

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

**SUBJECT PROPERTY ADDRESS(ES):**

[ 249 Baker Ave  
255 Baker Ave - 261 Baker Ave

**TAX MAP NUMBERS: (of each property involved)**

Section: [ 084 ] Block: [ 09 ] Lot: [ 20.0 ]      Section: [ 084 ] Block: [ 09 ] Lot: [ 18.0 ]  
Section: [ 084 ] Block: [ 09 ] Lot: [ 19.0 ]      Section: [ ] Block: [ ] Lot: [ ]

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

NAME: [ Greater Syracuse Property Development Cp  
MAILING ADDRESS: [ 431 East Fayette St, Syracuse NY  
ZIP: [ 13202 ] DAYTIME PHONE: [ 315-422-2201  
HOME PHONE: [ ] E-MAIL: [ kwright@syracuselandbank.org

**REPRESENTATIVE:** Attorney or Other contact: [ ]

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

NAME: [ ]  
MAILING ADDRESS: [ ]  
ZIP: [ ] TELEPHONE: [ ] E-MAIL [ ]

**CURRENT LAND USES ON ALL INVOLVED PROPERTIES:** [ ]

[ 249 Baker Ave - 2-Family Residential  
255 Baker Ave - Residential Vacant Land      261 Baker Ave - Residential Vacant Land

**CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:**

[ 249 Baker Ave - 2 1/2 story frame house with 3,324 sq ft of living space

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

[ To provide additional space for the construction of a new three-car garage

**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.**

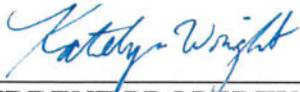
**DECLARATION**

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.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.



10/7/2020

**CURRENT PROPERTY OWNER SIGNATURE**

**DATE**

Katelyn Wright, Executive Director

**Please legibly PRINT SIGNATURE NAME and TITLE**

**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**

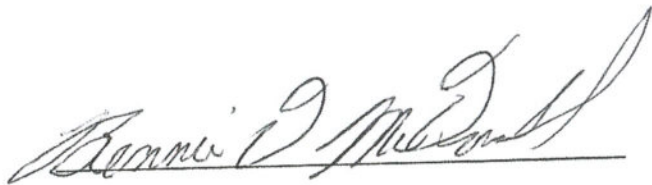
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**REFERRAL NEEDED**

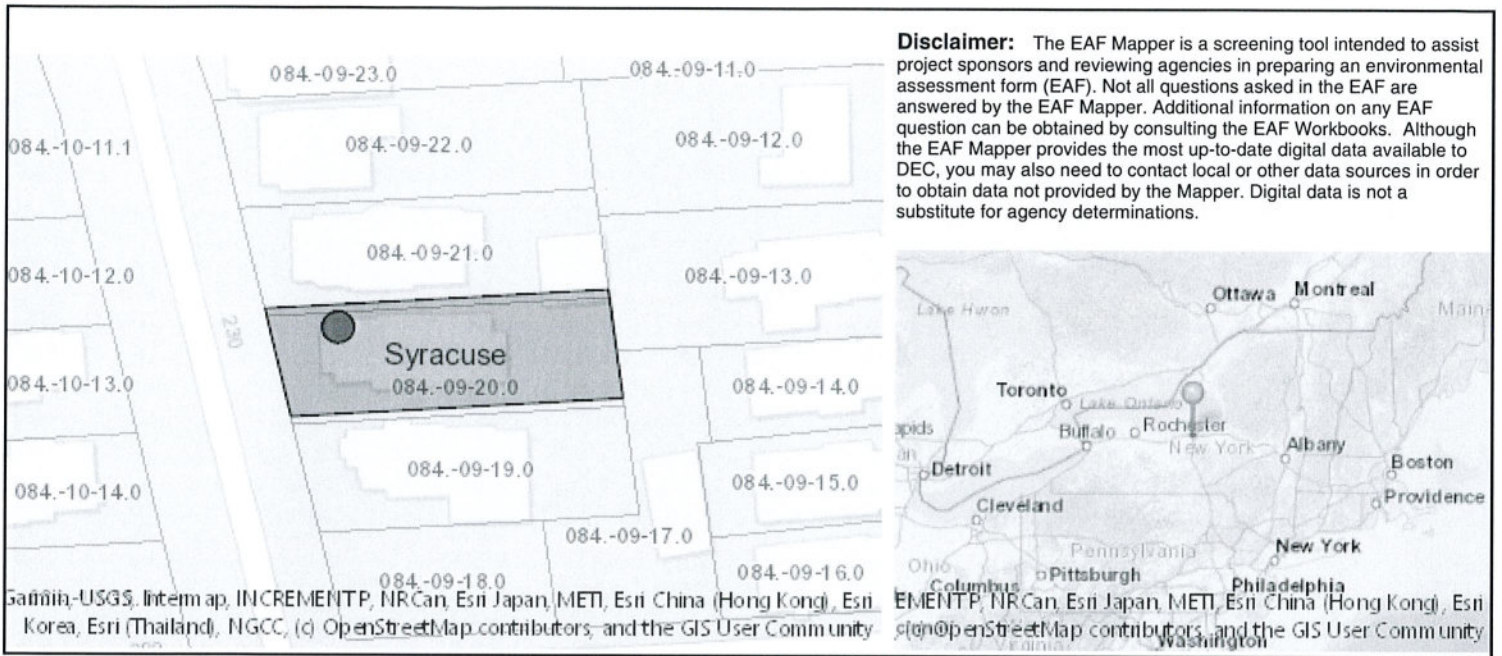
- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within \_\_\_\_\_ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).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



