

For office use only:

District: _____

Filing Date: _____

Case #: _____

Resubdivision

Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

113 Fountain St, Syracuse, New York 13203

115.5 Fountain St, Syracuse, New York 13203

115 Fountain St, Syracuse, New York 13203

121 Fountain St, Syracuse, New York 13203

TAX MAP NUMBERS: (of each property involved)

Section: 018. Block: 04 Lot: 52.0

Section: 018. Block: 04 Lot: 50.0

Section: 018.. Block: 04 Lot: 51.0

Section: 018. Block: 04 Lot: 48.0

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

NAME: Greater Syracuse Property Development Corporation

MAILING ADDRESS: 431 East Fayette Street, Suite 375, Syracuse, New York

ZIP: 13202

DAYTIME PHONE: 315-422-2301

HOME PHONE: _____

E-MAIL: kwright@syracuselandbank.org

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.

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

NAME: Tysha Martin

MAILING ADDRESS: 101 Gertrude Street

ZIP: 13203

TELEPHONE: 315-425-1032

E-MAIL tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

113 Fountain Street - Vacant Property

115.5 Fountain Street - Vacant Property

115 Fountain Street - Single Family Residential

121 Fountain Street - Single Family Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

115 Fountain Street - Single Family Residential, 1.7 Story w/ 1,131 sq. ft. living area

121 Fountain Street - Single Family Residential, 1.7 Story w/ 1,301 sq. ft. living area

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

Both applicants would like to utilize the space for additional greenspace.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

YES

NO

***NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS
ADDITIONAL APPLICATIONS MAY BE NECESSARY.**

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to Section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge are correct.

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

Katelyn Wright

10/28/2020

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

Date

Katelyn Wright, GSPDC

431 East Fayette St, Ste 375, Syracuse, NY 13202

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

REQUIRED SUBMITTALS

- APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
- MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**
 - a. **7 COPIES** – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.
 - b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)
 - c. Must also contain a location map for the subject property.
 - d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

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

FOR STAFF USE ONLY

REFERRAL NEEDED

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

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

SUBJECT PROPERTY ADDRESS(ES):

113 Fountain St, Syracuse, New York 13203 115.5 Fountain St, Syracuse, New York 13203
115 Fountain St, Syracuse, New York 13203 121 Fountain St, Syracuse, New York 13203

TAX MAP NUMBERS: (of each property involved)

Section: 018. Block: 04 Lot: 52.0 Section: 018. Block: 04 Lot: 50.0
Section: 018.. Block: 04 Lot: 5006.1 Section: 018. Block: 04 Lot: 48.0

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

NAME: Enos B. Ely
MAILING ADDRESS: 615 Hawley Avenue
ZIP: 13203 DAYTIME PHONE: (315) 476-8635
HOME PHONE: E-MAIL: houseofprecision@yahoo.com

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.

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

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

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[] YES [X] NO

*NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to Section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge are correct.

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

Enos B. Ely _____ 9/21/26
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Enos B. Ely _____ 615 Hawley Avenue, Syracuse, NY 13203

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

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- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

Syracuse Zoning Administration

Application for Resubdivision/Lot Alteration

City Hall Commons * Room 101 * 201 East Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

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

SUBJECT PROPERTY ADDRESS(ES):

113 Fountain St, Syracuse, New York 13203 115.5 Fountain St, Syracuse, New York 13203
115 Fountain St, Syracuse, New York 13203 121 Fountain St, Syracuse, New York 13203

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Section: 018. Block: 04 Lot: 52.0 Section: 018. Block: 04 Lot: 50.0
Section: 018. Block: 04 Lot: 51.0 Section: 018.0 Block: 04 Lot: 48.0

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

NAME: Warren Bailey
MAILING ADDRESS: 115 Fountain Street, Syracuse, New York
ZIP: 13203 DAYTIME PHONE: 315-278-0720
HOME PHONE: _____ E-MAIL: wib721@aol.com

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.

