



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-24-08</i>	<i>Staff Report – March 25, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	2500 Bellevue Ave (Tax Map ID: 089.-03-07.0) 2530 Bellevue Ave (Tax Map ID: 089.-03-08.0)
<i>Summary of Proposed Action:</i>	The applicant intends to adjust the lot line between 2530 Bellevue Ave and 2500 Bellevue Ave. Application is considered as resubdivision due to the two proposed lots being over the 10,000 SF threshold. New lot 7A area: 25,219 SF New lot 12B area: 39,647 SF
<i>Owner/Applicant</i>	James Blais, 2500 Bellevue Ave (Owner/Applicant)
<i>Existing Zone District:</i>	Single Unit Residential, R1 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east, and west are R1 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	Move the westside property line of 2500 Bellevue to the east for 160 feet, which creates a new lot 12 B with a total area of 39,647 SF. Meanwhile, 2530 Bellevue became a smaller lot 7 A with an total area of 25,219 SF.
<i>Staff Analysis:</i>	<u>Pros:</u> - Not applicable. <u>Cons:</u> - Not applicable.
<i>Zoning Procedural History:</i>	2500 Bellevue Ave : - R-06-18 Resubdivision, combine 2 lots (2500 Bellevue Ave and 107 Merrill Road) into 1 new lot. CPC approved on 8/7/2006 2530 Bellevue Ave: - V-66-14 Area Variance, building a single unit house in 10' front setback instead of 30' requirement. BZA approved on 6/16/1966
<i>Summary of Zoning History:</i>	In 2006, City Planning Commission approved the resubdivision R-06-19 to combine 2500 Bellevue Ave and 107 Merrill Road into one new lot which is the current 2500 Bellevue Ave. There is a two story single dwelling unit on the parcel at least since 2003. In 1966, an Area Variance was approved to allow the building a single-unit house with 10' front setback. The house is presently kept in one story as built-in 1966
<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 regular in shape with 113 feet of frontage on 2500 Bellevue and a lot depth of 140 feet. The subject property is regular in shape with 320 feet of frontage on 2530 Bellevue and a lot depth of 161.9 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>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

R-24-08

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 7-11 of Bellevue farms, Map # 1696 & Lot 12A of Bellevue Farms Amended, Map # 10516 To be New Lots 7A & 12B, known as No.2500 & 2530 Bellevue Avenue, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Michael J. McCully; Michael J. McCully Land Surveying PLLC; Scale: 1"= 40'; Dated: 12/28/2023.

Attachments:

- | | |
|-----------------------------------------------------|------------------------------------|
| Resubdivision Application | OCPB Comments |
| Short Environmental Assessment Form Part 2 & Part 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

R-24-08

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of 2500 Bellevue Ave and 2530 Bellevue 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

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date: 3/1/2024 Case: R-24-08 Zoning District: R1

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>Bellevue Farms Lots 7-11&12A Map1696</u>	<u>2</u>	<u>64866 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>
<u>1) 2500 Bellevue Ave</u>	<u>089.-03-07.0</u>	<u>James F Blais</u>	<u>1/4/1991</u>
<u>2) 2530 Bellevue Ave</u>	<u>089.-03-08.0</u>	<u>James F Blais</u>	<u>12/1/2023</u>
<u>3) _____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>4) _____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

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

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

<input type="checkbox"/> Demolition (full and partial):	<u>n/a</u>
<input type="checkbox"/> New Construction:	<u>n/a</u>
<input type="checkbox"/> Façade (Exterior) Alterations:	<u>n/a</u>
<input type="checkbox"/> Site Changes:	<u>n/a</u>

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	<u>Prop. Resubdivision/Lot Line Mod. on Lots 7-11 Bellevue Farms</u>
Current Land Use(s):	<u>Residential</u>
Proposed Land Use(s):	<u>Residential</u>
Number of Dwelling Units:	<u>2</u>
Days and Hours of Operation:	<u>n/a</u>
Number of Onsite Parking Spaces:	<u>3</u>

