

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- _____ - _____
Tax map Section: _____ Block: _____ Lot: _____	Zoning District: _____

1. Address of subject property: 213 Essex Street, Syracuse, NY 13204

2. Year property was purchased by current owner: 2016

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Nicholas C. Dimkos

Mailing Address: 1129 Avery Avenue, Syracuse, NY

Zip: 13204 Daytime phone number: 315-727-9714 Home phone number: \_\_\_\_\_

E-mail (alternate contact for additional information request): ndimkos@yahoo.com

b. Contract purchaser(s) , Lessee , or Co-applicant  (if applicable)

\*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_ Home phone number: \_\_\_\_\_ Day Phone: \_\_\_\_\_

E-mail (alternate contact for additional information request): \_\_\_\_\_

c. Representative: Attorney , Architect , Contractor , Other  (Only if involved in this application)

Name(s): Sheldon S. Williams, Architect

Mailing Address: 511 Hawley Avenue

Zip: 13203 Telephone number: 315-474-7787

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): 4-family dwelling

Proposed use and occupancy of property: 4-family dwelling

Current number of onsite (off-street) parking spaces: 2

Proposed number of onsite (off-street) parking spaces: 4

Days and hours of operation (for any business uses): N/A

Explain in detail what (if any) new additions or construction is proposed on the site:  
See Attached

**Reason for request:**

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.  
See Attached

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

**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 correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application **will make consideration of this application 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.

Nicholas C. Dimkos 3/16/20  
CURRENT PROPERTY OWNER SIGNATURE DATE

Nicholas C. Dimkos

Please legibly PRINT SIGNATURE NAME and TITLE



**DENIAL OF PERMIT**

REFERENCE ADDRESS 213 Essex St

WARD NO. \_\_\_\_\_

OWNER Nicholas Dimkos

OWNER'S ADDRESS 1129 Avery Ave

TELEPHONE \_\_\_\_\_

APPLICATION FOR PERMIT TO:

- erect (X)    convert ( )    maintain ( )    operate ( )

Re-Build part of 1st Floor Structure and build 2nd Floor Structure in brick

DENIED UNDER ARTICLE (s) \_\_\_\_\_

of the zoning ordinance for the following reasons: \_\_\_\_\_

PLANS ATTACHED, APPROVED BY \_\_\_\_\_  
ON \_\_\_\_\_

SURVEY ATTACHED

ZONING REVIEWED BY \_\_\_\_\_

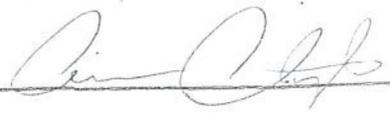
LOCATION OF REFERENCE ADDRESS:  
ASSESSOR'S ATLAS

BOOK (S) NO. \_\_\_\_\_

PLATE (S) NO. \_\_\_\_\_

PARCEL (S) NO. \_\_\_\_\_

DATE 2/4/20

SIGNATURE 

## 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: <b>Renovation at</b>			
Project Location (describe, and attach a location map): <b>213 Essex Street, Syracuse, NY 13204</b>			
Brief Description of Proposed Action:  <b>Maintain and renovate an existing 4-family dwelling with minor additions at the first and second floor rear, 138 s.f.</b>			
Name of Applicant or Sponsor: <b>Nicholas C. Dimkos</b>		Telephone: <b>315-727-9714</b>	
		E-Mail:	
Address: <b>1129 Avery Avenue</b>			
City/PO: <b>Syracuse</b>		State: <b>NY</b>	Zip Code: <b>13204</b>
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: <b>Zoning Board: Use and Area Var-</b>			NO <input type="checkbox"/>
<b>iences; Dept. of Code Enforcement: Building Permits</b>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <b>0.29</b> acres			
b. Total acreage to be physically disturbed? <b>0.06</b> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <b>0.29</b> 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 checked="" type="checkbox"/> Commercial <input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<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?		<input checked="" type="checkbox"/>	NO	YES
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?		<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?		<input checked="" type="checkbox"/>	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Nicholas C. Dimkos</u> Date: <u>3/16/20</u> Signature: <u>Nicholas C. Dimkos</u> Title: <u>Owner</u>		

To whom it may concern:

I would like to introduce myself. My name is Nick Dimkos. I am the owner of 213 Essex Street , a building consisting of four –one bedroom apartments in lower Tipp Hill. Some reasons for purchasing the property are:

- 1) Already own other properties in same neighborhood.
- 2) Was born and grew up right on the same street. ( My family owns 1001 Willis Ave where we operated a grocery store along with five apartments.)
- 3) Most neighbors know me and my family.
- 4) My concern for the degradation of Essex Street and surrounding neighborhood.

Through the past few decades, I have purchased troubled, rundown buildings that were on the verge of being demolished. I turned these properties into nice looking properties people want to live in and kept them on the tax rolls. Some of these properties are:

- 1) 1144-46 Avery Ave.
- 2) 1129 Avery Ave.
- 3) 101 Morgan Ave.

Improving the neighborhood not only protects my investments, but gives me satisfaction knowing I am contributing to the stability and future of the area I know so well.

When I purchased 213 Essex Street was a run down, boarded up, abandoned eyesore where people would dump their trash. After acquiring the building I took out a mortgage loan and restored each apartment one by one. Some of the units smelled so bad that I would have to take breaks and go outside to get some air. Though daunting, I “kept my eye on the prize” and persevered until the job was completed. This process took about 2 years of blood, sweat and tears and gave me a sense of accomplishment when completed.

When completed I had 4 beautiful apartments that were easy to show and were immediately fully rented.

Then, at the end of May 2019, the house next door caught fire and in turn spread to mine. My building incurred severe damage and again was uninhabitable. When acquired, my insurer would only give me a construction policy until the building was completely renovated. My intentions were to upgrade my policy this summer after final exterior renovations were completed. As a result I was underinsured to make the building habitable again. Unfortunately my expenses, (mortgage, taxes) must still be paid.

My intentions have always been to work with the Codes Department to make sure all requirements would be met. Visits to their office in downtown by myself and my architect to make sure everyone is aware of my efforts to move the restoration forward. During this process we decided to take the opportunity to correct a bad situation at the back entrance to the upstairs unit. The staircase

was steep and out of code. This required the extension of the back left corner of the house to accommodate a more gradual rise over run for the staircase.

The new drawings had a small change on the second floor in back. It was an addition above the 1<sup>st</sup> floor kitchen in back, approximately 100 square feet. The addition included the back entrance staircase plus the 1<sup>st</sup> floor bathroom that was already part of the old structure.

Finally, after fighting with the weather and the cold, shoveling out living rooms and bedrooms, we finally got the roof on. It is very hard planning out days to do this, because, we all know how Syracuse weather can get.

We had to plan a week where the forklift, we had to rent, would be most useful and assure weather was conducive for safe operations.

We could not finish the back part of the main roof without doing the walls in the drawing. Everyone was aware of what needed to be done and we were under the gun because of the weather and the \$3,000.00 a week rental for the forklift. The equipment and the materials were already on site, so we decided to move forward with completion the roof over the back end of the house.

When the Codes Inspector arrived on site he informed me that the permit we already had did not include the rear addition.

So, now I'm writing so you can understand how things have evolved during this restoration.

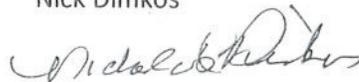
The house is still open to the elements, my mortgage and insurance is over \$2,000.00/month and I have no income coming in to offset my expenses.

As I said earlier, my intentions are to work with Codes. Please understand my situation and allow me to move forward. Your consideration is appreciated.

I provided you with an album with photos and explanations. I'm sorry this was so long!

Sincerely,

Nick Dimkos



3/16/20

## PROJECT DESCRIPTION

(Including Additions, Reconstruction  
and Alterations)

213 Essex Street has been a 4-family dwelling since before 1967. (See Polk's City Directory attached) A fire that spread from its origin at 211 Essex 5/28/19, destroyed the roofs and damaged the 4 dwelling units. (See attached photos)

The applicant obtained an emergency building permit 11/5/19 to install trusses and replace the roof to limit ongoing damage to the building due to exposure. The two first and second floor front dwelling units suffered smoke and water damage and will be renovated with minor alterations. The first floor rear apartment suffered smoke and water damage and fire damage in the vicinity of the fire on the adjacent property. The rear room, now labeled "sun room", had a sagging floor and low ceiling, and the bath was inadequate. It has been decided to alter this apartment and add a laundry/pantry to greatly improve the dwelling (See discussion of the non-conforming stair below) The second floor rear apartment was the most severely fire damaged dwelling. At the time the applicant purchased the building in 2016, this apartment was undersized and difficult to rent, and the rear stair was steep and not in compliance with the building code (8" risers and 8" treads vs 7½" risers and 10" treads). (See Existing First and Second Floor Plans, measured 9/5/19 and photos)

It was decided to improve this apartment by adding a more spacious 16 ft. x 20 ft. Living/Dining Room and full Kitchen, with Laundry/Pantry, and an improved bedroom suite. Revision of the stair to comply with the NYS Building Code requires a longer run and headroom adjustments. This requires constructing an addition filling out the southeast corner, including a new cellar entrance, and thus offering space for the two laundry/pantries. (See existing plans, and new plans and elevations)

The total proposed additional structural coverage is 138 s.f. (See areas e. and f. in the Zoning Notes and on the Site Plan)

## STANDARDS OF PROOF

A. The property is incapable of earning a reasonable rate of return, as it was purchased in good faith by the applicant in 2016 as a 4-family dwelling. Conversion to an allowed 1-family dwelling would result in a two story, 10 room configuration with as many as 7 bedrooms. The cost of such a conversion is estimated to be \$83,000. The principle balance on the mortgage is \$79,839 plus \$48,266 balance on a commercial line of credit. The combined indebtedness would be \$211,105. Monthly carrying charges for amortizing debt (\$2398.35/mo.) and escrow (\$531.92/mo.) would likely exceed \$2930.27/mo. Projected rent for a 5-7 bedroom dwelling

would optimistically be \$1400/mo. The monthly shortfall, therefore is projected to be -\$1530/mo., ie, no return whatsoever. Further, single-family rental of such a large dwelling would be difficult to manage and would be incompatible with the existing neighborhood.

On the other hand, sale of such a single family dwelling in that neighborhood could not yield a sold price over \$90,000, which would be less than the cost of conversion plus mortgage balance totalling \$211,105, or a potential loss of \$121,105.

Other permitted uses are not feasible:

- Churches and schools are not being built anywhere in the city, and the lot is too small for required parking.
- A golf course is not feasible as the lot is too small.
- A family day care facility is not practical due to the two story frame configuration and lack of handicap accessibility, making it non-compliant with state regulations. The lot is probably too small for staff and patron parking.

Therefore, no permitted USE will yield a reasonable rate of return.

B. The ill advised re-zoning of the property to RA-1 in 1967 created a uniquely difficult circumstance for any future owner of the property as it had previously been converted to a 4-family dwelling, and was thenseforth non-conforming. There are other 2 and 3 family non-conforming dwellings on the block (See annotated photos) as well as two or more principal structures per lot scattered in the neighborhood (See 1953 Sanborn map and Polk's City Directory listings) Additionally, while the lots in the neighborhood are very deep, this dwelling is extremely close to the adjacent multi-family dwelling at 211 Essex, Quite out of character for a large single family dwelling such as is permitted.

C. The variance, if granted, will not alter the essential character of the neighborhood, as it has been a 4-family dwelling for more than 50 years, and sits among other two and three family dwellings. The variance will realistically take into account what has prevailed in the neighborhood for many decades, pre-dating the zoning ordinance itself. The variance will allow the applicant to improve the property to the benefit of the neighborhood.

D. The hardship was not self-created as the applicant purchased the property in good faith as a 4-family dwelling in 2016. It was offered as such by the realtor. The 5/28/19 fire, originating on the adjacent property was the real hardship, and the costly emergency effort to remedy the fire damage revealed the non-conformance.

