

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: 6/17/21 Case: R-21-39 Zoning District: P1D

**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>University Heights Block 379</u>	<u>2</u>	<u>+/- 7 acres</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>113-19 Euclid Avenue</u>	<u>050.-05-06.0</u>	<u>Syracuse University</u>	<u>1971, 1938</u>
2) <u>123 College Pl. to Comstock Av</u>	<u>050.-05-09.1</u>	<u>Syracuse University</u>	<u>varies over</u>
3) _____	_____	_____	<u>past 40 years</u>
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) Project Plan Review      2) \_\_\_\_\_      3) \_\_\_\_\_

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

<input checked="" type="checkbox"/> Demolition (full and partial):	<u>Per Construction Drawings</u>
<input checked="" type="checkbox"/> New Construction:	<u>Per Construction Drawings</u>
<input checked="" type="checkbox"/> Façade (Exterior) Alterations:	<u>Per Construction Drawings</u>
<input checked="" type="checkbox"/> Site Changes:	<u>Per Construction Drawings</u>

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

Project Name:	<u>Syracuse University</u>
Current Land Use(s):	<u>same as current</u>
Proposed Land Use(s):	<u>same as current</u>
Number of Dwelling Units:	<u>n/a</u>
Days and Hours of Operation:	<u>same as current</u>
Number of Onsite Parking Spaces:	<u>same as current</u>

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

See cover letter.

**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.**

Syracuse University

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
1320 Jamesville Ave.		Syracuse	NY	13244	315-443-1533
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Jennifer C. Buzee</i>					Date: 06/11/2021

<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)**

<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>

**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>



University Place



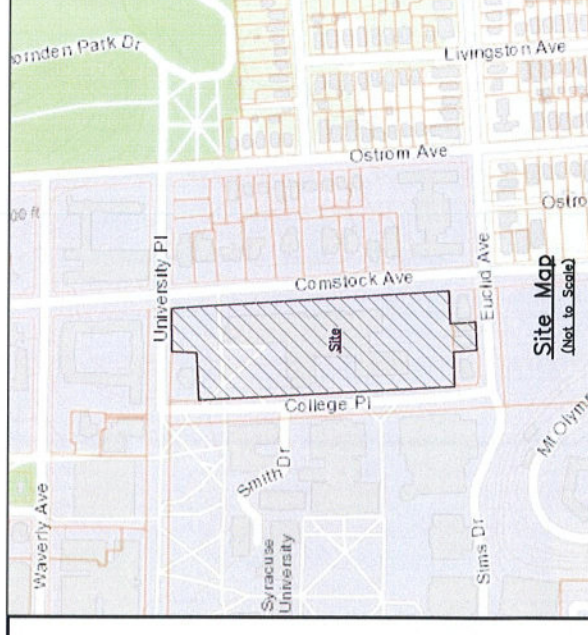
Phi Epsilon Trust  
of Syracuse University  
(New or Formerly)  
Liber 200 / Page 74

Area = 7.052± Acres  
Syracuse University  
Registered Owner  
structure and utility on this lot  
not shown  
Block 379  
Lot 1-B  
known as #123 College Place

