

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@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: Case: Zoning District:

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:	Merge 100, 102, and 104 Green St Ct	3	4,350 Sq. Ft.
<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) 100 Green St Ct	018.-03-22.0	GSPDC	6/4/2014
2) 102 Green St Ct	018.-03-23.0	GSPDC	4/23/2014
3) 104 Green St Ct	018.-03-24.0	GSPDC	4/23/2014
4)			

As listed in the Department of Assessment property tax records at <http://syr.gov.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) Building Permit (#43228) 2) 3)

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

- Demolition (full and partial):
- New Construction: 3 townhomes
- Façade (Exterior) Alterations:
- Site Changes:

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: merge 100, 102, and 104 Green St Ct
Current Land Use(s): vacant residential
Proposed Land Use(s): residential
Number of Dwelling Units: 3
Days and Hours of Operation: n/a residential
Number of Onsite Parking Spaces: 3

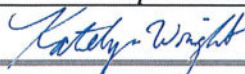
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

Applicant proposes to merge three small residential parcels into one lot to create a new construction site. The land will be sold to A Tiny Home for Good who will construct three attached townhomes.

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.**

Katelyn	Wright	Executive Director	Greatr Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 East Fayette St		Syracuse	NY	13202	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> kwright@syracuselandbank.org
* Signature: 			Date: 04/23/2021		

<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:			

<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:			

<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)

Katelyn	Wright				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 East Fayette St	Suite 375	Syracuse	NY	13202	Phone: 315-422-2301
<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>	

<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>	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

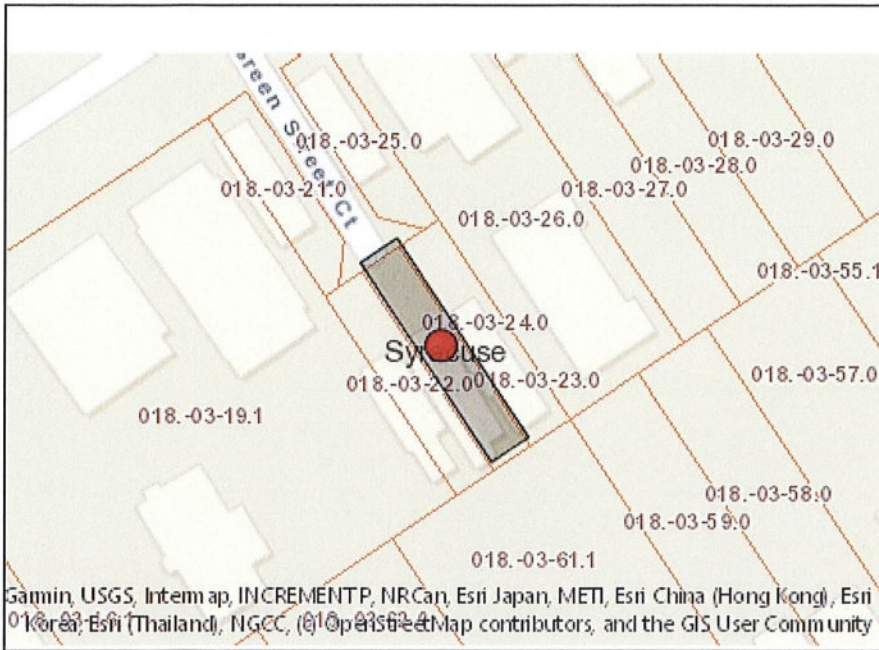
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Merge 100, 102, and 104 Green St Ct			
Project Location (describe, and attach a location map): Green Street Court between Lodi and Oak Streets			
Brief Description of Proposed Action: Applicant proposes to merge three small residential parcels into one lot to create a new construction site. The land will be sold to A Tiny Home for Good who will construct three attached townhomes.			
Name of Applicant or Sponsor: Katelyn Wright		Telephone: 315-422-2301 E-Mail: kwright@syracuselandsbank.org	
Address: 431 East Fayette St			
City/PO: Syracuse		State: NY	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 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 of Syracuse building permit for new construction			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .09 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? _____ .09 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	
	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
This action is a resubdivision only. New construction will adhere to City of Syracuse building codes. _____	<input type="checkbox"/>	<input checked="" 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 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?	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 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?	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>4/23/2021</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.



