

PLEASE TYPE OR PRINT (LEGIBLY)

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

1. Address of subject property: 4902 South Salina St

2. Year property was purchased by current owner: 2018

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Greater Syracuse Land Bank

Mailing Address: 431 East Fayette Street, Syracuse

Zip: 13202 Daytime phone number: 422-2301 home phone number:

E-mail (alternate contact for additional information request): tluckett@syracuse landbank.o

b. Contract purchaser(s) [X], 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): Responsive to Our Community

Mailing Address: 113 East Genesee St, Fayetteville, NY

Zip: 13066 Home phone number: 800-803-2095 Day Phone:

E-mail (alternate contact for additional information request): responsivecommunity@gmail.c

c. Representative: Attorney [ ], Architect [ ], Contractor [ ], Other [ ]

(Only if involved in this application)

Name(s):

Mailing Address:

Zip: Telephone number:

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): vacant apartment building

Proposed use and occupancy of property: 6-unit housing for survivors of domestic abuse

Current number of onsite (off-street) parking spaces: 6

Proposed number of onsite (off-street) parking spaces: 6

Days and hours of operation (for any business uses): residential

Explain in detail what (if any) new additions or construction is proposed on the site: substantial rehabilitation - both interior and exterior improvements. See attached standards of proof

**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.

Please see attached standards of proof

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**.

  
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) 7/24/2020  
Date

Katelyn Wright  
Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

SYRACUSE BOARD OF ZONING APPEALS  
CITY HALL COMMONS, ROOM 101  
201 EAST WASHINGTON STREET  
SYRACUSE, NY 13202  
(315) 448-8640

**Board of Zoning Appeals application Procedures**

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

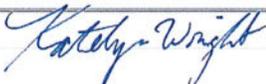
The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

***Please sign that you have read and understand the above information and return this page with the application.***

Signed:  Date: 7/24/2020

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

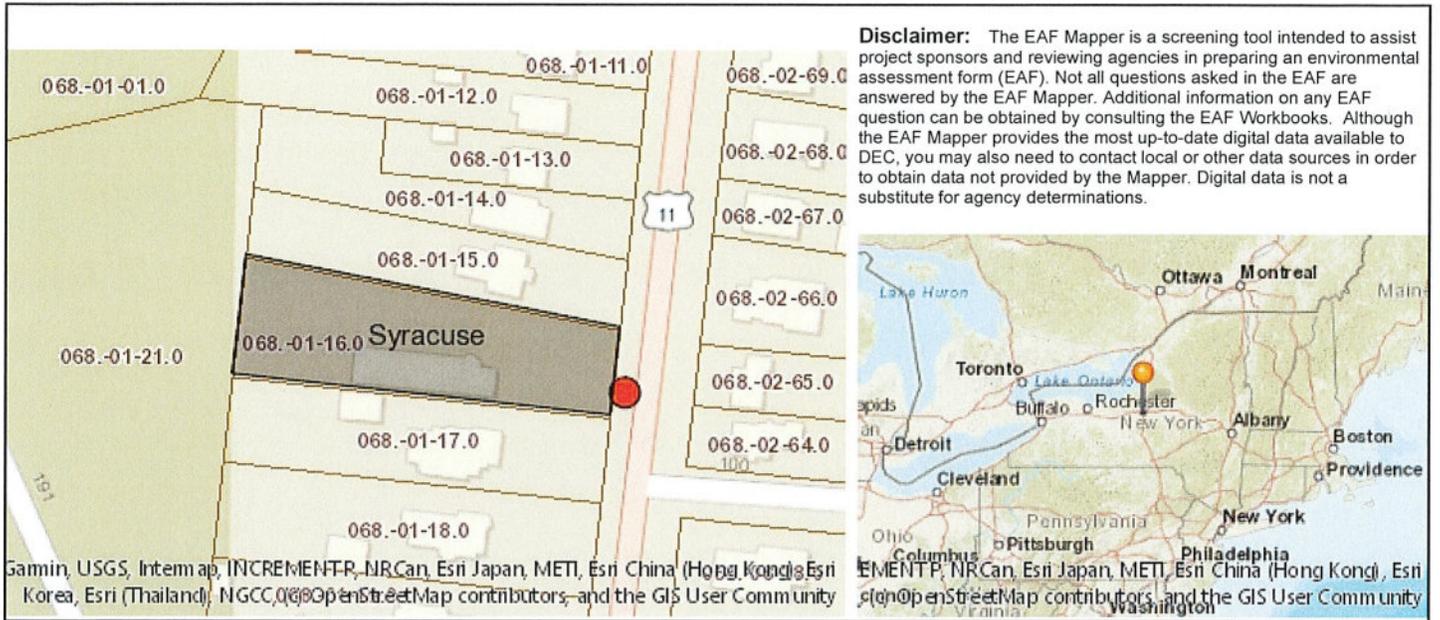
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Modification of a use variance allowing a 6-unit apartment in a residential class A-1 zoning district			
Project Location (describe, and attach a location map): 4902 South Salina Street in Syracuse NY between Cheltenham and Seneca Streets.			
Brief Description of Proposed Action: Renovation of an existing 2-story, 4090 sf building into housing for survivors of domestic abuse.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 ex 11	
Address: 431 East Fayette St		E-Mail: kwright@syracuselandbank.org	
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .55 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .55 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____ _____			



