

For office use only:

District: _____

Filing Date: _____

Case #: _____

Resubdivision

Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

1102 Ballantyne Road & Shirley Drive, Syracuse, NY 13207

1106 Ballantyne Road, Syracuse, NY 13207

TAX MAP NUMBERS: (of each property involved)

Section: 073 Block: 03 Lot: 07.0

Section: _____ Block: _____ Lot: _____

Section: 073 Block: 03 Lot: 08.0

Section: _____ Block: _____ Lot: _____

PROPERTY OWNER(S): (If more than one owner, attach additional pages)

NAME: Greater Syracuse Property Development Corporation

MAILING ADDRESS: 431 E. Fayette Street, Ste. 375, Syracuse NY

ZIP: 13202

DAYTIME PHONE: 315-422-2302

HOME PHONE: 315-437-1037

E-MAIL: kwright@syracuselandsbank.org

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.

(Complete only if a representative is involved with this application)

NAME: Tysha Martin

MAILING ADDRESS: 101 Gertrude Street

ZIP: 13203

TELEPHONE: 315.464-0159

E-MAIL tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

1102 Ballantyne Rd & Shirley Dr - Single Family Residential

1106 Ballantyne Road - Residential Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

1102 Ballantyne & Shirley - Single Family Residential with 1,168 sq. ft. living area

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

The applicant would like to expand their property for more greenspace for children to play as well as establish a driveway for off street parking.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

YES

NO

***NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.**

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 are 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 _____ 1/19/2021
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) _____
Date _____

Katelyn E. Wright, GSPDC

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

REQUIRED SUBMITTALS

- APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
- MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**
 - a. **7 COPIES** – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.
 - b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)
 - c. Must also contain a location map for the subject property.
 - d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

***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) _____

For office use only: District: [] Filing Date: [] Case #: []
 Resubdivision Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

1102 Ballantyne Road & Sherley Drive, Syracuse, NY 13207

1106 Ballantyne Road, Syracuse, NY 13207

TAX MAP NUMBERS: (of each property involved)

Section: 073 Block: 03 Lot: 07.0 Section: [] Block: [] Lot: []
Section: 073 Block: 03 Lot: 08.0 Section: [] Block: [] Lot: []

PROPERTY OWNER(S): (If more than one owner, attach additional pages)

NAME: Mr. Jan F. Nastri

MAILING ADDRESS: 2501 James Street, Syracuse, New York

ZIP: 13206 DAYTIME PHONE: 315-345-7169

HOME PHONE: 315-437-1037 E-MAIL: jannastri@yahoo.com

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.

(Complete only if a representative is involved with this application)

NAME: Tysha Martin

MAILING ADDRESS: 101 Gertrude Street

ZIP: 13203 TELEPHONE: 315.464-0159 E-MAIL: tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

1102 Ballantyne Rd & Sherley Dr - Single Family Residential

1106 Ballantyne Road - Residential Vacant Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

1102 Ballantyne & Sherley - Single Family Residential with 1,168 sq. ft. living area

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

The applicant would like to expand their property for more greenspace for children to play as well as establish a driveway for off street parking.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

YES NO

***NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.**

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 are correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

Jan F. Nastri 1-11-21
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative) Date
Jan F. Nastri 2501 James Street, Syracuse, NY 13206

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

REQUIRED SUBMITTALS

- APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
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- ONONDAGA COUNTY PLANNING BOARD
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- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