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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]	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

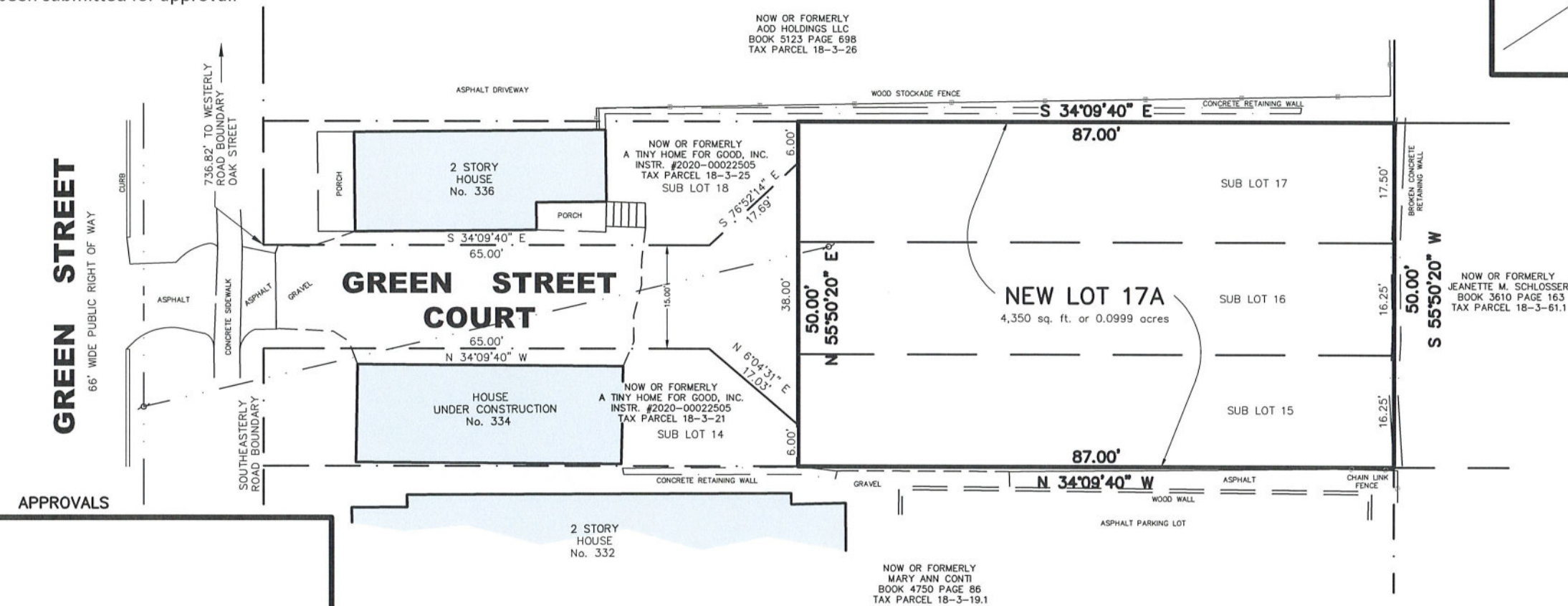
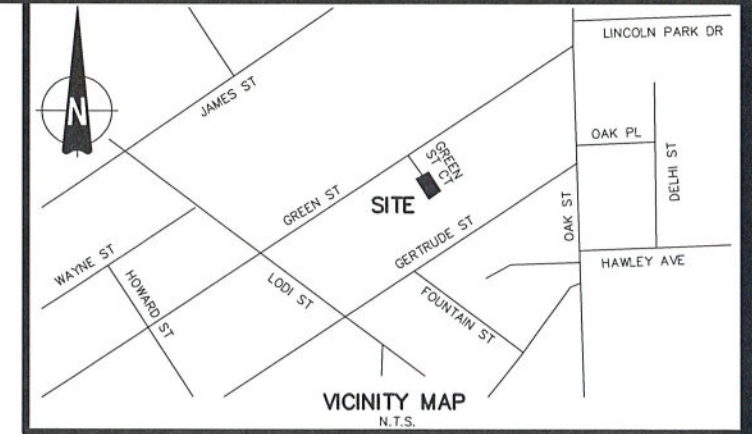
Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

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.

Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

No building construction and/or improvements can be performed until the correct applications have been submitted for approval.



APPROVALS

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

**GREEN STREET COURT
RESUBDIVISION
PRELIMINARY PLAN**

 15-F-08 116 SALINA STREET- SUITE 6 LIVERPOOL, NEW YORK 13088 315-451-3333 info@ehrlandsurveyors.com	I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY. DOUGLAS R. LEHR LICENSED LAND SURVEYOR NYSLS 49223	RESUBDIVISION OF SUB LOTS 15, 16 & 17, BLOCK 402 OF THE GREEN STREET TRACT, FILED JUNE 21, 1907 AS MAP No. 1206 INTO NEW LOT 17A.	
		KNOWN AS No. 100 GREEN STREET COURT, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NY	
FIELD DATE: 4/7/2021 MAP DATE: 4/15/2021 SCALE: 1"=20' DRAWN BY: TWW		REVISIONS: DRAWING No. 21-C-12 *B*	

PROPOSED TINY HOME FOR A TINY HOME FOR GOOD

100 GREEN STREET COURT
SYRACUSE, N.Y. 13203

03/23/2021

a tiny home
for good.

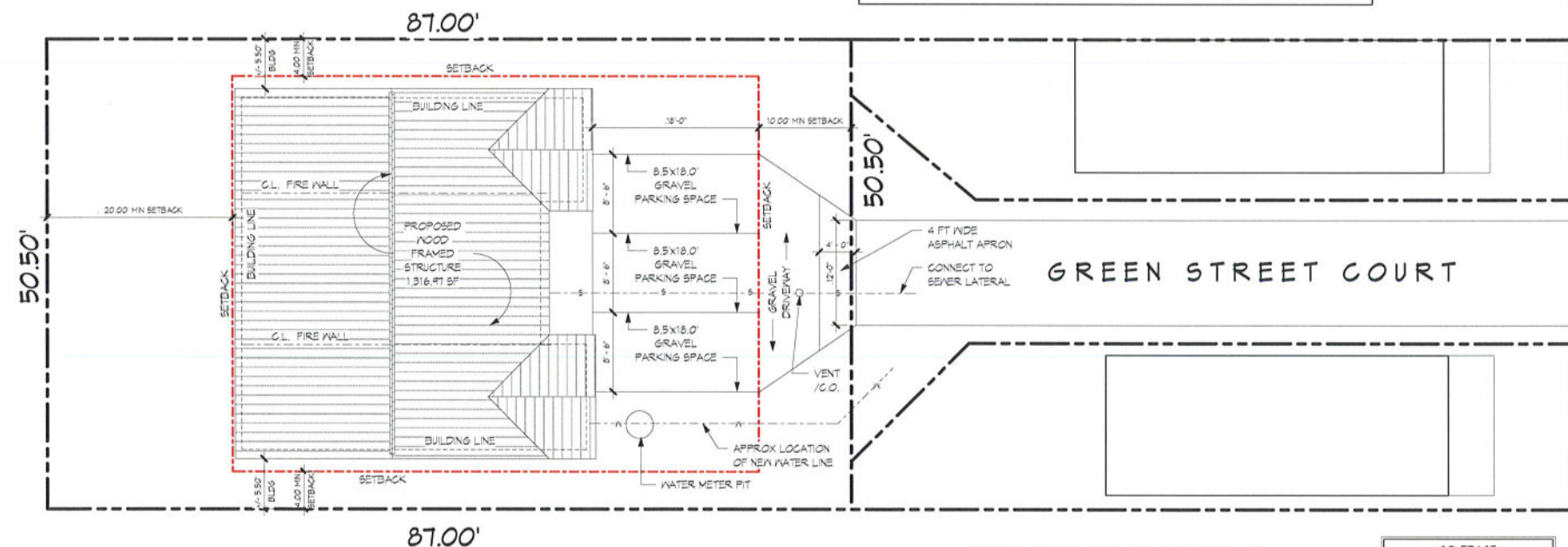


LOCATION MAP - (NO SCALE)



FRONT PERSPECTIVE - (NO SCALE)

