

## PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V- <u>18-02</u>
Tax map Section: <u>071</u> Block: <u>- 12</u> Lot: <u>029</u> Zoning District: <u>RA-1</u>	

1. Address of subject property: 313-315 Randolph Street, Syracuse NY

2. Year property was purchased by current owner: 2015

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Hasim Qelqi

Mailing Address: 313-15 Randolph St, Syracuse NY

Zip: 13205 Daytime phone number: home phone number: (518)852-1531

E-mail (alternate contact for additional information request): hasimqelqi@icloud.com

b. Contract purchaser(s) ☐, Lessee ☐, or Co-applicant ☐ (if applicable)**\*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.**

Name(s):

Mailing Address:

Zip: Home phone number: Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney ☐, Architect ☐, Contractor ☐, Other ☐  
(Only if involved in this application)

Name(s): Terri Luckett - Greater Syracuse Land Bank

Mailing Address: 431 East Fayette Street, Syracuse

Zip: 13202 Telephone number: 315-422-2301 x 18

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): 2 family

Proposed use and occupancy of property: 2 family

Current number of onsite (off-street) parking spaces: 2

Proposed number of onsite (off-street) parking spaces: 1

Days and hours of operation (for any business uses): n/a



Explain in detail what (if any) new additions or construction is proposed on the site: \_\_\_\_\_

Major renovation of vacant property has been completed

**Reason for request:**

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary. \_\_\_\_\_

See attached standards of proof

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

**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 make consideration of this application null and void**.

Hasim Qelqi \_\_\_\_\_ 11/27/17  
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

Hasim Qelqi

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).

7/28/09

SYRACUSE BOARD OF ZONING APPEALS  
CITY HALL COMMONS, ROOM 101  
201 EAST WASHINGTON STREET





OFFICE OF ZONING ADMINISTRATION

Stephanie A. Miner, Mayor

## REFERRAL COMMENTS

12/13/2017

Variance (Use): V-18-02

Address: 313-15 Randolph St, Syracuse, 13205

Hearing Date: 1/4/2018

Request:

Establish (maintain) a two family dwelling.

The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	12/06/2017	Richard DeMarzo	no concerns
DPW Commissioner - Zoning	Internal Review Complete	12/07/2017	Martin Davis	no issues
DPW Sewers - Zoning	Internal Review Complete	12/07/2017	Vinny Esposito	No sewer or drainage issues provided no site work is proposed.
DPW Sidewalks - Zoning	Internal Review Complete	12/06/2017	Chris Ettinger	no concerns
Eng. Design & Cons. - Zoning	Internal Review Complete	12/06/2017	Charles Davidson	No objections to proposed variance. Any future alterations in the ROW shall be submitted to the City for review and approval prior to construction.
City Engineer - Zoning	Internal Review Complete	12/07/2017	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....), or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.
Eng. Mapping - Zoning	Internal Review Complete	12/07/2017	Ray Wills	Provided the applicant can provide sufficient parking for a two family dwelling OUTSIDE of the ROW.



Mapping Division has no objection.

DPW - Transportation Planner	Internal Review Complete	12/06/2017	Neil Milcarek-Burke	Was a permit filled for the construction of the driveway? - the asphalt driveway is not dimensioned in the survey and is listed as a 'dirt drive'. - The photos included in the application show a parked vehicle in the ROW, it is unclear if enough space exists to park in the driveway legally.
DPW Traffic Control-Zoning	Internal Review Complete	12/05/2017	Jim French	no concerns
Water Engineering - Zoning	Pending	12/04/2017		



# 313-15 RANDOLPH STREET

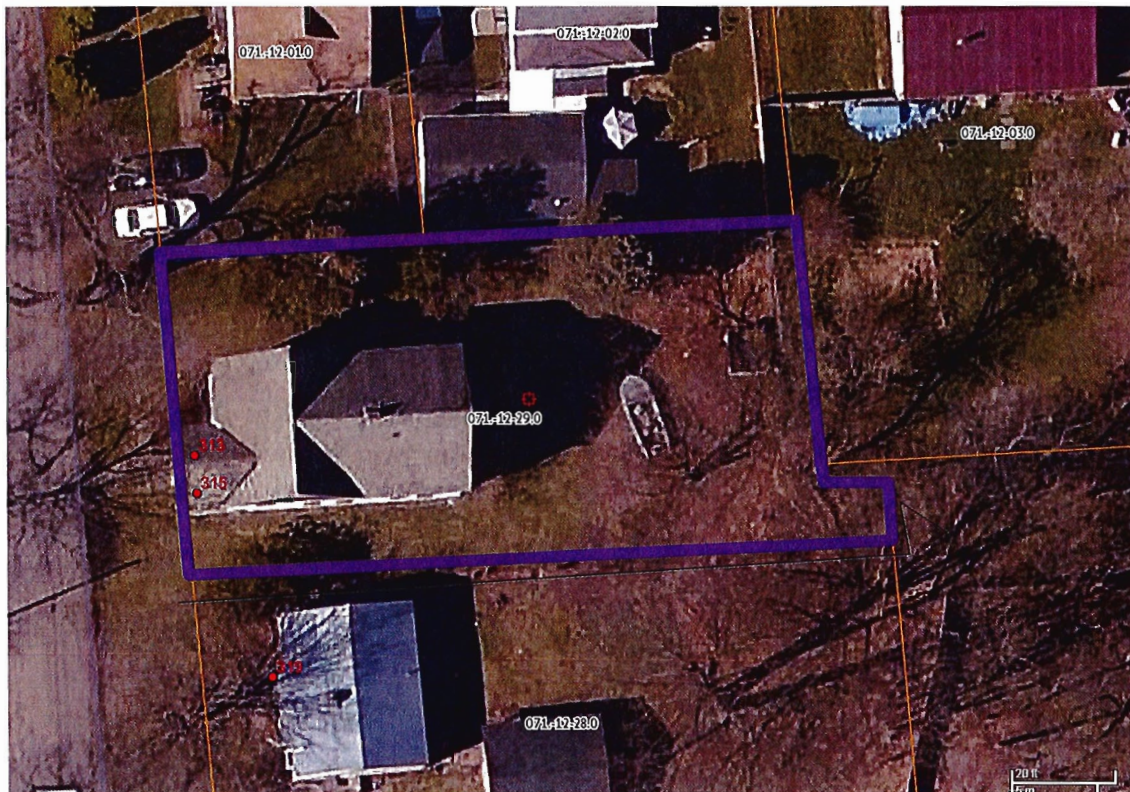
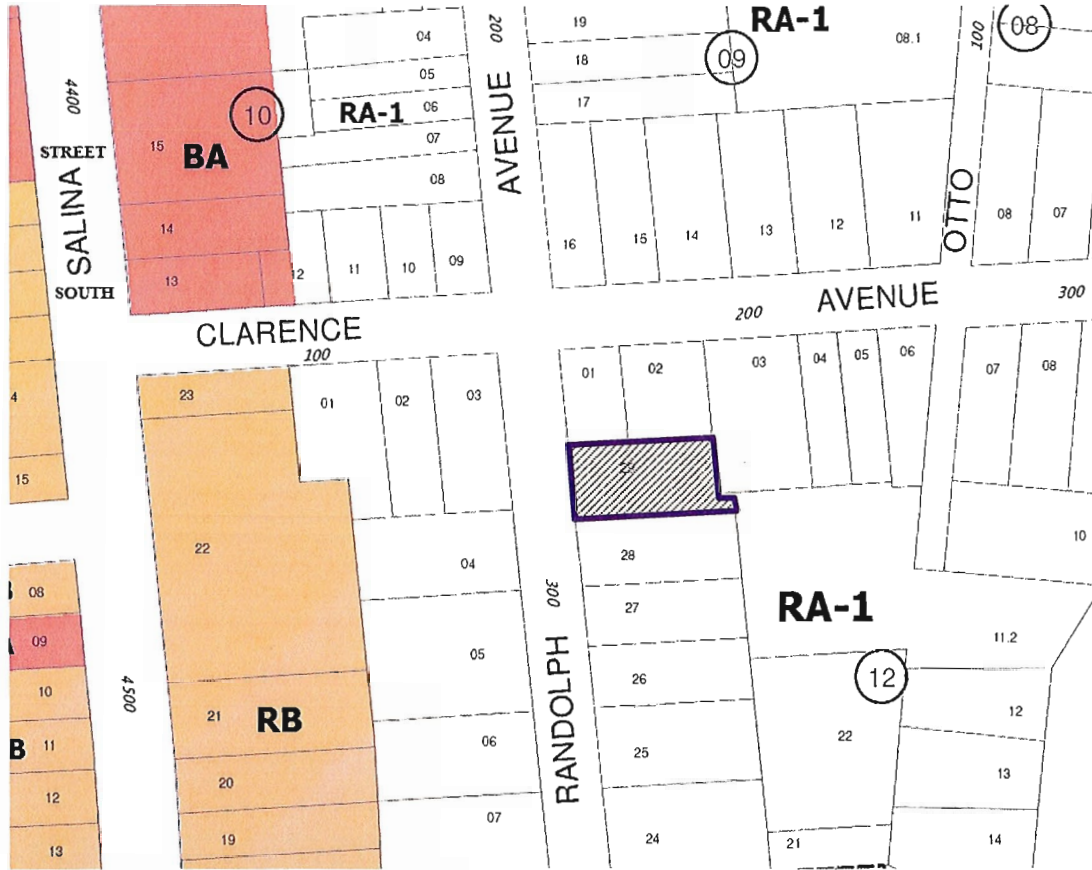
V-18-02





