

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:	Robertson tract	3	19,067 sf
<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) 104 Otto Street	071.-09.-08.1	Stephan Pollard	7/10/2020
2) _____	_____	_____	_____
3) see attached	_____	_____	_____
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) Resubdivision 2) _____ 3) _____

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

- Demolition (full and partial): Demolish Roof
- New Construction: Addition to south
- Façade (Exterior) Alterations: Street South on west side
- Site Changes: Addition

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: 104 Otto Street
 Current Land Use(s): Single family residence
 Proposed Land Use(s): Single family Residence
 Number of Dwelling Units: one
 Days and Hours of Operation: NA
 Number of Onsite Parking Spaces: 2

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

Add 24 ft by 20 feet one story Addition to Existing house
 and convert Existing 14 feet by 22 feet GARAGE to MASTER
 Suite

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.**

Stephen	Pollard				
First Name	Last Name	Title	Company	Phone:	
99 Fernwood AVE		Syracuse	Rocheester NY		
Street Address	Apt / Suite / Other	City	St Zip	Email:	
* Signature: <i>S. Pollard</i>			Date: 01/08/2021		

First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	
* Signature:			Date:		

First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	
* Signature:			Date:		

First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	
* 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)

Stephen	Pollard	owner			
First Name	Last Name	Title	Company	Phone:	
99 Fernwood AVE		Rochester NY	14621	646-546-8992	
Street Address	Apt / Suite / Other	City	St Zip	Email:	sd-pollard@hotmail.com

First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Thomas	Ditullio	Thomas J. Ditullio Architect			
First Name	Last Name	Title	Company	Phone:	
237 Whittier Ave		Syracuse NY	13204	315-427-1637	
Street Address	Apt / Suite / Other	City	St Zip	Email:	thomas.j.ditullio@aol.com

First Name	Last Name	Title	Company	Phone:	
Street Address	Apt / Suite / Other	City	St Zip	Email:	

071.-09-08.1 Pollard Steph

071.-12-21 Nassib & Deema Habayeb
240 ON

~~EAST~~ GLEN AVE

071.-09-07.1 Ed Culucci 244 Glen AVE EAST

071.-09-05 Susan^{Tim} Moland 230 Glen 13205

071.-09-04 Tim Sherman 222 Glen AVE EAST

RANDOLPH 071.-09-17 Johnny Rice 227 Randolph St 13205

- 18 Dale Aske 225 Randolph

- 19 Sharon Cole 219 Randolph

CLARENCE 071.-09-11 Camarine Thompson 227 Clarence AVE

- 12 Joe Steward 223 Clarence AVE

- 13 Joseph & Bettie Lankford 217 Clarence

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: Renovation and Addition to the Pollard Residence				
Project Location (describe, and attach a location map): 104 Otto Street Syracuse NY				
Brief Description of Proposed Action: Renovate an existing 940 square foot one story house and 280 square foot garage to master suite with a 20 feet by 27 feet one story 540 square feet addition.				
Name of Applicant or Sponsor: Thomas DiTullio		Telephone: 315-427-1637 E-Mail: Thomasditullio@aol.com		
Address: 237 Whittier Ave				
City/PO: Syracuse		State: NY	Zip Code: 13204	
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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.88 acres		
b. Total acreage to be physically disturbed?		0.20 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.88 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 checked="" 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				

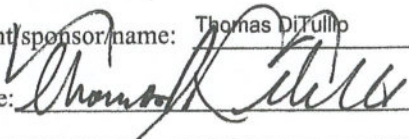
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