213 Essex St.

Normal \* WORK DONE WHEN PURCHASED \*

26,500. 26,500

2000 Sidewalk 2,000

6500 driveway. 6,500

CLEAN UP w/ dumpsters 2,100

Unclog main drain 700

basement CLEAN OUT  
w/ dumpster 1200

3 Entrance doors resized 1850

AND replaced

YARD CLEAN UP w/ whole yard  
out 3 times w/ TRIM AND

Tree removal 1150

Golfet work 800

Facade work 900

Out door lighting, dawn to  
dusk, & motion detectors 720<sup>00</sup>

21 New Replacement Windows 6552  
w/ INSULATION

Floor Jacking in basement, New Posts 1800

Replace Rotted Heater Vents And  
returns 1170

213 Essex Apart 1

repair & replace dry wall 1800

repair soffit box in ceiling top

with exhaust fan run ext. 900

New 6 panel doors and hardware

4 of them total installed 1600

Brand New Kitchen Cabinets

with hardware and counter tops 3100

Custom Kitchen Sink very deep

brand new, faucet installed w/drain 650

+ new water feeds

Kitchen Soffit (crown molding) installed 400

reset lighting kitchen 700<sup>00</sup>

Brand New Kitchen Appliances

Self cleaning oven, Refridge 18.5 cubic

ft. Glass shelving, above hood microwave 1600

Kitchen floor ceramic, New Subfloor

(old one rotted) cement board, leveling, 1400

Bathroom, Replace Rotted Floor & Tile

level straight w/ support ceramic tile 1100

New toilet - custom Vanity 650

Reset lighting in tub area, lighting 400

Faucet and Tub repainted

Repair closet shelves + Paint Closet 300  
bathroom

213 Apt 1 Trim (door, closet, shelving) <sup>WINDOW</sup> 780  
130 ft 5 inch Trim base Cove 920<sup>00</sup>  
Hardwoods 1764 & Under Lignent 400  
Installation 925, Floor Level AND  
repair 620 3709

Paint AND wall repair (New Street Rock Framing)  
INSULATION between UNITS  
ceiling Stipple 1950<sup>00</sup>

total 21,619  
tub Surround 350x

Apartment # 2 1100

General Clean up rubbish Removal  
removal human feces & dog Removal

Toilet  
Repair walls and replace & INSULATION 2100

Sheet Rock work & PAINT

Trim work, Replace WINDOW Trim  
and base molding. 190 lin ft base & 1700

110 lin feet WINDOW TRIM

Cabinet Repair 2100

New SINKS/Cabinet kitchen

AND new drains (Replace total clog to 700

basement

New Bathroom Framing Soffit & Tile Wall 1200

U

Bathroom New Toilet Replaced	320
New Vanity w/ plumbing + faucet + tiled	661
bathroom floor replaced AND levelled (Rotted)	900
New Recast LIGHTING Bathroom w/ wall sconces AND fan &	620 <sup>00</sup>
Rede Tub - Painted	437 <sup>00</sup>
Kitchen floor Just Repaired	
Trouble FINDING matching tiles	460 <sup>00</sup>
New Kitchen lighting and repair Scones	760
New closet and laundry Hookup	\$ 1600
Kitchen w/ 6 panel pine door inc. Hardware	
New Appliances	1000
Refrige + Stove + ho.	
repair AND varnish Pine Cabinets	1600
AND walls	
Repair Glass and repair Panels IN KITCH doors "2"	329
2 New 6 panel pine doors w/ hardware levelled AND adjusted	511 <sup>00</sup>
Had floors Repaired (Hardwoods)	1900
AND SANDed LIVING Room Bedroom and Closets	
	\$ 15,698

### Apartment # 3

Kitchen Cabinets w/ crown molding ~~28~~ 2900  
Custom Counter Tops w/ Custom 1180  
Hardware, Sink "Very Deep" Faucet -  
New drains & faucet feeds 360

Frame Reseal refrigerator 580  
New Appliances Stove, fridge, Microhood 1580

Plumber Replace all wood in kitchen  
floor level, New Cement board, Ceramic  
tiles 1700<sup>00</sup>

Lighting: Ceiling fan, Reseal, sconces, LED,  
new receptacles, light switches 900<sup>00</sup>

Frame New Double closet, 4 panel doors  
hardware shelving, drywall Tie Inn #1090

Solid Reframed 6 panel Entrance door  
with hardware 460

## Apartment # 4

Frame New Ceilings w/ New  
Sheet Rock AND INSULATION, Framing  
IN bathroom for New Shower 1780

Custom Cabinetry AND Counter  
Tops w/ deep 18" Sink AND Framing.  
brand new Faucets AND Drainage. Faucet  
Single HANDS retractable all from  
Case Supply w/ hardware 3670<sup>00</sup>

all New Recess Lighting including  
Living Room, Bathroom Lighting, Bedroom  
Exhaust IN bathroom all h.e.p. \$1160

all Six inch base board Trim along w/  
Colonial molding installed 1780  
Framing For French doors AND Framing  
for Cabinets

Level Flooring IN bathroom w/ New plywood  
AND cement boards w/ Ceramic tiles Floor  
AND walls New toilets, Custom shallow  
Vanity, Faucets, Medicine Cabinet one  
piece shower w/ Glass doors w/ faucets  
AND hardware 2750

Appt 4 Cont...

New 6 panel doors (2) with hardware  
AND new 4 Ft French doors stained w/  
hardware AND Framing Trim \$1100

BRAND New 1/2" plywood underlayment in Kitchen  
Bedroom and Kitchen w/ Felt underlayment  
for noise, + 385 Sq Ft Hickory Flooring  
installed 3272.50

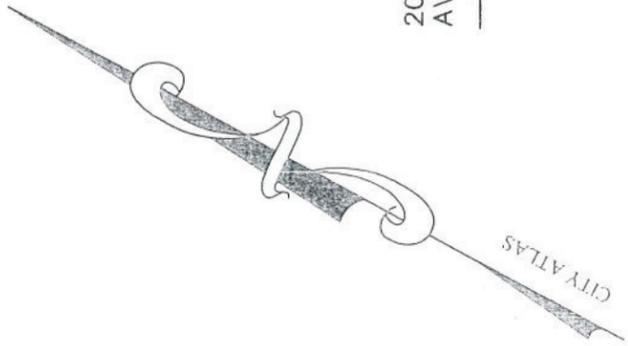
Repair walls back entrance along w/  
straighten out Stairtreads, Fix Broken Steps  
AND Carpet \$60<sup>00</sup>

Paint AND Trim 1200<sup>00</sup>  
Rear back entrance door 460<sup>00</sup>  
Replaced w/ TRIM & Lite Glass

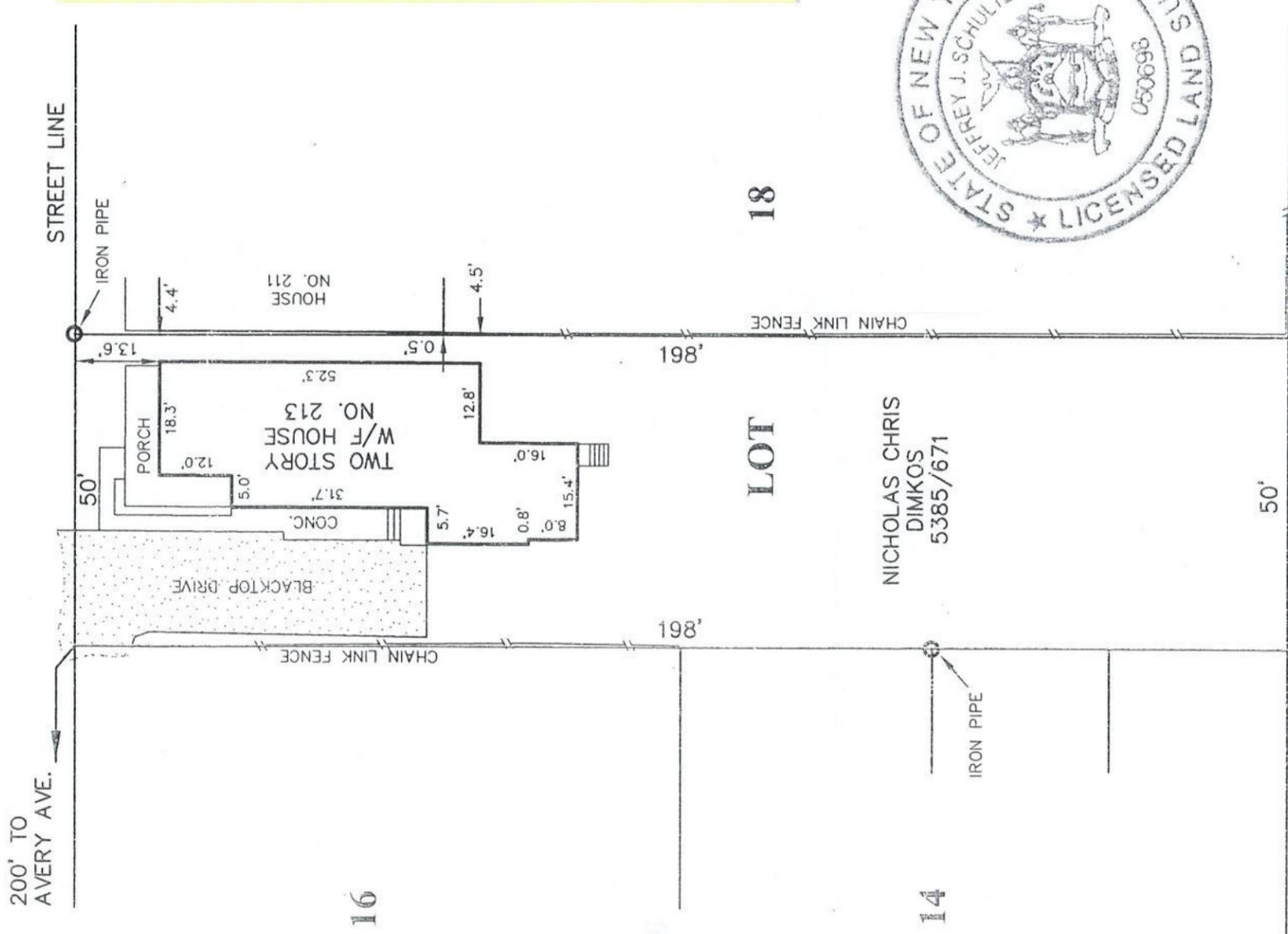
17,532

total 119,280  
INC. House

prices are rounded up to best  
of my knowledge but very close.  
mostly in our favor



# ESSEX STREET



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FILED MAP No. \_\_\_\_\_

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors' seal is a violation of Section 7209, sub-division 2, of the New York State Education Law.

Subject to any statement of facts an accurate and up to date abstract of title may show.

Valid only when marked in RED ink with the land surveyors' original seal and signature.

Building location surveys do not include placement of any property corner markers.

Offsets shown measured from property lines to foundation walls of buildings unless otherwise indicated.

Certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the assignees of the lending institution. Certifications are not transferable for subsequent transactions.

To: \_\_\_\_\_

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

LICENSED LAND SURVEYOR

050698

MAP OF

## PART OF LOT 18

### BLOCK 13

CITY OF SYRACUSE  
ONONDAGA COUNTY, NEW YORK

JEFFREY J. SCHULTZ  
LAND SURVEYING & MAPPING P.L.C.

Marcellus, New York  
(315) 378-8660

DATE: 6/04/2019

SCALE: 1" = 30'

BOOK: 105/58

FILE: 204.1



ESSEX

WILLIS AV.

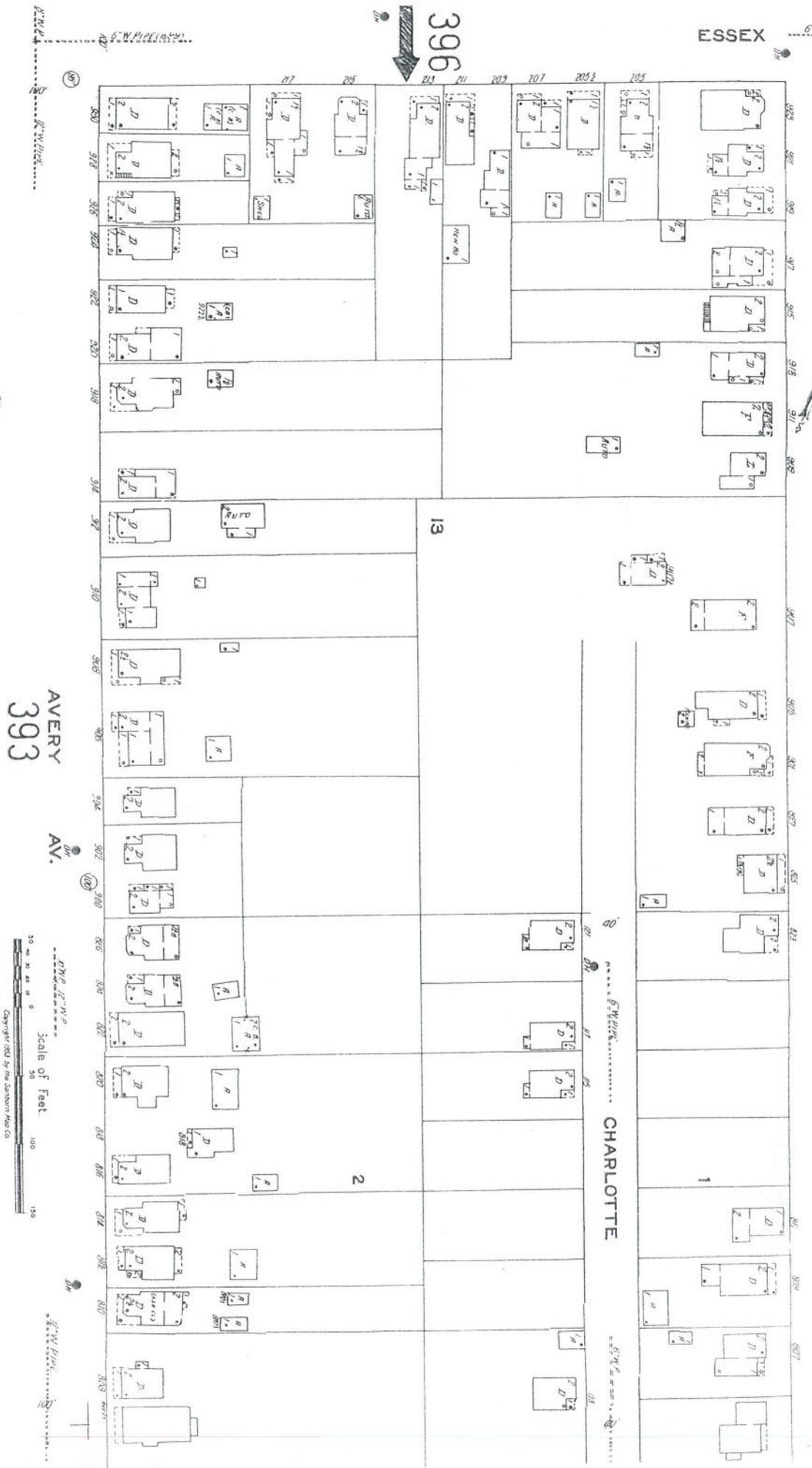
392

396

13

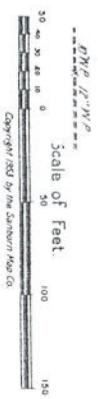
2

CHARLOTTE



1953 SANBORN MAP

AVERY AV. 393



Copyright 1953 by The Sanborn Map Co.