# 313-15 RANDOLPH STREET

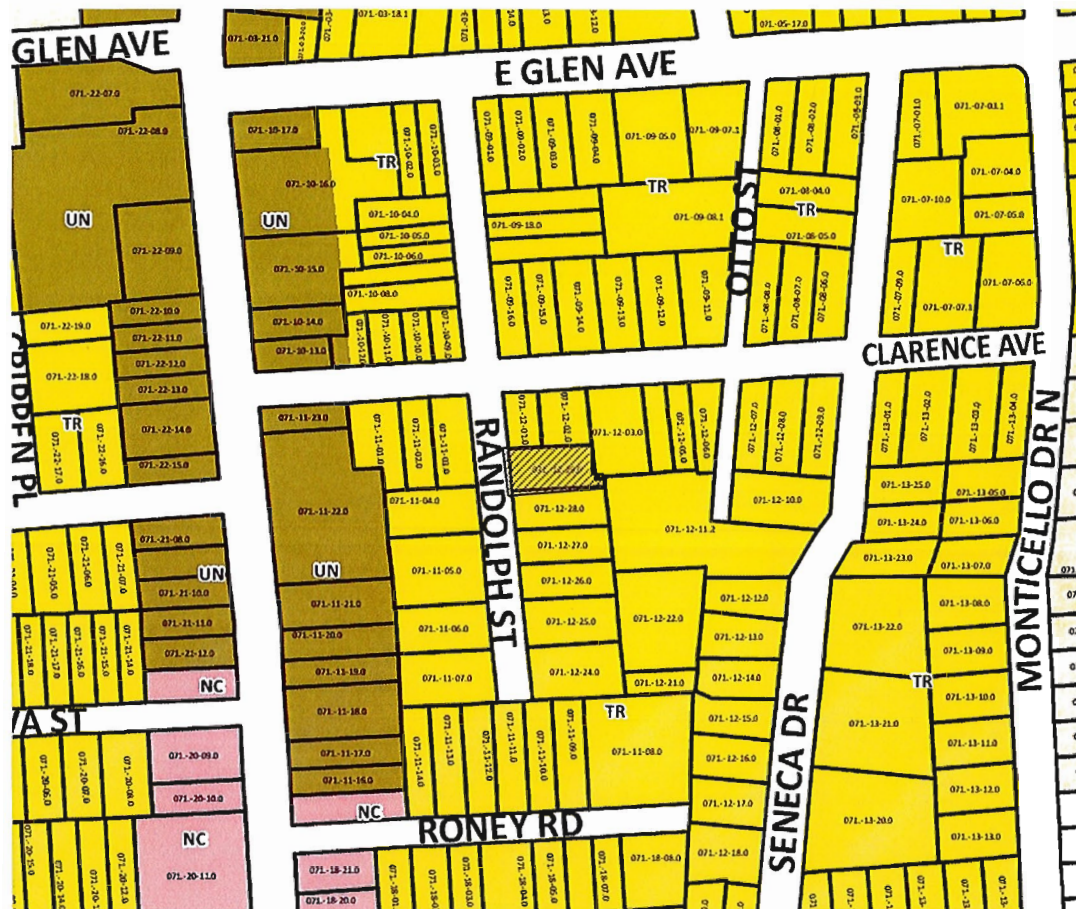
V-18-02





## 313-15 RANDOLPH STREET

V-18-02



### Traditional Residential (Single- and Two-Family)

These neighborhoods developed earlier in the streetcar era and include a mix of single- and two-family detached residences. The majority of housing in these areas was developed between the late-1800s and the 1920s. These typically have smaller setbacks, narrower lots, and more lot coverage than the “suburban” models that followed. Like the Streetcar Residential areas, garages are typically not attached and do not figure prominently on the primary elevation of the house. Building massing and windows are typically vertically oriented.

The two-story porch, so common throughout Syracuse, is a significant element throughout these neighborhoods. The most common are typically from the early 1900s and are built in a wide variety of styles including Colonial and Classical Revivals. Victorian-era neighborhoods, developed a few decades earlier, have different residential forms, although many of these include one-over-one, “flat-style” duplexes, as well. Many homes from this era were built as two-family homes, but larger Victorians have often been subdivided into multiple units.

These areas are typically tightly clustered around neighborhood commercial areas, which often form the spine of the neighborhood.



DIVISION OF CODE ENFORCEMENT  
201 E. WASHINGTON STREET — ROOM 101.  
SYRACUSE, NEW YORK 13202-1430

DENIAL OF PERMIT

REFERENCE ADDRESS 313-315 Randolph St

WARD NO. \_\_\_\_\_

OWNER Haim Deligi

OWNER'S ADDRESS 313 Randolph St

TELEPHONE \_\_\_\_\_

APPLICATION FOR PERMIT TO:

erect ( ) convert ( ) maintain ☒ operate ( )

2 Family Residence

DENIED UNDER ARTICLE (s) \_\_\_\_\_

of the zoning ordinance for the following reasons: RA-1 Zone

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> PLANS ATTACHED, APPROVED BY _____ | LOCATION OF REFERENCE ADDRESS: |
| ON _____   | ASSESSOR'S ATLAS               |
| <input type="checkbox"/> SURVEY ATTACHED                   | BOOK (S) NO. _____             |
| <input type="checkbox"/> ZONING REVIEWED BY _____          | PLATE (S) NO. _____            |
|  | PARCEL (S) NO. _____           |

DATE 11-28-17 SIGNATURE Paul L. Swistak



# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Hasim Qelqi			
Name of Action or Project: Use Variance to allow continued operation as a 2-family residential building			
Project Location (describe, and attach a location map): Randolph Street near Clarence Ave			
Brief Description of Proposed Action: A use variance is requested to allow the building to be used as it is currently configured a 2-family dwelling unit.			
Name of Applicant or Sponsor: Greater Syracuse Landbank / Hasim Qelqi		Telephone: 315-422-2301 x 18 E-Mail: tluckett@syracuselandbank.org	
Address: 431 East Fayette Street			
City/PO: Syracuse	State: NY	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 governmental Agency? If Yes, list agency(s) name and permit or approval: Requires C of A from the City of Syracuse in order for the lien to be released by the Greater Syracuse Land Bank		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.16 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input 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			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input 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	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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 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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<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"/> NO <input checked="" type="checkbox"/> YES		



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Hasim Qelqi</u> Date: <u>11/27/17</u> Signature: <u><i>Hasim Qelqi</i></u>		





November 27, 2017

Office of Zoning Administration  
City Hall Commons, Room 211  
201 E. Washington Street  
Syracuse, NY 13202

Re: Letter of Explanation for a Use Variance – 313-315 Randolph Street

Dear Sir/Madam,

313-15 Randolph Street is located within a Residential Class A-1 zoning district which only permits single family homes.

The property was constructed in 1900 as a 2-family residence. It operated lawfully under this configuration until the zone was changed in 1962 to R-A-1 from Residential Class A. It was abandoned by its owner and sat vacant from 2010 until the present time which caused it to lose its non-conforming use status. It was subsequently seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank in January 2015.

