

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: R-21-14 Case #: _____
 Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

121 Elmwood Avenue, Syracuse, NY 13207

123 Elmwood Avenue, Syracuse, NY 13207

TAX MAP NUMBERS: (of each property involved)

Section: 079 Block: 19 Lot: 14.0 Section: _____ Block: _____ Lot: _____
Section: 079 Block: 19 Lot: 13.0 Section: _____ Block: _____ Lot: _____

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

NAME: Nancy Plaza

MAILING ADDRESS: 1717 Ashcombe Drive, Dover, Pennsylvania

ZIP: 17315 DAYTIME PHONE: 717-467-5296

HOME PHONE: 315-447-0983 (son) E-MAIL: N/A

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: 315.464-0159 E-MAIL: tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

121 Elmwood Avenue - Single Family Residential

123 Elmwood Avenue- Residential Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

121 Elmwood Avenue - Single Family Residential with 924 sq. ft. living area

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

The applicant would like to expand their yard, improve the landscaping and eventually install fencing

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.

Nancy Plaza
Signature of CURRENT PROPERTY OWNER(S) (or owners' LEGAL representative) 01-12-2021
Date

Nancy Plaza 1717 Ashcombe Drive, Dover, Pennsylvania 17315

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) _____

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Section: 079 Block: 19 Lot: 13.0 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, Ste. 375, Syracuse, NY

ZIP: 13202 DAYTIME PHONE: 315-422-2302

HOME PHONE: 315-447-0983 (son) 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: 315.464-0159 E-MAIL tysha@nehda.org

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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 2/9/2021
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Katelyn 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.

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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

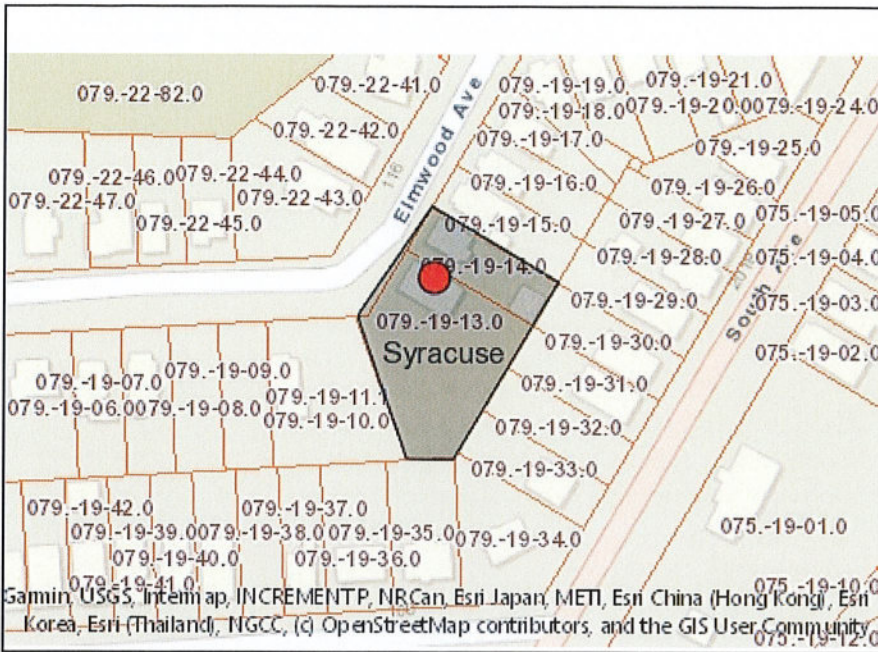
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Project Location (describe, and attach a location map): 121 & 123 Elmwood Avenue, Syracuse, New York 13207 off of Valley Drive paralell w/ South Avenue			
Brief Description of Proposed Action: The applicant intends to resubdivide the vacant parcel at 123 Elmwood Avenue with their property (single family residential) at 121 Elmwood Avenue. The applicant would like to utilize the lot for additional greenspace, improve the landscaping and eventually install fencing. The property will return to the taxes 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"/>
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? _____ 0.438 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? _____ 0.438 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	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> Urban <input checked="" 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>2/9/2021</u>		
Signature: <u><i>Katelyn Wright</i></u> Title: <u>Executive Director</u>		