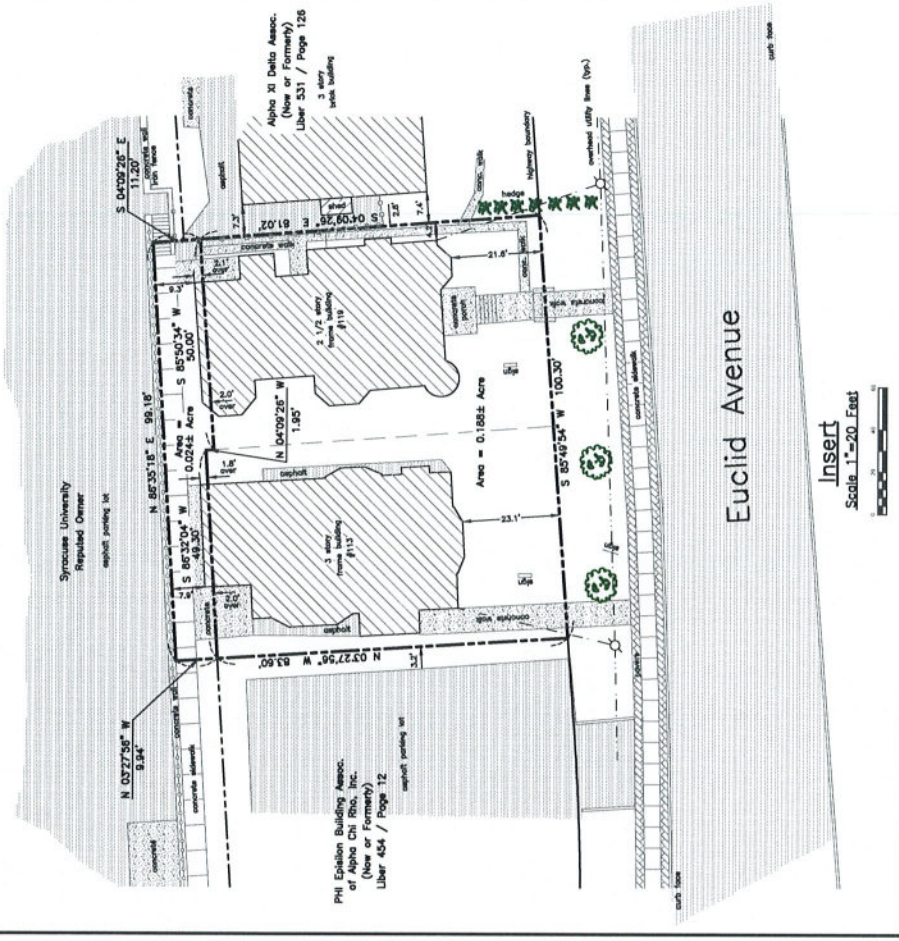
College Place

Comstock Avenue

S 04°19'50" E 967.96'



Site Map  
(Not to Scale)



Euclid Avenue

Insert  
Scale 1"=20 Feet



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP OF SECTION 700A, SUBDIVISION 2 OF THE NEW YORK STATE SURVEY MAPS IS A VIOLATION OF THE SURVEY MAPS ACT. THE ORIGINAL PREPARER IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY MAPS. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS, OR SURVEY POINTS PREPARED BY OTHERS.

MAP BY: BPM  
CHECKED BY: RM

**Map References:**

- 1) "Resubdivision of Lot 1-A, Lots B, 15, 20, 18" City of Syracuse, Onondaga County, N.Y. by Stephen Sehrt, L.S. dated December 14, 2006 Filed in the Onondaga County Clerk's Office on March 15, 2007 as Map #10625
- 2) "Syracuse University, Block 379" N.Y. by Joseph L. Phillips, dated December 22, 1985 Filed in the Onondaga County Clerk's Office on July 14, 1987 as Map #6630

was made from an actual field survey dated June 16, 2021 and that both map and survey are correct.  
*Frederick W. Myers Jr.*  
Frederick W. Myers Jr., L.S. #649229

**Deed Reference:**

- 1) Home Realty Holding Co., Inc.  
Syracuse University  
Deed dated July 25, 1938  
Filed in the Onondaga County Clerk's Office on July 26, 1938 in Liber 873 of Deeds at Page 513
- 2) PI of PHI SIGMA SIGMA, INC.  
Syracuse University  
Warranty Deed dated May 2, 1969  
Filed in the Onondaga County Clerk's Office on May 13, 1969 in Liber 2403 of Deeds at Page 400

Legend:  
utility pole  
10" Sycamore (typ)

