

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

SUBJECT PROPERTY ADDRESS(ES):

325-27 Palmer Ave 333-35 Palmer Ave
329-31 Palmer Ave

TAX MAP NUMBERS: (of each property involved)

Section: [86] Block: [23] Lot: [24.0] Section: [86] Block: [23] Lot: [22.0]
Section: [86] Block: [23] Lot: [23.0] Section: [] Block: [] Lot: []

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

NAME: Greater Syracuse Property Development Corporation
MAILING ADDRESS: 431 East Fayette St, Syracuse
ZIP: 13202 DAYTIME PHONE: 315-422-2301 x18
HOME PHONE: E-MAIL: tluckett@syracuselandsbank.org

REPRESENTATIVE: Attorney or Other contact:
(Complete only if a representative is involved with this application)

NAME:
MAILING ADDRESS:
ZIP: TELEPHONE: E-MAIL:

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

325-27 Palmer Ave - Residential Vacant Land 333-35 Palmer Ave - two-family residential
329-31 Palmer Ave - Residential Vacant Land

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

333-35 Palmer Ave is a two-family frame house with 3,286 sq ft of living space

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

This resubdivision will create an unusually large lot, but the property is located in the 100 year floodplain and is an extremely unlikely candidate for new construction. The Land Bank's strategy is to sell 333-35 Palmer Ave to an investor who will renovate the property and use the additional space for offstreet parking and yard space for its occupants.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

[X] YES [] NO Resurgent Neighborhoods Initiative

*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.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

Katelyn Wright

1/26/2021

CURRENT PROPERTY OWNER SIGNATURE

DATE

Katelyn Wright, Executive Director Greater Syracuse Property Development Cp

Please legibly PRINT SIGNATURE NAME and TITLE

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) _____

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.

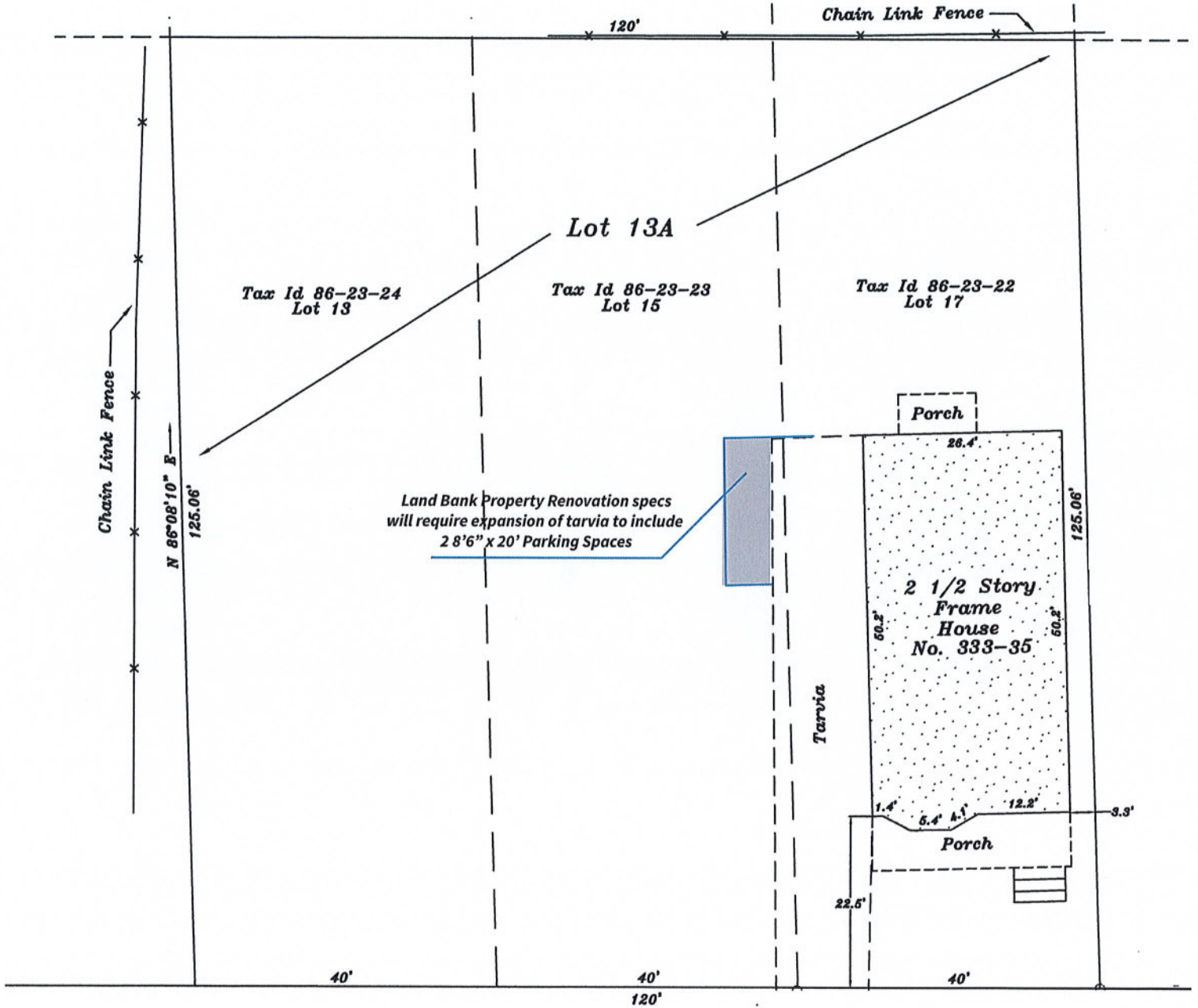
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Resubdivision of 325-27, 329-31, and 333-35 Palmer Ave			
Project Location (describe, and attach a location map): Palmer Ave in the City of Syracuse between Sterling Ave and Cheney Street			
Brief Description of Proposed Action: The Land Bank Proposes to merge two vacant parcels with a residential parcel containing a two-family house. This section of Palmer Ave lies within the 100 year floodplain and it is highly unlikely that a developer will purchase it for new construction given the ample supply of buildable vacant lots within the city of Syracuse. Our strategy is to sell 333-35 Palmer Ave to a developer who will renovate the property and use the additional yard space to provide parking for the occupants of the building and for additional greenspace for recreation or gardening.			
Name of Applicant or Sponsor: Greater Syracuse Propety Development Cp		Telephone: 315-422-2301 ext18	
Address: 431 East Fayette Street		E-Mail: tluckett@syracuselandbank.org	
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? _____ .34 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .34 acres			NO <input checked="" type="checkbox"/>
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			

