



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Jacob R. Dishaw
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Haohui Pan
Zoning Planner I

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Zoning Planner I

TO: City of Syracuse City Planning Commission

FROM: Jake Dishaw, Zoning Administrator

DATE: February 12, 2024

Re: Zoning Administrator Referral of R-23-80 & Z-2860 to City Planning Commission

The above-referenced companion projects, R-23-80 & Z-2860, are for the properties located at 2010 S. State Street and 2014 S. State Street, Syracuse, NY 13203. Pursuant to ReZone, Art. 7, Sec.7.3D., the project (R-23-80) is a Lot Alteration because the area of the lot combination is less than 10,000 square feet and the proposal does not increase the number of lots. Lot Alterations are an administrative decision by the Zoning Administrator.

The Lot Alteration (R-23-80) proposes to combine two properties (2010 S. State Street and 2014 S. State Street) into one new lot. Both properties are owned by the Syracuse Land Bank. 2010 S. State Street is situated within the Low Density Residential, R2 Zone District and 2014 S. State Street is situated within the Small Lot Residential, R3 Zone District.

The Lot Alteration will combine two different Zone Districts, which necessitates a Zone Change approval from the Common Council prior to decision of the Lot Alteration. The applicant proposes to rezone 2014 S. State Street from the R3 Zone District to the R2 Zone District so as to prohibit split zone districts. The Zone Change Application (Z-2860) and Lot Alteration Application (R-23-80) is being referred to the City Planning Commission for further review. Z-2860 needs a recommendation from the City Planning Commission to the Common Council for the final decision, pursuant to ReZone, Art 5, Sec 5.6A. Upon the approval of the Zone Change application Z-2860, the Zoning Administrator can then decide on granting the Lot Alteration.

Therefore, the projects R-23-80 and Z-2860 at 2010 S. State Street and 2014 S. State Street are referred by the Zoning Administrator to the City Planning Commission for review and recommendation. Should the City Planning Commission accept the referral, a public hearing is required. This item may be heard on February 12, 2024 as all public and legal notice requirements have been satisfied in anticipation of referral.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office: 315 448 8640 | zoning@syr.gov | www.syr.gov



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

<u>R-23-80</u>	Staff Report – February 12, 2024
Application Type:	Lot Alteration
Project Address:	2010 South State Street (077.-04-05.0) & 2014 South State Street (077.-04-06.0)
Summary of Proposed Action:	The applicant proposes to combine two lots (2014 & 2010 S State St) into one new lot. The Lot Alteration involves two lots in different zone districts, and the applicant also applied for a Zone Map Amendment to prohibit split zone districts. New Lot 13A Area: 9,553 SF
Owner/Applicant	Katelyn Wright, Executive Director, Greater Syracuse Property Development Corp (Owner & applicant)
Existing Zone District:	2010 S. State Street is situated within the Low Density Residential, R2 Zone District and 2014 S. State Street is situated within the Small Lot Residential, R3 Zone District.
Surrounding Zone Districts:	The neighboring properties to the north, south, and east are the R2 and R3 Zone District, and to the west of the property is the Urban Neighborhood, MX-1 Zone District.
Companion Application(s)	Z-2860: Zone Map Amendment, Rezone 2014 S. State Street from the R3 Zone District to the R2 Zone District
Scope of Work:	Merge two lots (2014 & 2010 S. State St.) into one new lot by eliminating the property boundary between the two parcels.
Staff Analysis:	<p>Pros:</p> <ul style="list-style-type: none"> - The combination of lots will eliminate a nonconforming lot (2014 S. State St.) in the R3 Zone District. - Combining the lots will reduce the costs associated with maintenance of a vacant lot. <p>Cons:</p> <ul style="list-style-type: none"> - No apparent potentially significant negative impacts to the surrounding neighborhood and does not appear to violate the intent of the R2 zone District.
Zoning Procedural History:	<p>2010 S State St: No Zoning history available.</p> <p>2014 S State St: No Zoning history available.</p>
Summary of Zoning History:	A single-dwelling unit house has been vacant at 2010 S. State St. since 2021. A single-dwelling unit house sat vacant since 2016 and was demolished in 2019.
Code Enforcement History:	See the attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	Not a continued project.
Property Characteristics:	<p>The subject property is a trapezoid shape with 44.99 feet of frontage on 2010 S. State St. and a lot depth of 139.09 feet.</p> <p>The subject property is a trapezoid shape with 42.94 feet of frontage on 2014 S. State St. and a lot depth of 81.03 feet.</p>
SEQR Determination:	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the reviewing referral criteria for the Onondaga County Planning Board

R-23-80

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map, SUBDIVISION OF Lot 13 of the Landon tract and Part of Subdivision No.3 of lot 92 -Former Town of Onondaga To be New Lot 13 A, Known as No.2010 South State Street, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Michael J. McCully; Scale: 1"= 30'; Dated: 10/16/2023.

Attachments:

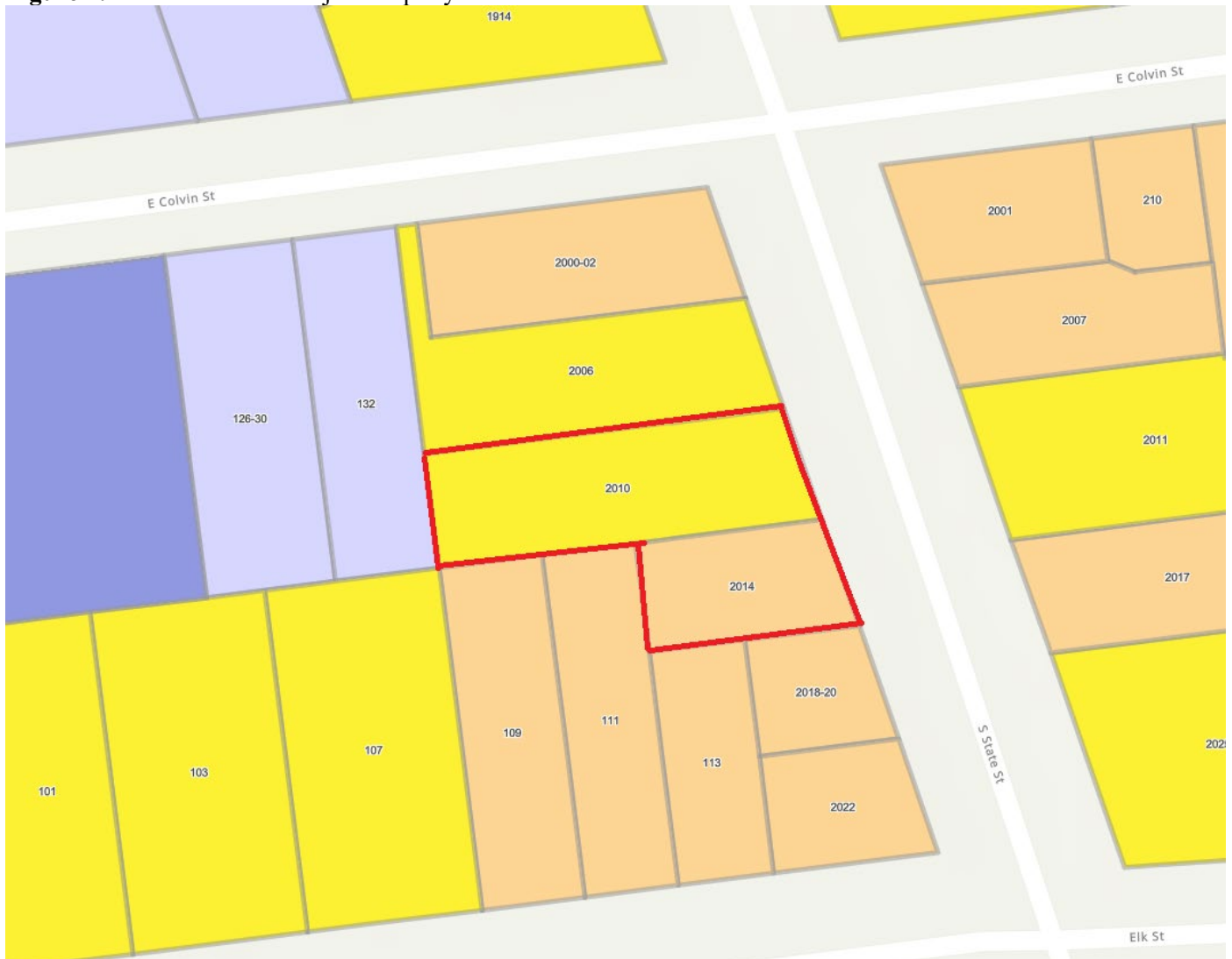
Resubdivision Application

IPS Comments from City Departments

Short Environmental Assessment Form Part 2 & Part 3

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/>

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: 12/21/2023 Case: R-23-80 Zoning District: R2, R3

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:	<u>Merge 2010 and 2014 S State St</u>	<u>2</u>	<u>9553 sq ft</u>
<input checked="" type="checkbox"/> Lot Alteration:	<u></u>	<u></u>	<u></u>

<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) <u>2014 S State St</u>	<u>077-04-06.0</u>	<u>GSPDC</u>	<u>05/12/2015</u>
2) <u>2010 S State St</u>	<u>077-04-05.0</u>	<u>GSPDC</u>	<u>01/30/2023</u>
3) <u></u>	<u></u>	<u></u>	<u></u>
4) <u></u>	<u></u>	<u></u>	<u></u>

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) none 2) 3)

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

- Demolition (full and partial):
- New Construction:
- Façade (Exterior) Alterations:
- Site Changes: none

PROJECT INFORMATION (Briefly describe, as applicable.)

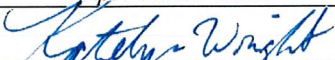
Project Name: Merge 2010 and 2014 S State St
Current Land Use(s): residential and residential vacant
Proposed Land Use(s): residential
Number of Dwelling Units: 1
Days and Hours of Operation: n/a residential
Number of Onsite Parking Spaces: 1

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

The Greater Syracuse Land Bank is under contract to sell the vacant single family house at 2010 S State St to a buyer who will renovate the house as his primary residence. The additional land will be used as greenspace.

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			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 East Fayette St	Suite 375	Syracuse	NY	13202	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> kwright@syracuselandsbank.org
* Signature: 			Date: 12/11/2023		

<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:		

<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)

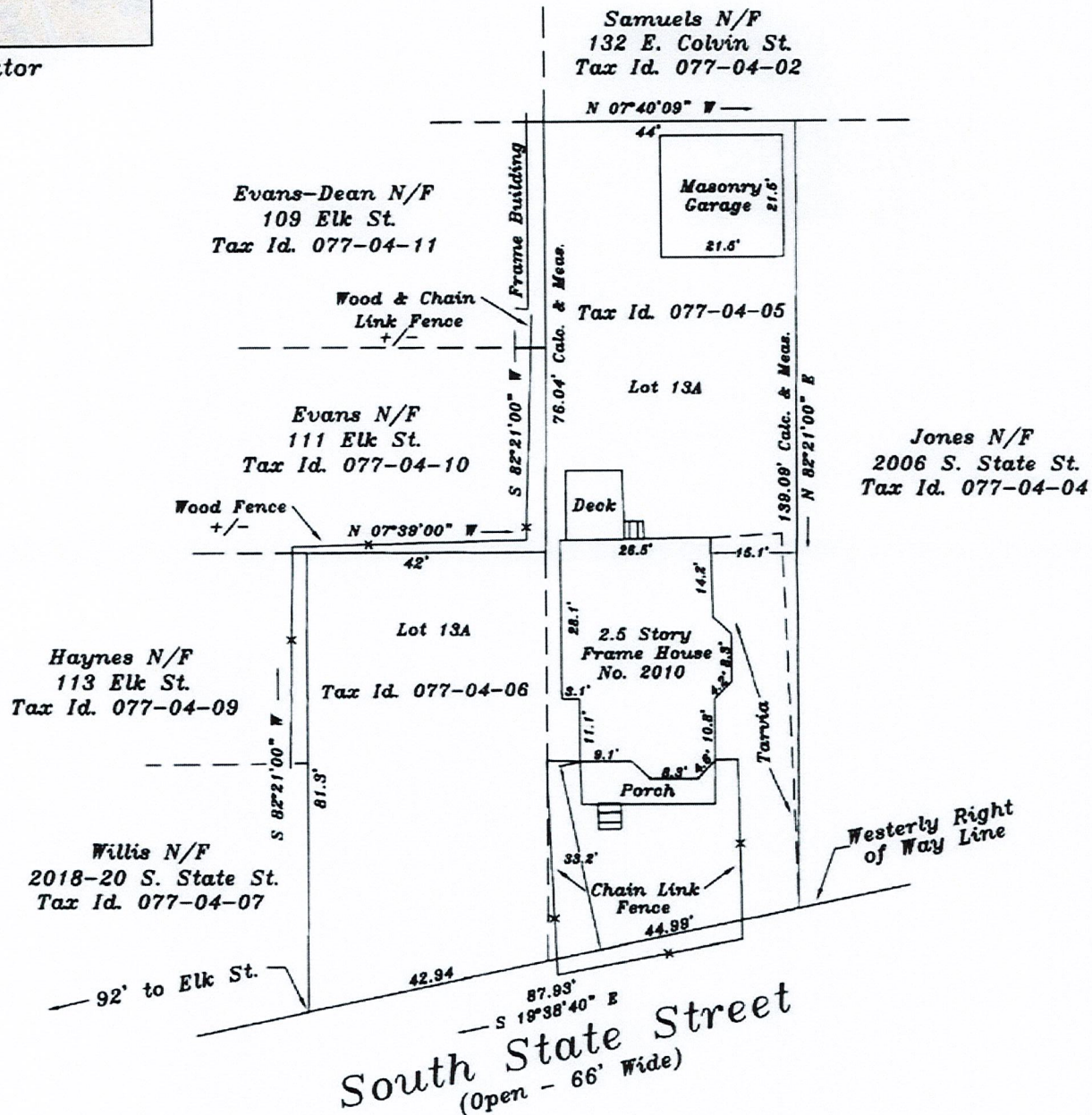
Katelyn	Wright	Executive Director	Greater Syracuse Property Development Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 East Fayette St	Suite 375	Syracuse	NY	13202	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> kwright@syracuselandsbank.org
<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>



Site Vicinity Locator
(not to scale)



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 13A Area = 9553 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation

Date of Fieldwork: 10/05/23
 Tax Ids: 077-04-05 & 06
 Deed: 2023/3512 & 5323/675
 Abstract: Not Provided

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision of Lot 13 of the Landon Tract and Part of Subdivision No. 3 of Lot 92 - Former Town of Onondaga To be New Lot 13A</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 50696</p>		<p>Known as No. 2010 South State Street, City of Syracuse, County of Onondaga, State of New York</p> <p>Drawn by: PFOB Scale: 1" = 30'</p> <p>Date(s): 10/16/23</p>

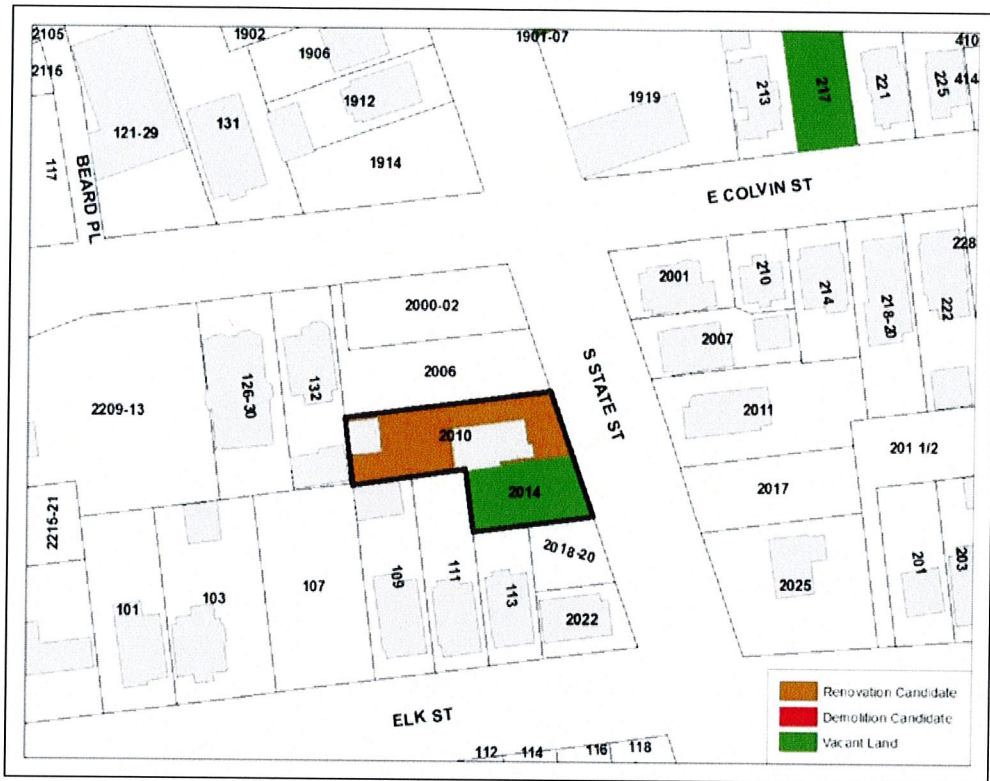
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall 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 2023, Michael J. McCully Land Surveying, all rights reserved.

TO: Syracuse Planning Commission
FROM: Terri Lockett 
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank
RE Resubdivision Justification (2010 S State St with 2014 S State St)

2014 S. State St has been in the Land Bank's inventory since 05/12/2015. In November of 2018 we demolished a dilapidated single-family house and the lot has been vacant ever since. In The resultant lot is 42' x 72' In January of 2023 we acquired the single-family house at 2010 S State St. The property was advertised and we are now under contract to sell it to a buyer who will renovate it and live in it as his primary residence. He would like to use the lot as additional greenspace.

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

- The resultant vacant lot measures 42' x 72' and is otherwise un-buildable due to its small size and frontage.
- The original pattern of the street has already been disrupted with numerous demolitions. There are several other vacant lots and improved lots of a comparable size located in the vicinity. These include 2025 S State St (86.47 x 91.84') and the large fenced-in double lot at 2011 and 2017 S State St. (107' of frontage).
- The Land Bank's strategy for these properties is to merge them to make it more attractive to a buyer who will renovate the property for owner occupancy. The properties are now under contract to an owner-occupant. This buyer was attracted by the additional greenspace on this busy street.
- 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 driveway and fence permits easier.
- This proposal offers the opportunity to put the vacant parcel back into taxable and productive use.



Proposed Resubdivision



House – 2010 S State St and vacant lot 2014 S State St at left

Short Environmental Assessment Form

Part 1 - Project Information

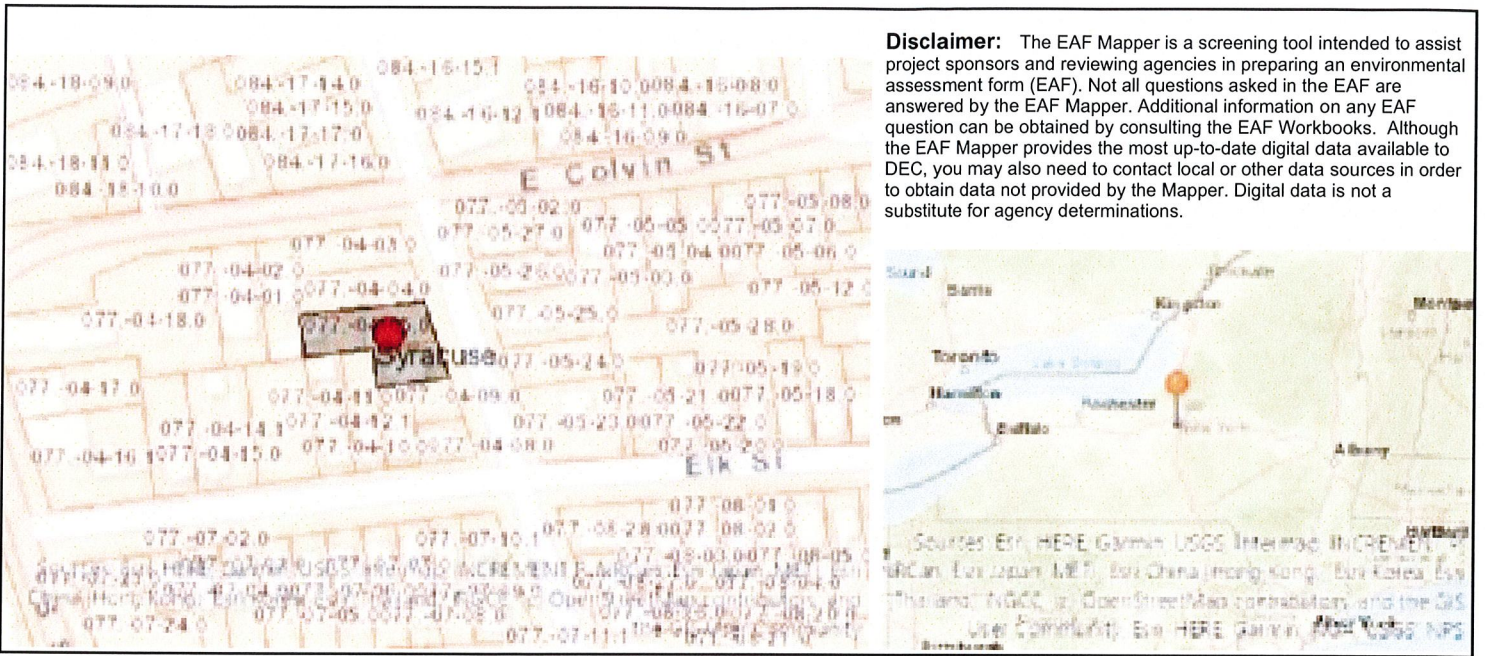
Instructions for Completing

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 2010 and 2014 S State St.			
Project Location (describe, and attach a location map): South State Street between Elk St and East Colvin St in Syracuse NY			
Brief Description of Proposed Action: The Greater Syracuse Land Bank is under contract to sell the vacant single-family house at 2010 S State St to t buyer who will renovate the house as his primary residence. The additional land will be used as greenspace.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315+-422-2301 ext 18 E-Mail: tluckett@syracuselandsbnk.org	
Address: 431 East Fayette St			
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"/>
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? _____ .219 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? _____ .219 acres			YES <input type="checkbox"/>
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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>renovations will be done in accordance with City of Syracuse building codes.</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>Closest eligible resource is Beauchamp Branch Library and South Presbyterian Church is listed. Both are located 1 block west.</p> <p>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?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	



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]	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

Project:	R-23-80
Date:	2/8/2024

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:	<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"/>

Project:	R-23-80
Date:	2/12/2024

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	2/12/2024
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)

PRINT FORM



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: GSPDC
From: Haohui Pan, Zoning Planner
Date: 2/8/2024 12:30:07 PM
Re: Lot Alteration R-23-80
2010 State St S, Syracuse, 13205

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
Finance - Zoning	Internal Review Complete	12/28/2023	Veronica Voss	Both 2010 and 2014 S State Street are GSPDC properties; no taxes due.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	12/29/2023	Mirza Malkoc	<ul style="list-style-type: none">• No stormwater impacts regarding the re-subdivision request.• Site elevations for future construction shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Eng Sewers- Zoning	Internal Review Complete	12/29/2023	Mirza Malkoc	<ul style="list-style-type: none">• Sewer facilities are available.• Future construction on a new lot will require new lateral to main, construction may be subject to Onondaga County's 1:1 offset to be determined/ administered by the City. Onondaga County Plumbing Control shall review and approve the plans as well.• All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Mapping - Zoning	Internal Review Complete	01/29/2024	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# 116
Eng. Design & Cons. - Zoning	Internal Review Complete	12/29/2023	Mirza Malkoc	<ul style="list-style-type: none">• No objection to re-subdivision.• Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Zoning Administrator	Pending	12/21/2023		