

## PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Application Number: V- 18 - 36  
Tax map Section: 046 Block: 11 Lot: 15 Zoning District: RA

1. Address of subject property: 566-68 Clarendon St, Syracuse NY 13210

2. Year property was purchased by current owner: \_\_\_\_\_

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Clarendon Property Holdings

Mailing Address: Box 281 4405 E. Genesee St Syracuse NY

Zip: 13214 Daytime phone number: 315-515-3897 home phone number: \_\_\_\_\_

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

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): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_ Telephone number: \_\_\_\_\_

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): 3 family residence

Proposed use and occupancy of property: 3 family residence

Current number of onsite (off-street) parking spaces: 3

Proposed number of onsite (off-street) parking spaces: 3

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:

**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.

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**.

**CURRENT PROPERTY OWNER SIGNATURE**

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

William H Luttinger 10/17/18  
**CURRENT PROPERTY OWNER SIGNATURE** **DATE**  
William H Luttinger  
PLEASE PRINT SIGNATURE NAME AND TITLE



## DENIAL OF PERMIT

REFERENCE ADDRESS 5766-68 Clarendon, Syracuse NY 13210  
Prop # 1617004700 WARD NO. 16  
OWNER Clarendon Property Holdings LLC  
OWNER'S ADDRESS 46 Tonghutter, 4465 E. Genesee St  
South NY 13214  
TELEPHONE (315) 575-3897

### APPLICATION FOR PERMIT TO:

erect ☒ convert ( ) maintain ( ) operate ( )

