

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):

1903-05 Midland Avenue, Syracuse, New York 13205

1911 Midland Avenue, Syracuse, New York 13205

TAX MAP NUMBERS: (of each property involved)

Section: 077. Block: 21 Lot: 40.0 Section: [] Block: [] Lot: []
Section: 077. Block: 21 Lot: 39.0 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, New York

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, Syracuse, New York

ZIP: 13203 TELEPHONE: 315-425-1032 E-MAIL: tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

1903-05 Midland Avenue - Residential Vacant Property

1911 Midland Avenue - Single Family Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

1911 Midland Avenue - Single Family Residential with 1,293sq. ft. of living area

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

Applicant would like the opportunity to expand their greenspace in order to add value to their property

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.

Katelyn Wright 1/7/2021
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) _____

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Section: 077. Block: 21 Lot: 39.0 Section: [] Block: [] Lot: []

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

NAME: LandColv, LLC c/o Antonio E. Owens, Jr.

MAILING ADDRESS: 823 N. Salina Street, Syracuse, New York

ZIP: 13202 DAYTIME PHONE: 315-313-3957

HOME PHONE: [] E-MAIL: aowens212@gmail.com

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, Syracuse, New York

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Applicant would like the opportunity to expand the property and make renovations

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

*NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS
ADDITIONAL APPLICATIONS MAY BE NECESSARY.

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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.

Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative)

1/5/21
Date

Antonio E. Owens, Jr., LandColv, LLC

823 N. Salina St., Syracuse, NY 13202

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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- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

Short Environmental Assessment Form

Part 1 - Project Information

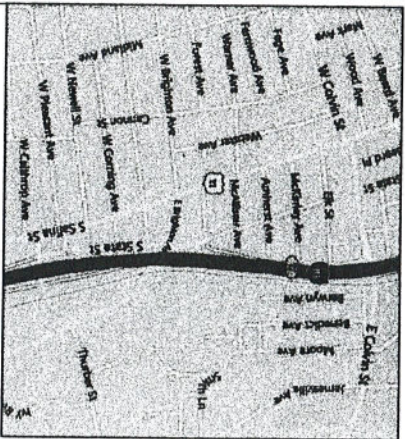
Instructions for Completing

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.

