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):

734 Otisco Street, Syracuse, NY 13204

740 Otisco Street, Syracuse, NY 13204

TAX MAP NUMBERS: (of each property involved)

Section: 100 Block: 13 Lot: 30.1 **Section:** Block: Lot:

Section: 100 Block: 13 Lot: 32.0 **Section:** Block: Lot:

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

NAME: Greater Syracuse Property Development Corporation

MAILING ADDRESS: 431 Fayette Street, Suite 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

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

734 Otisco Street - Two Family Residential

740 Otisco Street - Residential Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

734 Otisco Street - Two Family Residential, 2 Story with 2,016 sq. ft. living area

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

Applicant would like to purchase the vacant lot at 740 Otisco street for additional greenspace and a garden.

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.

Katelyn Wright — 8/17/2020

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

Katelyn Wright — 740 Otisco Street, Syracuse, New York 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) _____

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):

734 Otisco Street, Syracuse, NY 13204

740 Otisco Street, Syracuse, NY 13204

TAX MAP NUMBERS: (of each property involved)

Section: 100 Block: 13 Lot: 30.1 **Section:** Block: Lot:

Section: 100 Block: 13 Lot: 32.0 **Section:** Block: Lot:

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

NAME: Mr. Darrenton Heath

MAILING ADDRESS: 734 Otisco Street, Syracuse NY

ZIP: 13204 DAYTIME PHONE: 347-245-3279

HOME PHONE: E-MAIL: supremeking9430@gmail.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:

734 Otisco Street - Two Family Residential

740 Otisco Street - Residential Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

734 Otisco Street - Two Family Residential, 2 Story with 2,016 sq. ft. living area

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

Applicant would like to purchase the vacant lot at 740 Otisco street for additional greenspace and a garden.

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.

Darrenton Heath — 7/16/2020

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

Darrenton Heath — 734 Otisco Street, Syracuse, New York 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) _____

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 lot and a two family residential

Project Location (describe, and attach a location map):
734 and 740 Otisco Street between S. Geddes Street and Ontario Street

Brief Description of Proposed Action:
The applicant intends to resubdivide the vacant parcel at 740 Otisco Street with their property (two family residential) at 734 Otisco Street. Both properties are zoned Local Business, Class A. The applicant would like to utilize the lot to plant a garden and for additional greenspace, This fulfills part of the mission of the Land Bank by putting the property back into productive use. The property will return to the taxes rates, increase surrounding property values and improve the entire neighborhood.

Name of Applicant or Sponsor:	Telephone: 315-422-2302
Greater Syracuse Property Development Corporation	E-Mail: kwright@syracuselandbank.org

Address:
431 E. Fayette Street, Suite 375

City/PO:	State:	Zip Code:
Syracuse	New York	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? 0.2015 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? 0.2015 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?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
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?	☐	✓
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	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	✓
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?	✓	☐
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: _____		

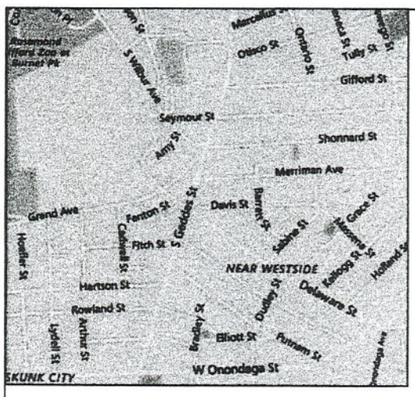
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☑ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☑	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
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)?	NO	YES
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?	NO	YES
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?	NO	YES
If Yes, describe:	☐	☑

