

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

SUBJECT PROPERTY ADDRESS(ES):

2429 Midland & Calthrop Ave, Syracuse, New York 13205

284 W. Calthrop Ave, Syracuse, New York 13205

TAX MAP NUMBERS: (of each property involved)

Section: 076. Block: 17 Lot: 34.1 Section: [] Block: [] Lot: []
Section: 076. Block: 17 Lot: 32.0 Section: [] Block: [] Lot: []

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

NAME: Greater Syracuse Property Development Corporation

MAILING ADDRESS: 431 E. Fayette Street, Suite 375, Syracuse NY

ZIP: 13202 DAYTIME PHONE: 315-422-2302

HOME PHONE: [] E-MAIL: kwright@syracuselandsbank.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:

2429 Midland Ave - Single Family Residential

284 W. Calthrop Ave - Vacant Property

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

2429 Midland Ave - Single Family Residential w/ 1,514 sq. ft. living area

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

Applicant would like the opportunity fence the property and add a playground for her grandchildren

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?
YES NO

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 10/22/2020
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Katelyn E. Wright, GSPDC

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) _____

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):

2429 Midland & Calthrop Ave, Syracuse, New York 13205

284 W. Calthrop Ave, Syracuse, New York 13205

TAX MAP NUMBERS: (of each property involved)

Section: 076. Block: 17 Lot: 34.1 Section: _____ Block: _____ Lot: _____

Section: 076. Block: 17 Lot: 32.0 Section: _____ Block: _____ Lot: _____

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

NAME: Barbara J. West

MAILING ADDRESS: 2429 Midland Avenue, Syracuse NY

ZIP: 13205 DAYTIME PHONE: 315-748-8569

HOME PHONE: _____ E-MAIL: bless2429.dw@gmail.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

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

2429 Midland Ave - Single Family Residential

4 W. Calthrop Ave - Vacant Property

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

2429 Midland Ave - Single Family Residential w/ 1,514 sq. ft. living area

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

Applicant would like the opportunity to put up a fence and add a playground to the expansion for her grandchildren

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.

Barbara West 12/1/20
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Barbara J. West 2429 Midland Ave, Syracuse, New York 13205

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) _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

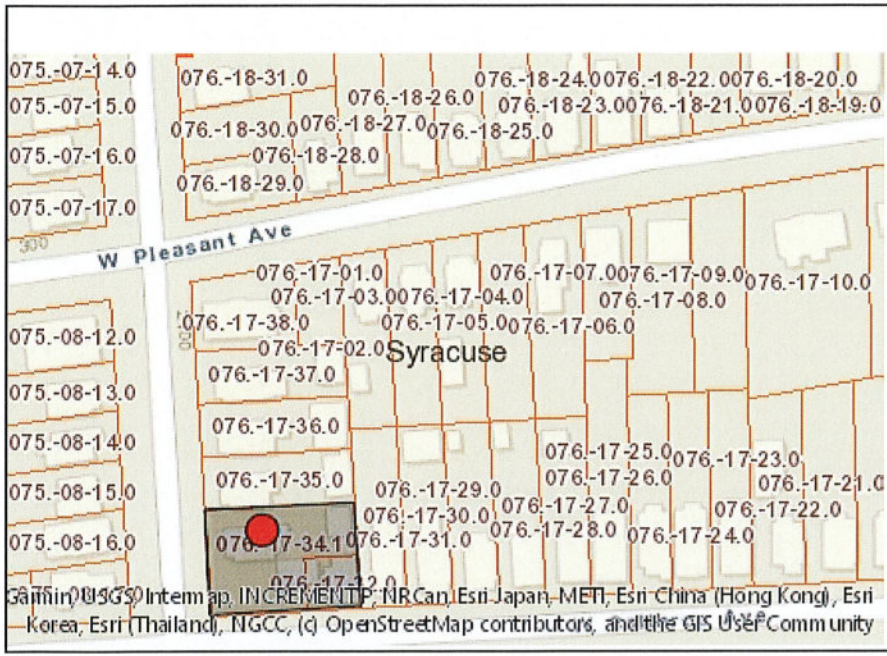
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Resubdivision of a Vacant Lot and a Single Family Residential property			
Project Location (describe, and attach a location map): Corner location at 2429 Midland Ave and 284 W. Calthrop Ave adjacent to Cannon St and W. Pleasant Avenue			
Brief Description of Proposed Action: Applicant intends to resubdivide the vacant parcel at 284 W. Calthrop Avenue with their property, a single family residential at 2429 Midland Avenue. The applicant would like to utilize the lot for additional green space for her gandchildren and to install a fence. This fulfills part of the Land Bank's mission by putting the property back into productive use. The property will return to the tax roles, increase 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?		_____ 0.2408 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?		_____ 0.2408 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<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	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"/>	
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"/>	
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"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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 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: _____ _____ _____			