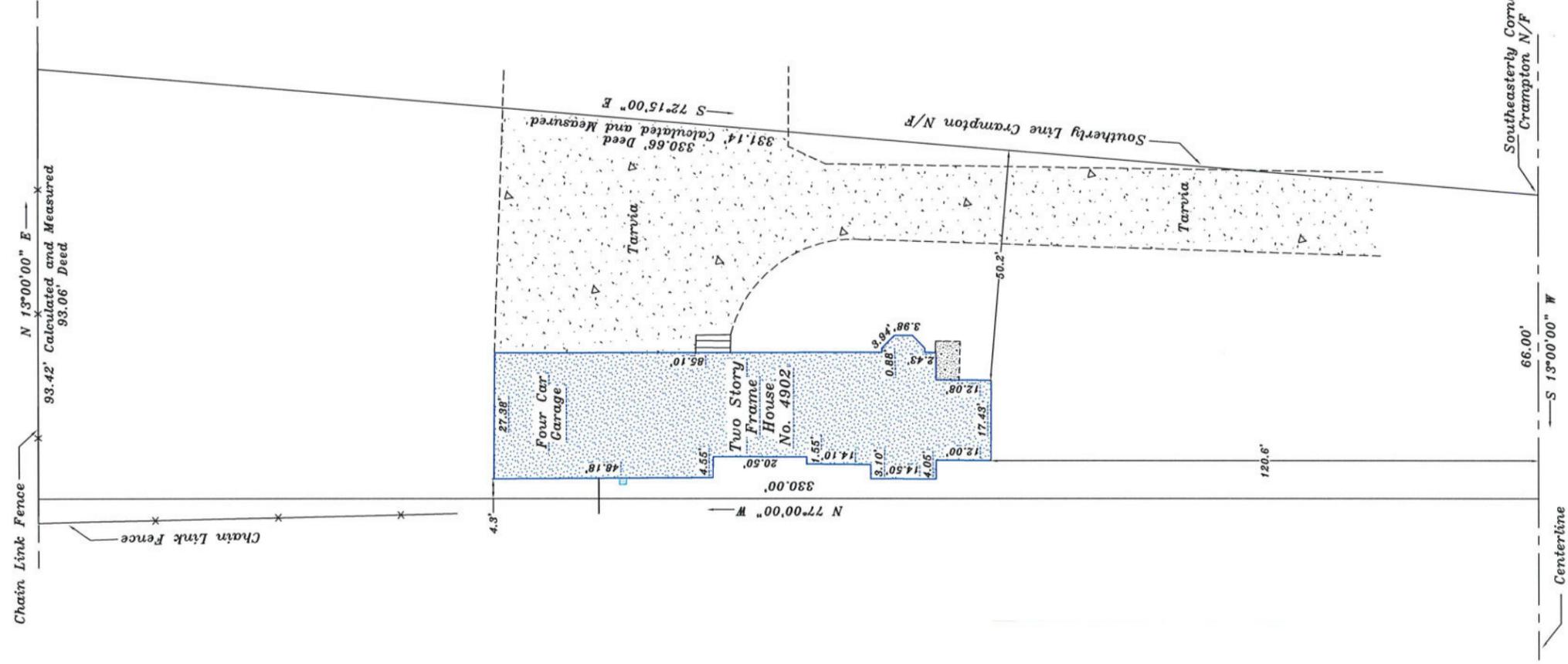


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**Survey**

**Site Plan**

**Existing and Proposed Floorplans**



# South Salina Street

**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 NYSLS 50696

Location Survey on Part of Lot  
120 - Former Town of Onondaga.

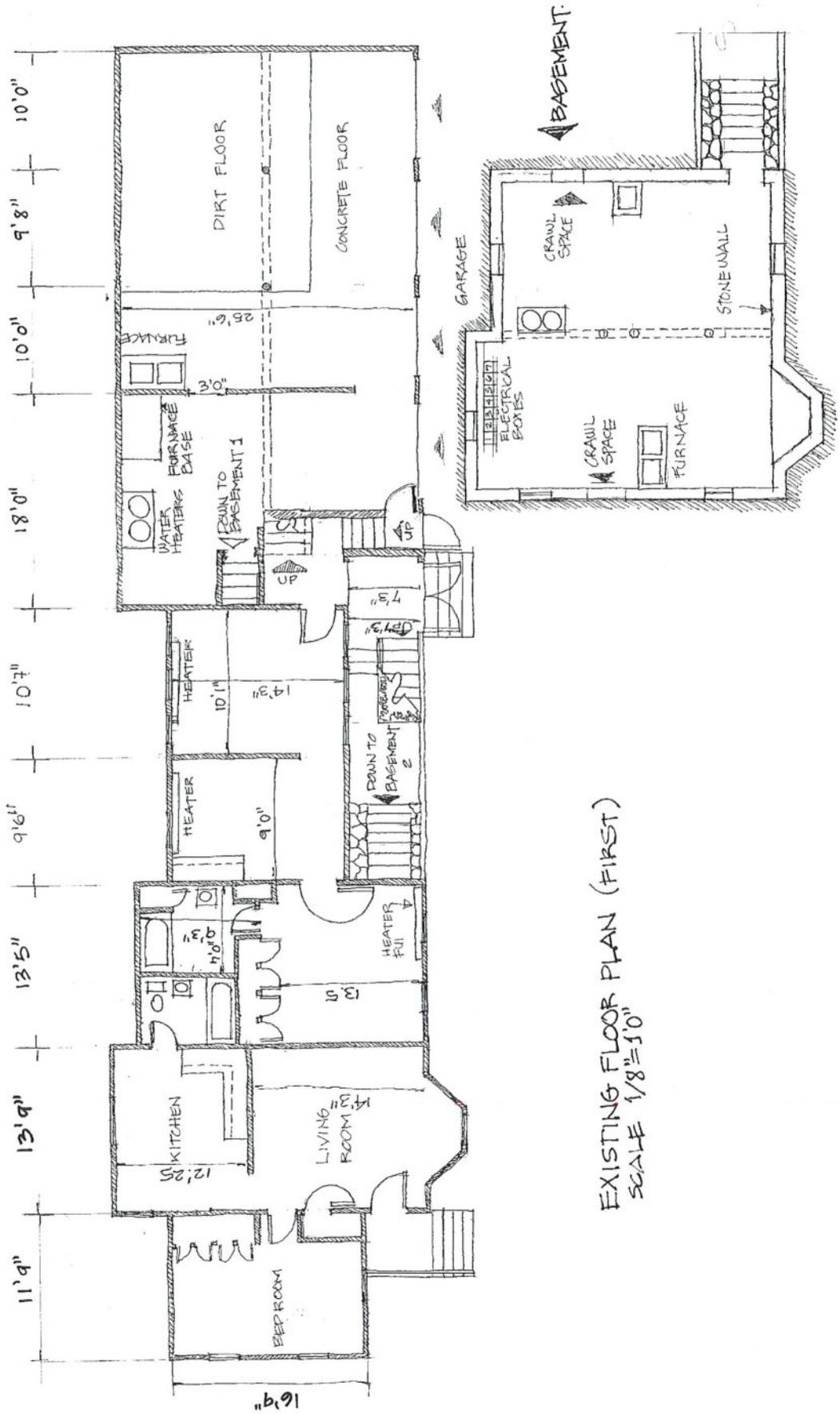
Known as No. 4902 South Salina  
Street, City of Syracuse, County of  
Onondaga, State of New York.

