

## PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only: Tax map Section: _____ Block: _____ Lot: _____	Application Number: V- _____ - _____ Zoning District: _____
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1. Address of subject property: 105-07 Euclid Terrace, Syracuse, NY 13210

2. Year property was purchased by current owner: 2017

3. Applicant/contact information:

## a. Owner(s) (current titleholder):

Name(s): Laura Calandra &amp; Michael Amadori

Mailing Address: 107 Euclid Terrace, Syracuse, NY

Zip: 13210 Daytime phone number: 716-725-5405 home phone number:

E-mail (alternate contact for additional information request): MaAmador@syr.edu

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.): 2 family home without driveway

Proposed use and occupancy of property: 2 family home with small driveway for 2 cars

Current number of onsite (off-street) parking spaces: 0

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

• Days and hours of operation (for any business uses):

Explain in detail what (if any) new additions or construction is proposed on the site: A small driveway that will have room to park 2 cars on what is now grassy lawn.

**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.

We own the house 105-07 Euclid Terrace and we would like to install a 2-car driveway. According to the City's Zoning Rules and Regulations, Part B, Section I, we have to abide by the "Off-Street Parking Requirements: One (1) parking space shall be provided for each dwelling unit." Therefore, we would like to install a 2-car driveway (one space for each dwelling unit) on the side yard of our house that is currently grass. Please see the attached Reason for Request sheet for more details meeting the 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**.

**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.





08/15/2020

**CURRENT PROPERTY OWNER SIGNATURE**

**DATE**

Laura Calandra

Michael Amadori

**Please legibly PRINT SIGNATURE NAME and TITLE**



# 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.

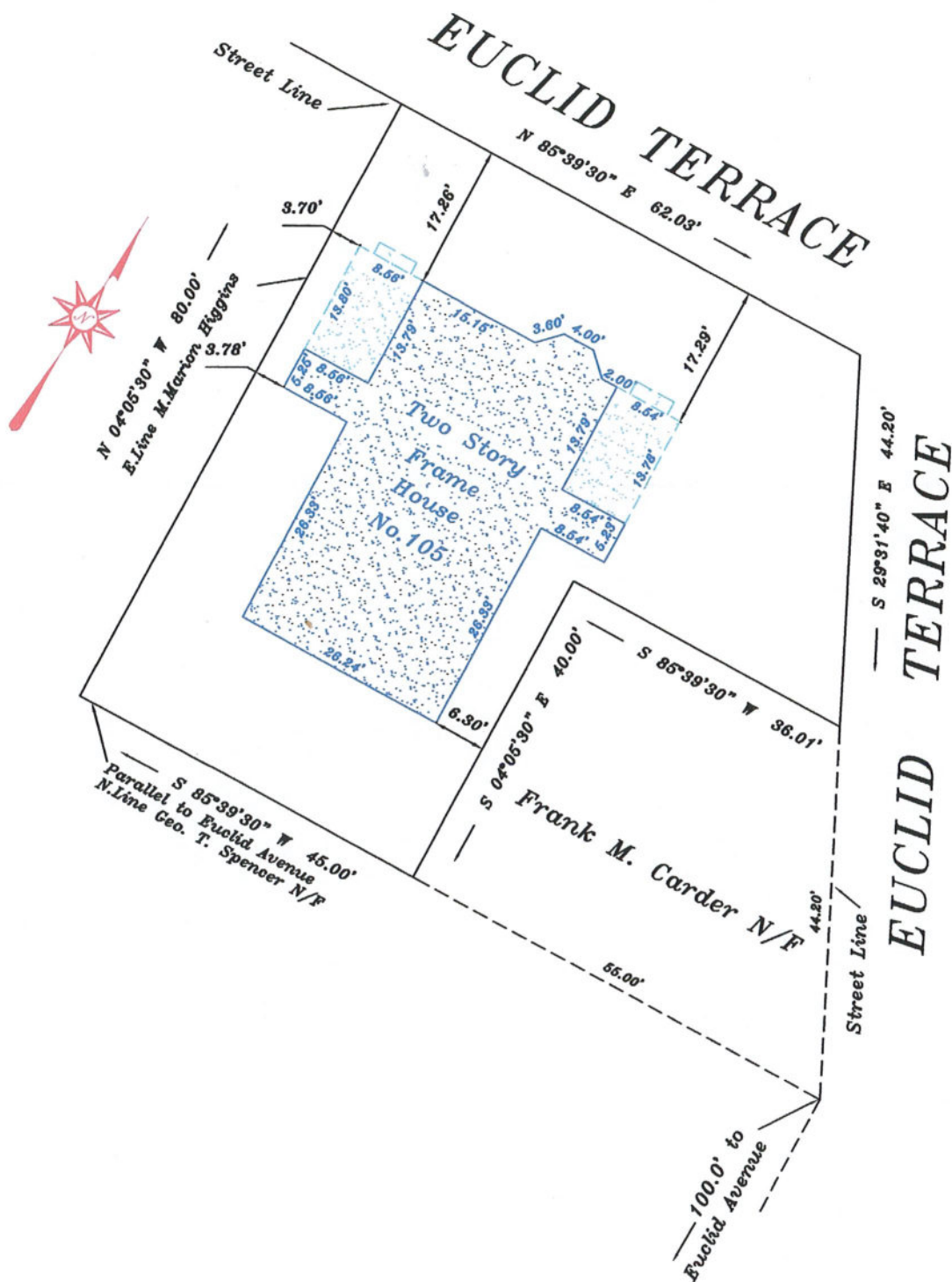
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Driveway on Euclid Terrace			
Project Location (describe, and attach a location map): 105-07 Euclid Terrace, Syracuse, NY 13210			
Brief Description of Proposed Action: Turning a small section of lawn on the the east side of the property into a permeable gravel driveway.			
Name of Applicant or Sponsor: Laura Calandra & Michael Amadori		Telephone: 716-725-5405	
		E-Mail: MaAmador@syr.edu	
Address: 107 Euclid Terrace			
City/PO: Syracuse		State: NY	Zip Code: 13210
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 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: City of Syracuse Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.107 acres	
b. Total acreage to be physically disturbed?		0.0053 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.107 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Driveway will be permeable and result in no additional runoff or wastewater _____	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