1953 SANBORN



**CROWLEY'S**  
*Netherland*  
FIRST CHOICE FOR FLAVOR!

1966

MILK, CREAM, ICE CREAM,  
ICE CREAM MIX, COTTAGE CHEESE

215 Tully Street 13204

478-6641



FIRST CHOICE FOR FLAVOR

1966 POLK'S CITY DIRECTORY

ERIE ST--CONTD

- 302 PIASEIK HELENA MRS • DUDZINSKI WACTAW 488-2167
- 304 ERBEN EBERHARD C • H08-3025 TYSZKO JUSTINE
- 304½ ERBEN WOLFGANG
- 305 DOYLE JOHN J • H08-7113
- 306 ALLEN MARTHA E MRS • H08-7450
- 307 VACANT
- 308 HOLIHAN JOHN H • H08-6925 HENNESSEY WM H08-6904
- 309 ZOLLO CAROLINE MRS ZACCANELLI FRANK J • H08-7315
- 310 SANTAY ROBT S 488-8008 SZYMAN JAN H08-4336
- 311 BLAKER ALTON W • H08-6828
- 312 BAILEY H LEE • H08-7313 GALLAGHER FLORENCE MRS H08-5964
- 313 LANE LESLIE H • H08-6528
- 314 CULLEN MICHL J • H08-8600
- 316 WILLIAMSON CLAYTON P • H08-6797
- 317 CAROLIN FRANCIS 468-9385 MAHAR ELIZ 468-6913
- 318 TIGHE THOS E • H08-5890
- 319 RICE LELAND M • H08-7213
- AVERY INTERSECTS
- 405 WILKINSON RICHO
- 401 VACANT
- 405 HOTALING DOROTHY MRS 488-9464 PAUL BERTHA E • H08-5995
- 406 PIATKOWSKI FRANK J • H08-5906
- 409 HARKINS ISABEL L MRS • H08-5517 MOORE MARY M MRS H08-5517
- 412 KIGGINS JOHN L • 488-4726 KIGGINS HELEN R MRS
- 415 ROSE RAYMOND G • H08-6361 ROSE JENNIE G MRS



- 210 BURKE CLINTON T • H08-7875
- 211 TEMPLE ALAN D 468-4561 DE CARLO MICHL J H08-0358
- 212 SZCZEPANKIEWICZ MARGT T • H08-7885
- VACANT
- 213 GALLOWAY RICHO H08-7601 LOCKARD DIANNE MRS 488-1370
- VACANT
- VACANT
- 214 SCHNEID ALF H • H08-2875
- 215 FRUSCELLO FREDK R • H08-0152 CUSHION MICHL J 468-5122
- 216 QUICK CATH M • H08-9045
- 217 COTTER JAMES J • H08-7928
- 220 SALVATORE PETER 488-6331 SALVATORE DOMENICO • H08-7376
- 224 BALDINO ANGELO JR H08-9639
- AVERY AV INTERSECTS
- 302 LUCKHURST JOHN W • 468-2398
- 302½ BARTON J WAYNE
- 304 KEENE FRANCES I MRS • 468-1254
- 306 GITTINO SAML • H08-5955 MARSHALL STELLA B MRS H08-3884
- 307 MAHAR THOS F • H08-5652
- HAYDEN AV ENDS
- 308 KADEY MICHAEL C 468-1857 AUGELLO ANTHONY L H08-0592
- 309 VACANT
- 310 MICELI MINNIE MRS • H08-5555 KELLY ELIZABETH MRS 488-3837
- 311 MARDNEY MARY A MRS • H08-5564
- 312 ZABOROWSKI HENRY H08-9935 MENTZ ALEX E H08-8563
- 313 KOCIENCKI IGNACY 488-9253
- 315 ENGLAND ERNEST J • H08-5837
- 316 SACHELI MARIA MRS • H08-5982
- MYRTLE AV ENDS
- 321 FIUMANO PASQUALE A • H08-6625
- 323 VELLANO JOHN • H08-1791
- 324 SALVAGNO LEONARD • H08-5217
- 326 OLIVIA PETER B H08-5896
- 327 GRZESIK JOHN • H08-9563
- 328 BASLA FRANK P • H08-7849

109

ESSEX ST -FROM 1001 MILTON AV TO CITY LINE

- OLIVE BEGINS
- 103 MARTIN BERNARD
- 105 BUONVECCHIO LUCIEN E • H08-6705 LE BLANC JOSEPH L H08-3474
- 107 BUCCI JOHN M • H08-4072 BUCCI JOHN M JR H08-4072
- 109 APARTMENTS
- 1 VACANT
- 2 STEPHANIE'S OFFICE SERVICE 468-1093
- 3 CAREY STEPHANIE 468-1093
- 2 FLIGENBAUM MARTIN 488-1257
- 4 SPAULDING ALPHIA
- 5 YANNASCOLI DONALD 488-2217
- 6 CARLISLE JOAN MRS
- 7 DONAR DAVID 488-1029
- 8 POGAT GEO A 488-1803
- 9 NAGORZANSKI CHESTER 468-1251
- 10 MC DONALD JEAN MRS 468-4272
- 113 LOOP CARRIE MRS • H08-7345
- 115 DOUGHERTY LEONARD F H08-6896
- 116 DE COSTA SAML JR • H08-2853
- 117 DOYLE DENNIS M • H08-6952 LAKE SARAH MRS 468-3924
- 118 FIERMONTE JOHN B • H08-5886
- 119 JACKSON LOUISE K MRS H08-4640 PIERCE ANNA N MRS • H08-6394
- 120 MASSEY WM E 448-1959
- 122 AVERY SEPTIC TANK SERVICE H08-6947
- VITI DOMINICK • H08-6947
- WILLIS AV INTERSECTS
- 200 CHIP'S BARBER SHOP
- 201 HENNESSY DOROTHY L MRS • H08-6865
- 204 WALTON FORREST C 488-3830 WALTON DAVID JENNER BARBARA A MRS 488-3656
- 205 O'BRIEN JOHN • 488-6367 VACANT
- KAMODA JOSEPH 488-4106
- 206 GRANT LA VERN M 488-1726 PIDKAMINY JAMES
- 207 CARROLL ELLEN B MRS • 488-3822
- 208 FILICIA JAMES C • H08-1524
- 209 MARTONE RALPH • H08-6496

ETHEL ST -FROM 814 VELASKO RD WEST TO SUNHILL TER

- 104 O'HEA ARTH E • GR8-1567
- 106 MOORE WILLARD C • GR8-3236
- 110 SMITH THOS J • 476-1029
- 205 MURPHY WM J • GR8-5161

118

EUCLID AV -FROM 131 COLLEGE PL EAST TO CITY LINE

- 113 PHI SIGMA SIGMA SORORITY HOUSE GR5-5189
- 119 BEEBE COTTAGE MEN'S DORMITORY GR8-9352
- 125 ALPHA XI DELTA SORORITY HOUSE GR8-1059
- OAKWOOD PARK
- COMSTOCK AV INTERSECTS
- 200 APARTMENTS
- 1 KARIUKI J N
- 2 KHAMBATA ASPY B 476-2643
- 3 LIN CHUAN 478-8858
- 4 STENSON BETTY 478-3367
- 5 SWASDIYAKORN CHOOMPOL 472-3244
- 6 WATTERS PATRICIA
- 9 METCALFE TRISTAN III 478-2290
- 10 AXEL LEON 475-0611
- STREET CONTINUED
- 201 SHAW ROBT DORMITORY
- 212 SMITH ALFRED E HOUSE MENS DORMITORY GR8-9117
- 226 ELLAR DAVID J 478-8363
- 228 MATHEWS JOHN R MFRS AGT • GR8-1110
- 230 INTERNATIONAL STUDENT CENTER SU SYRACUSE UNIV WORLD AFFAIRS COUNCIL
- 309 APARTMENTS
- 1 JAMES CARLETON A • GR9-9442

135

- 2 PAPADEMAS DIANA
- 3 PALAZZO LAURA
- 4 WELSH JAMES 476-6245
- 5 JENNINGS CAROLE
- 311 HANNON MARGARET MRS 478-2857
- 313 THEOBALD RUTH W • GR2-0443
- 315 FILIPPO LOUIS 475-6055
- 317 SPLETE ALLEN 474-1673
- 318 KRIEGER MOSHE 478-4405
- 319 KELSON SARAH GR9-7593 GRAHAM JANET PENNER MAX GR2-0441 CHRISMER GEO K MRS 472-1551 LA BARRE RALPH M GR4-7776 TARJAN MICHL 472-8904 BRACEA LOUIS
- 320 TAU EPSILON PHI FRATERNITY GR2-9486
- LIVINGSTON AV INTERSECTS
- 400 SIMPSON MARY A MRS • 472-2170
- 401 YOUNG ISRAEL HOUSE AT SYRACUSE UNIVERSITY INC RESTR 472-9635
- 407 SHIMOGSKI TETSUVA • 478-5968
- 408 BARNARD LAWRENCE W REV • GR4-2636
- 409 KELSEY FLORENCE S GR9-6516
- 415 ALPHA SIGMA ALPHA FRATERNITY 478-9666
- 416 JORES GLADYS MRS • GR2-8103
- 417 COURSEN FLOYD E • GR9-9786
- 418 ROHLIN PAUL H • GR2-1175
- 419 SAWYER DOROTHY M GR9-5226
- 421 DAW JULIET P MRS 474-6693
- 422 COIT KATH C MRS • GR2-2532
- 423 PHI EPSILON PI FRATERNITY GR2-9569
- SUMNER INTERSECTS
- 500 ARMATAS ANDREW GR2-5745
- 502 PANDELLY JAMES P • GR9-8357
- GRACE JOSEPH 474-3784
- 506 MC CORMICK HENRY J JR • GR4-0653
- 507 HOFFMAN BERNARD B •
- 510 LANG DENNIS R 478-6790
- 511 FLECK MARGT GR8-2675
- 512 MC DONALD WM • 472-4640
- 514 SWITZER BERTHA M GR2-1639 BRAVERMAN EVA MRS 472-3801 REED ELIZ L GR2-0017 MEGGS WM J 474-3040 FRATESCHI HERBERT J JR
- 515 KALNINS ANNA MRS GR2-1193 MOREY LILLIAN B MRS 472-4102 SROKA ARLENE 478-6310 CONSTANTINE JANET M 472-8780 ALPERT HELEN 479-9353
- 516 RYAN HOWARD P • GR4-4030 LOBY AGNES M GR2-1765
- 519 LA FRAY MARION C MRS GR4-3866
- 520 MATHSHALL MARY H 472-9078 GUSH GEORGETTE MRS • GR9-8694 ROSENBERG LEONARD C 478-3744
- 521 CARRICK RALPH G • GR4-3549
- 525 CRUMRINE CAROL 472-2917 CREE FLORENCE 479-9672
- 525½ VACANT
- ACKERMAN AV INTERSECTS
- 600 MATLATON ISSA 472-2913
- 601 METZGER ANNE E 472-7218
- 602 MATLATON SALIM I GR2-9731
- 604 DAVIS HOBART W • 474-2343
- 605 DIPPOLD LEONARD A GR9-9351
- 609 KENYON ROBT L • 472-4862 PERRY SANDY L 479-6504
- 610 PAPPAS VASILIKI MRS • GR4-3429
- 614 WATCHORN REST HOME 472-6057
- 615 WYNN WM F GR4-3129
- 617 SILVERMAN ANNA MRS • GR9-7248
- 620 EATON CHARLES S GR4-3475 EATON VIRGINIA MRS GR9-6586
- 621 VACANT
- 622 LANGELIER MURIEL GR2-1324
- 623 VACANT
- 624 AGRONIN MAURICE E • GR2-0254
- LANCASTER AV INTERSECTS
- 700 SUMMERS PAUL L • 472-4888
- 701 VACANT

61

FARMERS  
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INSURANCE  
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ALL  
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FORMS  
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LIFE  
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ACCIDENT  
AND  
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MORTGAGE  
SERVICE  
F.H.A.  
AND  
REGULAR  
MORTGAGES

960  
JAMES  
STREET

FARMERS  
AND  
TRADERS  
LIFE  
INSURANCE  
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MAIN OFFICE . . . . . GR 2-6666  
CENTRAL-531 OAK ST. . . . . GR 2-6666  
EAST-4623 E. GENESEE . . . . . 446-2280  
WEST-104 KASSON RD. . . . . 468-1691  
NORTH-511 S. MAIN, N. SYR. . . . . GL 8-4242  
SUBURBAN-1 LINKLAEN (CAZENOVIA) OL 5-9423  
5 JORDAN, SKANEATELES . . . . . 685-5773

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APPRAISING-FINANCING  
BUSINESS DEVELOPMENT  
PROPERTY MANAGEMENT  
MEMBER MULTIPLE LISTING SERVICE