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

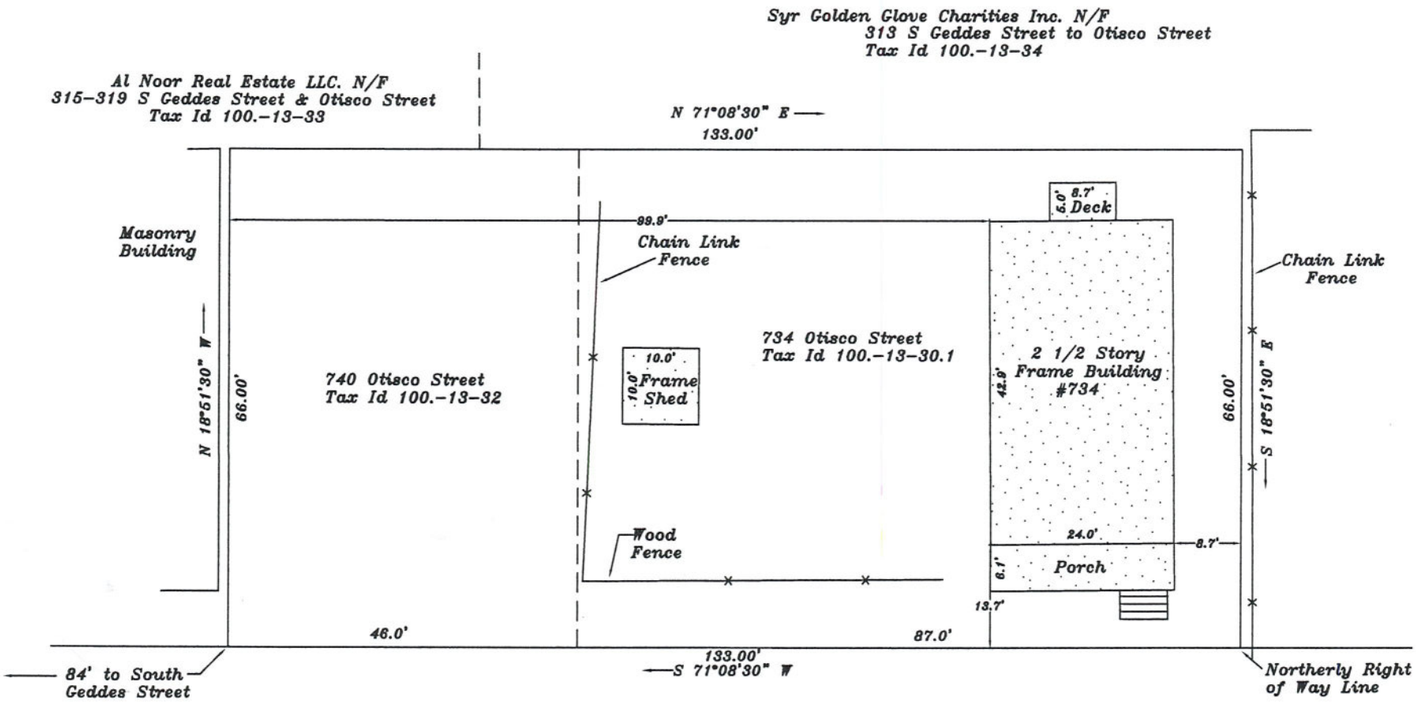
Applicant/sponsor/name: Katelyn Wright, GSPDC Date: 8/17/2020

Signature: Katelyn Wright Title: Execuitve Director

PRINT FORM



Site Vicinity Locator
(Not To Scale)



Otisco 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 Information Purposes Only.
*Subject parcel(s) has access to public utilities.
*New Lot 4A Area = 8778 Sq.Ft.
*Parcel(s) Owner : Darrenton Heath and Greater Syracuse Property Development Corporation.

Abstract: Not Provided

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
050696
LICENSED LAND SURVEYOR

Proposed Resubdivision Map on Part of Lot #4, Block #297 – Syracuse. To be New Lot #4A.

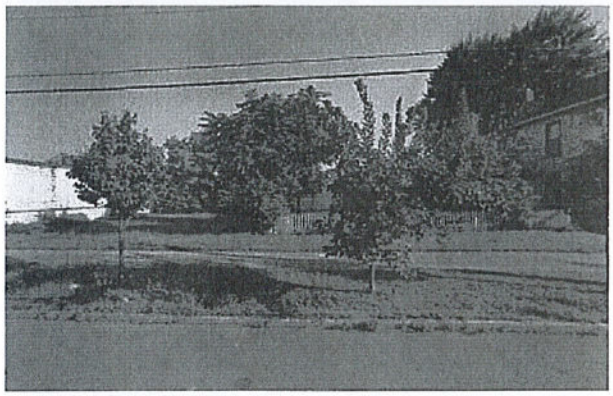
Known as #734 Otisco Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: AJH	Scale: 1"= 20'
Date(s): 8/9/20	

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.