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 checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Laura Calandra and Michael Amadori</u> Date: <u>08/15/2020</u>  Signature: <u>Laura N. Calandra</u> <u>Michael Amadori</u> Title: <u>Owners</u>		



STATE OF NEW YORK  
**RICHARD L. LIGHTON, SR.**  
**LAND SURVEYING**  
 886 E. Brighton Ave. Syracuse, New York. 13205  
 I hereby certify that this map was made from  
 an actual survey and same is correct.  
**R.J. Lighton**  
 LICENSED LAND SURVEYOR  
 45373  
 NYSLLS 45373

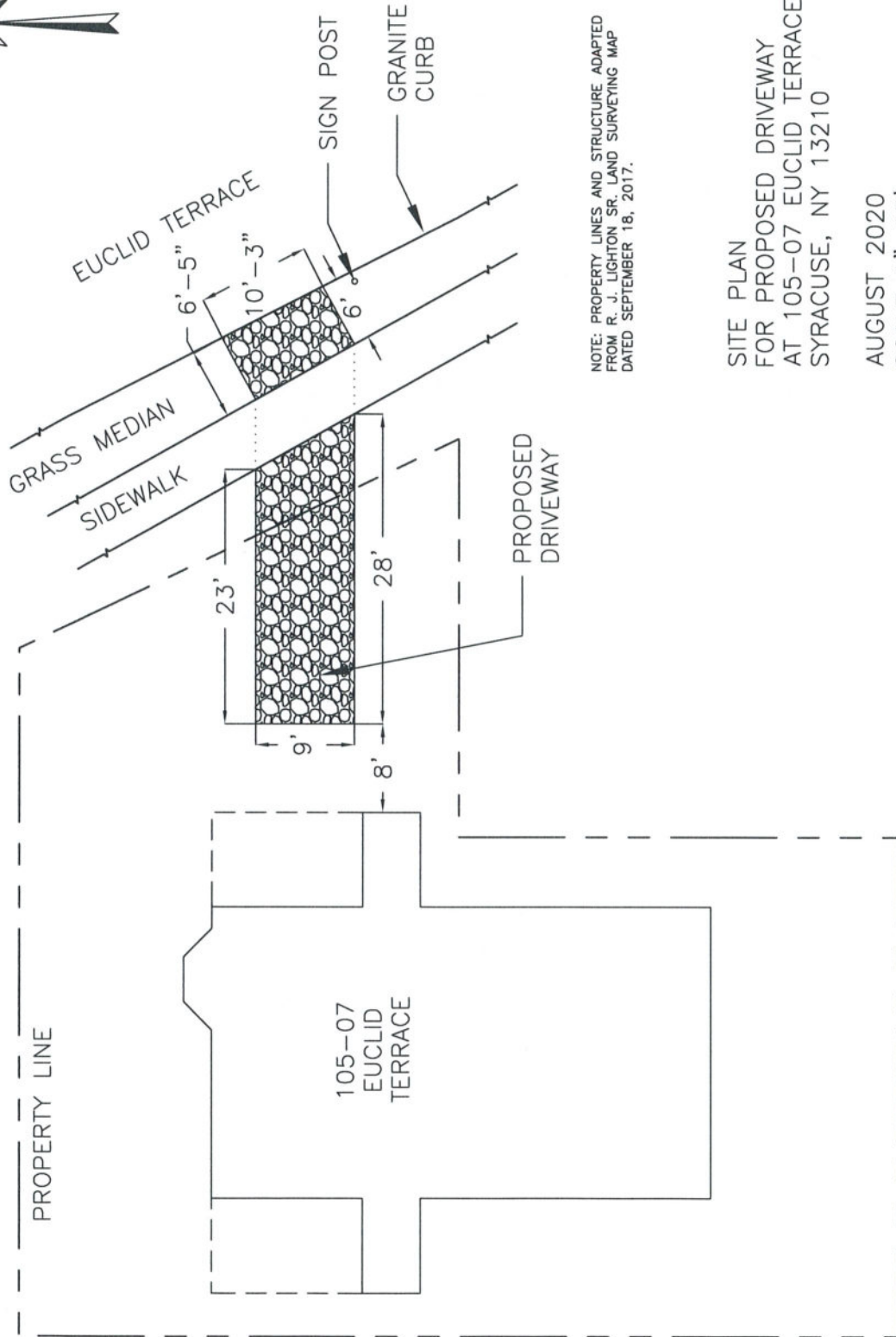
Location Survey on Part of Farm Lot #192  
 \* City of Syracuse \*

Known as No.105 Euclid Terrace, City of  
 Syracuse, County of Onondaga, New York.

Drawn by: R.J. Lr Scale: 1" = 20' Date: Sept. 18, 2017

Revisions:

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 marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the surveyed is prepared and are not transferable to subsequent persons or entities. Copyright 2013, R.J. Lighton Sr. Land Surveying, all rights reserved.



NOTE: PROPERTY LINES AND STRUCTURE ADAPTED  
FROM R. J. LIGHTON SR. LAND SURVEYING MAP  
DATED SEPTEMBER 18, 2017.

SITE PLAN  
FOR PROPOSED DRIVEWAY  
AT 105-07 EUCLID TERRACE  
SYRACUSE, NY 13210

AUGUST 2020  
SCALE 1"=15'



# Site Plan

House

Porch

Scale

1" = 1 foot

□ = 1 square foot

$\frac{3}{16}" = 1 \text{ foot}$

→ North

Property Line

proposed  
Driveway

Lawn

Lawn

28'

23'

Sidewalk

Median

Sidewalk

Median

Euclid Terrace

7'