I, Bennie D McDonald am the owner of 249 Baker Ave and 261 Baker Ave Street. I consent to the resubdivision of 255 Baker Ave with my property.

A handwritten signature in cursive script, reading "Bennie D McDonald", written over a horizontal line.

Bennie D McDonald



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]	No

# 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: Resubdivision of 249, 255, and 261 Baker Ave			
Project Location (describe, and attach a location map): Baker Ave Syracuse between Borden and Woodland Aves			
Brief Description of Proposed Action: Applicant intends to re-subdivide two vacant parcels with an occupied two-family dwelling. Applicant will construct a new three car garage and fence in the property.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Cp		Telephone: 315-422-2301 x 18 E-Mail: tluckett@syracuselandsbank.org	
Address: 431 East Fayette Street			
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? _____ .337 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? _____ .337 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 type="checkbox"/>	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input 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: <u>New garage will adhere to Syracuse Building Codes</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" 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?  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 checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

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"/>
_____		

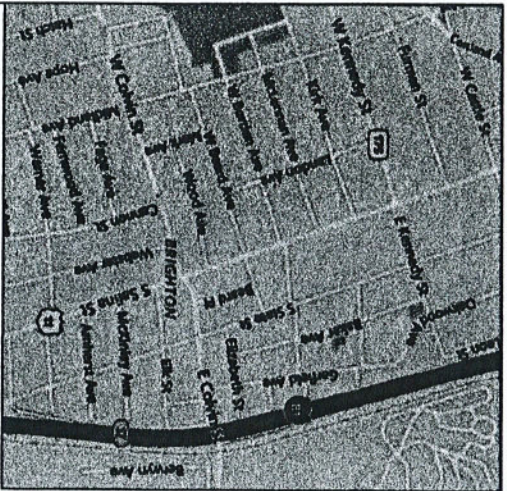
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

