

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: 9/14/2021 Case: R-21-49 Zoning District: RB-1 (1959) RA

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input type="checkbox"/> Resubdivision:			<u>.22 acres</u>
<input type="checkbox"/> Lot Alteration:	<u>merge 438 Columbus and 400 Columbus</u>	<u>2</u>	<u>9,831 Sq ft.</u>

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>438 Columbus Ave</u>	<u>047.-10-09.0</u>	<u>Syracuse Land Bank</u>	<u>11/08/2019</u>
2) <u>440 Columbus Ave</u>	<u>047.-10-10.0</u>	<u>Syracuse Land Bank</u>	<u>4/6/2021</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) n/a 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: substantial renovation of 438 Columbus Ave

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: merge 438 Columbus and 400 Columbus
Current Land Use(s): residential vacant structure (apartment)- residential vacant lot
Proposed Land Use(s): museum + transient units
Number of Dwelling Units: 0
Days and Hours of Operation: by appointment only
Number of Onsite Parking Spaces: 4

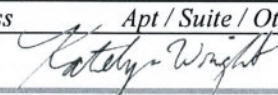
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

This resubdivision application is being submitted in tandem with a use variance application. The resubdivision will join 440 Columbus Ave with an adjacent 10' strip of land to the south. The use variance application requests a modification of variance number V-17-08 and is a request to establish a museum with five guest rooms and one apartment.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

			Greater Syracuse Property Development Cp.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
431 East Fayette St	Suite 375	Syracuse	NY	13202	315-422-2301 x 18
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 07/26/2021		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

*** OWNER SIGNATURE 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 be considered null and void.

APPLICANT(S) (if applicable)

Terri	Luckett	Nhood Planer	Syracuse Land Bank		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
431 E Fayette St	Suite 375	Syracuse	NY	13202	315-422-2301 x 18
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
			tluckett@syracuselandsbank.org		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, City Hall Commons – Room 500, 201 East Washington St., Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit **ONE (1) COPY** of the following:

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- APPLICATION FEE** – \$0.

Please submit **FIVE (5) FULL-SIZE AND TO-SCALE** paper maps for review purposes, and **ONE (1) REDUCED (11X17” or smaller)** paper map for copying, of the following:

- RESUDIVISION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011)
 - No larger than 36”x 44”
 - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
 - Tract name (cannot be Farm Lot or Military Lot)
 - Farm/Military Lot and/or block numbers
 - Municipality
 - Address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification)
 - Scale, Date, North arrow
 - Certificate of Licensed Land Surveyor: “We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor.”
 - Each new lot will have a definite designation number or letter per the new map.
 - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
 - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
 - Each line or curve of all new or amended lots must clearly show all necessary geometry.
 - Shorelines will have a tie line with geometry for closure.
 - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
 - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.
- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:
 1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
 2. **demolitions** and **post demolition** conditions
 3. **structures, facilities, utilities** and **drainage**
 4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 5. **loading** dock and delivery areas
 6. **dumpsters** and/or trash receptacles
 7. **landscaping** including type, height, and number of plantings
 8. **screening/fencing** including type and height for parking, dumpsters, and site
 9. **lighting** including structure heights and luminaries wattage
 10. **ground signs**
 11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning



August 27, 2021

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

Re: Modification to Use Variance Application V-17-08 – 438 Columbus Ave
Resubdivision 438 and 440 Columbus Ave

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

In March of 2017, the University Neighborhood Preservation Association (UNPA) received approval for a use variance at the Gustav Stickley house at 438 Columbus Ave. The approved variance was to establish a museum, four guest rooms, and two apartments at the property, which is zoned Residential, Class B-1. On 3/29/2018, a time extension was granted through 3/16/2020.

In 2019, following UNPA's closeout of the NYS EPF grant the property was turned over to the Land Bank for stewardship while the not-for-profit Gustav Stickley House Foundation, Inc. fundraises for the Phase 2 restoration of the interior. The Land Bank is assisting with the submission and administration of grant applications for the Phase 2 project and was awarded a \$500,000 Save America's Treasures grant in August 2020. Contract construction documents are now being prepared by the project architect. Once construction is complete, the property will be turned over to the Onondaga Historical Association for ongoing management and maintenance.

