

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: 3/26/21 Case: R-21-19 Zoning District: BA

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>Flat Iron Building</u>	<u>3</u>	<u>.63 ac</u>
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<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>526-528 N Salina to Prospect</u>	<u>008.-18-03.0</u>	<u>526 North Salina, LLC</u>	<u>6/1/2015</u>
2) <u>522-524 N Salina to Prospect</u>	<u>008.-18-02.0</u>	<u>SHA 2013 LLC</u>	<u>5/30/2014</u>
3) <u>530 N Salina to Prospect Ave</u>	<u>008.-18-04.0</u>	<u>The Syracuse Flat Iron LLC</u>	<u>3/20/2015</u>
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) Abandonment letters 2) _____ 3) _____

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

Demolition (full and partial): exterior & interior renovation, sidewalk, pavement, asphalt removal

New Construction: _____

Façade (Exterior) Alterations: repair and cleaning

Site Changes: repairs, Sidewalks, parking, pavement, stairs, railing drainage.

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Historic Rehabilitation - Flat Iron Building

Current Land Use(s): Mixed use commercial

Proposed Land Use(s): Mixed Use commercial

Number of Dwelling Units: 7

Days and Hours of Operation: 24 hours

Number of Onsite Parking Spaces: 12


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


Existing three parcels will be enlarged through acquisition and re-subdivision of land obtained from the city of Syracuse through property abandonment. Other project related work includes renovation of historic building, parking, sidewalks, and stairs for mixed use.

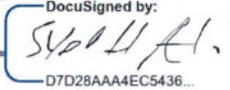
City of Syracuse Office of Zoning Administration

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.**

Irfan	Elahi	President	526 North Salina LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2509 James St	Ste 571	Syracuse	NY 13206	Phone: 310-948-4454	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ielahi@stalwartdg.com</i>
* Signature: 			Date: 3-1-2021		

Irfan	Elahi	President	The Syracuse Flat Iron, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2509 James Street	Ste 571	Syracuse	NY 13206	Phone: 310-948-4454	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ielahi@stalwartdg.com</i>
* Signature: 			Date: 3-1-2021		

Syed	Ali	Member	SHA 2013, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
	PO Box 399	Ogdensburg	NY 13669	Phone: 315-705-5889	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: alishaider@gmail.com</i>
* Signature: 			Date: 3/2/2021		

<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:		

*** 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)

<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>

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>

Edward	Keplinger	RA,ASLS	Keplinger Freeman Associates		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
6320 Fly Rd	Suite 10	East Syracuse	NY 13057	Phone: 315-445-7980	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ek@keplingerfreeman.com</i>