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- 109 SCHULTZ GEO L • H08-9340
- CHENEY LOUISE H H08-0496
- 110 BLOCK BLANCHE MRS • H08-9942
- 111 ZAJAC WALTER J • H08-9269
- 112 WILKINSON JOHN A • H08-9909
- 113 MC DERMOTT EDW T • H08-6298
- 115 NOXON ERNA MRS • H08-0282
- 116 LOMBARDO NICHOLAS A • H08-0279
- 121 BERRY GEO O FL SANDING H08-9529
- SANDS CLARENCE A H08-0718
- 122 PEIFER DANL • H08-9502
- WOSVILLO AGNES J • H08-9502
- 123 SADLOCHA EDMUND • 468-0140
- 125 GRIFFO JOSEPH 488-2266
- 126 FETSKO PETER • H08-9086
- FETSKO PETER JR ROOFER
- 127 ROMANO RAPHAEL H08-6968
- MILTON AV INTERSECTS
- 201 SCHREINER JOHN Z • H08-6508
- 203 O'LEARY STUART 488-6088
- 204 SAWTELL EDWARD 468-4729
- WILLER JOHN 488-9307
- 205 STARODUBZEW JULIA 488-2057
- ANTONIO JOSEPH J • H08-9005
- 206 PAST LOUIS • 468-4339
- 207 GRAY WINIFRED S • H08-7415
- LARKIN F MAXWELL H08-9015
- 208 WICKHAM NEAL I • H08-5351
- 210 COVERETTE FAY I MRS ANTIQUES  
H08-6328
- HITCHCOCK ELLA J H08-7615
- 211 DE SIMONE FRED E • H08-4870
- 212 SEIB DAVID R • H08-8504
- 213 SNYDER ALONZO L •
- 214 KUKURSKI BRONISLAW • H08-5369
- 215 TREMONT CARMEN C • H08-7915
- 216 VACANT
- 217 TESTA JOSEPH • H08-6597
- 218 FELICIA SALVATORE • H08-6949
- 219 GEDDES UNITED CHURCH OF CHRIST
- 220 MILAZZO CHARLES A • H08-9235
- DAVISON DANL R 488-4387
- WILLIS AV INTERSECTS
- 301 SAINT BRIGID CONVENT H08-6313
- 302 PIASCIK HELENA MRS •
- DUDZINSKI WACTAW 488-2167
- 304 ERBEN EBERHARD C • H08-3025
- 304 1/2 TYSZKO JUSTINE 488-4006
- 305 DOYLE JOHN J • H08-7113
- 306 ALLEN MARTHA E MRS • H08-7450
- 307 TUTTON ROBT • 468-0824
- 308 HOLIHAN JOHN H • H08-6925
- HENNESSEY WM H08-6904
- 309 ZOLLO CAROLINE MRS
- ZACCANELLI FRANK J • H08-7315
- 310 SANTAY ROBT S 488-8008
- TAFEL CHRISTOPHER F JR 488-9043
- 311 BLAKER ALTON W • H08-6828
- 312 BAILEY H LEE • H08-7313
- GALLAGHER FLORENCE MRS H08-5964
- 313 LANE LESLIE H • H08-6528
- 314 CULLEN MICHL J • H08-8600
- 316 WILLIAMSON CLAYTON P • H08-6797
- 317 CAROLIN FRANCIS 468-9385
- MAHAR ELIZ 468-6913
- 318 TIGHE THOS E • H08-5890
- 319 RICE LILLIAN MRS • H08-7213
- AVERY INTERSECTS
- 405 DEUL BRENDA L 488-1045
- 401 VACANT
- 405 HOTALING DOROTHY MRS 488-9464
- PAUL BERTHA E • H08-5995
- 406 PIATKOWSKI FRANK J • H08-5906
- 409 HARKINS ISABEL L MRS • H08-5517
- 412 KIGGINS JOHN L • 488-4726
- 415 ROSE RAYMOND G • H08-6361
- ROSE JENNIE G MRS

- LE BLANC JOSEPH L H08-3474
- 107 BUCCI JOHN M • H08-6532
- BUCCI JOHN M JR H08-6532
- 109 APARTMENTS
- 1 VACANT
- 2 VACANT
- 3 FEIGENBAUM MARTIN S 488-1257
- SPAULDING ALTHEA MRS
- 5 YANNASCOLI DONALD 488-2217
- 6 CARLISLE JOAN MRS
- 7 DONAR DAVID
- 8 POGACT GEO A 488-1803
- 9 NAGORZANSKI CHESTER 468-1251
- 10 MC DONALD JEAN MRS 468-4272
- 113 LOOP CARRIE MRS • H08-7345
- 115 DOUGHERTY LEONARD F H08-6896
- 116 DE COSTA SAML JR • H08-2853
- 117 DOYLE DENNIS M • H08-6952
- LAKE SARAH MRS 468-3924
- 118 FIERMONTE JOHN B • H08-5886
- 119 JACKSON LOUISE K MRS H08-4640
- PIERCE ANNA N MRS • H08-6394
- 120 MASSEY WM E 488-1959
- 122 AVERY SEPTIC TANK SERVICE  
H08-6947
- VITI DOMINICK • H08-6947
- WILLIS AV INTERSECTS
- 200 CHIP'S BARBER SHOP
- 201 HENNESSY DOROTHY L MRS •  
H08-6865
- 204 WALTON FORREST C 488-3830
- WALTON DAVID
- JENNER BARBARA A MRS 488-3656
- 205 RYAN DENNIS F • 488-3639
- BRINDISI PHILIP S 488-3864
- YOUNG MICHL P 488-4163
- 206 VACANT
- VACANT
- 207 CARROLL ELLEN B MRS • 488-3822
- 208 FILICIA JAMES C • H08-1524
- 209 MARTONE RALPH • H08-6496
- 210 BURKE CLINTON T • H08-7875
- 211 TEMPLE ALAN D 468-4561
- DE CARLO MICHL J H08-0358
- 212 SZCZEPANKIEWICZ MARGT T •  
H08-7885
- KING GARY R 488-3072
- 213 GALLOWAY RICHD H08-7601
- HOLMEWOOD GEOFFREY B 488-4080
- THOMAS HELEN 488-9961
- SCHROEDER DOLORES M 488-2548
- 214 SCHNEID ALF H • H08-2875
- 215 AMES MERRILL J • 488-4654
- CUSHION MICHL J 468-5122
- 216 QUICK CATH M • H08-9045
- 217 NO RETURN
- 220 SALVATORE PETER 488-6331
- SALVATORE DOMENICO • H08-7376
- 224 BALDINO ANGELO JR H08-9639
- AVERY AV INTERSECTS
- 302 LUCKHURST JOHN W • 468-2398
- 302 1/2 BARTON J WAYNE
- 304 KEENE FRANCES I MRS • 468-1254
- 306 GITTING SAML • H08-5955
- MARSHALL STELLA B MRS H08-3884
- 307 MAHAR THOS F • H08-5652
- HAYDEN AV ENDS
- 308 LEA ROBT 488-7294
- AUGELLO ANTHONY L H08-0592
- 309 KOROLYSZYN MYKOLA • 488-1501
- 310 NICELI MINNIE MRS • H08-5555
- NICELI ALICE H08-5555
- KELLY ELIZABETH MRS 488-3837
- 311 MARDNEY MARY A MRS • H08-5564
- 312 ZABOROWSAI HENRY H08-9935
- MENTZ ALEX E H08-8563
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- 315 ENGLAND ERNEST J • H08-5837
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- 326 OLIVIA PETER A H08-5896
- 327 GRZESIK JOHN • H08-9563
- 328 BASLA FRANK P • H08-7849

- 118
- ETHEL ST --FROM 814 VELASKO RD WEST  
TO SUNHILL TER
- ZIP CODE 13207
- 104 O'HEA ARTH E • GR8-1567
- 106 MOORE WILLARD C • GR8-3236
- 110 SMITH THOS J • 476-1029
- 205 MURPHY WM J • GR8-5161
- 135
- EUCLID AV --FROM 131 COLLEGE PL EAST  
TO CITY LINE
- ZIP CODE 13210
- 113 PHI SIGMA SIGMA SORORITY HOUSE  
GR5-5189
- 119 BEEBE COTTAGE MEN'S DORMITORY  
GR8-9352
- 125 ALPHA XI DELTA SORORITY HOUSE  
GR8-1059
- OAKWOOD PARK
- COMSTOCK AV INTERSECTS
- 200 APARTMENTS
- 1 KAMOTHO J 472-7170
- 2 NO RETURN
- 3 VACANT
- 4 STENSON BETTY 478-3367
- 5 SHYU T P
- 6 VACANT
- 9 METCALFE TRISTAN III 478-2290
- 10 WISEMAN GARY 478-4937
- STREET CONTINUED
- 201 SHAW ROBT DORMITORY
- 212 SMITH ALFRED E HOUSE MENS  
DORMITORY GR8-9117
- 226 VACANT
- 228 MATHEWS JOHN R MFRS AGT •  
GR8-1110
- 230 INTERNATIONAL STUDENT CENTER SU  
GR6-5541
- SYRACUSE UNIV WORLD AFFAIRS  
COUNCIL 475-2677
- 1 JAMES CARLETON A • GR9-9442
- 2 PAPADEMAS DIANA
- 3 BREGMAN MARLENE
- 4 WELSH JAMES 476-6245
- 5 ABRABAMSON ALAN
- 311 HANNON MARGARET N MRS 478-2857
- 313 THEOBALD RUTH W • GR2-0443
- 315 FILIPPO LOUIS 475-6055
- 317 SPLETE ALLEN P 474-1673
- 318 KRIEGER MOSHE 478-4405
- 319 WILCOX HENRY III
- GRAHAM JANET
- PENNER MAX GR2-0441
- CHRISMER GEO K MRS 472-1551
- LA BARRE RALPH M GR4-7776
- TARJAN MICHL 472-8904
- VACANT
- 320 TAU EPSILON PHI FRATERNITY  
GR2-9486
- 61
- LIVINGSTON AV INTERSECTS
- 400 SIMPSON MARY A MRS • 472-2170
- 401 YOUNG ISRAEL HOUSE AT SYRACUSE  
UNIVERSITY INC RESTR 472-9635
- 407 SHIMOZAKI TETSUYA • 478-5968
- 408 BARNARD LAWRENCE W REV •  
GR4-2636
- 409 KELSEY FLORENCE S GR9-6516
- 415 ALPHA SIGMA ALPHA FRATERNITY  
478-9666
- 416 JORES GLADYS MRS • GR2-8103
- 417 COURSEN FLOYD E • GR9-9786
- 418 ROHLIN PAUL H • GR2-1175
- 419 VACANT
- 421 DAW JULIET P MRS 474-6693
- 422 COIT KATH C MRS • GR2-2532
- 423 PHI EPSILON PI FRATERNITY  
GR2-9569
- SUMNER INTERSECTS
- 500 BRADY MICHL J 478-5575
- 502 PANDELLY JAMES P • GR9-8357
- GRACE JOSEPH T 474-3784
- 506 MC CORMICK HENRY J JR •  
GR4-0653

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DIAL Granite 2-6317  
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109 S. WARREN ST.

- 109
- ESSEX ST --FROM 1001 MILTON AV TO  
CITY LINE
- ZIP CODE 13204
- OLIVE BEGINS
- 103 VOLTURNO VINCENT
- 105 BUONVECCHIO LUCIAN E • H08-67C5



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EAGLE LUMBER CO.

2067 PARK ST., OPPOSITE REGIONAL MARKET, SYRACUSE, N.Y. 13208

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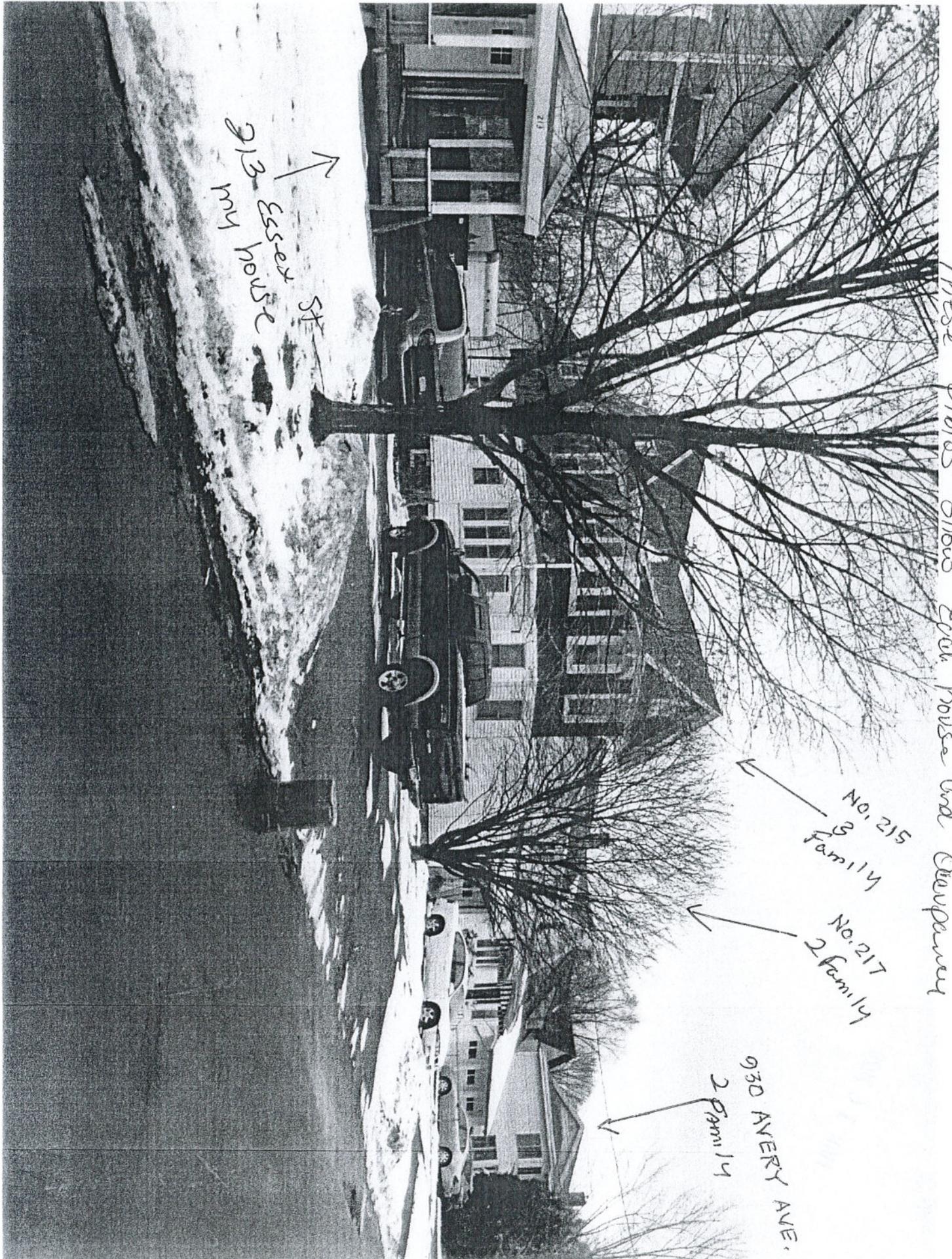
These photos show Essex Street  
see numbers across street