Expand parking area

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

\_\_\_\_\_ of the zoning ordinance for the following reasons: \_\_\_\_\_

☐ PLANS ATTACHED, APPROVED BY \_\_\_\_\_  
ON \_\_\_\_\_

☐ SURVEY ATTACHED

☐ ZONING REVIEWED BY \_\_\_\_\_

LOCATION OF REFERENCE ADDRESS:  
ASSESSOR'S ATLAS

BOOK (S) NO. \_\_\_\_\_

PLATE (S) NO. \_\_\_\_\_

PARCEL (S) NO. \_\_\_\_\_

DATE 10/18/18 SIGNATURE Bruce J. Fagan

# Short Environmental Assessment Form

## Part 1 - Project Information

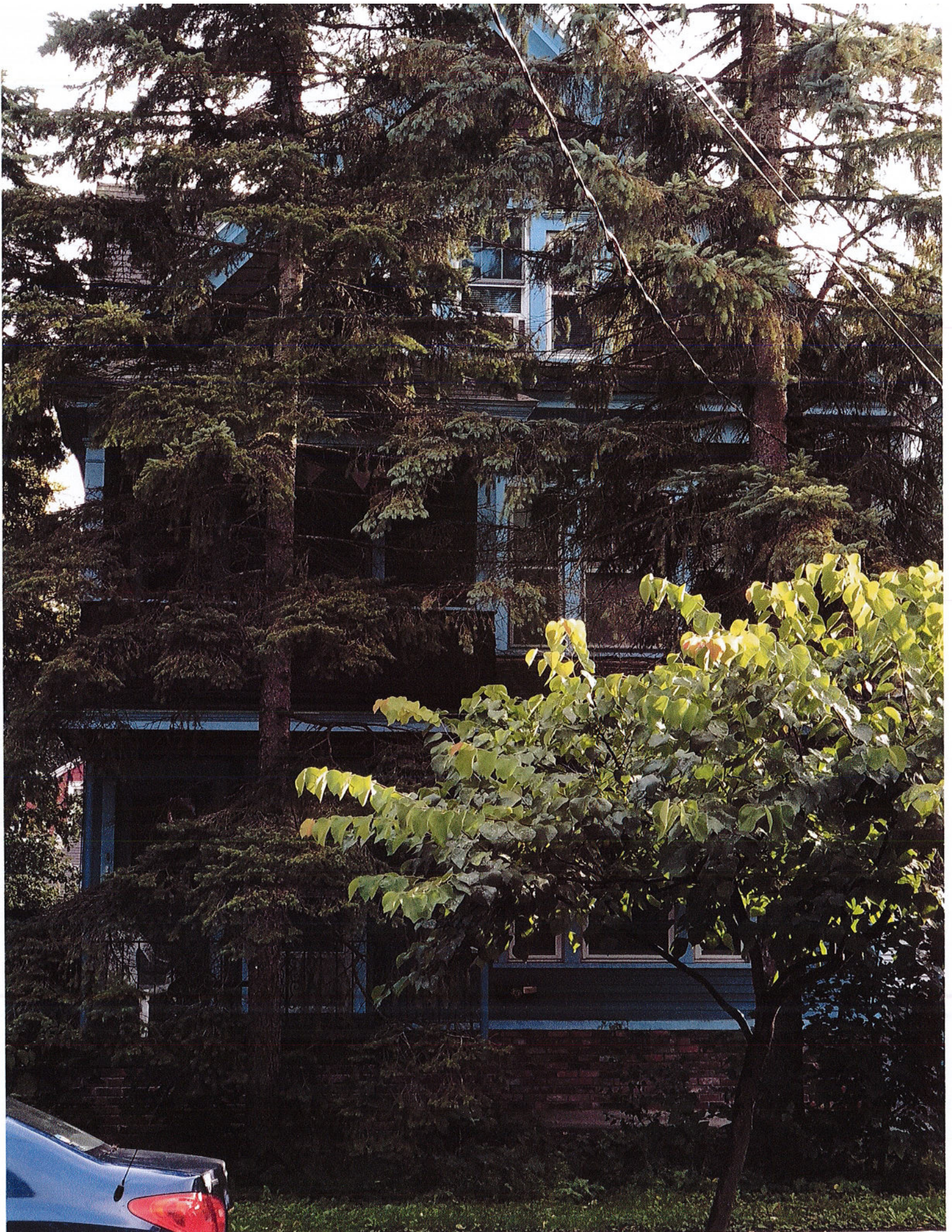
### Instructions for Completing

**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.

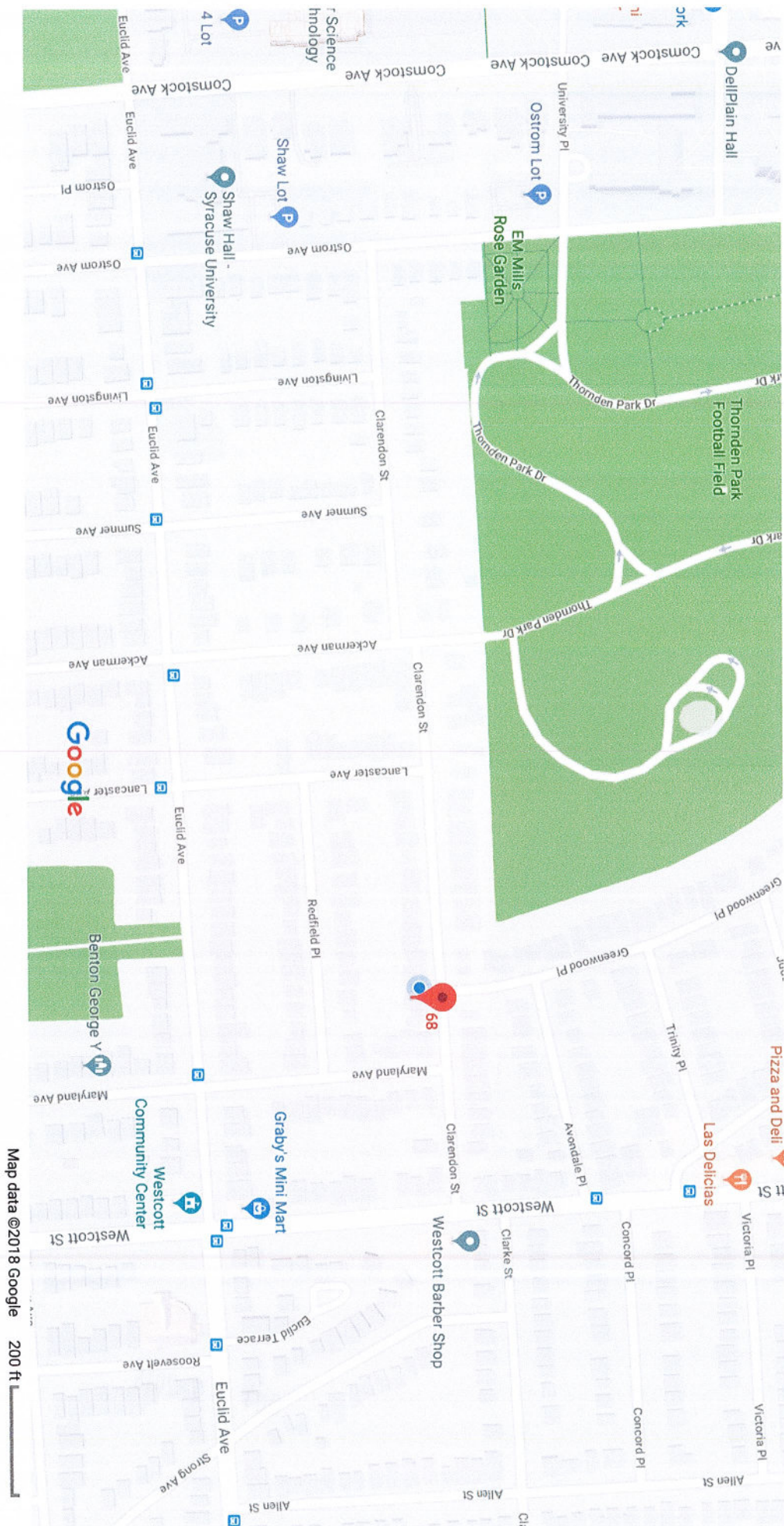
Part 1 - Project and Sponsor Information																		
Name of Action or Project: 566-68 Clarendon St																		
Project Location (describe, and attach a location map): 566-68 Clarendon St, Syracuse NY 13210																		
Brief Description of Proposed Action:																		
Name of Applicant or Sponsor: Clarendon Property Holdings		Telephone: 315-575-3897 E-Mail: allutinger@gmail.com																
Address: Box 281 4465 E Genesee St																		
City/PO: Syracuse		State: NY	Zip Code: 13214															
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.			<table border="1"><thead><tr><th>NO</th><th>YES</th></tr></thead><tbody><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr></tbody></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<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:			<table border="1"><thead><tr><th>NO</th><th>YES</th></tr></thead><tbody><tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr></tbody></table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>											
NO	YES																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>																	
3.a. Total acreage of the site of the proposed action? 0.1 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? _____ acres																		