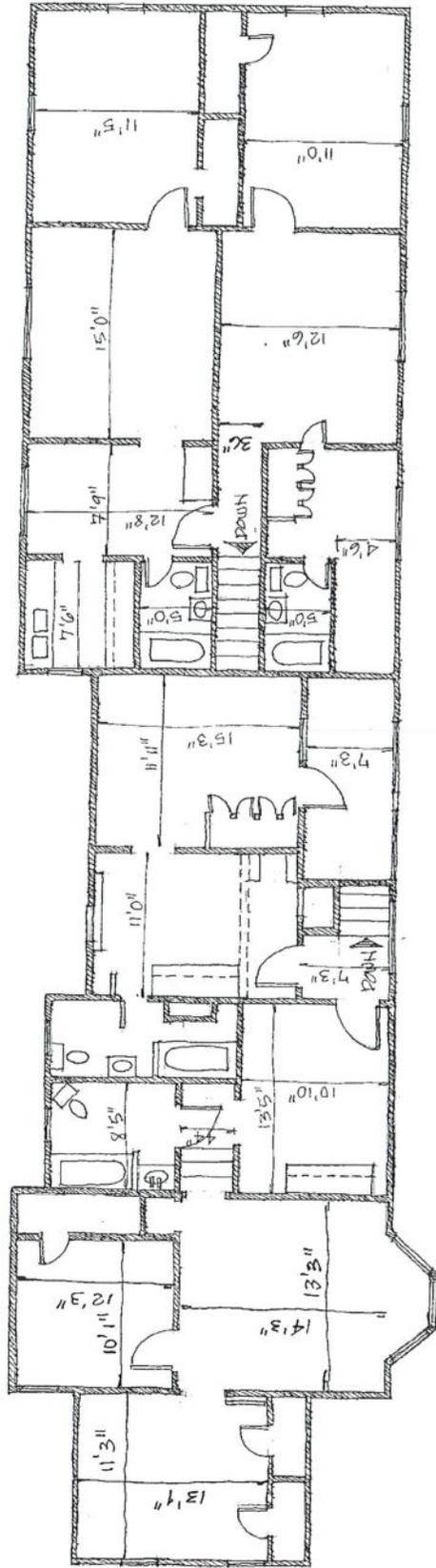
Drawn by: MJM Scale: 1" = 30'

Date(s): 08-25-18

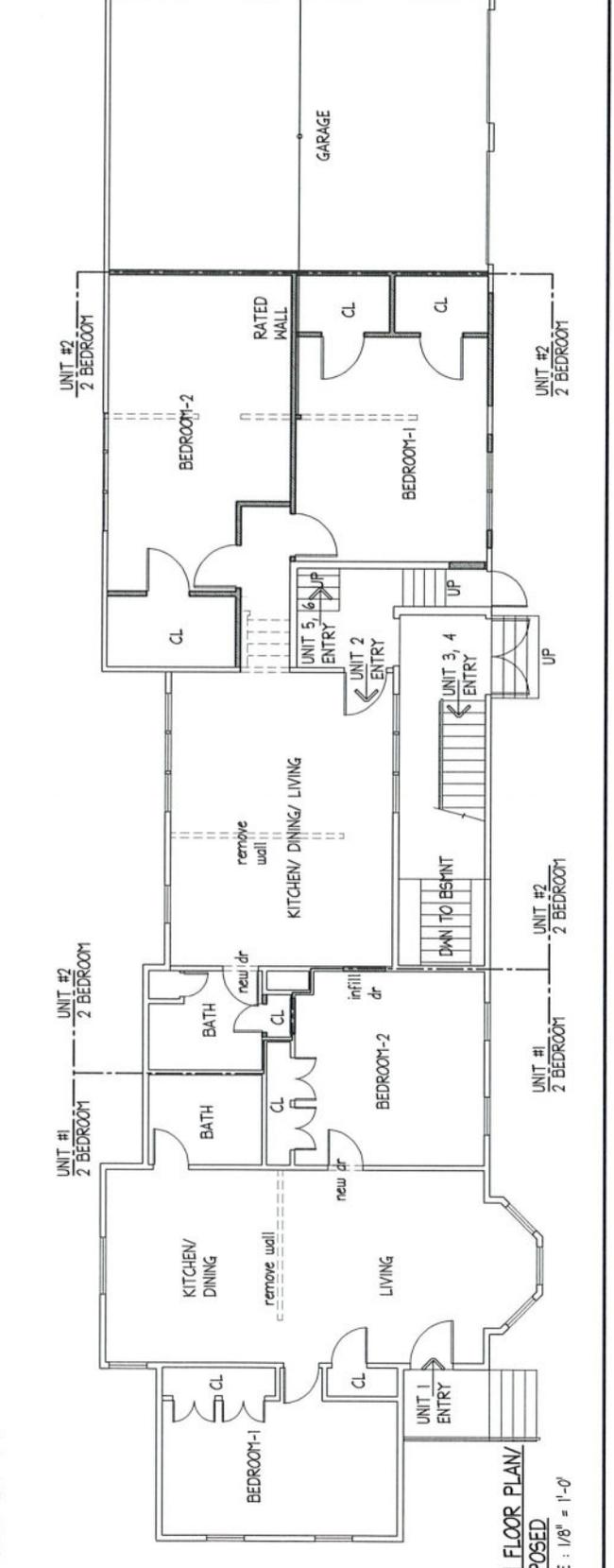
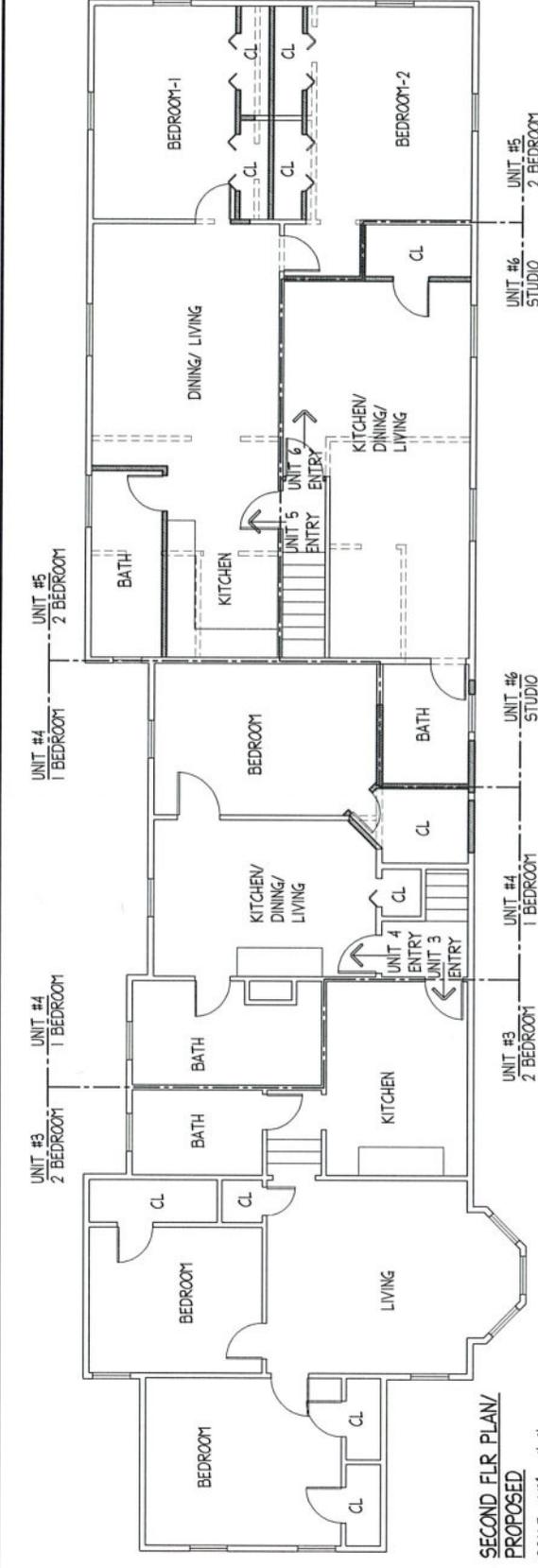
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall 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 2018, Michael J. McCully Land Surveying. All rights reserved.







