

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

SUBJECT PROPERTY ADDRESS(ES):

2014 Lodi Street Syracuse, NY 13208

2016 Lodi Street, Syracuse, NY 13208

TAX MAP NUMBERS: (of each property involved)

Section: 007 Block: 33 Lot: 26.0 Section: [] Block: [] Lot: []

Section: 007 Block: 33 Lot: 27.0 Section: [] Block: [] Lot: []

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

NAME: Saad Khamis

MAILING ADDRESS: 2014 Lodi Street, Syracuse, New York

ZIP: 13208 DAYTIME PHONE: 315-560-9362

HOME PHONE: [] E-MAIL: saadkhamis032@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

ZIP: 13203 TELEPHONE: 315.464-0159 E-MAIL tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

2014 Lodi St - Single Family Residential

2016 Lodi St - Residential Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

2014 Lodi Street - Single Family Residential with 1,098 sq. ft. living area

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

The applicant would like to expand their yard and better utilize the greenspace

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.

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

1/10/2021
Date

Saad Khamis 2014 Lodi Street, Syracuse, NY 13208

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: 007 Block: 33 Lot: 27.0 Section: [] Block: [] Lot: []

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

NAME: Greater Syracuse Property Development Corporation
MAILING ADDRESS: 431 Fayette Street, Suite 375, Syracuse, New York
ZIP: 13202 DAYTIME PHONE: 315-422-2302
HOME PHONE: [] 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 1/19/2021
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date

Katelyn Wright, GSPDC 431 Fayette St, Ste. 375, 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.

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				
Project Location (describe, and attach a location map): 2014 & 2016 Lodi Street Between Pond Street and Union Place				
Brief Description of Proposed Action: The applicant intends to resubdivide the vacant parcel at 2016 Lodi Street with their property (single family residential) at 2014 Lodi Street . The applicant would like to utilize the lot for additional greenspace and improve the landscaping. The applicant was the only adjacent land owner interested in the property, 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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.1512 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?		_____ 0.1512 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?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<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? 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? 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? 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?	<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 type="checkbox"/>	<input checked="" 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?	<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: _____ _____ _____			

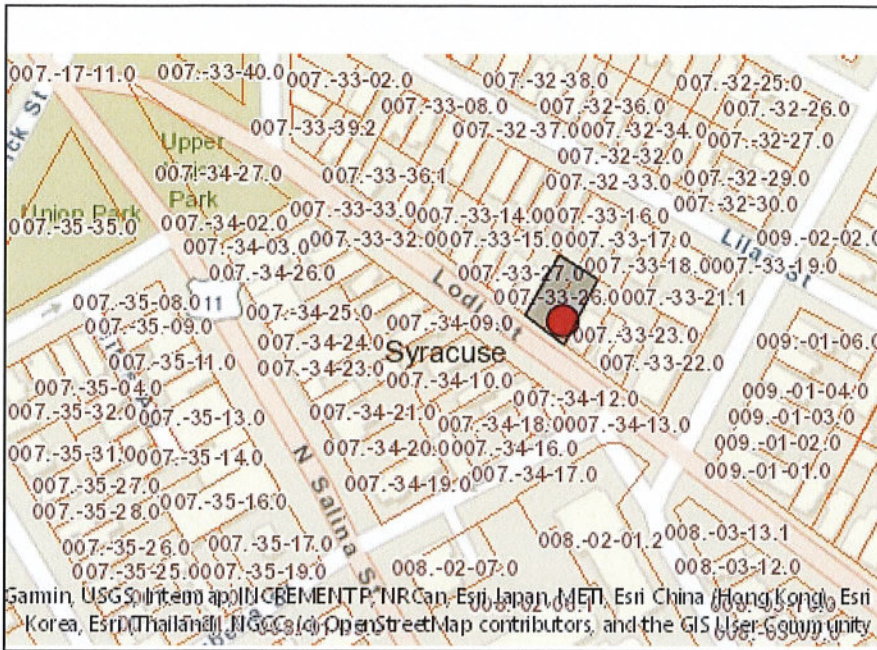
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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? 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 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</u> Date: <u>1/19/2021</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]	Yes
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]	Yes



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

January 22, 2021

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

Re: 2014 & 2016 Lodi Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 2014 & 2016 Lodi Street 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 April of 2014, the Land Bank acquired the vacant lot at 2016 Lodi Street. The non-buildable vacant lot measures 33' x 99.' The applicant owns the adjacent property at 2014 Lodi Street. The Land Bank did reach out to the adjacent neighbor but received no response.

