

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](http://www.syr.gov.net/Zoning.aspx)

Office Use Filing Date: 5/6/21 Case: R-21-32 Zoning District: RAA

**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>1 Vacant lot &amp; 2 Family Residential</u>	<u>2</u>	<u>9,560 sq ft</u>
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> <small>(000.-00-00.0)</small>	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>227 McKinley Avenue</u>	<u>077.-08-18.0</u>	<u>University Hill Apts INC</u>	<u>12/20/2020</u>
2) <u>233 McKinley Avenue</u>	<u>077.-08-17.0</u>	<u>GSPDC</u>	<u>05/12/2015</u>
3) _____	_____	_____	_____
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) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

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

- Demolition (full and partial): \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Façade (Exterior) Alterations: \_\_\_\_\_
- Site Changes: \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: Resubdivision of a Vacant lot with a 2 Family Residential  
 Current Land Use(s): 1 Vacant Lot and a 2 Family Residential  
 Proposed Land Use(s): Additional Yard Space  
 Number of Dwelling Units: 2 Family Residential w/ 2,712 sq ft of living area  
 Days and Hours of Operation: N/A  
 Number of Onsite Parking Spaces: 2

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

Applicant would like the opportunity to expand their yard space for his tenants

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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.**

Jatin	Saluja		University Hill Apartments, Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
245 East 58th Street	Apt 27C	New York	NY	10022	Phone: (516) 205-4170
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: universityhillapts@gmail.com</i>
* Signature:			Date:		

Katelyn	Wright	Executive Director	GSPDC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 E. Fayette Street, Suite 375		Syracuse	NY	13202	Phone: 315-422-2302
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@lsyracuseandbank.org</i>
* Signature: <i>Katelyn Wright</i>			Date: 5/5/2021		

<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:			

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<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.

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<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>	
Tysha	Martin	Director of Housing	NEHDA, Inc.			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			
101 Gertrude Street		Syracuse	NY	13203	Phone: 315-425-1032	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tysha@nehda.org</i>	

City of Syracuse Office of Zoning Administration

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* Signature: 			Date: 5/4/21		

Katelyn	Wright	Executive Director	GSPDC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
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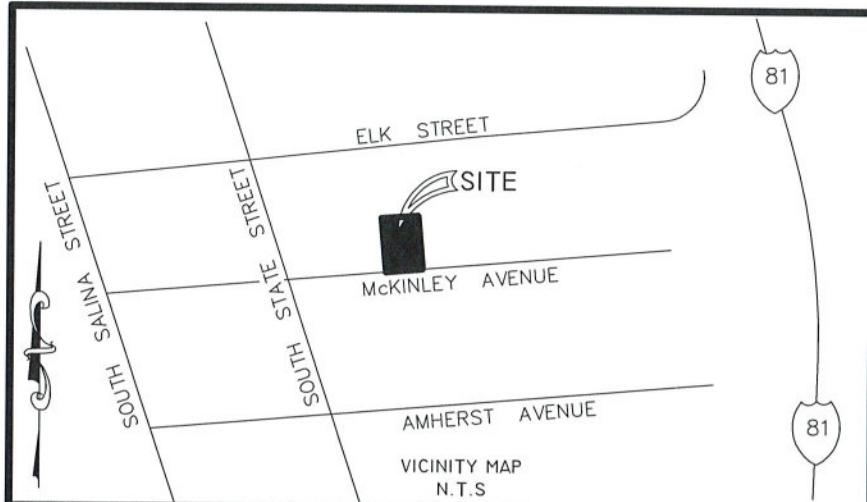
**REPRESENTATIVE(S)/CONTACT(S) (if applicable)**

<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>	
Tysha	Martin	Director of Housing	NEHDA, Inc.			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			<i>Phone:</i>
101 Gertrude Street		Syracuse	NY	13203	Phone: 315-425-1032	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tysha@nehda.org</i>	

GRAPHIC SCALE



( IN FEET )  
1 inch = 20' ft.