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

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

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YES NO

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DECLARATION

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to Section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge are correct.

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

Warren Bailey Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) 10 Sept 20 Date

Warren Bailey 115 Fountain Street, Syracuse, New York 13203

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

REQUIRED SUBMITTALS

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- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

INSTRUCTIONS FOR FILING A RESUBDIVISION / LOT ALTERATION MAP

1. Zoning Review

Any resubdivision or lot alteration map within the City of Syracuse must first be reviewed by the City Planning Commission or the Syracuse Zoning Administrator.

- Please see “Required Submittals” section of this application for details on what must be submitted with the application.
- Application and submittals must be filed at the Syracuse Zoning Office, 201 East Washington Street, Room 101.
- If Planning Commission approval is required, please refer to the schedule of Planning Commission application deadlines and meeting dates at http://www.syracuse.ny.us/Planning_Commission.aspx.

2. Map Requirements

Within 62 days of zoning approval, the applicant must obtain original signatures of several government officials (see below) **on a Mylar or linen copy of the approved map.**

- The applicant’s land surveyor typically obtains the Mylar/linen map for the applicant

The applicant will then file the signed Mylar or linen map at the Onondaga County Clerk’s Office. The copy for filing must:

- Be printed in black ink on linen, cloth backed paper, or Mylar.
- Not be larger than thirty-four inches by forty-four inches in size.
- Be clear and legible for reproduction
- Show location of property by town or city, lot and/or block, name of tract or subdivision and include a North arrow.
- Have the certificate of licensed land surveyor must be annexed thereto:
 - Surveyor’s Certification: “We (or I) hereby certify that this subdivision plat was prepared by us (or me) and was made from an actual survey complete by us (or me) on (date)”.
 - Statement must be followed by the surveyor’s signature and license number.
- Have all signatures in black ink.

3. Signatures: The first two signatures on the Mylar or linen map can be done in any order:

A. Secretary of City Planning Commission

Syracuse Zoning Office, 201 East Washington Street, Room 101, 315-448-8640

- Contact the Office of Zoning Administration to ensure someone is available to sign the map.
- Submit 4 additional paper copies of the approved map to be retained by the Zoning Office.
- When the Office of Zoning Administration signs the map, they will also give the applicant original letter(s) from the Syracuse-Onondaga County Planning Agency (SOCPA) that must be filed with the final Mylar/linen map at the County Clerk’s Office.

B. Onondaga County Health Department (Division of Environmental Health)

Onondaga County Civic Center, Bureau of Public Health Engineering, 12th Floor, 315-435-6600

- Must meet requirements of Health Department for water supply and sewage disposal.
- In addition to their signature on a Mylar or linen copy, one paper copy of the map must be left with them.
- Contact the Health Department to ensure that someone will be available to sign the map.

Once the applicant obtains the above two signatures, the applicant brings the map to:

C. City Assessor

City Hall, Room 130, 315-448-8280

- Applicant leaves the Mylar/linen map (but not the SOCPA letter) with the Assessor's Office.
- The Assessor's Office will sign the map, and then forward it internally for two additional signatures:
 - **Department of Finance**
 - **Department of Engineering**
- The Department of Engineering will contact the applicant when the map has been signed and is available for pick up and filing.

4. Map Filing at the Onondaga County Clerk's Office

County Clerk, Room 200, Onondaga County Court House, 401 Montgomery Street, 315-435-2226

- The filing fee is \$10.00
- Original letter(s) from SOCPA must also be filed with the signed map.

5. Applicant must notify the Zoning Office to report the filing date and map number.

- Notification can be made by telephone, email, fax, or US mail
- The map is not legally recorded in the city's records until the Zoning Office has been notified of the filing date and map number.