Rather than leave the property vacant, the Land Bank would like to sell the lot to the owner occupant of the owner occupant, single family house 2014 Lodi Street. 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.

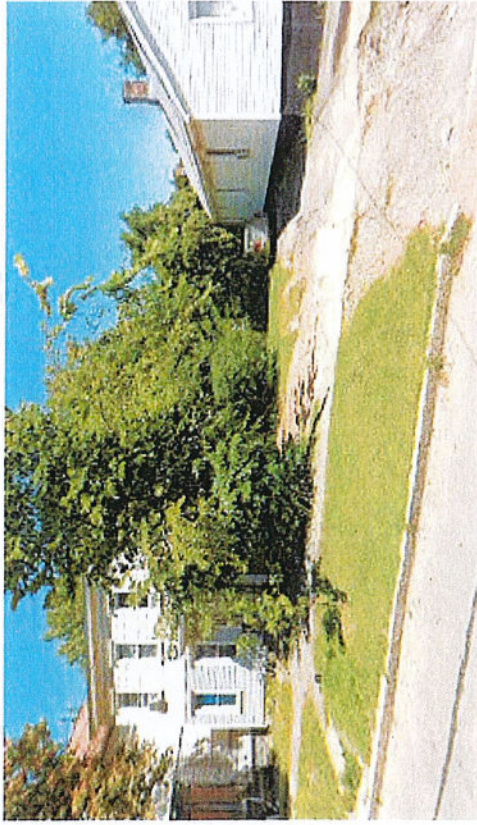
Sincerely,



Tysha Martin
Program Director

Attachments





2016 Lodi St

Syracuse, NY 13208
Building



Directions



Save



Nearby



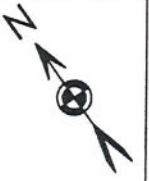
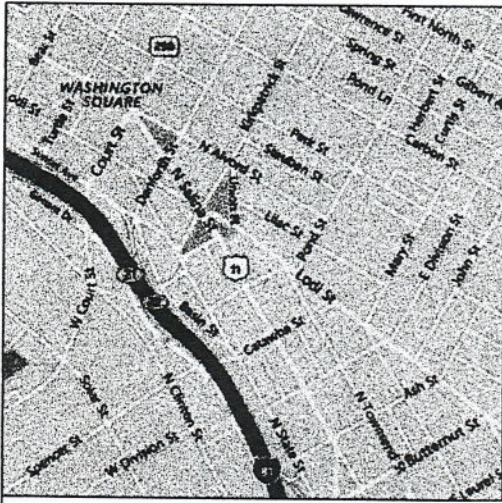
Send to your
phone



