



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-24-04</i>	<i>Staff Report – March 4, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	521-23 Park Avenue (Tax Map ID:105.-02-06)
<i>Summary of Proposed Action:</i>	Applicant proposes to split one lot into two new lots and both new lots will conform to the R2 Zone District minimum lot area and widths. Upon the Resubdivision, the smaller lot is to be used for a single-dwelling unit and the larger lot is intended to have an attached two-dwelling unit townhome. The total area of the existing lot is 8826 SF.
<i>Owner/Applicant</i>	Baxter Hankin (Owner & Applicant)
<i>Existing Zone District:</i>	Low-Density Residential, R2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and west are R2 Zone District, and to the east and south of the property is the Medium Density Residential, R4 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	The scope of work is to divide the parcel situated at 521-23 Park Ave. into a regularly shaped lot (25 feet x 107 feet) to be known as lot 521, and a “L” shaped lot with a street frontage of 38.5 feet and a lot depth of 139 feet to be known as lot 523. The proposed Lot 523 will be 0.141 Acres (6141.96 SF) and the proposed Lot 521 will be 0.061 Acres (2657.16 SF). Both proposed lots will meet the minimum lot width and area of the R2 Zone District Regulations pursuant to ReZone, Art. 2, Sec. 2.3.
<i>Staff Analysis:</i>	<p><u>Pros:</u></p> <ul style="list-style-type: none"> - Revitalization of a vacant lot to provide housing and to add to the City Tax Base. <p><u>Cons:</u></p> <ul style="list-style-type: none"> - No Staff concerns regarding the resubdivision, however, when the applicant does submit for site plan review, there are concerns regarding the side setback and the scale of the proposed dwelling units in comparison to the adjacent buildings.
<i>Zoning Procedural History:</i>	521-23 Park Ave : <ul style="list-style-type: none"> - No Zoning History available, vacant parcel since 2009.
<i>Summary of Zoning History:</i>	The subject parcel has been vacant for 15 years based on SOCPA GIS aerial image. There is no zoning history found in this parcel,
<i>Code Enforcement History:</i>	No Code Enforcement history is available.
<i>Zoning Violations:</i>	The proposed lots have no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject property is regularly shaped rectangle lot with 63.5 feet of frontage on 521-23 Paek Ave and a lot depth of 139 feet.
<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, 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 §239-1, m and n

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

- Resubdivision application
- Short Environmental Assessment Form Part 1

R-24-04

- Resubdivision Map, RE-SUBDIVISION ON PART OF LOT No.4, Block #426, City Of Syracuse into new lots 521 & 523, Known as No.521-23 Park Avenue, City of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: DOUGLAS P.LEHR; Scale: 1"= 20'; Dated: 01/30/2024.

Attachments:

Resubdivision Review Application

IPS Comments from City Departments

Short Environmental Assessment Form Part 2 & Part 3

Context Maps:

