



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-24-11</i>	<i>Staff Report – April 15, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	424 Hillsdale Ave (Tax Map: 027.-20-06.0) & 428 Hillsdale Ave. (Tax Map: 027.-20-07.1)
<i>Summary of Proposed Action:</i>	The applicant proposes to combine two lots (424 Hillsdale Ave. and 428 Hillsdale Ave.) into one new lot. The lot on 428 Hillsdale Ave. will be the side yard for 424 Hillsdale Ave. There is no sitework nor are any new dwelling being units proposed. Total Resubdivision area: 10,560 SF
<i>Owner/Applicant</i>	Richard Giangioffe (Owner) Michael Root, Attorney, Cerio Law office, PLLC (Representative)
<i>Existing Zone District:</i>	Single Unit Residential, R1 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, west and east are within the R1 Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	Merge properties at 424 & 428 Hillsdale Ave. into one lot for the purpose of adding extra yard space for an existing two -story single dwelling unit on 424 Hillsdale Ave. New Lot 7A: 10,560 SF
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The applicant owns both lots and by combining the lots will reduce property taxes to one parcel and enlarge the lot. - The proposed lot complies with the R1 lot size and width requirements pursuant to ReZone, Art. 2, Sec. 2.2. - According to the submitted Resubdivision map and City’s record, the pre-existing wood frame shed on 428 Hilldale Ave was built without a building permit approval. - The structural coverage (house, garage, shed) upon the Resubdivision will comply with the maximum of 30%.
<i>Zoning Procedural History:</i>	424 Hillsdale Ave : <ul style="list-style-type: none"> - V-03-42 Variance, construct 9.5' wide by 7.2' deep front deck with 4.0' wide by 5.0' deep front stairs of one-family dwelling. BZA approved on 9/18/2003 - ZA-02-03 Zoning Admin Waiver to allow lot coverage of 31.9%, approved on 6/13/2002 428 Hillsdale Ave : <ul style="list-style-type: none"> - No Zoning history available, vacant lot since 2003.
<i>Summary of Zoning History:</i>	A Zoning Admin Waiver ZA-02-03 with an allowance of 31.9% lot coverage was granted to 424 Hillsdale Ave. in 2002. Withholding the variance V-03-42, the owner of 424 Hillsdale Ave. built a 7' x 12' front deck and with 5 feet of stairs projecting out, all within the property lines. Despite the same ownership of both 424 Hillsdale Ave. and 428 Hillsdale Ave., these two lots have never been combined prior to the current Resubdivision request.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.

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<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject property is a regularly shaped rectangle with 40 feet of frontage on 424 Hillsdale Ave. and a lot depth of 132 feet. The subject property is a regularly shaped rectangle with 40 feet of frontage on 428 Hillsdale Ave. and a lot depth of 132 feet.
<i>SEQR Determination:</i>	Pursuant to 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

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Photography of street view
- Power of attorney letter
- Resubdivision Map, Final Resubdivision Map on Lot No.7 and Lot No.8 – Block 2033- Eastwood Heights Tract. To Be New Lot 7A Known as No.’s 424 and 428 Hillsdale Avenue, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: James Lighton; Scale: 1’’= 20’; Dated: 03/09/2023.

Attachments:

Resubdivision Application

Power of Attorney

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

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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

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Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of 424 & 428 Hillsdale 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: 3/11/2024 Case: R-24-11 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:	Hillsdale Subdivision	2	10,400'/.24 acres
<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) 424 Hillsdale Ave	027.-20-06.0	Richard J Giangioffe, Jr	03/29/2000
2) 428 Hillsdale Ave	027.-20-07.1	Richard J Giangioffe, Jr	10/04/2013
3) _____			
4) _____			

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) _____ 2) _____ 3) _____

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

Demolition (full and partial): _____

New Construction: _____

Façade (Exterior) Alterations: _____

Site Changes: Combining a vacant lot with the adjacent single family residence lot