Google Maps 740 Otisco St

Map data ©2020 , Map data ©2020 20 ft



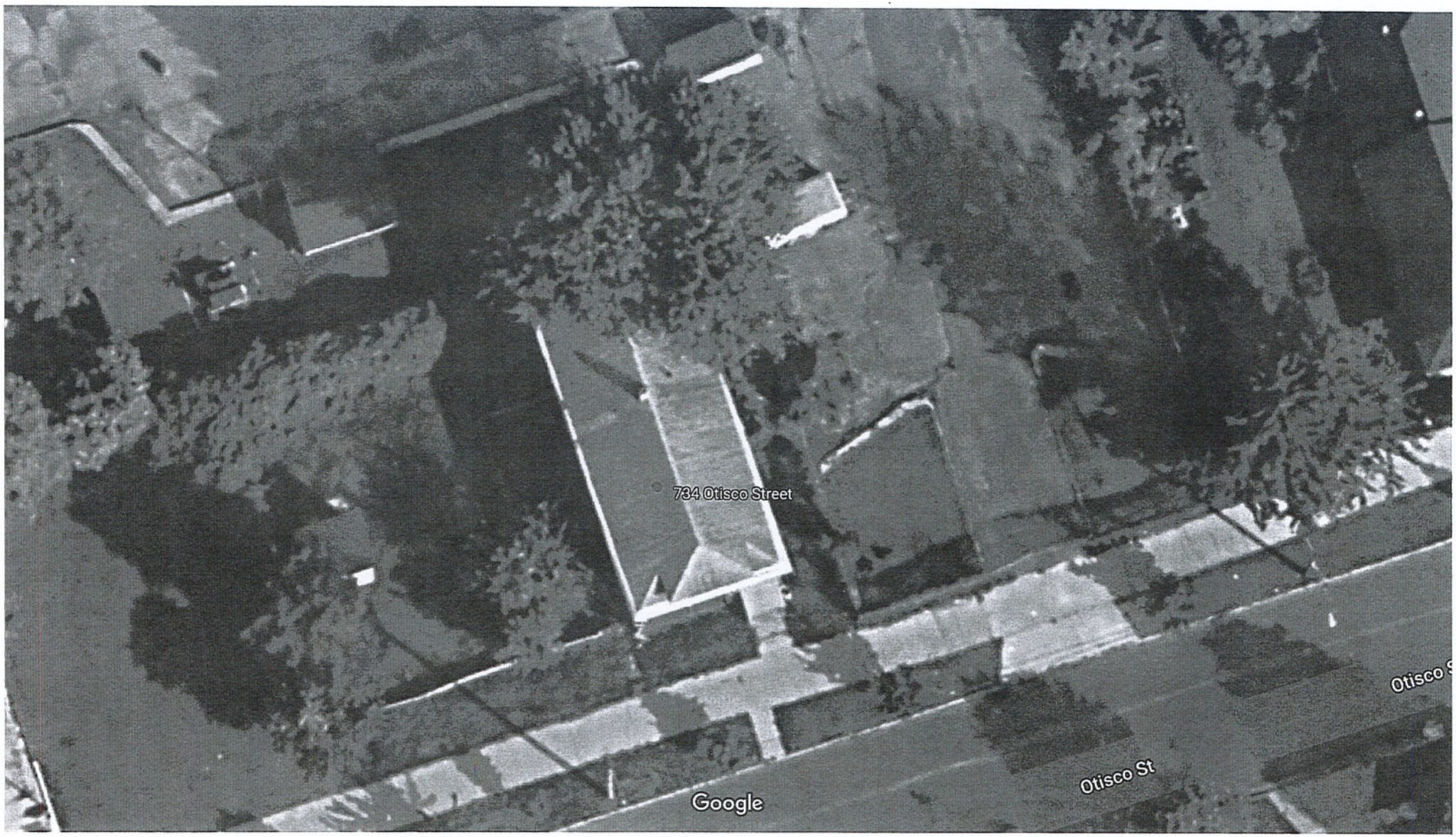
740 Otisco St

Syracuse, NY 13204
Building

Directions Save Nearby Send to your phone Share

Photos

Google Maps 734 Otisco St



Map data ©2020 , Map data ©2020 20 ft

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

August 18, 2020

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

Re: 734 and 740 Otisco Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 734 and 740 Otisco Street in the City of Syracuse.

To support our application, please find the attached information:

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

Following is the additional context relative to the subdivision of 734 and 740 Otisco Street.

In November of 2019, the Land Bank acquired the non-buildable vacant lot, 740 Otisco Street. The applicant owns the adjacent property at 734 Otisco Street which has very minimal backyard space. Although this resubdivision will create a lot with a frontage of 133,' the depth is only 66.' Rather than leave the property vacant, the Land Bank would like to sell the lot to the owner occupant of the two family house at 734 Otisco Street. The resubdivision will provide more defensible space and increase the property values. The homeowner 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