4. Check all land uses that occur on, adjoining and near the proposed action. <table border="0"><tr><td><input type="checkbox"/> Urban</td><td><input type="checkbox"/> Rural (non-agriculture)</td><td><input type="checkbox"/> Industrial</td><td><input type="checkbox"/> Commercial</td><td><input checked="" type="checkbox"/> Residential (suburban)</td></tr><tr><td><input type="checkbox"/> Forest</td><td><input type="checkbox"/> Agriculture</td><td><input type="checkbox"/> Aquatic</td><td colspan="2"><input type="checkbox"/> Other (specify): _____</td></tr><tr><td><input type="checkbox"/> Parkland</td><td colspan="4"></td></tr></table>				<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				
<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																		







Google Maps 566 Clarendon St #68





SYRACUSE BOARD OF ZONING APPEALS  
CITY HALL COMMONS, ROOM 101  
201 EAST WASHINGTON STREET  
SYRACUSE, NY 13202  
(315) 448-8640

**Board of Zoning Appeals application Procedures**

Variance applications involve public hearings with the Board of Zoning Appeals. A variance application will not be considered complete on the applicant's part until all required submittals have been received and have been through a preliminary review by Zoning Office staff (and possibly other departments), including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Once an application has been determined to be ready for a public hearing with the Board of Zoning Appeals, it will be scheduled for the **next available** hearing date (allowing the necessary time from for the Board's authorization, newspaper publication, mailing schedules, etc.). A "Public Notice" regarding the hearing date will then be mailed to the applicant (and representative, if any), approximately ten (10) days prior to the hearing date.