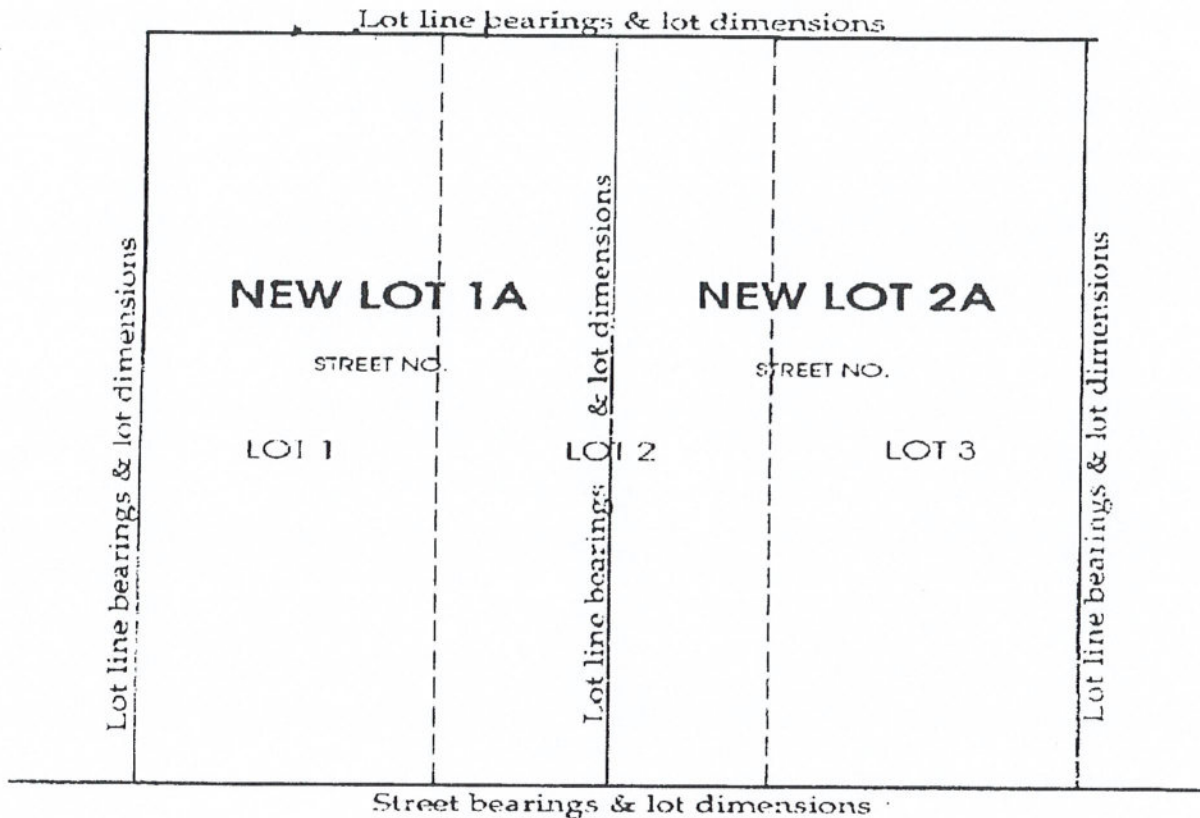
NOTE TO APPLICANT

Street Dedication: The filing of a subdivision map does not result in the dedication of any street appearing on such map. Common Council action is necessary either by adoption of an ordinance for dedication of a new street for street purposes or authorizing street improvements such as for sewers, paving, etc.

