

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@syrgov.net * www.syrgov.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:	1 Vacant lot & 1 Apartment Bldg (4 Fam)	2	8,747 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) 925 Butternut Street	009.-24-10.0	Lynn Musenga	05/23/2018
2) 927 Butternut Street	009.-24-09.0	GSPDC	09/21/2017
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syrgov.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 4 Family Apartment Building
Current Land Use(s): 1 Vacant Lot and 1 Apartment
Proposed Land Use(s): Additional Yard Space
Number of Dwelling Units: 1 - 4 Family Apartment Building
Days and Hours of Operation: N/A
Number of Onsite Parking Spaces: 1

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

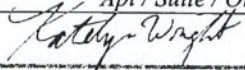
Applicant would like the opportunity for additional greenspace for her tenants. At this time only 1 tenant has a car. These are four efficiency apartments and tenants choosing to live here typically use public transportation. A waiver is requested for three parking spaces.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syr.gov.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.**

Lynn	Musenga				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
123 Spring Street		Syracuse	NY	13208	Phone: 315-471-0803
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: lynn677@yahoo.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: 			Date: 4/28/2021		

<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:		

*** 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)

Lynn	Musenga				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
123 Spring Street		Syracuse	NY	13202	Phone: 315-471-0803
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: lynn77@yahoo.com</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)

	Martin				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
		Syracuse	NY		Phone:
<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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Lynn	Musonga				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
123 Spring Street		Syracuse	NY	13208	315-471-0803
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Lynn Musonga</i>					lynn677@yahoo.com
					<i>Date:</i>

Katelyn	Wright	Executive Director	GSPDC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
431 E. Fayette Street	Suite 375	Syracuse	NY	13202	315-422-2302
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:					kwright@syracuselandsbank.org
					<i>Date:</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>
* Signature:					<i>Date:</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>
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APPLICANT(S) (if applicable)

Lynn	Musonga				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
123 Spring Street		Syracuse	NY	13208	315-471-0803
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					lynn677@yahoo.com

<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>
	Martin			13203	315-425-1032
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					tysha@nehda.org
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	315-425-1032
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					tysha@nehda.org

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 (927 Butternut) with the adjacent Four family - Apartment Residential (925 Butternut).			
Project Location (describe, and attach a location map): 925 and 927 Butternut Street between Carbon Street and Park Street			
Brief Description of Proposed Action: Applicant intends to resubdivide the vacant parcel at 927 Butternut Street with her 4 Family Apartment building at 925 Butternut Street. The applicant would like to add more green space to her property for the enjoyment of her tenants. This will help fulfill part of the Land Bank's mission as well as generate taxes, increase the property value of the surrounding property and the 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?		_____ .2008 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?		_____ .2008 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			


	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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 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?	<input checked="" type="checkbox"/>	<input 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 - Resubdivison 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? 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"/>	
	<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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

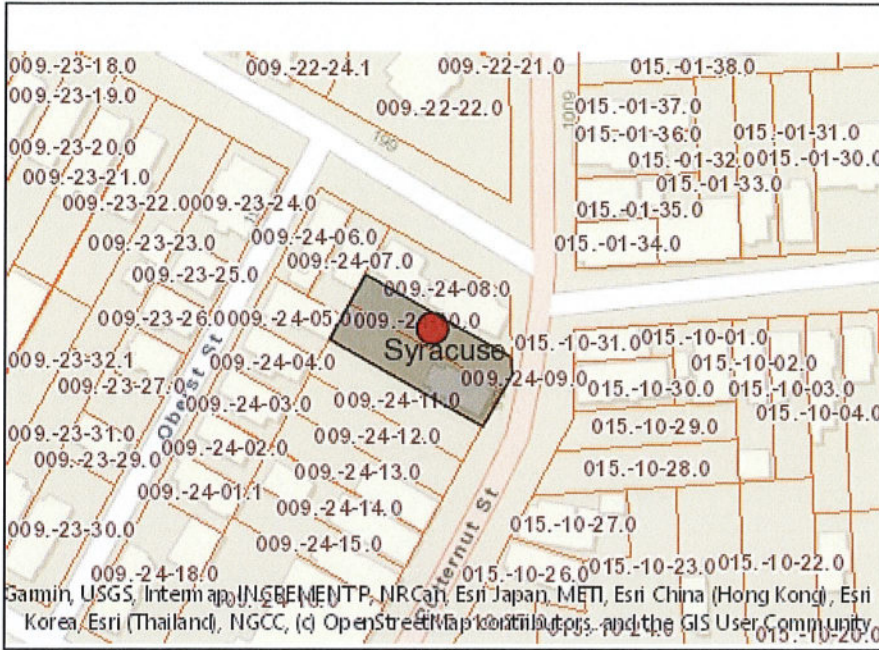
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/>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

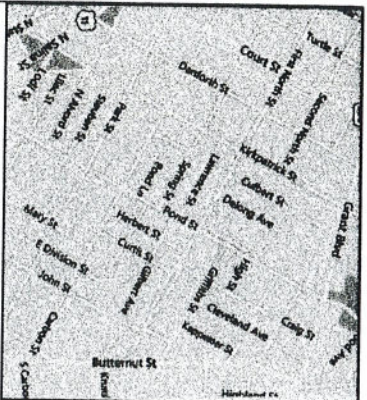
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>4/28/2021</u>		
Signature: <u></u> Title: <u>Executive Director</u>		



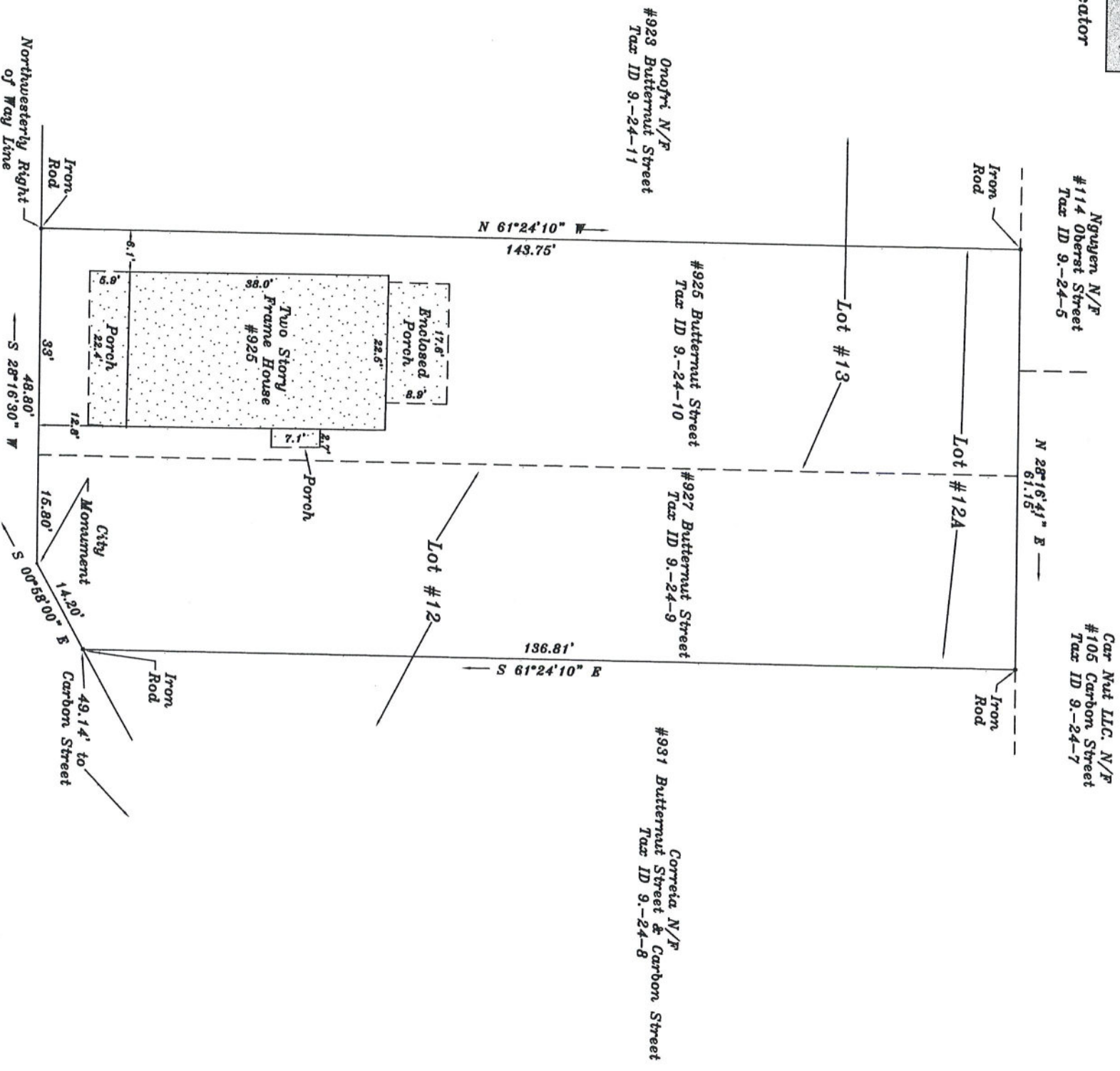
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	Yes
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



