

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@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: 10/25/21 Case: R-21-55 Zoning District: RB-1

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 checked="" type="checkbox"/> Resubdivision:	<u>Merge 2114 and 2108-10 Midland Ave</u>	<u>2</u>	<u>11,364.81 SF</u>
<input type="checkbox"/> Lot Alteration:	<u></u>	<u></u>	<u></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>2114 Midland Ave</u>	<u>075.-06-26.0</u>	<u>GSPDC</u>	<u>10/3/2016</u>
2) <u>2108-10 Midland Ave</u>	<u>075.-06-25.0</u>	<u>GSPDC</u>	<u>6/9/2021</u>
3) <u></u>	<u></u>	<u></u>	<u></u>
4) <u></u>	<u></u>	<u></u>	<u></u>

As listed in the Department of Assessment property tax records at <http://syr.gov.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): Resubdivision and substantial renovation

New Construction:

Façade (Exterior) Alterations:

Site Changes:

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Merge 2114 and 2108-10 Midland Ave

Current Land Use(s): 2-Family Residential and Residential Vacant Lot

Proposed Land Use(s): 2-Family Residential

Number of Dwelling Units: 2

Days and Hours of Operation: N/A Residential Only

Number of Onsite Parking Spaces: 2 proposed

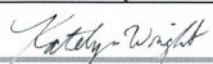
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

Applicant wishes to merge the vacant 2-family house at 2108-10 Midland Ave with the vacant lot at 2114 Midland Ave. The Land Bank's strategy for the property is to market the house to a buyer who will renovate it and put it back in to productive use. This resubdivision will make the property more attractive to an investor because it will provide adequate space for off street parking for future occupants of the building.

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.**

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 East Fayette St	Suite 375	Syracuse	NY	13202	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> kwright@syracuselandbank.org
* Signature: 			Date: 10/21/2021		

<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)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 East Fayette St	Suite 375	Syracuse	NY	13202	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> kwright@syracuselandbank.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>



October 21, 2021

Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, NY 13202
Attn: Jeff Harrop

Re: Resubdivision Application – 2108 with 2114 Midland Ave

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for a lot alteration to merge 2108 and 2114 Midland Ave.

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (17 x 11") – 5 copies
- Justification for Resubdivision
- Proposed Site Plan

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 style.

Katelyn Wright
Executive Director

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

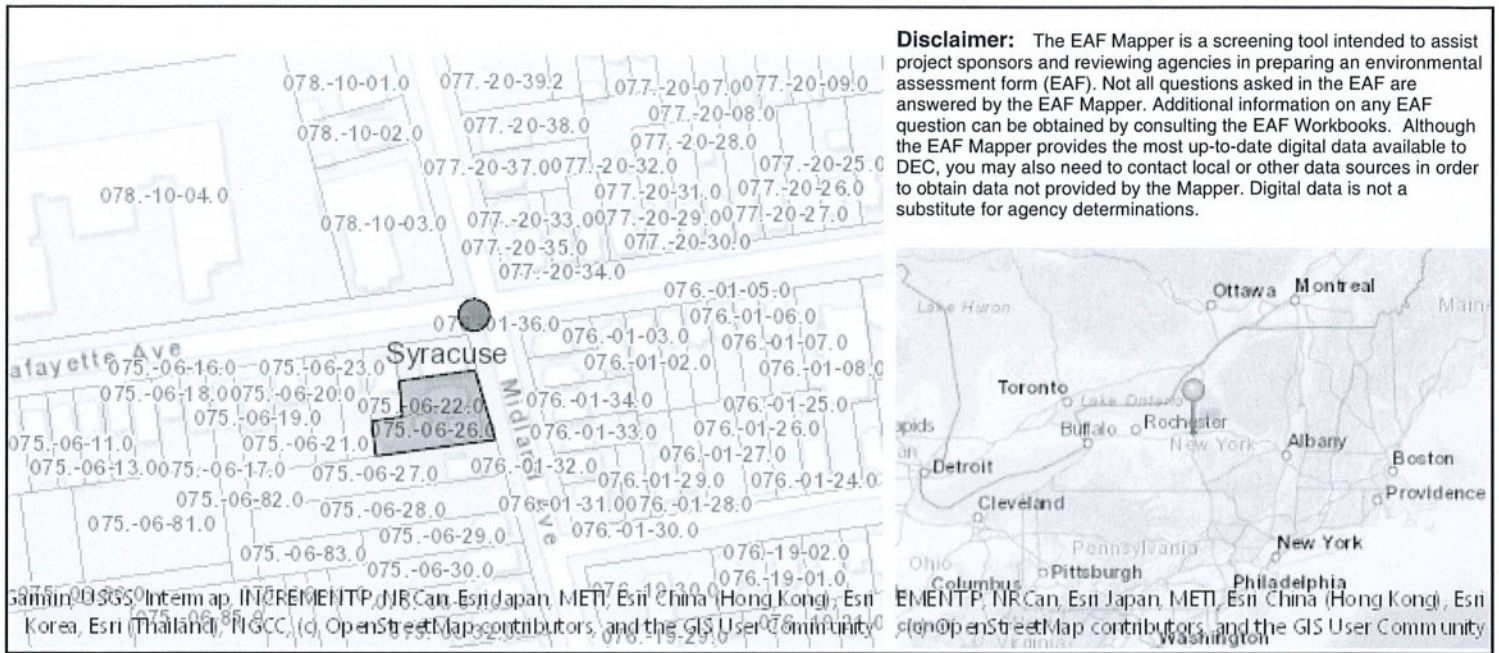
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. 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 2114 and 2108-10 Midland Ave			
Project Location (describe, and attach a location map): 2114 and 2108-10 Midland Ave in the City of Syracuse NY between Lafayette Ave and West Newell St			
Brief Description of Proposed Action: Applicant wishes to merge the vacant 2-family house at 2108-10 Midland Ave with the vacant lot at 2114 Midland Ave. The Land Bank's strategy for the property is to market the house to a buyer who will renovate it and put it back into productive use. This resubdivision will make the property more attractive to an investor because it will provide adequate space for off street parking for future occupants of the building.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 E-Mail: kwright@syracuselandbank.org	
Address: 431 East Fayette St, suite 375			
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .26 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? _____ .26 acres			NO <input checked="" type="checkbox"/>
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	
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	
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	
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: N/A resubdivision only _____	NO	YES	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
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	
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	