Scale 1"=40 Feet

File No. 21-73-1

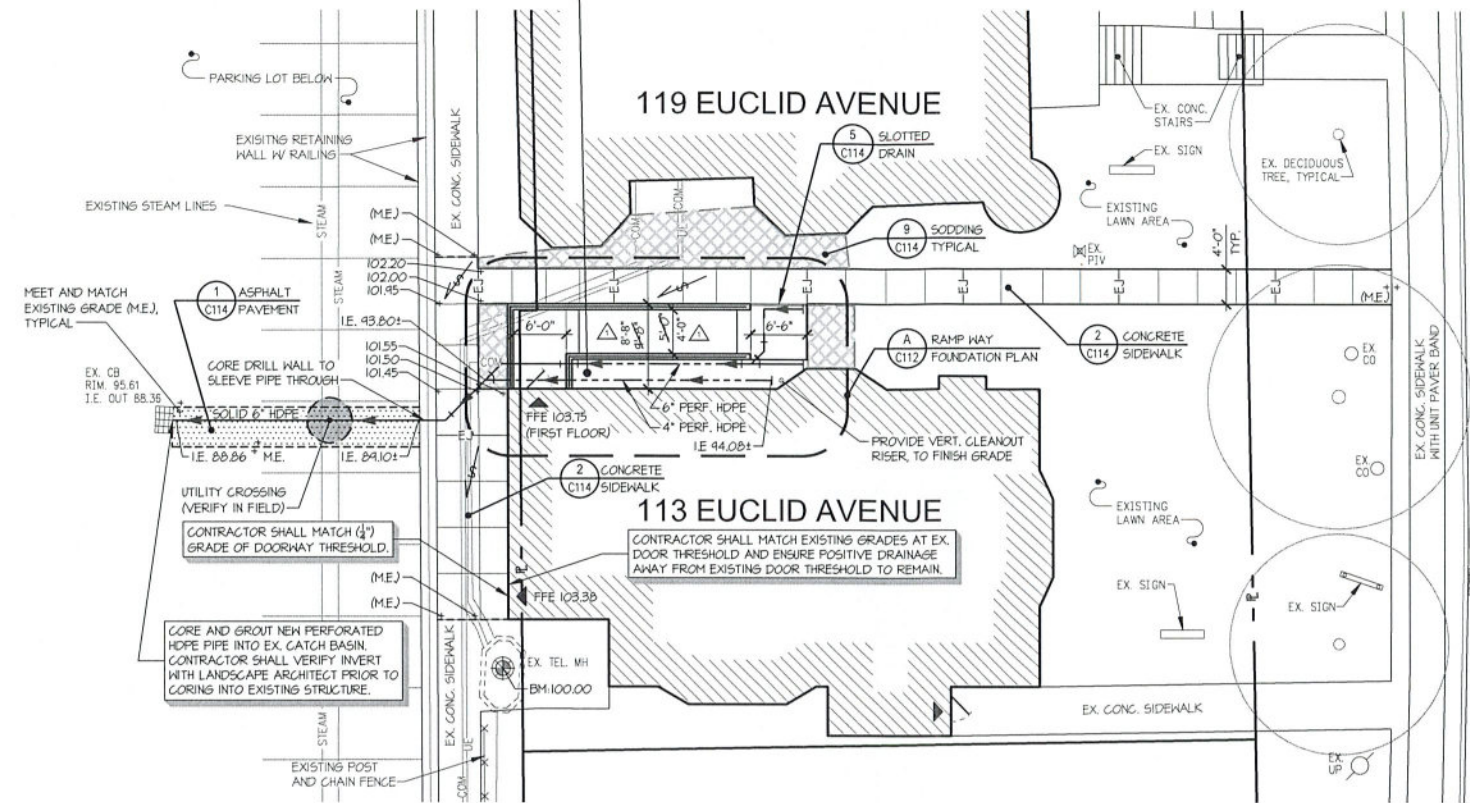


Resubdivision Lot 1-B  
Lands of  
Syracuse University  
City of Syracuse - Onondaga County  
State of New York