The public notice is also published in the Syracuse Post Standard newspaper ten (10) days prior to the hearing date. Public notices are also sent to property owners contiguous to any property subject to a public hearing, and to other city departments and neighborhood organizations.

The application, and its contents, will then be open for inspection at the Syracuse Office of Zoning Administration during regular office hours.

Unless otherwise notified, all meetings at which public hearings are to be held will begin at 1:00 p.m. in the Common Council Chambers on the third floor of City Hall.

The applicant or his or her representative **must attend** the public hearing to explain the case request to the Board of Zoning Appeals. (The rules of the Board of Zoning Appeals **do not permit postponements** due to the absences of applicants or their representatives.) A variance decision is not final until a written resolution is adopted by the Board of Zoning Appeals and filed with the secretary to the Board. Depending upon the situation, the resolution may possibly not be adopted until a later meeting. A copy of the resolution will be mailed to the applicant.

Depending upon the type and complexity of the application, additional necessary reviews, and the hearing schedule, the entire variance application process from the submission of the application to the release of the resolution may take approximately two months.

*Please sign that you have read and understand the above information and return this page with the application.*

Signed: William J. Hittinger Date: 10/17/18

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration, located in Room 101 at City Hall Commons, 201 East Washington Street, Syracuse, NY 13202-1426. If you wish to discuss the application with a member of our staff, please call ahead for an appointment (448-8640).

**D**

1 Notice of Violation has

s, permission to build in  
rear yards, or above the  
requires the applicant to  
burden to health, safety,  
he following factors into

method which will be

act on the physical or

of operation, number of

in the application being

COMMISSIONER OF

ist show all walkways,

y, but because the Board  
le a list of all rooms, by

extra room, porch, etc.,  
eled with their use and

(Must be drawn to scale

**CLARENDON PROPERTY HOLDINGS**

Box 281  
4465 E Genesee St  
Syracuse, NY 13214

To Whom It May Concern:

As requested, I am detailing the intentions for the project to take place at 602 Clarendon St, Syracuse, NY 13210.

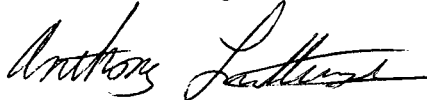
The following changes are planned to the residence:

- Second floor bathroom remodel
- Some updated wiring and insulation
- New windows to be installed
- Updating some plumbing
- Proposed additions to the exterior include:
  - Small front entry porch off the front of the residence
  - Back entry mudroom with 4' overhang along the full back of the residence

With the intent of improving the overall character of the community, these changes will take place with no impact to the surrounding environment, using best practices in construction safety and no disruption to the surrounding neighbors during the construction period.