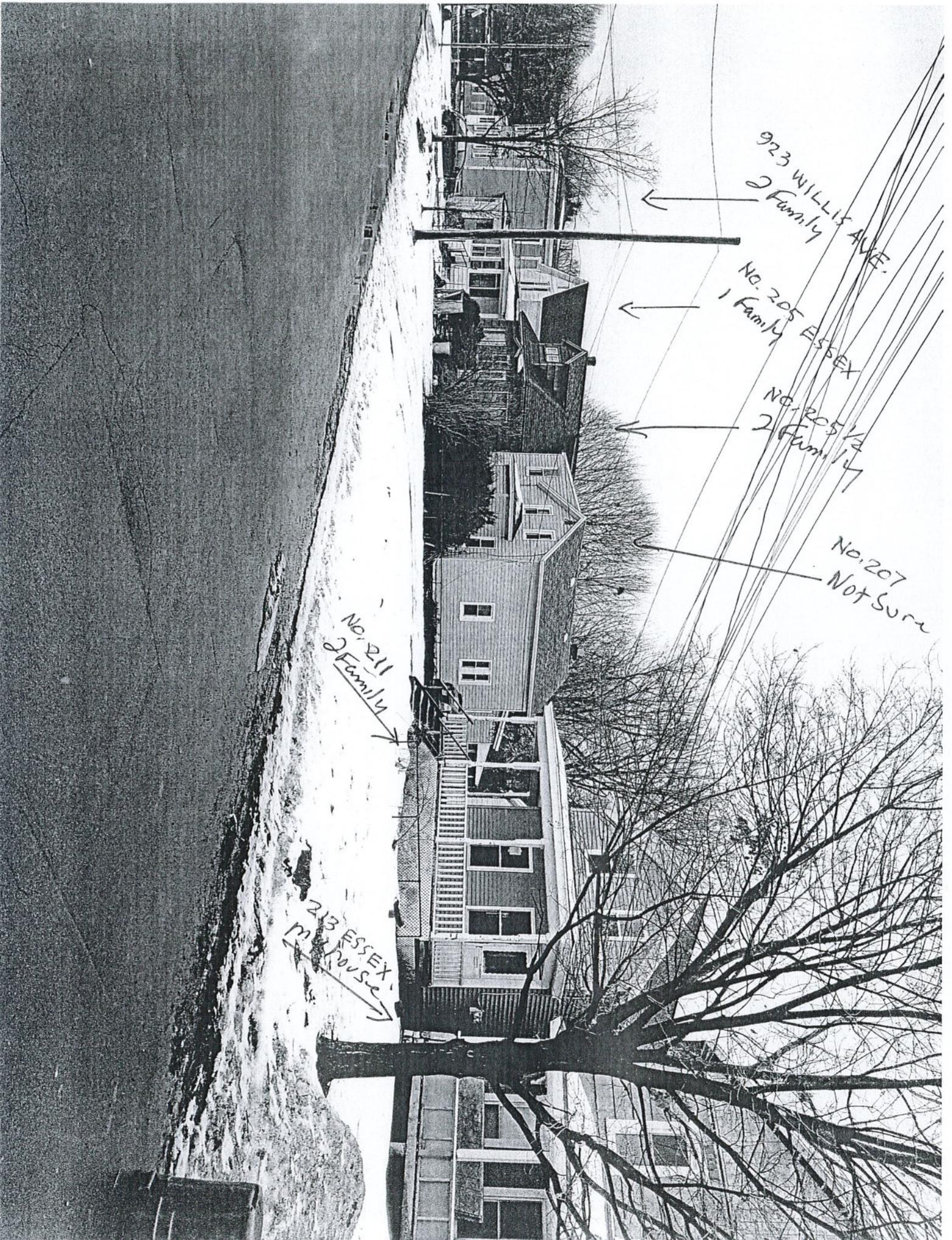
213 Essex St  
my house

No. 215  
3 family

No. 217  
2 family

630 AVERY AVE.  
2 family





923 WILLIS AVE.  
2 Family

No. 205 ESSEX  
1 Family

No. 205 1/2  
2 Family

No. 207  
Not Sure

No. 211  
2 Family

213 ESSEX  
M. House



224 Essex St.  
1 Family

No. 220  
2 Family

No. 216  
1 Family

No. 214  
1 Family

No. 212  
2 Family

210 ESSEX  
1 Fam 14  
Vacant

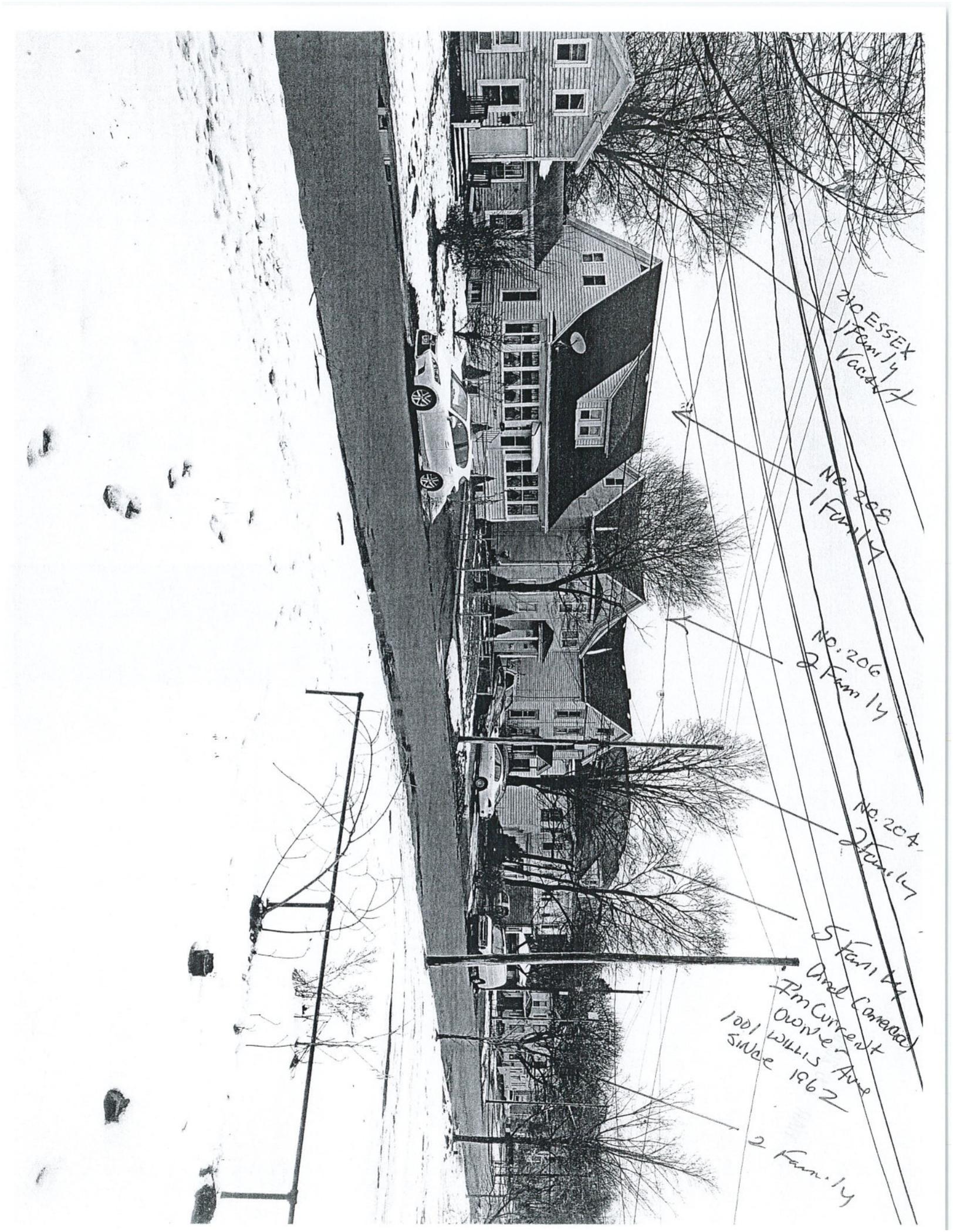
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1 Fam 14