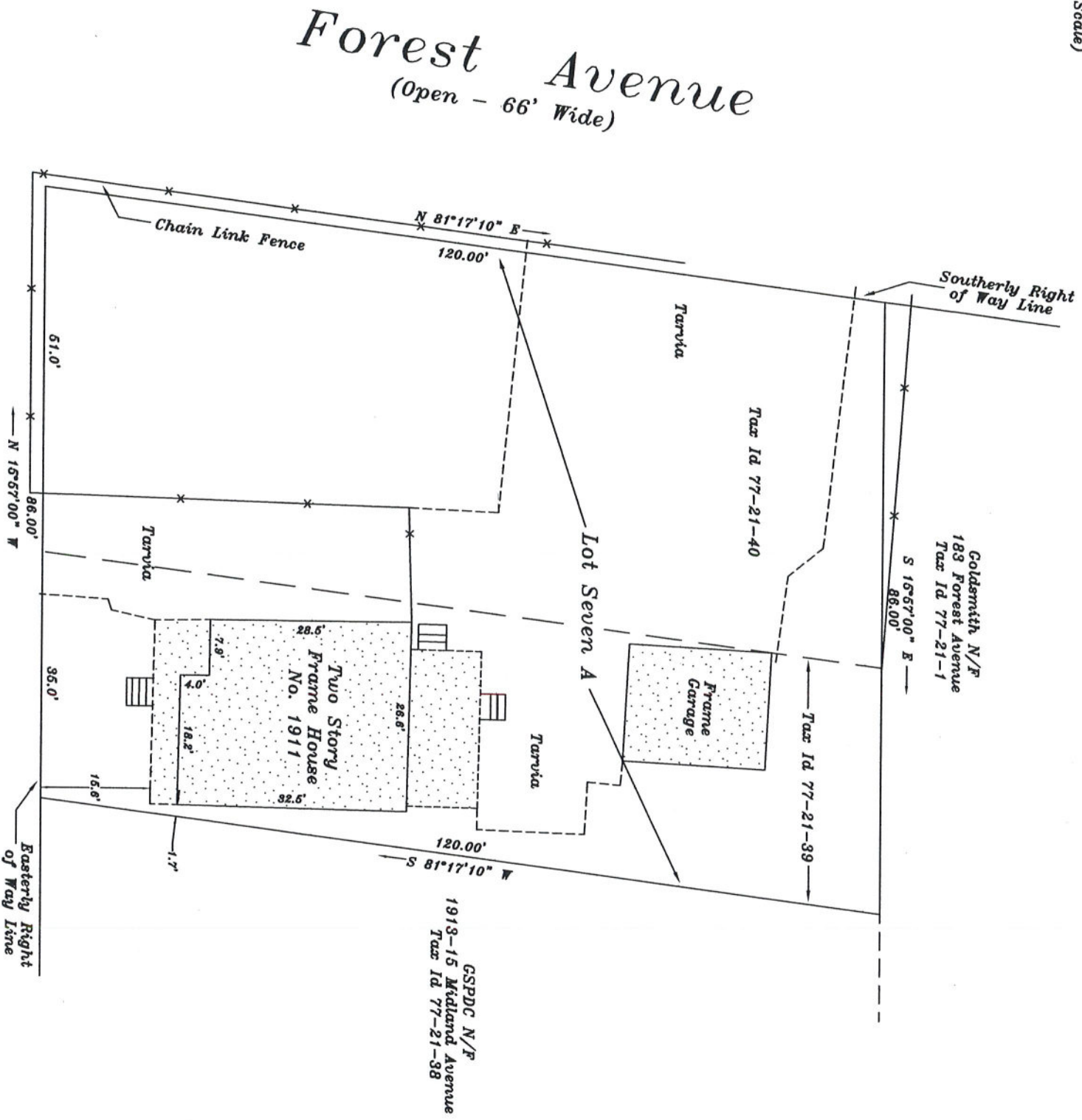
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Resubdivision of a Vacant Lot and a Single Family Residential			
Project Location (describe, and attach a location map): 1903-05 and 1911 Midland Avenue, Syracuse, New York 13205 on the corner of Midland Avenue and Forest Avenue			
Brief Description of Proposed Action: The applicant intends to resubdivide the vacant parcel at 1903-05 Midland Avenue with their property (single family residential) at 1911 Midland Avenue. The applicant would like to utilize the lot for additional greenspace to improve the landscaping and add value to the house that he is renovating next door. The driveway will enter from the Forest Ave Side and the Midland Ave driveway will be removed. This fulfills part of the mission of the Land Bank by putting the property back into productive use. The property will return to the taxes rates, 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?		_____ 0.2350 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?		_____ 0.2350 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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: N/A - Resubdivision Only _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



Site Vicinity Locator
(Not to Scale)



Midland Avenue

(Open - 66' Wide)

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 Seven A Area = 10297.8 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and LandCoh LLC.

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

5876 Peldstone Drive
Casenovka New York 13035
Phone : (315) 815-5034

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

(Signature of Michael J. McCully)

M.J. McCully
NYSLS# 50696



Proposed Only

Proposed Resubdivision of Lots Eight and Nine and Part of Seven of the Extein Tract, Map# 360. To be New Lot Seven A.

Known as No. 1911 Midland Avenue, City of Syracuse, County of Onondaga, State of New York.

