

City of Syracuse Zoning Administration

Application for PROJECT SITE REVIEW SITE PLAN REVIEW-LAKEFRONT DISTRICT

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 5/28/2021 Case Number: SR-21-03 Zoning District: RB

LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT:

100, 102, 104 GREEN STREET COURT

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (call 448-8280)

Section: 018 Block: 03 Lot: 22
Section: 018 Block: 03 Lot: 23
Section: 018 Block: 03 Lot: 24

PROJECT INFORMATION:

Existing Use

Proposed Use

[X] New Construction VACANT LAND THREE UNIT TOWNHOME
[] New Addition
[] Exterior Alteration
[] Demolition

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

A Tiny Home by Good plans to construct a three-unit townhome on the vacant land currently addressed 100, 102, 104 Green Street Court. The proposed structure is a one-story, slab on grade three-unit townhome. The total structure is 1,367 square feet and will be stick built onsite. Due to site constraints and the structure's end users - men and women moving out of the shelter system - A Tiny Home by Good is requesting a variance to waive all required parking for the proposed new construction.

OWNER INFORMATION:

Name(s): Greater Syracuse Property Development Corporation
Mailing Address: 431 E Fayette Street; Suite 375
Zip: 13202 Daytime phone: 315-422-2301 x 11 Home phone: n/a
E-mail: kwright@syracuselandsbank.org

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

Contract Purchaser(s) Tenant Co-Applicant Other (please state): _____

Name(s): A TINY HOME FOR GOOD

Mailing Address: 1222 SOUTH AVENUE, SYRACUSE, NY

Zip: 13207 Home phone: _____ Day Phone: 315-640-8205

E-mail: allinfo@atinyhomeforgood.org

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

Attorney Architect Contractor Other _____

Name(s): _____

Mailing Address: _____

Zip: _____ Telephone: _____ E-mail: _____

SIGNAGE INFORMATION:

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment.

(Wall, Ground, Projecting, Window)

Size _____ Location _____ Type _____

Size _____ Location _____ Type _____

Size _____ Location _____ Type _____

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.

Katelyn Wright _____ 5/24/21
Signature of CURRENT PROPERTY OWNER Date
(or owner's LEGAL representative)

by Katelyn Wright, Executive Director, Greater Syracuse Property Development Corporation
PRINT NAME OF PROPERTY OWNER