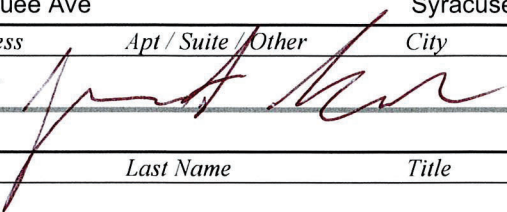
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

I purchased abutting adjacent property at 2530 Bellevue Ave in December 2023. I have owned the property at 2500 Bellevue since 1991. I am looking to modify the property line so that the property my property at 2500 Bellevue Ave is the entirety of Lot 12B (39,647 Sq. Ft.) shown on the plan. There are no current plans for change in use. Some minor landscaping work is being contemplated to include tree trimming and plantings. Lot 7A (25,219 sq. ft.) shown on the plan will be the entirety of 2530 Bellevue Ave property following re-subdivision / lot alteration. Not certain if this lot line adjustment qualifies as a 're-subdivision' or 'lot alteration' per City guidelines.

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.**

James	Blais				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
2500 Bellevue Ave		Syracuse	NY	13219	315-243-8632
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:				Date: 02/26/2024	

<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)

<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>

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>

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			
Lot line adjustment (re-subdivision) - James F Blais - No(s). 2500 & 2530 Bellevue Avenue, Syracuse, New York			
Name of Action or Project:			
Proposed Resubdivision on Lots 7-11 of Bellevue Farms, Map #1696 & Lot 12A of Bellevue Farms Amended, Map #10516 to be New Lots 7A & 12B			
Project Location (describe, and attach a location map):			
2500 & 2530 Bellevue Avenue, Syracuse, NY 13219, County of Onondaga, State of New York			
Brief Description of Proposed Action:			
I am modifying the property line(s) between 2 properties that I currently own. There are no current plans for change in use or modifications of the lots themselves. No building plans are being contemplated currently.			
Name of Applicant or Sponsor:		Telephone: 315-243-8632	
James F Blais		E-Mail: jfbconstruction@hotmail.com	
Address:			
2500 Bellevue Ave			
City/PO:		State:	Zip Code:
Syracuse		New York	13219
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.49 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?		1.49 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	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? If Yes, identify: _____	NO	YES	<input type="checkbox"/>
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: No changes being proposed. _____	NO	YES	<input type="checkbox"/>
			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	<input type="checkbox"/>
			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	<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? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

February 26, 2024

City of Syracuse Office of Zoning Administration
City Hall Commons – Room 500
201 East Washington Street
Syracuse, NY 13202

RE: Blais – Re-subdivision / Lot Alteration Application 2500 & 2530 Bellevue Ave
Bellevue Farms Lot(s) 7-11 Map #1696 & 12A Map #10516 (New Lots 7A & 12B)

Dear Zoning Administration:

I am submitting the enclosed application for Re-Subdivision / Lot Alteration impacting two (2) parcels of land that I own in Syracuse at 2500 & 2530 Bellevue Ave.


I have owned my residence at 2500 Bellevue Ave since 1991 and recently purchased the adjacent abutting property at 2530 Bellevue Ave in December 2023. I am looking to modify the property line to reflect what is shown on the enclosed plan. I am not certain if this action qualifies as ‘re-subdivision’ or ‘lot alteration’ per the City guidelines, but ultimately there are currently 2 tax parcel lots and there will remain 2 tax parcel lots following approval. Essentially, I am seeking to adjust the lot line between my 2 parcels of land.

Enclosed are the following:

- Completed & Signed Application – Re-Subdivision / Lot Alteration
- State SEAF Part 1 completed/signed
- Five (5) Full-Sized Copies of Proposed Re-Subdivision Plan by Michael J. McCully NYSLLS 50696 dated 12/28/202
- One (1) Reduced Sized (11x17) Copy of Plan

Kindly let me know if you require anything else to facilitate this request. Please feel free to give me a call at (315) 243-8632 should you have any further questions.

