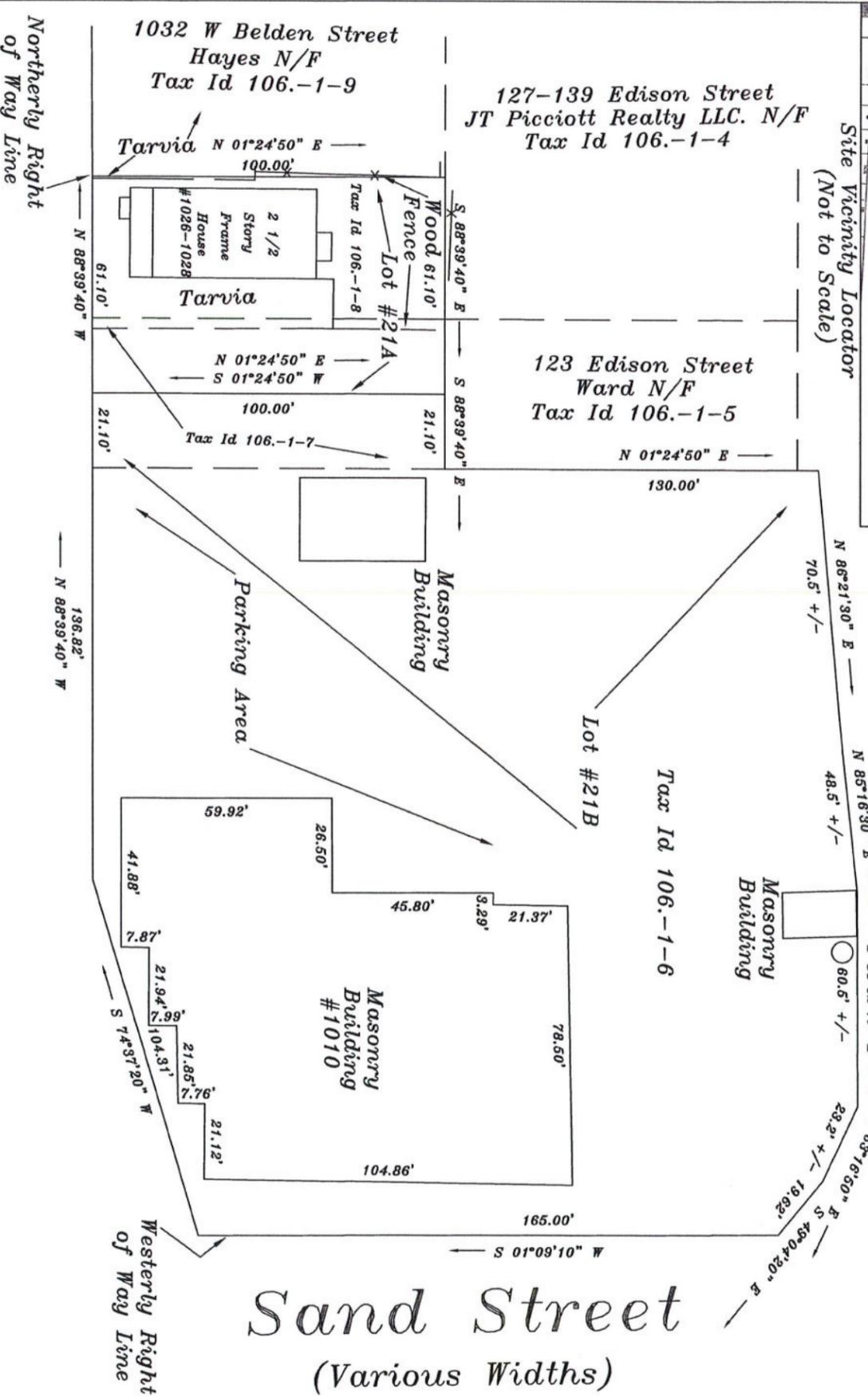
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	Yes
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



Interstate Route #690 (Various Widths)



West Belden Avenue (Open - 60' Wide)

Approvals

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

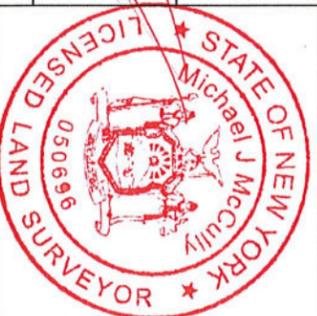
5875 Piedstone Drive
Cazenovia New York 13035
Phone : (315) 440-5098

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

(Handwritten signature in red ink)

M.J. McCully

NYSLIS 50696



Proposed Resubdivision on Lots #21 & #23, Block #434 and Part of Farm Lot #299. To be New Lots #21A & #21B.