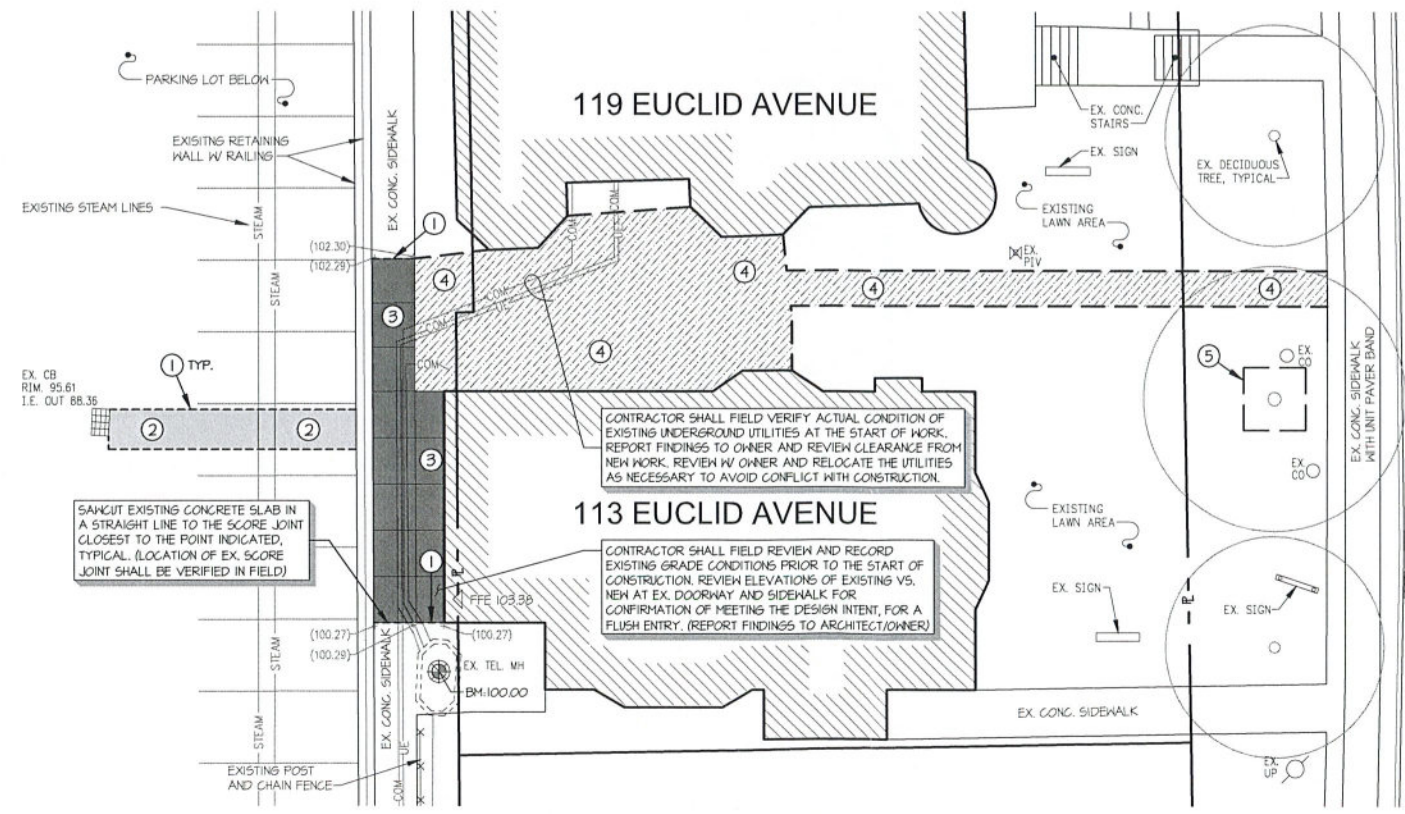
Date of Drawing  
6/16/2021

Myers and Associates, P.C.  
127 South Peterboro Street  
Canastota, New York 13032  
Telephone: (315) 897-2681 Fax: (315) 897-5632

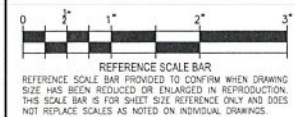
STONE MULCH (4" COURSE OF WASHED ROUND NO. 2 GRAVEL) SHALL BE PROVIDED FOR THE ENTIRE BED AREA BETWEEN THE WEST BUILDING FACE AND RAMP CHEEKWALL & LOWER LANDING SLAB, AS DEPICTED ON SECTION 1/C113