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	424-428 Hillsdale Subdivision
Current Land Use(s):	Vacant lot and single family residence
Proposed Land Use(s):	Single family residential
Number of Dwelling Units:	1
Days and Hours of Operation:	n/a
Number of Onsite Parking Spaces:	n/a

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

Mr. Giangioffe owns a vacant lot and the adjacent single family residence lot. Both lots are located in a single family residential zone. Mr. Giangioffe would like to combined the two lots. The vacant lot will become a back/side yard to the single family dwelling unit already located on the one lot. There will not be any additional dwelling units added. It is not practical or financially feasible to construct a dwelling unit on the vacant lot. The uses are limited in its current state of being a vacant lot. The property would be better used and maintained as a yard attached to the adjacent single family residential lot.

City of Syracuse Office of Zoning Administration

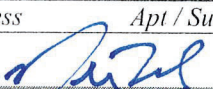
PROPERTY OWNER(S) (required)

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.**

Richard Giangiobbe

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
424 Hillsdale Ave		Syracuse	NY 13206	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>			<i>Date:</i>	

Michael Root Attorney Cerio Law Offices, PLLC

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
215 E Jefferson S 2nd Floor		Syracuse	NY 13202	(315) 422-8769
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i> mroot@ceriolawoffices.com
* <i>Signature:</i> 			<i>Date:</i> 2/28/24	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
* <i>Signature:</i>			<i>Date:</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>
* <i>Signature:</i>			<i>Date:</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)

<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>
215 E. Jefferson S 2nd Floor		Syracuse	NY 13202	(315) 422-8769
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i> mroot@ceriolawoffices.com
<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>

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

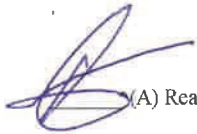
If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, RICHARD GIANGIOBBE of 424 Hillsdale Ave, Syracuse, New York 13206, authorize Michael D. Root, Esq. and/or Thomas J. Cerio, Esq., of Cerio Law Offices, PLLC (or any other attorney affiliated with the Cerio Law Offices), 215 E. Jefferson Street, 2nd Floor, Syracuse, New York 13202, as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:



(A) Real property : Zoning Approvals for a resubdivision application

at Address: 424-428 Hillsdale Ave, Syracuse, New York 13206

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may not use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

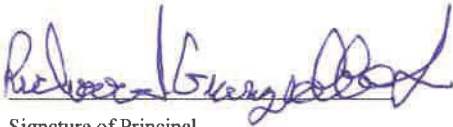
TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT



Signature of Principal

4/11/24

Date

Richard Giangioffe

Name Printed

424 Hillsdale Ave Syracuse NY 13206

Address

315 663 4180

Telephone Number

State/Commonwealth of New York

County of Onondaga

On this 11th day of April, 2024, before me, personally appeared Richard Giangioffe, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

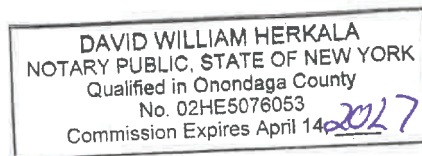
NOTARY



Signature of Notary

(Seal, if any)