05/2014

RESUBDIVISION MAP-PRESCRIBED FORM

EXAMPLE



ALSO NEEDED:

- ✓ NORTH ARROW
- ✓ SURVEYOR'S SEAL
- ✓ SURVEYOR'S SIGNATURE
- ✓ A SITE LOCATION MAP

EXAMPLE OF TITLE BLOCK

RESUBDIVISION OF LOTS 1,2,3
BLOCK 101 IROQUOIS TRACT INTO
NEW LOTS 1A & 2A
CITY OF SYRACUSE, COUNTY OF ONONDAGA
STATE OF NEW YORK, KNOWN AS 100-104
ANY STREET
DATE: SEPTEMBER 27, 1981
SCALE: 1"= 20'

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

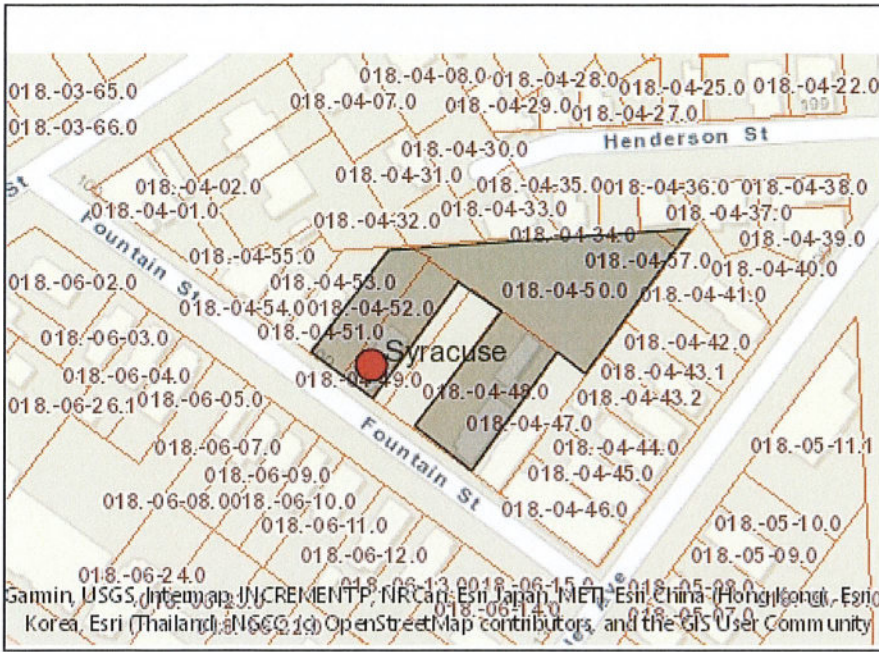
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: subdivision of the vacant lot at 115 1/2 Fountain Street with its two adjacent neighbors 113 & 115 Fountain St and 121 Fountain Street			
Project Location (describe, and attach a location map): 113, 115, 115 1/2 and 121 Fountain Street, Syracuse, New York 13203			
Brief Description of Proposed Action: Applicants intend to resubdivide and split the the the vacant lot at 115 1/2 Fountain Street. The vacant lot is irregularly shaped. The front 12 x approximately 120' portion will go to applicant of 113 & 115 Fountain Street, Mr. Warren Bailey and the back triangular shaped portion will go to the property owner of 121 Fountain Street, Mr. Enos Ely. Both applicants would like to expand their yard space and improve the landscaping. This helps fulfill the mission of the Landbank by putting properties back into productive use. In addition the property will generate taxes, increase the surrounding property values and improve the entire neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2302 E-Mail: kwright@syracuselandbank.org	
Address: 431 E. Fayette Street, Suite 375			
City/PO: Syracuse		State: New York	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input 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?		_____ 0.6534 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.6534 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?	<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
		<input type="checkbox"/>	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"/>
		<input 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?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies: N/A - Resubdivision Only		<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input 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"/>
		<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 checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
		<input checked="" type="checkbox"/>	<input 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 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?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Katelyn E. Wright, GSPDC</u> Date: <u>10/28/2020</u>		
Signature: <u><i>Katelyn Wright</i></u> Title: <u>Executive Director</u>		