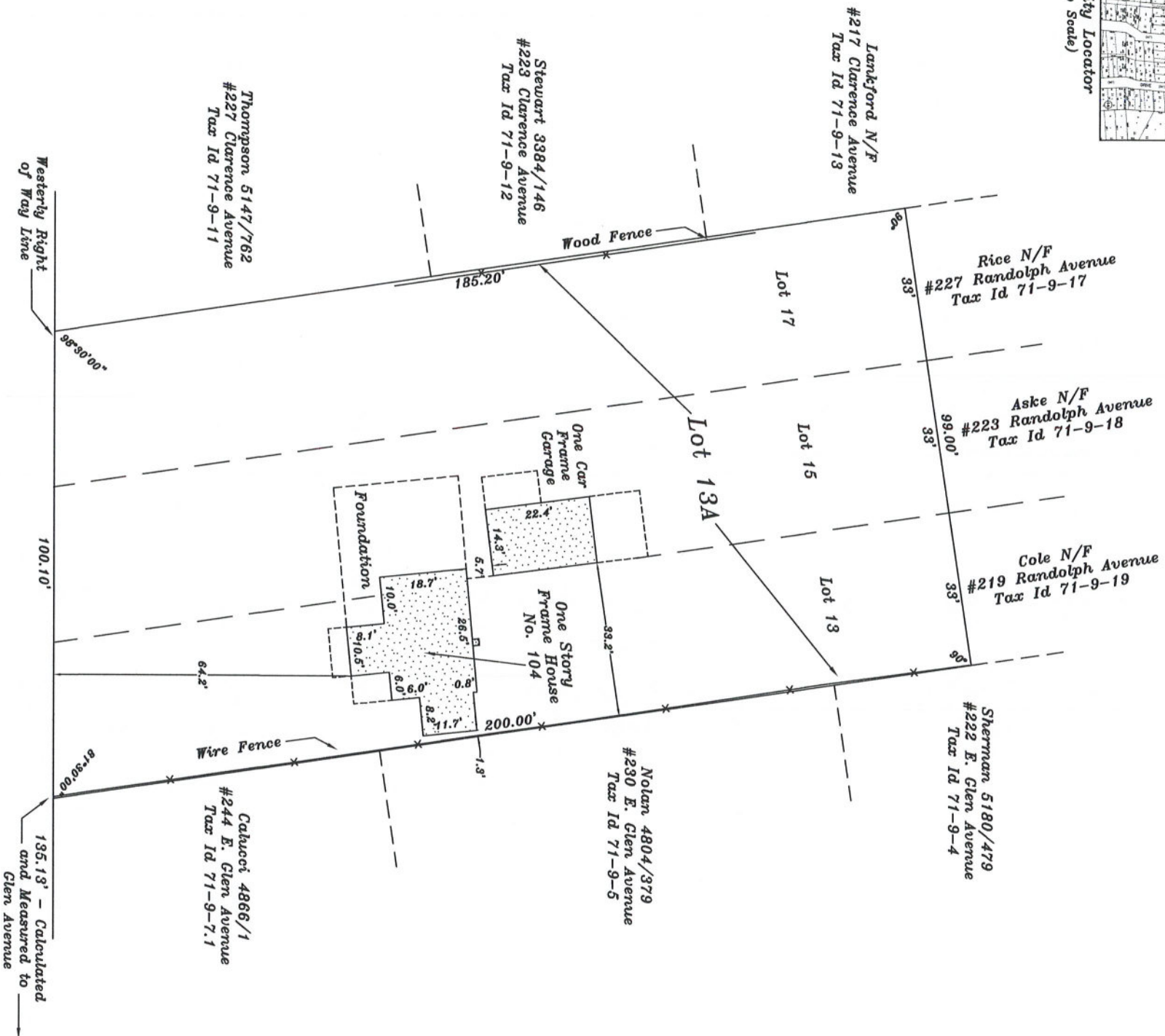
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/>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

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Thomas DiFulvio</u>	Date: <u>January 19, 2021</u>	
Signature: <u></u>	Title: <u>Architect</u>	