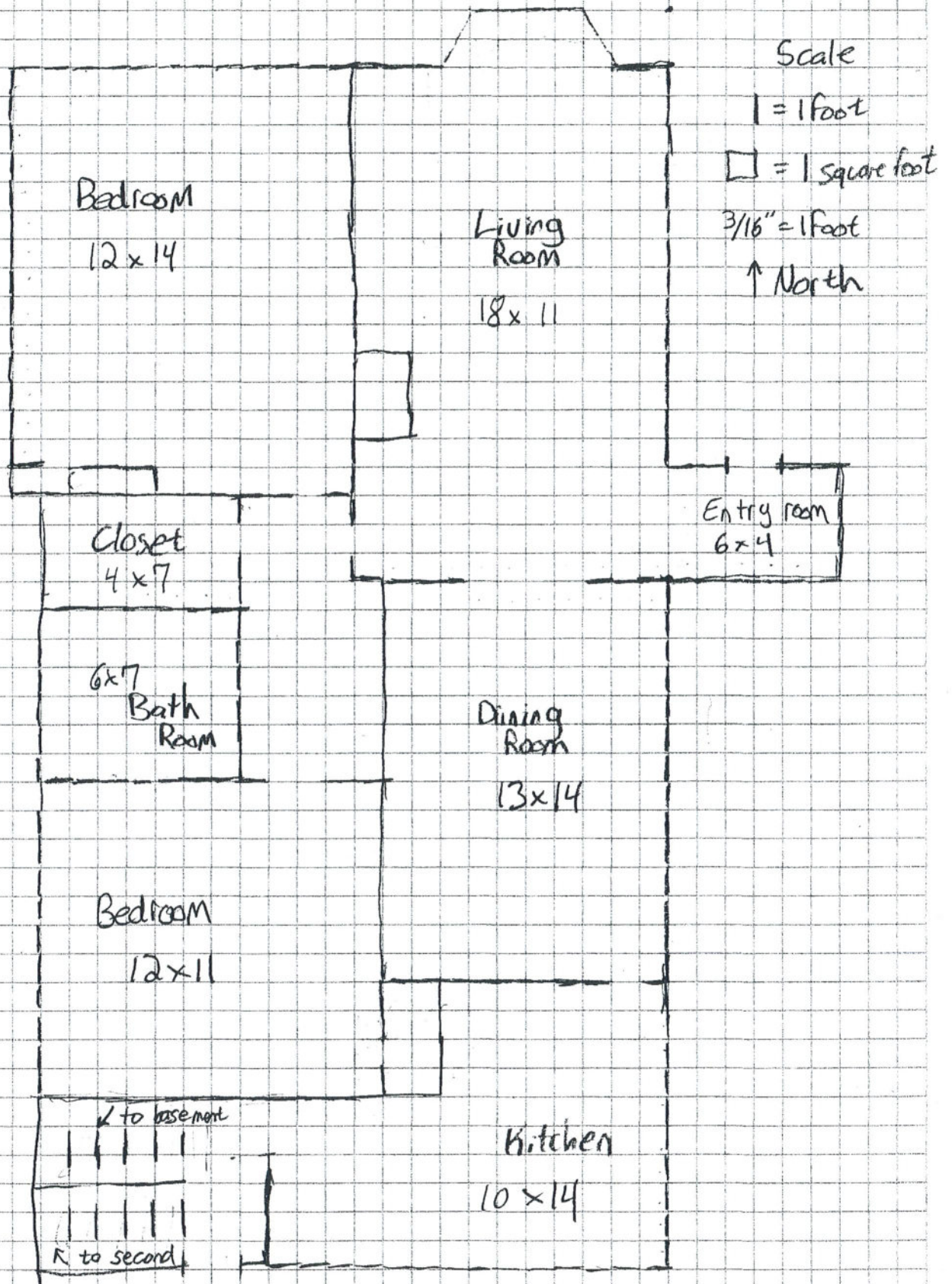
10.67'