EXISTING FLOOR PLAN (SECOND)  
 SCALE 1/8" = 1'0"



**DENIAL OF PERMIT**

REFERENCE ADDRESS 4902 South Salina Street

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

OWNER Greater Syracuse Property Development Cp.

OWNER'S ADDRESS 431 East Fayette St, Syracuse NY 13202

TELEPHONE 315-422-2301 x18

**APPLICATION FOR PERMIT TO:**

erect ( ). convert ( ) . maintain (X) operate ( )

6-Family Unit in Residential Class A-1 zone (with revised floorplans)

DENIED UNDER ARTICLE (s)

of the zoning ordinance for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- PLANS ATTACHED, APPROVED BY \_\_\_\_\_ LOCATION OF REFERENCE ADDRESS:  
ON \_\_\_\_\_ ASSESSOR'S ATLAS
- SURVEY ATTACHED BOOK (S) NO. \_\_\_\_\_
- ZONING REVIEWED BY \_\_\_\_\_ PLATE (S) NO. \_\_\_\_\_  
PARCEL (S) NO. \_\_\_\_\_

DATE 7/24 - 2020 SIGNATURE Gail L Swislock



July 24, 2020

Ms. Lisa Welch  
Office of Zoning Administration  
City Hall Commons, Room 211  
201 E. Washington Street  
Syracuse, NY 13202

Re: Letter of Explanation for a Use Variance – 4902 South Salina St.

Dear Ms. Welch and Members of the Syracuse Board of Zoning Appeals,

4902 South Salina Street is a six-unit, two-story apartment building, which, according to Assessment records, was built in 1930. The structure was originally built as a two-family house and had several additions made to it during the 1960's. Today the building contains 4,090 sq. ft. of living space. The property is located in a Residential, Class A-1 zoning district, which does not permit apartment buildings. In 1982, the then-current property owner applied for use variance to maintain the six-family use and the Syracuse Board of Zoning Appeals granted a use variance. The proposed buyer of the property is Responsive to our Community, a charity that provides construction jobs for veterans by building housing for survivors of domestic abuse. While the buyer would like to maintain the six-family use, the needs of their clientele require a somewhat different configuration than what currently exists in the building. Per the Zoning Ordinance, a modification to the floorplans requires review and approval by the Zoning Board of Appeals.

The offer from Responsive to our Community is contingent on the Land Bank obtaining a modification to the 1982 use variance, allowing them to revise the floorplans as illustrated by their architect. So that construction can get underway, we are asking the BZA for a modification of the 1982 use variance to permit these revised floorplans. The size of the building and number of apartments will not be changed; only the layout will be changed.

As you will see in the attached Standards of Proof, we have examined the scenarios that would not require a variance and have described Responsive to Our Community's financial hardship if it is required to maintain the existing arrangement.

We are asking the Board for a use variance to allow this project to maintain the 6-unit status with a different unit configuration.