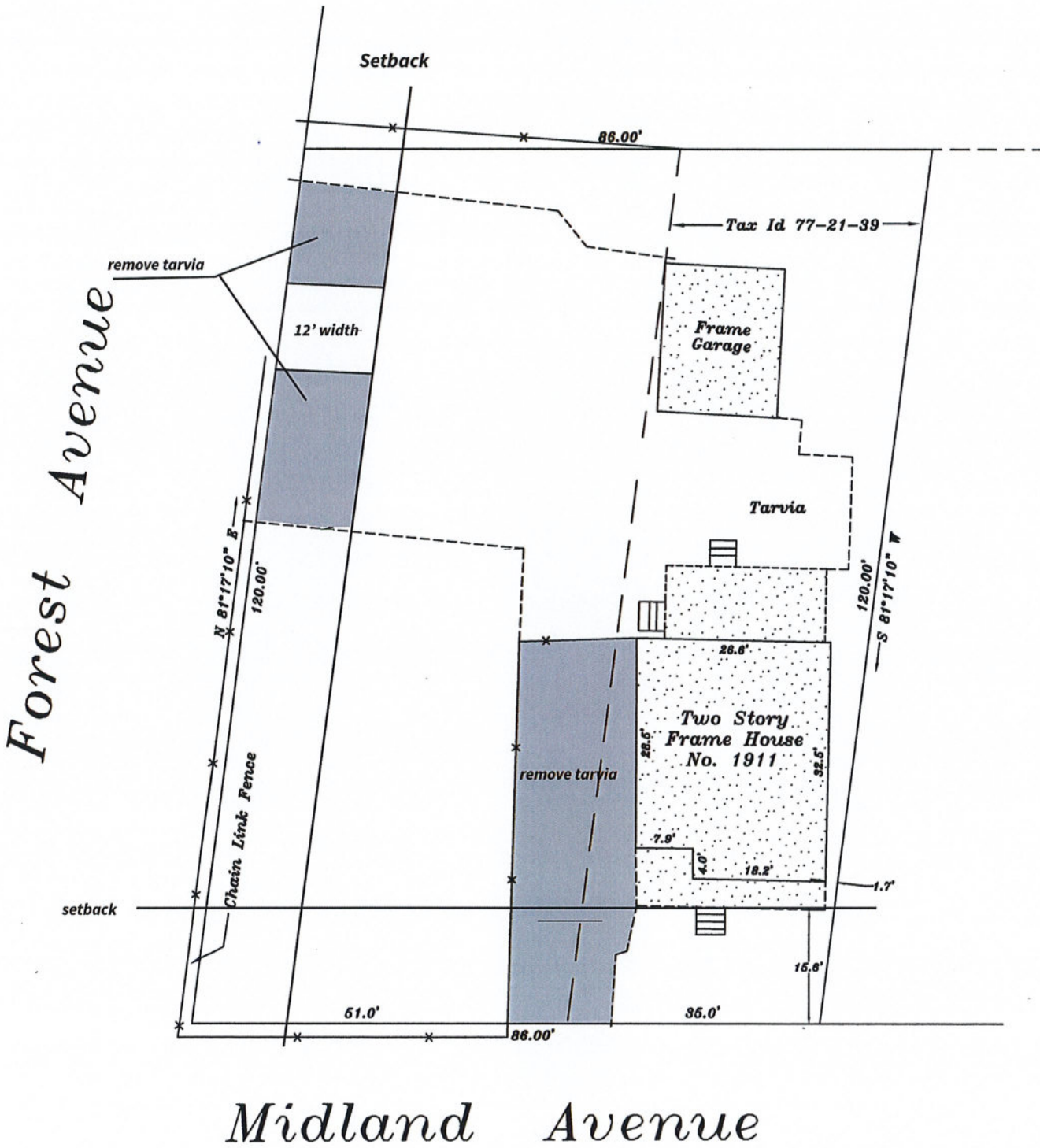
Drawn by: MJM Scale: 1" = 20'

Date(s): 11-08-20

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 inked 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

**1911 Midland Ave
Site Plan**



Midland Avenue

**Site Plan Prepared by
Greater Syracuse Land Bank
1/7/2020
Scale 1" = 20'**



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

January 20, 2021

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

Re: 1903-05 and 1911 Midland Avenue Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 1903-05 and 1911 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
- Aerial Map
- Site Map

In December of 2019, the Land Bank sold the house at 1911 Midland Ave to LandColv, LLC. LandColv, LLC is currently renovating the property. Shortly after the sale, the Land Bank acquired the adjacent vacant lot (1903-05 Midland) at the corner of Midland Ave and Forest Ave. The lot at 1903-05 Midland Avenue is buildable and measures 51' x 120.' This parcel contains a driveway from Forest Ave. that provides access to the garage behind 1911 Midland. It is all fenced in together as if 1903-05 is part of their yard. The applicant will be using the driveway off of Forest and will be removing the one off of Midland Ave.

Rather than leave the property vacant, the Land Bank would like to sell the lot to the owners of 1911 Midland Avenue. The resubdivision will provide more defensible space and increase the homeowner's property values. The homeowners 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

Enclosures



Zoning

From: Tysha Martin <tysha@nehda.org>
Sent: Wednesday, January 20, 2021 10:05 AM
To: Zoning
Cc: Terri Lockett
Subject: Application for Resubdivision - 1903-05 & 1911 Midland Avenue
Attachments: 1903-05 & 1911 Midland Ave - Zng Applctns Signed 20Jan2021 (z).pdf; 1911midland (z).pdf; 1903-05 & 1911 Midland Ave - Zng Cvr Ltr & Aerial Map - 20Jan2021 (z).pdf; 1903-05 & 1911 Midland Ave - Short EAF - 20Jan2021 (z).pdf; 1911 Midland Ave Site Plan - 1 (z).jpg

Good Morning-

Please find attached an application for the resubdivision of 1903-05 & 1911 Midland Avenue. The following documents are included in this email:

- Cover Letter
- Aerial Map
- Short EAF
- Site Map
- 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