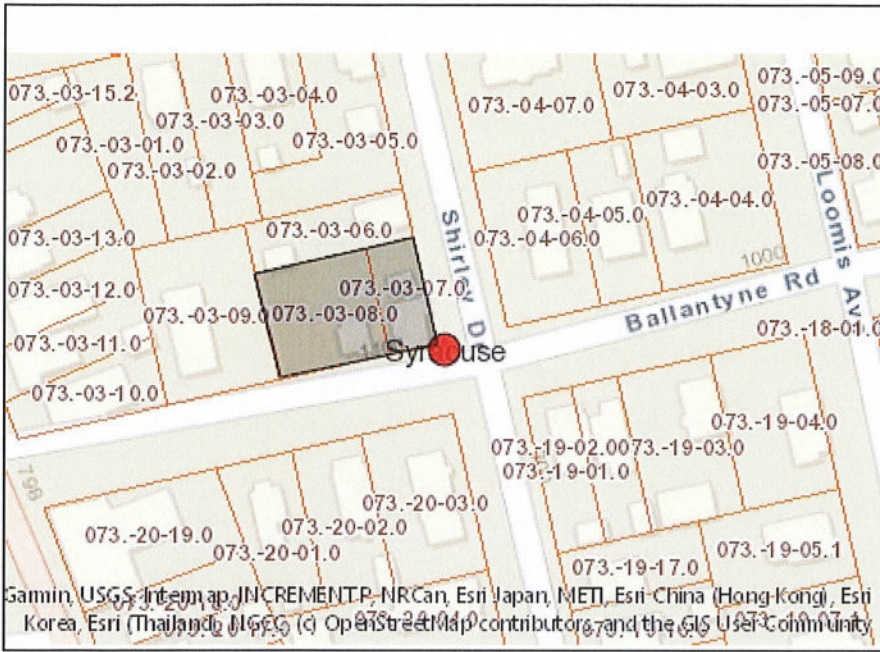
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 and a Single Family Residential				
Project Location (describe, and attach a location map): 1102 and 1106 Ballantyne Road between Shirley Drive and Valley Drive				
Brief Description of Proposed Action: The applicant intends to resubdivide the vacant parcel at 1106 Ballantyne Road with their property (single family residential) at 1102 Ballantyne Road. The applicant would like to utilize the lot for additional greenspace and improve the landscaping for recreation purposes. This fulfills part of the mission of the Land Bank by putting the property back into productive use. The property will return to the taxes rates, increase surrounding property values and improve the entire 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 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?		0.1947 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?		0.1947 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