Figure 1: Zone District of Subject Property



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-24-04

Figure 2: Aerial Imagery of Subject Property

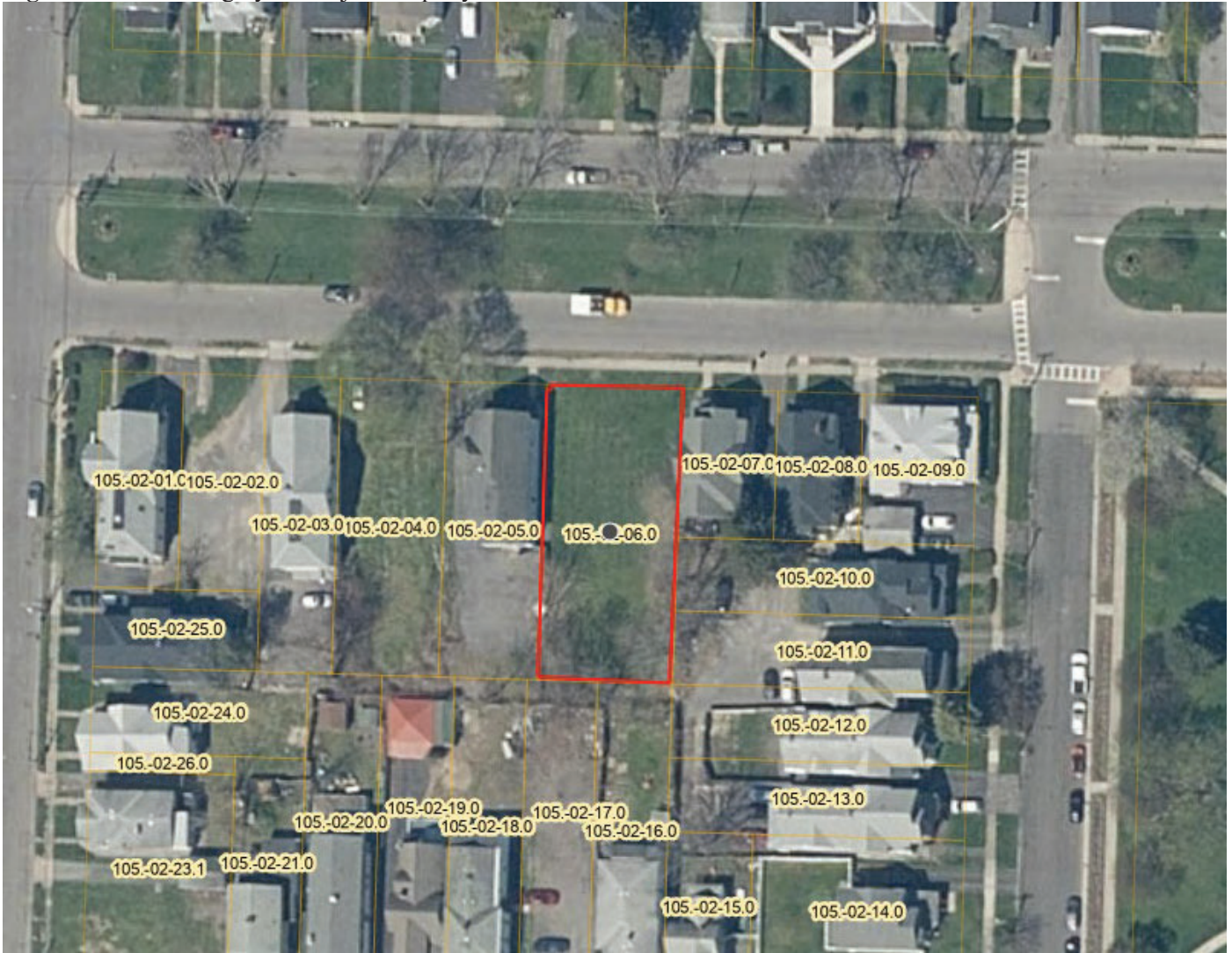


Figure 2 shows satellite imagery of 521-23 Park Ave on the subject property.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

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: 2/12/2024 Case: R-24-04 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>Hankin Subdivision</u>	<u>2</u>	<u>8826 SF</u>
<input 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>521-23 Park Avenue</u>	<u>105.-02-06</u>	<u>Baxter Hankin</u>	<u>11/21/2023</u>
2) <u></u>	<u></u>	<u></u>	<u></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) 2) 3)

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

Demolition (full and partial):

New Construction: one single family attached home and one two unit home

Façade (Exterior) Alterations:

Site Changes:

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Homes at 521-23 Park Avenue

Current Land Use(s): Vacant Residential

Proposed Land Use(s): Residential, single family and two family

Number of Dwelling Units: 3

Days and Hours of Operation: N/A

Number of Onsite Parking Spaces: 0


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

This project proposes the subdivision of 521-23 Park Avenue in the city of Syracuse, NY, into two lots. The smaller lot is to be used for a single-family attached structure, while the larger lot is to be used for a two-family structure. The purpose of the subdivision of this lot is to allow for the construction of three homes, while construction on the extant lot without a subdivision would allow for two as a duplex. This can, on a small scale, contribute to efforts to remedy the housing crisis in this city while enhancing the Park Avenue neighborhood.

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.**

Baxter	Hankin				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
220 S Warren St	Apt 502	Syracuse	NY	13202	203-300-9358
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> bax.hankin@gmail.com
* Signature: 			Date: 02/04/2024		

<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>

08/2023

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

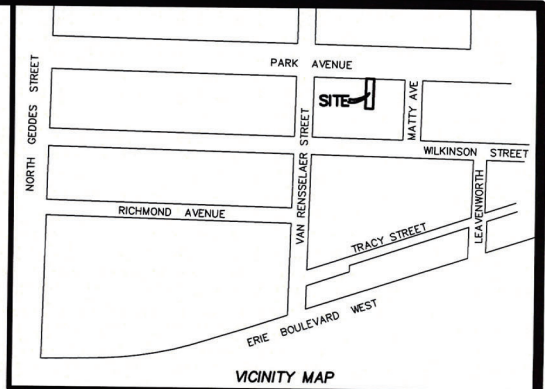
Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not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