Lankford N/F
#217 Clarence Avenue
Tax Id 71-9-13

Rice N/F
#227 Randolph Avenue
Tax Id 71-9-17

Aske N/F
#223 Randolph Avenue
Tax Id 71-9-18

Cole N/F
#219 Randolph Avenue
Tax Id 71-9-19

Sherman 5180/479
#222 E. Glen Avenue
Tax Id 71-9-4

Nolan 4804/379
#230 E. Glen Avenue
Tax Id 71-9-5

Stewart 3384/146
#228 Clarence Avenue
Tax Id 71-9-12

Thompson 5147/762
#227 Clarence Avenue
Tax Id 71-9-11

Cabucci 4866/1
#244 E. Glen Avenue
Tax Id 71-9-7.1

Otto Street

(Open - 25' Wide)

Approvals

Abstract: Salt City Abstract Corp., March 10, 2020, #2961600.

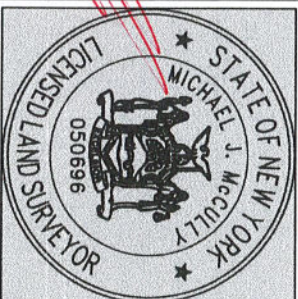
Michael J. McCully
Land Surveying PLLC

5875 Fieldstone Drive
Casenova New York 13035
Phone : (315) 815-5034

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 is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Any copies of the original of this survey measured 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 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.

Notes/References:

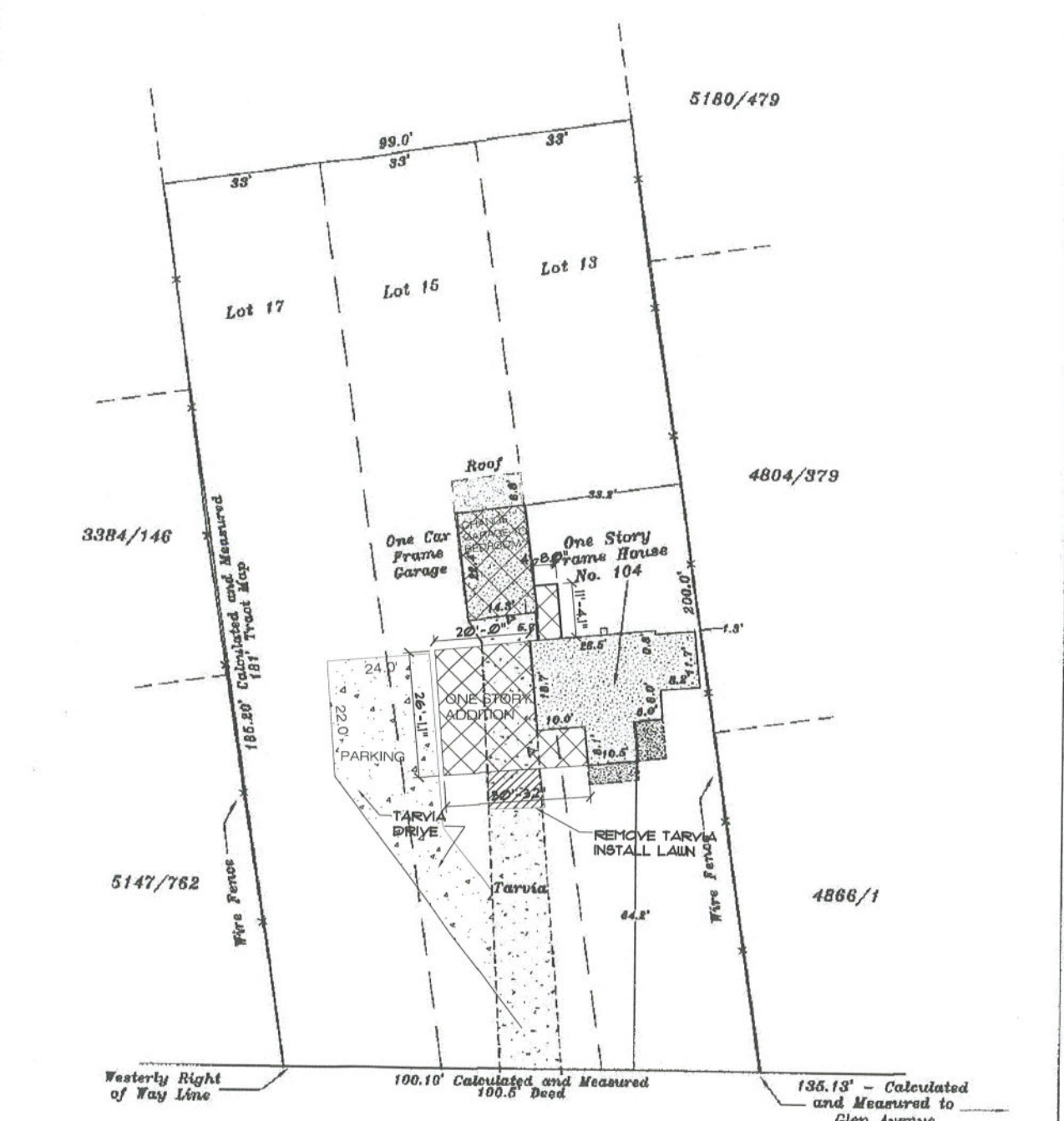
- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjover information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 13A Area = 19067.62 Sq. Ft.
- *Parcel(s) Owner : Stephan Pollard.
- *Parcel Tax Id 71-9-8.1.