**OVERALL SITE PLAN**  
SCALE: 1" = 10'-0"



**OVERALL SITE DEMOLITION PLAN**  
SCALE: 1" = 10'-0"



**LIST OF ABBREVIATIONS**

ALT. .... ALTERNATE	MAX. .... MAXIMUM
APPROX. .... APPROXIMATELY	M.E. .... MATCH EXISTING
ASPH. .... ASPHALT	MAN. .... MANHOLE
B.F.E. .... BOTTOM OF FOOTING ELEV.	MIN. .... MINIMUM
CB. .... CATCH BASIN	N.T.S. .... NOT TO SCALE
CL. .... CENTERLINE	O.C. .... ON CENTER
CO. .... CLEANOUT	PERF. .... PERFORATED
CONC. .... CONCRETE	PSI .... POUNDS PER SQUARE INCH
Ø, OR Ø. .... DIAMETER	R. .... RADIUS
DI. .... DROP INLET	SECT. .... SECTION
DWG. .... DRAWING	SF. .... SQUARE FEET
DWG. .... DRAWINGS	SIM. .... SIMILAR
EA. .... EACH	SPEC'S .... SPECIFICATIONS
ELEC. .... ELECTRIC	SQ. .... SQUARE
ELEV. .... ELEVATION	STRUCT. .... STRUCTURAL
EX. OR EX. .... EXISTING	T.F.E. .... TOP OF FOOTING ELEVATION
FNDN. .... FOUNDATION	T.C. .... TOP OF CURB
FTS. .... FOOTING	TYP. .... TYPICAL
GALV. .... GALVANIZED	UD. .... UNDERDRAIN
I.E. .... INVERT ELEVATION	UNO. .... UNLESS NOTED OTHERWISE
INFO. .... INFORMATION	VIF. .... VERIFY IN FIELD

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
+ (100.50)	+ 100.50	SPOT ELEVATION (FINISH GRADE)
→	→	DIRECTION OF SURFACE FLOW
—	—	PROPERTY LINE
BM	BM	BENCH MARK
—	P.O.B.	POINT OF BEGINNING
—	—	UNDERGROUND COMMUNICATION
—	—	UNDERGROUND ELECTRIC
—	—	STORM PIPE
—	—	POWER POLE
—	—	SIGN
—	—	FENCE
—	—	UTILITY STRUCTURES
—	—	TREE / VEGETATION

**DEMOLITION NOTES**

1. PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY TO MINIMIZE EROSION THROUGHOUT CONTRACT PERIOD.
2. SAWCUT CONCRETE PAVEMENT AT NEAREST SCORE JOINT OR SAWCUT ASPHALT IN A NEAT STRAIGHT LINE.
3. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES WITH OWNER PRIOR TO THE START OF CONSTRUCTION. CONTACT DIS SAFELY NEW YORK (811) ACCORDINGLY AND AS REQUIRED FOR UTILITY MARKOUT.

**DEMOLITION LEGEND**

---	1	SAW CUT PAVEMENT (IN A NEAT, STRAIGHT LINE).
■	2	REMOVE ASPHALT PAVEMENT.
■	3	REMOVE CONCRETE PAVEMENT.
■	4	REMOVE EXISTING LAWN.
□	5	TREE PROTECTION FENCE.