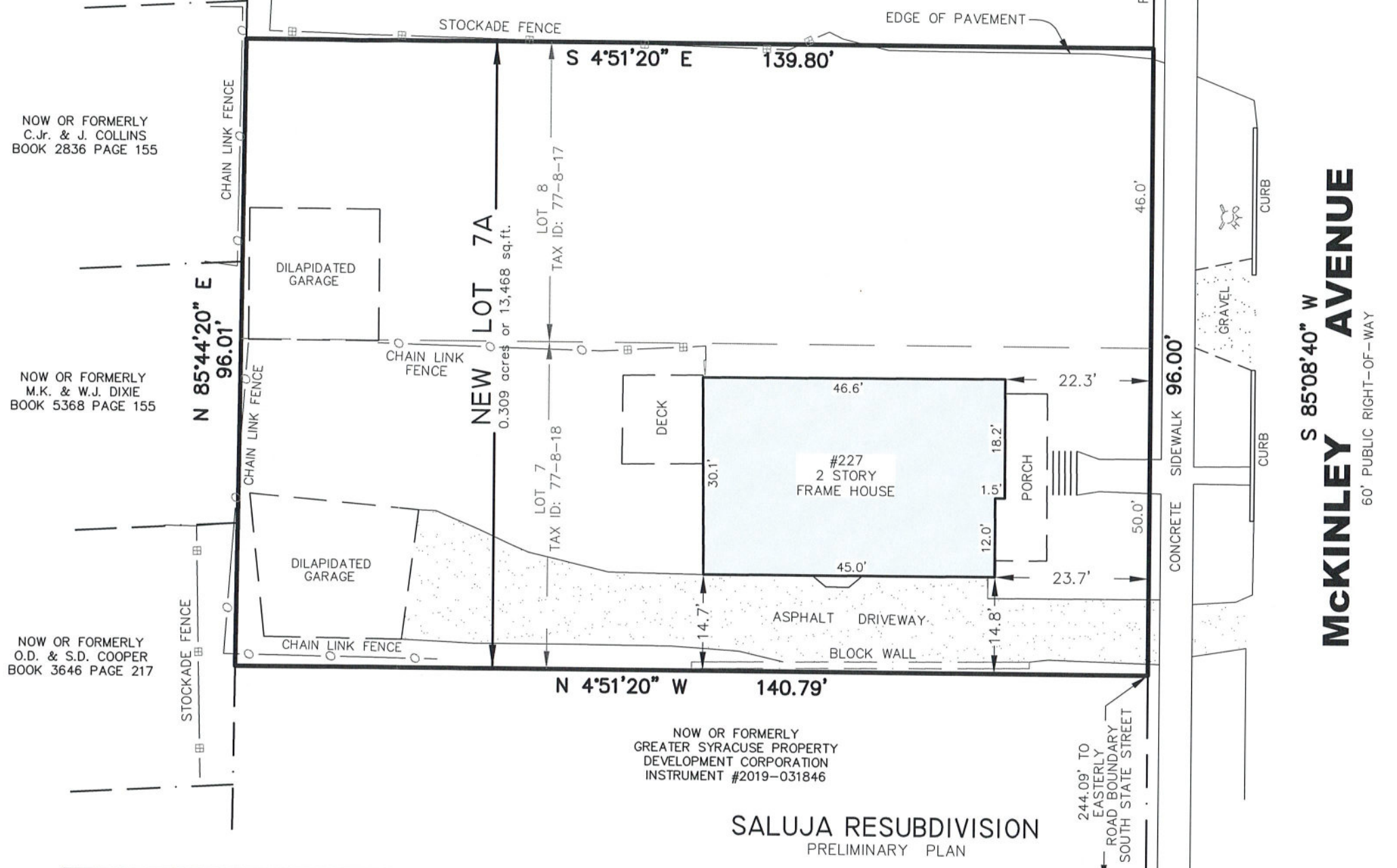
APPROVALS

NOW OR FORMERLY  
C.Jr. & J. COLLINS  
BOOK 2836 PAGE 155

NOW OR FORMERLY  
M.K. & W.J. DIXIE  
BOOK 5368 PAGE 155

NOW OR FORMERLY  
O.D. & S.D. COOPER  
BOOK 3646 PAGE 217

NOW OR FORMERLY  
TLH HOLDINGS LLC  
BOOK 5431 PAGE 454



NOW OR FORMERLY  
GREATER SYRACUSE PROPERTY  
DEVELOPMENT CORPORATION  
INSTRUMENT #2019-031846

SALUJA RESUBDIVISION  
PRELIMINARY PLAN

244.09' TO  
EASTERLY  
ROAD BOUNDARY  
SOUTH STATE STREET

S 85°08'40" W  
**MCKINLEY AVENUE**  
60' PUBLIC RIGHT-OF-WAY

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.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.