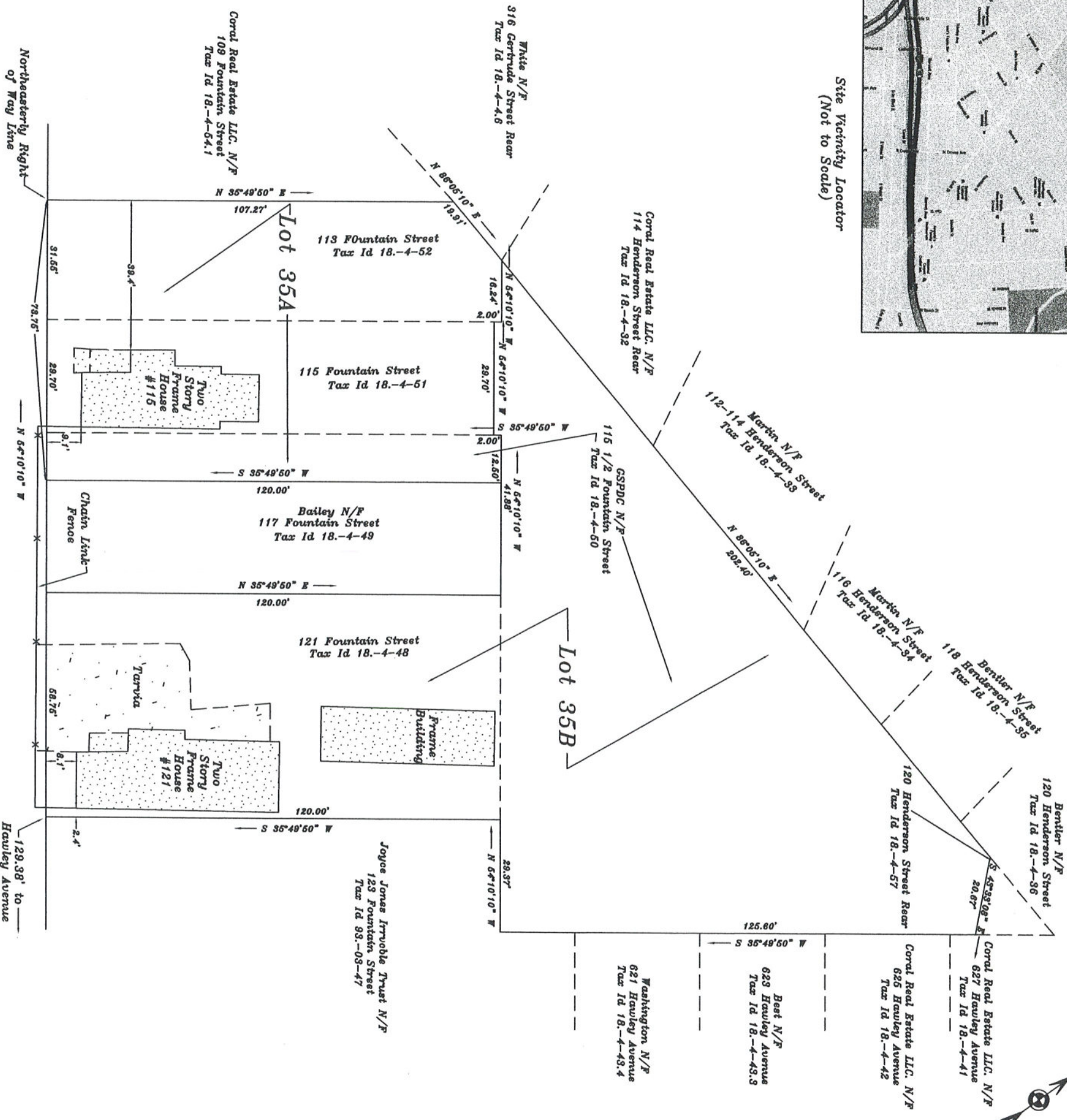
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Site Vicinity Locator
(Not to Scale)



Fountain Street

(Open - 50' Wide)

Notes/References:
 *Survey prepared without the benefit of an up-to-date abstract of title.
 *Adjunct information obtained using Imaginate Online.
 *Buildings/Structures Shown for Information Purposes Only.
 *Subject parcel(s) has access to public utilities.
 *New Lot 35A Area = 8693 Sq.Ft.
 *New Lot 35B Area = 19769 Sq.Ft.
 *Parcel(s) Owner : Warren Bailey, Greater Syracuse Property Development Corporation and Enos Ely.