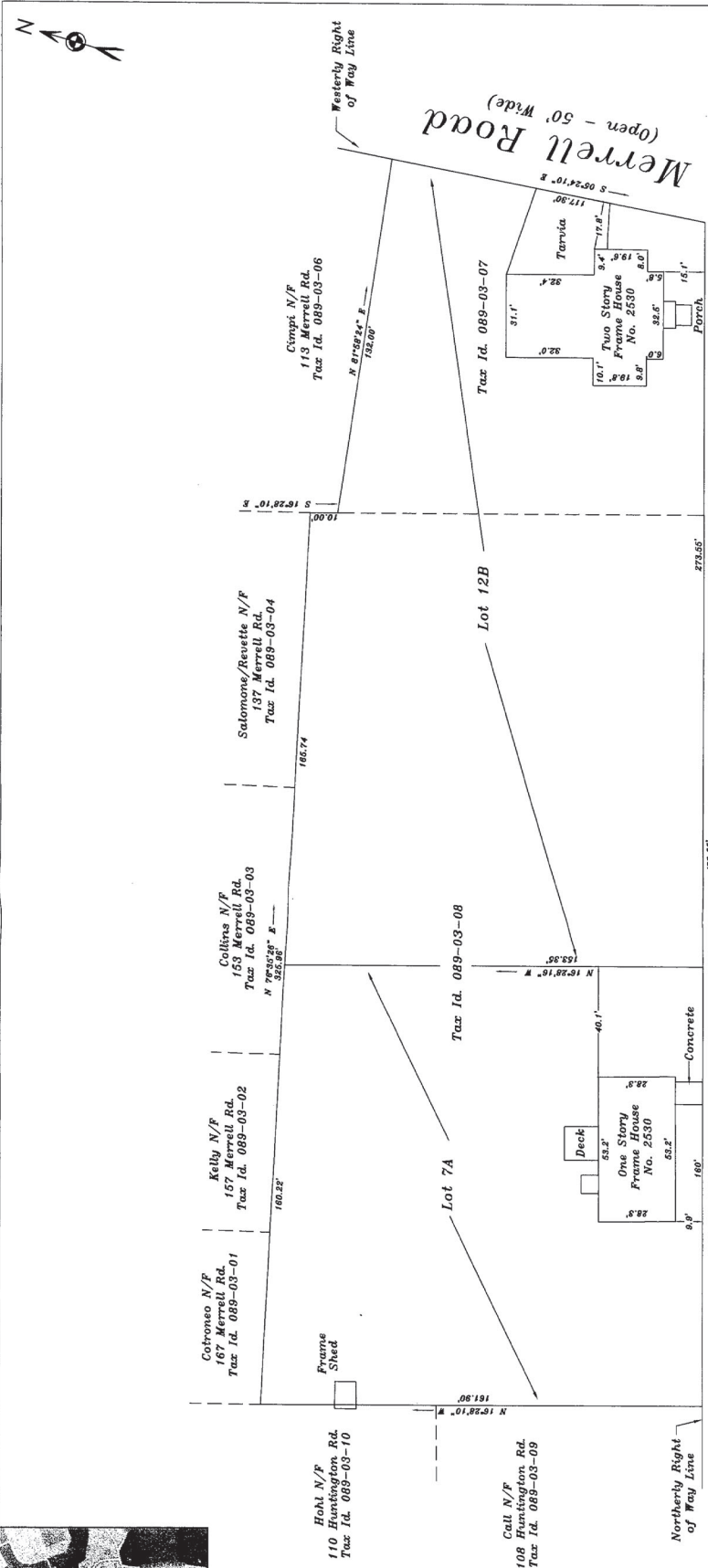
Sincerely,



James F. Blais
(315) 243-8632
(315) 422-6612
jfbconstruction@hotmail.com
2500 Bellevue Ave
Syracuse, NY 13219