Please submit **ONE (1) COPY** of the following:

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

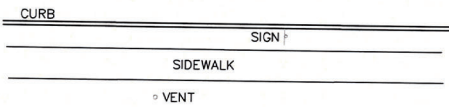
Please submit **FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17" or smaller) paper map for copying, of the following:**

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

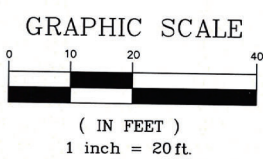
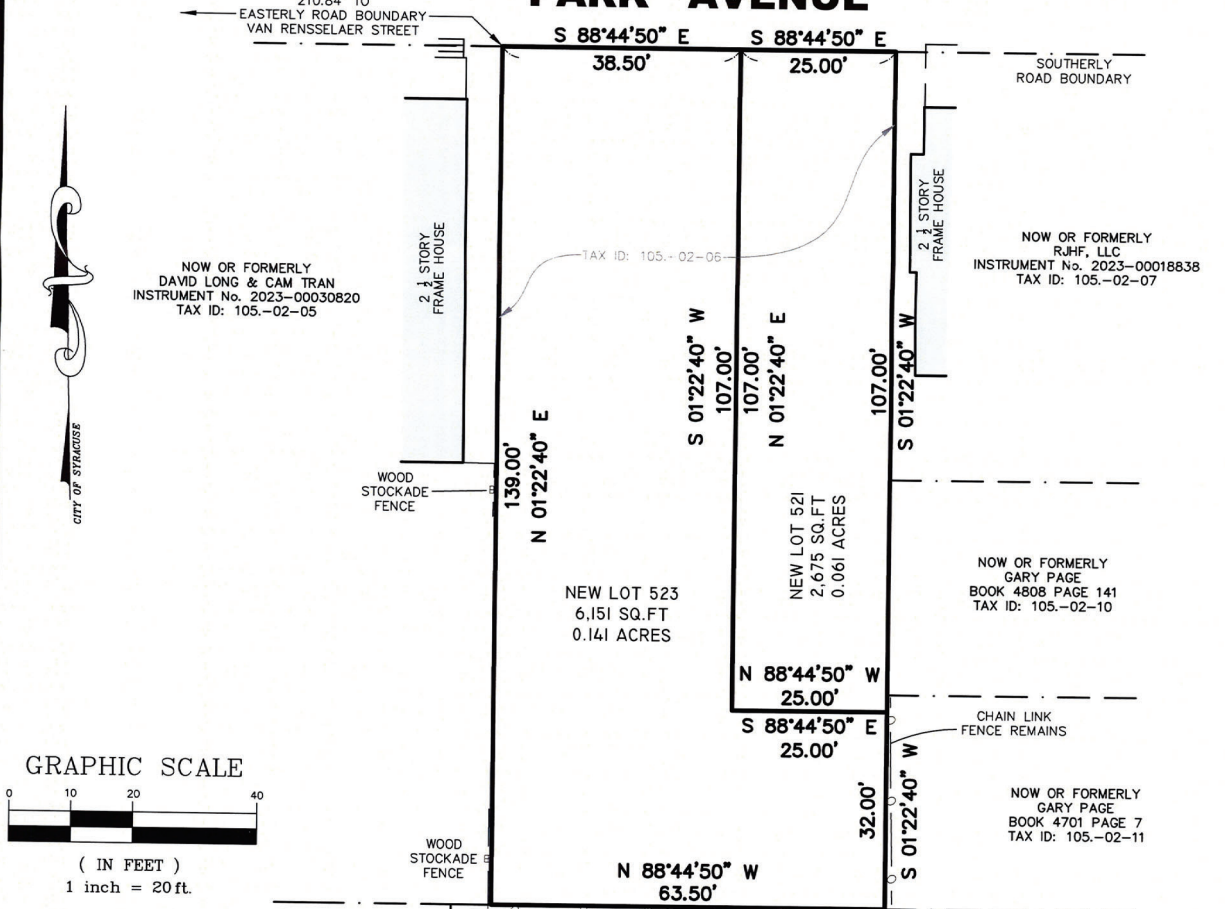


Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
 Certifications indicated hereon shall apply only to the persons for whom this survey was performed and on their behalf to the title insurance company governing agency and lending institution and to the assignees of the lending institution and/or subsequent owners.
 This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees.
 Survey prepared without the benefit of an abstract.
 Location surveys do not include the staking of the property corners except as shown.
 No building construction and/or improvements can be performed until the correct applications have been submitted for approval.

