



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-24-03</i>	<i>Staff Report – March 25, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	717 LeMoyne Ave. (Tax Map ID: 003.-13-21.0); 721 LeMoyne Ave. (Tax Map ID : 003.-13-20.0)
<i>Summary of Proposed Action:</i>	Combining two lots (717 LeMoyne Ave. and 721 LeMoyne Ave) into one new lot. The applicant proposes to have additional green space for the single-dwelling unit house on 717 LeMoyne Ave. No site construction is proposed. Total Resubdivision Area: 19,602 SF
<i>Owner/Applicant</i>	Katelyn Wright, Executive Director, Greater Syracuse Land Bank (Owner) Frank Chiodo, 1439 Birdie Dr, Naples F (Owner) Dallas Bryson, Executive Director, NEHDA Inc (Representative)
<i>Existing Zone District:</i>	Low Density Residential, R2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, and west are the R2 Zone district. The properties to the east are within the Neighborhood Center, MX-2 Zone District.
<i>Scope of Work:</i>	Eliminate the property line between 717 LeMoyne Ave. and 721 LeMoyne Ave. and merge properties into one new lot. Proposed Lot 19 A will be 19,602 SF.
<i>Staff Analysis:</i>	<u>Pros:</u> <ul style="list-style-type: none"> - Green space will be added to 717 LeMoyne Ave. and increase the yard size. - 721 LeMoyne Ave. is not wide enough to rebuild a single-dwelling unit detached house and resubdividing both lots into one will eliminate a non-conforming lot. <u>Cons:</u> <ul style="list-style-type: none"> - Not applicable.
<i>Zoning Procedural History:</i>	717 LeMoyne Ave. : <ul style="list-style-type: none"> - No Zoning history is available. 721 LeMoyne Ave. : <ul style="list-style-type: none"> - No Zoning history available.
<i>Summary of Zoning History:</i>	A single dwelling unit exists on the 717 LeMoyne Ave. back to at least 2003, and no other Zoning history in this parcel. There is a single dwelling unit on 721 LeMoyne Ave and it is vacant house since 2021.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject property is rectangular with 66 feet of frontage at 717 Lemoyne Ave. and a lot depth of 198 feet. The subject property is rectangular with 33 feet of frontage at 721 Lemoyne Ave. and a lot depth of 198 feet.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR § 617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

R-24-03

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

- Type of application
- Short Environmental Assessment Form Part 1
- Resubdivision Map, Proposed Resubdivision on Lots 17, 18&19, Block 29, City of Syracuse To be New Lot 19A Known as No.717 Lemoyne Avenue, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Micheal J. McCully; Scale: 1" = 30'; Dated: 01/26/2024.

Attachments:

Resubdivision Application

Code Enforcement History

Short Environmental Assessment Form Part 2 & Part 3

IPS Comments from City Departments

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

R-24-03

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery subject property on 717 & 721 LeMoyn Ave.
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@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: 2/8/2024 Case: R-24-03 Zoning District: R2

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:	<u>merge a vacant lot & single-family home</u>	<u>2</u>	<u>19,602 sq ft</u>
<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) <u>721 LeMoyne Ave.</u>	<u>003.-13-20.0</u>	<u>GSPDC</u>	<u>7/21/2022</u>
2) <u>717 LeMoyne Ave.</u>	<u>003.-13-21.0</u>	<u>Frank Chiodo</u>	<u>5/9/2019</u>
3) <u>717 LeMoyne Ave.</u>	<u>003.-13-21.0</u>	<u>Frank Chiodo Jr.</u>	<u>5/9/2019</u>
4) <u>717 LeMoyne Ave.</u>	<u>003.-13-21.0</u>	<u>Angelo Chiodo</u>	<u>5/9/2019</u>

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) _____ 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 vacant lot and a single-family Residential

Current Land Use(s): single-family residential and residential vacant lot

Proposed Land Use(s): 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 proposes to merge the vacant lot at 721 LeMoyne Ave. with the single-family residence at 717 LeMoyne Ave. The owners of the single-family home would like to use the property for additional green space for their tenants.