**Klepper, Hahn & Hyatt**  
STRUCTURAL ENGINEERING  
LANDSCAPE ARCHITECTURE  
BUILDING ENVELOPE SYSTEMS  
MEMBER # 120885

**Peterson Guadagnolo**  
Consulting Engineers PC  
476 East Brighton Avenue  
Syracuse, New York 13210-4144  
Telephone: (315) 476-8311  
email: email@pgengr.com



**James A. Palumbo**  
NYS RLA LICENSE # 001816

No.	5/20/21
Date	5/20/21
Revision	REVISED PER COMMENTS

**OVERALL SITE PLANS**  
**SYRACUSE UNIVERSITY**  
113 & 119 EUCLID AVE ELEVATORS

Scale	AS SHOWN
Date	04/16/21
Drawn	ADG
Checked	JP

Project No. SU# 21124-102803, 21084-102804  
Drawing No. **C111**  
SHEET 11 OF 35

CONFORM TO INDICATED DIMENSIONS RATHER THAN DIMENSIONS SCALED FROM DRAWING. GRAPHIC SCALE PROVIDED HEREIN FOR GENERAL INFORMATION AND TO CONFIRM WHEN DRAWING SIZE HAS BEEN REDUCED OR INCREASED IN REPRODUCTION.



June 14, 2021

Ms. Heather Lamendola  
Zoning Administrator  
City of Syracuse  
Office of Zoning Administration  
City Hall Commons, Room 500  
201 E. Washington Street  
Syracuse, New York 13202

**Re: Syracuse University - Resubdivision of Parcels - 113-19 Euclid Avenue  
(SU Project # 21124) - Resubdivision Application  
Tax Parcels #050.-05-06.0 (113-19 Euclid Avenue) and 050.-05-09.1 (123 College  
Place to Comstock)**

Dear Ms. Lamendola:

On behalf of Syracuse University ("SU"), please find enclosed a Resubdivision Application for 113-19 Euclid Avenue property ("113 Euclid Property"). The proposed renovation project at the 113 Euclid Property received Project Plan Review approval from the City Planning Commission at its June 7, 2021 meeting. A copy of the Project Plan Review application is attached as Exhibit A. The Planning Commission's written decision is expected soon.

The resubdivision application form is attached as Exhibit B. This resubdivision application is being submitted pursuant to our commitment and the Planning Commission's requirement. The purpose of the resubdivision application is to move the northerly lot line of the 113-19 Euclid Avenue slightly north to assure that the proposed ADA-compliant ramp does not extend across an established tax parcel line. No new lots are being created. Notwithstanding that, because the tax parcel to the north (#050-05-09.10) exceeds the 10,000 square feet cap on "lot alterations," we have characterized this as a resubdivision. If you believe it should properly be characterized as a "lot alteration," we have no objection.

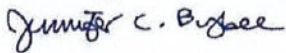
Moreover, we are also proposing to move the northerly lot line behind the easterly building (also known as 119 Euclid Avenue), even though there is an existing variance (V-86-43) authorizing that building to extend across the tax parcel line there. We believe that doing so will simplify any future issues or concerns regarding this issue.

The survey is attached as Exhibit C. It shows the existing and proposed lot lines. As you can see, we are proposing to move the 113-19 Euclid Property northerly line a distance between 8 feet and 11 feet along its entire width. The area is  $\pm 1,062$  square feet (or  $\pm 0.024$  acres). The area and size of 123 College Place to Comstock will decrease accordingly. The new lot line generally will be located along the southerly edge of the existing concrete wall to the rear/the north of the 113-19 Euclid Property (and northerly of the SU-owned sidewalk there).

The resubdivision constitutes a Type II action under SEQRA (thus not requiring SEQRA review) because it entails the “granting of individual ... lot line ... adjustments” in accordance with 6 NYCRR 617.5(c)(16). In any event, in its review of the Project Plan Review for this project, the Planning Commission has already adopted a determination of no significant environmental impacts.

We believe this constitutes all the information required pursuant to the application. If you believe something more or different is needed, please let us know as soon as possible. We respectfully request that this be placed on the agenda of the next City Planning Commission meeting. Please contact me at [443-1533](tel:443-1533)/[jchampa@syr.edu](mailto:jchampa@syr.edu) if you have any questions.

Sincerely,



Jennifer Champa Bybee  
Assistant Director for Campus Planning

Enclosures:

1. Project Plan Review Application dated May 28, 2021 - Exhibit A
2. Resubdivision Application Form - Exhibit B
3. Survey - Exhibit C

pc: P. Sala; J. Alfieri; G. Nugent; D. Warren; file