This request is for a modification of the use variance to establish a museum with five guest rooms and one apartment. The plan also now includes a small addition on the rear of the building to accommodate life safety, exiting, and handicapped accessibility. We also request an extension of the construction completion date to 3/16/2023.

The resubdivision application is a request to merge 440 Columbus Ave with the vacant 10' strip of land to the south, 440 Columbus Ave. This narrow lot is steeply sloped and wooded. Visually, on the ground, it appears to belong to 438 Columbus Ave.

To support our applications, please find the attached information:

Use Variance Application (modification)

- Use Variance Application Form
- Denial of Permit
- Short EAF
- Standards of Proof for Use Variance (modification)
- Use Variance Approval – V-17-08
- Photographs – site and streetscape
- Survey (proposed resubdivision map) – 3 copies
- Site Plan – 3 copies
- Architectural Drawings (floorplans & elevations) – 3 full size sets and 1 reduced set
- Exterior Building Elevations
- Check in the amount of \$25.00

Resubdivision Application

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (17 x 11")

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

Sincerely,



Katelyn Wright
Executive Director

Short Environmental Assessment Form

Part 1 - Project Information

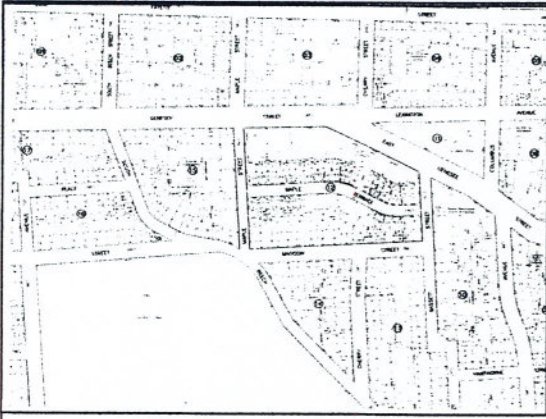
Instructions for Completing

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: merge 438 Columbus Ave and 400 Columbus Ave				
Project Location (describe, and attach a location map): 438 and 440 Columbus Ave, Syracuse, NY between E. Genesee St and Hawthorne St. (use variance modification submitted in tandem)				
Brief Description of Proposed Action: The applicant would like to merge 438 Columbus Ave with the 10' strip of land to the south (440 Columbus Ave). This resubdivision application is being submitted in tandem with a use variance modification of application V-17-08. The approved variance was to establish a museum, four guest rooms, and two apartments at the property, which is zoned Residential, Class B-1. The modification requests approval is to establish a museum with five guest rooms and one apartment. The plan also now includes a small addition on the rear of the building to accommodate life safety, exiting, and handicapped accessibility.				
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 x18 E-Mail: tluckett@syracuselandsbank.org		
Address: 431 East Fayette St				
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 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:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.22 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?		.22 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				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Site Vicinity Locator
(Not to Scale)