Proposed Only

Abstract: Not Provided

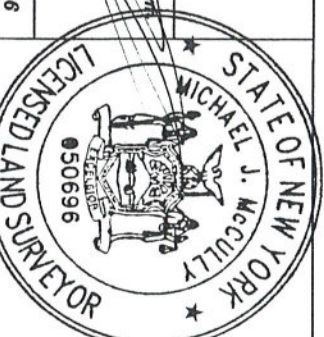
Michael J. McCully
 Land Surveying PLLC

5875 Piedstone Drive
 Casanova New York 13095
 Phone : (315) 440-5096

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

M.J. McCully

NYSLIS 50696



Proposed Resubdivision on Part of Lot #34, #35, #36, and #37, Block #404 - City of Syracuse.

Known as #115 and #121 Fountain Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: AJH

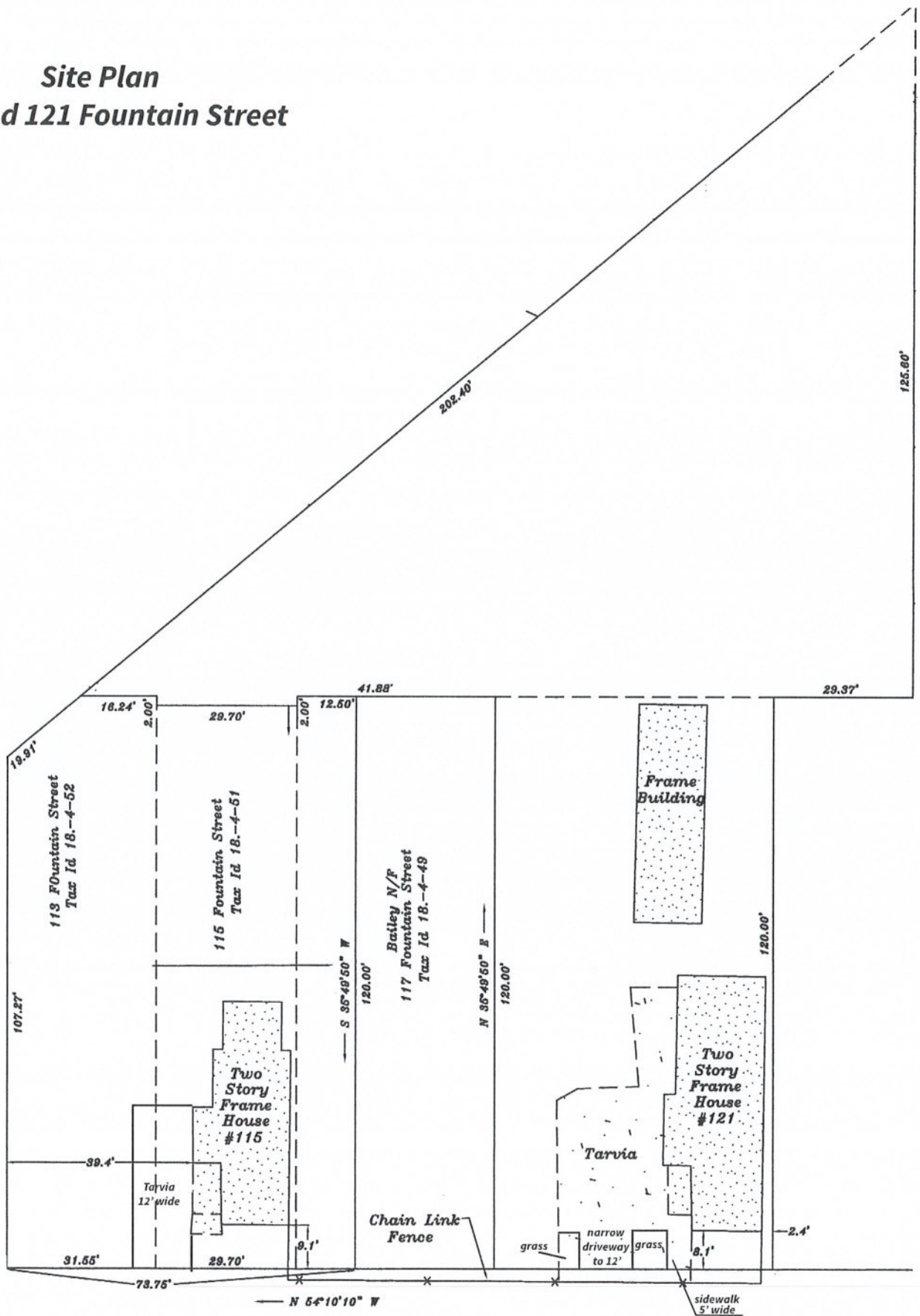
Scale: 1" = 30'