Final Resubdivision Map on Lots 13, 15 and 17, Block Two of Robertson Tract, Map# 459, New Lot 13A.

Known as No. 104 Otto Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 30'

Date(s): 02-03-21



Otto Street



THOMAS J. DITULLIO
ARCHITECT
 237 Whittier Ave. Syracuse, N.Y. 13204
 Phone 315-427-6937
 Email: thomasditullio@aol.com

5417 CORP.
ADDITION & ALTERATIONS
104 OTTO STREET
SYRACUSE, NY

DRN BY:
 T DITULLIO
 SCALE:
 AS NOTED

DATE:
 10/24/20

REV.
 11/2/20

S-1

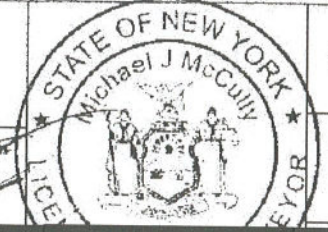
JOB NO. 2021

PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

Abstract: Salt City Abstract Corp., March 10, 2020, #2861600.

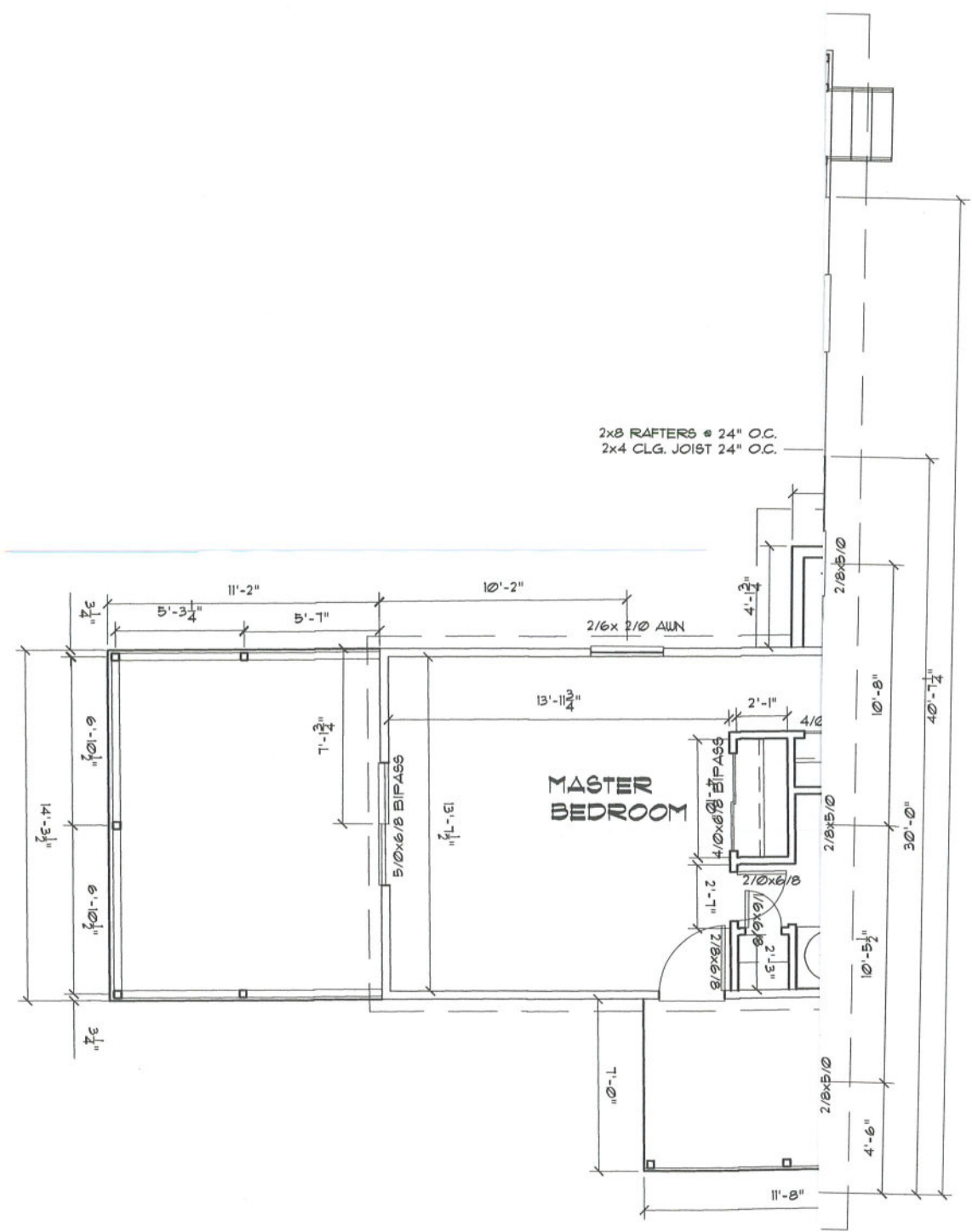
Michael J. McCully
 Land Surveying PLLC
 5875 Meldons Drive
 Cazenovia New York 13035
 Phone : (315) 440-6096



Location Survey on Lots 13, 15
 and 17, Block Two of Robertson
 Tract. Map# 459.

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

Known as No. 104 Otto Street,
 City of Syracuse, County of
 Onondaga, State of New York.



THOMAS J. DITULLIO
ARCHITECT
 237 Whittier Ave. Syracuse, N.Y. 13204
 Phone 315-427-1637
 Email: thomasjditulio@aol.com

5417 CORP.
ADDITION & ALTERATIONS
104 OTTO STREET
SYRACUSE, NY

DRN BY:
 T DITULLIO
 SCALE:
 AS NOTED

DATE:
 10/24/20

REV.

A-1
 JOB NO. 2021

Thomas J. DiTullio

A r c h i t e c t

January 19,2021

Melissa Sanfilippo
Planner I, Syracuse Zoning Administration
201 East Washington Street
Syracuse NY 13202

Re: 104 Otto Street Syracuse

Ms. Sanfilippo,

Please find included the required document for subdivision of the lot addressed above. This property a single-family residence that the owner is renovating and constructing a 1 story addition. This lot subject to the re-subdivision was a land bank of Syracuse sale, the survey by Michael J. McCully NYS land surveyor on March 31, 2020, note the parcel is currently note as one lot. The owner desires this to stay as one lot is there additional action to be performed? Please let me know if you require additional information.

If you have any questions, please feel free to contact me.

Best regards.



Thomas DiTullio, R.A.

Cc file