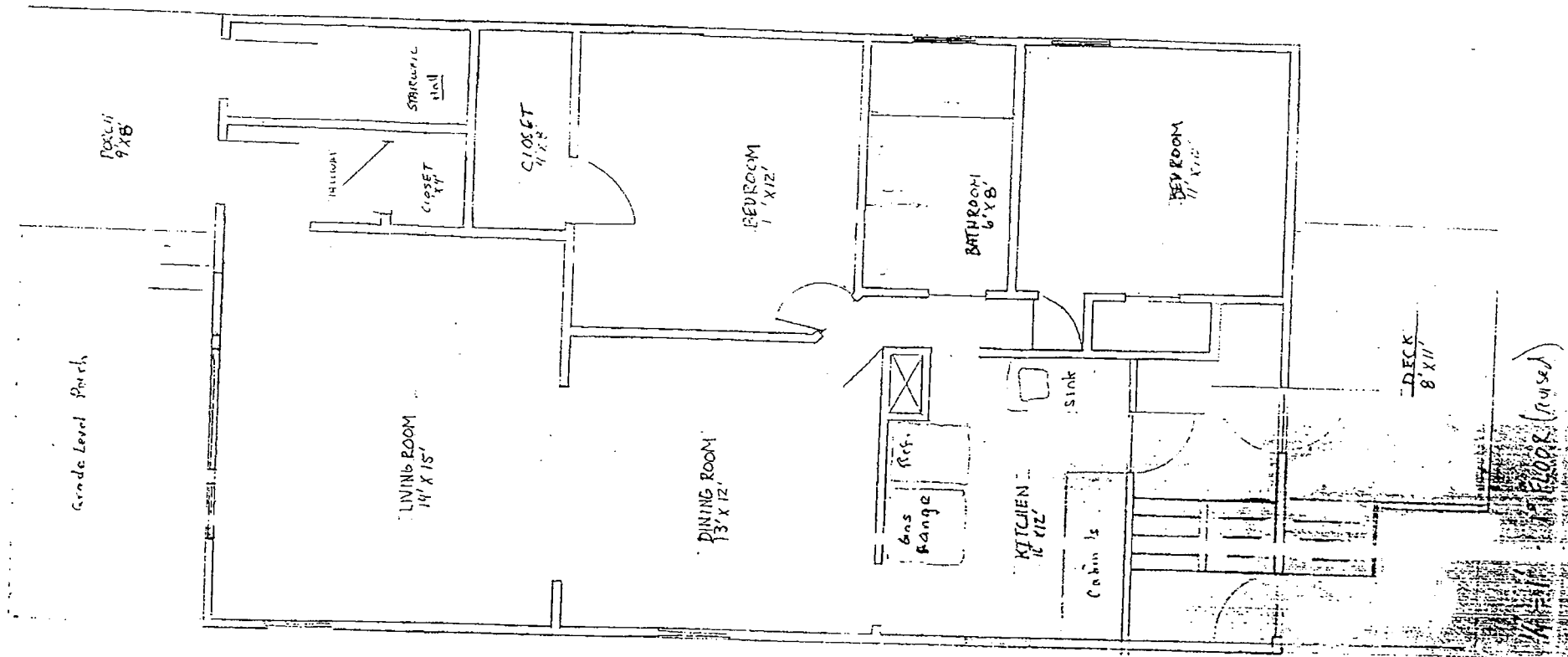
I can be reached at (315) 575-3897 with any follow up questions.