Mr. Qeliqi purchased the property from the Landbank in May 2015 before we realized there were so many non-conforming buildings in the City. We are now trying to address zoning issues upfront, before a purchase goes through. Mr. Qeliqi has completely renovated the house in its existing two-unit configuration with a dwelling unit downstairs for his immediate family and his mother occupying the unit upstairs. He was not aware that the property lost its grandfathering to operate lawfully under this configuration at the time he purchased the home.

As you will see in the attached application, we have examined the scenarios that would not require a variance. Because of the considerable sunk costs to rehabilitate the building as well as the size of the structure we have determined that unless granted a variance the current property owner will be unable to use the property to satisfy his family's housing needs and will be unable to sell a non-conforming property for an amount that will recapture the sunk costs.

To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Survey
- Site Plan
- Floor Plans (Existing)
- Standards of Proof for Area Variance
- Photographs



- Property Development Proposal
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

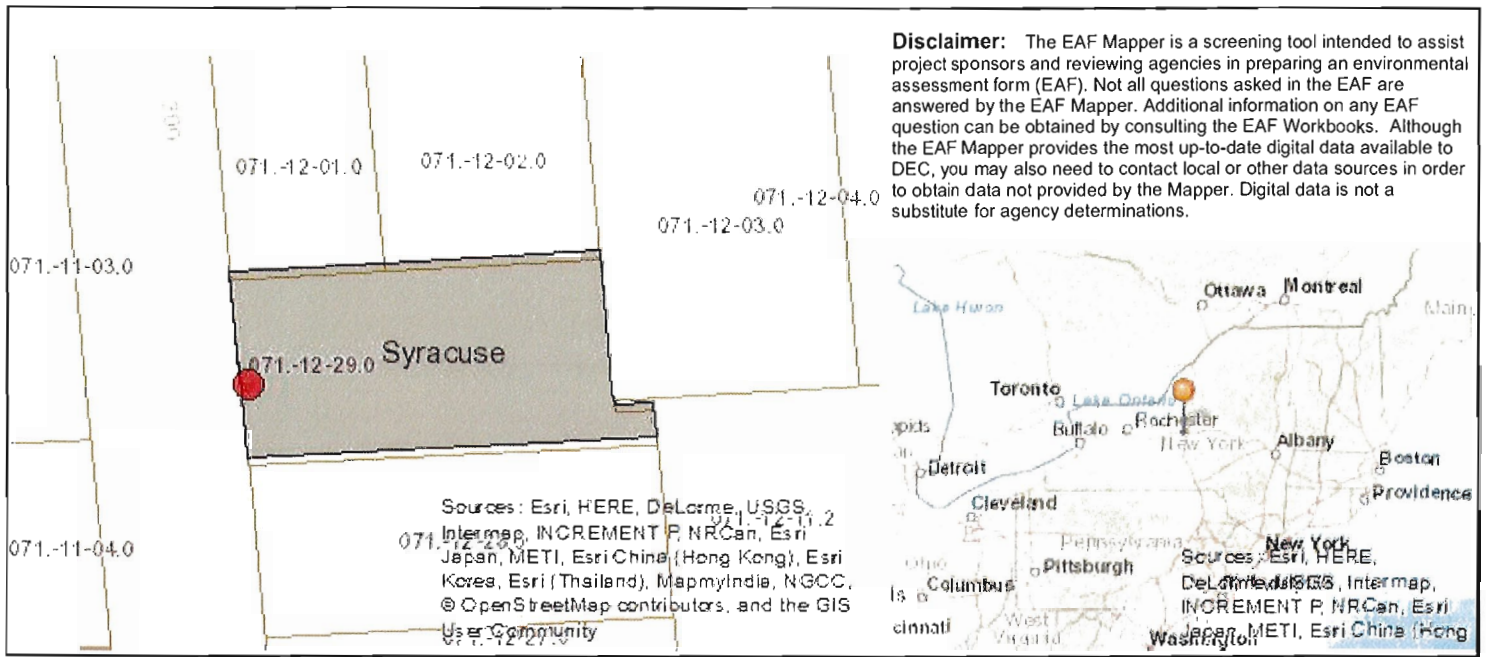
Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,



Katelyn Wright  
Executive Director





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**Standards of Proof for Use Variance**  
**313-315 Randolph Street**

**Reasonable Return**

Hasim Qelqi purchased 313-315 Randolph Street, a two-family structure, from the Greater Syracuse Landbank on 5/13/2015 with the intent to renovate the property as it was then-configured, a two-family dwelling unit. All renovations are now complete and Mr. Qelqi and his immediate family are living downstairs and his mother lives in the upper apartment. When renovations are completed, the Landbank requires the buyer to schedule an inspection with the City of Syracuse Code Enforcement Office and secure a Certificate of Adequacy. The property passed inspection but the issuance of the C of A was denied due to zoning issues. Unfortunately, Mr. Qelqi was not aware that the property was not legally allowed in an RA-1 zone prior to purchase.

The property owner has already invested over \$100,000 (including Empire Housing Grant \$48,000; Onondaga County/Community Development Lead \$28,000, and NYSERDA (Heating and Furnace grant) into the renovation of the property in its existing configuration. At this point, if a variance is not granted he would need to reconfigure the property as a single family home which does not meet the needs of his family. If he were to try and sell the property as-is, he could never recover the \$100,000 sunk costs in the current housing market. None of these options promises either a reasonable return or a suitable living environment for Mr. Qelqi and his extended family.

If the Landbank were to recapture the property for default on his Purchase Contract and Rehabilitation Enforcement Mortgage, it would need to find another buyer willing to purchase and reconfigure the home as a single-family. Alternatively, it would have to demolish the property. The estimated cost for demolition of the property is approximately \$25,000 plus costs associated with asbestos monitoring and water termination fees. If the Land Bank were forced to demolish the property these costs could never be recovered through the sale of the vacant lot to the adjoining neighbors. The lot is buildable but private investors are not attracted to new residential construction in the city of Syracuse and we believe that the land would remain vacant for the foreseeable future.

For these reasons, we believe that without the variance, neither Mr. Qelqi or the Land Bank will be able to realize a reasonable return on the property. Approval of this request will allow a homeowner and his mother to occupy this formerly vacant and dilapidated house. This is a desirable outcome for the City of Syracuse's tax base, the neighborhood and for the present homeowner.

**Unique Circumstances**

This property presents a unique circumstance that differs from other single-family properties in the 300 block of Randolph Street because it contains 2,250 square feet of living space. The other single-family homes on the street contain an average of 1,000 square feet.



## Essential Character of the Locality

While zoned RA-1, it should be noted that Randolph Street is made up of a mix of single, two and three-family dwellings. The map below indicates that 3 two-family structures are clustered together on this block of Randolph Street.

Allowing the variance will improve the neighborhood by redeveloping and reoccupying this formerly blighted and abandoned property. All external architectural features of the building have been maintained and are consistent with neighboring properties. A variance will not change the essential character of this street as we will not change the land use, architecture or occupancy type of the street. If the variance were not granted the home would likely become vacant for the foreseeable future.





### **Not Self Created**

According to Assessment records, this building was constructed in 1900 as a two-family residence. It operated legally with that status until 1962 when the zone was changed to R-A-1 from Residential Class A. At that point it was grandfathered with a non-conforming use status. The property had been vacant since 2010 and thus lost its non-conforming status.

The property has subsequently been seized by the City of Syracuse for back taxes and turned over to the Land Bank for redevelopment. Since the property was vacated by the prior owner and remained vacant allowing the nonconformity to expire, it could be said that the hardship is the result of the inaction of a prior irresponsible owner in the chain of title. It was not however the result of an action taken by either the Land Bank, by the City of Syracuse or by the current owner of the property. Of course, Mr. Qelqi and his Attorney should have performed the due diligence to uncover the need for a variance prior to the purchase of the property. Had this been discovered, the Land Bank would have filed for the use variance prior to the change in ownership.