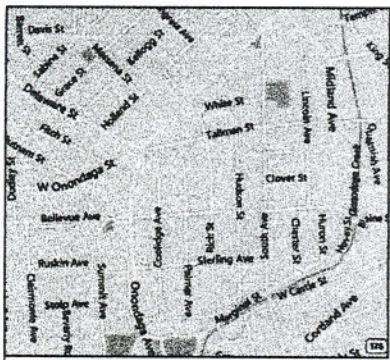
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? 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: n/a resubdivision only _____ _____	NO	YES	
	<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: _____ _____	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 checked="" type="checkbox"/>	<input 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: _____ FEMA 100 Yr floodplain _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/>	<input checked="" 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 Wright</u> Date: <u>1/26/2021</u>		
Signature: <u><i>Katelyn Wright</i></u> Title: <u>Executive Director</u>		

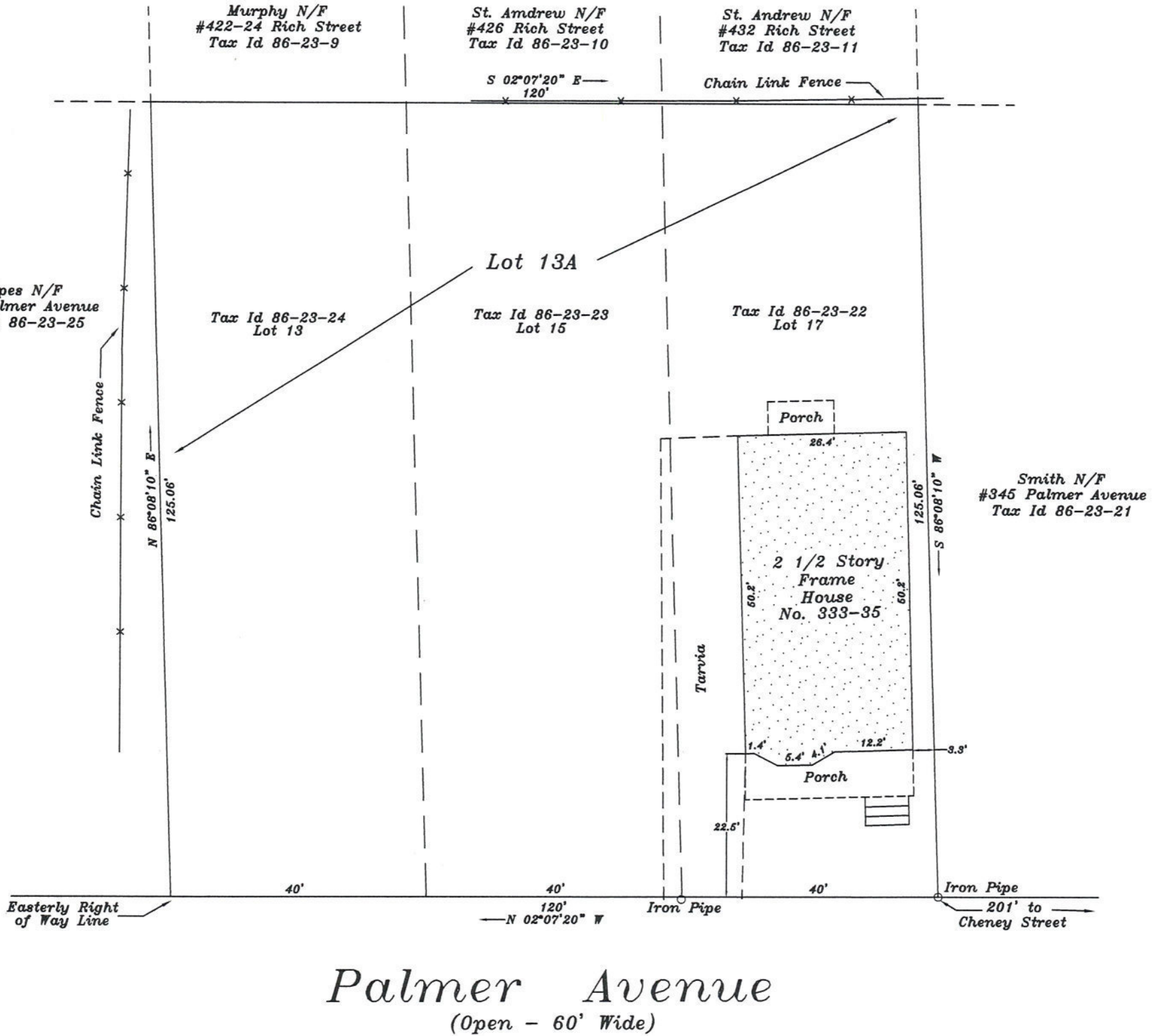
Site Plan 333-35 Palmer Ave



Site Plan drawn by
Syracuse Land Bank
1/26/2021
Scale 1" = 20'



Site Vicinity Locator
(not to scale)



Approvals

Notes/References:

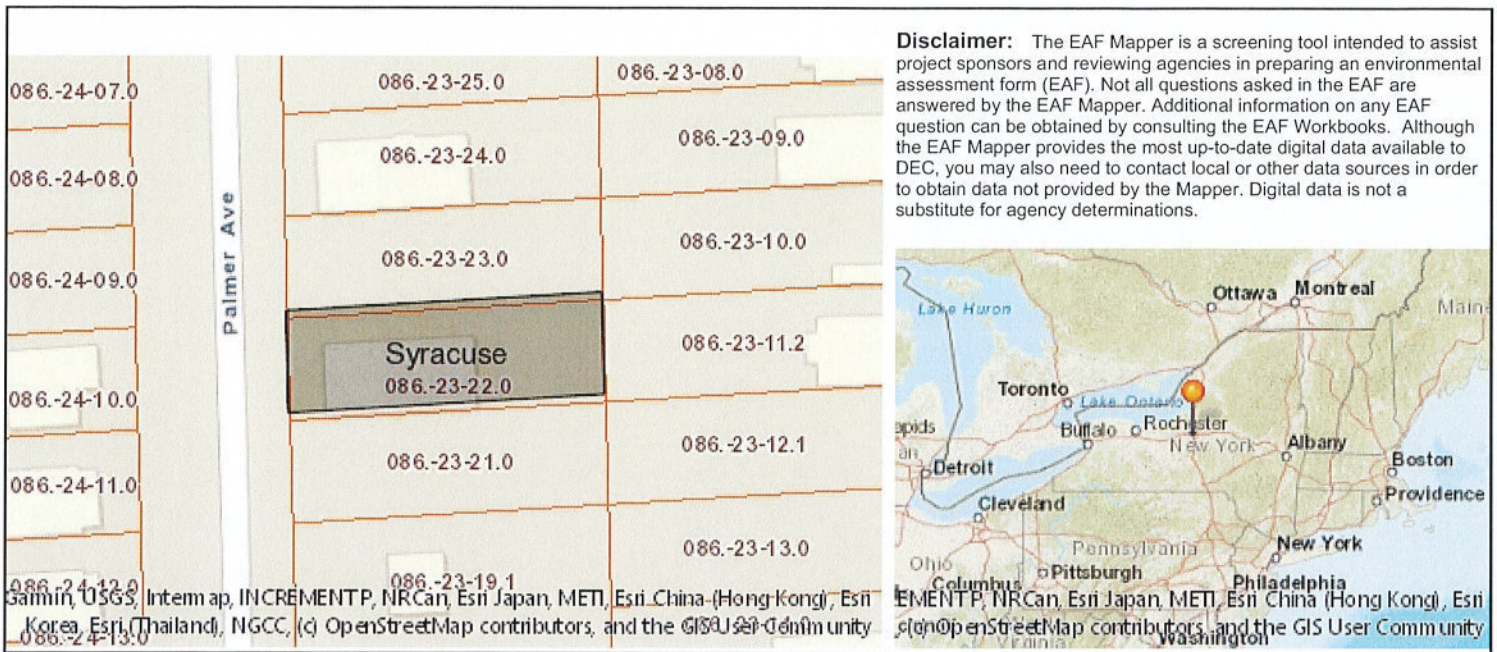
- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for information only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 13A Area = 15000.27 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation.

