



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-24-63</i>	<i>Staff Report – December 2, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	231 Elliott Street (Tax ID: 092.20-01.0) 227 Elliott Street (Tax ID: 092.-20-03.1)
<i>Summary of Proposed Action:</i>	The owner of the single unit dwelling at 227 Elliott St. intends to purchase the vacant lot 231 Elliott St. for additional yard space. There is no proposed site work with this application. New Lot C2: 10,961 SF
<i>Owner/Applicant</i>	Greater Syracuse Property Development Corporation (GSPDC) (Owner/Applicant of 231 Elliott St.) Zuriel Hernandez (Owner/Applicant of 227 Elliott St.)
<i>Existing Zone District:</i>	Both parcels involved in this resubdivision are located in the R5: High Density Residential Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the west, east and south are within the R5: High Density Residential Zone District. The neighboring property to the north is within the OS Open Space Zone District.
<i>Companion Application(s)</i>	No Companion Application
<i>Scope of Work:</i>	Combining two separate adjacent lots into one so the owner of the single unit dwelling at the property located at 231 Elliott St. can create additional yard space for private use. There will be no physical changes to the newly created lot.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed resubdivision on Lot C2 complies with the minimum lot size requirement for the R5 Zone District pursuant to ReZone Art. 2 Sec 2.6(B) - The lot located at 231 Elliott St. is currently a vacant lot. The previous 3-unit dwelling primary structure on the lot was demolished in 2022. - The single unit dwelling located at 227 Elliott St. was built in 2009. - There are several other properties in the vicinity of this proposal comparable lot size that also contain single-unit dwellings with an abundance of permeable space. - The R5 Zone District is typically allocated for high-density residential use, and this resubdivision would create a low-density property with a large amount of land. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot C2” shall be known as 227 Elliott Street - 231 Elliott St. currently lacks the required lot width for construction of single-unit detached, two-unit dwellings, and other residential uses to be built on the property - This resubdivision would result in a larger lot, capable of supporting future high-density development. - The current lot area of 231 Elliott limits both commercial and residential development options
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	N/A
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.

Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics</u> The subject property at 227 Elliott St. is an irregularly shaped parcel with a lot size of 7,491 SF (0.17 acres). The property has 66 FT of street frontage along Elliott St. The western property line borders 95 FT along the property line of 231 Elliott St., the eastern property line borders 132 FT along the property line of 225 Elliott St., and the northern property lines borders 103 FT FT along the property line of 301 Bradley St. and 1172-78 Onondaga St W & Bradley St. The property is improved by a 1 story frame, single-unit dwelling measuring 1,531 SF, a driveway, and a frame shed.</p> <p>The subject property at 231 Elliott St. is an irregularly shaped parcel with a lot size of 3,470 SF. The property has two primary street frontages with 27.4 FT of frontage along Elliott St., and 96.7 FT of frontage along Bradley St. The southern property line borders 45.6 FT along the property line of 301 Bradley St. The eastern property line borders 95 FT along the property line of 227 Elliott St. The lot is currently vacant, with the previous structure on the lot being demolished in 2022.</p> <p><u>Proposed property characteristics</u> The proposed resubdivided lot will be known as Lot C2 at 227 Elliott Street. It will be an irregularly shaped parcel with 10,961 SF (0.25 acres). The property is improved by a 1 story frame, single-unit dwelling measuring 1,531 SF, a driveway, and a frame shed. The property will have two primary street frontages with 93.4 FT of frontage along Elliott St. and 96.71 FT of frontage along Bradley St. The southern property line will border 148 FT along the properties of 1172-78 Onondaga St W & Bradley St. and 301 Bradley St. The eastern property line will border 132 FT along the property line of 225 Elliott St.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal was not reviewed by the Onondaga County Planning Board.

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Proposed Resubdivision Map on Lot A, Block 474 of the Fitch, Putnam & Bradley Map #178 and Lot C1 of Map #10673. Known as No. 227 Elliott Street, City of Syracuse, County of Onondaga, State of New York. Drawn by New York Licensed Land Surveyor Micheal J. McCully. Dated 09/06/24. Scale: As Noted.

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- IPS Comments from City Departments
- Code Enforcement History

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/>

TO: Syracuse Planning Commission
FROM: Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank
RE Resubdivision Justification (231 Elliott St with 227 Elliott St)
DATE: 05/26/2016

231 Elliott St has been in the Land Bank's inventory since 05/26/2016. In June of 2022 the Land Bank demolished a dilapidated three-family house. The resultant lot is irregularly shaped and located at the corner of Elliott and Bradley Streets. Zuriel Hernandez purchased the house at 227 Elliott St. from Habitat for Humanity and would like to purchase the lot and eventually fence in and beautify the corner. Following is the justification for the resubdivision of these two parcels.

- The vacant parcel is otherwise un-buildable due to its small size and frontage.
- The configuration of the lot and its location at the corner of Elliott and Bradley Streets is such that there is no other logical buyer.
- The resubdivision will not alter the character of the neighborhood. The original pattern of the street has already been disrupted with numerous demolitions, the parcel is already vacant and not likely to be built upon soon. Erasing the lot line will not exacerbate the existing challenge of de- densification, the visual reminders of which will remain whether or not the lots are merged. Since infill development is unlikely, the vacant lot requires interim stewardship, ideally by the adjoining property owner who can provide daily care.
- There are several other lots of a comparable size located in the vicinity including 1172-78 W Onondaga, 214 Elliott St, and 205 Elliott St.
- Merging the parcels will ensure that the property owner will receive one tax bill and that the vacant lot does not become 'orphaned' again at a later date. It will make the process of applying for fence permits easier.
- 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 properties' maintenance and pay taxes on the land. This will help to stabilize and enhance the property values in the neighborhood.



227 and 231 Elliott St

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.net/Zoning.aspx

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 type="checkbox"/> Resubdivision:	Merge -Family Res lot with adj vacant lot	2	11,365.99 sqft
<input type="checkbox"/> Lot Alteration:			

<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) 231 Elliott St.	092.-20-01.0	GSPDC	5/26/2016
2) 227 Elliott St.	092.-20-03.1	Zuriel Hernandez	11/28/2022
3)			
4)			

As listed in the Department of Assessment property tax records at <http://syr.gov.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) _____ 2) _____ 3) _____

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Merge a Single-Family Res parcel with the adjacent vacant lot
Current Land Use(s): 1 Single-Family and Residential Vacant Lot
Proposed Land Use(s): 1 Single-Family Residential
Number of Dwelling Units: 1
Days and Hours of Operation: N/A
Number of Onsite Parking Spaces: 1

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

Applicant wishes to merge the Single-Family home at 227 Elliott St with the adjacent vacant lot for additional yard space

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	GSPDC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 E. Fayette St.	Suite 375	Syracuse	NY	13202	Phone: 315-422-2302
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.c</i>
* Signature: <i>Katelyn Wright</i>			Date: 9/9/2024		

Zuriel	Hernandez				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
227 Elliott St.		Syracuse	NY	13204	Phone: 315-372-2483
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: hernandezzu13@gmail.com</i>
* Signature: <i>Zuriel Hernandez</i>			Date: 10/2/24		

<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:			

<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	GSPDC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 E. Fayette St.	Suite 375	Syracuse	NY	13202	Phone: 315-422-2302
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.org</i>
Zuriel	Hernandez				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
227 Elliott St.		Syracuse	NY	13204	Phone: 315-372-2483
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: hernandezzu13@gmail.com</i>

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

Dallas	Bryson	Executive Director	NEHDA INC.			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>			
101 Gertrude St.		Syracuse	NY	13203	Phone: 315-425-1032	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: dallas@nehda.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>	

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at <https://www.syr.gov/Boards-and-Commissions/CPC>.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, and City Departments of Public Works, Engineering, Water, and Assessment for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and http://www.syr.gov.net/Planning_Commission.aspx.

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.

MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission 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 all applicable permits, such as building permits from the Division of Code Enforcement.

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

Please submit ONE (1) COPY of the following:

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- APPLICATION FEE** – \$0.

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17” or smaller) paper map for copying, of the following:

- RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011)
 - No larger than 36”x 44”
 - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
 - Tract name (cannot be Farm Lot or Military Lot)
 - Farm/Military Lot and/or block numbers
 - Municipality
 - Address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification)
 - Scale, Date, North arrow
 - Certificate of Licensed Land Surveyor: “We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor.”
 - Each new lot will have a definite designation number or letter per the new map.
 - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
 - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
 - Each line or curve of all new or amended lots must clearly show all necessary geometry.
 - Shorelines will have a tie line with geometry for closure.
 - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
 - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.
- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:
 1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
 2. **demolitions** and **post demolition** conditions
 3. **structures, facilities, utilities and drainage**
 4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 5. **loading** dock and delivery areas
 6. **dumpsters** and/or trash receptacles
 7. **landscaping** including type, height, and number of plantings
 8. **screening/fencing** including type and height for parking, dumpsters, and site
 9. **lighting** including structure heights and luminaries wattage
 10. **ground signs**
 11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
 12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

**Resubdivision / Lot Alteration
MAP FILING PROCEDURES**

Within 62 days () of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorsers, **FILE** the map, together with the **ORIGINAL** Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

OBTAIN PRINTED MAPS FROM THE SURVEYOR

- ONE (1) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration FILING MAP printed in blank ink on linen, cloth-backed paper, or Mylar material.
- FIVE (5) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration PAPER MAPS.

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

1. City Planning Commission / Syracuse Zoning Office – 315-448-8640

Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

Contact the Syracuse Zoning Office to make an appointment.

- Bring the FILING MAP and five PAPER MAPS to the appointment.
- The Zoning Office reviews and signs the FILING MAP if everything is in order.
- At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **ORIGINAL LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
- The Zoning Office will keep the five PAPER MAPS.

2. Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600

Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202

Contact the Onondaga County Division of Health to make an appointment.

- Bring the FILING MAP to the appointment.
- Public Health reviews and signs the FILING MAP if everything is in order.
- The signed FILING MAP will be returned to the applicant at the same appointment.

Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

3. Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130

- No appointment necessary.
- Leave the FILING MAP together with your CONTACT INFORMATION.
- Assessment reviews and signs the FILING MAP if everything is in order.
- Assessment forwards the signed FILING MAP to the Department of Finance.

4. Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128

- Finance receives the FILING MAP.
- Finance reviews and then signs the FILING MAP if everything is in order.
- Finance forwards the FILING MAP to Engineering.

5. Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401

- Engineering receives the FILING MAP.
- Engineering reviews and signs the FILING MAP if everything is in order.
- **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

FILE RESUBDIVISION / LOT ALTERATION MAP

1. Onondaga County Clerk (resubdivision filing) – 315-435-2226

Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202

- The signed **FILING MAP** together with the **ORIGINAL LETTER OF COMPLIANCE** provided by the **Zoning Office** must be **FILED** with the **ONONDAGA COUNTY CLERK** (\$10.00 fee).
- The Clerk will provide a **FILING DATE** () and **NUMBER** ().

2. City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syrgov.net

Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202

- Call or email the Syracuse Zoning Office and provide the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER**.
- The Zoning Office will forward one of the five PAPER MAPS, together with the **FILING DATE** and **NUMBER**, to each endorser for their records.

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: Merge a single-family residential parcel with the adjacent vacant lot for additional yard space.				
Project Location (describe, and attach a location map): 231 and 227 Elliott St. at the corner of Bradley and Elliott Streets in Syracuse NY				
Brief Description of Proposed Action: Applicant intends to merge the vacant lot at 231 Elliott St. with the adjacent single-family residence at 227 Elliott St. The owner of the Single Family home would like to fence in the property and use it as additional yard space.				
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2302 E-Mail: kwright@syracuselandbank.org		
Address: 431 E. Fayette St., Suite 375				
City/PO: Syracuse		State: NY	Zip Code: 13202	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.26 acres		
b. Total acreage to be physically disturbed?		_____ acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.26 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	

11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	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 type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

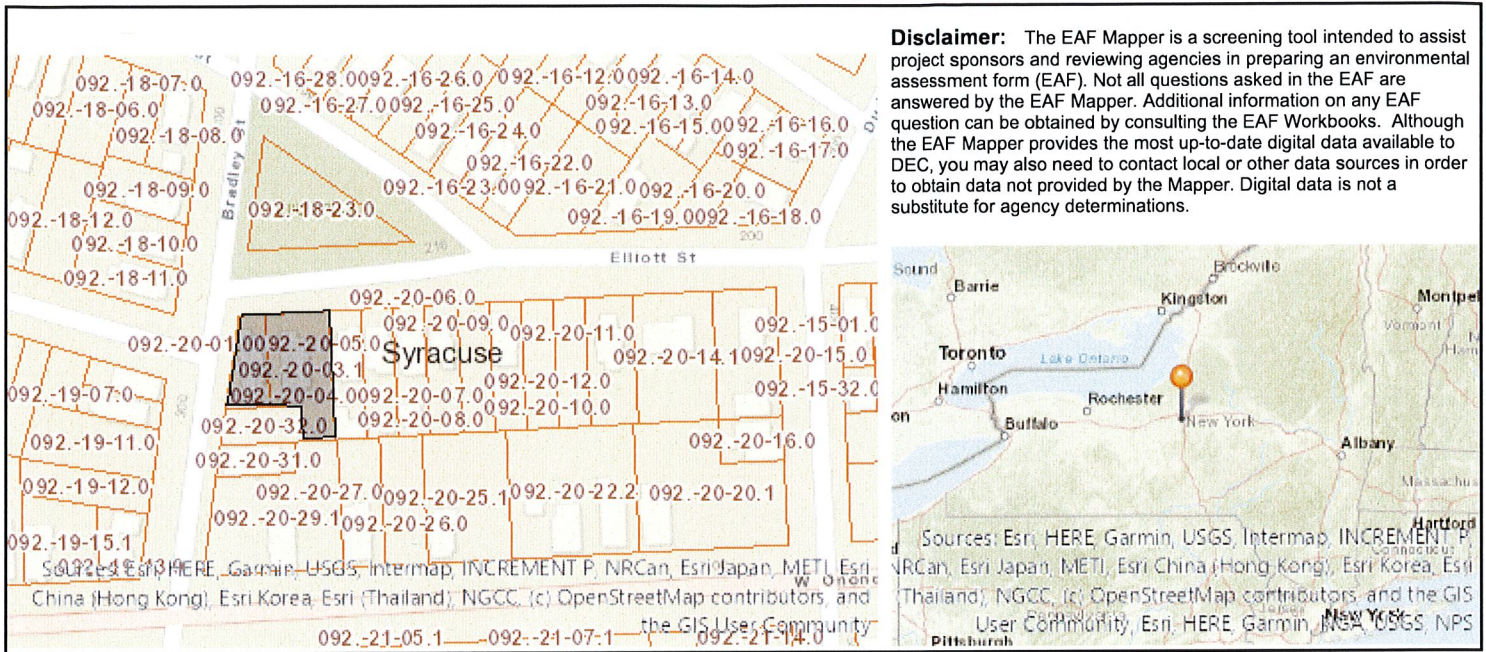
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input 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"/>

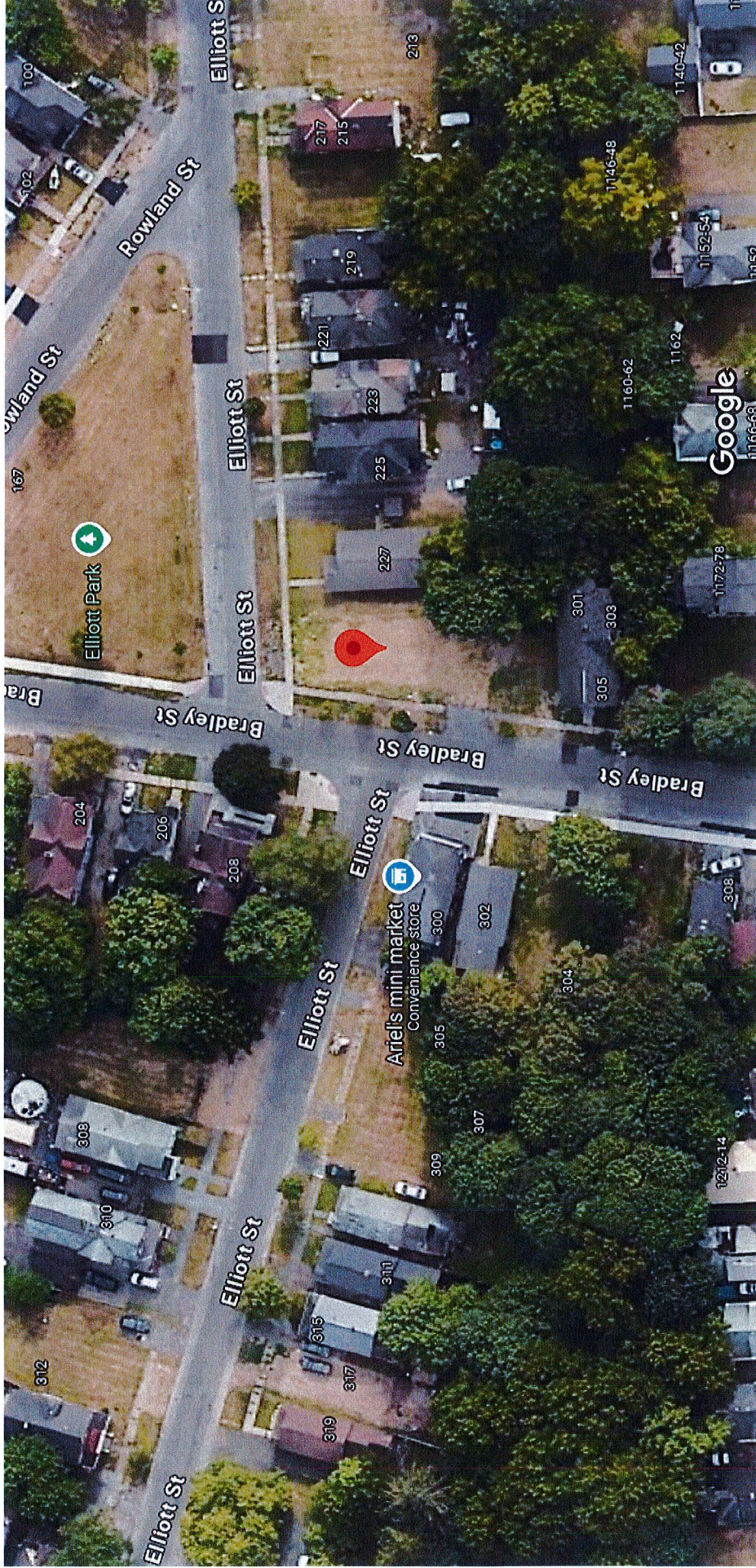
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>9/9/2024</u>		
Signature: <u></u> Title: <u>Executive Director</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Google Maps 231 Elliott St



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft



231 Elliott St

Building



Directions



Save



Nearby



Send to
phone

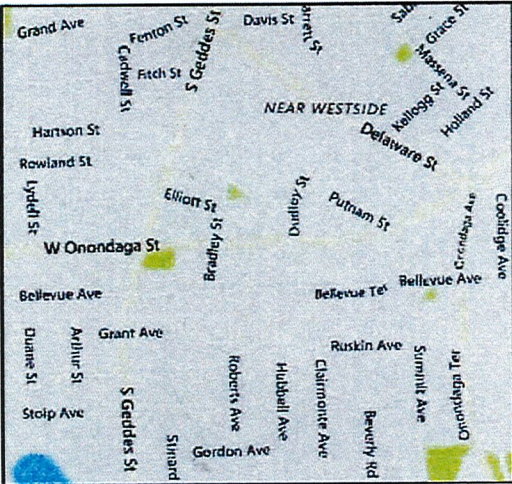


Share



231 Elliott St, Syracuse, NY
13204

Photos

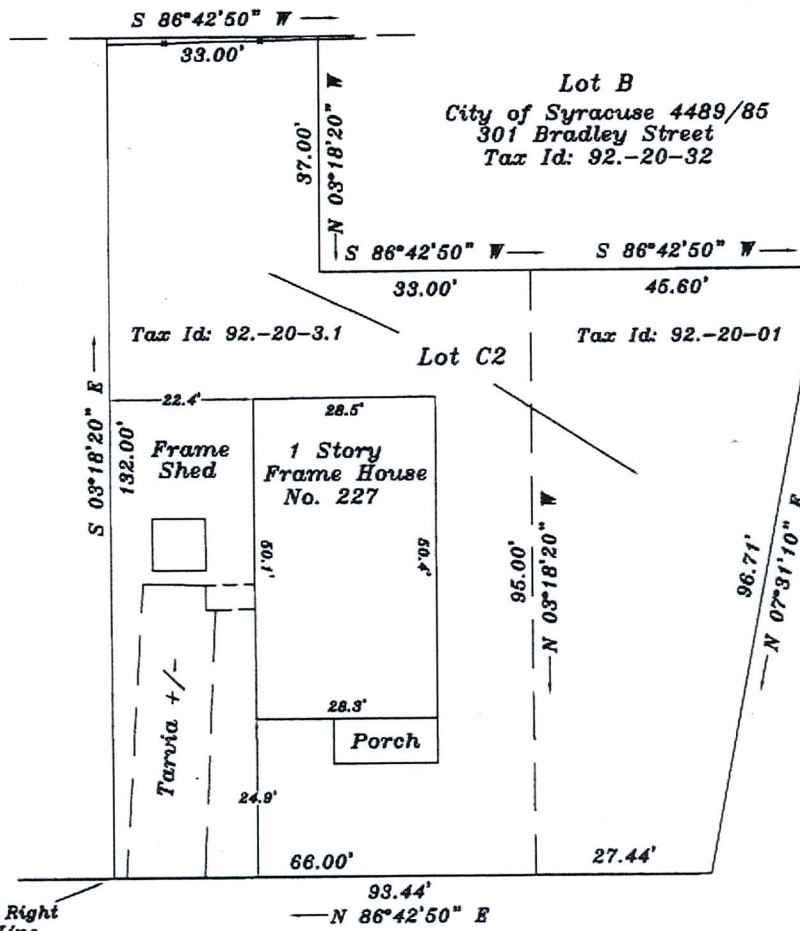


Site vicinity Locator
(not to scale)



Lot 2A
H&A Syracuse Corp. 2018/22980
1172 Onondaga Street W.
Tax Id: 92.-20-29.1

Lot E
Martinez 5154/760
225 Elliott Street
Tax Id: 92.-20-04



Bradley Street
(open - 66' Wide)

Elliott Street
(Open - 66' Wide)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot C2 Area = 10,961 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Hernandez

Date of Fieldwork: 08-20-2024
Tax Id#: 92.-20-3.1 & 01
Deed: 2022/49126 & 5374/526
Abstract: Not Provided

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13036 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lot A, Block 474 of the Fitch, Putnam & Bradley Map #178 and Lot C1 of Map #10673</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i></p> <p>M.J. McCully NYSLLS 050696</p>		<p>Known as No. 227 Elliott Street, City of Syracuse, County of Onondaga, State of New York.</p>
		<p>Drawn by: MBM Scale: 1" = 30'</p>
		<p>Date(s): 09-06-24</p>

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 survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, Michael J. McCully Land Surveying, all rights reserved.

Project:	R-24-63
Date:	12/2/2024

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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>

Project:	R-24-63
Date:	12/2/2024

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="checkbox"/> 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 <hr style="border: 0; border-top: 1px solid black;"/> Name of Lead Agency	12/2/2024 <hr style="border: 0; border-top: 1px solid black;"/> Date
Steven Kulick <hr style="border: 0; border-top: 1px solid black;"/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr style="border: 0; border-top: 1px solid black;"/> Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

Parcel History

01/01/1900 - 11/25/2024

Tax Map #: 092.-20-03.1

Owners: Zuriel K Hernandez

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
227 Elliott St	01/25/17	Periodic Inspection	Rental Registry	Invalid - failed to	
227 Elliott St	11/14/18	Periodic Inspection	Rental Registry	Invalid - failed to	
227 Elliott St	10/11/24	Project	Resubdivision	Active	R-24-63 Applicant intends to combine single-unit residential lot located at 227 Elliott St (Tax ID: 092.-20-03.1) with vacant lot located at 231 Elliott St (Tax ID: 092.-20-01.0) for additional yard space. Total square footage of new lot: 10,961 SF No change in land use type.

City of Syracuse
Parcel History
 01/01/1900 - 11/25/2024
 Tax Map #: 092.-20-01.0
 Owners: GSPDC
 Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
231 Elliott St & Bradley St	01/08/15	Inspection	Complaint Inspection	Fail	
231 Elliott St & Bradley St	01/08/15	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
231 Elliott St & Bradley St	01/08/15	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
231 Elliott St & Bradley St	01/08/15	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
231 Elliott St & Bradley St	01/28/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-01591 code violation
231 Elliott St & Bradley St	02/05/21	Inspection	Complaint Inspection	N/A	
231 Elliott St & Bradley St	02/05/21	Inspection	Complaint Inspection	Fail	
231 Elliott St & Bradley St	02/08/21	Completed Complaint	Property Maintenance- Ext	Admin-Closed	2015-00502
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 302.7- Accessory Structures	Closed	
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.12 - Handrails and guards	Closed	
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Closed	
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.4 - Structural Members	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.5 - Foundation Walls	Closed	
231 Elliott St & Bradley St	02/08/21	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Closed	
231 Elliott St & Bradley St	02/23/21	Inspection	Complaint Re-Inspection	No Progress	
231 Elliott St & Bradley St	03/24/21	Inspection	Complaint Re-Inspection	No Progress	
231 Elliott St & Bradley St	04/07/22	Inspection	Complaint Re-Inspection	No Progress	
231 Elliott St & Bradley St	06/14/22	Permit Application	Demolition	Issued	46493 demolition of 3 family
231 Elliott St & Bradley St	06/15/22	Inspection	Inspector Notification	<None>	
231 Elliott St & Bradley St	12/09/22	Inspection	Complaint Re-Inspection	Pass	
231 Elliott St & Bradley St	12/12/22	Completed Complaint	Vacant House	Completed	V2021-0109 EXTERIOR
231 Elliott St & Bradley St	04/17/23	Inspection	Final Inspection	Pass	
231 Elliott St & Bradley St	04/20/23	Completed Permit	Demolition	Certificate Issued	46493 demolition of 3 family Certificate of Completion #46493
231 Elliott St & Bradley St	10/11/24	Project	Resubdivision	Active	r-24-63b See r-24-63



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Zuriel Hernandez
From: Amber Dillon, Zoning Planner
Date: 11/26/2024 4:00:31 PM
Re: Resubdivision R-24-63
227 Elliott 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@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Waiting on Board	11/08/2024	Amber Dillon	Proposed resub in compliance with R5 District standards Art. 2 Sec 2.6. Will be on 12/2 CPC agenda
Eng. Mapping - Zoning	Approved	10/15/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 042
Finance - Zoning	Internal Review Complete	10/11/2024	Veronica Voss	227 Elliott Street is due for CS and CO October installment. 231 Elliott St is GSPDC and no taxes are due.
Eng. Design & Cons. - Zoning	Conditionally Approved	10/15/2024	Romeo Kpolo	Any 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	10/15/2024	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	10/15/2024	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	Waiting on Board	11/08/2024	Amber Dillon	
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