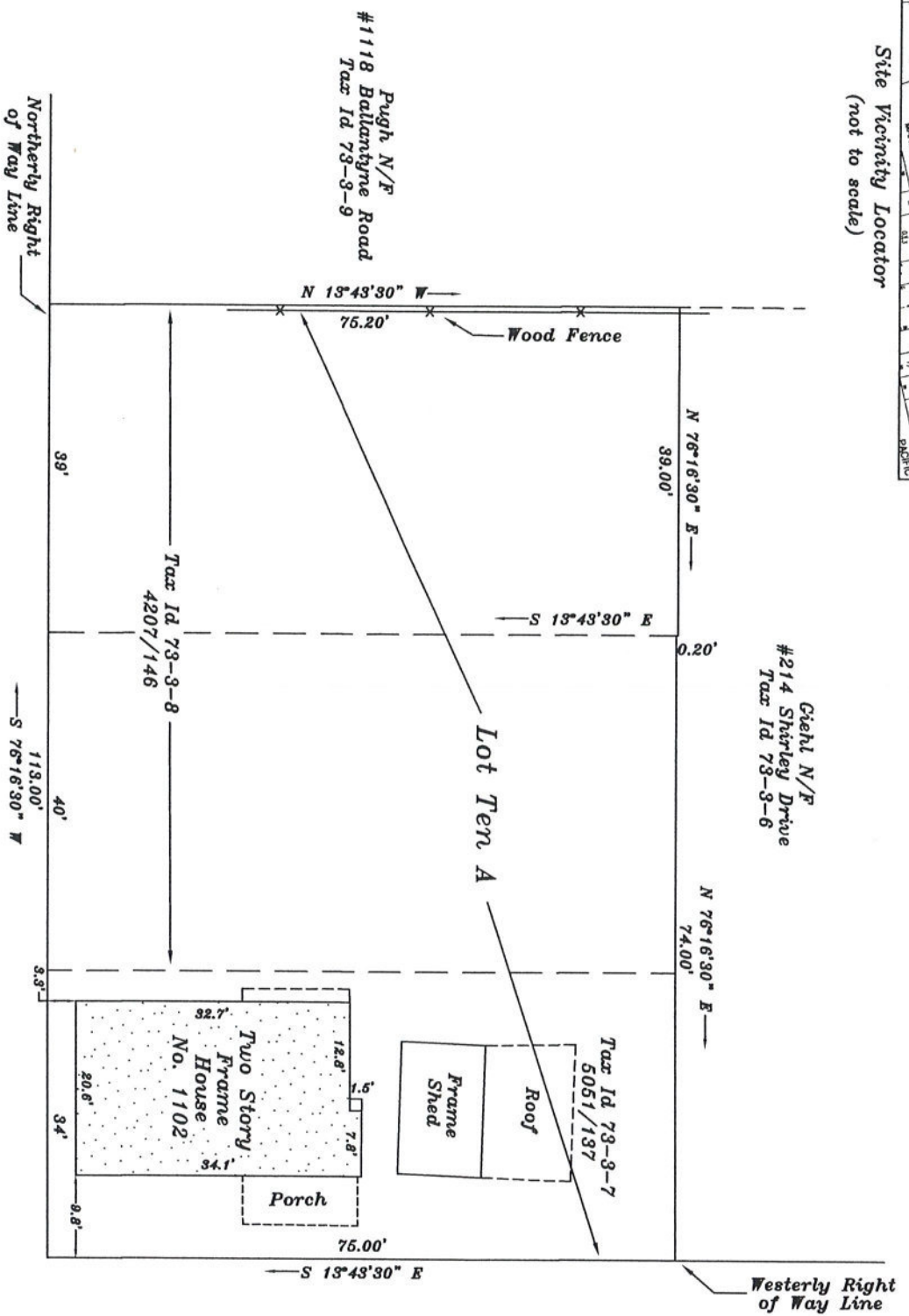
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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?	NO	YES
If 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)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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>Katelyn Wright</u> Date: <u>1/19/2021</u>		
Signature: <u><i>Katelyn Wright</i></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]	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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Ballantyne Road

(Open - 50' Wide)

Shirley Drive

(Open - 50' Wide)



Approvals

Abstract: Not Provided

Michael J. McCully
 Land Surveying PLLC

5875 Feldstone Drive
 Casenovia New York 13085
 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. Only copies from the original of this survey map 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.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for information only.
- *Subject parcel(s) has access to public utilities.
- *New Lot Ten A Area = 8482.80 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Jan Nasrati.