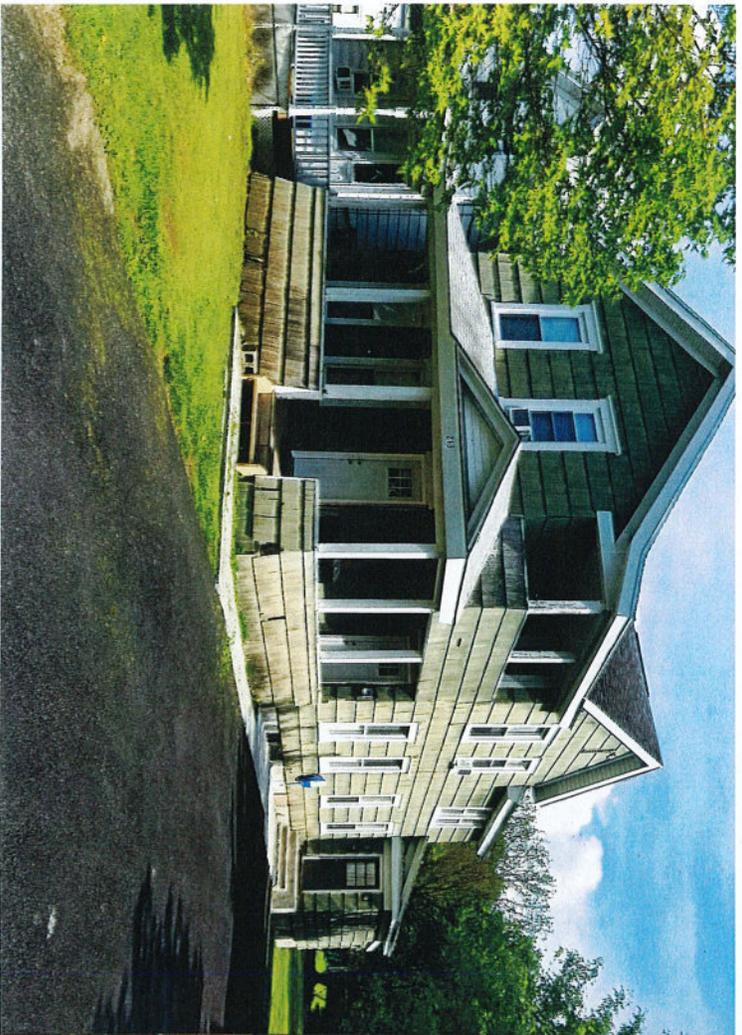
No. 206  
2 Fam 14

No. 204  
2 Fam 14

5 Fam 14  
Ornel Comrad  
I'm Current  
Owner  
1001 WILLIS AVE  
SINCE 1962

2 Fam. 14



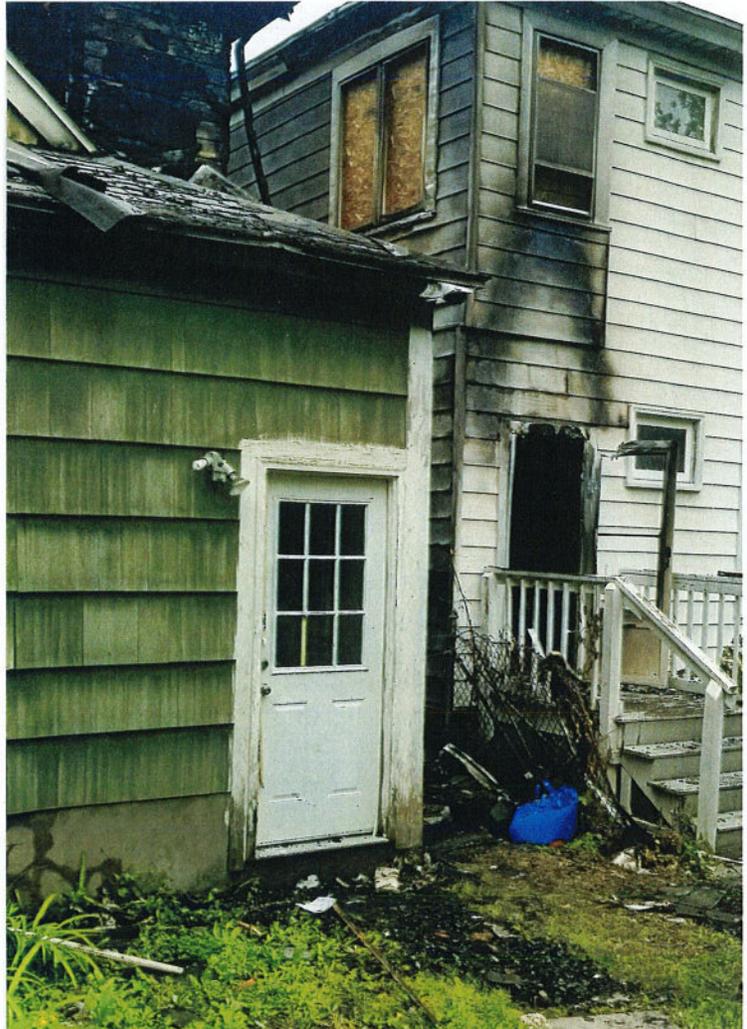


1. 213 ESSEX STREET, BEFORE FIRE  
3. AFTER FIRE, BEFORE CLEANUP



2. FIRE ERUPTS FROM 211 ESSEX, 5/28/19  
4. WITH TARP, CLEANUP STARTED





6. SOUTHEAST CORNER, SOURCE OF FIRE @NO. 211  
5. SOUTHEAST CORNER, SEVERE DAMAGE

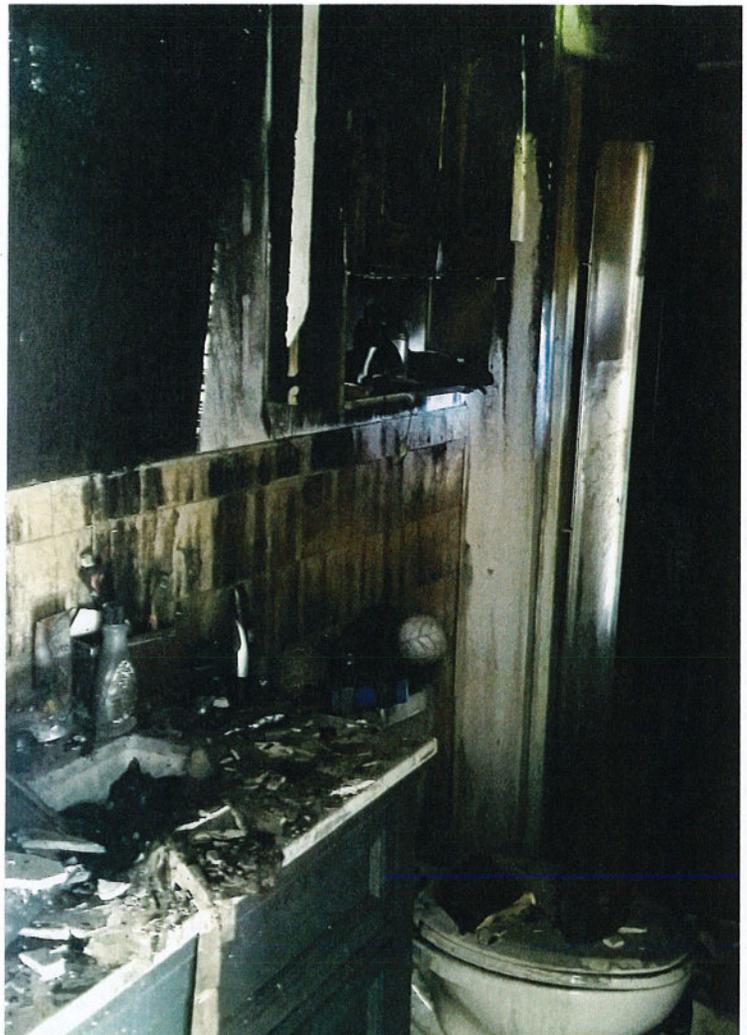


7. SOUTHEAST CORNER, ENTRANCE 2ND FLOOR APT.  
8. NON-CONFORMING STAIR W/ 8" RISE & RUN

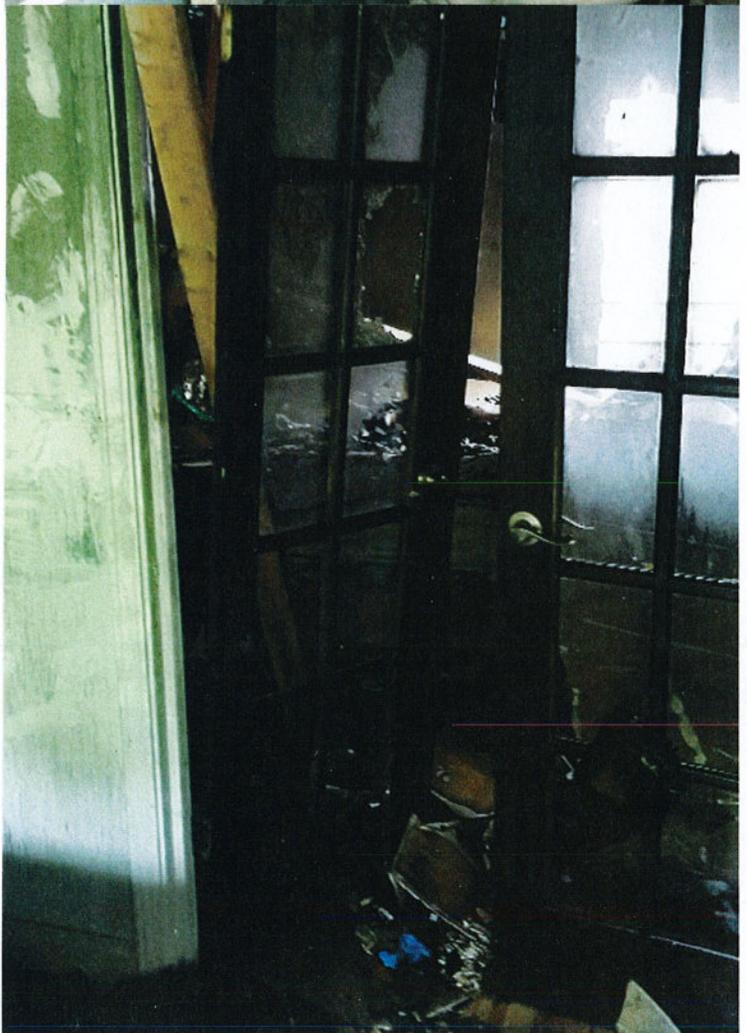


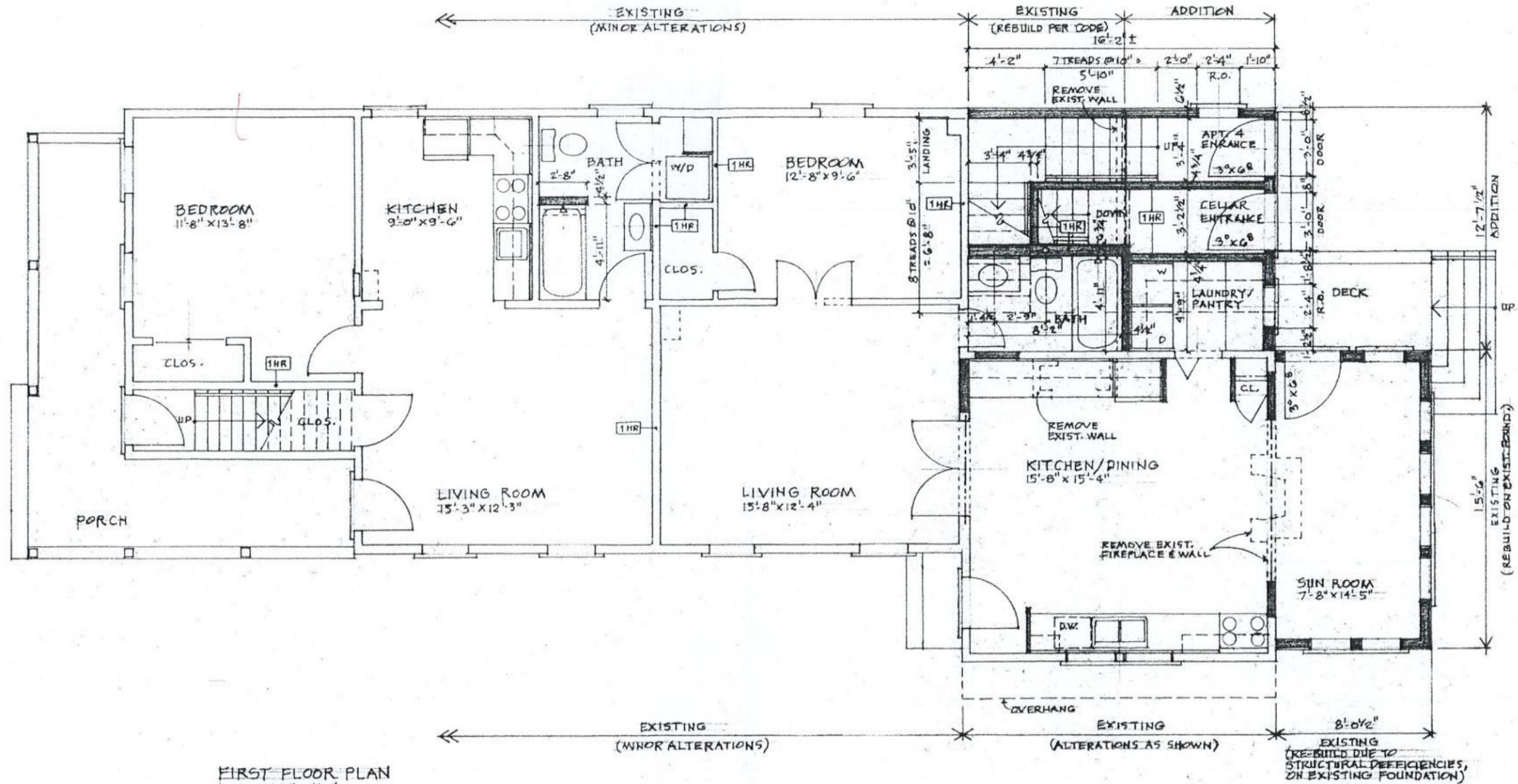


10. FIRE DAMAGE @ 2ND FLOOR REAR BATH  
9. RENOVATED BATH, BEFORE FIRE



12. SAME BEDROOM, AFTER FIRE  
11. 2ND FLOOR REAR BEDROOM, BEFORE FIRE



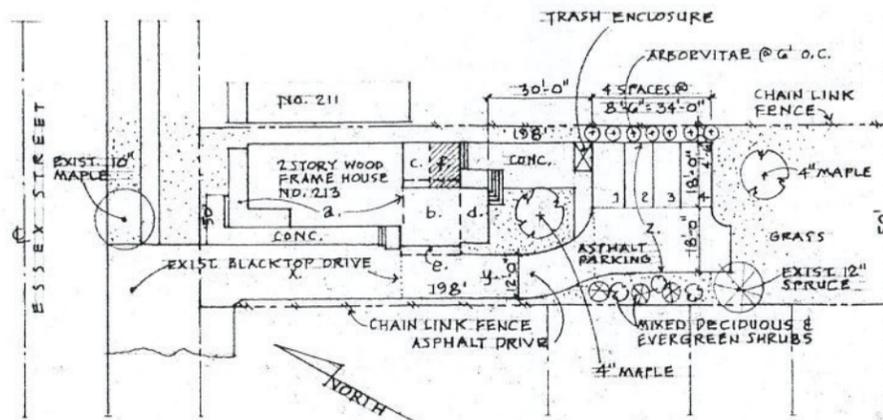


FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



ZONING NOTES:

ZONING DISTRICT: RA-1; 1-FAMILY DWELLING PERMITTED  
 LOT AREA: 50' X 198' = 9900 S.F. (0.29 A)  
 EXISTING STRUCTURAL COVERAGE:  
 AREA a. 50' X 23.3' = 1165 S.F. (INCL. PORCH)  
 b. 16.5 X 16 = 264  
 c. 8 X 12.8 = 102  
 d. 8 X 15.4 = 123  
 1654 S.F.  
 PROPOSED ADDITIONAL STRUCTURAL COVERAGE:  
 e. 16.5 X 2 = 33 (2HP FL. OVERHANG)  
 f. 8 X 12.8 = 105  
 138 S.F.  
 TOTAL STRUCTURAL COVERAGE: 1792 S.F.  
 1654 S.F. + 138 S.F. = 1792 S.F. / 9900 = 18% < 30% OK  
 PARKING SURFACE COVERAGE:  
 x. 57 X 15 = 855 S.F.  
 y. 55 X 12 = 660  
 z. 34 X 36 = 1224  
 5 X 18 = 90  
 2829 S.F.  
 2829 S.F. / 9900 = 29% < 30% OK  
 PARKING PROVIDED: 1 SPACE/D.U. = 4 SPACES



PROPOSED SITE PLAN  
SCALE: 1" = 30'

SITE DATA OBTAINED IN PART FROM A SURVEY PREPARED BY JEFFREY J. SCHULTZ DATED 6/4/19.