Survey prepared without the benefit of an abstract.

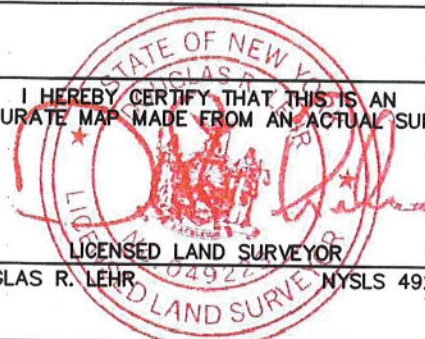
Location surveys do not include the staking of the property corners except as shown.

**LEHR**  
LAND SURVEYORS D.P.C.



116 SALINA STREET- SUITE 6  
LIVERPOOL, NEW YORK 13088  
315-451-3333  
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN  
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.



DOUGLAS R. LEHR  
LICENSED LAND SURVEYOR  
NYSLS 49223

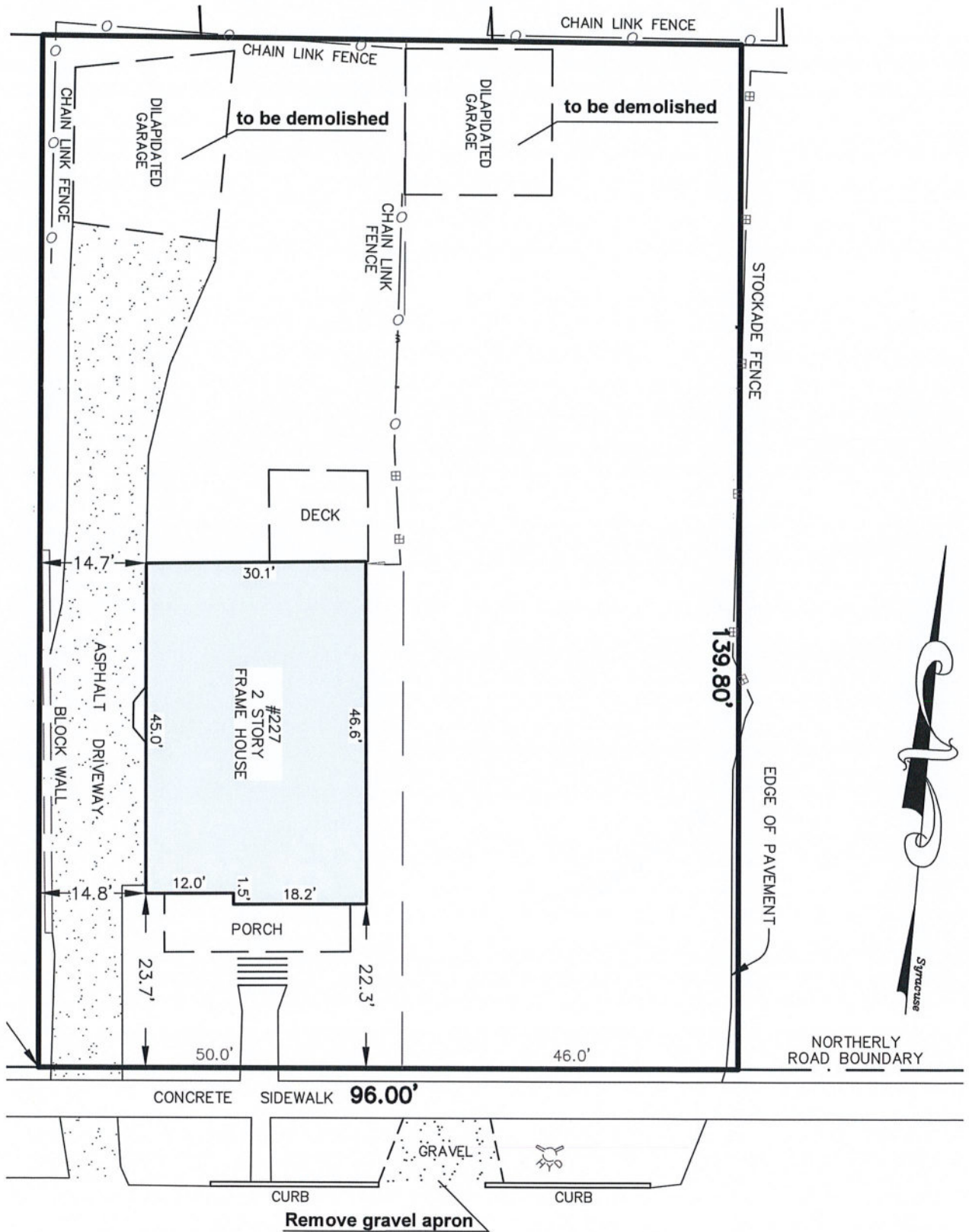
RESUBDIVISION OF LOTS 7 & 8, BLOCK 2 OF THE BALLARD TRACT,  
FILED FEBRUARY 8, 1898 AS MAP #940, INTO NEW LOT No.7A