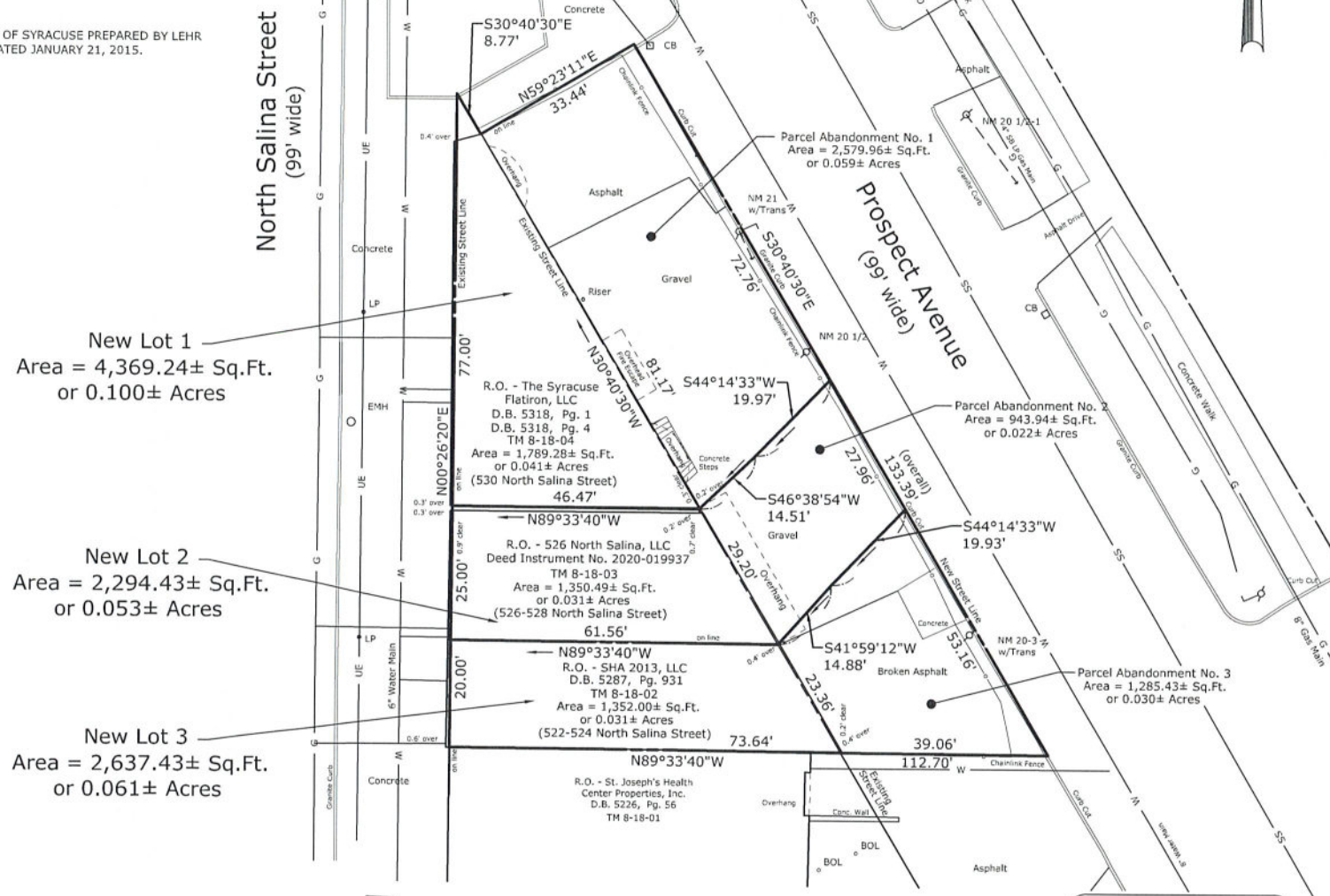
Location Plan Syracuse West Quadrangle Not to Scale

MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON THE CITY OF SYRACUSE RIGHT OF WAY PLATS.
- 2.) FIELD WORK PERFORMED ON JANUARY 3, 2019.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.

MAP REFERENCES

- 1.) LOCATION SURVEY ON PART OF BLOCK No. 10 CITY OF SYRACUSE PREPARED BY LEHR LAND SURVEYORS DATED SEPT. 10, 2003 AND REDATED JANUARY 21, 2015.



New Lot 1
Area = 4,369.24± Sq.Ft.
or 0.100± Acres

New Lot 2
Area = 2,294.43± Sq.Ft.
or 0.053± Acres

New Lot 3
Area = 2,637.43± Sq.Ft.
or 0.061± Acres

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY ORIGINALLY COMPLETED BY US ON JANUARY 3, 2019.

David M. Sliski

DAVID M. SLISKI, P.L.S. #50105

March 24, 2021

DATE



LEGEND

- DRAINAGE MANHOLE
- SQUARE CATCH BASIN
- ⊥ UTILITY POLE W/ LIGHT
- ⊥ UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- GAS LINE
- WATER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE

CAD DWG. FILE NAME: C:\Users\daves\Desktop\530 Salina Resub.dwg

DAVID M. SLISKI P.L.S. NO. 50105 	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2021 C.T. MALE ASSOCIATES APPROVED: DRAFTED : DMS CHECKED : DMS PROJ. NO : 18.8702 SCALE : 1" = 20 FEET DATE : MARCH 24, 2021	RESUBDIVISION PLAT TO COMBINE THE LANDS OF SYRACUSE FLATIRON, LLC, IRFAN ELAHI & SHA, LLC WITH PORTIONS OF PROSPECT AVENUE (TO BE ABANDONED) INTO NEW LOTS 1, 2 & 3 IN CITY BLOCK 10 522-524, 526-528 and 530 NORTH SALINA STREET BEING A PORTION OF CITY BLOCK 10 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

MAP NOTES

- 1.) NORTH ORIENTATION IS BASED ON THE CITY OF SYRACUSE RIGHT OF WAY PLATS.
- 2.) VERTICAL DATUM IS BASED ON CITY OF SYRACUSE DATUM.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
- 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- 5.) FIELD WORK PERFORMED ON JANUARY 3, 2019.