My commission expires: 4/14/2027



Short Environmental Assessment Form

Part 1 - Project Information

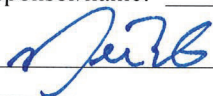
Instructions for Completing

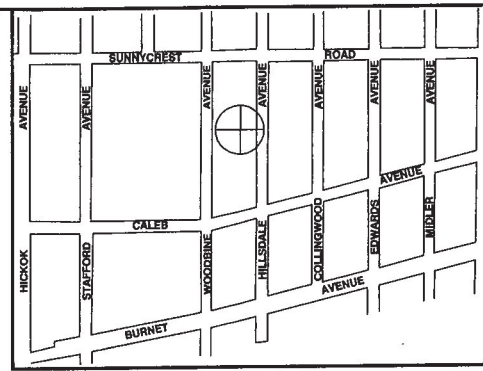
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Michael Root, Esq, Cerio Law Offices, Hillsdale Subdivision			
Name of Action or Project: Hillsdale Subdivision			
Project Location (describe, and attach a location map): 424-428 Hillsdale Ave, Syracuse, NY 13206, 027.-20-06.0 / 027.-20-07.1			
Brief Description of Proposed Action: The proposed action is to combined two lots currently located in a single-family residential zone. One lot is vacant and the other is a single-family residential house. There will be no changes to the layout of the property, no residential structure will be added, no driveway will be added. The vacant lot will be combined with the neighboring lot to become a back/side yard.			
Name of Applicant or Sponsor: Michael Root, Esq., Cerio Law Offices, o/b/o Richard Giangioffe (owner)		Telephone: (315) 422-8769 E-Mail: mroot@ceriolawoffices.com	
Address: 215 E Jefferson St, 2nd Floor			
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? .24 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? .24 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			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

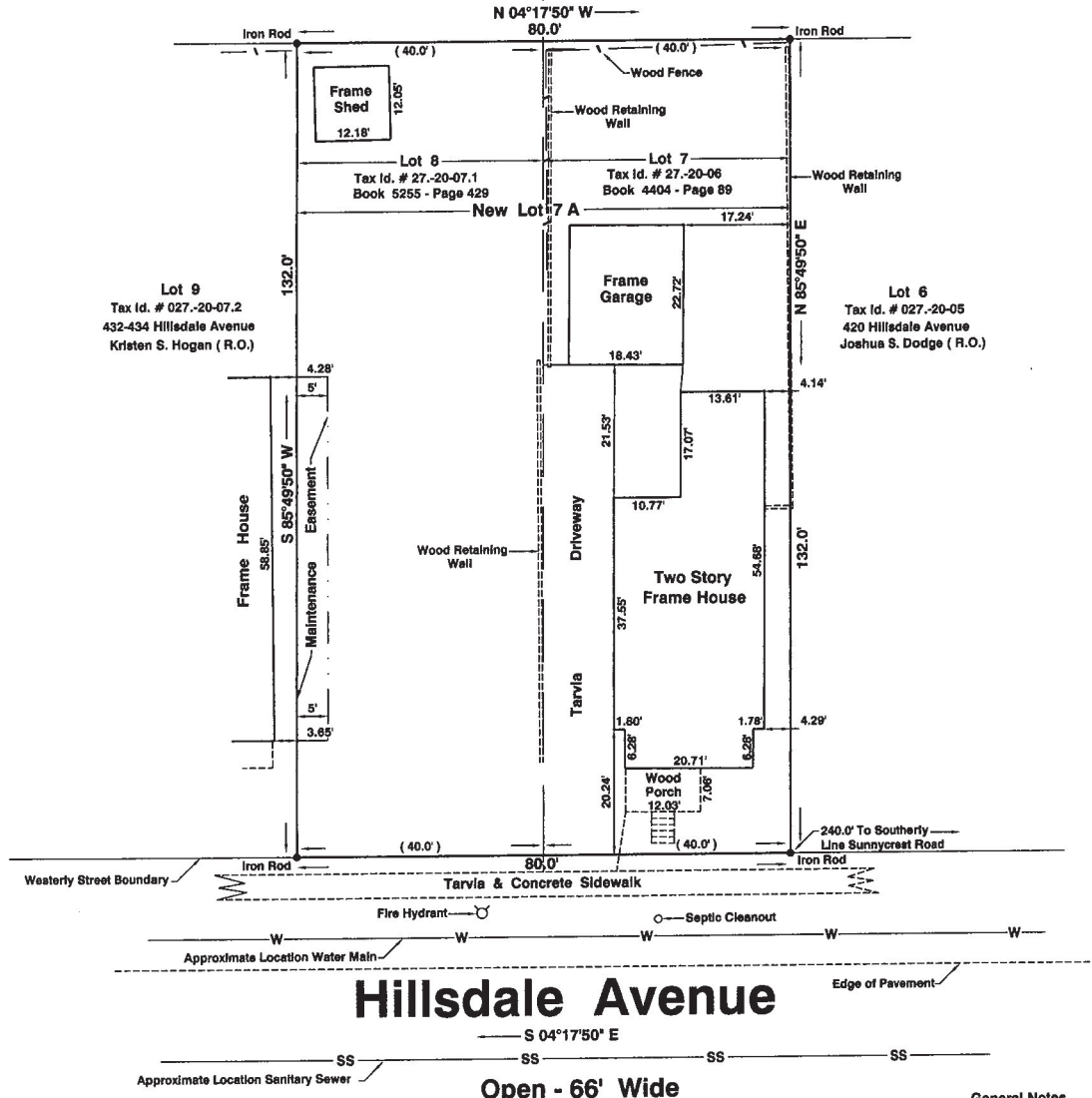
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael D. Root, Esq, Cerio Law Offices, o/b/o Richard Giangioffe</u> Date: <u>2/28/2024</u>		
Signature: <u></u> Title: <u>Attorney</u>		