KNOWN AS No.227 MCKINLEY AVENUE, CITY OF SYRACUSE,  
COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 04-13-2021	MAP DATE: 04-27-2021	SCALE: 1"=20'	DRAWN BY: WJH
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REVISIONS:	DRAWING No. 21-C-78 *B*
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# Proposed Site Plan 227 McKinley Avenue



## McKINLEY AVENUE

Site Plan Drawn BY  
Syracuse Land Bank  
5/5/2021  
Scale 1" = 20'



NEHDA  
101 Gertrude Street  
Syracuse, NY 13203  
[www.nehda.org](http://www.nehda.org)  
315-425-1032

May 6, 2021

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

Re: 227 and 233 McKinley Avenue Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 227 and 233 McKinley 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 Plan
- Justification Memo

Following is the additional context relative to the resubdivision of 227 and 233 McKinley Avenue.

The Land Bank acquired 233 McKinley Ave in May of 2015. They demolished the dilapidated two family house on it in October of 2019. The applicant purchased the property at 227 McKinley Ave from the Land Bank in March of 2021. The applicant is in the process of rehabbing the two units for rental and expressed interest in buying the lot at 233 McKinley to expand the yard for future use. The owner of the adjacent property was reached out to but did not respond to the Land Banks offer.

Rather than leave the property vacant, the Land Bank would like to sell the lot to the owner of 227 McKinley Avenue. 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  
Director of Housing and Property Development

Attachments

**TO:** Syracuse Planning Commission

**FROM:** Terri Lockett  
Program and Data Manager/Neighborhood Planner  
Greater Syracuse Land Bank

**RE** Resubdivision Justification 227 McKinley Ave with 233 McKinley Ave

Jaitin Saluja of University Hill Apartments, Inc. purchased 227 McKinley Ave from the Syracuse Land Bank on 3/19/2021. He is currently in the process of rehabbing the two-units for rental. In October of 2019 the Land Bank demolished the dilapidated two-family house next door at 233 McKinley Ave. Mr Saluja would like to purchase the resultant vacant lot and fence it in for additional yard space for his future tenants. The Land Bank reached out to the owners of the other adjacent property but they did not respond to our offer to purchase half of the lot.