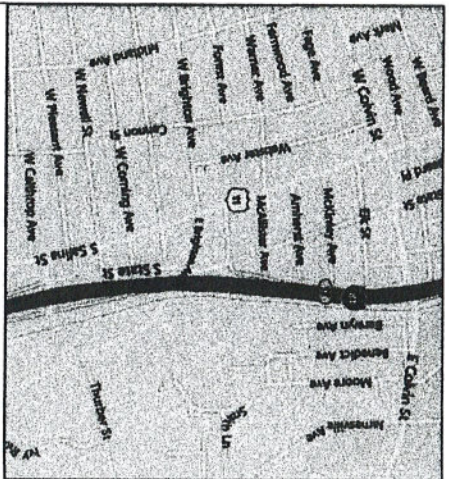
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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 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 E. Wright, GSPDC</u> Date: <u>10/22/2020</u>		
Signature: <u><i>Katelyn Wright</i></u> Title: <u>Executive Director</u>		



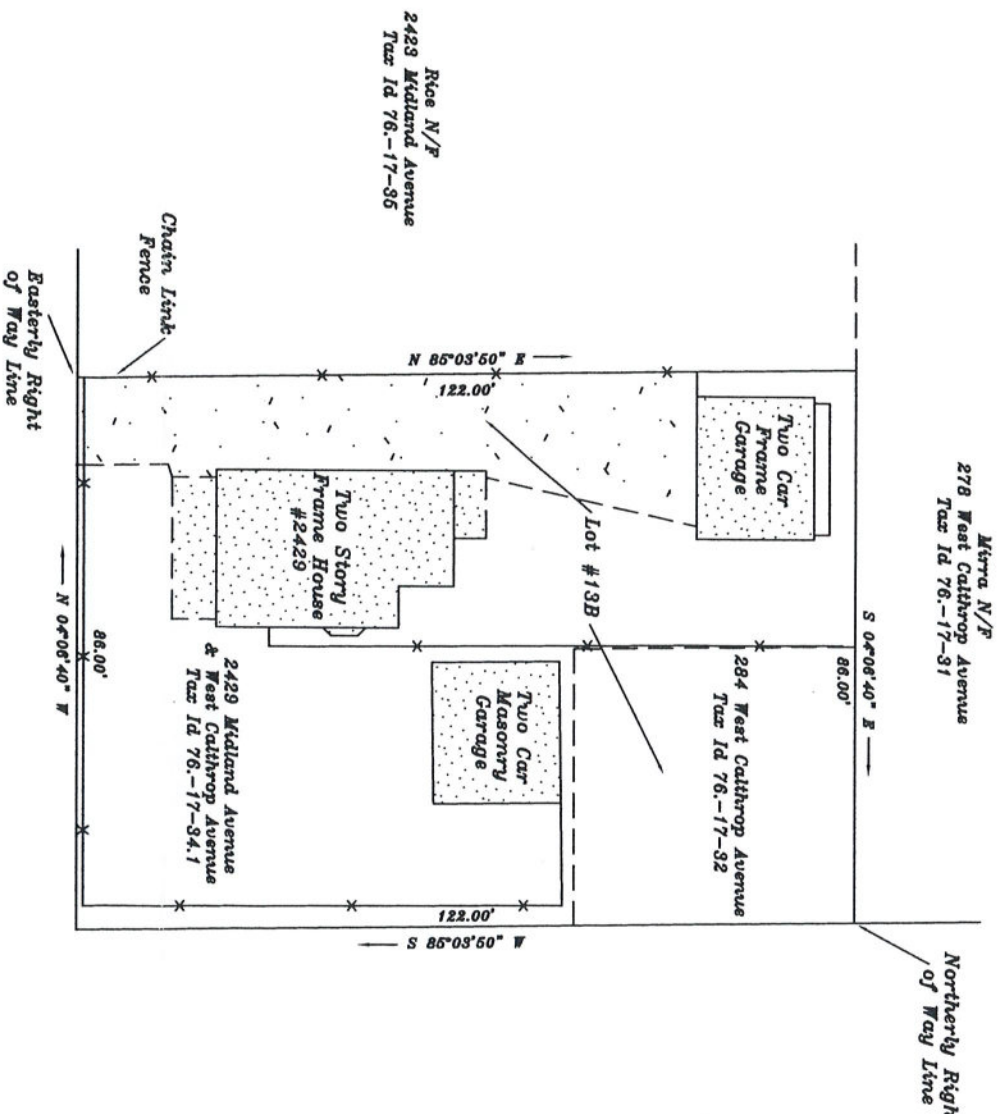
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	No



Site Vicinity Locator
(Not to Scale)



West Calthrop Avenue
(60' Wide - Open)

Midland Avenue
(66' Wide - Open)

- 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 Information Purposes Only.
 - *Subject parcel(s) has access to public utilities.
 - *New Lot 13B Area = 10491 Sq.Ft.
 - *Parcel(s) Owner : Barbara West & Greater Syracuse Property Development Corporation.