Project Vicinity Map

Tax Id. # 027.-20-36
421 Woodbine Avenue
Christen Bennett &
Theresa Bennett (R.O.)

Tax Id. # 027.-20-37
417 Woodbine Avenue
Julien Merrill (R.O.)



Hillsdale Avenue

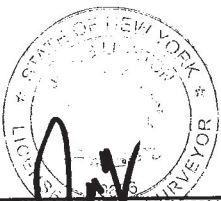
S 04°17'50" E

Open - 66' Wide

General Notes

- 1.) Survey prepared without the benefit of an up to date abstract of title.
- 2.) Adjoiner information obtained from Image mate Online.
- 3.) Subject parcel has access to public Utilities.
- 4.) New Lot 7 A = 10560.0 square feet.
- 5.) Property Owner: Richard Gianglobbe, Jr.

Graphic Barascale
One Inch = Twenty Feet



37 First Street, Champlain, New York 13031
Email: jrlandesurveying@gmail.com
J.R.L. Land Surveying PLLC
James Richard Lighton New York State Licensed Land Surveyor #50606
Phone: (315) 263-9621
Fax: (315) 320-4298

I James Richard Lighton, LLS #50606 hereby certify that this is an accurate subdivision plat prepared by JRL Land Surveying, PLLC, March 9, 2023. This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary / This Surveys. The subdivision boundary closure is 2cm (0.07 feet). This map is not valid without the original seal of the surveyor.

I hereby certify that this map was made from an actual survey and same is correct. 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 true valid 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, JRL Land Surveying PLLC.

Final Resubdivision Map on Lot No.7 and Lot No.8 - Block 2033 - Eastwood Heights Tract. To Be New Lot 7A.		
Known as No.'s 424 and 428 Hilldale Avenue, City of Syracuse, County of Onondaga, State of New York.		
Scale: 1" = 20'	Date: 03-09-2023	Drawn By: JRL
Revisions:		