Site Vicinity Locator
(not to scale)



Notes/References:

- *Survey prepared without the benefit of a top-to-date abstract of title.
- *No action obtained using package/bulk.
- *Buildings/Structures shown for informational purposes only.
- *No other parcels have access to public utilities.
- *New Lot 7A Area = 26219 Sq. Ft.
- *New Lot 12B Area = 39647 Sq. Ft.
- **Parcel(s) Owner: Blais

Michael J. McCully
Land Surveying PLLC
5875 Feldstone Drive
Cazenovia New York 13035
Phone: (315) 815-5094

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

M.J. McCully
NYSILLS 50696

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 Subsection 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 seal and the surveyor's name and address are permitted to be used as 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.

Proposed Resubdivision on Lots 7-11 of Bellevue Farms, Map #1696 & Lot 12A of Bellevue Farms Amended, To be New Lots 7A & 12B
Known as No. 2500 & 2530 Bellevue Avenue, City of Syracuse, County of Onondaga, State of New York
Drawn by: PFOB Scale: 1" = 40'
Date(s): 12/28/23

State of New York
MICHAEL J. MCCULLY
LICENSED LAND SURVEYOR
050696

Proposed Only*
Date of Fieldwork: 12-22-23
Tax ID#: 089-3-7 & 8
Deed: 3671/98 & 2022/10852
Abstract: Not Provided

Approvals

Agency Use Only [If applicable]

Project:	R-24-08
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

Project: R-24-08

Date: 3/25/24

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

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



TO: Members, Syracuse City Planning Commission

FROM: Dan Kwasnowski, AICP Director *DK*
Onondaga County Department of Planning (OCDOP)

DATE: 3/20/2024

RE: Administrative Review – Blais Lot Line Adjustment

RECOMMENDATION: No Position

J. Ryan McMahon, II
County Executive

Daniel Kwasnowski, AICP
Planning Director

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER: S-24-7

REFERRING BOARD: Syracuse City Planning Commission

DATE RECEIVED: 3/8/2024

TYPE OF ACTION: Subdivision

APPLICANT: James Blais

LOCATION: 2500 & 2530 Bellevue Avenue

WITHIN 500' OF: Municipal boundary with Town of Onondaga

TAX ID(s): 089.-03-07.0 and 089.-03-08.0

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

Project Summary:

The applicant is the owner of 2500 and 2530 Bellevue Avenue and is proposing a lot line adjustment between the two properties. The site is located in the West Side neighborhood on Bellevue Avenue, near the City's boundary with the Town of Onondaga. 2530 Bellevue Avenue is a 1.14-acre parcel containing a single-family house and 2500 Bellevue Avenue is a 0.33-acre parcel containing a single-family house at the corner of Bellevue Avenue and Merrell Road. The proposal is to adjust the shared westernmost parcel boundary. Proposed Lot 7A (#2530) will be 0.58 acres and proposed Lot 12B (#2500) will be 0.91 acres. There are no other proposed changes.

Advisory Note(s):

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position

City of Syracuse

Parcel History

01/01/1900 - 03/20/2024
 Tax Map #: 089.-03-07.0
 Owners: James F Blais
 Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
2500 Bellevue Ave & Merrill Rd	08/07/06	Project	Resubdivision	Approved	R-06-18 COMBINE 2 LOTS INTO 1 NEW LOT
2500 Bellevue Ave & Merrill Rd	06/07/12	Completed Complaint	Complaint Reqst - General	Completed	2012-12736 years of sewer and city repairs on a patch.. now when trucks hit the patch it shakes the house and sounds like a large bang..please fix... 2nd request
2500 Bellevue Ave & Merrill Rd	06/26/12	Completed Complaint	Street Paving-Patch/Misc	Completed	2012-13107 There is an old patch that needs some re-patching. (We inspected manhole with pole camera and everything is ok underneath.)
2500 Bellevue Ave & Merrill Rd	10/07/16	Complaint	Curbing Install / Repair	Needs Review	2016-29512 CURBING DAMAGED OR NO CURBING CAUSING RAIN/WATER ONTO MY PROPERTY, PLEASE CHECK AND REPAIR,,,JIM POWEL 243-8632
2500 Bellevue Ave & Merrill Rd	10/13/16	Completed Complaint	Sewer Cave-in	Completed	2016-29511 JIM POWELL 243-8632 REPORTED CAVE-IN FROM SEWER IN ROAD TO HIS PROPERTY, PLEASE CHECK AND INSPECT AND ADVISE HIM
2500 Bellevue Ave & Merrill Rd	05/22/19	Completed Complaint	StormDebris:Right of Way	Completed	2019-00213 from winds tree came down,, branches at curb
2500 Bellevue Ave & Merrill Rd	03/07/24	Project	Resubdivision	Active	R-24-08B The applicant intends to adjust the lot line between 2530 Bellevue Ave and 2500 Bellevue Ave. Application is considered as resubdivision due to the two proposed lots being over 10,000 SF threshold. new lot 7A area: 25219 SF new lot 12B area: 39647 SF

City of Syracuse

Parcel History

01/01/1900 - 03/20/2024
 Tax Map #: 089.-03-07.0
 Owners: James F Blais
 Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
2500 Bellevue Ave & Merrill Rd	08/07/06	Project	Resubdivision	Approved	R-06-18 COMBINE 2 LOTS INTO 1 NEW LOT
2500 Bellevue Ave & Merrill Rd	06/07/12	Completed Complaint	Complaint Reqst - General	Completed	2012-12736 years of sewer and city repairs on a patch.. now when trucks hit the patch it shakes the house and sounds like a large bang..please fix... 2nd request
2500 Bellevue Ave & Merrill Rd	06/26/12	Completed Complaint	Street Paving-Patch/Misc	Completed	2012-13107 There is an old patch that needs some re-patching: (We inspected manhole with pole camera and everything is ok underneath.)
2500 Bellevue Ave & Merrill Rd	10/07/16	Complaint	Curbing Install / Repair	Needs Review	2016-29512 CURBING DAMAGED OR NO CURBING CAUSING RAIN/WATER ONTO MY PROPERTY, PLEASE CHECK AND REPAIR,,,JIM POWEL 243-8632
2500 Bellevue Ave & Merrill Rd	10/13/16	Completed Complaint	Sewer Cave-in	Completed	2016-29511 JIM POWELL 243-8632 REPORTED CAVE-IN FROM SEWER IN ROAD TO HIS PROPERTY, PLEASE CHECK AND INSPECT AND ADVISE HIM
2500 Bellevue Ave & Merrill Rd	05/22/19	Completed Complaint	StormDebris:Right of Way	Completed	2019-00213 from winds tree came down,, branches at curb
2500 Bellevue Ave & Merrill Rd	03/07/24	Project	Resubdivision	Active	R-24-08B The applicant intends to adjust the lot line between 2530 Bellevue Ave and 2500 Bellevue Ave. Application is considered as resubdivision due to the two proposed lots being over 10,000 SF threshold.

new lot 7A area: 25219 SF
 new lot 12B area: 39647 SF

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION

Ben Walsh, Mayor

To: James Blais
From: Haohui Pan, Zoning Planner
Date: 3/20/2024 4:27:03 PM
Re: Resubdivision R-24-08
2530 Bellevue Ave, 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
Zoning Planner	Approved	03/15/2024	Haohui Pan	The proposed lot complies with the minimum lot width and area standard in R1 Zone District pursuant Rezone, Art 2, Sec 2.3B
Eng. Mapping - Zoning	Internal Review Complete	03/20/2024	Ray Wills	-The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available.
Finance - Zoning	Internal Review Complete	03/11/2024	Veronica Voss	2500 and 2530 Bellevue are owned by same person, both are current on taxes, due for April.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	03/11/2024	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	03/11/2024	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	03/11/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	03/07/2024		