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
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-422-2302
* Signature:			Date:

Frank	Chiodo		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
1439 Birdie Drive.		Naples	FL 34120
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-263-7010
* Signature:			Date: 1/19/2024

Frank	Chiodo Jr.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
7511 West Murray Dr.		Cicero	NY 13039
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-466-3629 3624
* Signature:			Date: 1/19/2024

Angelo	Chiodo		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
7511 West Murray Dr.		Cicero	NY 13039
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-466-9735
* Signature:			Date: 1/19/2024

*** 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
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-422-2302
			Email: kwright@syracuselandsbank.org

Frank	Chiodo		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
1439 Birdie Dr.		Naples	FL 34120
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-263-7010
			Email: fchiodohvac@aol.com

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
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone: 315-425-1032
			Email: dallas@nehda.org

Frank	Chiodo		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
1439 Birdie Dr.		Naples	FL 34120
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
			Phone:
			Email:

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: 315-422-23-2
<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>* Signature:</i>			<i>Date:</i>	

Frank	Chiodo			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
1439 Bidie Drive.		Naples	FL 34120	Phone: 315-263-7010
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email: fchiodohvac@aol.com</i>
<i>* Signature:</i>			<i>Date:</i>	

Frank	Chiodo Jr.			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
7511 West Murray Dr.		Cicero	NY 13039	Phone: 315-466-3624
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email: frank.chiodo@aol.com</i>
<i>* Signature:</i>			<i>Date:</i>	

Angelo	Chiodo			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
7511 West Murray Dr.		Cicero	NY 13039	Phone: 315-466-9735
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email: ajlax120@aol.com</i>
<i>* Signature:</i>			<i>Date: 2/1/2024</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	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>
Frank	Chiodo			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
1439 Birdie Dr.		Naples	FL 34120	Phone: 315-263-7010
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email: fchiodohvac@aol.com</i>

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<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>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Phone:</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: Re-subdivision of 1 Vacant lot with 1- single family residence			
Project Location (describe, and attach a location map): 721 with 717 LeMoyne Ave.			
Brief Description of Proposed Action: Applicant proposes to merge the vacant lot at 721 LeMoyne Ave. with the single- single family residence at 717 LeMoyne Ave. The owners of the single-family home would like to use lot for additional green space for their existing tenant.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2302 E-Mail: kwright@syracuselandsbank.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 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.45 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?		0.45 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"/>	
	<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"/>	
	<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"/>	
	<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 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?	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: _____ _____ _____			

TO: Syracuse Planning Commission
FROM: Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank
RE Resubdivision Justification (717 LeMoyne Ave with 721 Lemoyne Ave)
DATE: 02/01/2024

The Land Bank acquired 721 LeMoyne Ave. in the summer of 2022. We demolished the house there in September 2023. Frank Chiodo, Frank Chiodo, Jr., and Angelo J. Chiodo are under contract to purchase the adjacent single-family house at 717 LeMoyne Ave. Their plan is to demolish and replace the existing garage there and clean up the property. They will continue to rent 717 LeMoyne Ave. to the existing tenant and use the lot as additional greenspace.

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

Physical Attributes or configuration of the lot

- The vacant parcel is small, measuring 33' x 198' and is otherwise un-buildable under ReZone due to its narrow frontage.
- The adjacent neighbors at 723-25 LeMoyne Ave did not respond to our offer to acquire half of the lot.
- The resubdivision will not alter the character of the neighborhood. The parcel is already vacant and not likely to be built upon. 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.
- 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 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.



NEHDA
 101 Gertrude Street
 Syracuse, NY 13203
www.nehda.org
 315-425-1032

February 2, 2024,

Jake Dishaw- Zoning
 Deputy Commissioner of Code Enforcement & Zoning Administration
 City of Syracuse
 One Park Place
 300 South State Street, Suite 700
 Syracuse, NY 13202
 Attn: Nate Pan

Re: 721 with 717 LeMoyne Ave.

Dear Jake,

Please find enclosed the Greater Syracuse Land Bank's application for the re-subdivision of 721 with 717 LeMoyne Ave. in the City of Syracuse.

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 Copies)
- Aerial Map
- Justification Memo
- Site Plan

The following is the additional context relative to the re-subdivision of 721 with 717 LeMoyne Ave.

The Landbank acquired the vacant lot at 721 LeMoyne Ave. in the summer of 2022. The owners of the single-family dwelling at 717 LeMoyne Ave. would like to purchase the vacant lot for additional yard space for their tenant and demolish and replace the existing garage.

Merging the parcels will ensure that the property owners will receive one tax bill and that the vacant lot does not become 'orphaned' again later. It will make the process of applying for future permits easier. We believe this is in the best interest of the neighborhood and the city.

Please let me know if you require any additional information or documentation to facilitate your review of this request.

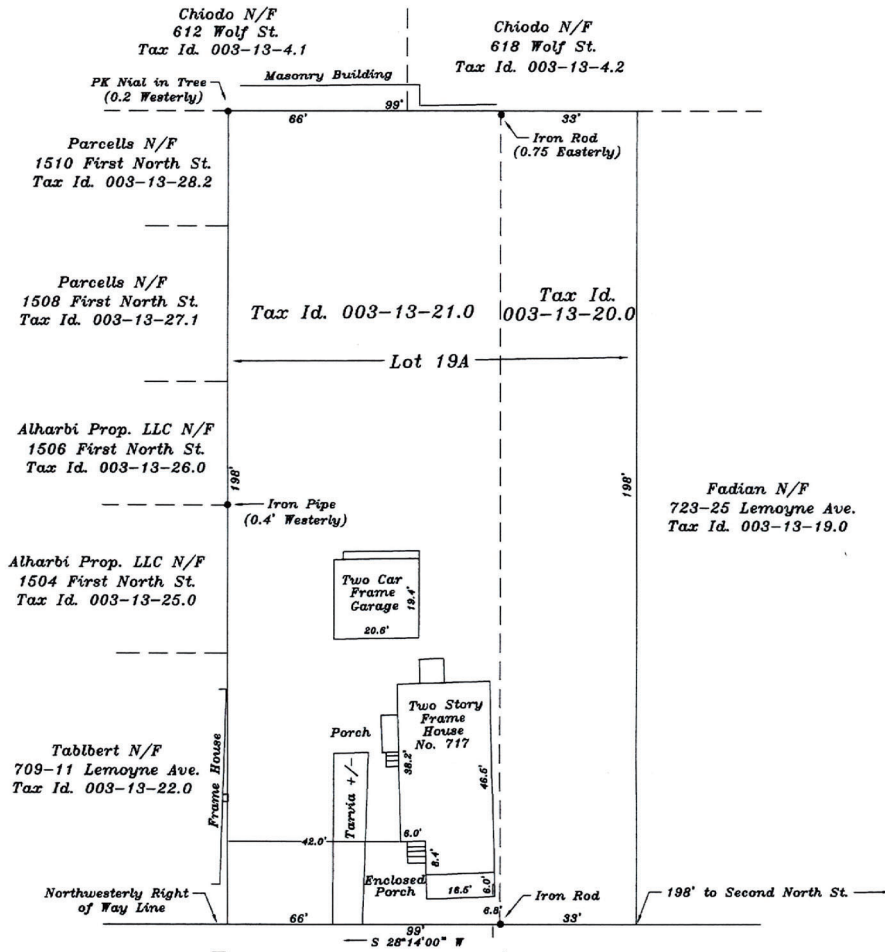
Sincerely,

Dallas Bryson
 Executive Director

Enclosures



Site Vicinity Locator
(not to scale)



Approvals

Lemoine Avenue
(Open - 100' Wide)

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 19A Area = 19602 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Chiodo

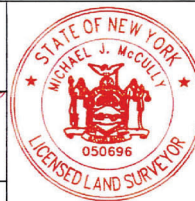
Date of Fieldwork: 01/23/24
Tax Ids: 003-13-20 & 21
Deed: 2022/28559 & 2019/16762
Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Casenovia New York 13096
Phone : (315) 815-5034

I hereby certify that this map was made from an actual survey and same is correct.

[Signature]

M.J. McCully NYSLLS 50896



Proposed Resubdivision on Lots 17, 18 & 19, Block 29
- City of Syracuse
To be New Lot 19A.

Known as No. 717 Lemoine Avenue
City of Syracuse, County of Onondaga, State of New York

Drawn by: PFOB Scale: 1" = 30'
Date(s): 01/26/24

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.