PROJECT DESCRIPTION:

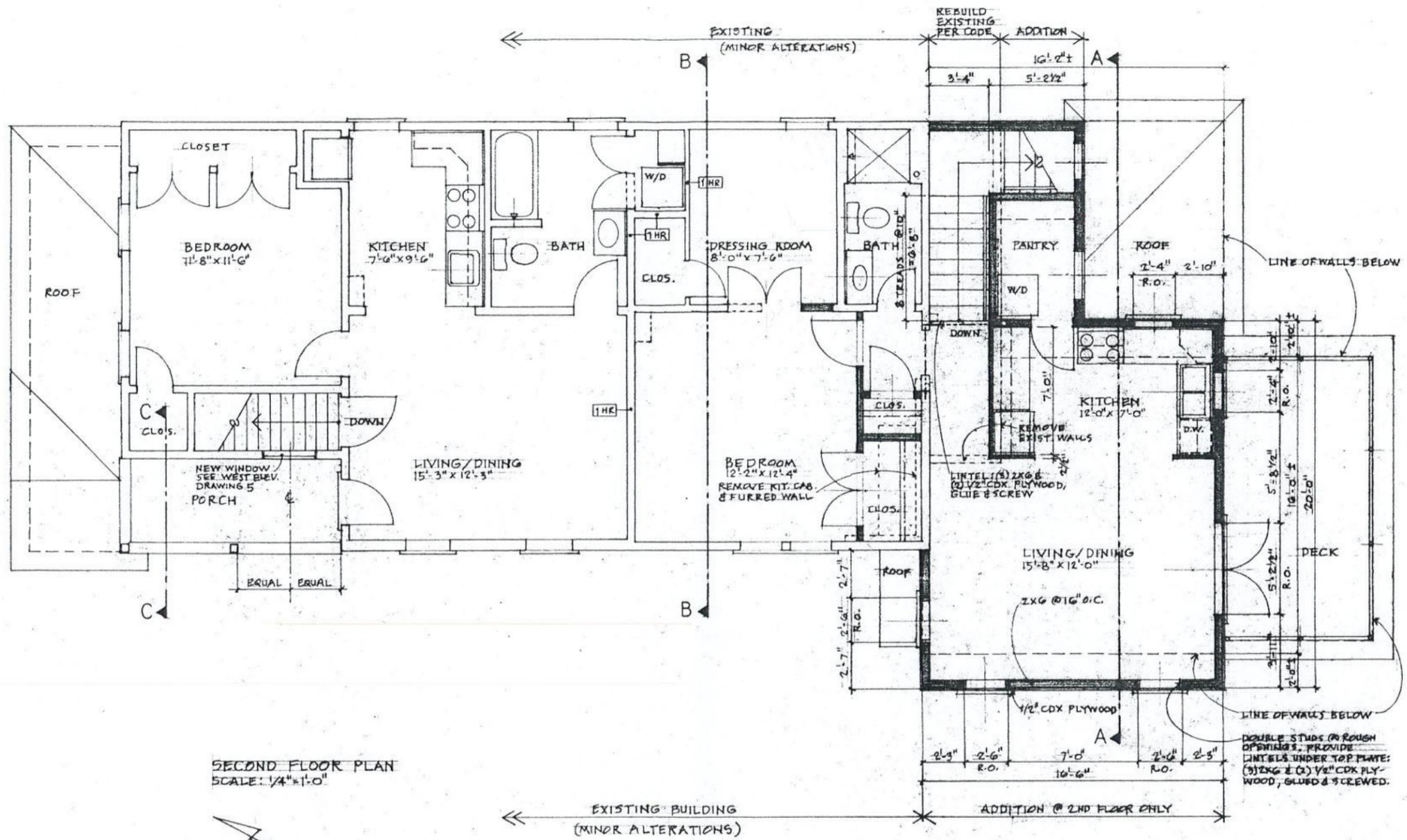
THIS PROJECT CONSISTS OF A 4-FAMILY DWELLING (PRE-DATING 1967) DAMAGED BY FIRE 5/28/19; WOOD TRUSSES & ROOF REBUILT PER PERMIT DATED 11/5/19; AND ALTERATIONS & ADDITIONS SHOWN ON THESE PLANS; AND RELATED SITEWORK IMPROVEMENTS.

RENOVATION AT  
213 ESSEX STREET  
SYRACUSE, NEW YORK

ISSUED FOR ZONING: 3/16/20

SHELDON S. WILLIAMS o ARCHITECT  
511 HAWLEY AVE o SYRACUSE o NY o 13203  
315-474-7787





PHASE I NOTES: SEE DRAWING 4  
PHASE II NOTES:

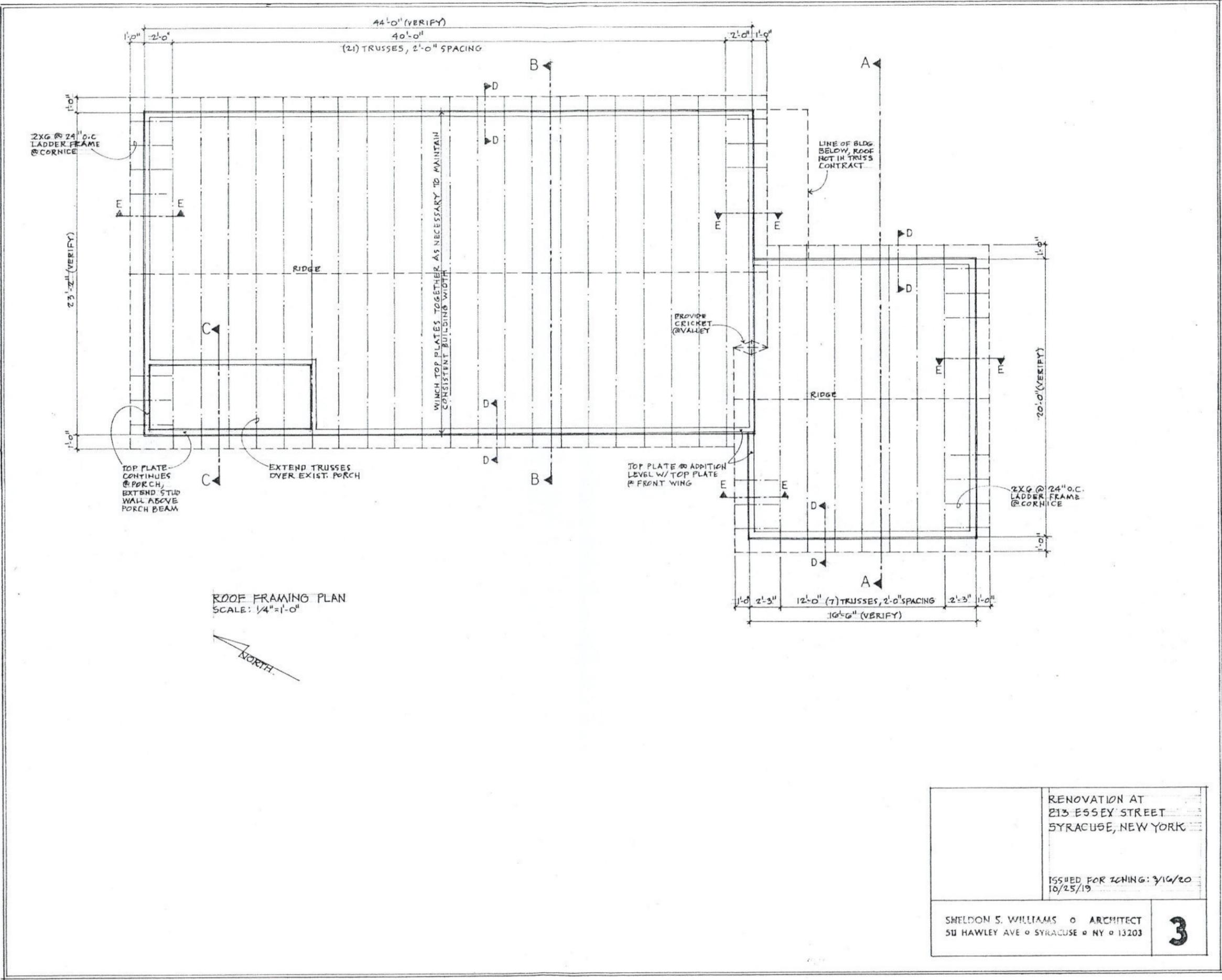
- THESE NOTES AND ADDITIONAL RELATED INFO WILL BE INCLUDED IN COMPLETE PLANS TO BE SUBMITTED FOR THE GENERAL BUILDING PERMIT.
- ENERGY CODE COMPLIANCE STANDARDS WILL BE SPECIFIED AND ARCHITECT'S CERTIFICATION INCLUDED ON THOSE PLANS.
- SMOKE AND CARBON MONOXIDE DETECTOR/ALARMS WILL BE SHOWN AS REQUIRED ON THOSE PLANS. IT WILL BE NOTED THAT THE SYSTEM SHALL BE HARDWIRED AND INTERCONNECTED THROUGHOUT THE BUILDING.

RENOVATION AT  
213 ESSEX STREET  
SYRACUSE, NEW YORK

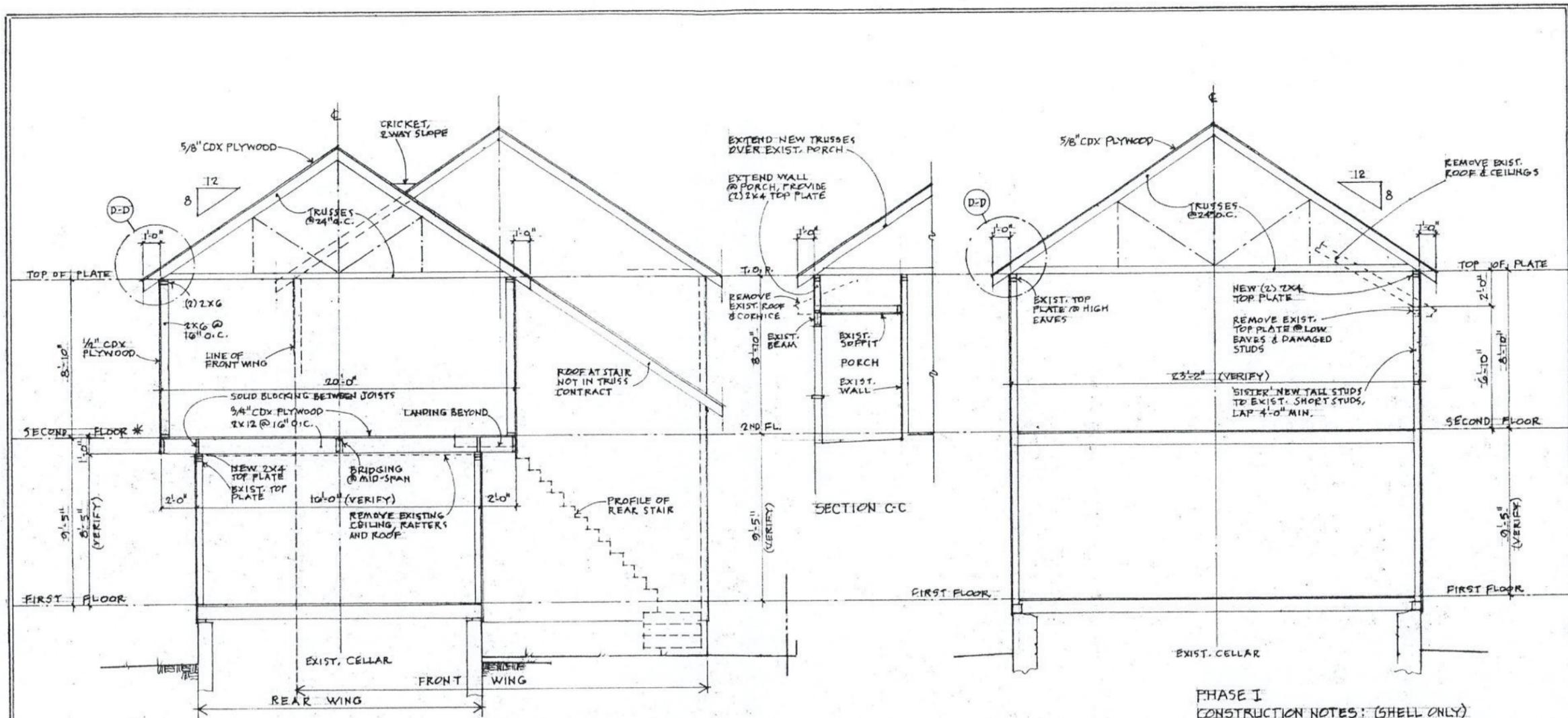
ISSUED FOR ZONING: 3/16/20  
10/25/19 REV. 10/31/19

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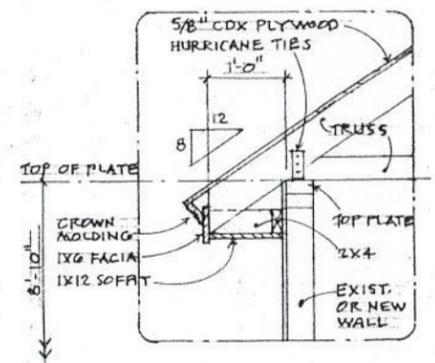


RENOVATION AT 213 ESSEX STREET SYRACUSE, NEW YORK	
ISSUED FOR ZONING: 3/16/20 10/25/19	
SHELDON S. WILLIAMS ◦ ARCHITECT 511 HAWLEY AVE ◦ SYRACUSE ◦ NY ◦ 13203	<b>3</b>

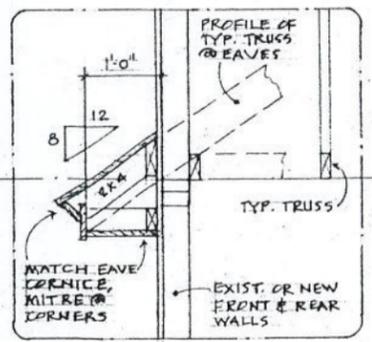


SECTION A-A  
SCALE: 1/4" = 1'-0"

\* NOTE: MAKE 2ND FLOOR @ REAR WING LEVEL WITH 2ND FLOOR @ FRONT WING.



SECTION D-D  
EAVE CORNICE  
SCALE: 3/4" = 1'-0"



SECTION E-E GABLE CORNICE,  
CONTINUES EAVE CORNICE FRONT & REAR  
SCALE: 3/4" = 1'-0"

SECTION B-B  
SCALE: 1/4" = 1'-0"

PHASE I  
CONSTRUCTION NOTES: (SHELL ONLY)

- DRAWINGS 2, 3, & 4, DATED 10/25/19 ARE SUBMITTED FOR A LIMITED BUILDING PERMIT AND TO GUIDE CONSTRUCTION FOR THE SHELL ONLY, FOR EMERGENCY PURPOSES DUE TO RECENT FIRE DAMAGE.
- COMPLETE PLANS WILL BE SUBMITTED FOR A FULL BUILDING PERMIT, IN PHASE II.
- ALL WORK SHALL BE ACCORDING TO APPLICABLE CODES.
- CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS.
- TRUSS MFR. SHALL DESIGN TRUSSES ACCORDING TO APPLICABLE CODES AND TO WITHSTAND IMPOSED LOADS. GROUND SNOW LOAD: 50 PSF.
- TRUSS MFR. SHALL PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- FRAMING CONTRACTOR SHALL INSTALL TRUSSES BOUND INTO PLACE BY TRUSS SUPPLIER, INSTALL HURRICANE TIES, AND BRACE ACCORDING TO MFR'S RECOMMENDATIONS.