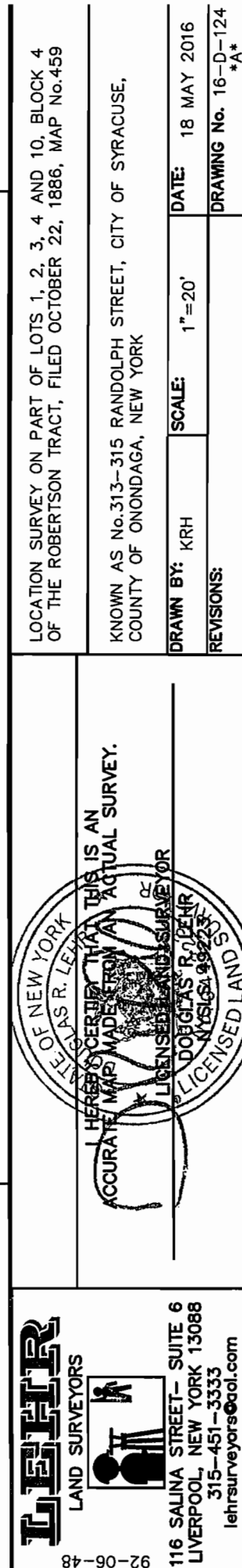


Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

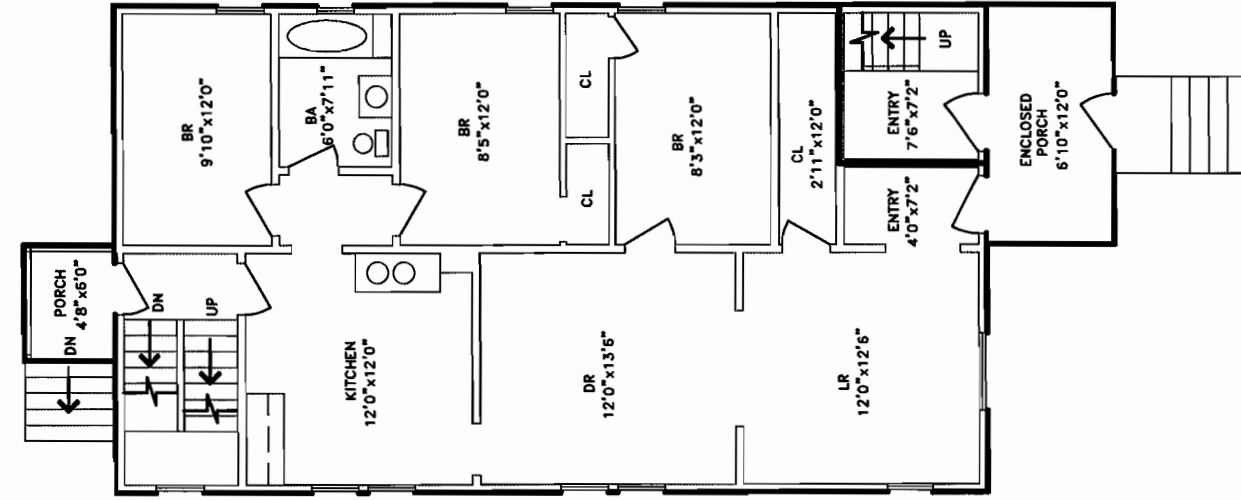
Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.

Survey prepared without the benefit of an abstract.

## Site Plan



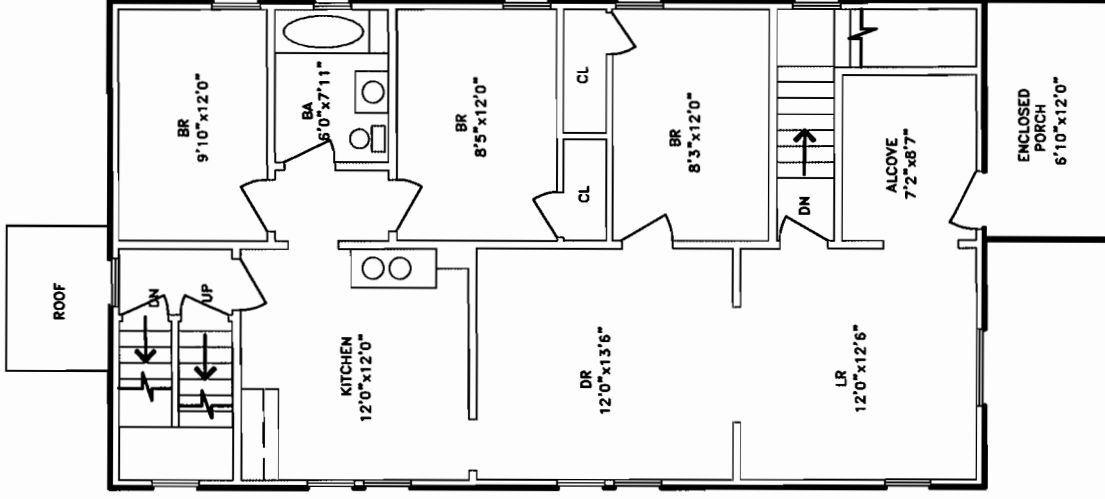




FIRST FLOOR

# EXISTING FLOOR PLANS

313 & 315 RANDOLPH STREET - SYRACUSE, NY 13205



SECOND FLOOR





## CONTRACT TO PURCHASE

This **CONTRACT TO PURCHASE** is entered into this 3 day of March, 2015 by and between **Greater Syracuse Property Development Corporation**, a New York not-for-profit corporation having an office for the transaction of business at 333 West Washington Street, Suite 130, Syracuse, New York 13202 ("Seller") and \_\_\_\_\_ of \_\_\_\_\_ Hasim Qeligi 2429 Fenner Rd ("Buyer").  
Cozzerova NY 13035

In consideration of the mutual covenants and promises hereinafter set forth, Buyer and Seller mutually covenant and agree as follows:

1. **PROPERTY.** Buyer agrees to buy and Seller agrees to sell that certain parcel of real property situate in the City of Syracuse, County of Onondaga, State of New York commonly known as 313-315 Randolph st. and being all of current City tax map parcel #, together with all improvements thereon and fixtures and articles of personal property now attached or appurtenant to the property and owned by Seller, together with all easements and rights-of-way, if any, benefitting or appurtenant thereto, and all right, title and interest of Seller in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining said real property (all of the foregoing real property, easements, rights-of-way, and right, title and interest are referred to herein together as the "Property").

\* 311500-071-000-0012-029-000-0000

In the event any personal property should be included, such shall be limited to whatever personal property is located at the Property and shall be transferred by Seller to Buyer by a quitclaim bill of sale and be subject to the "As Is" provision set forth below. In addition, Buyer shall be solely responsible for and shall hold Seller harmless as to the filing of any sales tax return and the payment of any sales tax in regard to such personal property. The terms of this provision shall survive Closing.

2. **PURCHASE PRICE.** The Purchase Price for the Property shall be \$ 7,000.00 payable as follows:

a) Deposit. \$ 1,000 shall be deposited with Seller's Agent and held in escrow until this Contract is accepted and executed by Seller, at which time it shall become part of the purchase price and held in accordance with the terms and conditions of this Contract. In the event Seller shall not accept and execute this Contract, the deposit shall be returned to Buyer.

b) Cash Balance. \$ 6,000 in cash or other good funds at Closing.

c) Financing. \$ N/A of the purchase price shall be obtained by Buyer, at Buyer's cost and expense, obtaining a mortgage loan upon such terms and conditions as are acceptable to Buyer. Buyer shall make good faith application for this financing within 3 days of the acceptance of this Contract by Seller. Buyer shall provide



Seller with evidence of written approval of this financing, or reasonably satisfactory proof of financial ability to close, within 14 days of the acceptance of this Contract by Seller or Seller may cancel this Contract at Seller's option by written notice as provided for herein. If, following a good faith application by Buyer, this financing cannot be obtained, as evidenced by a denial letter from a lender which regularly makes mortgage loans in the county where the Property is located, this Contract may be terminated by either party and the deposit shall be returned to Buyer.

3. **INSPECTIONS AND TESTS.** Buyer, at Buyer's sole cost and expense, may enter on the Property and make or cause to be made any inspections, tests or other desired evaluation of the Property ("Tests"), subject to the following:

a) Buyer shall give Seller at least 2 business day's written notice prior to initiating any such Tests; and

b) No Tests shall be initiated or conducted without the Seller approving the type, method, date and time of any Tests; and

c) All such Tests shall be completed within 10 days of the acceptance of this Contract by Seller.