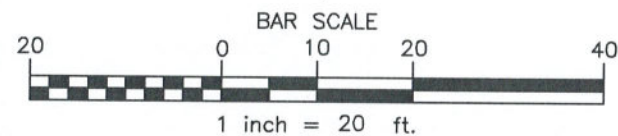
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I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David M. Sliski 03/01/2021

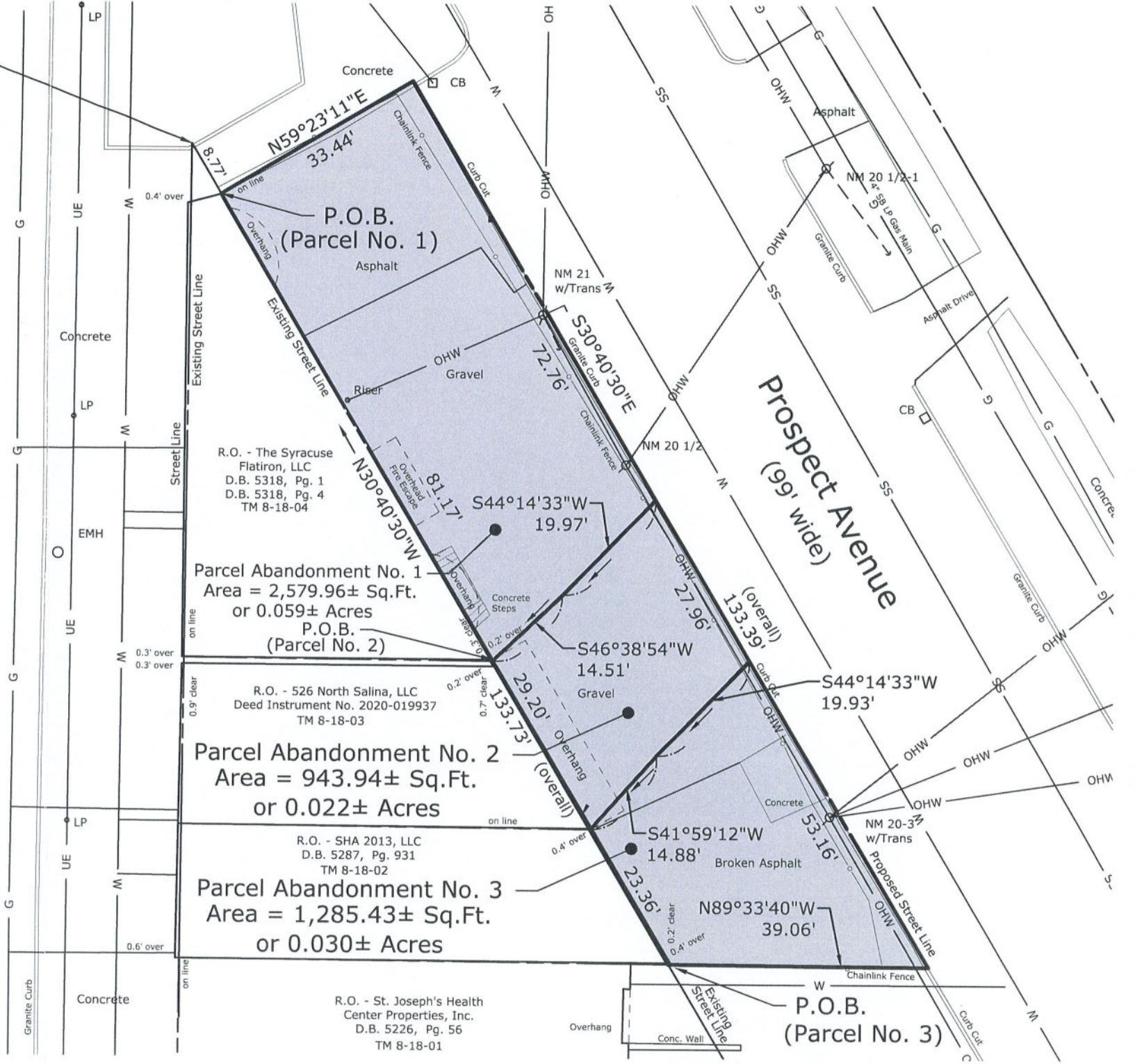
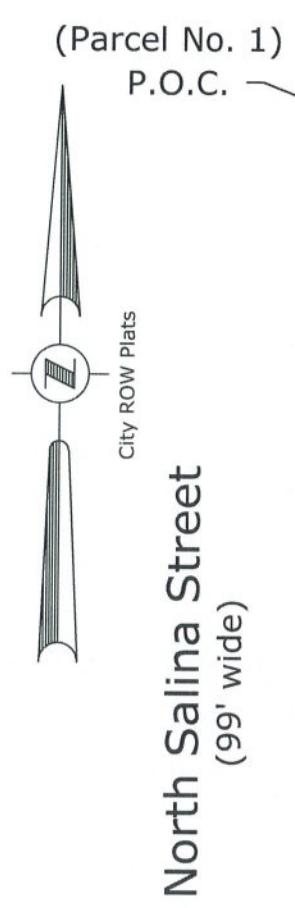
DAVID M. SLISKI PLS # 50105 DATE