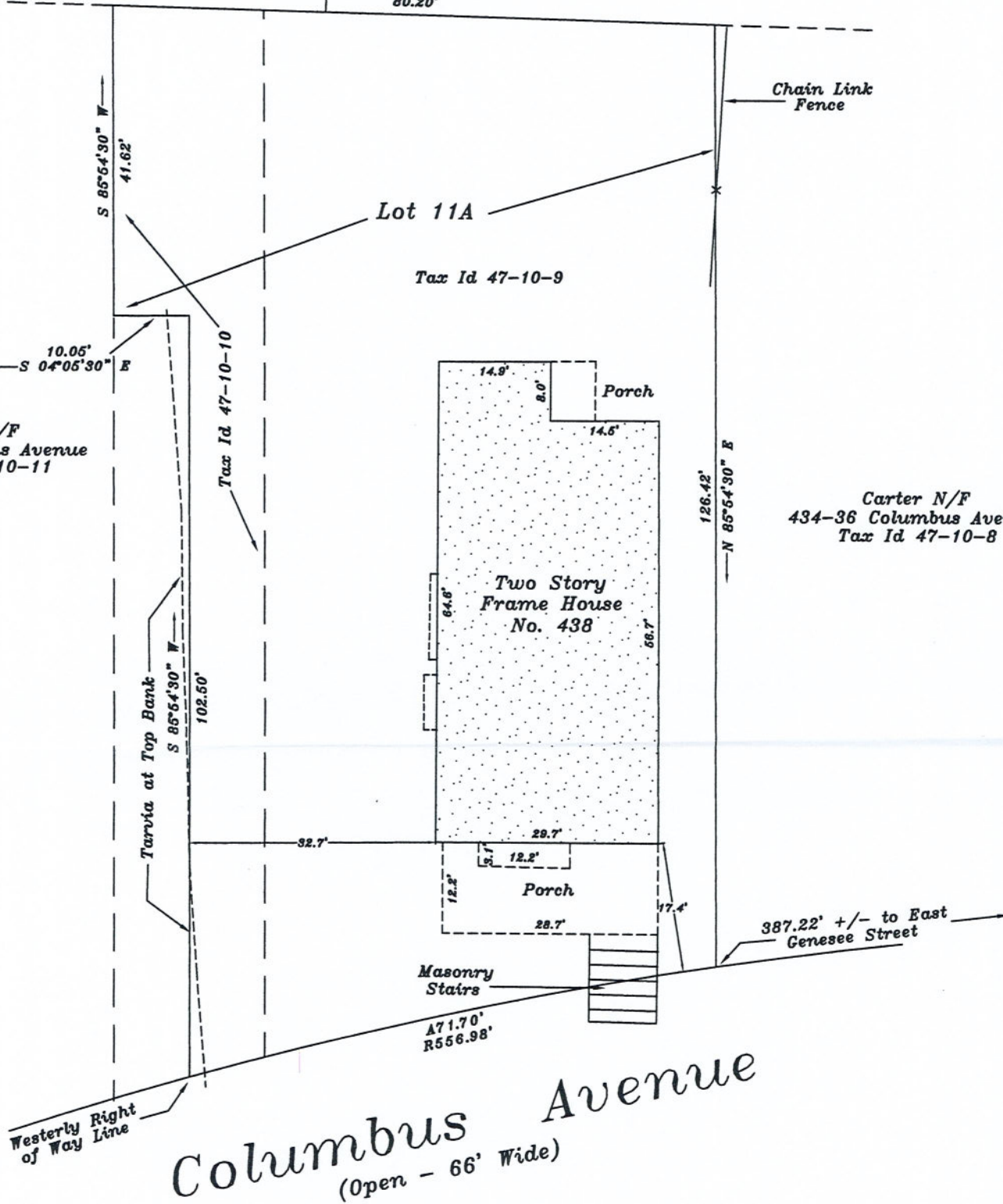
Morrin N/F
137 Bassett Street
Tax Id 47-10-22

Monroe N/F
129-31 Bassett Street
Tax Id 47-10-23.2

N 02°01'36" W
80.20'

Lynch N/F
446-48 Columbus Avenue
Tax Id 47-10-11

Carter N/F
434-36 Columbus Avenue
Tax Id 47-10-8



Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot One 11 A Area = 9831.00 Sq.Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation.

Abstract: Not Provided

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lots 11 and Part of 12, Block 580 of the Solomon Rosenbloom Tract. To be New Lot 11A.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i></p> <p>M.J. McCully NYSLES 50696</p>		<p>Known as No. 438 Columbus Avenue, City of Syracuse, County of Onondaga, State of New York.</p>
<p>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 2021, Michael J. McCully Land Surveying, all rights reserved.</p>		<p>Drawn by: MJM Scale: 1" = 20'</p> <p>Date(s): 07-24-21</p>