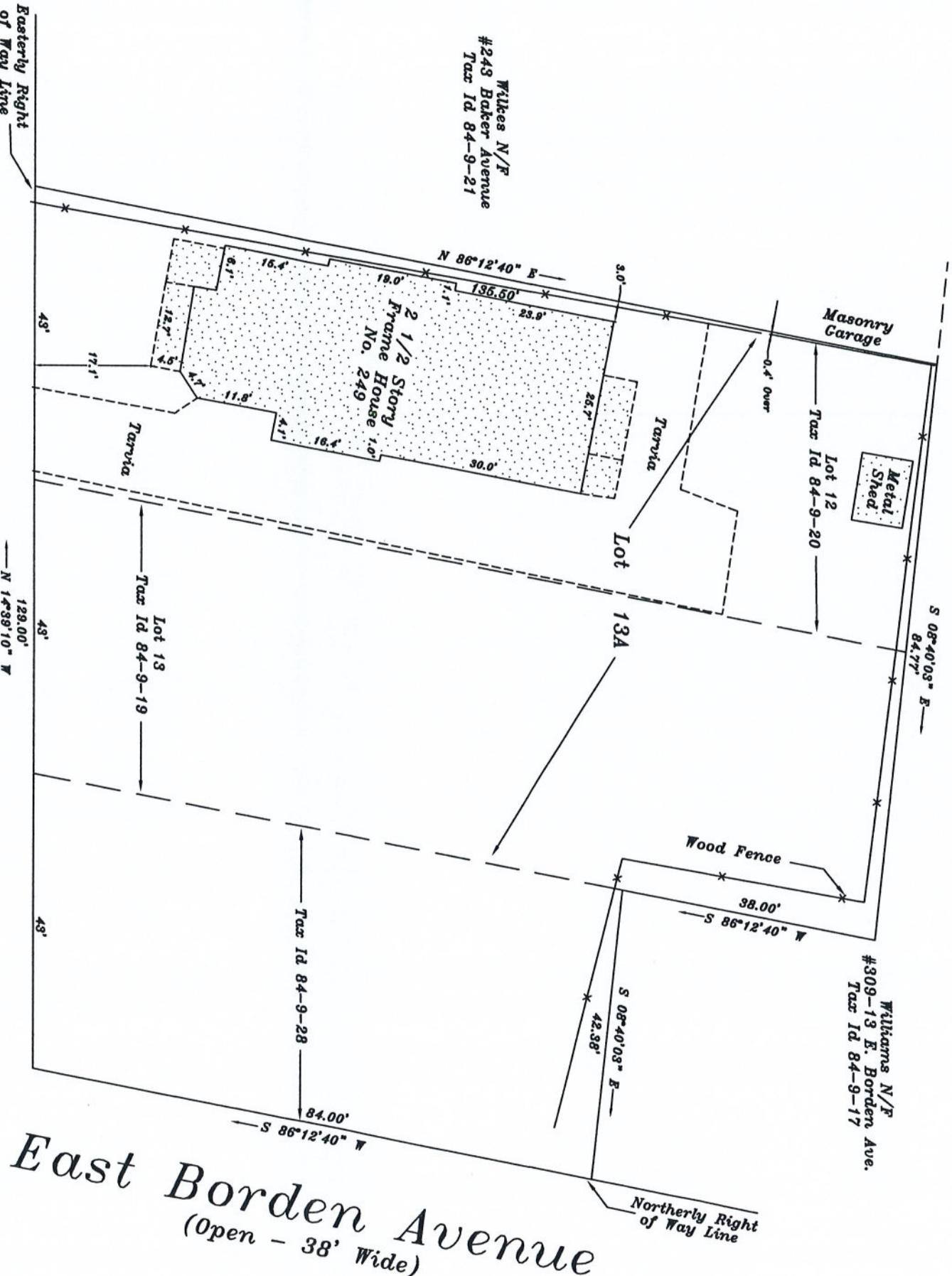
Applicant/sponsor/name: Katelyn Wright      Date: 10/16/2020

Signature: *Katelyn Wright*      Title: Executive Director





Site Vicinity Locator  
(not to scale)



# Baker Avenue

(Open - 60' Wide)

# East Borden Avenue

(Open - 38' Wide)

**Notes/References:**

- \*Survey prepared without the benefit of an up-to-date abstract of title.
- \*Adjacent information obtained using ImageMate Online.
- \*Buildings/Structures shown for informational purposes only.
- \*Subject parcel(s) has access to public utilities.
- \*New Lot 13A Area = 14706.42 Sq. Ft.
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation and Bernie McDonald.
- \*Proposed Only\*

Abstract: Not Provided

**Michael J. McCully**  
**Land Surveying PLLC**  
 5875 Palastone Drive  
 Casenovia New York 13096  
 Phone : (315) 815-5094

I hereby certify that this map was made from an actual survey and agree to provide for the use of the State of New York the original of this survey marked with an 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. Surveying, all rights reserved.



M.J. McCully  
 NYSLS 50696

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 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.

Proposed Resubdivision on Lots 12 and 13 of the White Tract. To be New Lot 13A.

Known as No. 249 Baker Avenue, City of Syracuse, County of Onondaga, State of New York.