Proposed Only

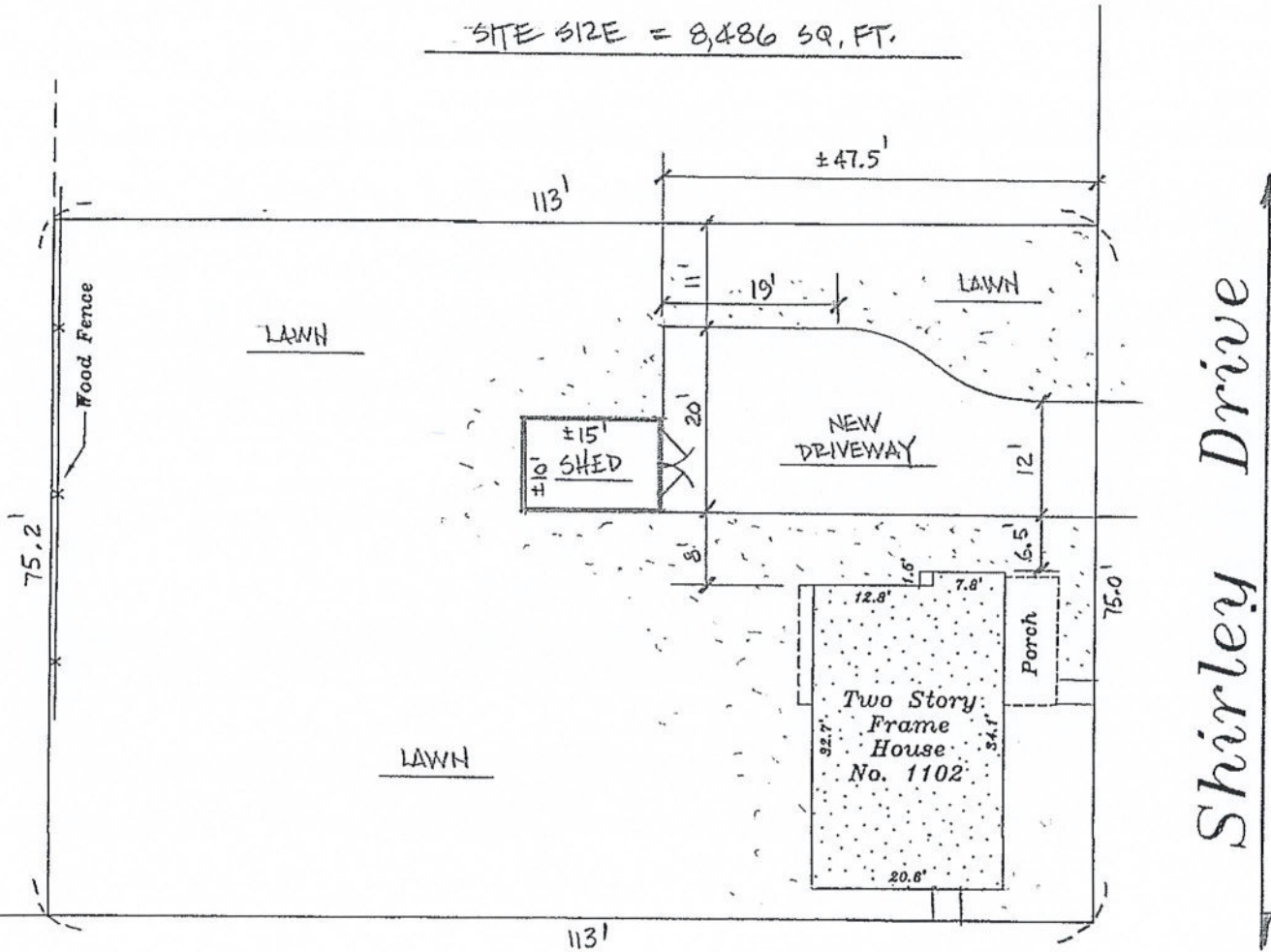
Proposed Resubdivision of Part of Lots Ten, 11 and 13, Block Two of Walnut Grove - Map# 535. To be New Lot Ten A.

Known as No. 1102 Ballantyne Road, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20'

Date(s): 01-10-21


SITE SIZE = 8,486 SQ. FT.



Ballantyne Road

PROPOSED
SITE PLAN



51	 ROBERT C. ABBOTT JR. ARCHITECT 2501 JAMES STREET • SUITE 100 SYRACUSE, N.Y. 13206 (315) 437-1037	DRAWING: SITE PLAN	DATE: 1/28/21	1102 SHIRLEY DRIVE SYRACUSE, N.Y.
		SCALE: 1" = 20'-0"	DRAWN BY: RCA	



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

January 28, 2021

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

Re: 1102 & 1106 Ballantyne Road Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 1102 & 1106 Ballantyne Road 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 Map

Following is the additional context relative to the subdivision of 1102 & 1106 Ballantyne Road:

In March of 2020, the Land Bank demolished a single-family dilapidated house at 1106 Ballantyne Road. The buildable vacant lot measures 79' x 75.' The Land Bank did reach out to both adjacent neighbors and both expressed interest in purchasing the lot. In an effort to keep two roughly equal lots and provide parking where there is currently none, the Land Bank would like to sell the lot to the owner of the single family house at 1102 Ballantyne Road. The resubdivision will provide more defensible space and increase the property value. 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,