717 Lemoyne Ave (single-family) and 721 LeMoynes Ave (vacant lot)

2/2/24, 10:17 AM

Google Maps 721 Lemoyne Ave

721 Lemoyne Ave - Google Maps

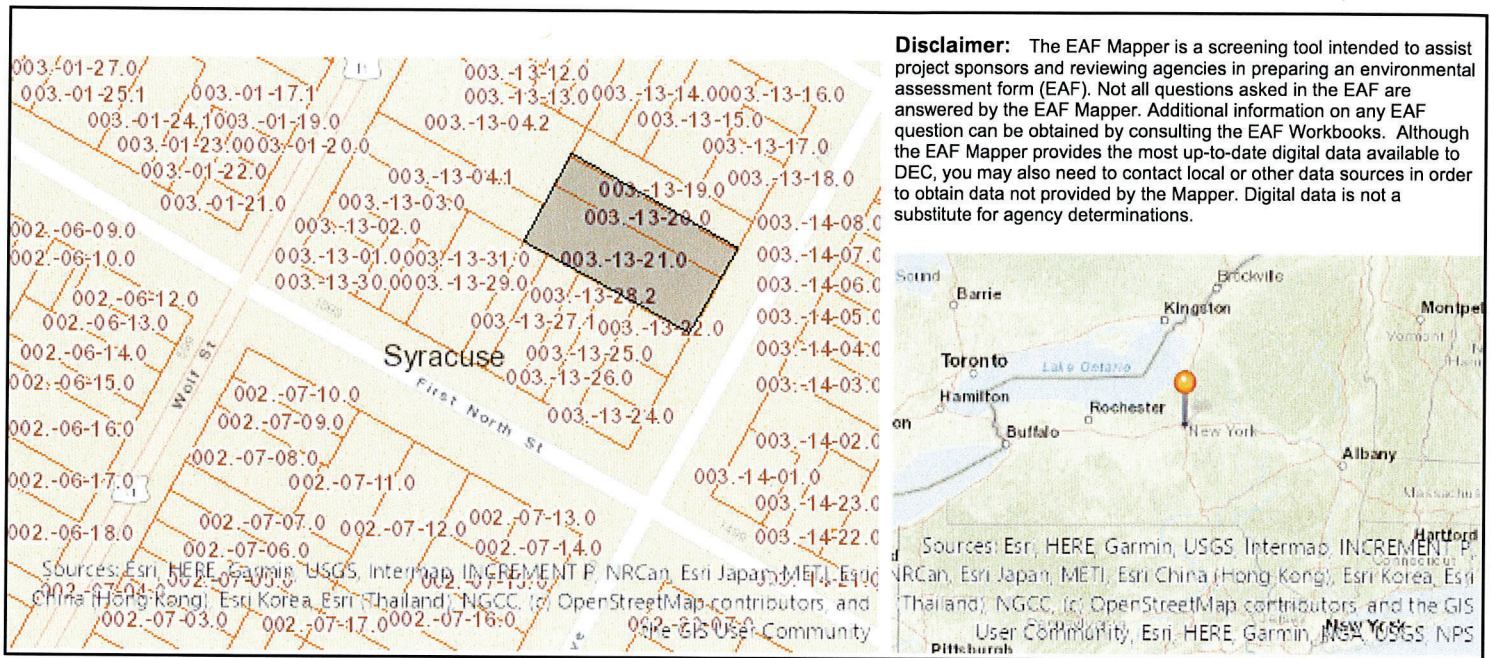


Imagery ©2024 Airbus, Maxar Technologies, New York GIS, Map data ©2024 Google 20 ft

https://www.google.com/maps/place/721+Lemoyne+Ave,+Syracuse,+NY+13209/@43.0745352,-76.16009858m/data=!3m1!1e3!4m5!1s0x899f239763d50dd:0xd4dbb2ad49476f218m2!3d43.07453534d!76.15998921!6s%2F%2F11c5m1v6or!authuser=0&entry=ttu

EAF Mapper Summary Report

Friday, January 12, 2024 2:29 PM



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]	Yes
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]	Yes

Agency Use Only [If applicable]

Project:	R-24-03
Date:	3/25/24

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?	<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"/>

PRINT FORM

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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 Planning Commission	3/25/24
_____ 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

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

To: Brian Hafner
From: Haohui Pan, Zoning Planner
Date: 3/20/2024 12:46:08 PM
Re: Resubdivision R-24-03
717 Lemoyne Ave, Syracuse, 13208

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	Approved	03/11/2024	Haohui Pan	The proposed lot complies with the lot minimum standard in R2 Zone district pursuant to Rezone, Art 2. 2.3 B.
Eng. Mapping - Zoning	Internal Review Complete	02/23/2024	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# 510
Finance - Zoning	Internal Review Complete	02/13/2024	Veronica Voss	717 LeMoyne is past due for January 24 County taxes; 721 LeMoyne is owned by GSPDC - no taxes due.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	02/20/2024	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.
Eng Sewers- Zoning	Internal Review Complete	02/20/2024	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. Design & Cons. - Zoning	Internal Review Complete	02/20/2024	Romeo Kpolo	Any future construction/development on the combined lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	02/08/2024		
Landmark Preservation Board	Internal Review Complete	02/28/2024	Kate Auwaerter	No preservation review required.