Thanks and regards,



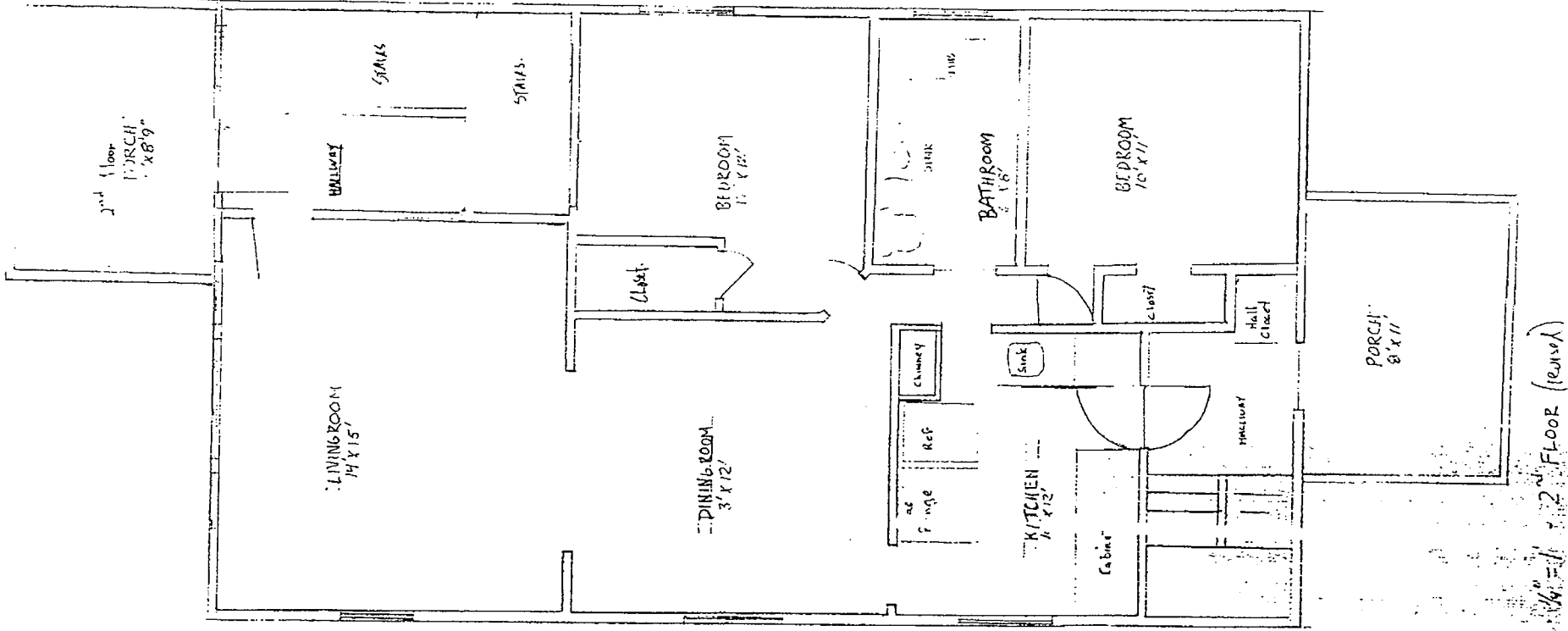
Anthony Luttinger  
Property Manager  
Clarendon Property Holdings