"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

LEGEND

- DMH ○ DRAINAGE MANHOLE
- CB □ SQUARE CATCH BASIN
- LP ○ UTILITY POLE W/ LIGHT
- UE ○ UTILITY POLE
- EMH ○ ELECTRIC MANHOLE
- TMH ○ TELEPHONE MANHOLE
- UE BURIED ELECTRIC LINE
- UT BURIED TELEPHONE LINE
- OHW OVERHEAD WIRES
- G GAS LINE
- W WATER LINE
- ST STORM SEWER LINE
- SS SANITARY SEWER LINE



DAVID M. SLISKI
P.L.S. NO. 50105



DATE	REVISIONS RECORD/DESCRIPTION	DRAFTED	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
09/08/2020	1 Split Aban parcel into two Aban parcels	dms	dms	dms	© 2020 C.T. MALE ASSOCIATES
02/05/21	2 Split Aban parcel into three Aban parcels	dms	dms	dms	
03/01/21	3 Revise Parcel 3	dms	dms	dms	
	4				APPROVED:
	5				DRAFTED : DMS
	6				CHECKED : DMS
	7				PROJ. NO : 18.8702
	8				SCALE : 1" = 20 FT.
	9				DATE : FEB. 14, 2020

PROPOSED ABANDONMENT MAP

FOR A PORTION OF PROSPECT AVENUE
ADJACENT TO AND CONTIGUOUS TO 522-24, 526-28 & 530 NORTH SALINA STREET

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY



CAD DWG. FILE NAME: C:\Users\daves\Desktop\Abandonment Map.dwg

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: The Syracuse Flatiron Renovation			
Project Location (describe, and attach a location map): 530-536 N. Salina Street, Syracuse, NY 13208			
Brief Description of Proposed Action: The four-story building is listed on the National Register of Historic Places. Unoccupied for over 10 years, it will be fully renovated as a mixed-use commercial and residential building. There will be five residential units above the ground floor, and there will be two to three commercial units on the ground floor. The tenants on the ground floor shall be determined at a later time. The adjacent site to the east, facing Prospect Avenue, will be improved as well, and will include asphalt parking pavement, drainage, concrete pavement, granite curbs, stone stairs and retaining walls, and handicapped accessible concrete ramp to building entry. This project requires three abandonments and a re-subdivision of the three parcels abandoned.			
Name of Applicant or Sponsor: The Syracuse Flatiron LLC		Telephone: 310.948.4454	
Address: 2509 James Street, Unit 571		E-Mail: ielahi@stalwartfund.com	
City/PO: Syracuse		State: NY	Zip Code: 13206
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"/>
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: City building permit(s), Project Site Review approval, Encroachment Permit approval, Restore NY funding, and Hist. Pres. Tax Credits			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.16 acres b. Total acreage to be physically disturbed? _____ 0.16 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.19 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 checked="" 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? 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: - Energy Code exemption per 2015 IECC C501.6. _____ _____	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"/>	