Buyer agrees that any damage caused by Buyer, its agents or employees in the course of such entry shall be promptly repaired by Buyer at no cost whatever to Seller. Buyer shall indemnify and hold Seller harmless against any and all losses, expenses, claims or damages (including reasonable attorney's fees) caused by or resulting from Buyer's entry upon the Property, including, without limitation, claims for personal injury and damage to the Property.

In the event the results of such Tests are unsatisfactory to Buyer, then Buyer may, at Buyer's sole option, deem this Contract null and void and the Deposit shall be returned to Buyer. Buyer shall have 15 days from the date of acceptance of this Contract by Seller to deliver written notice, together with a copy of each such Test, to Seller of Buyer's election to so deem this Contract null and void. In the event Buyer shall not deliver such written notice, then Buyer shall be deemed to have waived any and all rights Buyer may have pursuant to this paragraph.

4. **ABSTRACTS, TAX SEARCHES AND SURVEY.** Seller is not responsible for and shall not deliver to Buyer an abstract of title, real property tax search or survey for the Property. Any abstract of title, property tax search, survey or other due diligence related to the Property shall be obtained by and at the sole cost and expense of the Buyer.

5. **TITLE AND DEED.** Buyer acknowledges that Seller obtained title to the Property following a municipal tax foreclosure proceeding and, as such, Seller makes no representations or warranties as to title to the Property other than Seller has not done or suffered anything whereby the Property has been encumbered in any way whatever.



Buyer shall have a period of 20 days from the date of acceptance of this Contract by Seller to examine and accept or reject title to the Property and deliver written notice to Seller of Buyer's election to reject title and deem this Contract null and void. In the event Buyer shall not deliver such written notice, then such failure shall be deemed an acceptance of title. At Closing, Seller shall transfer title to the Property to the Buyer by a Bargain and Sale Deed with a covenant against grantor's acts.

6. **IMPROVEMENT OF PROPERTY.** Buyer has agreed to improve, develop and use the Property as specified in a certain Property Purchase Application submitted by the Buyer to the Seller dated 3/3/15 attached hereto and made a part hereof as Exhibit A (the "Application"). Seller's obligations under this Contract are subject to Buyer executing and delivering a Development Enforcement Note and Mortgage in form acceptable to Seller, in its sole but reasonable discretion, to ensure Buyer fulfills its development and use commitments to the Seller pursuant to the Application.

7. **AS IS.** The Buyer acknowledges and agrees that the Buyer is purchasing the Property, any personal property and any and all improvements, buildings, fixtures and fittings belonging to or used in the operation of the Property and owned by Seller, **AS IS, WITH NO WARRANTIES OR REPRESENTATIONS WHATSOEVER, WHETHER SUCH ARE EXPRESS OR OTHERWISE; IMPLIED OR OTHERWISE; AS TO THE CONDITION, SUITABILITY OF USE, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PORTION OF SUCH, OR OTHERWISE.** The terms of this provision shall survive Closing.

8. **NEW YORK PROPERTY CONDITION DISCLOSURE ACT.** Seller is **exempt** from the New York Property Condition Disclosure Act (the "Act").

9. **AGRICULTURAL DISTRICT NOTICE.** The Property is not located within an Agricultural District. Notice pursuant to New York State Agriculture and Markets Law Section 310:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

10. **ELECTRICAL SERVICE SURCHARGE DISCLOSURE.** If a residential dwelling is the subject of this Contract, Seller and Buyer agree that Seller cannot warrant and



represent to Buyer that the Property does have utility electric service available to it, and is not subject to an electrical and/or gas utility surcharge. The terms of this provision shall survive Closing.

11. **LEAD BASED PAINT CONTINGENCY.** If a residential dwelling is the subject of this Contract and the residential dwelling was constructed prior to 1978, Buyer and Seller must complete, sign and attach a Lead Based Paint Contingency Addendum and Disclosure Form.

12. **CLOSING.** The Closing shall be held at the office of the attorney for Seller, or as otherwise agreed, on or before 4/17/2015, time being of the essence. In the event the estimated fair market of the Property as determined by Seller is in excess of \$100,000.00, Seller is required to provide 90 days advance written notice of the disposition of the Property to certain parties in accordance with New York Public Authorities Law §2897(6)(d). Such written notice shall be provided promptly after the execution of this agreement but under no circumstances shall closing occur until 90 days after the date of said notice.

13. **ADJUSTMENTS.** Prepaid or unpaid charges such as real property taxes, water rates and charges, rents, fuel oil and sewer taxes and rents shall be apportioned as of the date of Closing, with Seller being responsible for the apportioned costs attributable to the time period prior to Closing, and Buyer being responsible for the apportioned costs attributable to the time period subsequent to Closing. Buyer acknowledges that Seller is an exempt entity and pays no real property tax (other than special assessments and special ad valorem levies) and in accordance with Section 520 of the New York Real Property Tax Law the Property may become immediately subject to real property tax upon Closing.

14. **INSPECTION PRIOR TO CLOSING.** Buyer shall have the right of reasonable inspection of the Property immediately prior to Closing in order to verify that the condition of the Property is in substantially the same condition as it was in as of the date of this Contract, absent ordinary wear and tear.

15. **POSSESSION.** Sole and exclusive possession of the Property shall be delivered by Seller to Buyer at Closing.

16. **RECORDING EXPENSES.** Buyer shall pay at Closing all costs for recording the deed and any related transfer documents including the Real Property Transfer Report (RP-5217) and the Transfer Tax Return (TP-584). Buyer shall also pay any New York State transfer tax which may be due upon a sale of the Property.

17. **ASSIGNMENT.** Buyer may assign its interest in this Contract to a business entity wholly owned by Buyer. Otherwise, this Contract may not be assigned by Buyer without Seller's written consent. Buyer shall remain fully liable to Seller for the performance of this Contract, regardless of any such assignment.



18. **RISK OF LOSS.** The risk of loss or damage to the Property by fire or other causes until Closing shall remain with Seller.

19. **BROKER.** Seller and Buyer represent that neither has dealt with any broker in connection with this Contract other than Willow Brook Company. Seller shall be responsible for the payment of any real estate commission which may be due in accordance with a separate agreement with such broker. No realtor or broker commission shall be due and owing by Seller until Closing and passing of title by delivery of a deed by Seller to Buyer. This provision shall control regardless of the statements set forth in any Disclosure/Authorization Addendum executed in connection with this Contract.

20. **DEFAULT.** In the event Buyer defaults in its obligations under this Contract and fails to close and pay the Purchase Price, then the Deposit, together with accrued interest thereon, if any, shall be retained by the Seller and applied against Seller's damages for such default and Seller shall retain and be able to pursue all other equitable and legal remedies it may have as the result of Buyer's default hereunder. In the event Seller defaults in its obligations under this Contract and fails to close and deliver the Deed, Buyer may, at its option and as its sole and exclusive remedy, pursue either of the following remedies: (a) sue Seller for specific performance; or (b) terminate this Contract and obtain a return of the Deposit.

21. **MISCELLANEOUS.**

a) This Contract shall be interpreted and enforced in accordance with the laws of the State of New York.

b) Section heading are inserted for the convenience of the parties and may not be used as a means of interpreting this Contract.

c) This Contract shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, heirs, executors, administrators, successors and assigns.

d) All notices under this Contract shall be in writing and shall be served by personal service, or by certified or registered mail, return receipt requested. Notices by mail shall be addressed to each party at the address set forth in this Contract. Any party may notify the other parties of a different address to which notices shall be sent.

e) There are and were no verbal or written representations, agreements, or promises pertaining to the subject matter of this Contract not incorporated in writing in this Contract.

f) The waiver by any party hereof of any breach of any provision of this Contract shall not operate or be construed as a waiver of any subsequent breach.



g) The acceptance of the Deed by Buyer shall be deemed to be the full performance and discharge of every agreement and obligation on the part of Seller to be performed pursuant to the provisions of this Contract.

h) If any action, suit, arbitration or other proceeding is instituted to remedy, prevent or obtain relief from a default in the performance by Seller or Buyer of its obligations under this Contract, the prevailing party shall be entitled to recover all of such party's attorneys' fees incurred in each and every such action, suit, arbitration or other proceeding, including any and all appeals therefrom. As used in this paragraph, attorneys' fees shall be deemed to include the full and actual costs of any legal services actually performed in connection with the matters involved calculated on the basis of the usual fee charged by the attorney performing such services and shall not be limited to mean "reasonable attorneys' fees" as defined in any statute or rule of court.