Site Vicinity Locator
(Not to Scale)



Butternut Street

(Open - Various Widths)

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 12A Area = 8747.00 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Lynn Musenga.
- *Subject to & Together w/ Driveway Right of Way. 2018/22146.

Proposed Only

Approvals

Michael J. McCully
Land Surveying PLLC
 5875 Palatone Drive
 Caserovia New York 13035
 Phone : (315) 815-5094

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



M.J. McCully NYSLS# 50696

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal to 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 embossed 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.

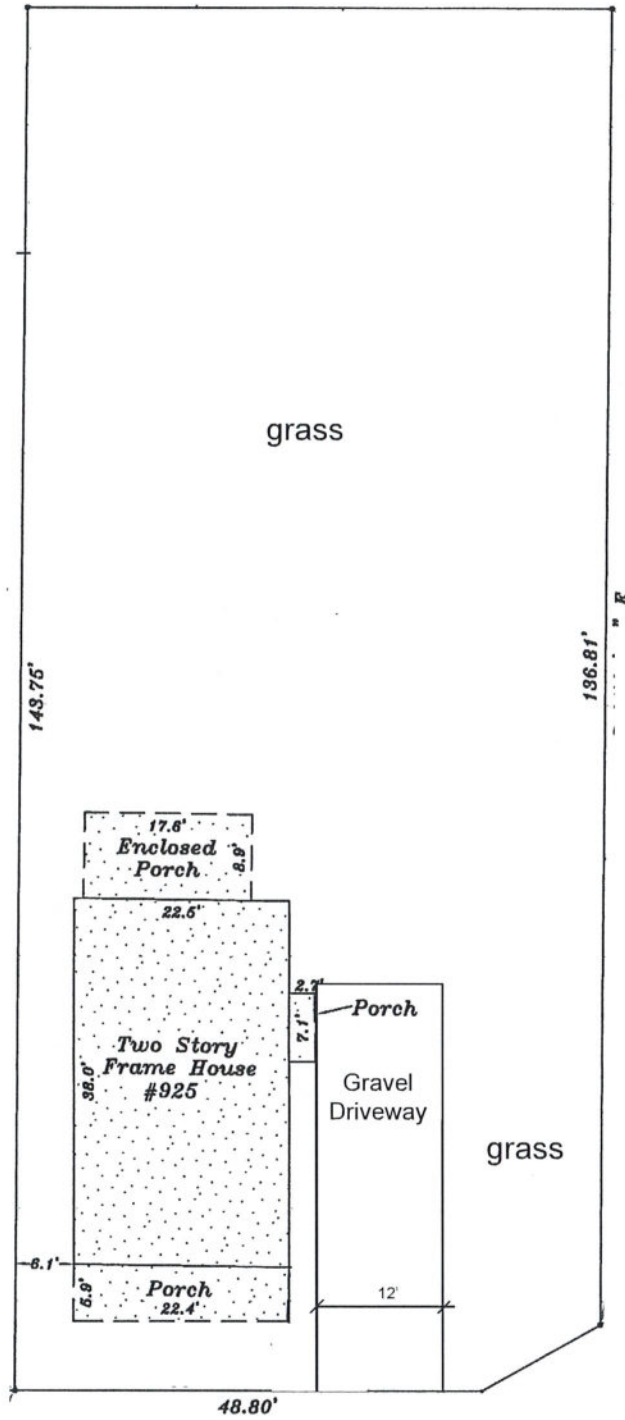
Proposed Resubdivision on Part of Lots 12 and 13, Block #124, Syracuse. To be New Lot 12A.