PATH OF CODE COMPLIANCE:
UNIFORM CODE SUPPLEMENT (PUBLICATION DATE - MARCH 2016)
THE 2015 INTERNATIONAL RESIDENTIAL CODE
R101.2 SCOPE: TOWNHOUSES (NOT MORE THAN 3 STORIES)
EACH UNIT (3 TOTAL) HAS SEPARATE MEANS OF EGRESS
EACH UNIT EXTENDS FROM FOUNDATION TO ROOF
THERE IS AN OPEN SPACE ON AT LEAST TWO SIDES
R302.2 DWELLING UNIT SEPARATION WALLS TO BE 2-HOUR FIRE RATED CONSTRUCTION PER UL 263
(NOTE PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS NOT PERMITTED WITHIN CAVITY WALL)



INFORMATION TAKEN FROM SURVEY DATED 12-13-2019 BY
CHRISTOPHERSON LAND SURVEYING
SYRACUSE, NEW YORK/TULLY, NEW YORK
315-437-8848 / 315-696-5956
LOTS 15 - 17, BLOCK 402
GREEN STREET TRACT
FILED 6/21/1907, AS MAP #1206 INTO
NEW LOT 16A
CITY OF SYRACUSE
COUNTY OF ONONDAGA
STATE OF NEW YORK
KNOWN AS #100, #102, & #104 GREEN STREET COURT

COVERAGE	
STRUCTURAL COVERAGE	1,316.41 SF
ACCESSORY STRUCTURE	0.00 SF
TOTAL COVERAGE	1,316.41 SF
EXISTING LOT AREA	17,439.89 SF
17, (1,316.41 SF / 4,393.97) X 100	
TOTAL COVERAGE	17, (1,316.41 SF / 4,393.97) X 100
(% LOT AREA - MAX 40%)	

1 Site Plan
T-1 SCALE: 1/8" = 1'-0"

DESIGNERS

CRAIG POLHAMUS, A.I.A.
219 BURNETT AVENUE, SYRACUSE, N.Y. 13203

OWNER

ANDREW LUNETTA, EXECUTIVE DIRECTOR,
A TINY HOME FOR GOOD
P.O. BOX 64, SYRACUSE, N.Y. 13205



SHEET NUMBER		
T-1		
REVISION NUMBER		
No.	Date	Revision Description

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE, FIRE CODE AND PROPERTY MAINTENANCE CODE, THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE ALL DATED 2015, AND APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, AND REGULATIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE CONSTRUCTION DOCUMENTS ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
020515
NY, REG. NO. DATE

IT IS A VIOLATION FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION ALTERED BY FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS

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**ZAUSMER · FRISCH
SCRUTON & AGGARWAL**
DESIGNERS / BUILDERS
219 BURNETT AVENUE / SYRACUSE / NEW YORK 13203
TEL: (315) 475-8900 / FAX: (315) 475-8970 / E-MAIL: ZF@ZFAA.COM



April 23, 2021

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

Re: Resubdivision for A Tiny Home for Good New Construction

Dear Lisa,

Enclosed please find a resubdivision application for resubdivision of 100, 102, and 104 Green Street Court.

These properties are currently owned by the Land Bank but are under contract to be sold to A Tiny Home for Good, Inc. When your office reviewed the building permit application (#43228) to construct a tiny home on each of these three parcels, Jeff Harrop recommended that Mr. Lunetta consider a resubdivision to combine 100, 102, and 104 Green St. Ct. into one new Lot of approximately 4,393.5 square feet, and revise the proposed building plans so as not to exceed a structural coverage of 1,318.05 square feet. The revised plans accomplish those directives.

To support our application, please find the attached information for each application:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Katelyn Wright". The signature is written in a cursive, flowing style.

Katelyn Wright
Executive Director

Zoning

From: Terri Lockett <tlockett@syracuselandsbank.org>
Sent: Friday, April 23, 2021 2:17 PM
To: Zoning
Cc: Andrew Lunetta; Wright, Katelyn - LandBank; Terri Lockett
Subject: resubdivision of 100, 102, and 104 Green Street Court.
Attachments: Cover Letter with Justification.pdf; Green St Ct - Short EAF.pdf; Resubdivision - Lot Alteration Application.pdf; 100 Green Street Court, Syracuse 04-19-2021.pdf; T-1 REV.pdf

Good Afternoon,

Attached please find an application for the resubdivision of 100, 102, and 104 Green Street Court. The following documents are included in this submission:

- 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

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

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