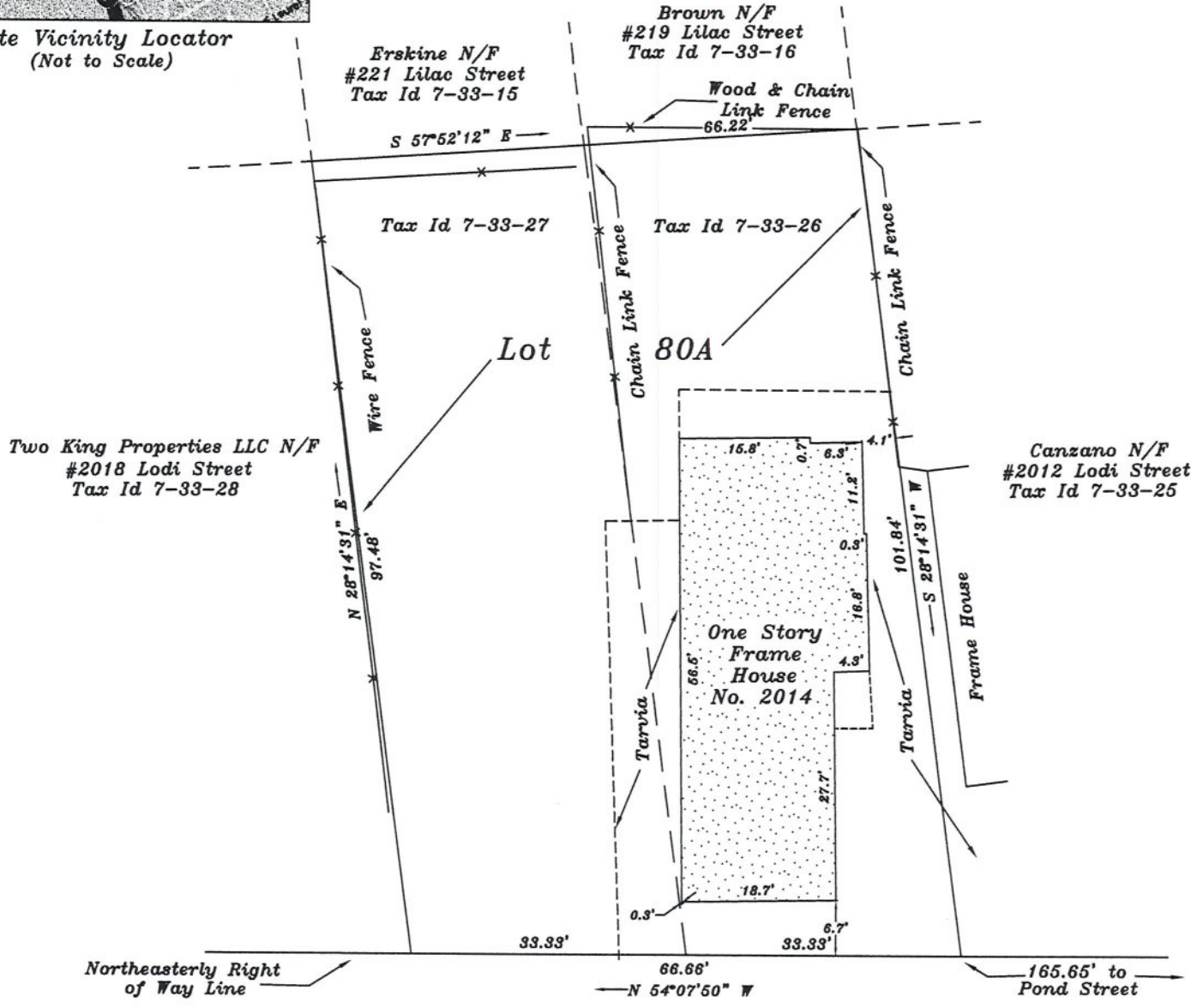
Share

Photos





Site Vicinity Locator
(Not to Scale)



Lodi Street

(Open - 66' Wide)

Approvals

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 80A Area = 6584.63 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Saad Khamis.

Proposed Only

<p style="text-align: center;">Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lots 80 and 81, Block 113 - Former Town of Sakina. To be New Lot 80A.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>M.J. McCully NYSLS 50696</p>		<p>Known as No. 2014 Lodi Street, City of Syracuse, County of Onondaga, State of New York.</p>
		<p>Drawn by: MJM Scale: 1" = 20'</p> <p>Date(s): 01-03-21</p>

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 2021, Michael J. McCully Land Surveying, all rights reserved.

Parcel History

01/01/1900 - 01/29/2021

Tax Map #: 007.-33-26.0

Owners: Saad Khamis

Zoning: BA

Address	Date	Transaction	Transaction Type	Status	Description
2014 Lodi St	01/25/21	Project	Resubdivision	In Review	R-21-08 Combine two properties into one new lot (Zoned BA)

Deacons, Cathy

From: Tysha Martin <tysha@nehda.org>
Sent: Friday, January 29, 2021 9:39 AM
To: Zoning
Cc: Terri Lockett
Subject: Fwd: Application for Resubdivision - 2014 & 2016 Lodi Street
Attachments: 2014 & 2016 Lodi St - Zoning Applctn - 22Jan2021 (Z).pdf; 2014 & 2016 Lodi St - Cvr Ltr & Aerial Maps - 22Jan2021 (Z).pdf; 2014 & 2016 Lodi St- SEQR- 22Jan2021 (Z).pdf; 2014lodi 11x17 (Z).pdf; 2016 Lodi St Site Plan - Revised (Z).pdf

Good Morning -

On January 22nd, I submitted an application for the Resubdivision of 2014 & 2016 Lodi Street. With this email, I am resubmitting a revised Site Site plan for this application. The applicant would like to change the location of the driveway.

If you have any questions or require additional information, please do not hesitate to contact me. Thank you.

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

----- Forwarded message -----

From: Tysha Martin <tysha@nehda.org>
Date: Fri, Jan 22, 2021 at 11:32 AM
Subject: Application for Resubdivision - 2014 & 2016 Lodi Street
To: <Zoning@syrgov.net>
Cc: Terri Lockett <tlockett@syracuselandbank.org>

Good Morning-

Please find attached an application for the resubdivision of 2014 & 2016 Lodi Street. 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
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Syracuse, New York 13203
P: (315) 425-1032
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NEHDA facilitates community development that promotes strong and safe neighborhoods, thriving businesses, and active civic engagement.

Learn more at nehda.org