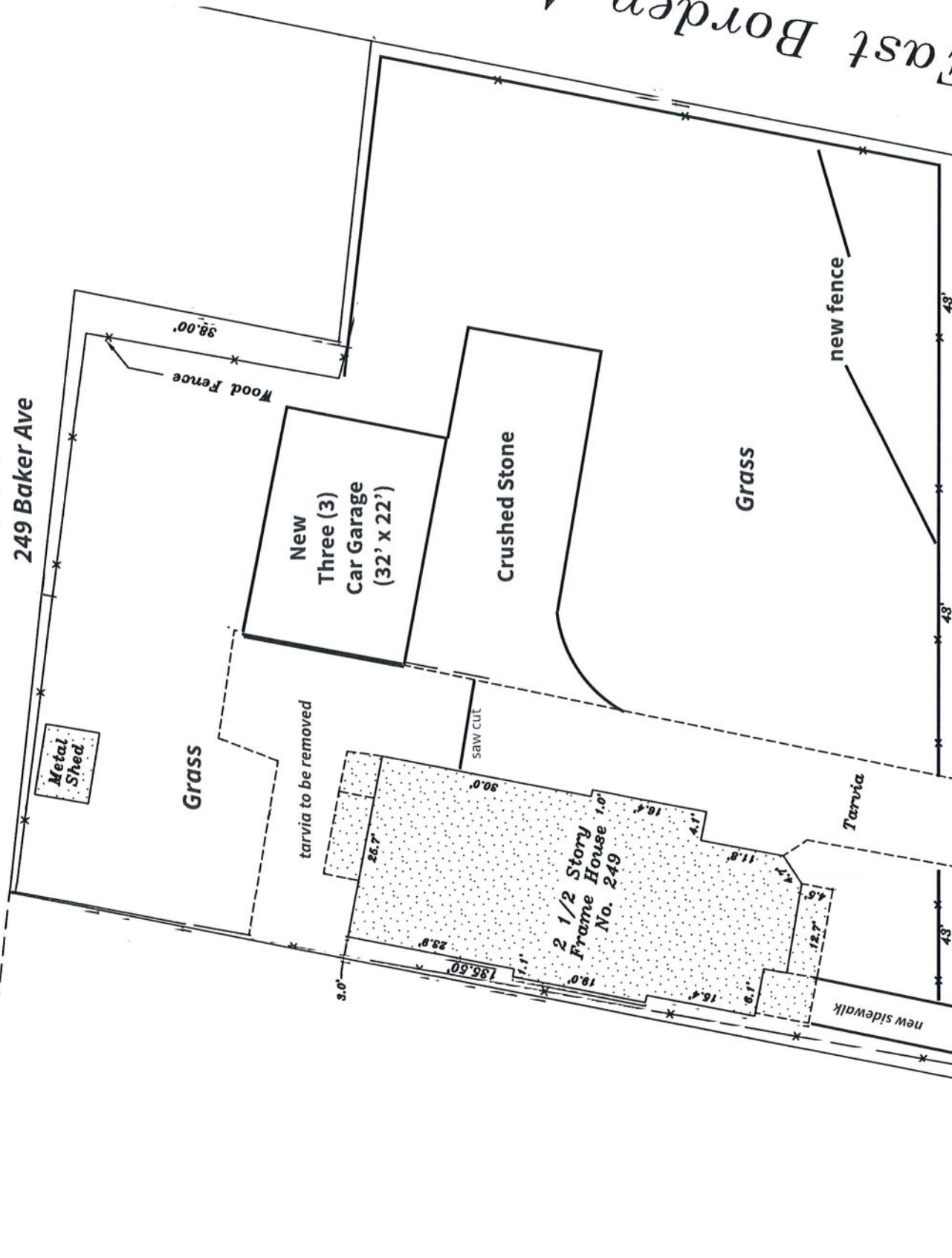
Drawn by: MJM Scale: 1" = 20'

Date(s): 10-14-20



Site Plan  
249 Baker Ave

East Borden Avenue



Baker Avenue

Prepared by  
Syracuse Land Bank  
10/14/2020



October 21, 2020

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

Re: 249, 255, and 261 Baker Ave. Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 249, 255, and 261 Baker Ave. in the City's Southside neighborhood.

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 copies)
- Proposed Site Plan
- Garage Elevations

255 Baker Ave. was acquired by the Land Bank in June of 2015. The dilapidated two-family house that occupied this parcel was demolished in June 2019. The resultant vacant lot measures 43' x 126'.

Bennie McDonald owns and resides at 249 Baker Ave. and owns a small vacant lot at 261 Baker. He wishes to construct a three-car garage as accessory to his house at 249 and so, wishes to purchase 255 Baker from the Land Bank.

- 261 Baker is only 43' by 84' and not an appropriate site for infill construction. If left separate, it will forever be a nonbuildable vacant lot.
- Mr. McDonald wishes to fence in all three parcels as his yard and wishes to use part of 261 to allow vehicles to back out of the garage and turn around to exit onto Baker.
- Merging all three together will create a .25 acre parcel which is comparable in size to other lots on the block including 238 Baker Ave (.20 acres) , 216 Baker Ave (.27 acres) and 120 Woodland & Baker Ave (.22 acres).



For these reasons, we think it makes sense to merge all three together.

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



Proposed at back of property



Proposed at front and sides of property



H. Langdon Garage Builders, 3 Car