Known as #925 Butternut Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: AJH Scale: 1" = 20'

Date(s): 03-18-21

Proposed Site Plan
925 Butternut Street



Butternut Street

Site Plan Drawn by
Greater Syracuse Land Bank
4/28/2021
Scale: 1" = 20'

TO: Syracuse Planning Commission

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

RE Resubdivision Justification 925 Butternut St with 927Butternut St)

927 Butternut St has been in the Land Bank's inventory since September 2017. When the property was acquired it was already a vacant lot. The owner of the 4-unit apartment house at 925 Butternut St. would like to purchase the property. Following is the justification for the resubdivision of these two parcels.

Physical Attributes or configuration of the lot

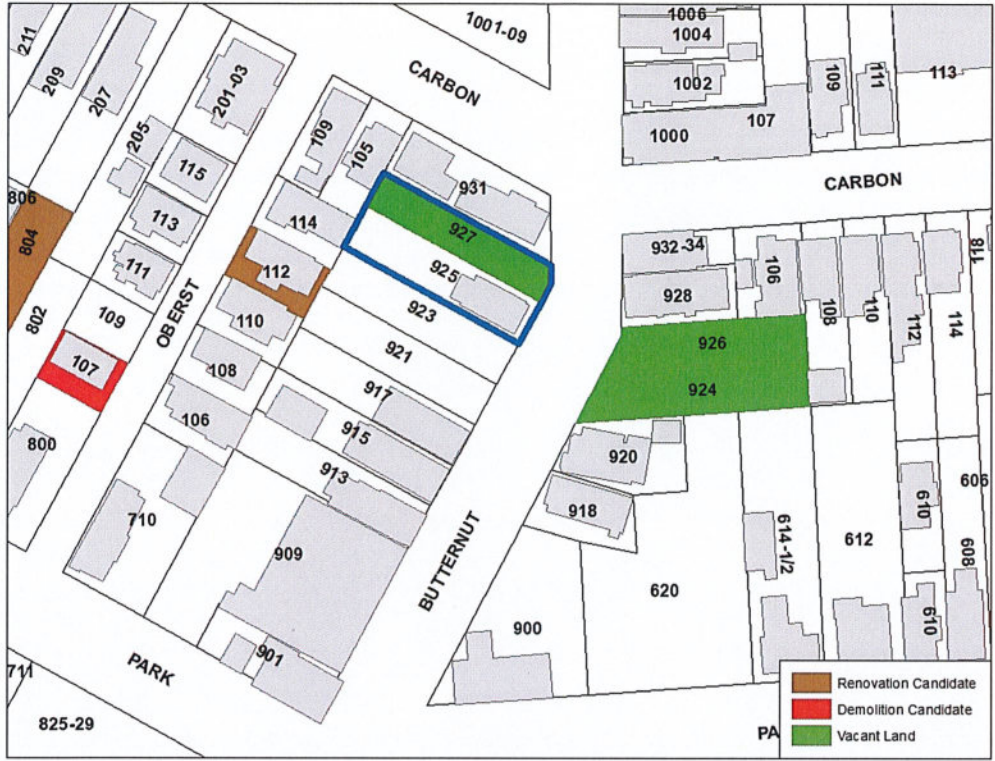
- The vacant lot at 927 Butternut St is long and narrow measuring 30' x 136.81'. Because of its narrow width, it is an unlikely site for new construction. No other potential buyers have come forth since 2017. Once the parcels are merged, 925 Butternut Street will be irregularly-shaped and measure approx. 63' x 143'.
- While the Land Bank normally offers both adjoining neighbors the opportunity to purchase half of the lot, the neighbor at 931 Butternut Street is tax delinquent and not eligible to purchase property from the Land Bank.
- 925 Butternut Street shares a driveway with 927 Butternut Street. The resubdivision will give this property owner control over the entire driveway.