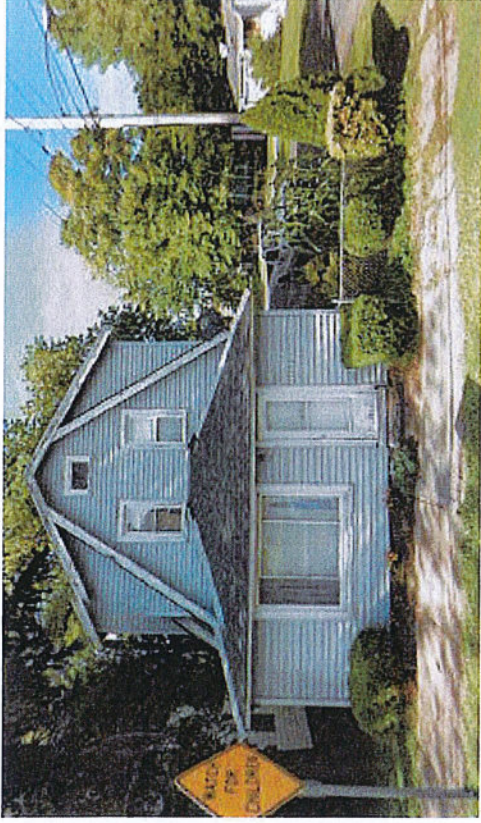
Tysha Martin
Program Director

Enclosures

Google Maps 1102 Ballantyne Rd



Imagery ©2021 Maxar Technologies, New York GIS, Map data ©2021 20 ft

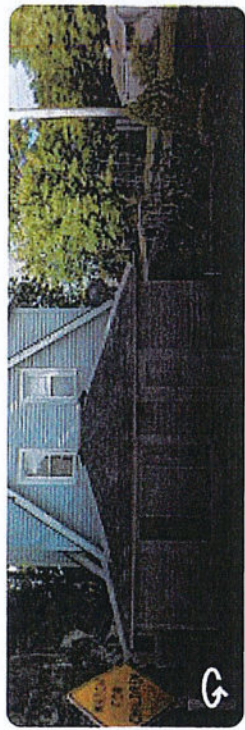


1102 Ballantyne Rd

Syracuse, NY 13207
Building

- 
 Directions
- 
 Save
- 
 Nearby
- 
 Send to your
phone
- 
 Share

Photos



Deacons, Cathy

From: Tysha Martin <tysha@nehda.org>
Sent: Thursday, January 28, 2021 4:46 PM
To: Zoning
Cc: Terri Lockett
Subject: Application for Resubdivision - 1102 & 1106 Ballantyne Road
Attachments: 1102 Ballantyne Architects Site Plan (Z).pdf; 1102 & 1106 Ballantyne Rd - Zng Applctns Signed 28Jan2021 (Z).pdf; 1102ballantyne - Survey 11x17 (Z).pdf; 1102 & 1106 Ballantyne-SEQR- 28Jan2021 (Z).pdf; 1102 & 1106 Ballantyne Rd Cvr Ltr & Aerial Map - 28Jan2021 (Z).pdf

Good Afternoon -

Please find attached an application for the resubdivision of 1102 & 1106 Ballantyne Rd. The following documents are included in this email:

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

Please feel free to contact me if you have any questions or require additional information. Our office is currently closed, so the best way to reach me is via e-mail or on my cell phone @ 315-399-3300.

Thank you and have a nice day!!!

Warm regards,

Tysha

Tysha Martin
Program Director
Northeast Hawley Development Association
101 Gertrude Street
Syracuse, New York 13203
P: (315) 425-1032
F: (315) 425-1089
www.nehda.org

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

Learn more at nehda.org