To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Standards of Proof for Use Variance
- June 24, 1982 BZA Resolution V-82-35
- Contract to Purchase (Responsive to Our Community)
- Survey
- Site Plan
- Existing and Proposed Floorplans
- Pictures
- Check in the amount of \$25.00 (forthcoming in US Mail)
- Denial of Permit

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

Sincerely,

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

Katelyn Wright  
Executive Director

# **Standards of Proof for Use Variance**

## **Financial Documentation**

### **Photographs**

## **Standards of Proof for Use Variance 4902 South Salina Street**

### **Background**

4902 South Salina Street is a six-unit, two-story apartment building, which, according to Assessment records, was built in 1930. The structure was built as a two-family house and received several additions during the 1960s. Today the building contains 4,090 sq. ft. of living space in a total of six units. There are two one-bedroom apartments downstairs and three one-bedroom apartments and one two-bedroom apartment on the second floor. A four-bay garage with additional storage space is attached at the rear of the structure.

The property is located in a Residential, Class A-1 zoning district, which does not permit apartment buildings. In 1982, the owner applied for use variance to maintain the six-family use and the Syracuse Board of Zoning Appeals granted the variance. The resolution from the BZA is attached to this application.

In June of 2018, the property was seized by the City of Syracuse for unpaid property taxes.

The Land Bank received a purchase offer from Responsive to our Community, a charity that provides construction jobs for veterans by building housing for survivors of domestic abuse. While the buyer would like to maintain the six-family use, the needs of their clientele require a somewhat different floorplan than what currently exists in the building. Per the Zoning Ordinance, a modification to the floorplans of a property encumbered by a use variance requires review and approval by the Zoning Board of Appeals.

The Land Bank also owns 4896 South Salina Street immediately adjacent to the north. This three-unit apartment building will also be sold to Responsive to our Community. The two buildings share a driveway and surface parking lot. This building's use as a three-family is grandfathered as long as they get it renovated by February.

The offer from Responsive to our Community is contingent on the Land Bank obtaining a modification to the 1982 use variance, allowing them to revise the floorplans as illustrated by their architect. So that construction can get underway, we are asking the BZA for a modification of the 1982 use variance to permit these revised floorplans. The size of the building and number of apartments will not be changed; only the layout will be changed.

The Standards of Proof follow below.

### **Reasonable Return (must show financial hardship by the current use of the property)**

The Land Bank listed the property for sale in October 2018 and did not receive any purchase offers until May 2019, the only offer being from Responsive to Our Community, Inc. Their offer is contingent upon us first obtaining a variance modification so that they can modify the floorplans.

Responsive to Our Community, Inc. does not think renovating the existing floorplan will be financially viable given their target demographic of tenants – the apartments are too small for the needs of their

likely tenants, women with children. The building is currently configured with five one-bedroom apartments and one two-bedroom apartment. Although some domestic violence survivors are single (and a one-bedroom apartment would suit their needs), this layout does not adequately meet the needs of a large portion of victims of domestic violence, dating violence, sexual assault, or stalking. Nationally, over 85% of homeless families are headed by women - specifically, by single women with children - and domestic violence is a principal cause of homelessness among single mother families. In fact, 1 of every 4 homeless women is homeless because of violence committed against her.<sup>1</sup>

As indicated in the CNY Annual Homeless Assessment Report (AHAR), Demographic Characteristics of Sheltered Homeless Persons, in the CNY region there were over 1,000 children in emergency shelters over a one year period (with 677 parents along with them). In Any given month there was an average of over 40 families with children in homeless shelters.<sup>2</sup>

Domestic violence has been shown to occur disproportionately in homes with children under age 5.<sup>3</sup> Therefore, providing these families with apartments that have more than one bedroom is critical. In order to provide families with housing that meets their needs, the floor plan must be changed so as to accommodate those who are in need. If the floor plan is not changed, it is likely that several of the apartments could remain vacant because they are the wrong size for the individuals in need. This would be a substantial loss of income needed to keep the building operational.

The new floor plans will include four two-bedroom apartments and two smaller apartments for individuals.

If the variance modification is not granted, Responsive to our Community would walk away from the deal and the Greater Syracuse Land Bank would have three options for returning the property to a use that would be permitted in the Residential, Class A-1 zoning district.

#### 1 – Find a buyer willing to renovate the apartments as-is

To date, no buyer with satisfactory property management history and qualifications has come forward that is willing to renovate this property as it is currently configured. If this property remains vacant it will continue to deteriorate until the only viable outcome is demolition.

#### 2 – Configure the Property as a Single-family

If an investor were to consider undertaking this project as a rental property, one large dwelling unit containing approximately 4,090 square feet could be redeveloped since only single-family homes are allowed by right in this zoning district. Renovation costs would be estimated at \$300,000 and would need to cover the cost of completely gutting and reconfiguring the building. Additional costs relating to architectural design fees, reconfiguration of walls, electric, heating, plumbing and gas lines would be incurred. Financing the renovation plus acquisition costs at 5% over 15 years, the investment of

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<sup>1</sup> <https://www.greendoors.org/facts/family-homelessness.php>. Approximately 63% of homeless women have experienced domestic violence in their adult lives.

<sup>2</sup> <http://www.hhccny.org/stats-resources/annual-homeless-assessment-report-ahar/>

<sup>3</sup> Taylor, L., Zuckerman, B., Harik, V., & Groves, B. (1994). Witnessing violence by youngchildren and their mothers. *Journal of Developmental and Behavioral Pediatrics* 15 (2), 120–123.

\$339,900.00 (includes acquisition costs) yields a capitalization rate (or “cap rate”) of only 1.63% (see attached pro forma - Single-Family). With a capitalization rate of only 1.63% the Land Bank believes that no buyer will be able to justify the conversion to a single-unit dwelling.

Alternatively, if an owner-occupant were to purchase the home and finance \$339,900 at a 5% interest rate over 30 years the monthly payment would be \$1,825.00. While at face value, this mortgage payment may not seem unreasonable for owner occupancy, it is unlikely that such a buyer will materialize and unlikely that the finished product will appraise high enough to support a mortgage of this size. The building contains over 4,000 square feet of living space and the average single-family home in the immediate surroundings (4800 & 4900 blocks) have only 1,800 square feet of living space. If this property were to be converted to a single-family home it would be outsized relative to its neighbors, making it an unlikely candidate for owner-occupancy.

### 3 – Demolition and Sale of the Vacant Lot

The remaining option permitted in this zoning district is demolition of the existing structure and sale of the vacant lot for either new construction or to the adjacent neighbors for additional yard space and/or parking. The estimated cost for demolition is \$36,810, plus costs associated with asbestos monitoring and water termination fees. If the Land Bank were forced to demolish the property these costs could never be recovered through the sale of the vacant lot. Further, since private investors are not attracted to new residential construction in the city of Syracuse we believe that the land would remain vacant for the foreseeable future.

Other permitted uses in the zone include single-family cluster developments, churches, studios, and offices of religious and educational institutions by special use permit. No buyer has come forth with a proposal to develop the property for these uses and in most cases the building is not suitable for these uses.

If the modification to the 1982 use variance is not approved an undue hardship will result. Either the new property owner will be saddled with a building that it must make a significant investment in but which is ill suited to the needs of its constituents, or the Land Bank must continue to maintain the property in an arrangement that may not be marketable. Approval of this request will allow the Land Bank to sell the property to a buyer who will return it to a productive use that is beneficial to the community. This will be desirable for the City of Syracuse’s tax base, the neighborhood, and for future potential owners.

### **Unique Circumstances (Hardship is due to the subject property – not to the neighborhood as a whole)**

This building and the property it sits on presents an unusual circumstance that differs from other properties on the street. The existing building is over 4,000 square feet, more than twice the size of the typical single-family home in the 4800 and 4900 block of South Salina Street. If converted to a single-family it would be outsized compared to the neighboring homes. Further it shares a driveway with the 3-unit building next to it, making it a less than ideal location for such a large single family home.

**Essential Character of the Locality (Proposed use will not alter the essential character of the existing neighborhood)**

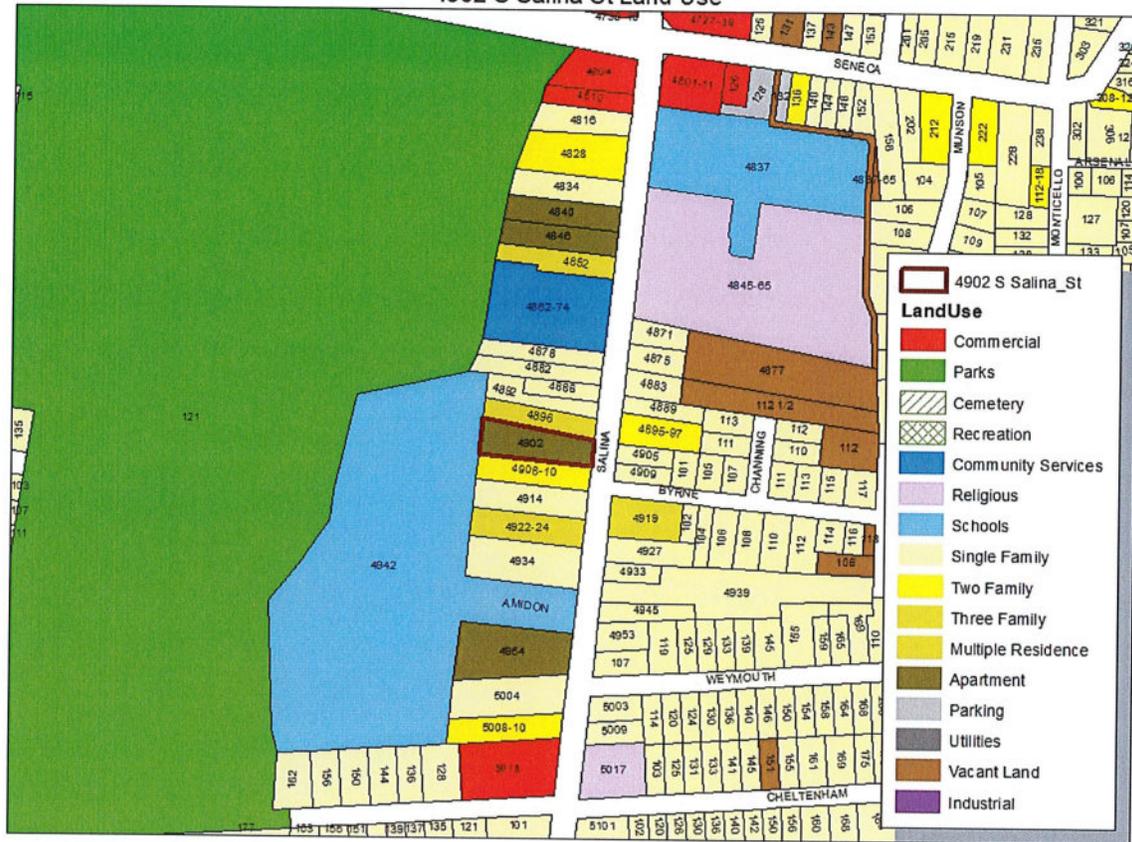
The approval of this variance modification as a reconfigured six-unit dwelling will not change the essential character of the neighborhood. This section of South Salina Street, while zoned RA-1, is made up of single-family houses, and similar to the subject property, a mix of two- and three-family dwellings, two multiple residences and three other apartment buildings. Allowing the variance modification and the subsequent sale of the property will not change the number of units that have existed in the building since at least 1982. It will improve the neighborhood by facilitating the redevelopment of this blighted and abandoned property.

**Not Self-Created**

This property was abandoned, seized by the City of Syracuse in June of 2018 for unpaid property taxes, and conveyed to the Land Bank for redevelopment. The hardship presented by the building's current configuration is not the result of an action taken by either the Land Bank, by the City of Syracuse, or by any future purchaser of the property.