Known as #1010 and #1026-1028 West Belden Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: AJH

Scale: 1" = 40'

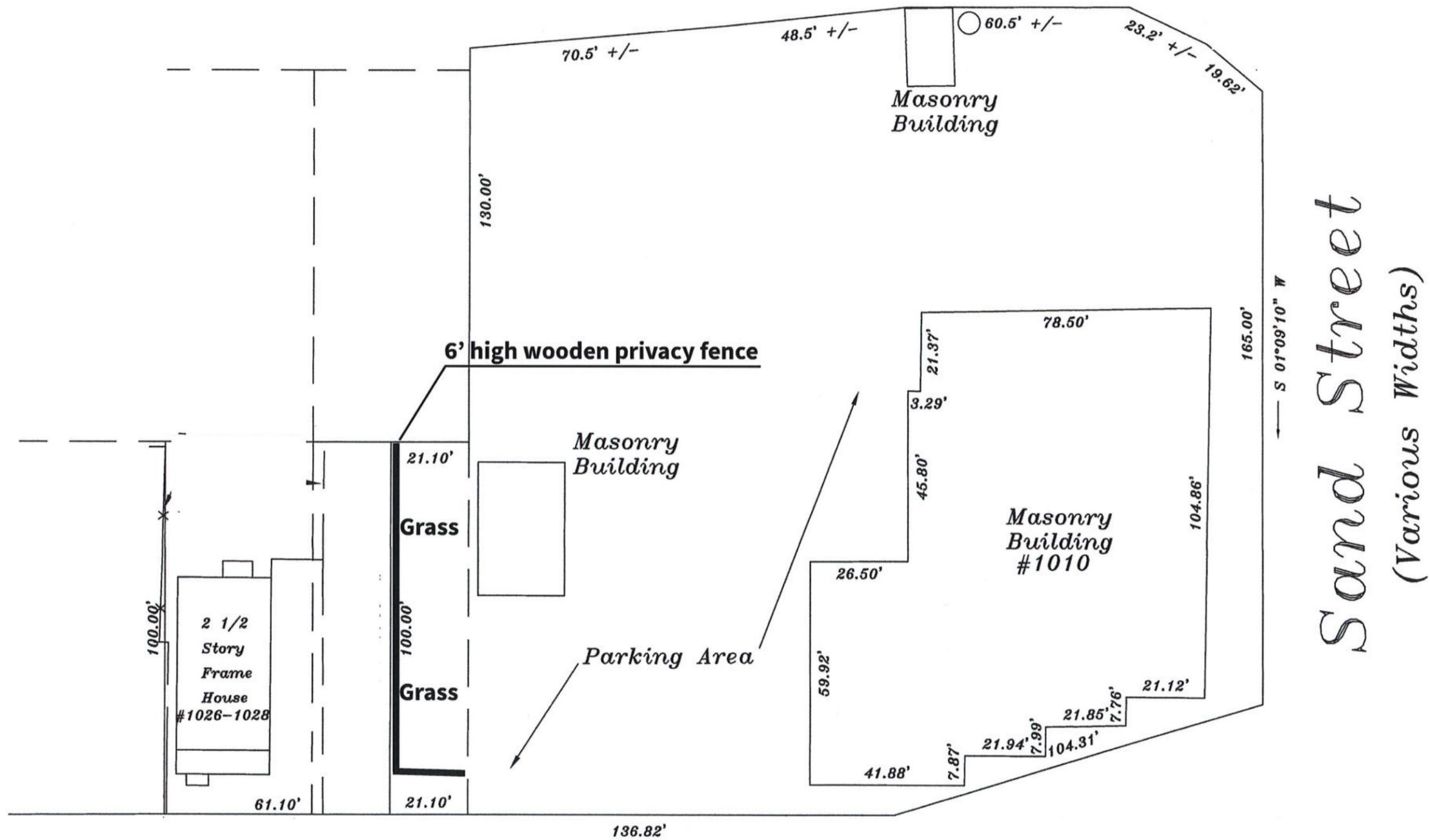
Date(s): 4/24/20

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjotner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 21 A Area = 6110.0 Sq Feet.
- *New Lot 21 B Area = 46332.6 Sq Feet.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation - (GSPDC), Peter Panek and Edmund Panek.
- *Proposed Only*