Proposed Only

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

5875 Melastone Drive
Cazenovia, New York 13036
Phone : (315) 440-5098

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

M.J. McCully

ARTSILLS 50696



Proposed Resubdivision on Lot #13A, Map #10693, and Part of Lot #14, Deputy Tract, Map #11774. To be New Lot #13B.

Known as #2429 Midland Avenue, City of Syracuse, County of Onondaga, State of New York.

Drawn by: AJH

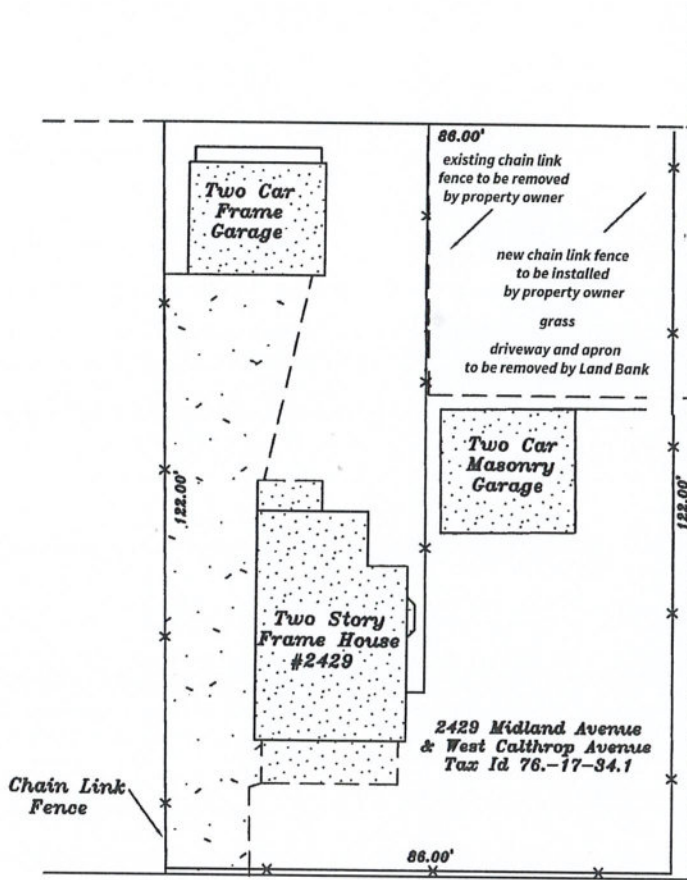
Scale: 1" = 30'

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 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 2020, Michael J. McCully Land Surveying, all rights reserved.

Approvals

Site Plan
2429 Midland Avenue



West Calthrop Avenue

Midland Avenue

Site Plan drawn by
Greater Syracuse Land Bank
12/29/2020

Scale: 1" = 30'

Zoning

From: Tysha Martin <tysha@nehda.org>
Sent: Monday, December 14, 2020 10:09 AM
To: Zoning
Cc: Terri Lockett
Subject: Application for Resubdivision - 284 W. Calthrop Avenue & 2429 Midland Avenue
Attachments: 284 W Calthrop.2429 Midland - Zng Applctns Signed - 14Dec2020 (z).pdf; 284calthrop survey 11x17 (Z).pdf; 284 W. Calthrop.2429 Midland - Cvr Ltr & Aerial Map - 14Dec2020 (Z).pdf; 2429 Midland & 284 W Calthrop Ave - SEQR - 14Dec2020 (z).pdf

Good Morning-

Please find attached an application for the resubdivision of 284 W. Calthrop Avenue and 2429 Midland Avenue. The following documents are included in this email:

- Cover Letter
- Aerial 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 nice day!!!

Warm regards,

Tysha

Tysha Martin
Program Director
Northeast Hawley Development Association
101 Gertrude Street
Syracuse, New York 13203
P: (315) 425-1032
F: (315) 425-1089
www.nehda.org

NEHDA facilitates community development that promotes strong and safe neighborhoods, thriving businesses, and active civic engagement.

Learn more at nehda.org



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

December 14, 2020

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

Re: 284 W. Calthrop Avenue and 2429 Midland Avenue Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 284 W. Calthrop Avenue and 2429 Midland Avenue in the City of Syracuse.