## Supporting Data

4902 S Salina St Land Use



Breakdown of Existing Land Uses (4800 & 4900 blocks S Salina St)

Building Land Use	Num Buildings
<b>Commercial</b>	<b>3</b>
1 Occupant Sm Structure	1
Drive-In Branch Bank	1
Inn, Lodge, Tourist Home	1
<b>Public Service</b>	<b>4</b>
Library	1
Religious	1
School	2
<b>Residential</b>	<b>32</b>
Apartment	4
Multiple Residences	2
Single Family Residence	21
Three Family Residence	2
Two Family Residence	3
<b>Grand Total</b>	<b>39</b>

**Land Use – Detail and Average Square Footage (4800 & 4900 blocks S Salina St)**

ADDRESS	LandUse	SFLA	FRONTFEET	DEPTH	ACRES	YearBuilt
4816 Salina St S	Single Family	2,926	60.0	262.0	0.36	1900
4834 Salina St S	Single Family	2,502	68.0	285.0	0.45	1900
4878 Salina St S	Single Family	1,520	44.0	330.0	0.33	1940
4882 Salina St S	Single Family	1,260	44.0	336.0	0.34	1940
4886 Salina St S	Single Family	1,436	42.0	200.0	0.19	1923
4892 Salina St S	Single Family	1,837	47.0	200.0	0.22	1927
4914 Salina St S	Single Family	2,306	74.3	297.0	0.51	1830
4934 Salina St S	Single Family	2,837	108.0	297.0	0.74	1910
5004 Salina St S	Single Family	1,798	100.0	300.8	0.69	1950
4909 Salina St S & Byrne Pl	Single Family	1,254	47.5	150.0	0.16	1950
4905 Salina St S	Single Family	1,128	48.1	5.0	0.01	1950
4889 Salina St S	Single Family	1,752	45.0	227.0	0.23	1900
4883 Salina St S	Single Family	1,590	69.3	150.1	0.24	1925
4875 Salina St S	Single Family	1,536	65.0	150.6	0.23	1955
4871 Salina St S	Single Family	1,554	70.0	151.6	0.24	1955
5009 Salina St S	Single Family	1,968	58.8	147.0	0.20	1945
5003 Salina St S & Weymouth Rd	Single Family	1,854	66.8	136.4	0.21	1945
107 Weymouth Rd & Salina St S	Single Family	1,328	150.4	66.8	0.23	1965
4953 Salina St S	Single Family	1,970	78.2	143.0	0.26	1920
4945 Salina St S	Single Family	1,564	52.5	255.6	0.31	1930
4939 Salina St S	Single Family	2,291	58.6	720.1	0.97	1900
4933 Salina St S	Single Family	1,872	50.0	150.0	0.17	1930
4927 Salina St S	Single Family	1,947	66.8	226.7	0.35	1925
	<b>AVERAGE SFLA</b>	<b>1,827</b>				
4896 Salina St S	Three Family	2,524	55.0	297.0	0.38	1930
4919 Salina St S & Byrne Pl	Three Family	3,478	106.1	187.8	0.46	1950
	<b>AVERAGE SFLA</b>	<b>3,001</b>				
4828 Salina St S	Two Family	2,507	119.0	285.0	0.78	1940
4908-10 Salina St S	Two Family	2,822	66.0	297.0	0.45	1940
5008-10 Salina St S	Two Family	3,074	66.0	299.2	0.45	1910
4895-97 Salina St S	Two Family	2,938	79.5	217.0	0.40	1890
	<b>AVERAGE SFLA</b>	<b>2,835</b>				
4840 Salina St S	Apartment	3,755	65.5	295.0	0.44	1940
4846 Salina St S	Apartment	2,004	64.3	300.0	0.44	1950
4902 Salina St S	Apartment	4,090	69.0	297.7	0.47	1930
4954 Salina St S	Apartment	2,954	106.0	300.8	0.73	1940
	<b>AVERAGE SFLA</b>	<b>3,201</b>				
4852 Salina St S	Multiple Residence	1,732	60.0	200.0	0.28	
4922-24 Salina St S	Multiple Residence	2,565	74.3	297.2	0.51	
	<b>AVERAGE SFLA</b>	<b>2,148.50</b>				



**Operating Pro Forma for Income-Producing Properties (Template)**

**Income**

Residential Units (by type):	<u>1</u>	Monthly Rent: \$	<u>1,600.00</u>	8 bed / 5 bath
	<u>0</u>			
	<u>0</u>		\$	<u>-</u>
Commercial Units (by type):	<u>0</u>	Monthly Rent: \$	<u>-</u>	

*\*Insert averages if enough lines aren't included for types of units.*

Monthly Income:	\$	<u>1,600.00</u>
Annual Income:	\$	<u>19,200.00</u>

**Vacancy Allowance**

Residential Rate (assumed):	<u>5%</u>
Commercial Rate (assumed):	<u>10%</u>
Effective Gross Income:	<u>\$ 16,320.00</u>
(annual)	

Safe vacancy assumptions are 5% for residential and 8-10% for commercial, depending on neighborhood.

**Expenses (enter annual costs)**

Property taxes & fees:	\$	<u>3,000.00</u>
Insurance:	\$	<u>1,000.00</u>
Management Fees (5%):	\$	<u>960.00</u>
Maintenance:	\$	<u>576.00</u>
Replacement Reserve (3%):	\$	<u>576.00</u>
Utilities:	\$	<u>576.00</u>
Supplies/Equipment:	\$	<u>675.00</u>
Pest Control:	\$	<u>76.80</u>
Legal:	\$	<u>500.00</u>
Accounting:	\$	<u>500.00</u>

See <http://www.ongov.net/rpts/propertyTaxInfo.html> for recent tax years and <http://www.syracuse.ny.us/Assessment.aspx> for available exemptions.

Replacement reserves: Capital set-aside for high-cost replacements: roofs, parking lot resurfacing, exterior painting, appliances, etc.