Following is the justification for the resubdivision of these two parcels.

#### **New Construction**

- While the lot is buildable (46' x 140'), there is very little privately financed infill construction happening in the City. Most new construction is subsidized and completed by affordable housing developers like Home HeadQuarters and Housing Visions. While the Mayor's office is currently planning its Resurgent Neighborhoods Initiative to construct 75 new two-family and 50 new single family homes in the City of Syracuse, McKinley Ave was not selected as a likely block for this project.
- The site is an unlikely candidate for privately financed infill construction because of its proximity to I81.

#### **Neighborhood Patterns**

- 220 McKinley Ave, located across the street is of a comparable size measuring 80' x 130'.

#### **Market/Neighborhood Conditions**

- Merging the parcels will ensure that the property owner will receive one tax bill and that the vacant lot does not become 'orphaned' again at a later date. It will make the process of applying for driveway and fence permits easier in the future.
- The character of the neighborhood will be improved because an abandoned parcel will be maintained by the property owner. He will pay taxes, and increase the value of his property which will benefit the surrounding neighborhood.

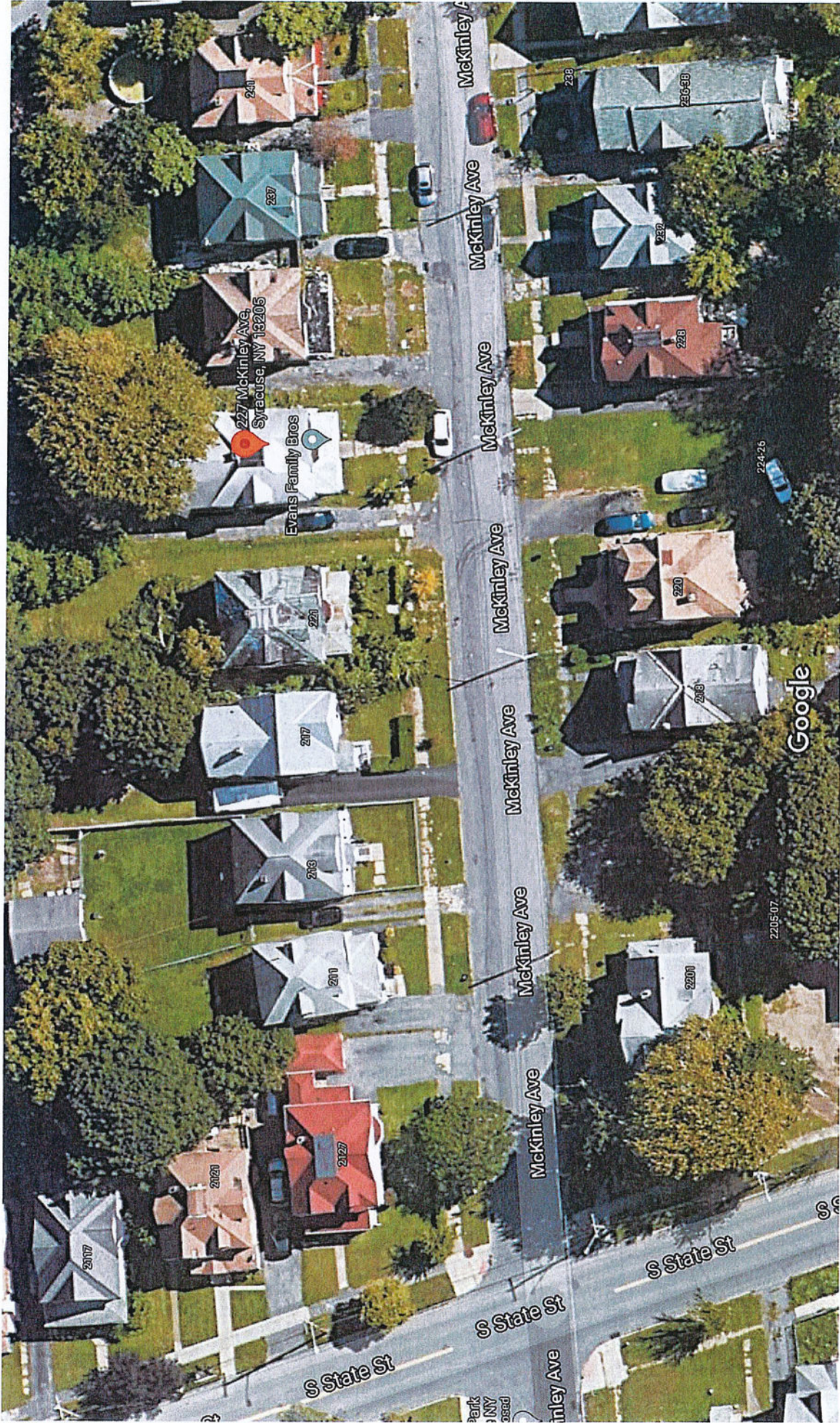


Proposed Resubdivision: 227 with 233 McKinley Ave



227, 233 (Vacant Lot) and 237 McKinley Ave





# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