Neighborhood Patterns / Conditions

- The original pattern of this section of Butternut Street has already been disrupted with numerous demolitions. There are several gaps in the streetscape here and lots vary in size and frontage.
- This lot has been subjected to repeated illegal dumping and parking. Ms. Musenga would like to acquire the property to curtail this nuisance behavior. She would like to offer her tenants additional green space to plant a garden on this very busy section of Butternut Street.

Why Subdivide?

- 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 future driveway and fence permits easier.



Proposed Resubdivision – 925 with vacant lot at 927 Butternut St



From left to right - 925 Butternut St; 927 Butternut St (vacant Lot); 931 Butternut Street



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

May 11, 2021

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

Re: 925 & 927 Butternut Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 925 & 927 Butternut 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
- Justification Memo
- Site Plan

Following is the additional context relative to the subdivision of 925 & 927 Butternut Street.

In September of 2017, the Land Bank acquired the vacant lot at 927 Butternut Street. The vacant lot is long and narrow, measuring 30' x 136.81' and an unlikely site for new construction. The applicant owns the adjacent property, a 4-unit apartment house at 925 Butternut St. The owner at 931 Butternut Street is disqualified due to owing back taxes.

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 future driveway and fence permits easier. 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

Enclosures



Deacons, Cathy

From: Tysha Martin <tysha@nehda.org>
Sent: Tuesday, May 11, 2021 12:26 PM
To: Zoning
Cc: Terri Lockett
Subject: Application for Resubdivision - 925 & 927 Butternut Street
Attachments: 925 & 927 Butternut - Resub Applctn Musenga.Wright - 11May2021 (z).pdf; 925 & 927 Butternut - Justification for Resubdivision (Z).pdf; 925 & 927 Butternut St - Cvr Ltr & Aerial Map - 11May2021 (Z).pdf; 925 & 927 Butternut - ShortEAF - 11May2021 (Z).pdf; 925butternut - 11 x 17 Survey (z).pdf; 925 Butternut St - Site Plan - REV (Z).pdf

Good Afternoon,

Please find attached an application for the resubdivision of 925 & 927 Butternut Street. The following documents are included in this email:

- Cover Letter
- Aerial Map
- Short EAF
- Site Plan
- Application for Resubdivision/Lot Alteration
- 11x17 Resubdivision Map
- Justification Memo

Please feel free to contact me if you have any questions or require additional information.

Thank you and have a nice day!!!

Warm regards,

Tysha

Tysha Martin
Director of Housing and Property Development
Northeast Hawley Development Association
101 Gertrude Street
Syracuse, New York 13203
C: (315) 464-0159
O: (315) 425-1032
www.nehda.org

NEHDA facilitates community development that promotes strong and safe neighborhoods, thriving businesses, and active civic engagement.

Learn more at nehda.org