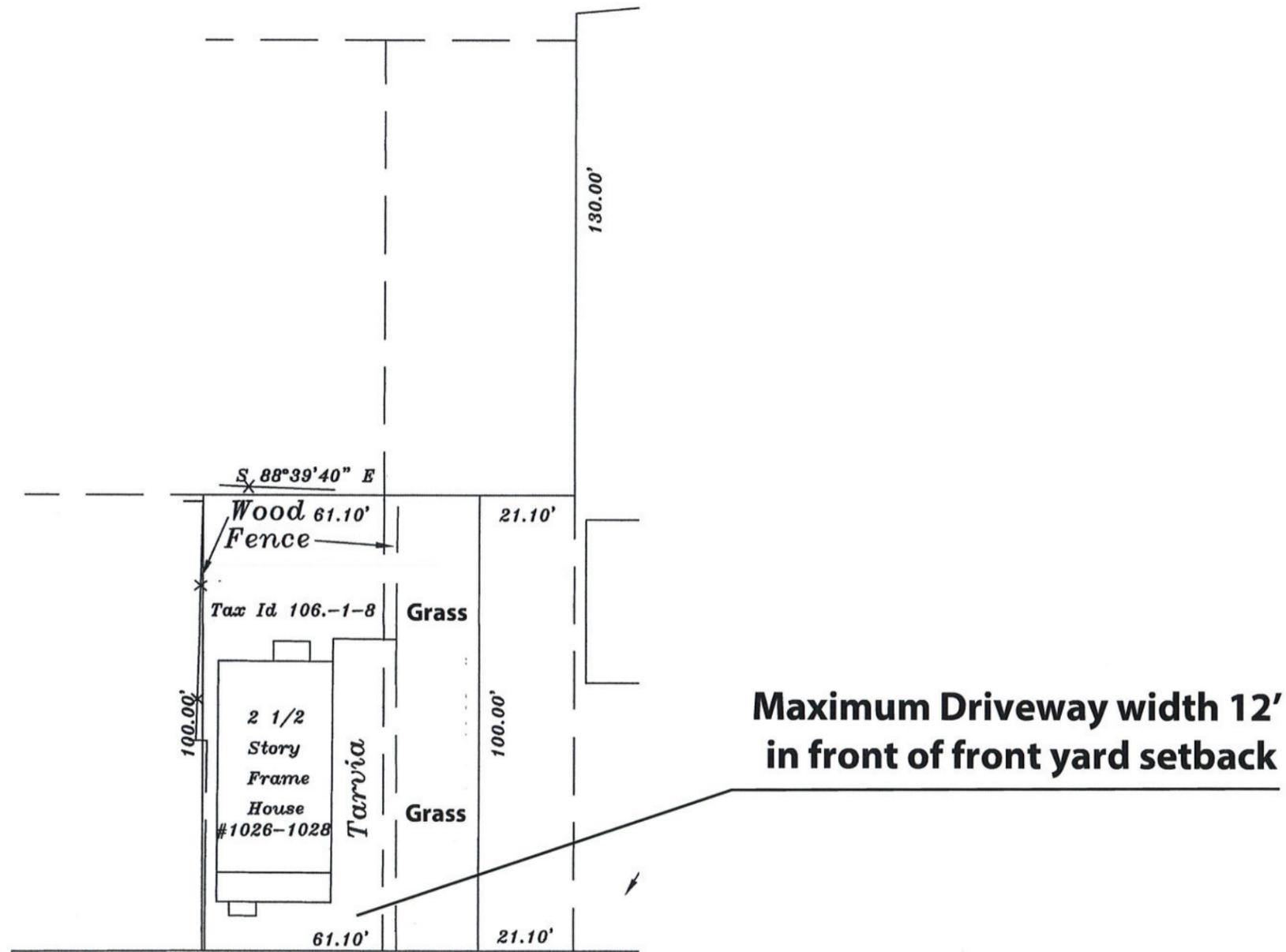
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or his embossed seal 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.

Site Plan
1010 Belden Ave



West Belden Avenue
(Open - 60' Wide)

Site Plan
1026-28 W Belden Ave



West Belden Avenue
(Open - 60' Wide)



NEHDA
101 Gertrude Street
Syracuse, NY 13203
www.nehda.org
315-425-1032

June 11, 2020

Office of Zoning Administration
City Hall Commons, Room 101
201 E. Washington Street
Syracuse, NY 13202
Attn: Jeff Harrop

Re: 1010, 1022-24 and 1026-28 W. Belden Avenue Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 220, 222-24 and 226 Hawley in the City of Syracuse.

To support our application, please find the attached information:

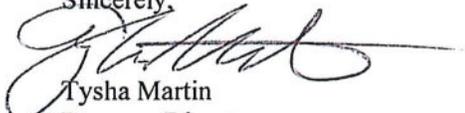
- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map
- Site Map
- Aerial Map

Following is the additional context relative to the subdivision of 1010, 1022-24 and 1026-28 W. Belden Avenue.

The Land Bank demolished a dilapidated two-family house at 1022-24 W. Belden Avenue in the fall of 2019. The lot is buildable and measures 42.2' x 100'. The Land Bank has offered to sell half of the lot to the owner at 1026-28 W. Belden Avenue and the other half to the owner of 1010 W. Belden Avenue and Sand Street, an Auto Body Repair Shop. The adjacent property owners have agreed to split the vacant lot. All three properties are located in an industrial, Class A zoning district. The resubdivision will provide more defensible space and increase the property values. The homeowners will pay taxes on the land and will maintain the property. 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,



Tysha Martin
Program Director

Enclosures