Date(s): 10/16/20

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2020, Michael J. McCully Land Surveying, all rights reserved.

Approvals

Site Plan 115 and 121 Fountain Street



Drawn by Syracuse Land Bank
11/4/2020

Fountain Street

Scale: 1" = 30'



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

November 25, 2020

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

Re: Resubdivision of 113, 115, 115.5 and 121 Fountain Street

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 113, 115, 115.5 and 121 Fountain Street in the City of Syracuse.

To support our application, please find the attached information:

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

Following is the additional context relative to the subdivision of 113, 115, 115.5 and 121 Fountain Street.

In April of 2014, the Land Bank acquired the property at 115.5 Fountain Street. The vacant lot is irregularly shaped with 12' of street frontage. The Land Bank has offered to sell the front 12' x approximately 120' portion to the property owner of 113 & 115 Fountain Street and the back triangular shaped portion will go to the property owner Of 121 Fountain Street. Rather than leave the property vacant, the Land Bank would like to sell the lot to the owners of 113 & 115 and 121 Fountain Street. The adjacent property owners have agreed to split the vacant lot. The resubdivision will provide more defensible space and increase the property values. The homeowners will pay taxes on the land and will maintain the property. We believe this is in the best interest of the neighborhood and the City.

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

Sincerely,

Tysha Martin
Program Director



Imagery ©2020 Maxar Technologies, New York GIS, Map data ©2020 20 ft

Zoning

From: Tysha Martin <tysha@nehda.org>
Sent: Wednesday, November 25, 2020 9:28 AM
To: Zoning
Cc: Terri Lockett
Subject: Application for Resubdivision - 113, 115, 115.5 & 121 Fountain Street
Attachments: 113, 115, 115.5 & 121 Fountain Street Zng Applctns 25Nov2020 (z).pdf; 115.5 Fountain Street 11x17 (z).pdf; Site Plan - Fountain Street (z).pdf; 115.5 Fountain St Cvr Ltr & Aerial Map - 25Nov2020 (z).pdf; 115.5 Fountain St SEQR - 25Nov2020 (z).pdf

Good Morning -

Please find attached an application for the resubdivision of 113, 115, 115.5 and 121 Fountain Street. The following documents are included in this email:

- Cover Letter
- Aerial Map
- Site Map
- Short EAF
- Application for Resubdivision/Lot Alteration
- 11x17 Resubdivision Map

Please feel free to contact me if you have any questions or require additional information. Our office is currently closed, so the best way to reach me is via e-mail or on my cell phone @ 315-399-3300.

Thank you and have a Happy Thanksgiving!!!

Warm regards,

Tysha

Tysha Martin
Program Director
Northeast Hawley Development Association
101 Gertrude Street
Syracuse, New York 13203
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