APPROVALS



PARK AVENUE



HANKIN SUBDIVISION PRELIMINARY PLAN

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

STATE OF NEW YORK
 I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.
 DOUGLAS R. LEHR
 LICENSED LAND SURVEYOR
 NYSLS 49223

RE-SUBDIVISION ON PART OF LOT No. 4, BLOCK #426, CITY OF SYRACUSE INTO NEW LOTS 521 & 523

KNOWN AS No. 521-23 PARK AVENUE, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 19 JANUARY 2024	MAP DATE: 30 JANUARY 2024	SCALE: 1"=20'	DRAWN BY: GCH
REVISIONS:		DRAWING No. 23-L-30 *B*	



Lehr Land Surveyors D.P.C.
Land Surveying & Planning

Suite 6
116 Salina Street
Liverpool, New York 13088
315-451-3333
FAX: 315-451-3392
EMAIL: info@lehrlandsurveyors.com

SURVEYOR'S DESCRIPTION

January 31, 2024

Re-subdivision of part of Lot No. 4,
Block 426, City of Syracuse

RE: 521-23 Park Avenue
New Lot 523

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York and being part of Lot No. 4, Block No. 426 in said City and being more particularly described as follows:

BEGINNING at a point in the southerly road boundary of Park Avenue, said point being **N.88°44'50"W.**, a distance of **210.84 feet** from its intersection with the easterly road boundary of Van Rensselaer Street, said point of beginning also being the northeasterly corner of property now or formerly owned by David Long and Cam Tram as recorded in the Onondaga County Clerk's Office in Instrument No. 2023-00030820;

thence S.88°44'50"E., along said southerly road boundary of Park Avenue, a distance of **38.50 feet** to a point;

thence S.01°22'40"W., through lands owned by Baxter Hankin as recorded in the Onondaga County Clerk's Office in Instrument No. 2023-00040913, a distance of **107.00 feet** to a point;

thence S.88°44'50"E., continuing through lands of said Baxter Hankin, a distance of **25.00 feet** to its intersection with the westerly line of property now or formerly owned by Gary Page as recorded in the Onondaga County Clerk's Office in Liber 4701 of Deeds, Page 7;

thence S.01°22'40"W., along said westerly line of said Page property, a distance of **32.00 feet** to the northeasterly corner of property now or formerly owned by Peter J. Jacura as recorded in the Onondaga County Clerk's Office in Liber 4179 of Deeds, Page 176;

thence N.88°44'50"W., along the northerly line of said Jacura property and its westerly prolongation, a distance of **63.50 feet** to the southeasterly line of said Long & Tram property;

thence N.01°22'40"E., along the easterly line of said Long & Tram property, a distance of **139.00 feet** to the point of beginning.

Containing 6,151 square feet or 0.141 Acres of Land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights-of-ways of record.

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: HOMES AT 521-23 PARK AVENUE			
Project Location (describe, and attach a location map): 521-23 Park Avenue, Syracuse, NY 13202. Refer to attached survey map			
Brief Description of Proposed Action: Resubdivision of 521-23 Park Avenue in the city of Syracuse from one lot into two, to allow for the construction of one single family attached home and one two-family home.			
Name of Applicant or Sponsor: Baxter Hankin		Telephone: 203-300-9358 E-Mail: bax.hankin@gmail.com	
Address: 220 S Warren St, Apt 502			
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: City of Syracuse Office of Zoning Administration. Resubdivision Approval.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.202 acres	
b. Total acreage to be physically disturbed?		_____ 0.202 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.202 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

Agency Use Only [If applicable]

Project:

R-24-04

Date:

3/4/24

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-24-04

Date: 3/4/24

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.

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.

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

3/4/24

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: Baxter Hankin
From: Haohui Pan, Zoning Planner
Date: 3/1/2024 9:27:04 AM
Re: Resubdivision R-24-04
521-23 Park Ave, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Approved	02/20/2024	Haohui Pan	Proposed lots align with lot size development standard in R2 Zone District per Rezone, Art 2, Sec 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# 417
Finance - Zoning	Internal Review Complete	02/14/2024	Veronica Voss	521-23 Park Avenue is past due for January County Tax payment.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	02/20/2024	Romeo Kpolo	Development on these lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP is required for review if the total soil disturbance is greater than 10,000 sf.
Eng Sewers- Zoning	Internal Review Complete	02/20/2024	Romeo Kpolo	Development on lots is subject to Onondaga County's 1:1 sewer offset administered by the City if applicable.
Eng. Design & Cons. - Zoning	Internal Review Complete	02/20/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.