RENOVATION AT 213 ESSEX STREET SYRACUSE, NEW YORK	
ISSUED FOR ZONING: 3/16/20 10/25/19 - REV. 10/31/19	
SHELDON S. WILLIAMS o ARCHITECT 511 HAWLEY AVE o SYRACUSE o NY o 13203	4

RENOVATION AT  
213 ESSEX STREET  
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SHELDON S. WILLIAMS ◦ ARCHITECT  
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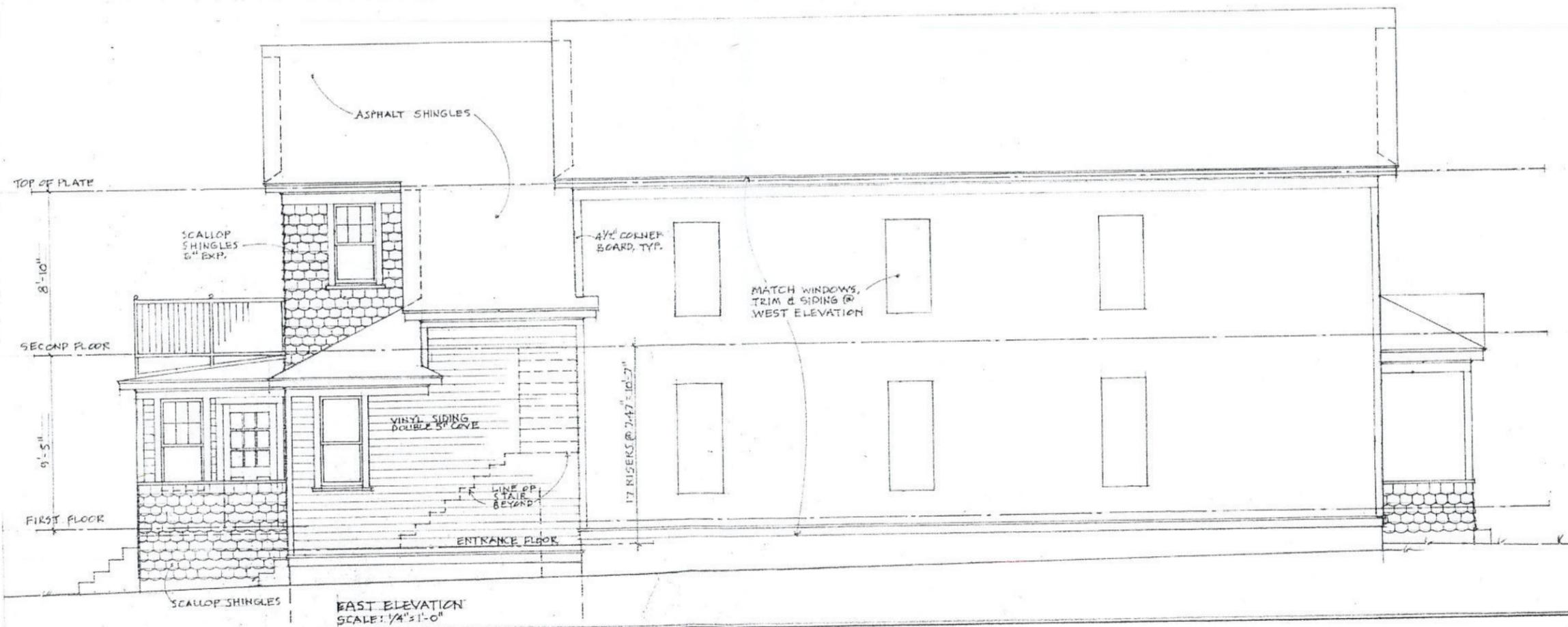
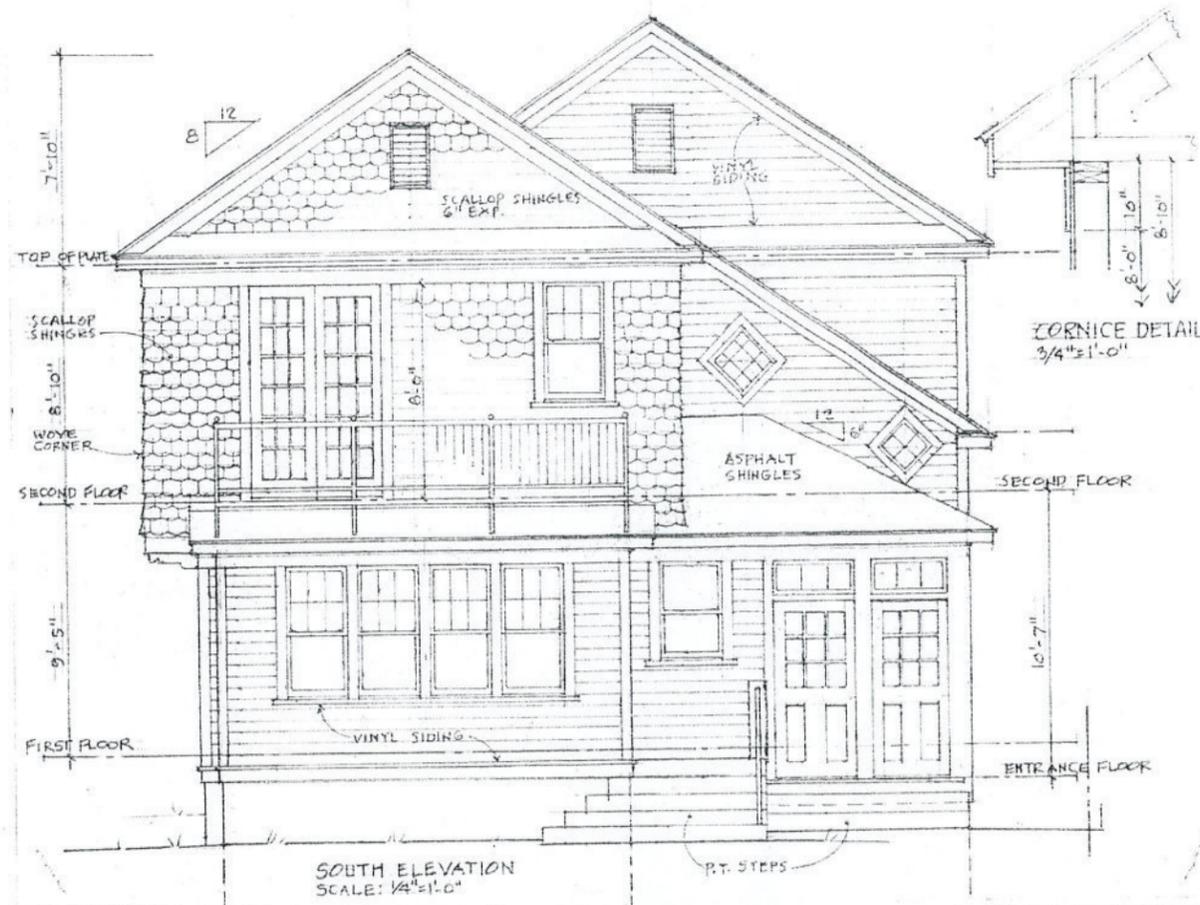


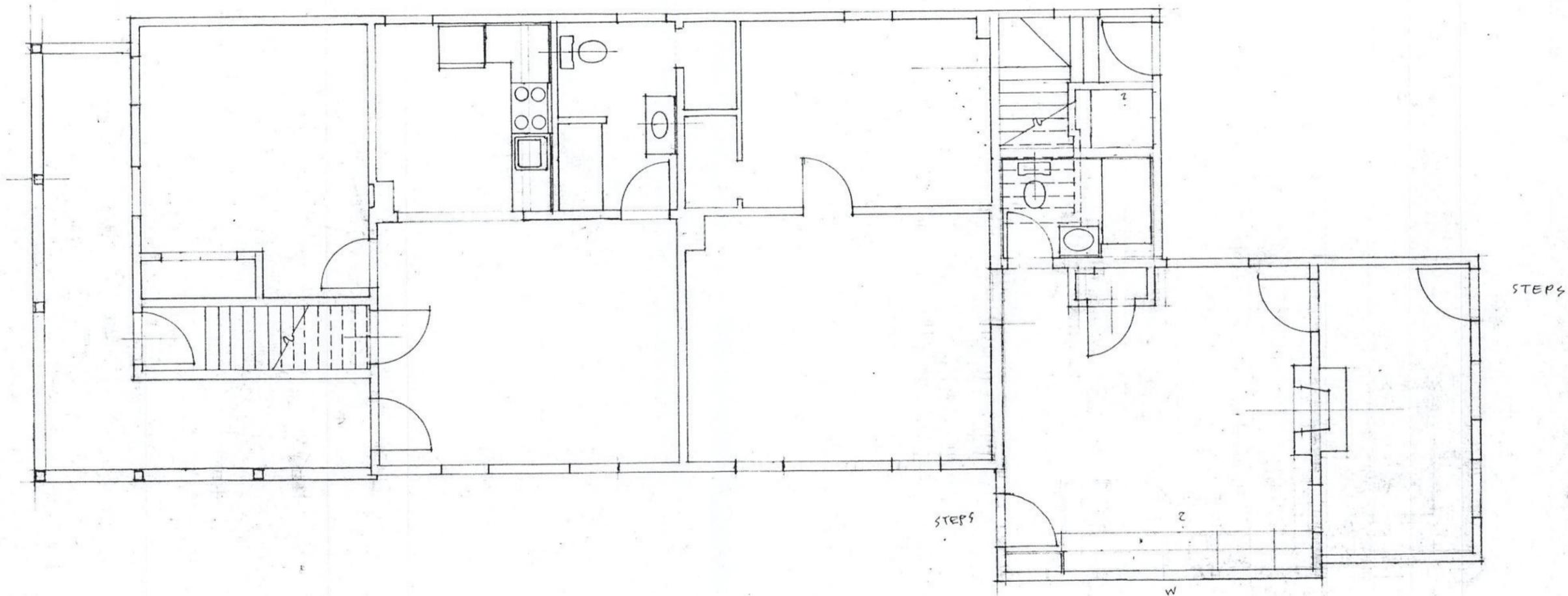
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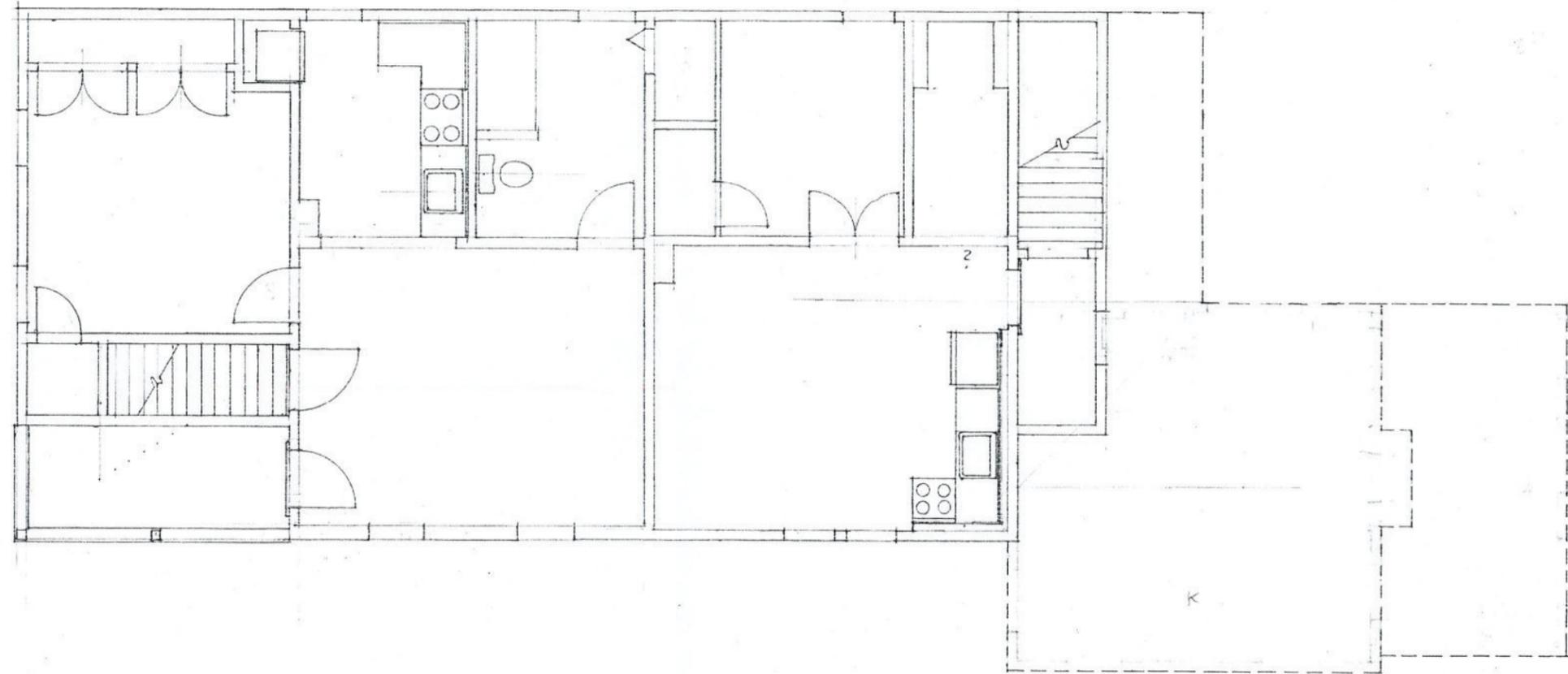


EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 MEASURED: 9/5/19

RENOVATION AT  
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EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
MEASURED: 9/5/19

RENOVATION AT  
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