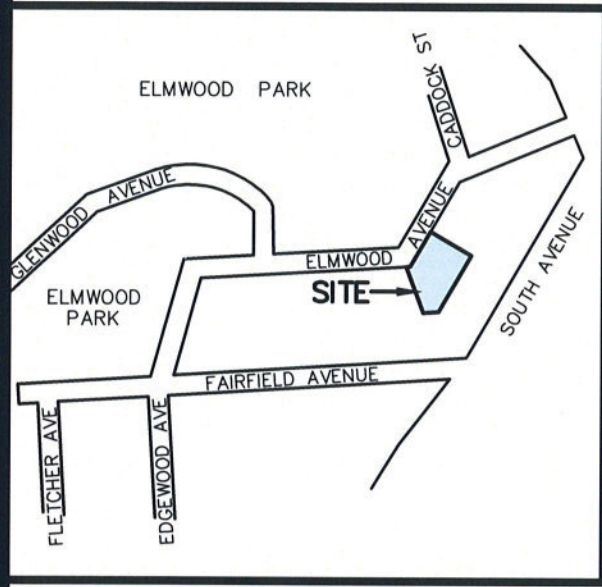


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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

PLAZA RESUBDIVISION
PRELIMINARY PLAN



VICINITY MAP
NO SCALE

NOW OR FORMERLY
BACON HENRIETTA
BOOK 5388 PAGE 793
TAX LOT 79-19-11.1

N 20°30'03" W
124.70'

ELMWOOD AVENUE

50' WIDE

EDGE OF PAVEMENT

CONCRETE
CONCRETE SIDEWALK
N 30°09'50" E 102.70'

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.

LOCATION SURVEY ON LOTS 9, 10 & 11 OF THE
ELMWOOD PARK TRACT, FILED MAP No.567

KNOWN AS No.121 ELMWOOD AVENUE, CITY OF SYRACUSE,
COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 21 JAN 2021	MAP DATE: 05 FEB 2021	SCALE: 1"=20'	DRAWN BY: KRH
REVISIONS:			DRAWING No. 21-A-11 #B*

LEHR
LAND SURVEYORS D.P.C.



116 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

DOUGLAS R. LEHR
LICENSED LAND SURVEYOR
NYLS 49223

NEW LOT 121A
19,095 sq.ft. / 0.438 acres

NOW OR FORMERLY
LUCINDA JONES
BOOK 3918 PAGE 34
TAX LOT 79-19-15

APPROVALS

WOOD STOCKADE FENCE
S 86°21'34" W
38.93'

NOW OR FORMERLY
MINNIE MCBRIDE
BOOK 407 PAGE 42
TAX LOT 79-19-35

WOOD FENCE 56.14'

SHED
NOW OR FORMERLY
GUYER PROPERTIES, LLC
BOOK 5223 PAGE 260
TAX LOT 79-19-33

166.14'
S 30°06'00" W
NOW OR FORMERLY
CHARLES B. SHAW
BOOK 4299 PAGE 173
TAX LOT 79-19-32

GARAGE
NOW OR FORMERLY
OSCAR PERALTA
INSTRUMENT NO.2018-23432
TAX LOT 79-19-31

SHED
NOW OR FORMERLY
SYRACUSE SOUTH AVE
PROPERTIES INC.
INSTRUMENT NO.2020-20846
TAX LOT 79-19-30

LOT 11

LOT 10

LOT 9

TAX LOT 79-19-14

TAX LOT 79-19-13

22.70'

40.00'

40.00'

ASPHALT DRIVEWAY

ASPHALT DRIVEWAY

ASPHALT DRIVEWAY

CHAIN LINK FENCE

WOOD STOCKADE FENCE

PICKET FENCE

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PROPOSED SITE PLAN
121 Elmwood Ave

Drawn by
Greater Syracuse Land Bank
3/16/2021
Scale 1" = 20'

ELMWOOD AVENUE
50' WIDE