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 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)? 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>10/21/2021</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]	Yes
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]	No

TO: Syracuse Planning Commission

FROM: Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank

RE Resubdivision Justification (2108-10 Midland Ave with 2114 Midland Ave)

2114 Midland Ave was acquired by the Land Bank in October of 2016. In August of 2020 we demolished a dilapidated single-family house there. The resultant vacant lot is 45' x 144'.

We acquired the 2-family house at 2108-10 Midland Ave in June of 2021. Our strategy for the property is to merge it with the adjacent vacant lot and sell it to a developer who will renovate the property and bring it back to productive use. The Land Bank will invest in the installation of a driveway on the previously vacant lot that will provide off-street parking for the occupants of the two units.

Following is the justification for the resubdivision

- The vacant lot at 2114 Midland Ave measures 45' x 144'. While the lot is technically buildable we do not foresee that it can be sold for new construction. Most new residential construction happening in the City is subsidized and completed by affordable housing developers like Home Headquarters and Housing Visions. These groups have expressed to us that it is unfavorable for them to construct new housing that meets modern demands, including off-street parking, on lots with less than 50' of frontage.
- The Mayor's office is currently planning its Resurgent Neighborhoods Initiative to construct 75 new two-family and 50 new single family homes in the City of Syracuse. Renovation of the two-family house at 2108 Midland Ave will complement the investments currently being planned in the Brighton, Midland, S. Salina and W. Calthrop Ave target area for this project.
- The Land Bank's strategy for these properties is to merge them and make it more attractive to a buyer who will renovate the property for rental or owner occupancy.
- Merging the parcels will ensure that the property owner will receive one tax bill and that the vacant lot does not become 'orphaned' again at a later date. It will allow the Land Bank to obtain a permit to install a new driveway that will provide off-street parking for the tenants of 2108 Midland Ave.