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

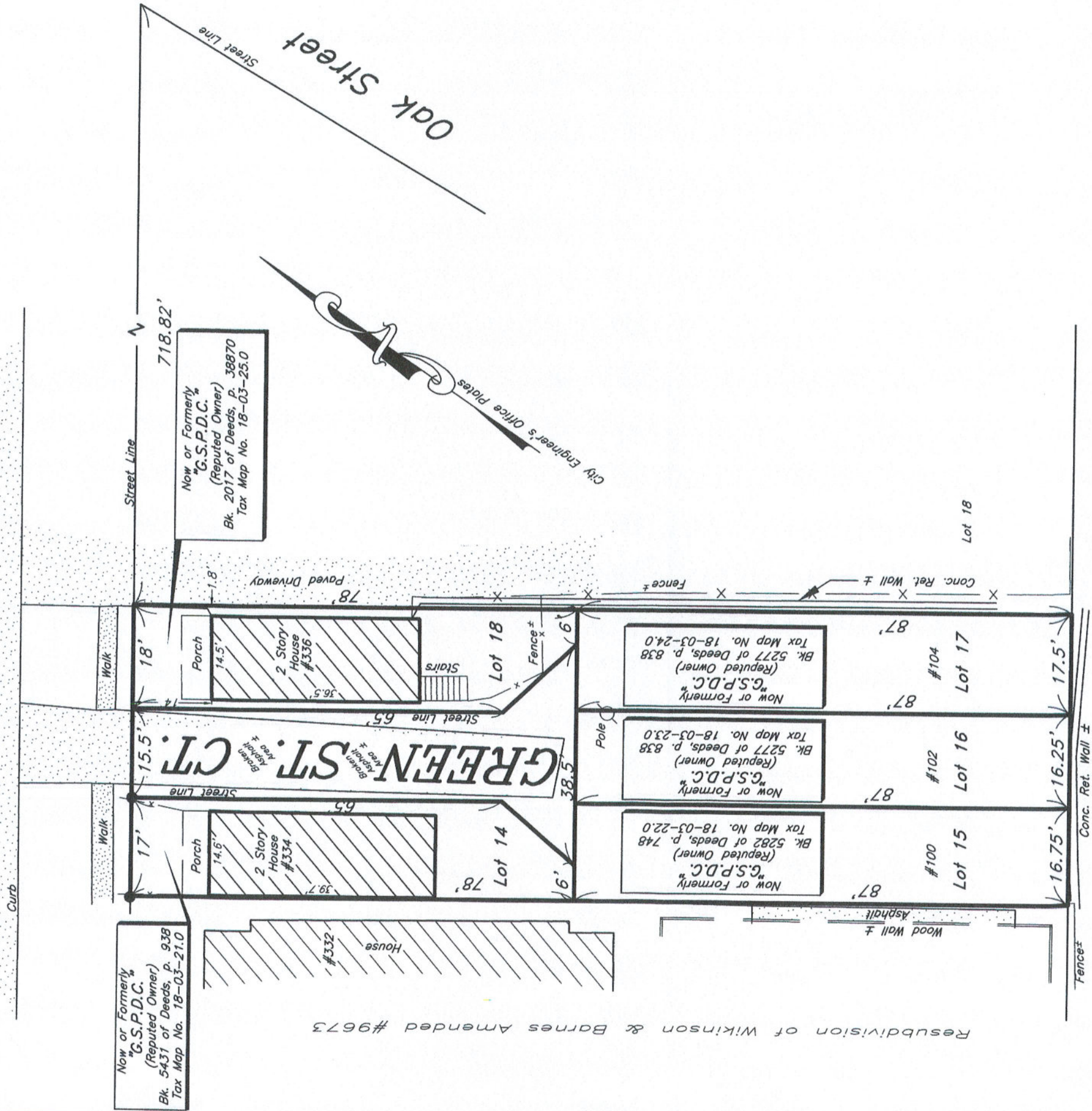
FOR STAFF USE ONLY

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) _____

GREEN STREET

N 55°50'20" E



Now or Formerly
"G.S.P.D.C."
(Reputed Owner)
Bk. 5431 of Deeds, p. 938
Tax Map No. 18-03-21.0

Now or Formerly
"G.S.P.D.C."
(Reputed Owner)
Bk. 2017 of Deeds, p. 38870
Tax Map No. 18-03-25.0

Resubdivision of Wilkinson & Barnes Amended #9673

City Engineer's Office Files

● = Iron Pipe Found

Subject to a Current Abstract of Title
Not To Be Used For Construction Purposes.

CERTIFIED TO:

House Location Map for Mortgage/Conveyance Purposes Upon the Lands of:

"G.S.P.D.C."

LOTS 14 - 18, Block 402
GREEN STREET TRACT

Filed: 6/21/1907, As Map #1206

City of Syracuse

County of Onondaga - State of New York

Known As: #334 & #336 Green St. & Green St. Court

#100, #102 & #104 Green St. Court

CHRISTOPHERSON
LAND SURVEYING

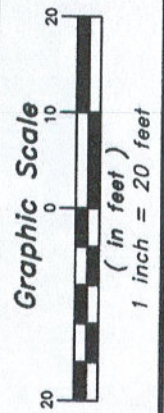
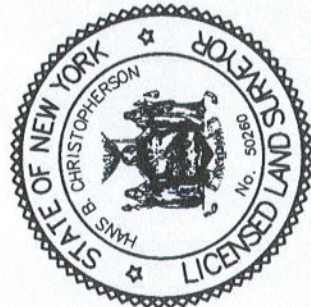
Syracuse, New York
Phone: (315)437-9848

Tully, New York
Phone: (315)696-5956

Made By: RJT
Date: 11/12/2019
Scale: 1" = 20'

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CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws.

Re-Certified:



Certifications are not transferable to additional institutions or subsequent owners. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein, and to the assignees of the lending institution. This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified. Property corner stakes, if any (found or set) as noted above, it is a violation of Article 145 of the N.Y.S. Education Law to alter this map without the direct consent of the undersigned surveyor or his successor. The undersigned surveyor hereby certifies that this map is made from an actual survey of the property shown herein.

Hans B. Christopherson
Professional Land Surveyor

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.

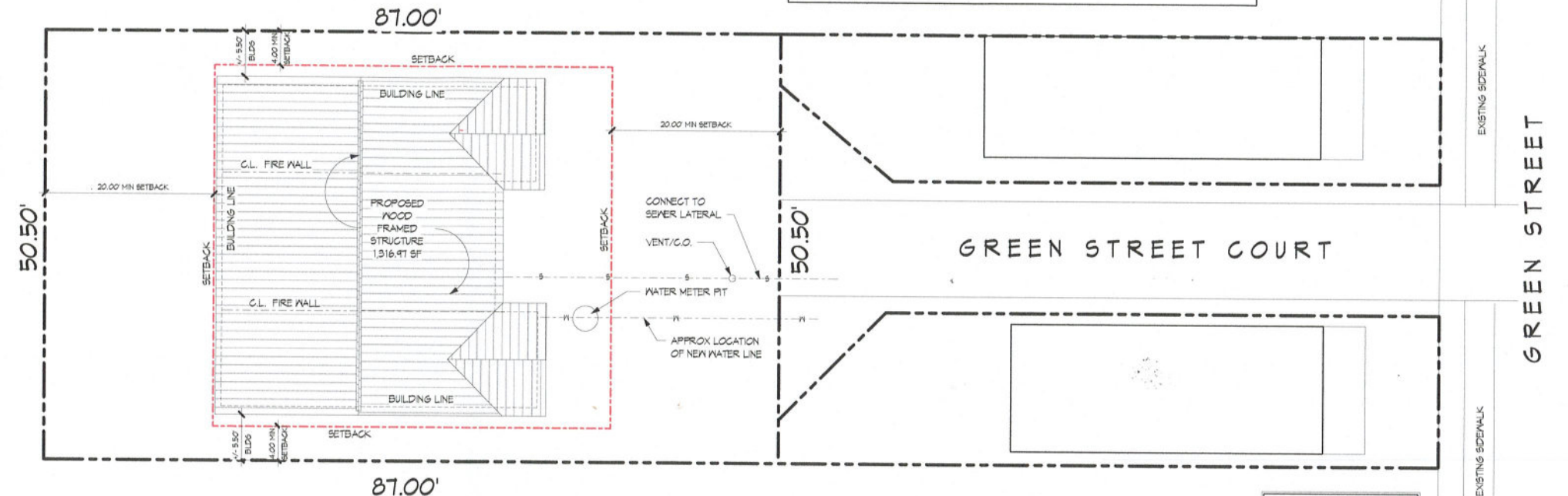
PATH OF CODE COMPLIANCE:
UNIFORM CODE SUPPLEMENT (PUBLICATION DATE - MARCH 2016)
THE 2015 INTERNATIONAL RESIDENTIAL CODE
R101.2 SCOPE: TOWNHOUSES (NOT MORE THAN 3 STORIES)
EACH UNIT (3 TOTAL) HAS SEPARATE MEANS OF EGRESS
EACH UNIT EXTENDS FROM FOUNDATION TO ROOF
THERE IS AN OPEN SPACE ON AT LEAST TWO 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)