12.33'

curb

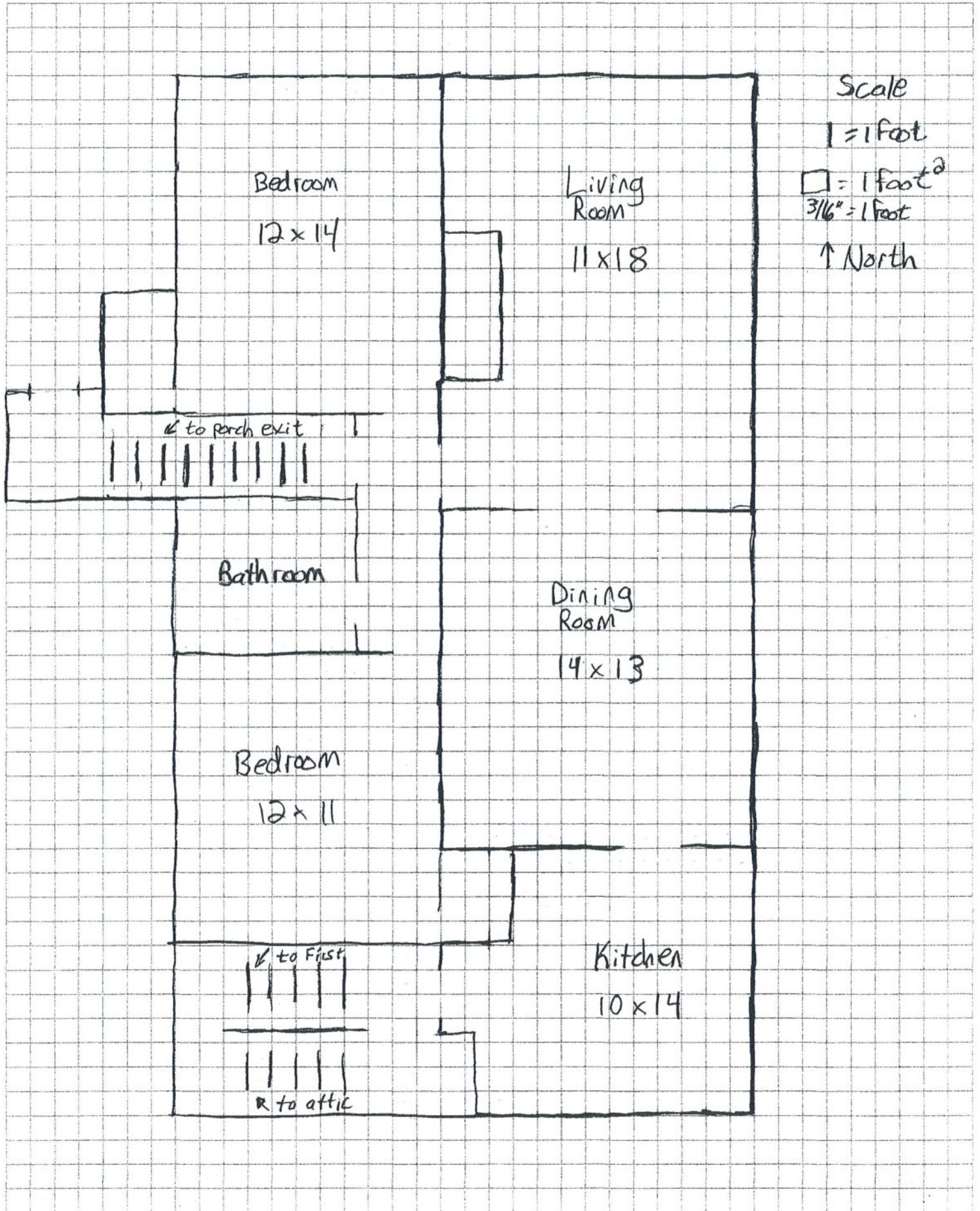


# First Floor 105 Euclid Terrace





# Second Floor, 107 Euclid Terrace





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: Laura N. Celandra Michael Anadori Date: 08/15/2020

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).

**NOTE:** After receipt of the application, it may be necessary to require additional information from the applicant. *An application must be complete before a public hearing can be scheduled.*

Items that are submitted with the application will not be returned so it is important that the applicant must make any copies of items they need prior to submitting the application. **Copies will not be made by staff to the Board of Zoning Appeals.**

**APPLICANT PLEASE NOTE:** Approval of your application by the Board of Zoning Appeals does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain permits from the Division of Code Enforcement.



## **Reason for request**

- a) The purpose of our request is to obtain a use-variance permit to allow for the construction of a driveway on our property. The house was built as a duplex in 1922 and was given a nonconforming assignment when the City of Syracuse changed the zoning codes in 1962. The costs associated with converting the house to a single-family home, to satisfy the use-variance requirements of confirming the house, are beyond our financial capabilities and are a major economic hardship. To convert the duplex to a single-family, the exterior door separating the upstairs/downstairs units would have to be removed and sealed off creating inaccessible empty voids that would make the house undesirable and reduce its resale value. One of the kitchens would have to be removed including 98-year old wooden cabinets that are built into the wall and have the potential for structural damage during their removal. Besides costs, there are safety concerns removing the water and gas lines. In addition, such a renovation would destroy major sections of the lath and plaster walls that likely have lead paint and disturb the air ducts with asbestos insulation. The hazardous material removal would drive up renovation costs.

According to Home Advisor, whose cost estimates are based on data from connecting millions of consumers to service professionals for a variety of home construction projects, home renovations average \$46,803 nationwide. This data is supported by Manta, which is one of the largest online resources dedicated to small businesses that help deliver products, services and educational opportunities that are effective and easy to understand. The average home renovation cost in Syracuse, NY is \$45,858, according to Manta. These large costs would prohibit us from earning a reasonable return on our initial investment. The house would not appreciate in value at an adequate rate to recoup our purchase price plus these renovation costs. It would likely be cashflow negative and result in us losing money.

- b) This property is affected by several unique circumstances. First, the current street design does not have the capacity for parking given the number of dwellings (16) compared to driveways (6). Assuming an average home has 2 cars, then there is not enough room on the street for everyone to park. There is an added burden of the residents on the corner lots, whose addresses are on Euclid Ave, parking their cars on Euclid Terrace. In addition, the street is uncommonly small, narrow, and curves around a center island that does not leave much room for parking. Due to the tight turns and large number of cars parked, it is a burden for city plows, garbage / recycling trucks, utility trucks, the Post Office, and others. It makes plowing in winter much more difficult. A majority of the homes do not have driveways, and are owned by elderly individuals or families with young children. When no street spots are available, they are forced to park on Euclid Ave or Roosevelt Ave. Crossing Euclid Ave (which is highly trafficked) can be dangerous, especially in winter, and causes an unnecessary hardship for residents of Euclid Terrace. This driveway would benefit more than just us as the homeowners.

- c) This project will not alter the essential character of the neighborhood. The construction will not increase impervious area on the property and will use a product made from recycled plastic over a gravel base layer. The fill material will be colored pea gravel with added landscaping of native flowers. It will add to the character of the neighborhood and create a more vibrant streetscape while enhancing safety and adding convenience. Further, we have already emailed and spoken with every neighbor on the street and all of them expressed support for the project.
- d) This hardship is not self-created, it is a result of the several factors outlined above in items a, b, and c.



## Letter of Explanation

We are requesting to construct a permeable driveway for parking two cars on what is now grass lawn on the east side of our property. This project will result in no additional impervious area and use an environmentally friendly product made from recycled plastic called TRUEGRID®. The product is specifically designed for driveways to be made out of gravel or grass. The finished driveway will have colored pea gravel with added landscaping of native flowers. It will add to the neighborhood character and create a more vibrant streetscape while enhancing safety.

### Work Plan:

Prior to installing the driveway, we will be removing the top 6" of vegetation and soil and placing a water permeable geotextile fabric on top of the undisturbed soil. On top of the fabric, we will install a 4-in thick sub-base made of #2 crushed stone. This angular stone is 0.75 to 1.5-in in size to promote drainage and is commonly used in driveway construction. On top of the crushed stone will be the TRUEGRID® product that is snapped together. The final step is filling in the grids with small colored pea gravel. See below for a cross section and example pictures of similar driveways.

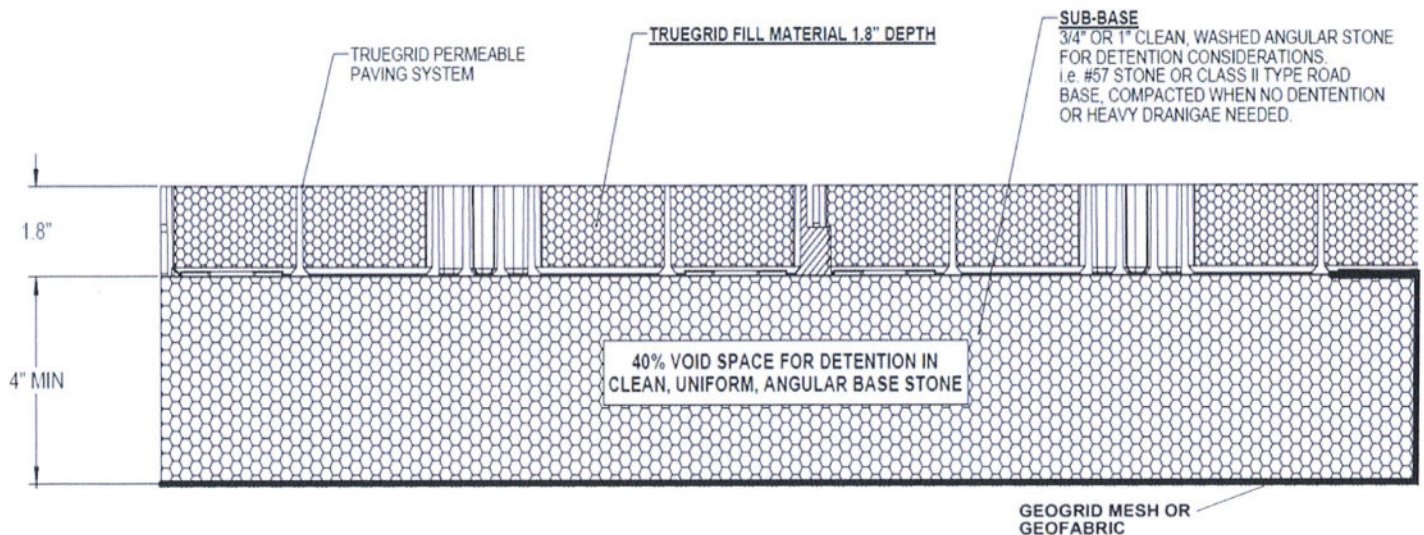


Figure 1: Cross-section of TRUEGRID® product driveway application





Figure 2: TRUEGRID® product overlaid on sub-base prior to pea gravel application (example)

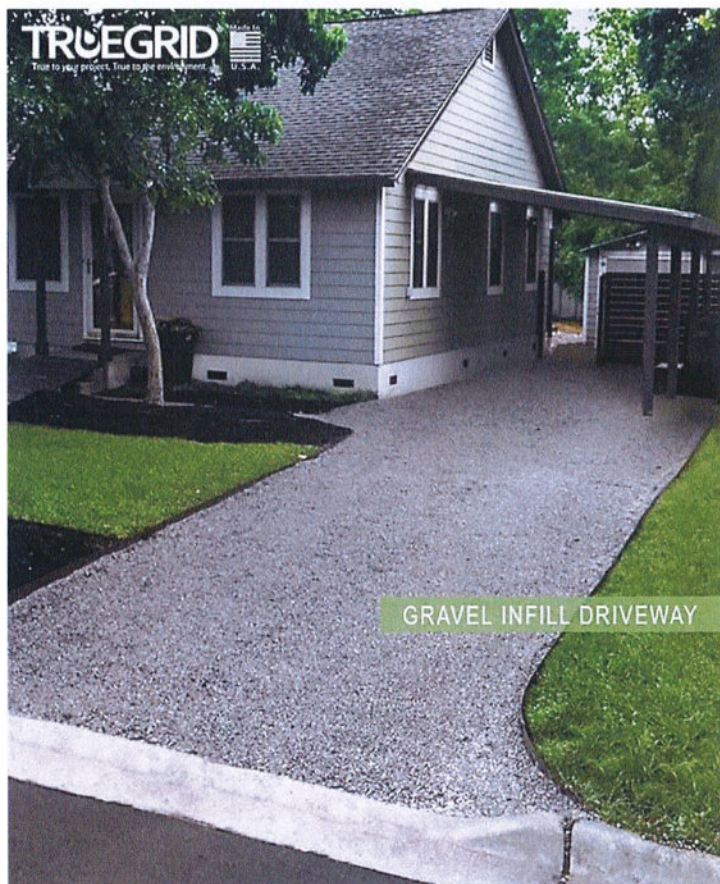


Figure 3: Finished gravel driveway using the TRUEGRID® product (example)





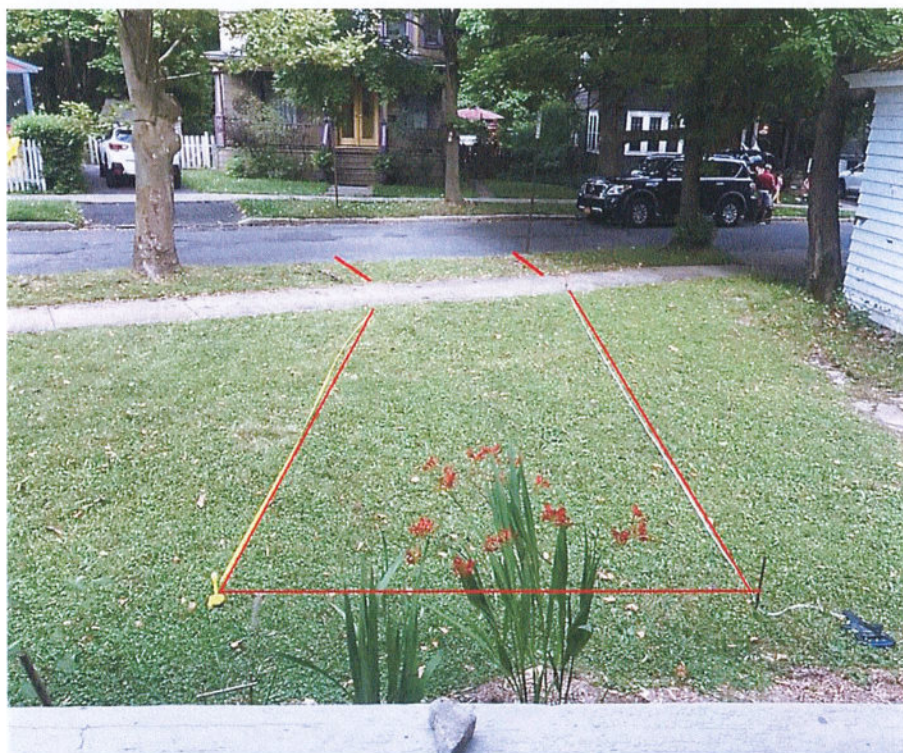
*Figure 4: Close up of the completed driveway next to grass lawn (example)*

**Proposed driveway location with property photos:**

See the Site Plan (attached) which is drawn to scale for dimensions and location of the driveway relative to our house. Below are pictures of the proposed driveway location provided for reference.



*Figure 1: View of proposed driveway (red lines) from the street looking West towards the house*



*Figure 2: View of proposed driveway (red lines) from the house looking East towards the street*





Figure 3: Aerial view of the approximate location of proposed driveway (red lines)



Figure 4: Aerial view of the approximate location of proposed driveway (red lines) with property lines (yellow)