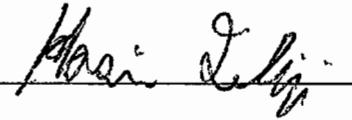
**IN WITNESS WHEREOF**, the Seller and Buyer have executed this Contract as of the date first above written.

**Greater Syracuse Property  
Development Corporation**

**Buyer:**

By:

  
Katelyn E. Wright  
Executive Director





**EXHIBIT A**  
**Property Purchase Application**





GREATER SYRACUSE  
LAND BANK

## Property Purchase Application

Submit completed Application with Purchase Contract to the broker with which the property is listed.

### Purchaser

Name: Hosim Odeh  
Address: 2429 Penner Rd  
(no PO Box) Cazenovia NY 13035  
Phone: (315) 870-0728  
Email: HosimO@gmail.com

### Indicate type of entity:

- ☐ Corporation Incorporated in what state: \_\_\_\_\_ Date incorporated: \_\_\_\_\_  
Authorized to do business in New York State? ☐ Yes ☐ No
- ☐ Partnership Indicate type of partnership: \_\_\_\_\_  
Number of general partners: \_\_\_\_\_ Number of limited partners: \_\_\_\_\_
- ☐ Not-for-Profit Incorporated in what state? \_\_\_\_\_ Date incorporated: \_\_\_\_\_
- ☐ Limited Liability Company Formed in what state: \_\_\_\_\_ Date formed: \_\_\_\_\_  
Authorized to do business in New York State? ☐ Yes ☐ No
- ☐ Sole Proprietorship Name of Sole Proprietor: \_\_\_\_\_
- ☒ Individual Person

Nonprofits and Corporations, attach Articles of Incorporation. LLCs, attach Articles of Organization.

Do you own any other properties in Onondaga County?

Yes ☐ No ☒

*If yes, attach list of properties.*

Do you have a personal or professional relationship with the Greater Syracuse Property Development Corporation, any of its directors, or employees?

Yes ☐ No ☒

Are there any outstanding judgments against you?

Yes ☐ No ☒

Have you filed for bankruptcy within the past 7 years?

Yes ☐ No ☒

Are you party to a lawsuit?

Yes ☐ No ☒

Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?

Yes ☐ No ☒

Have you owned property foreclosed on for tax-delinquency?

Yes ☐ No ☒

Have you or an immediate family member previously owned the property for which you are applying?

Yes ☐ No ☒

*If you answered yes to any of these questions, attach an explanation.*

Available Properties and Sales Programs are described at [www.syracuselandbank.org](http://www.syracuselandbank.org)





## GREATER SYRACUSE LAND BANK

### Property

Address(es) of the property you are interested in purchasing:

313-15 Randolph St. Syracuse, NY 13205

This is a: ~~Single-Family House~~  
Two

### Development/Management Plan

- |                        | Redevelopment  | Management   |
|------------------------|--|--|
| I plan to:             | <input checked="" type="checkbox"/> Renovate             | <input checked="" type="checkbox"/> Occupy this property as my primary residence |
| (Check all that apply) | <input checked="" type="checkbox"/> Occupy/Operate As-Is | <input type="checkbox"/> Occupy this property with my own business               |
|                        | <input type="checkbox"/> Demolish/Deconstruct            | <input type="checkbox"/> Operate this property as a rental                       |
|                        | <input type="checkbox"/> New Construction                | <input type="checkbox"/> Redevelop and re-sell to an owner occupant              |
|                        |  | <input type="checkbox"/> Redevelop and re-sell                                   |

**Redevelopment Plan:** Attach detailed work specifications and an itemized budget for all work to be completed. Ensure that these include the Land Bank's minimum energy upgrade standards, if applicable to your project. If proposing new construction, include schematic drawings. Include a brief description of the project, whether the applicant will undertake certain portions of the project or hire contractors, and an estimated timeline for completion. In addition, attach proof of financing available to complete the work proposed. Acceptable forms of proof of financing include:

Bank statement    Loan Pre-Qualification Letter  
Letter of Credit    Grant Award/Funding Commitment Letter

**Management Plan:** If the applicant plans to manage the property as a rental, attach a monthly income and expense budget for the property and a narrative description of your marketing plan, management procedures, standard lease agreement, and anticipated market served.

**Financial Ability to Maintain Property:** If the property is to be owner-occupied, provide documentation of current income (W2 or three recent pay stubs) and an estimate of anticipated mortgage, taxes, insurance, and maintenance costs.

**Applicants' Experience/Qualifications:** Unless the purchaser plans to occupy/operate the property in as-is condition, they must attach a narrative description of their experience completing similar development or renovation projects, their qualifications or training to complete the project, and/or their plan to engage qualified individuals to complete the project.

Is your proposal eligible for any of the land bank's defined discount programs? (see: <http://syracuselandbank.org/>)

- ☐ Affordable Housing Development
- ☐ Public Safety Employees and Teachers Discount Program
- ☐ Affordable Home Ownership Program

If you plan to occupy the home yourself, have you owned a home before?

If you plan to manage as a landlord you must be located in Onondaga County or an adjacent county or you must have a local property manager.

Property Manager's Name:

Phone number:

Hasim Qeligi    (315) 870-0728

Available Properties and Sales Programs are described at [www.syracuselandbank.org](http://www.syracuselandbank.org)





## GREATER SYRACUSE LAND BANK

### Attachments (see previous page for description of each attachment)

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Remember to include all applicable attachments:

- ☒ Description of applicant's experience/qualifications to complete the proposed project
- ☒ List of other properties owned in Onondaga County
- ☒ Redevelopment Plan and Proof of Financing
- ☒ Management Plan (for rentals) or Evidence of Financial Ability to Maintain the Property (home owner)
- ☒ Purchase Contract (offer)
- ☒ Deposit (\$500 minimum)
- ☒ Articles of Incorporation or Articles of Organization (corporate applicants)
- ☒ Copy of Applicant's Photo ID
- ☒ Home-Buyer Education Course Certificate of Completion (required for first-time buyers)

### Signature

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The applicant hereby certifies that the statements contained in this application are truthful and complete and agrees to provide further documentation upon request. Attach a copy of the applicant's photo ID. This application does not guarantee transfer of property; all sales subject to approval by the GSPDC Board of Directors.

Hasim Qeligi

Signature

3/1/15

Date

Hasim Qeligi

Name (print)



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Total Rehab Costs

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New windows	\$4,000.00
Update Kitchens and Baths	\$4,000.00
New doors	\$800.00
Sheetrock repairs and paint interior (material only)	\$2,000.00
Mechanical repairs	\$6,000.00
New insulation	\$2,000.00
New energy star appliances	\$2,000.00
New Siding	\$3,000.00
Exterior landscaping & cleanup	\$500.00
Total rehab cost	\$24,300.00



## 313-15 Randolph Street - Photographs



313-315 Randolph Street – Post Renovation



313-315 Randolph Street – 2013 – Pre Renovation





Looking South on Randolph Street from 313-315 Randolph Street



Looking North on Randolph Street from 313-315 Randolph Street





124-26 Clarence Avenue (corner of Clarence and Randolph) 12-Family Residential



320 Randolph street (2-family Residential)





No Gatekeeper  
Construction Work

City of Syracuse  
Stephanie A. Miner, Mayor

# PERMIT APPLICATION HEATING, A.C. & REFRIGERATION

Date	Year	Month	Day
	2016	03	17
Job Address	Number and Street		
	313-15 Randolph St		
	Unit	Bldg.	Floor
Contractor	Name	Phone #	Fax #
	Halco	729-4415	
	Contractor #/License#	Class	Contact Person
	7228 B		Chris Coster
Owner	Name		
	Hasini Queligie		
	Mailing Address		
Applicant (Own./Auth. Agent)	Name (Print)	Telephone #	Signature of License Holder
	Todd Martin		[Signature]
Work Information	Start Date	Completion Date	Cost of Construction
	03.17.2016	05.01.2016	9000
	Occupancy		

HEATING, A.C. & REFRIGERATION OPERATION - ITEM				FEES	
ITEM	Qty.	ITEM	Qty.	Base Filing Fee Schedule	Unit Cost
<input checked="" type="checkbox"/> Furnace (2) 60x 80x 30	H01 3	<input type="checkbox"/> Sup/Ret/Exh/Opn	H31 11	<input type="checkbox"/> Commercial: New Construction / Additions	\$60.00
<input type="checkbox"/> Boiler <sup>1</sup>	H02	<input type="checkbox"/> 6"BBD/Rad.	H32	<input type="checkbox"/> Commercial: Renovation / Remodeling	\$40.00
<input type="checkbox"/> Heat Pump <sup>2</sup>	H03	<input type="checkbox"/> H.W/STM/Coil <sup>1</sup>	H33	<input type="checkbox"/> One & Two Family Dwellings:	\$30. per unit
<input type="checkbox"/> Air Conditioner <sup>1</sup>	H04	<input type="checkbox"/> H.W/STM/Rad.	H34	New Construction / Additions	
<input type="checkbox"/> Htg/Ac Rooftop <sup>1,2</sup>	H05	<input type="checkbox"/> Convactor	H35	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
<input type="checkbox"/> Fan/Coil Unit <sup>1,2</sup>	H06	<input type="checkbox"/> Fan/Blower <sup>3</sup>	H36	<input type="checkbox"/> One & Two Family Dwellings:	\$25. per unit
<input type="checkbox"/> Air Handling Unit <sup>3</sup>	H07	<input type="checkbox"/> Pump/Motor <sup>4</sup>	H37	Renovations / Remodeling	
<input type="checkbox"/> Make Up Air Unit <sup>5</sup>	H08	<input type="checkbox"/> Chimney/Liner	H38	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
<input type="checkbox"/> Incremental Unit <sup>1,2</sup>	H09	<input type="checkbox"/> Draft Inducer	H39	<input type="checkbox"/> Multiple Dwellings: New Construction/Additions	\$25. per unit
<input type="checkbox"/> Condensing Unit <sup>6</sup>	H10	<input type="checkbox"/> Cond. Receiver	H40	Number of Units _____	
<input type="checkbox"/> Condenser <sup>7</sup>	H11	<input type="checkbox"/> Chem. Feeder	H41	<input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling	\$25. per unit up to 3. \$5 ea. Add'l. Unit
<input type="checkbox"/> Evaporator Coil <sup>8</sup>	H12	<input type="checkbox"/> Expansion Tank <sup>9</sup>	H42	Number of Units _____	
<input type="checkbox"/> Evaporative Cooler <sup>10</sup>	H13	<input type="checkbox"/> Humidifier	H43	Notes	
<input type="checkbox"/> Cooling Tower <sup>11</sup>	H14	<input type="checkbox"/> Dehumidifier	H44	Base Filing Fee From Schedule	
<input type="checkbox"/> Chiller <sup>12</sup>	H15	<input type="checkbox"/> Fuel Line	H45	# of Dwelling Units 1 x Unit Cost 25	25
<input type="checkbox"/> Stat Roof Vent	H16	<input type="checkbox"/> Air Cleaner	H46	Commercial Unit _____ x Unit Cost _____	
<input type="checkbox"/> Walk-in-Cooler <sup>13</sup>	H17	<input type="checkbox"/> Incinerator	H47	HVAC/REF. Item Qty. 16 x \$6.00 each	96
<input type="checkbox"/> Walk-in-Freezer <sup>14</sup>	H18	<input type="checkbox"/> Gas Outl. Com. <sup>15</sup>	H48	Plan Review Fee: \$25 base review fee plus .75/thousand for any dollar amount over a construction cost of 33,000	
<input type="checkbox"/> Refrigerated Case <sup>16</sup>	H19	<input type="checkbox"/> Kit/Shop Hood	H49		
<input type="checkbox"/> Compressor <sup>17</sup>	H20	<input type="checkbox"/> Motorized Dmp.	H50	SUBTOTAL	121
<input type="checkbox"/> Heat Exchange <sup>18</sup>	H21	<input type="checkbox"/> Fire Dampers	H51	Department Use Only	\$25.00
<input type="checkbox"/> Unit Heater <sup>19</sup>	H22	<input type="checkbox"/> Fuel Tank-Inst <sup>20</sup>	H52	Certificate Fee	
<input type="checkbox"/> Duct Heater <sup>21</sup>	H23	<input type="checkbox"/> Fuel Tank-Rem. <sup>21</sup>	H53	<input checked="" type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor	
<input type="checkbox"/> Space Heater <sup>22</sup>	H24	<input type="checkbox"/> Temp. Ctrl. Panel	H54	TOTAL PERMIT FEE	
<input type="checkbox"/> Cabinet Heater <sup>23</sup>	H25	<input type="checkbox"/> T'stat/Sensor	H55	Dept Use Permit# 23183 Property # 147400200	146
<input type="checkbox"/> Radiant Heater <sup>24</sup>	H26	<input type="checkbox"/> Temp. Ctrl. Valve	H56	Permit H	
<input type="checkbox"/> Electric Heater <sup>25</sup>	H27	<input type="checkbox"/> Flue Damper	H57	Cert. of Occupancy Requ'd Y/N date applied _____ Cost _____	
<input type="checkbox"/> Infra Red Heater <sup>26</sup>	H28	<input type="checkbox"/> Generator	H58	Cert. of Completion Requ'd Y/N date applied 16-03-17 Cost 25	
<input type="checkbox"/> Heat Reclaimer <sup>27</sup>	H29	<input type="checkbox"/> VAV Box	H59	Building	
<input type="checkbox"/> Gas/Oil Burner <sup>28</sup>	H30	<input type="checkbox"/> Mixing Box	H60	Cert. of Subcontract Requ'd Y/N date applied _____ Cost _____	
<input type="checkbox"/> Other	H61	<input type="checkbox"/> Other	H61	Plan Review Check/M.O Number _____ Plans Attached Y / N	
Total Items				Code	Permit Check/M.O. Number 1130 Plans Attached Y / N
				8	TYPE R (Enter "R" or "C" and enter # of units in 1st box Below).
				Status	Enter # of residential units in 1st box and # of commercial unit in 2nd box
				262	Residential or Commercial
				Date	Commercial (If Mixed Use)
				16-03-17	
				Case #	Existing Units 2
				2	Unit Change (+/-)
				Commissioner of Deeds	[Signature]

Footnotes	Qty	Other	Qty
<sup>1</sup> Each 50 MHB =	1	<sup>1</sup> Each 250 Gal. =	1
<sup>2</sup> Each 2 Tons Cooling =	1	<sup>2</sup> Each 1000 Gal. =	1
<sup>3</sup> Each 2,000 CFM =	1	<sup>3</sup> Each 15 Gal. =	1
<sup>4</sup> Each HP =	1	<sup>4</sup> Each Hp Air =	1
<sup>5</sup> Each Outlet =	1		





City of Syracuse

## PERMIT APPLICATION ELECTRICAL

Date	Year <u>15</u>	Month <u>2</u>	Day <u>26</u>
Job Address	Number and Street <u>313-15 RANDOLPH</u>		
	Unit	Bldg.	Floor
Contractor	Name <u>LUOVZCO</u>	Phone # <u>727-5408</u>	Fax #
	Contractor #/License# <u>2910</u>	Class	Contact Person <u>[Signature]</u>
Owner	Name <u>GSPDC.</u>	E-mail	
	Mailing Address		
Applicant (Own./Auth. Agent)	Name (Print) <u>Rick Ludovico</u>	Telephone #	Signature of License Holder <u>[Signature]</u>
Work Information	Start Date <u>7/20</u>	Completion Date <u>10/30</u>	Cost of Construction <u>1500</u> Occupancy