LOCATION MAP - (NO SCALE)



FRONT PERSPECTIVE - (NO SCALE)



INFORMATION TAKEN FROM SURVEY DATED 12-13-2019 BY
CHRISTOPHERSON LAND SURVEYING
SYRACUSE, NEW YORK/TULLY, NEW YORK
315-457-9548 / 315-646-5456
LOTS 15 - 17, BLOCK 402
GREEN STREET TRACT
FILED 8/21/1907, 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	0.0 SF
TOTAL COVERAGE	1,316.41 SF
EXISTING LOT AREA	+/- 4,393 SF
+/- (1,316.41 SF / 4,393 SF) X 100	
TOTAL COVERAGE	+/- 29.95%
(% LOT AREA - MAX 40%)	

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

DESIGNERS

CRAIG POLHAMUS, A.I.A.
214 BURNET AVENUE, SYRACUSE, N.Y. 13203

OWNER

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

Date	Scale
03/23/2021	As Indicated
Project Number	Drawn by
14006	HR



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.

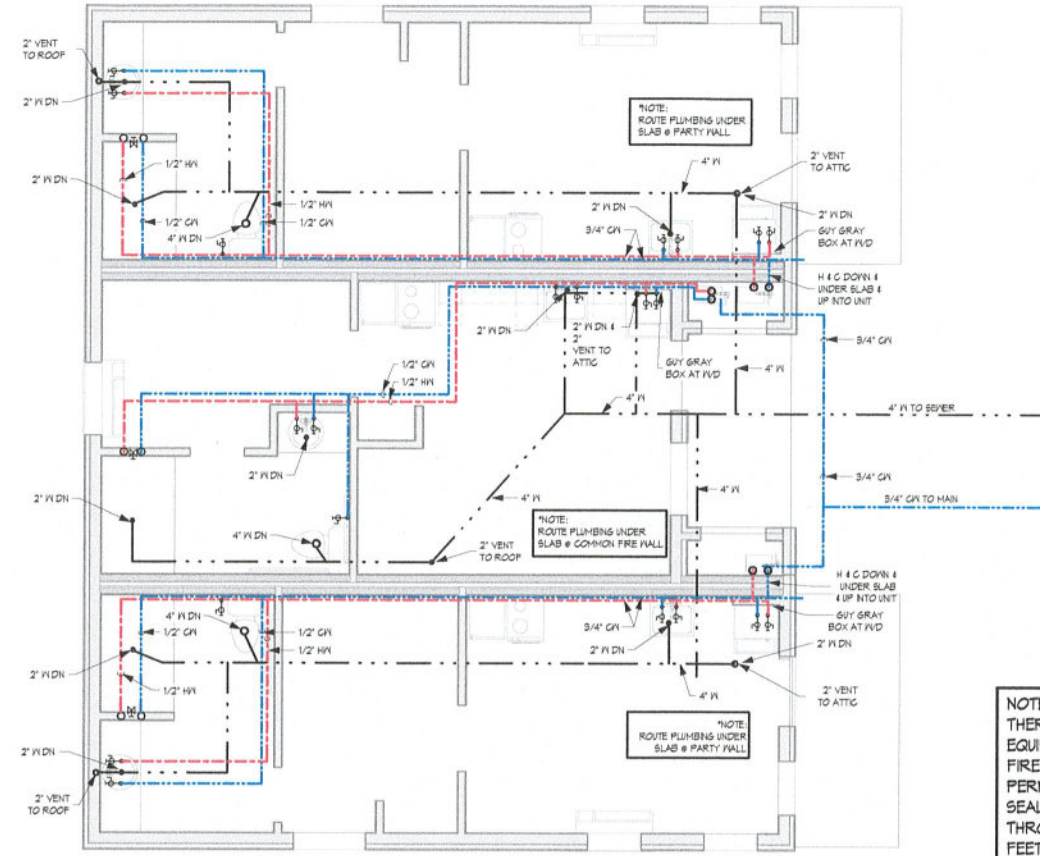
REGISTERED ARCHITECT
020575
NY, REG. NO. DATE