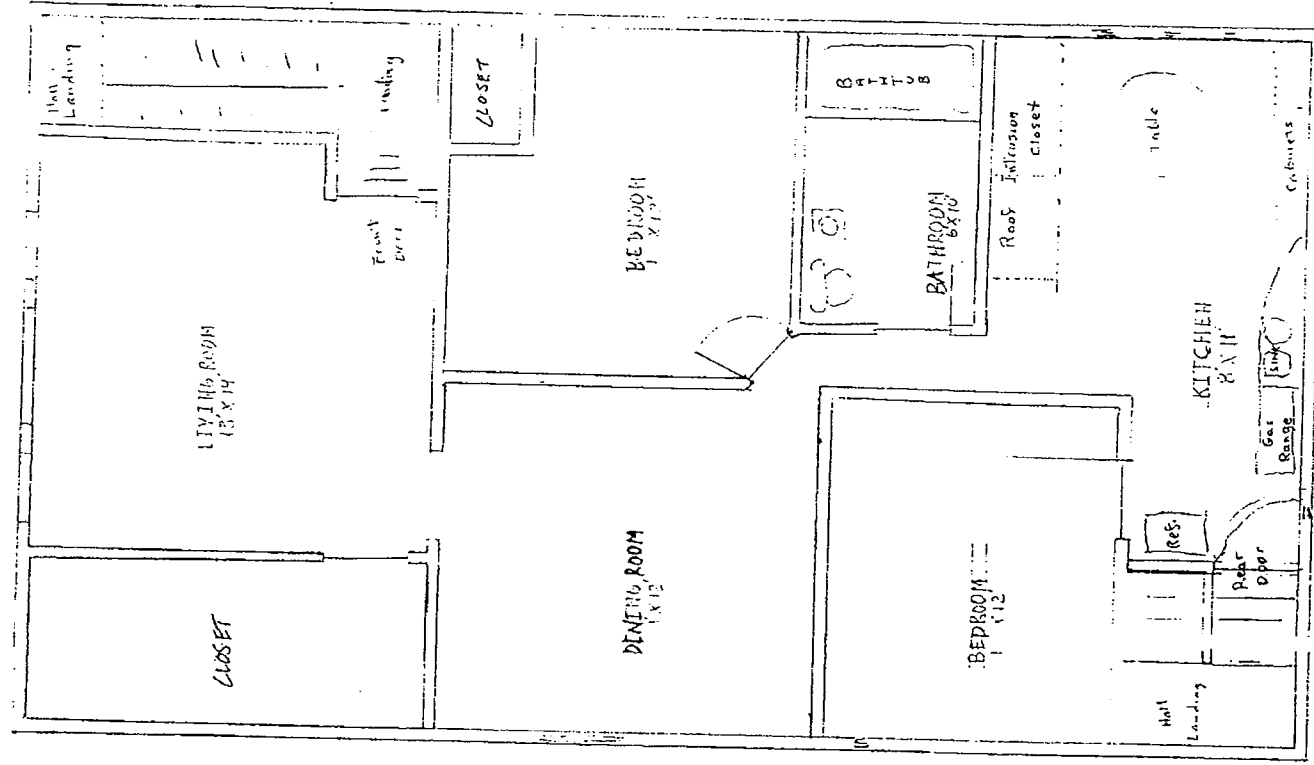




Sub-68  
Clarend







$\frac{1}{4}'' = 1' - 3''$  FLOOR



✓ 2417 72245



Bulldozing location surveys do not include placing of property corner stakes.

It is a violation of Article 145 of the NYS Education Law to alter any item on this map without the consent of the undersigned supervisor or his successor

Syracuse Securities Inc.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES  
THIS MAP TO BE AN ACCURATE MAP OF AN A-  
T-  
VAL SURVEY COMPLETED DEC. 21 19 84

Dec. 21, 84 *E. C. Christy*

1. **RECEIVED AND SUBMITTED**

LOT 16 - BLOCK 7  
WESTMINSTER TRACT  
SYRACUSE, N.Y.  
KNOWN AS NO. 566-

SIRROUSE, W. I.  
KNOWN AS NO. 566-568 CLARENDON STREET

AUGUST L. CHRISTOPHERSON  
LICENSED LAND SURVEYOR

SYRACUSE, N. Y. TULLY, N. Y.

SCALE: 1" = 20'  
DATE OF MAP:

Dec. 21

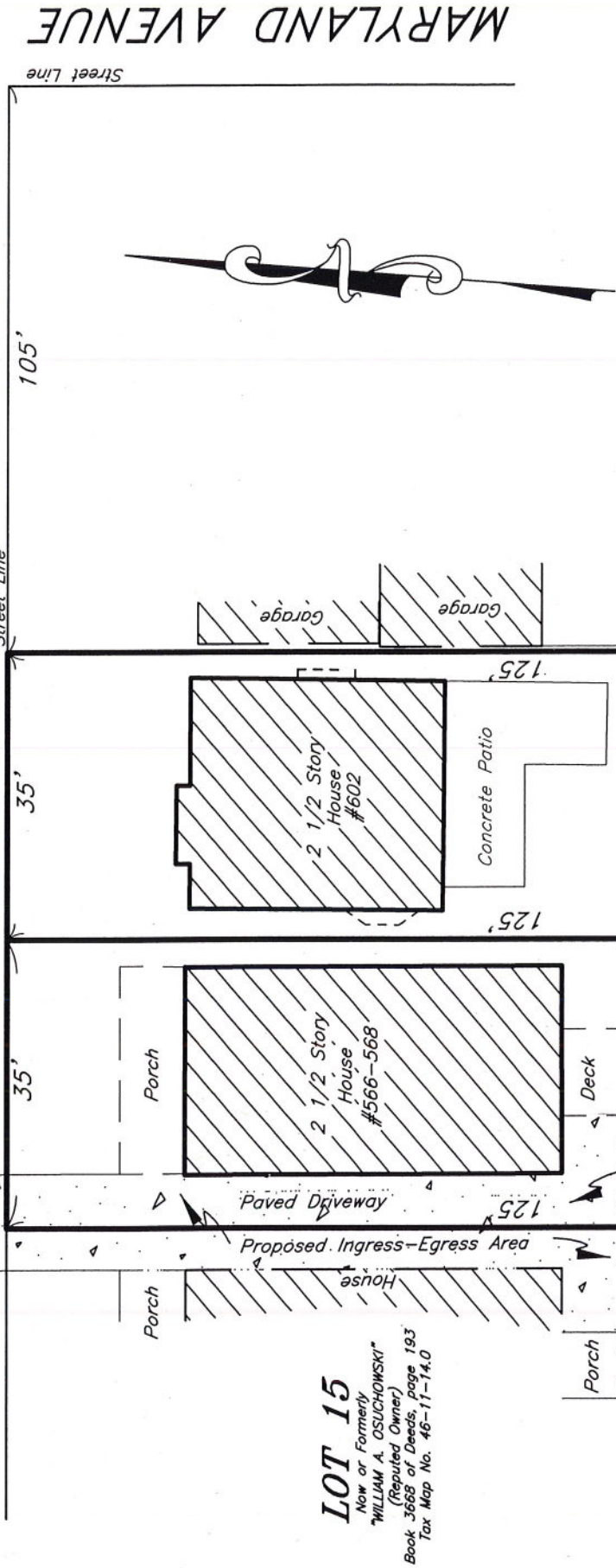
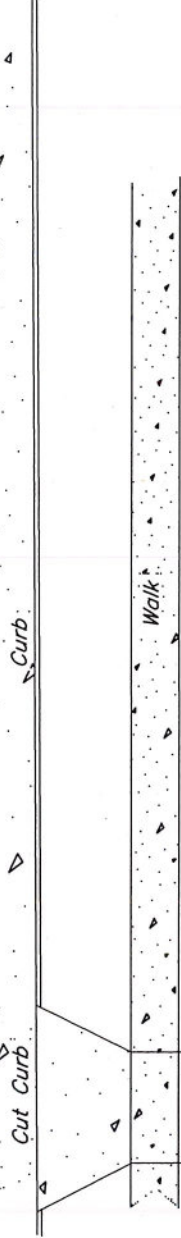
38

"TONI TOLAND"



CLARENDON STREET

(Clarke Street TM)



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

CERTIFIED TO:  
City of Syracuse

Certifications are not transferable to additional institutions or subsequent owners. Certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed herein, and to the assignees of the lending institution.

This Certification shall be null & void if a Re-Survey/Update of Survey Map is done by others, except by the undersigned surveyor or his successor. Utilities & Underground Structures Not Certified. Property corner stakes, if any (found or set) as noted above. It is a violation of Article 145 of the N.Y.S. Education Law to alter this map without the direct consent of the undersigned surveyor or his successor.

I hereby certify that this is and accurate survey plat prepared by me on 4/15/2018. This survey plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys.

(VOID UNLESS  
SIGNED)

*John B. Christopher*  
Professional Land Surveyor

Site Plan & Survey Plat for Permit Purposes

Lot 16 & 17, Block 7

Westminster Tract

Filed: 11/21/1891, Map #583

City of Syracuse

County of Onondaga

State of New York

Known As: #566-602 Clarendon Street

**CHRISTOPHERSON**  
LAND SURVEYING

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

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

Made By: RJT  
Date: 4/15/2018  
Scale: 1"=20'

File: 71099  
Disk: CD 1631

© COPYRIGHT 2016 All rights Reserved  
CHRISTOPHERSON Unauthorized duplication is a violation of applicable laws.

Re-Certified: