



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>R-24-54</i>	<i>Staff Report – October 21st, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	215 Grand Ave. (Tax ID: 092.-02-06.0) 213 Grand Ave. (Tax ID: 092.-02-07.1) 120 Fenton St. (Tax ID: 092.-02-15.0)
<i>Summary of Proposed Action:</i>	<p>The applicant proposes merging 215 Grand Ave., which is zoned MX-3, with 213 Grand Ave. also MX-3. The land will be used for additional parking for Quality Mechanical Services. A 12' x 61.23' (734.76 SF) portion of 215 Grand Ave. will be merged with the single-unit residential at 120 Fenton St. This strip will be used as a driveway for that</p> <p>A zoning map amendment is required for this portion to change the zone district from MX-3 to R2.</p> <p>In addition, a companion Minor Site Plan Review Application is required to conform with the “Residential Compatibility” and “Landscaping, Buffering and Screening” requirements of ReZone, Art. 4, Sec.4.5(e) & Art. 4, Sec. 4.5(f).</p> <p>New Lot 213A: 19,740 SF New Lot 120A: 2,302 SF Total square footage: 22,042 SF</p>
<i>Owner/Applicant</i>	215 Grand Ave- Katelyn Wright (GSPDC) (Owner/Applicant) 213 Grand Ave- Adam Purtel (ADP Property Holdings LLC) (Owner) 120 Fenton St- Thomas Brown (Owner)
<i>Existing Zone District:</i>	215 Grand Ave.: Mixed-Use Transition Zone District, MX-3 213 Grand Ave.: Mixed-Use Transition Zone District, MX-3 120 Fenton St.: Low Density Residential Zone District, R2
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and east are within Mixed-Use Transition, MX-3 Zone District. The neighboring properties to the west are within the Low Density Residential R2 Zone District and the neighboring properties to the south are within the Low Density Residential R2 Zone District and High-Density Residential R5 Zone District.
<i>Companion Application(s)</i>	Z-2876, MiSPR-24-65
<i>Scope of Work:</i>	<p>The property at 215 Grand Ave, owned by GSPDC, is currently a vacant lot. The applicant proposes to divide this lot to create additional parking for 213 Grand Ave and to facilitate a new driveway for 120 Fenton Street. Plans include adding pavement and landscaping to buffer the residential property at 120 Fenton St. from the commercial property at 213 Grand Ave. The new parking area will be clearly marked, and Quality Mechanical Services will install a fence and additional landscaping between the two properties.</p> <p>12' x 61.23' (734.76 square feet) of land from 215 Grand Ave will be transferred to 120 Fenton St, which intends to construct a driveway on this additional land in the future. This transfer will require a zoning change from MX-3 to R2.</p>
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed resubdivision complies with the minimum lot area requirements for the R2 and MX-3 Zone District pursuant to Art. 2, Sec 2.4 & Sec. 2.9. - The resubdivision will designate A legal parking area and driveway in the side setback of 120 Fenton St. The resubdivision will enable 213 Grand Ave to create

	<p>more off-street parking, helping to remove cars from the right-of-way parking area.</p> <ul style="list-style-type: none"> - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 213A” shall be known as 213 Grand Avenue. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 120A” shall be known as 120 Fenton Street. - The companion site plan related to this resubdivision is currently being revised to adhere to OCPB comments related to landscape buffering, the removal of parking in the ROW, and installation of sidewalks. <p><u>Conditions if Approved:</u></p> <ul style="list-style-type: none"> - No mylar/final drafts for filing will be signed by the Office of Zoning Administration and all involved City agencies without the final approval by the City Engineer. - 215 Grand Ave will move all parking in ROW to legally created off-street parking areas.
<p>Zoning Procedural History:</p>	<p>215 Grand Avenue No Zoning Procedural History 213 Grand Avenue No Zoning Procedural History 120 Fenton Street No Zoning Procedural History</p>
<p>Summary of Zoning History:</p>	<p>N/A</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Zoning Violations:</p>	<p>The proposed lot has no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p><u>Existing property characteristics</u> The subject property at 215 Grand Ave. is an irregularly shaped parcel with a lot size of 4,637 SF (0.11 acres). The property has two primary street frontages with 32.72 FT of frontage on Grand Ave. and 33 feet of frontage along Fenton St. The eastern property line borders 138.82 FT of the property line of 213 Grand Ave. and the western property line borders 141.73 FT of 120 Fenton St. and 217 Grand Ave.</p> <p>The subject property at 213 Grand Ave. is an irregularly shaped parcel with a lot size of 15,838 SF (0.41 acres). The property has two primary street frontages with 122.39 feet of frontage along Fenton St. and 117.01 feet of frontage along Grand Ave. The western property line borders 140.23 FT of 215 Grand Ave. and the eastern property line borders 134.87 FT of 108 Fenton St. and 205 Grand Ave.</p> <p>The subject property at 120 Fenton St. is an irregularly shaped parcel with a lot size of 1,567.2 SF (0.04 acres). The property has one primary street frontage with 25 feet of frontage along Fenton St. The eastern property line borders 63.2 FT of 215 Grand Ave., the western property line borders 67.23 FT of 122 Fenton St., and the northern property line borders 23 FT of 217 and 215 Grand Ave.</p> <p><u>Proposed property characteristics</u> The proposed resubdivided lot will be known as Lot 213A at 213 Grand Avenue. It will be</p>

	<p>an irregularly shaped parcel measuring 19,740 SF (0.453 acres). The property includes a 5,764 square foot commercial building for Quality Mechanical Services, as well as a fenced parking area. Additional improvements will be made following the approval of the resubdivision. The site will also add landscape buffers, a row of shrubs to buffer the parking area between the commercial and neighboring residential properties along with new grass on the side of the commercial building. The property will have two primary street frontages with 162.44 FT of frontage on Grand Ave., and 143.28 feet of frontage along Fenton St. The eastern property line borders 173.36 FT of the side and back yards of 108 Fenton St., and 205 Grand Ave.</p> <p>The proposed resubdivided lot will be known as Lot 120A at 120 Fenton Street. It will be an irregularly shaped parcel measuring 2,302 SF (0.053 acres). The property is improved by a 1 ½-Story single-unit residential dwelling measuring 710 SQ FT. The property will have one primary street frontage with 37.11 FT of frontage on Fenton St. The eastern property line will border 61.23 FT of 213 Grand Ave. The northern property line will border 35 FT of 213 and 217 Grand Ave. The western property line will border 67.23 FT of the side yard of 122 Fenton St.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(a), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no position with comments.

Application Submittals: The application submitted the following in support of the proposed project:

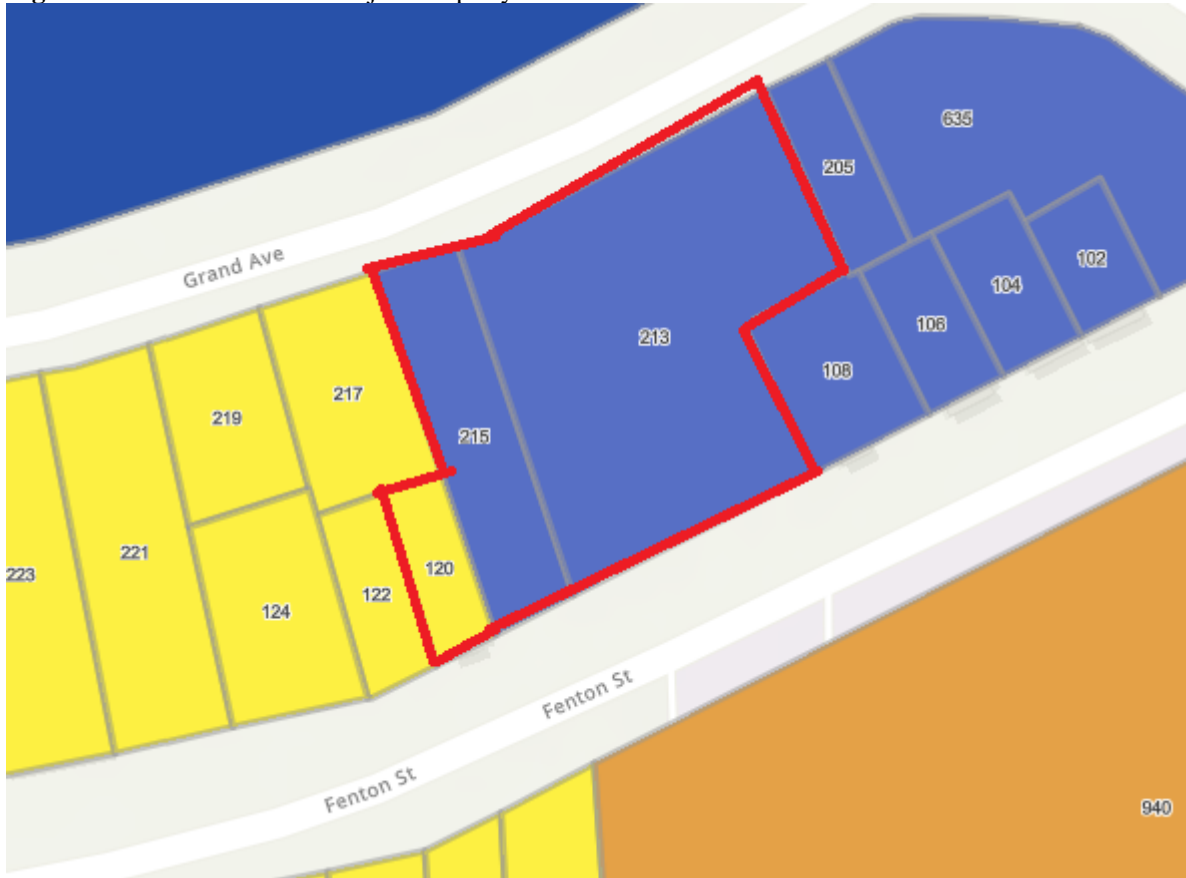
- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision Map of Part of Block 95, City of Syracuse into New Lot 120A and New Lot 213A”. City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor Douglas Lehr or Lehr Land Surveyors DPC; Map Date: 07/25/2024; Scale: 1/16”=1’
- Office Site Plan S-1. Created by Quality Mechanical Services; Map Date: 12/07/2022; Scale: 1/16” = 1’-0”.
- Picture of proposed fencing

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- IPS Comments from City Departments
- Code Enforcement History
- OCPB Comments
- Picture of Proposed Buffering Fence

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



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Z-2876	Staff Report – October 21st, 2024
Application Type:	Zoning Map Amendment
Project Address:	215 Grand Ave. (Tax ID: 092.-02-06.0) 120 Fenton St. (Tax ID: 092.-02-15.0)
Summary of Proposed Action:	<p>In order to prevent split zone districts at 120 Fenton St., this Zoning Map Amendment is to change a portion of 215 Grand Ave. from the MX-3 Zone District to the R2 Zone District in order to merge it with the property at 120 Fenton St. The portion will be merged with the single-unit detached dwelling at 120 Fenton St. through the companion Resubdivision application, R-24-54, for the purpose of providing accessory on-site parking.</p> <p>In the case of Resubdivision, R-24-54, the result would be a Split Zone District which is triggering this Zoning Map Amendment. With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under ReZone, but to allow for appropriate flexibility, staff will analyze proposed Resubdivisions that will result in Split Zone Districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a Split Zone District this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to ReZone, Art. 5, Sec. 5.6A. Because of the City’s aforementioned policy regarding Split Zone Districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC’s recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3).</p> <p>The applicant also submitted a companion Minor site plan review MiSPR-24-65 for landscape buffering between the MX-3 and R2 properties (215 Grand Ave. and 120 Fenton St.), and the addition of both impervious and pervious surfaces.</p>
Owner/Applicant	215 Grand Ave. - Katelyn Wright (GSPDC) (Owner/Applicant) 120 Fenton St. - Thomas Brown (Owner)
Existing Zone District:	215 Grand Ave.- Mixed-Use Transition Zone District, MX-3 120 Fenton St.- Low Density Residential Zone District, R2
Surrounding Zone Districts:	The neighboring properties to the north and east are within Mixed-Use Transition, MX-3 Zone District. The neighboring properties to the west are within the Low-Density Residential R2 Zone District and the neighboring properties to the south are within the Low Density Residential R2 Zone District and High-Density Residential R5 Zone District.
Companion Application(s)	<p>R-24-54: Merge a portion of 215 Grand Ave. into 120 Fenton St. as a new lot and combine the remaining 215 Grand Ave. with adjacent parcel 213 Grand Ave. to be another new lot.</p> <p>MiSPR-24-65: Install landscape buffering between the MX-3 and R2 properties (215 Grand Ave. and 120 Fenton St.)</p>
Scope of Work:	A 12’ x 61.23’ of land from 215 Grand Ave. will be changed from Mixed-use Transition, MX-3 Zone district to Neighborhood Center, R2 Zone District, and combined into 120 Fenton St.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The subject portion in 215 Grand Ave. will decrease its Zone District from high density to low density to avoid the split zoning in the residential Zone district. - The proposed resubdivision complies with the minimum lot area requirements for the R2 and MX-3 Zone District pursuant to Art. 2, Sec 2.4 & Sec. 2.9. - Resubdivision will allow 120 Fenton area to have legal driveway in their side

	<p>setback.</p> <ul style="list-style-type: none"> - Resubdivision will allow 213 Grand Ave to have additional off-street parking to move cars out of ROW parking area. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 213A” shall be known as 213 Grand Avenue. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 120A” shall be known as 120 Fenton Street. <p><u>Conditions if Approved:</u></p> <ul style="list-style-type: none"> - Applicant shall successfully file the resubdivision map of companion application R-24-54 in the Onondaga County Clerk's office to effectuate the changes in parcels aligning with the proposed Zoning Map Amendment.
<p>Zoning Procedural History:</p>	<p>215 Grand Avenue No Zoning Procedural History</p> <p>120 Fenton Street No Zoning Procedural History</p>
<p>Summary of Zoning History:</p>	<p>N/A</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Zoning Violations:</p>	<p>The proposed lot has no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p><u>Existing property characteristics</u></p> <p>The subject property at 215 Grand Ave. is an irregularly shaped parcel with a lot size of 4,637 SF (0.11 acres). The property has two primary street frontages with 32.72 feet of frontage on Grand Ave. and 33 feet of frontage along Fenton St. The eastern property line borders 138.82 feet of the property line of 213 Grand Ave. and the western property line borders 141.73 feet of 120 Fenton St. and 217 Grand Ave.</p> <p>The subject property at 120 Fenton St. is an irregularly shaped parcel with a lot size of 1,567.2 SF (0.04 acres). The property has one primary street frontage with 25 feet of frontage along Fenton St. The eastern property line borders 63.2 feet of 215 Grand Ave., the western property line borders 67.23 feet of 122 Fenton St., and the northern property line borders 23 feet of 217 and 215 Grand Ave.</p> <p><u>Proposed property characteristics</u></p> <p>The proposed resubdivided lot will be known as Lot 213A at 213 Grand Avenue. It will be an irregularly shaped parcel measuring 19,740 SF (0.453 acres). The property includes a 5,764 square foot commercial building for Quality Mechanical Services, as well as a fenced parking area. Additional improvements will be made following the approval of the resubdivision. The site will also add landscape buffers, a row of shrubs to buffer the parking area between the commercial and neighboring residential properties along with new grass on the side of the commercial building. The property will have two primary street frontages with 162.44 FT of frontage on Grand Ave., and 143.28 feet of frontage along Fenton St. The eastern property line borders 173.36 FT of the side and back yards of 108 Fenton St., and 205 Grand Ave.</p> <p>The proposed resubdivided lot will be known as Lot 120A at 120 Fenton Street. It will be an irregularly shaped parcel measuring 2,302 SF (0.053 acres). The property is improved</p>

	by a 1 ½-Story single-unit residential dwelling measuring 710 SQ FT. The property will have one primary street frontage with 37.11 FT of frontage on Fenton St. The eastern property line will border 61.23 FT of 213 Grand Ave. The northern property line will border 35 FT of 213 and 217 Grand Ave. The western property line will border 67.23 FT of the side yard of 122 Fenton St.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(a), the proposal is a Type Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no position with comments date on

Application Submittals: The application submitted the following in support of the proposed project:

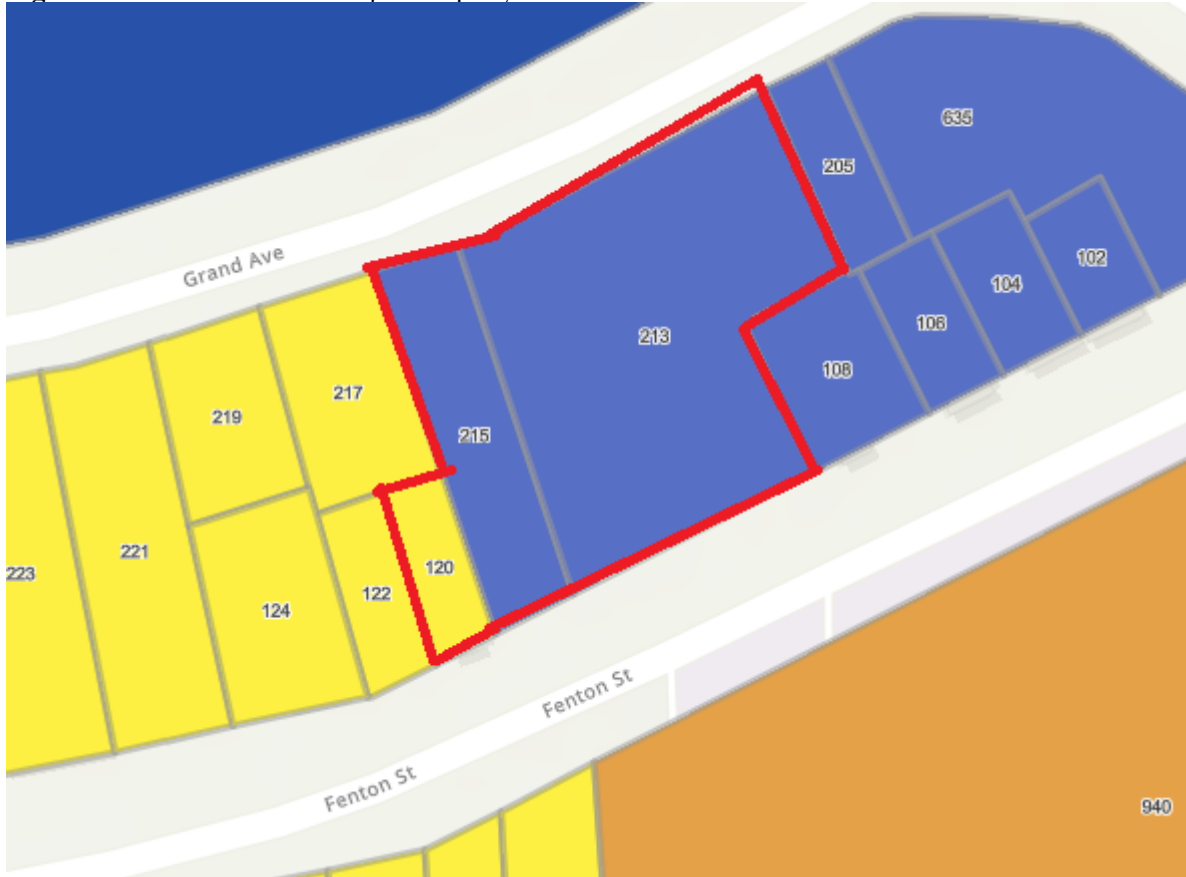
- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision Map of Part of Block 95, City of Syracuse into New Lot 120A and New Lot 213A”. City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor Douglas Lehr or Lehr Land Surveyors DPC; Map Date: 07/25/2024; Scale: 1/16”=1’
- Office Site Plan S-1. Created by Quality Mechanical Services; Map Date: 12/07/2022; Scale: 1/16” = 1’-0”.

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- IPS Comments from City Departments
- Code Enforcement History
- OCPB Comments
- Proposed changes of Zoning Map Amendment

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Figure 3: Proposed Zoning map Amendment from MX-3 to R2 in the portion of 215 Grand Ave

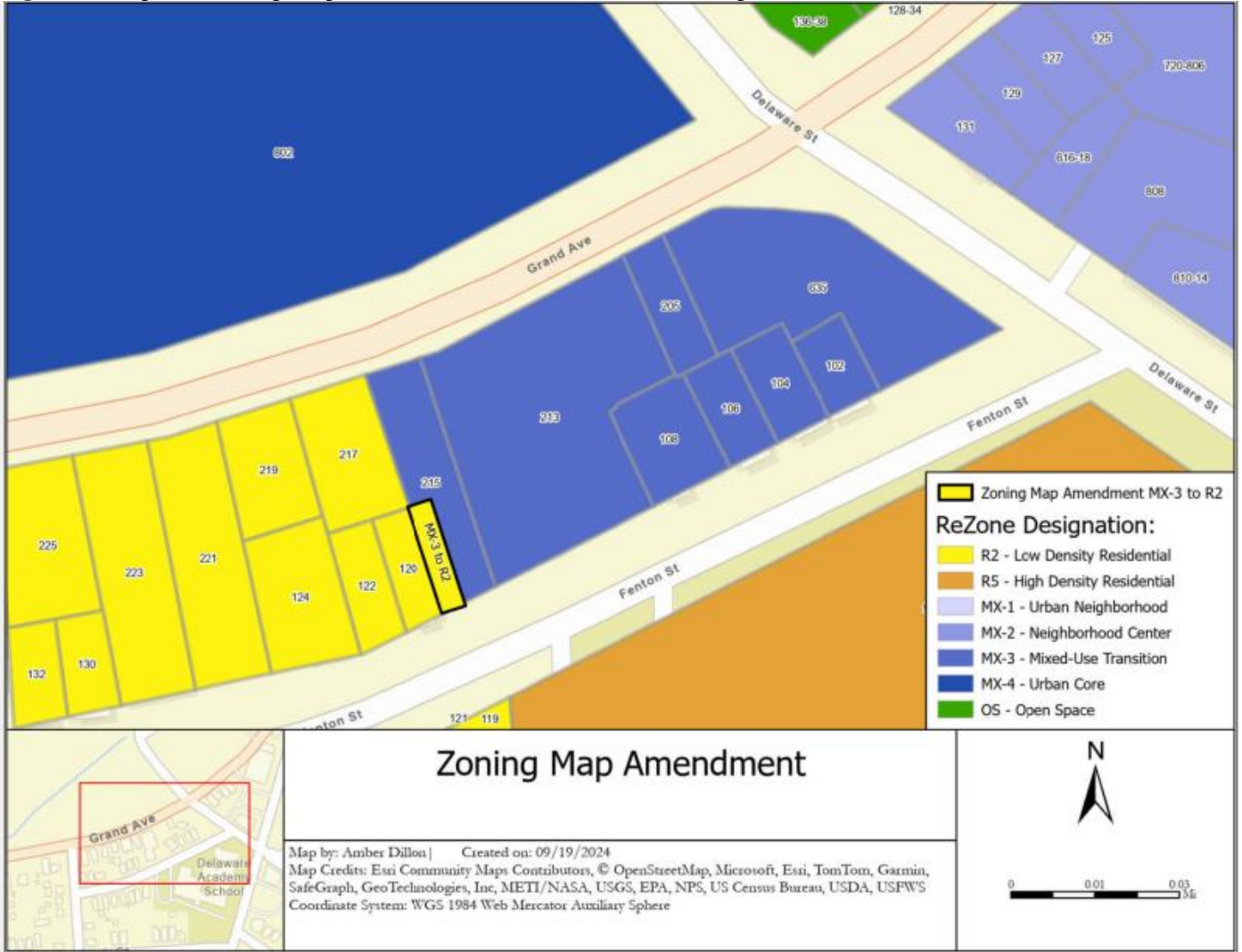
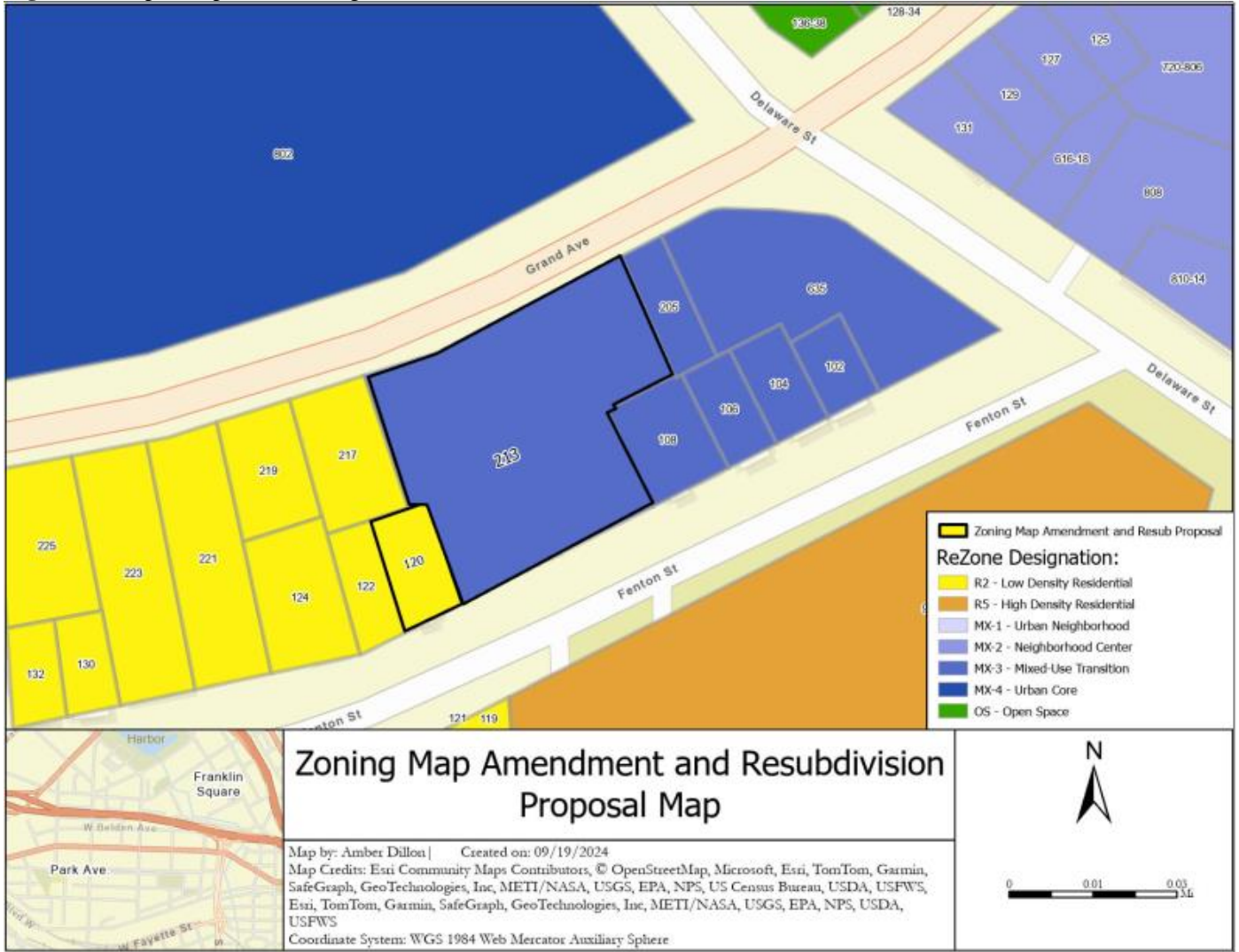


Figure 4: Proposed parcels through Z-2876 and R-24-54



City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION
One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov *
[**www.syr.gov/Departments/Zoning-Administration**](http://www.syr.gov/Departments/Zoning-Administration)

Office Use Filing Date: Case: Zoning District:

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	Split a vacant lot between 2 adjacent	2	22042 sq ft
<input type="checkbox"/> Lot Alteration:	properties		

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 215 Grand Ave	092.-02-06.0	GSPDC	05/26/2016
2) 120 Fenton St	092.-02-15.0	Thomas A Brown	01/30/2006
3) 213 Grand Ave	092.-02-07.1	ADP Property Holdings LL	12/15/2016
4)			

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) zone change request 2) 3)

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

- Demolition (full and partial):
- New Construction:
- Façade (Exterior) Alterations:
- Site Changes: expanded parking at 213 Grand Ave - driveway at 120 Fenton St

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: merge 215 Grand Ave with adjacent properties
Current Land Use(s): Residential and Commercial
Proposed Land Use(s): Residential and Commercial
Number of Dwelling Units: 1
Days and Hours of Operation: Quality Mechanical Svcs open 8:30 - 5:00 M-F
Number of Onsite Parking Spaces: 4 commercial (213 Grand) and 1 residential (120 Fenton St)

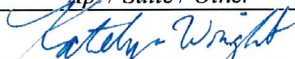
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

Applicant proposes to merge 215 Grand Ave, which is zoned MX-3 with 213 Grand Ave which is also zoned MX-3. The land will be used for additional parking for Quality Mechanical Services. A 12' x 61.23 portion will be merged with the single family residential parcel at 120 Fenton St. This strip will be used as a driveway for that site. A zone change is requested for this portion from MX-3 to R2.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification: **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 South Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.org</i>
* Signature: 			Date: 07/26/2024		

Adam	Purtel		ADP Property Holdings LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
213 Grand Ave		Syracuse	NY	13204	Phone: 315-461-7026
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: adam@go-qms.com</i>
* Signature:			Date:		

Thomas	Brown				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
120 Fenton St		Syracuse	NY	13204	Phone: 518-495-4590
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tbrown2184@yahoo.com</i>
* Signature:			Date:		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 South Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.org</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

City of Syracuse Office of Zoning Administration

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Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 South Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.org</i>
* Signature:				Date: 07/26/2024	

Adam	Purtel		ADP Property Holdings LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
213 Grand Ave		Syracuse	NY	13204	Phone: 315-461-7026
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: adam@go-qms.com</i>
* Signature:				Date:	

Thomas	Brown				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
120 Fenton St		Syracuse	NY	13204	Phone: 518-495-4590
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tbrown2184@yahoo.com</i>
* Signature: <i>Thomas Brown</i>				Date: <i>8/8/2024</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
* Signature:				<i>Date:</i>	

*** OWNER SIGNATURE DECLARATION**
 I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 South Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.org</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
1941 South Salina St		Syracuse	NY 13205
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature:			Phone: 315-422-2301
			Email: kwright@syracuselandsbank.org
			Date: 07/26/2024

Adam	Purtel		ADP Property Holdings LLC
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
213 Grand Ave		Syracuse	NY 13204
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature: <i>Adam Purtell</i>			Phone: 315-461-7026
			Email: adam@go-qms.com
			Date: 8/13/2024

Thomas	Brown		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
120 Fenton St		Syracuse	NY 13204
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature:			Phone: 518-495-4590
			Email: tbrown2184@yahoo.com
			Date:

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
* Signature:			Date:	

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
1941 South Salina St		Syracuse	NY 13205
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature:			Phone: 315-422-2301
			Email: kwright@syracuselandsbank.org
			Date:

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>

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: Split a vacant lot between two adjacent properties			
Project Location (describe, and attach a location map): 215 Grand Ave is a parcel that straddles Grand Ave and Fenton Streets in Syracuse, NY			
Brief Description of Proposed Action: Applicant proposes to merge 215 Grand Ave, which is zoned MX-3 with 213 Grand Ave which is also zoned MX-3. The land will be used for additional parking for Quality Mechanical Services. A 12' x 61.23 portion will be merged with the single-family residential parcel at 120 Fenton Street. This strip will be used as a driveway for that parcel. A zone change is requested for this strip from MX-3 to R2.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 ext. 18 E-Mail: tjuckett@syracuselandsbank.org	
Address: 1941 South Salina Street			
City/PO: Syracuse		State: NY	Zip Code: 13205
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .506 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? _____ .506 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

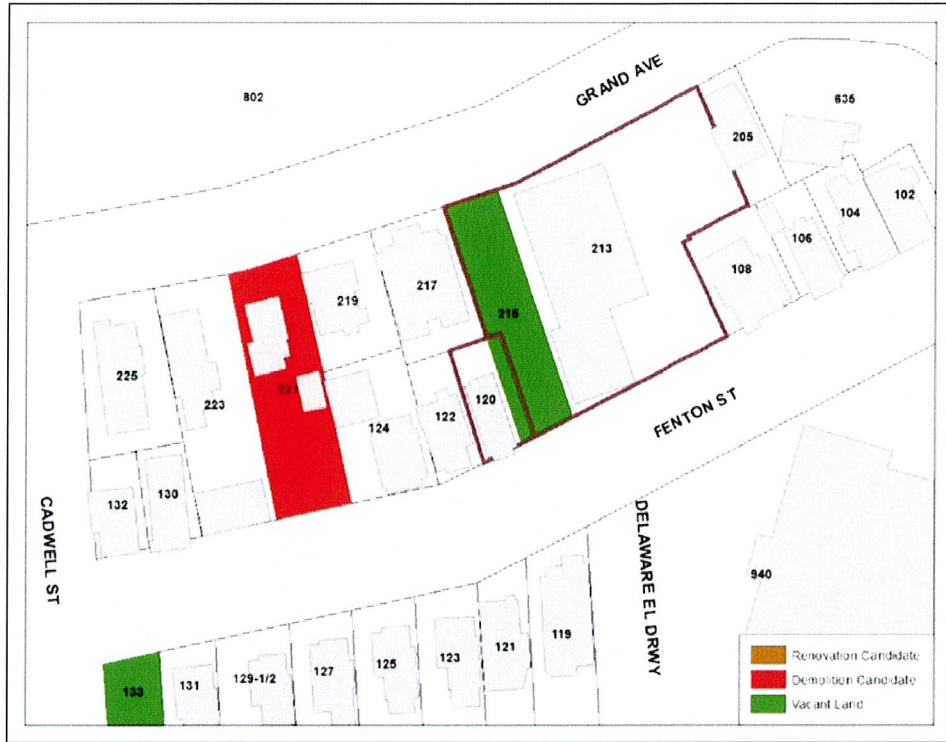
	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: n/a resubdivision only _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Closest appears to be West Onondaga St Historic District b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

TO: Syracuse Planning Commission
FROM: Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank
RE Resubdivision Justification (215 Grand Ave with 213 Grand Ave & 120 Fenton St)
DATE: 07/26/2024

215 Grand Ave has been in the Land Bank's inventory since 05/26/2016. In the spring of 2024 we demolished a dilapidated single-family structure at this location. The resultant vacant lot measures 33' x 145'. The owner of the single-family house at 120 Fenton St. would like to purchase a small 12' x 61' (approx.) portion because he does not have a driveway. The balance of the vacant lot will be sold to the adjacent business to use for expanded parking. The lot is located in a MX-3 zoning district and the portion being sold to 120 Fenton St will require a zone change to R2.

Following is the justification for the resubdivision of these three parcels.

- The vacant parcel at 33' x 145' is otherwise un-buildable due to its small size and frontage.
- 120 Fenton St does not have a driveway. This resubdivision provides the owner of this parcel with enough land to install a driveway for off street parking. It also provides a buffer between the R2 and MX-3 zoning districts.
- This proposal offers the opportunity to put the vacant parcel back into taxable and productive use. The new property owners will assume responsibility for the property's maintenance and will pay taxes on the land. This will help to stabilize and enhance the property values in the neighborhood.
- The resubdivision will not alter the character of the neighborhood. The parcel is zoned MX-3 and is not likely to be built upon because of its small size and frontage. Merging it with the adjacent business and residence is the most logical way to put the property into productive use.



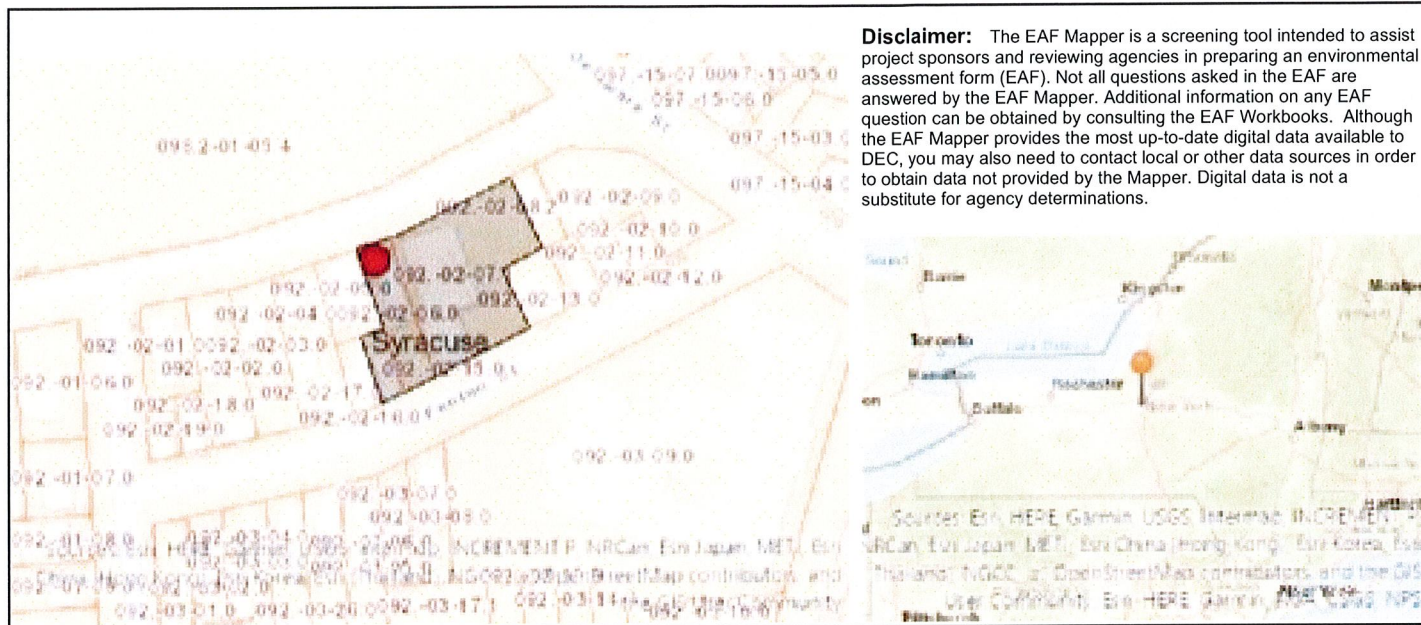
Proposed Resubdivision



213 Grand Ave (left) and 215 Grand Ave from Grand Ave

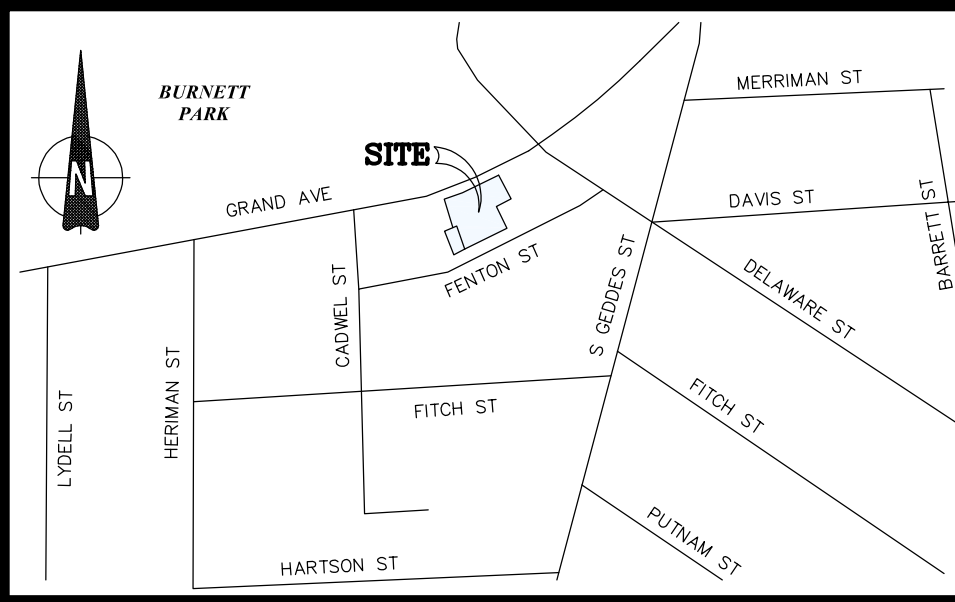


120 Fenton St and 215 Grand Ave from Fenton St.



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

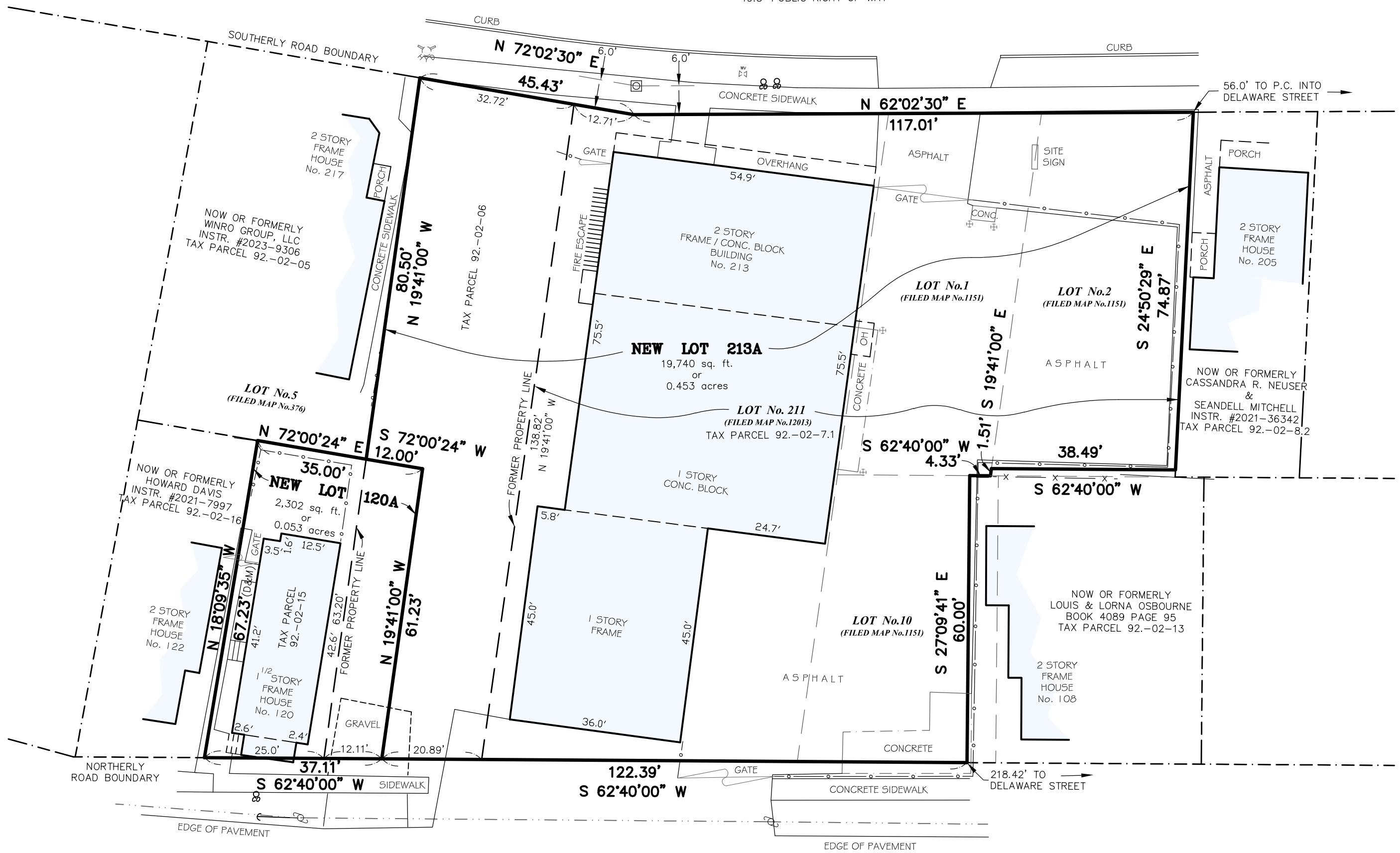
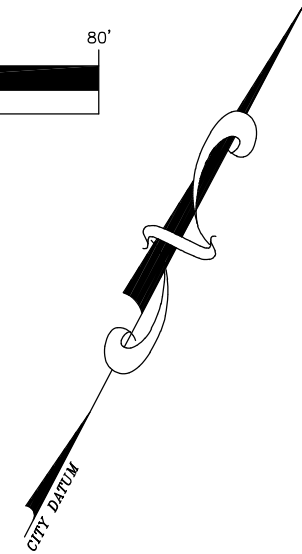
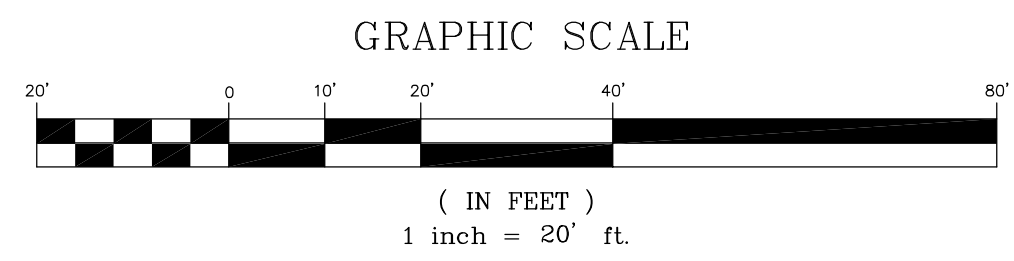
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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



VICINITY MAP

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
 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.
 This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.
 Location surveys do not include the staking of the property corners except as shown.

- LEGEND**
- (D&M) - DEED & MEASURED
 - No. - NUMBER
 - OH - OVERHANG
 - sq. ft. - SQUARE FEET
 - - CHAIN LINK FENCE
 - - OVERHEAD UTILITY LINES
 - - - - - ADJACENT PROPERTY LINE
 - ⊕ - HYDRANT
 - ⊕ - WATER VALVE
 - ⊕ - UTILITY POLE
 - ⊕ - GUY WIRE
 - ⊕ - CLEAN OUT
 - ⊕ - BOLLARD
 - ⊕ - CITY MONUMENT



FENTON STREET
60' WIDE PUBLIC RIGHT OF WAY

OWNERS

- TAX PARCEL 92.-02-06 Greater Syracuse Property Development Corp.
1941 South Salina Street
Syracuse NY 13205
- TAX PARCEL 92.-02-7.1 ADP Property Holdings LLC
213 Grand Avenue
Syracuse NY 13204
- TAX PARCEL 92.-02-15 Thomas A. Brown
120 Fenton Street
Syracuse NY 13204

PRELIMINARY PLAN
GRAND-FENTON SUBDIVISION

APPROVALS

No.	DATE	DESCRIPTION	BY
1	9/24/2024	CORRECT CITY MONUMENT LOCATION	TWW

LEHR
LAND SURVEYORS D.P.C.
116 SALINA STREET- SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@lehrlandsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

 DOUGLAS R. LEHR NYSL 49223

RESUBDIVISION OF PART OF BLOCK 95, CITY OF SYRACUSE INTO NEW LOT 120A AND NEW LOT 213A.			
KNOWN AS No. 120 FENTON STREET AND No. 213 GRAND AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NY			
FIELD DATE: 7/11/2024	MAP DATE: 7/25/2024	SCALE: 1"=20'	DRAWN BY: TWW
REVISIONS:			DRAWING No. 24-F-44





J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 02, 2024

OCPB Case # S-24-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 213 & 215 Grand Avenue and 120 Fenton Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county owned drainage channel; and
- WHEREAS, the applicant is proposing to subdivide three parcels to create two new parcels, New Lot 120A (0.053 acres) and New Lot 213A (0.453 acres) in Mixed-Use Transition (MX-3) and Residential (R2) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan and zone change referrals (Z-24-274 and Z-24-275) to install a fence around the enlarged commercial parcel and to change the portion of land to be conveyed to the adjacent residential lot to an R2: Low Density Residential zoning designation; and
- WHEREAS, the site is located in a transitional area between residential neighborhoods and commercial along major roads; Burnet Park is located across Grand Avenue to the north and Delaware Elementary School is across Fenton Street to the south; and
- WHEREAS, the site consists of a commercial parcel containing Quality Mechanical Services which has frontage along Grand Avenue to the north and Fenton Street to the south with buildings along the western parcel boundary, asphalt covering the remainder of the parcel, with driveways to both roads and parking along the eastern side and in the Fenton Street right-of-way; the vacant middle parcel has frontage on both streets and previously contained a house which has been recently demolished; the western parcel is a residential parcel along Fenton Street; and
- WHEREAS, per the Preliminary Plan Grand-Fenton Subdivision dated 7/25/24, the applicant is proposing splitting the vacant parcel and merging most of the lot with the Quality Mechanical Services parcel, creating New Lot 213A (0.453 acres) to allow additional parking for the business; a 12'x61.23' portion of the middle lot will be conveyed to the western residential parcel to allow construction of a driveway; the applicant is proposing a fence to be installed around the larger commercial property with gates allowing access to both Fenton Street and Grand Avenue; per the Subdivision Plan, the proposal allows for four new parking spaces for Quality Mechanical Services, but at least one parking space is shown to remain in the Fenton Street right-of-way; and
- WHEREAS, the applicant is proposing a zone change on the 12'x61.23' portion of land from Mixed-Use Transition (MX-3) to Low Density Residential (R2) to allow the land to

be merged with the western R2 -zoned lot, creating New Lot 120A (0.053 acres);
and

WHEREAS, per the Environmental Assessment Form (EAF) dated 8/7/24, zero acres of the site will be disturbed by the proposed project and no additional stormwater will be created by the proposal, but the Subdivision Map depicts the expansion of the asphalt parking lot to the new western boundary of New Lot 213A, increasing impermeable surface; and

WHEREAS, per the referral notice, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, the site is located near the Delaware School which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board has No Position regarding the proposed subdivision, but offers the following comments about the expansion of Quality Mechanical services:

1. The applicant and City are encouraged to consider the use of green infrastructure, such as permeable pavement and plantings installed along the western boundary of the commercial site, to reduce the stormwater runoff from the site to adjacent residential properties and improve stormwater quality.
2. The City is encouraged to require the removal of all parking from the Fenton Street right-of-way and install landscape strips and sidewalks to prevent the backing of cars into the right-of-way, increase pedestrian safety (particularly near the adjacent Elementary School), improve aesthetics, and reduce stormwater runoff from Quality Mechanical Services.



Martin E. Voss, Chairman
Onondaga County Planning Board

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="radio"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
City of Syracuse City Planning Commission	10/21/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

City of Syracuse
Parcel History
 01/01/1900 - 10/16/2024
 Tax Map #: 092.-02-06.0
 Owners: GSPDC
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
215 Grand Ave To Fenton St	08/31/12	Inspection	Complaint Inspection	Fail	
215 Grand Ave To Fenton St	08/31/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
215 Grand Ave To Fenton St	09/11/12	Inspection	Complaint Re-Inspection	No Progress	
215 Grand Ave To Fenton St	09/18/12	Inspection	Complaint Re-Inspection	<None>	
215 Grand Ave To Fenton St	01/10/13	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
215 Grand Ave To Fenton St	01/10/14	Inspection	Complaint Inspection	Fail	
215 Grand Ave To Fenton St	06/27/14	Inspection	Complaint Inspection	Fail	
215 Grand Ave To Fenton St	06/27/14	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
215 Grand Ave To Fenton St	06/16/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-20073
215 Grand Ave To Fenton St	06/27/16	Completed Complaint	DeadAnimal in Right ofWay	Completed	2016-19710 dead woodchuck
215 Grand Ave To Fenton St	06/27/16	Completed Complaint	DeadAnimal in Right ofWay	Completed	2016-19729 dead wood chuck SO13
215 Grand Ave To Fenton St	05/19/21	Inspection	Complaint Inspection	No Progress	
215 Grand Ave To Fenton St	06/03/21	Inspection	Complaint Inspection	Fail	
215 Grand Ave To Fenton St	06/03/21	Complaint	Vacant House	Open	2021-15159 ext
215 Grand Ave To Fenton St	06/03/21	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Open	
215 Grand Ave To Fenton St	06/03/21	Violation	2020 PMCNYS - Section 304.12 - Handrails and guards	Open	
215 Grand Ave To Fenton St	06/03/21	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
215 Grand Ave To Fenton St	06/03/21	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
215 Grand Ave To Fenton St	06/03/21	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Open	
215 Grand Ave To Fenton St	06/22/21	Completed Complaint	Property Maintenance-Ext	Admin-Closed	2013-00799
215 Grand Ave To Fenton St	06/22/21	Inspection	Complaint Re-Inspection	N/A	
215 Grand Ave To Fenton St	05/19/22	Inspection	Complaint Inspection	No Progress	
215 Grand Ave To Fenton St	01/26/23	Inspection	Complaint Re-Inspection	No Progress	
215 Grand Ave To Fenton St	01/11/24	Inspection	Complaint Re-Inspection	No Progress	
215 Grand Ave To Fenton St	09/18/24	Project	Resubdivision	Active	<p>R-24-54B Applicant proposes to merge 215 Grand Ave, (Tax ID: 092.-02-06.0) which is zoned MX-3 with 213 Grand Ave (Tax ID: 092.-02-07.1), also MX-3. The land will be used for additional parking for Quality Mechancial Services. A 12' x 61.23' SQ FT portion will be merged with the single family residential parcel at 120 Fenton St. (Tax ID: 092.-02-15.0) This strip will be used as a driveway for that site.</p> <p>A zone change is requested as well for this portion to change the zone district from MX-3 to R2.</p> <p>There is a companion MiSPR for buffering between the MX-3 and R2 properties.</p> <p>Total square footage: 22,042 SQ FT</p>

City of Syracuse

Parcel History

01/01/1900 - 10/16/2024

Tax Map #: 092.-02-07.1

Owners: ADP Property Holdings LLC

Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
213 Grand Ave To Fenton St	12/23/15	Completed Complaint	Sewer Back Up	Completed	2015-33833 b/u
213 Grand Ave To Fenton St	08/26/16	Permit Application	Misc.(deck, fence,ramp)	Application Expired	25087 Install 6' chain link fence 68.5 LF
213 Grand Ave To Fenton St	10/11/16	Permit Application	Sign	Issued	25613 Sign for Quality Mechanical Services
213 Grand Ave To Fenton St	10/26/16	Inspection	Inspector Notification	In Progress	
213 Grand Ave To Fenton St	11/16/16	Inspection	Progress Inspection	No Progress	
213 Grand Ave To Fenton St	11/29/16	Inspection	Progress Inspection	No Progress	
213 Grand Ave To Fenton St	12/19/16	Inspection	Progress Inspection	No Progress	
213 Grand Ave To Fenton St	02/01/17	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	02/14/17	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	03/03/17	Inspection	Final Inspection	Pass	
213 Grand Ave To Fenton St	03/03/17	Completed Permit	Sign	Certificate Issued	25613 Sign for Quality Mechanical Services Certificate of Completion #25613
213 Grand Ave To Fenton St	12/11/17	Permit Application	Com. Reno/Rem/Chg Occ	Issued	30815 Roof repairs
213 Grand Ave To Fenton St	12/12/17	Inspection	Inspector Notification	In Progress	
213 Grand Ave To Fenton St	12/14/17	Completed Complaint	Property Maintenance-Ext	Owner Compliance	2017-34294 Upper portion of Roof is ready to Collapse. Shingles are falling off.
213 Grand Ave To Fenton St	12/14/17	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	12/27/17	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	02/12/18	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	03/05/18	Inspection	Progress Inspection	Pass	
213 Grand Ave To Fenton St	03/07/18	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	30815 Roof repairs Certificate of Completion #30815
213 Grand Ave To Fenton St	11/08/18	Inspection	Plan Review Notification	Pass	
213 Grand Ave To Fenton St	12/21/18	Completed Complaint	Sewer Back Up	Completed	2019-00594 would like crew ro stop back to discuss bu..stated that floor drain 52 was trying to access isnt the correct drain
213 Grand Ave To Fenton St	12/24/18	Completed Complaint	Sewer Back Up	Completed	2018-36164 bu

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
213 Grand Ave To Fenton St	04/12/19	Permit Application	Com. Reno/Rem/Chg Occ	Issued	37555 Rear 1 story building roof repair
213 Grand Ave To Fenton St	04/16/19	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	04/16/19	Inspection	Inspector Notification	In Progress	
213 Grand Ave To Fenton St	04/19/19	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	05/03/19	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	08/30/19	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	04/03/20	Completed Complaint	Sewer Back Up	Completed	2020-26168 b/u
213 Grand Ave To Fenton St	07/28/20	Inspection	Progress Inspection	In Progress	
213 Grand Ave To Fenton St	10/07/20	Inspection	Final Inspection	Pass	
213 Grand Ave To Fenton St	10/07/20	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	37555 Rear 1 story building roof repair Certificate of Completion #37555
213 Grand Ave To Fenton St	04/20/21	Completed Complaint	Catch Basin: Clean	Completed	2021-10402 Clean C/B on Fenton side of Address Bad Order on Fenton St
213 Grand Ave To Fenton St	09/17/24	Project	Resubdivision	Active	<p>R-24-54 Applicant proposes to merge 215 Grand Ave, (Tax ID: 092.-02-06.0) which is zoned MX-3 with 213 Grand Ave (Tax ID: 092.-02-07.1), also MX-3. The land will be used for additional parking for Quality Mechancial Services. A 12' x 61.23' SQ FT portion will be merged with the single family residential parcel at 120 Fenton St. (Tax ID: 092.-02-15.0) This strip will be used as a driveway for that site.</p> <p>A zone change is requested as well for this portion to change the zone district from MX-3 to R2.</p> <p>There is a companion MiSPR for buffering between the MX-3 and R2 properties.</p> <p>Total square footage: 22,042 SQ FT</p>

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
213 Grand Ave To Fenton St	09/18/24	Project	Minor Site Plan Review	On Hold	<p>MiSPR-24-65 Applicant proposes to merge 215 Grand Ave, (Tax ID: 092.-02-06.0) which is zoned MX-3 with 213 Grand Ave (Tax ID: 092.-02-07.1), also MX-3. The land will be used for additional parking for Quality Mechanical Services. A 12' x 61.23' SQ FT portion will be merged with the single family residential parcel at 120 Fenton St. (Tax ID: 092.-02-15.0) This strip will be used as a driveway for that site.</p> <p>A zone change is requested as well for this portion to change the zone district from MX-3 to R2.</p> <p>There is a companion MiSPR for fence buffering between the MX-3 and R2 properties.</p> <p>Total square footage: 22,042 SQ FT</p>

Parcel History

01/01/1900 - 10/16/2024
 Tax Map #: 092.-02-15.0
 Owners: Thomas A Brown
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
120 Fenton St	03/15/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-05050 3 tires
120 Fenton St	08/13/14	Inspection	Complaint Inspection	Fail	
120 Fenton St	08/14/14	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
120 Fenton St	08/14/14	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
120 Fenton St	02/18/16	Completed Complaint	Property Maintenance-Ext	Completed	2014-22393 Ext. Violations
120 Fenton St	02/18/16	Inspection	Complaint Inspection	Pass	
120 Fenton St	04/18/16	Completed Complaint	Trash/Debris-Private, Occ	Completed	2016-09197 People throwing trash in yard
120 Fenton St	04/18/16	Inspection	Complaint Inspection	Pass	
120 Fenton St	09/18/24	Project	Resubdivision	Active	<p>R-24-54C Applicant proposes to merge 215 Grand Ave, (Tax ID: 092.-02-06.0) which is zoned MX-3 with 213 Grand Ave (Tax ID: 092.-02-07.1), also MX-3. The land will be used for additional parking for Quality Mechancial Services. A 12' x 61.23' SQ FT portion will be merged with the single family residential parcel at 120 Fenton St. (Tax ID: 092.-02-15.0) This strip will be used as a driveway for that site.</p> <p>A zone change is requested as well for this portion to change the zone district from MX-3 to R2.</p> <p>There is a companion MiSPR for buffering between the MX-3 and R2 properties.</p> <p>Total square footage: 22,042 SQ FT</p>

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
120 Fenton St	09/18/24	Project	Zone Change	Active	<p>Z-2876 Applicant proposes to merge 215 Grand Ave, (Tax ID: 092.-02-06.0) which is zoned MX-3 with 213 Grand Ave (Tax ID: 092.-02-07.1), also MX-3. The land will be used for additional parking for Quality Mechancial Services. A 12' x 61.23' SQ FT portion will be merged with the single family residential parcel at 120 Fenton St. (Tax ID: 092.-02-15.0) This strip will be used as a driveway for that site.</p> <p>A zone change is requested as well for this portion to change the zone district from MX-3 to R2.</p> <p>There is a companion MiSPR for buffering between the MX-3 and R2 properties.</p> <p>Total square footage: 22,042 SQ FT</p>



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: ADP Property Holdings LLC
From: Amber Dillon, Zoning Planner
Date: 10/17/2024 11:49:47 AM
Re: Resubdivision R-24-54
213 Grand Ave To Fenton St, Syracuse, 13204

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

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	09/25/2024	Amber Dillon	On Hold for OCPB, CPC, and CC
Eng. Mapping - Zoning	Conditionally Approved	09/24/2024	Ray Wills	<p>***10/16/2024***</p> <p>The revised drawing uploaded 10/15/24 has been corrected to show the monument with its appropriate location and offset. Satisfying any Mapping Division concerns regarding bearings.</p> <p>***9/24/24***</p> <p>-While the bearings for the streets in question AGREE with the Official City Records for the area. The ROW occupation being used does need to be corrected to show the ROW marker in the sidewalk be correctly shown as an offset marker and not street line, because this oversight does not appear to impact actual ROW location or property lines, the drawings may continue circulation for review with the conditional understanding that, NO mylar/final drafts for filing will be signed by the City Engineer without these required changes being made under any circumstances. Lehr Land Surveying has been notified and is aware of the condition. City Plat# 073</p> <p>City Plat# 073</p>
Eng. Mapping - Zoning	Conditionally Approved	09/24/2024	Ray Wills	-While the bearings for the streets in question AGREE with the Official City Records for the area. The ROW occupation being used does need to be corrected to show the ROW marker in the sidewalk be correctly

shown as an offset marker and not street line, because this oversight does not appear to impact actual ROW location or property lines, the drawings may continue circulation for review with the conditional understanding that, NO mylar/final drafts for filing will be signed by the City Engineer without these required changes being made under any circumstances. Lehr Land Surveying has been notified and is aware of the condition.

City Plat# 073

City Plat# 073

Finance - Zoning	Internal Review Complete	09/23/2024	Veronica Voss	213 Grand Ave is current, due for October taxes. 215 Grand Ave is GSPDC, no taxes are due.
Eng. Design & Cons. - Zoning	Conditionally Approved	09/20/2024	Romeo Kpolo	Future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Sewers- Zoning	Internal Review Complete	09/20/2024	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	09/20/2024	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Planning Commission	Pending	09/18/2024		
Onondaga Co Planning Board	Pending	09/25/2024		no position with comment