Map

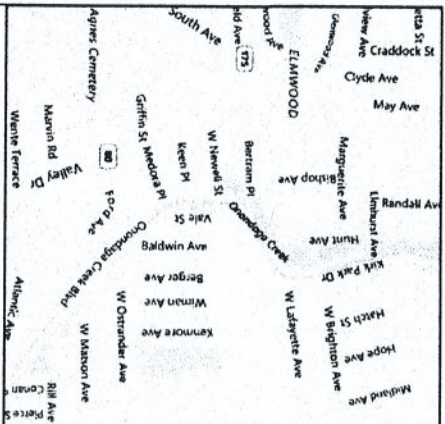


2108 Midland Ave

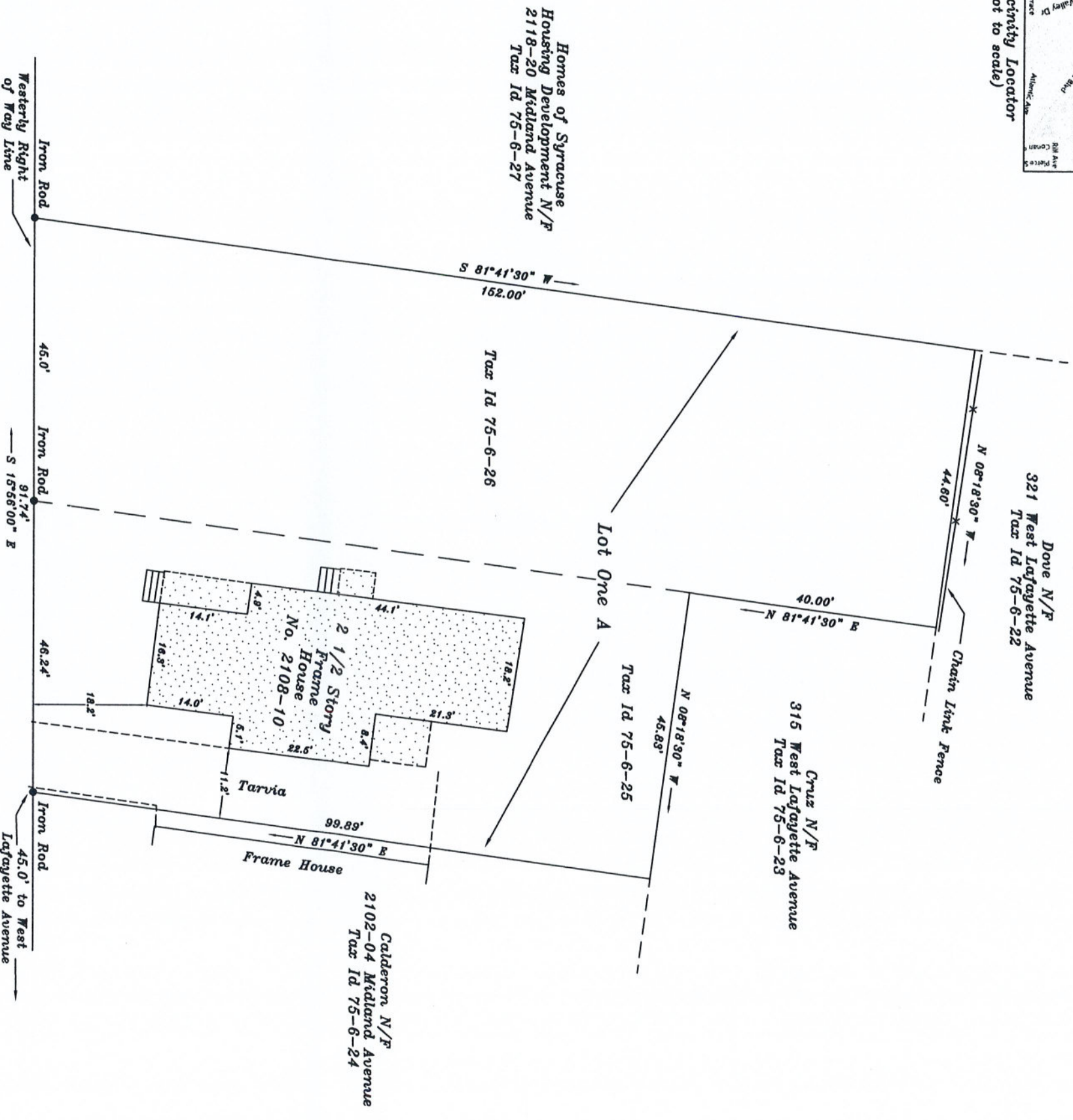
Proposed Site Plan
2108 Midland Ave



Midland Avenue



Site Vicinity Locator
(not to scale)



Midland Avenue

(Open - 66' Wide)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot One A Area = 11364.81 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation.

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

5876 Fieldstone Drive
Cazenovia, New York 13035
Phone : (315) 816-6084

I hereby certify that this map was made from an accurate survey and errors are corrected.

[Signature]

M.J. McCully

NYSLIS 50696



Proposed Resubdivision on Part of Subdivision Four of the T.M. Wood Tract.

Known as No. 2108-10 Midland Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20'

Date(s): 09-11-21

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 sealed 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.