To support our application, please find the attached information:

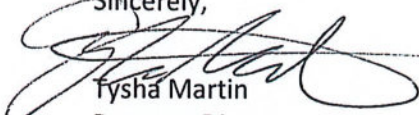
- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (11x17)
- Aerial Map

Following is the additional context relative to the subdivision of 284 W. Calthrop Avenue and 2429 Midland Avenue.

The Land Bank acquired 284 W. Calthrop Ave in December of 2019. The property is a non buildable vacant lot measuring 44' x 43.' The applicant is the owner occupant of the adjacent property at 2429 Midland Avenue and due to the location of the property the only logical buyer. Rather than leave the property vacant, the Land Bank would like to sell the lot to the owner occupant of the single family residential at 2429 Midland Avenue. The resubdivision will provide more defensible space and increase the property values. The homeowner 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.

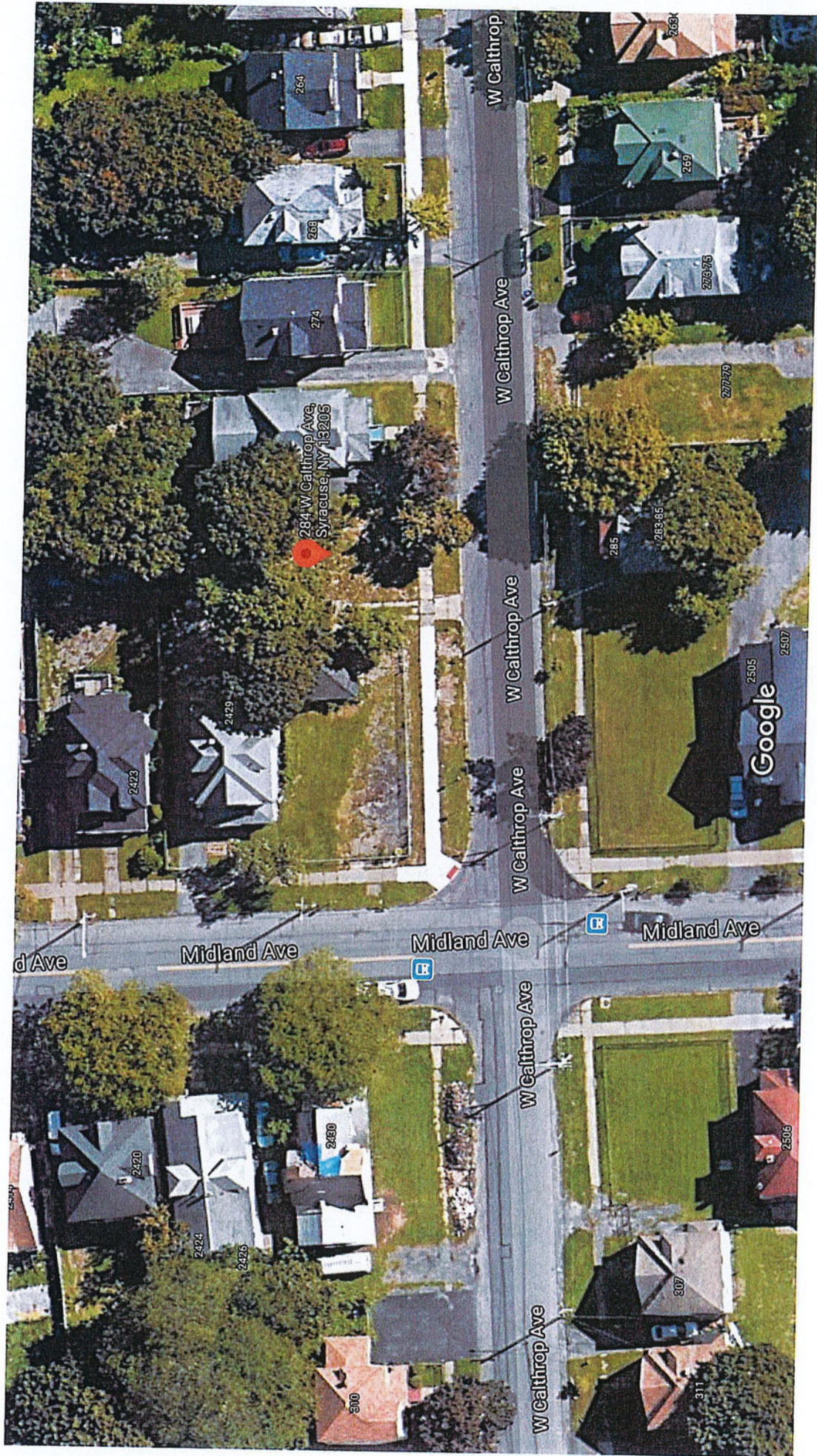
Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,



Tysha Martin
Program Director

Attachments



Map data ©2020, Map data ©2020 20 ft