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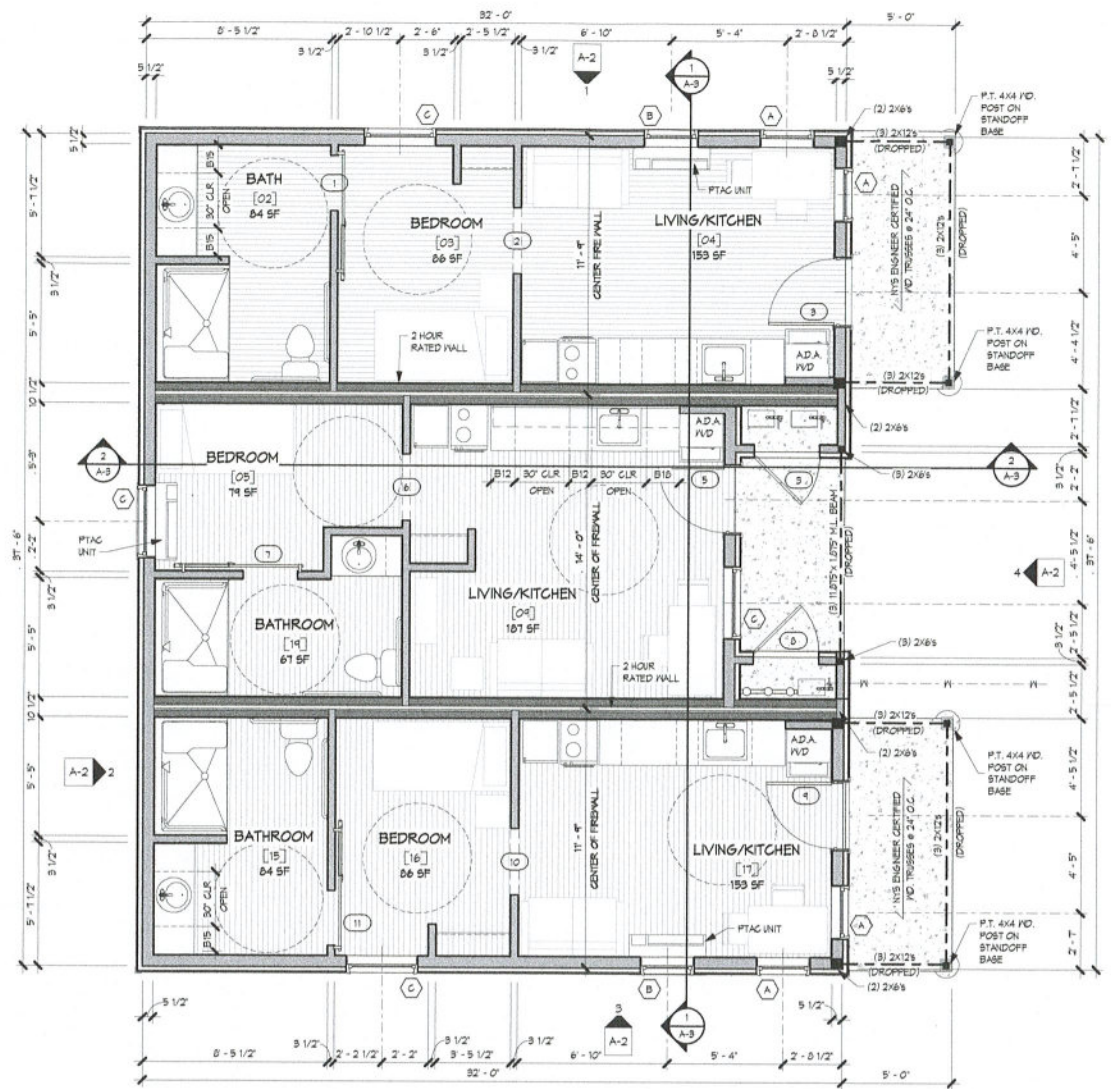
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**ZAUSMER · FRISCH
SCRUTON & AGGARWAL**
DESIGNERS / BUILDERS

219 BURNET AVENUE / SYRACUSE / NEW YORK 13203
TEL: (315) 475-8404 / FAX: (315) 475-8470 / E-MAIL: zausmerfrisch.com

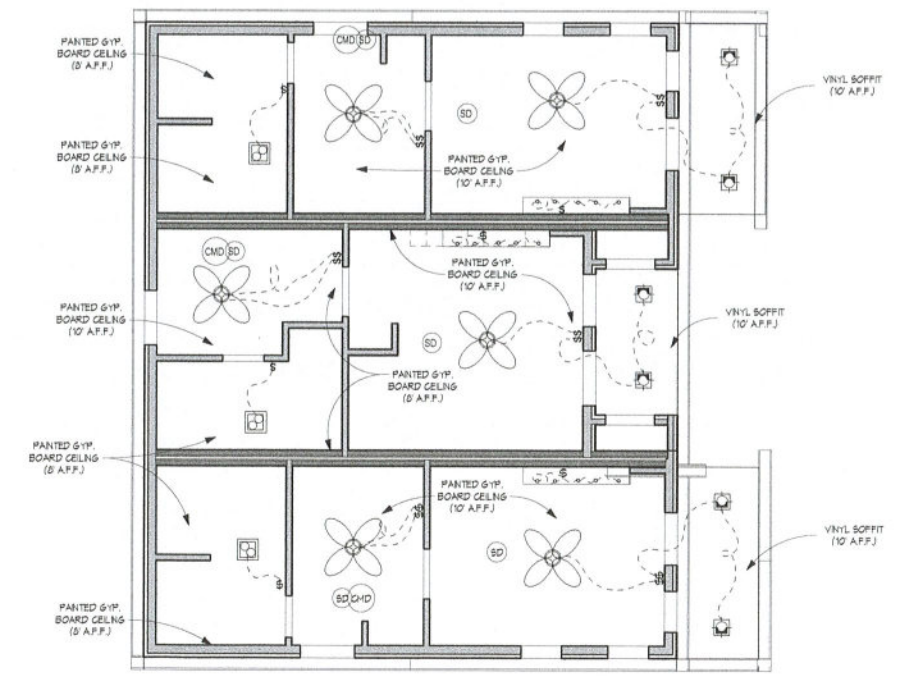


NOTE:
THERE SHALL BE NO PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN CAVITY OF FIRE WALL. ELECTRICAL INSTALLATIONS ARE PERMITTED IF PENETRATIONS ARE PROPERLY SEALED. OPENINGS OR PENETRATIONS THROUGH THE ROOF ARE PROHIBITED WITHIN 4 FEET OF FIRE WALL.