Proposed Only

Abstract: Not Provided

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lots 13, 15 & 17, Block 345 of the Palmer Tract. To be New Lot 13A.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i></p> <p>M.J. McCully NYSLS 50696</p>		<p>Known as No. 333-35 Palmer Avenue, City of Syracuse, County of Onondaga, State of New York.</p>
		<p>Drawn by: MJM Scale: 1" = 20' Date(s): 01-10-21</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 3 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 entity 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.



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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



February 2, 2021

Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, NY 13202
Attn: Jeff Harrop

Re: Resubdivision: 325-27, 329-31 and 333-35 Palmer Ave (Justification)

Dear Jeff,

Enclosed please find an application for the resubdivision of 325-27, 329-31 and 333-35 Palmer Ave. The Land Bank owns all three properties. There is a two-family structure at 333-35 and the dilapidated houses previously located on 325-27 and 329-31 were demolished by the Land Bank and by the City of Syracuse.

Merging these three properties will create a large 120' wide parcel. The larger lot size is justifiable because they are located in the FEMA 100 year floodplain and any new construction would create additional impervious surface. Given the location, it is unlikely that a developer would choose this site for new construction anyway because of the additional burden of flood insurance on the homeowners.

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map
- Proposed Site Plan

Our strategy for these properties is to sell the two-family house at 333-35 Palmer Ave to a developer who will renovate the property and put it back into productive use. The additional land will make the property more attractive because it can be used to provide additional off street parking and greenspace for its occupants.

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

Sincerely,

Katelyn Wright
Executive Director

Deacons, Cathy

From: Terri Lockett <tluckett@syracuselandsbank.org>
Sent: Tuesday, February 2, 2021 9:59 AM
To: Zoning
Subject: FW: Resubdivision of 325-27, 333-35, 329-31 Palmer Ave
Attachments: Cover Letter.pdf; 333-35 Palmer Ave - Short EAF.pdf; 333-35 Palmer Ave Site Plan.pdf; Resubdivision Ap - 325-329-333 Palmer Ave.pdf; palmer- 333-35.pdf

Please disregard the previous packet. The map had the wrong address on it.
This submission is exactly the same except that the map is corrected.
Thanks and sorry for the mixup.
- Terri

Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank
[431 E. Fayette Street, Suite 375](#)
[Syracuse, NY 13202](#)
[\(315\) 422-2301](#) x 18

Subscribe to our mailing list at:
www.syracuselandsbank.org
[@SyrLandBank](#)
[Follow us on Facebook](#)

From: Terri Lockett <tluckett@syracuselandsbank.org>
Sent: Tuesday, February 2, 2021 9:49 AM
To: 'Zoning@syrgov.net' <Zoning@syrgov.net>
Subject: Resubdivision of 325-27, 333-35, 329-31 Palmer Ave

Good Morning,

Attached please find an application for the resubdivision of 325-27, 333-35, and 329-31 Palmer Ave. Please find attached the following documents:

- Justification/Cover letter
- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (11 x 17")
- Proposed Site Plan

Please let me know if you require any additional information to send this to the Planning Commission.

Thanks
- Terri