ELECTRICAL OPERATION - ITEM	QTY	FEES
<input type="checkbox"/> Receptacle Outlet Opening(s) E01		<b>Base Filing Fee Schedule</b> <input type="checkbox"/> Commercial: New Construction / Additions \$60.00 <input type="checkbox"/> Commercial: Renovation / Remodeling \$40.00 <input type="checkbox"/> One & Two Family Dwellings: New Construction / Additions \$30. per unit <input type="checkbox"/> One Unit <input type="checkbox"/> Two Units
<input type="checkbox"/> Lighting Fixture Opening(s) E02		
<input type="checkbox"/> Switch Opening(s) E03		<input type="checkbox"/> One & Two Family Dwellings: Renovations / Remodeling \$25. per unit <input type="checkbox"/> One Unit <input type="checkbox"/> Two Units
<input type="checkbox"/> Disconnecting Means E04		
<input type="checkbox"/> Service Panel(s) E05 <u>(2)</u>		<input type="checkbox"/> Multiple Dwelling: New Construction / Additions \$25. per unit Number of Units _____
<input type="checkbox"/> Sub Panel(s) E06		
<input type="checkbox"/> Meter Socket(s) E07		<input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling \$25. per unit up to 3. \$5 ea. Add'l. Unit Number of Units _____
<input type="checkbox"/> Fire Alarm Initiating Device(s) E08		
<input type="checkbox"/> Fire Alarm Indicating Device(s) E09		<input type="checkbox"/> Disconnect / Reconnect (Transfer) E96 \$25. <input type="checkbox"/> Meter Set E97
<input type="checkbox"/> Burglar Alarm Device(s) E10		
<input type="checkbox"/> Baseboard Heater(s) E11		<b>Base Filing Fee From Schedule</b> # of Dwelling Units <u>1</u> x Unit Cost <u>25</u> = <u>25</u> Commercial Unit _____ x Unit Cost _____
<input type="checkbox"/> Water Heater(s) E12		
<input type="checkbox"/> Dryer(s) E13		ELECTRICAL Item Qty. <u>2</u> x \$2.00 each = <u>4</u> <b>Subtotal</b>
<input type="checkbox"/> Lighted Exit Signs E14		
<input type="checkbox"/> Emergency Light(s) E15		<b>Plan Review Fee:</b> \$25 base review fee plus .75/thousand for those projects with a construction cost greater than \$33,000
<input type="checkbox"/> Transformer(s) E16		
<input type="checkbox"/> Motor(s) E17		<b>Department Use Only</b> Certificate Fee \$25. <input type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor
<input type="checkbox"/> Switchboard(s) E18		
<input type="checkbox"/> GFI E19		<b>Notes:</b>
<input type="checkbox"/> Horn E20		
<input type="checkbox"/> Strobe E21		<b>Total Items</b> <u>2</u> <b>Total Permit Fee</b> <u>54.00</u>
<input type="checkbox"/> Appl. Circuit E22		
<input type="checkbox"/> Siren E23		
<input type="checkbox"/> Pool Circuit E24		
<input type="checkbox"/> Wireless Control E25		
<input type="checkbox"/> Other E98		
<input type="checkbox"/> Other E98		
<input type="checkbox"/> Other E98		

Dept Use Only	Permit # <u>20074</u>	Property # <u>1474002000</u>	Case #	Plans Attached Y/N	Plans on File Y/N
Permit Type	Agency	Date Sent	Approved Date	Cert. of Occupancy Requ'd. Y/N date applied _____ Cost _____	
Building Type	SOPCA			Cert. of Completion Requ'd. Y/N date applied <u>7-20-15</u> Cost <u>-25</u>	
	FIRE			Cert. of Subcontract Requ'd. Y/N date applied _____ Cost _____	
	DPW			Plan Review Check / M.O. Number _____	
	ENG			Permit <u>Check</u> / M.O. Number <u>3127</u>	
Date Issued <u>7-20-15</u>	PRES			TYPE <u>TR</u> (Enter "R" or "C" and enter # of units in 1st box (Below).	
Purpose Code <u>8</u>	HEALTH			Enter # of residential units in 1st box and # of commercial units in 2nd box	
Status Code	DOCE			Residential or Commercial <u>2</u> Commercial (If Mixed Use)	
	HVAC/R			Existing Units _____	
	SPKLR.			Unit Change (+/-) _____	
Additional Permits Requ'd	HVAC/R Y/N	ELECTRICAL Y/N	Sprinkler Y/N	Water Service Y/N	Elevator Y/N
				Plumbing Y/N	
				Commissioner of Deeds <u>[Signature]</u>	



For Inspections  
Call 448-8695



City of Syracuse

Does this work, or any part of this project, involve any City, State or Federal approvals, funding or permits?

Yes \_\_\_\_\_ No D.L.

## PERMIT APPLICATION GENERAL CONTRACTING AND ELEVATOR WORK

Date	Year <u>2016</u>	Month <u>11</u>	Day <u>09</u>
Job Address	Number & Street <u>313-15 Randolph St</u>		
	Unit	Bldg.	Floor
Contractor	Name <u>TKTD</u>	Phone <u>1-315-314-0064</u>	Fax #
	Contractor #/License# <u>060576</u>	Class	Contact Person <u>DOUG LAKIN</u>
Owner	Name <u>HASIN QELAN</u>	E-mail:	
	Mailing Address <u>DOUG LAKIN</u>	<u>314-0064</u>	
Applicant (Own./Auth. Agent)	Name (Print)	Telephone #	Signature
Work Information	Start Date <u>11-09-2016</u>	Completion Date <u>04-01-2017</u>	Cost of Construction <u>12000</u>
	Occupancy		

DESCRIPTION OF WORK	FEES	
REPAIR ROOF BY STRIPROOF ROOF NEW 1/2"	Base Filing Fee Schedule	Unit Cost
O.S.B., ICE & WATER PROTECTION ALL	<input type="checkbox"/> Commercial: New Construction/Additions	\$60.00
ENER & VALLEY, SYNTHETIC UNDERLAYMENT	<input type="checkbox"/> Commercial: Renovation/Remodeling	\$40.00
ARCHITECTURAL SHINGLES NO	<input type="checkbox"/> One & Two Family Dwellings:	\$30.00 per unit
HVAC & ELECTRIC WORK	New Construction / Additions	
	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
	<input type="checkbox"/> One & Two Family Dwellings:	\$25.00 per unit
	Renovations / Remodeling	
	<input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
	<input type="checkbox"/> Multiple Dwelling: New Construction / Additions	\$25.00 per unit
	Number of Units _____	
	<input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling	\$25.00 per unit up to 3. \$5.00 ea. Add'l. Unit
	Number of Units _____	
PERMIT FEE COST	<input type="checkbox"/> Elevator	\$100.00
GENERAL CONSTRUCTION	(1 & 2 Family Dwellings are Exempt)	
Cost of Construction 0-\$500,000	BASE FILING FEE FROM SCHEDULE	
Cost Per Thousand \$15.00	# of Dwelling Units <u>2</u> x Unit Cost <u>25</u>	25
ELEVATOR WORK	Commercial Unit _____ x Unit Cost _____	
\$10.00 Per Thousand of Construction Cost	Permit Fee Cost <u>10 x 15</u>	150
PLAN REVIEW FEE FOR ELEVATORS	Subtotal	
Construction cost of less than \$91,000. shall be \$68.	Plan review Fee: \$25 base review fee plus .75/thousand	
Construction cost of greater than \$91,000. shall be \$75.	for those projects with a construction cost greater than 33,000	
Per Thousand or Fraction Thereof.	DEPARTMENT USE ONLY Certificate Fee	
	<input type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor	
Notes:	*Note: Certificate of Completion Fee Shall be waived for General Construction / Demolition of One, Two & Three Family Structures.	
	Total Permit Fee <u>175</u>	

Dept Use Only	Permit # <u>25428</u>	Property # <u>1474002000</u>	Case#	Plans Attached Y/N	Plans on file Y/N
Permit Type	Agency	Date Sent	Approved Date	Cert. of Occupancy Requ'd. Y/N date applied	Cost
B	SOCPA			Cert. of Completion Requ'd. Y/N date applied <u>16-11-09</u>	Cost <u>25</u>
Building Type	FIRE			Cert. of Subcontract Requ'd. Y/N date applied	Cost
220	DPW			Plan Review	Check / M.O. Number
Date Issued	ENG			Permit	Check / M.O. Number <u>4794</u>
16-11-09	PRES			TYPE <u>R</u> (Enter "R" or "C" and enter # of units in 1st box (Below).	
Purpose	HEALTH			Enter # of residential units in 1st box and # of commercial units in 2nd box	
Code	DOCE			Residential or Commercial	Commercial (If Mixed Use)
Status Code	WATER			Existing Units <u>2</u>	
				Unit Change (+/-)	
Additional Permits Requ'd	HVAC/R Y/N Electrical Y/N Sprinkler Y/N Water Service Y/N Elevator Y/N Plumbing Y/N			Commissioner of Deeds <u>[Signature]</u>	