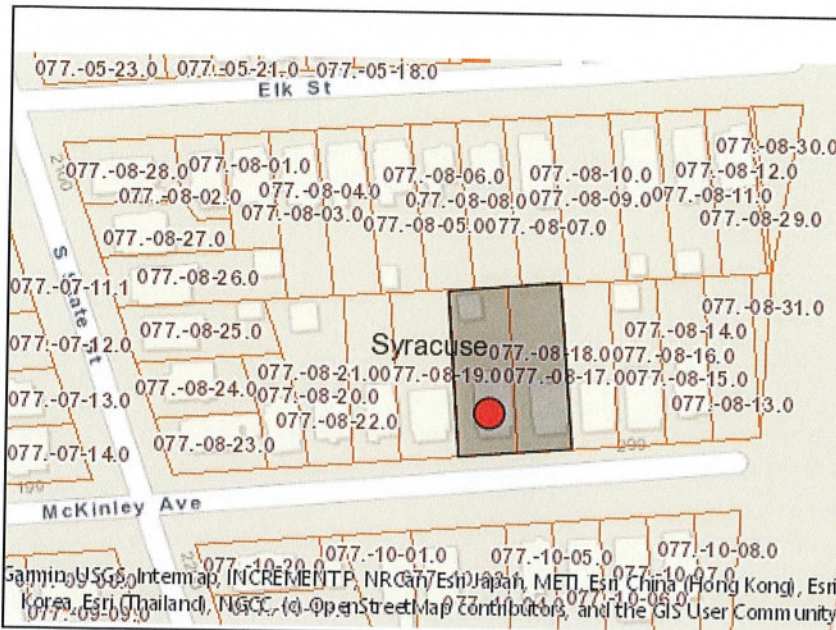
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Resubdivision of a vacant lot and a two family residential property			
Project Location (describe, and attach a location map): 227 and 233 McKinley Avenue between State Street and Dead End abut to the I-81			
Brief Description of Proposed Action: The applicant intends to resubdivide the vacant parcel at 233 Mckinley Avenue with their property (two family residential) at 227 Mckinley Avenue. The applicant would like to utilize the lot for additional green space and install fencing.  This fulfills part of the Land Bank's mission by putting the property back into productive use. The property will return to the tax rates, increase surrounding property values and improve the neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation (GSPDC)		Telephone: 315-422-2302 E-Mail: kwright@syracuselandbank.org	
Address: 231 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 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:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.309 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? _____ 0.309 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	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? 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?	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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	





**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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No