3 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
APPROX. TRUE NORTH PROJECT NORTH

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
APPROX. TRUE NORTH PROJECT NORTH



2 FIRST FLOOR ELECTRIC PLAN
SCALE: 3/16" = 1'-0"
APPROX. TRUE NORTH PROJECT NORTH

Window Schedule 1

Type Mark	Manufacturer	Model	Width	Height	Glazing Type	Glass Visible Area	Vent Area Standard Hinge	U Value	Head Height	Comments	MEETS EGRESS	Count
A	JELD-VEN	V-2500	24 1/2"	41 1/2"		6.35 SF	3.93 SF	0.28	6'-0"		NO	4
B	JELD-VEN	V-2500	24 1/2"	35 1/2"		4.43 SF	2.30 SF	0.28	6'-0"		NO	2
C	JELD-VEN	V-2500	34 1/2"	34 1/2"		11.66 SF	6.12 SF	0.3			YES	4

Door Schedule 1

Door #	Width	Height	Description	Door	FINISH	Comments	Count
1	2'-6"	6'-8"	TOP MOUNTED SLIDING 'BARN DOOR'				1
2	3'-0"	6'-8"	OPENING				1
3	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
4	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
5	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
6	3'-0"	6'-8"	OPENING				1
7	2'-6"	6'-8"	TOP MOUNTED SLIDING 'BARN DOOR'				1
8	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
9	3'-0"	6'-8"	PRE-HUNG STEEL DOOR	PAINTED	COLOR TBD BY OWNER		1
10	3'-0"	6'-8"	OPENING				1
11	2'-6"	6'-8"	TOP MOUNTED SLIDING 'BARN DOOR'				1

ZAUSSMER · FRISCH SCRUTON & AGGARWAL
DESIGNERS / BUILDERS

230 BUREAU BLVD. #100 SYRACUSE, NEW YORK 13202
TEL: 315-435-6314 FAX: 315-435-6310 EMAIL: zs@zsaarchitect.com

PROJECT
PROPOSED TINY HOME
100 GREEN STREET COURT
SYRACUSE, N.Y. 13203

TITLE
PROPOSED PLANS



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 ARE IN COMPLIANCE THEREWITH.

REGISTERED ARCHITECT
020575
NY REG. NO. DATE

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Date: 03/23/2021 Scale: As indicated
Project Number: 19006 Drawn by: RJC

SHEET NUMBER
A-1

REVISION	No.	Date	Revision Description

PROPOSED TINY HOME
100 GREEN STREET COURT
SYRACUSE, N.Y. 13203

PROJECT TITLE

EXTERIOR ELEVATIONS



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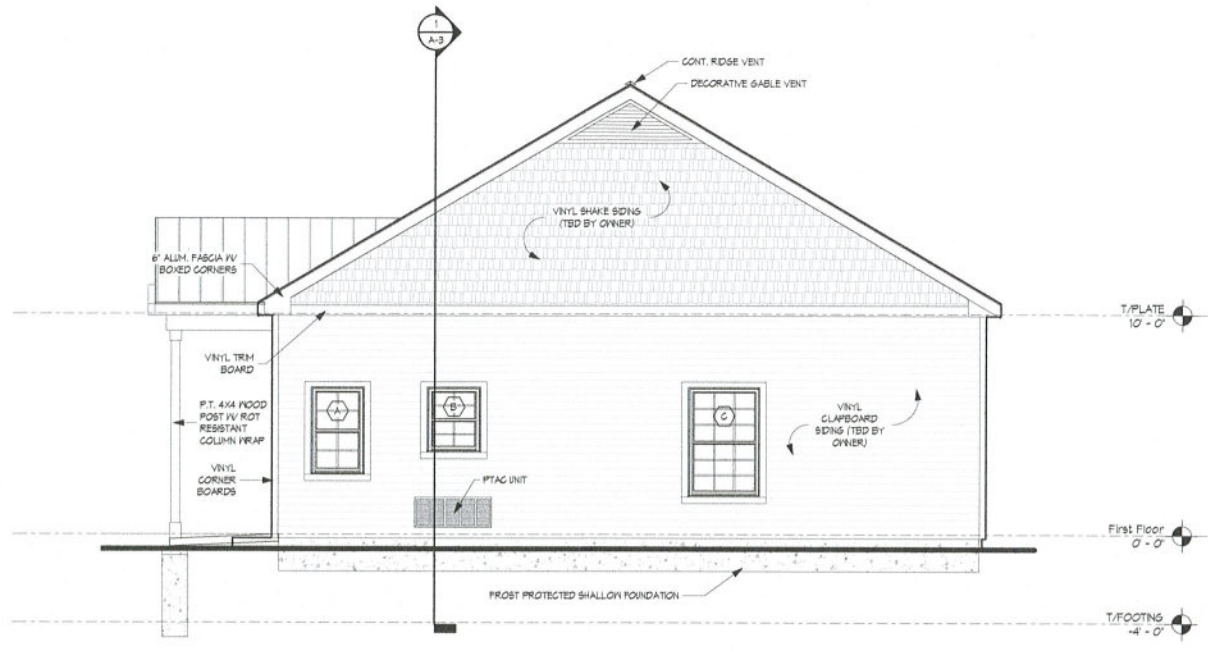
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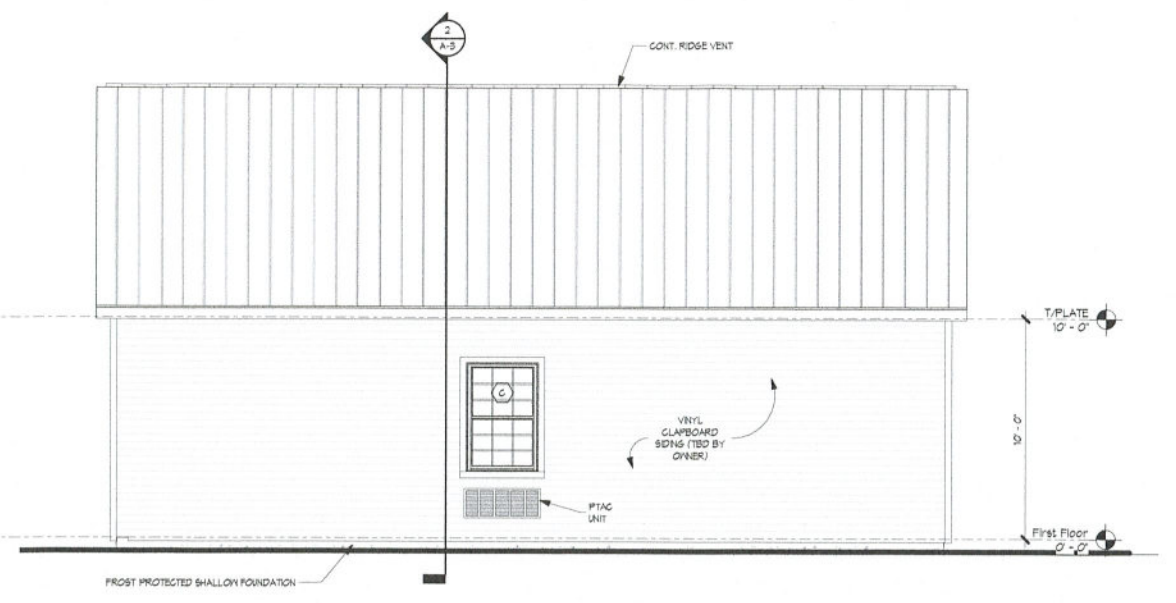
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Date: 03/23/2021 Scale: 1/4" = 1'-0"
Project Number: 19006 Drawn by: RJC

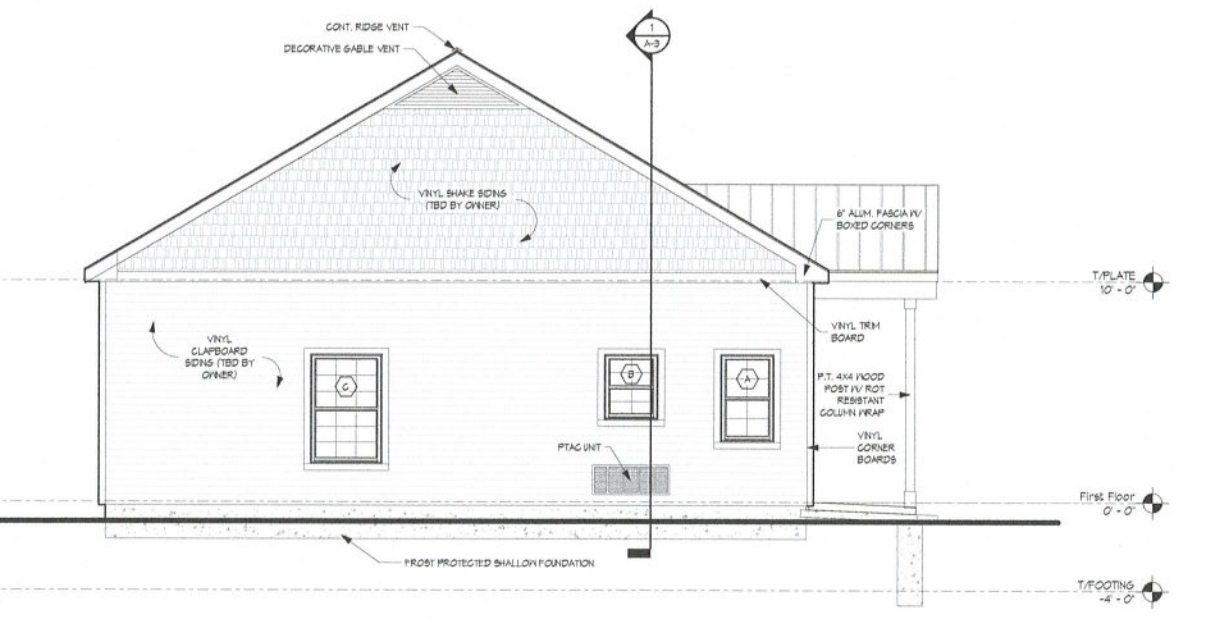
SHEET NUMBER	
A-2	
REVISION	
No.	Reason/Description



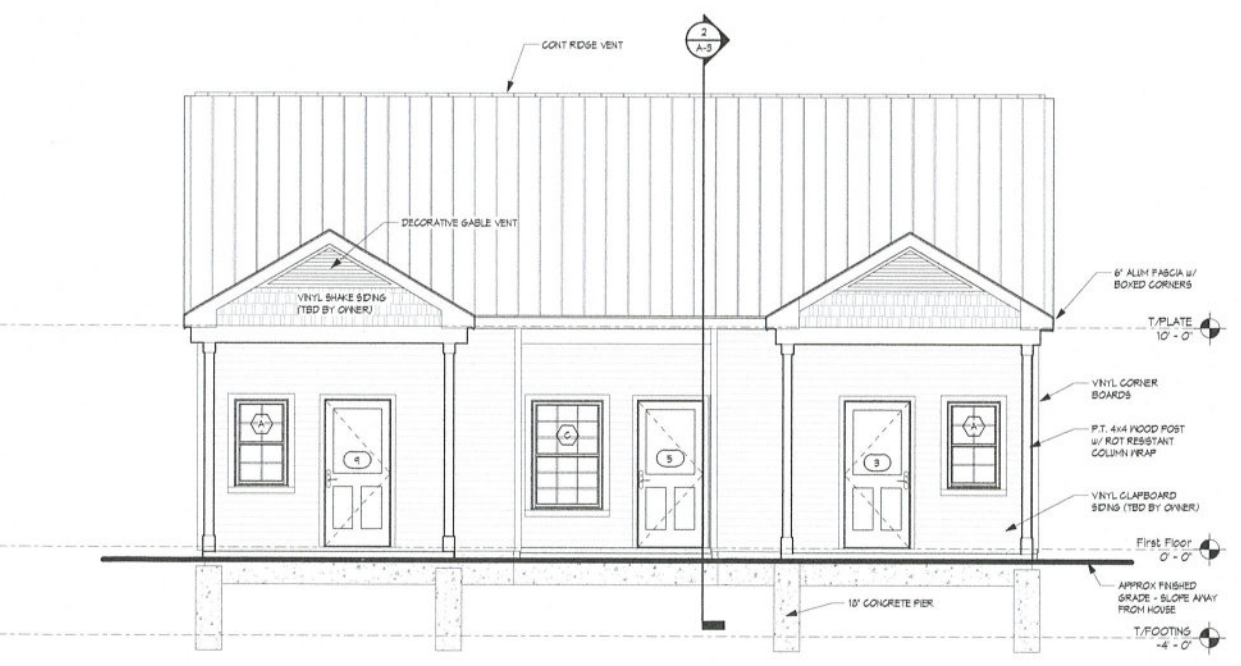
1 East
A-2 SCALE: 1/4" = 1'-0"