Total Annual Expenses: \$ 8,439.80

**Annual Net Operating Income (NOI): \$ 7,880.20**  
**Monthly NOI: \$ 656.68**

Offer:	\$	<u>39,900.00</u>
Anticipated Rehab Costs:	\$	<u>300,000.00</u>

Financing Information	
Term (Years):	<u>15</u>
Annual Interest Rate:	<u>5%</u>
Amt. Borrowed:	\$ <u>339,900.00</u>
Total Interest Paid:	\$ <u>143,923.36</u>

Capitalization Rate:	<u>1.63%</u>
Years until return on investment:	<u>61</u>

*Insert "0" in the "Amt. Borrowed" field if not financing the project.*

*Capitalization Rate = (Annual NOI)/(Purchase Price+Rehab Cost+Cost of Financing)*

## Single-Family purchase and renovation

MORTGAGE LOAN CALCULATOR		MONTHLY LOAN PAYMENT	
		\$1,825	
LOAN DETAILS	VALUES	KEY STATISTICS	TOTALS
Purchase Price	\$39,900	Monthly Loan Payments	\$1,825
Interest Rate	5.0%	Total Monthly Payments*	\$790,462
Duration of Loan (in months)	360	Total Loan Payments	\$655,462
Loan Amount	\$339,900	Total Interest Paid	\$315,562
Loan Start Date	11/21/2020	Monthly Property Tax Amount	\$375

\* Total monthly payments = loan payments plus property tax payments

[To Amortization Table](#)



**Operating Pro Forma for Income-Producing Properties (Template)**

**Income**

Residential Units (by type):	<u>1</u>	Monthly Rent: \$	<u>1,600.00</u>	8 bed / 5 bath
	<u>0</u>			
	<u>0</u>			
Commercial Units (by type):	<u>0</u>	Monthly Rent: \$	<u>-</u>	

*\*Insert averages if enough lines aren't included for types of units.*

Monthly Income:	\$	<u>1,600.00</u>
Annual Income:	\$	<u>19,200.00</u>

**Vacancy Allowance**

Residential Rate (assumed):	<u>5%</u>
Commercial Rate (assumed):	<u>10%</u>
Effective Gross Income:	<u>\$ 16,320.00</u>
	(annual)

Safe vacancy assumptions are 5% for residential and 8-10% for commercial, depending on neighborhood.

**Expenses (enter annual costs)**

Property taxes & fees:	\$	<u>3,000.00</u>
Insurance:	\$	<u>1,000.00</u>
Management Fees (5%):	\$	<u>960.00</u>
Maintenance:	\$	<u>576.00</u>
Replacement Reserve (3%):	\$	<u>576.00</u>
Utilities:	\$	<u>576.00</u>
Supplies/Equipment:	\$	<u>675.00</u>
Pest Control:	\$	<u>76.80</u>
Legal:	\$	<u>500.00</u>
Accounting:	\$	<u>500.00</u>

See <http://www.ongov.net/rpts/propertyTaxInfo.html> for recent tax years and <http://www.syracuse.ny.us/Assessment.aspx> for available exemptions.

Replacement reserves: Capital set-aside for high-cost replacements: roofs, parking lot resurfacing, exterior painting, appliances, etc.

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Anticipated Rehab Costs:	\$	<u>300,000.00</u>

Financing Information	
Term (Years):	<u>15</u>
Annual Interest Rate:	<u>5%</u>
Amt. Borrowed:	\$ <u>339,900.00</u>
Total Interest Paid:	\$ <u>143,923.36</u>

Capitalization Rate:	<u>1.63%</u>
Years until return on investment:	<u>61</u>

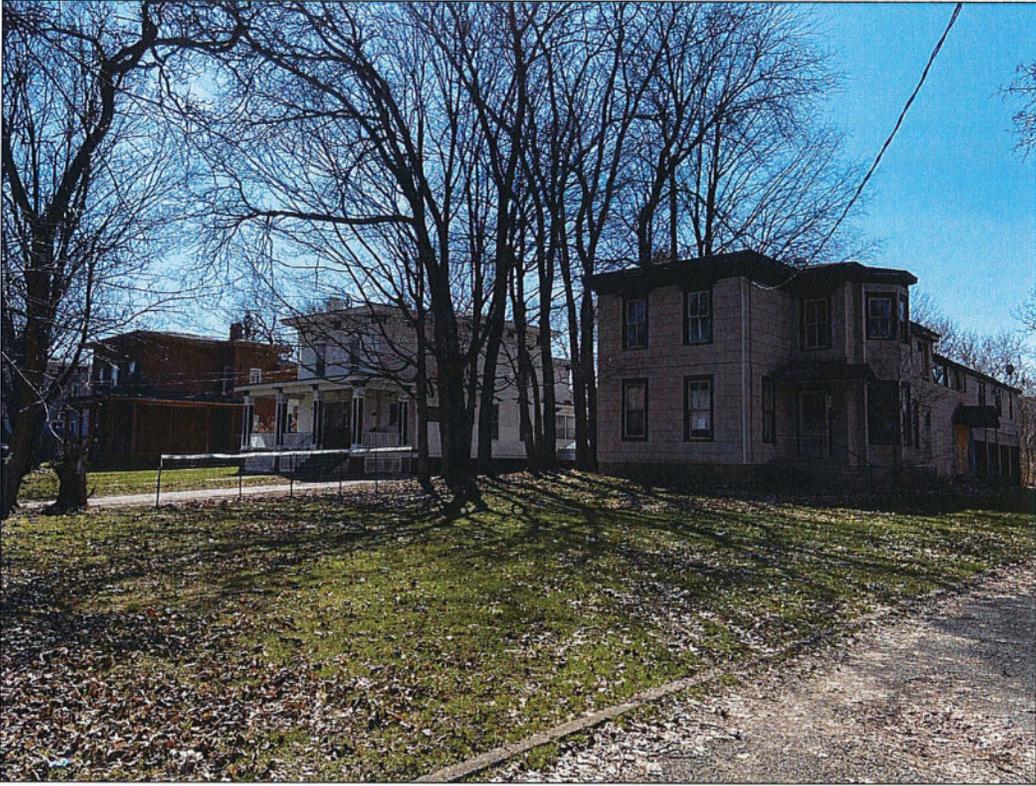
*Insert "0" in the "Amt. Borrowed" field if not financing the project.*

*Capitalization Rate = (Annual NOI)/(Purchase Price+Rehab Cost+Cost of Financing)*

## 4902 South Salina St – Photographs



## Context



4902 S Salina and houses southerly



4896 S Salina and houses northerly

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**Contract to Purchase  
(Responsive to Our Community)**