2 North
A-2 SCALE: 1/4" = 1'-0"



3 West
A-2 SCALE: 1/4" = 1'-0"



4 South
A-2 SCALE: 1/4" = 1'-0"

PROPOSED TINY HOME
100 GREEN STREET COURT
SYRACUSE, N.Y. 13203

PROJECT TITLE



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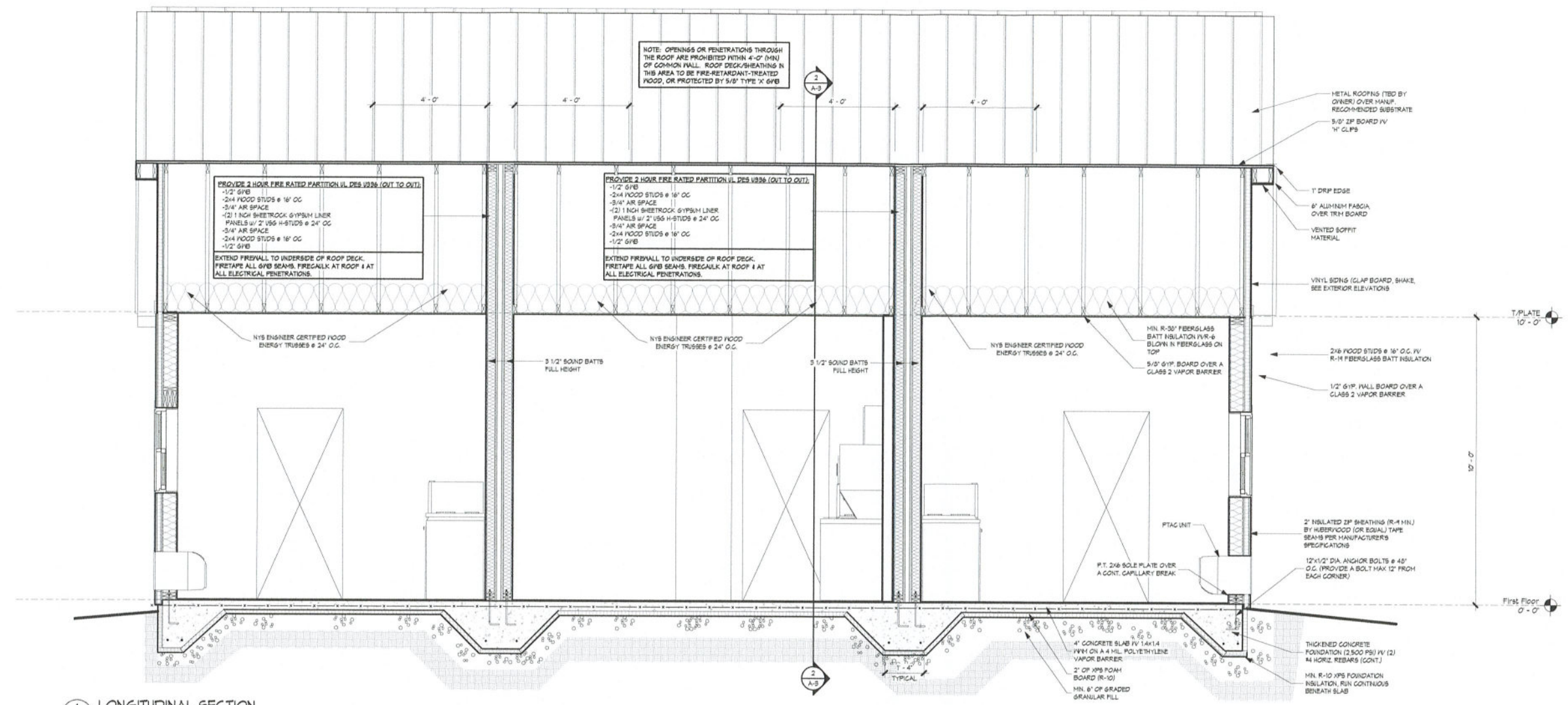
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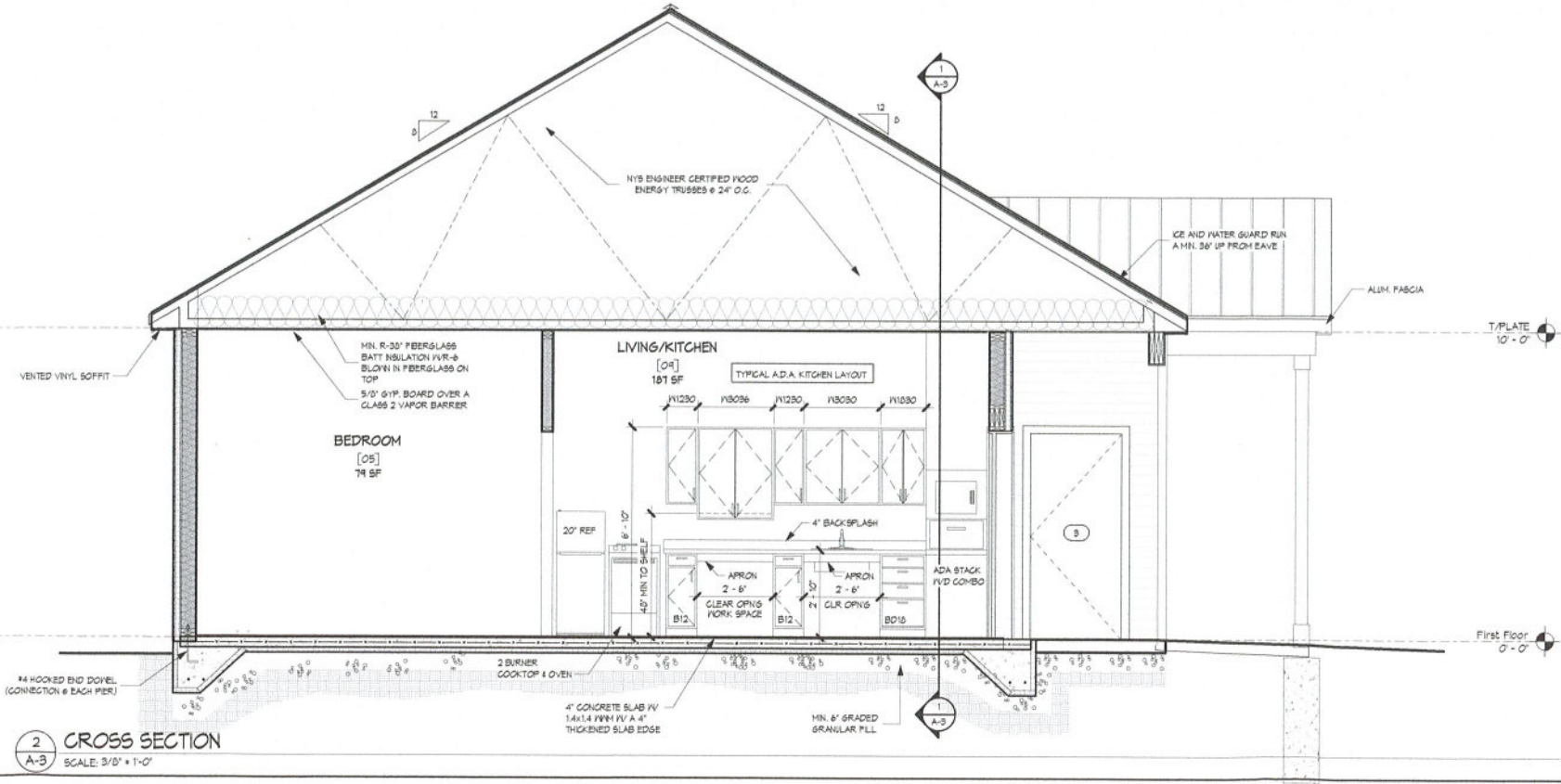
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Date	Scale
03/23/2021	As indicated
Project Number	Drawn by
19006	RJC

SHEET NUMBER	
A-3	
REVISION	
No.	Revision Description



1 LONGITUDINAL SECTION
SCALE: 1/2" = 1'-0"



2 CROSS SECTION
SCALE: 3/8" = 1'-0"

04/05/19