Google Maps

432 Hillsdale Ave

Syracuse, New York

Google Street View

Jul 2019

See more dates

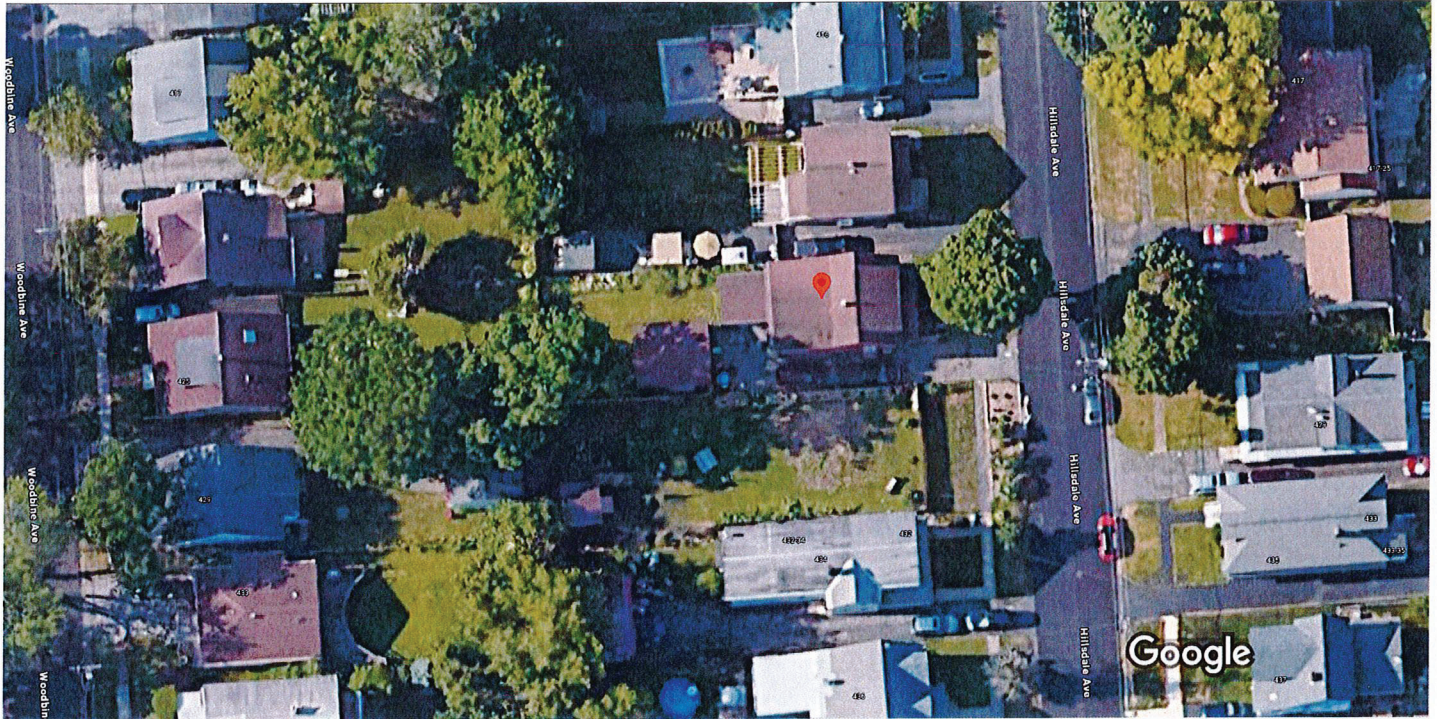


Image capture: Jul 2019 © 2024 Google



Google Maps

424 Hillsdale Ave



Map data ©2024, Map data ©2024 Google 20 ft



424 Hillsdale Ave

Building



Directions



Save



Nearby



Send to phone



Share



424 Hillsdale Ave, Syracuse, NY 13206

Agency Use Only [If applicable]

Project:	R-24-11
Date:	4/15/24

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-24-11

Date: 4/15/24

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.

Syracuse City Planning Commission

4/15/24

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

City of Syracuse

Parcel History

01/01/1900 - 04/08/2024

Tax Map #: 027.-20-06.0

Owners: Richard J Giangio

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
424 Hillsdale Ave	02/23/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-03876 illegal setout/ sani list
424 Hillsdale Ave	02/23/12	Inspection	Complaint Inspection	Pass	
424 Hillsdale Ave	09/13/15	Completed Complaint	Sewer Back Up	Completed	2015-27698 sewer backup- richard 663-4179
424 Hillsdale Ave	09/19/15	Completed Complaint	Sewer Back Up	Completed	2015-27876 sewer backup- richard 663-4180
424 Hillsdale Ave	09/20/15	Completed Complaint	Sewer Back Up	Completed	2015-27940 cellar flush for monday richard 663-4180
424 Hillsdale Ave	10/09/15	Completed Complaint	Sewer Back Up	Completed	2015-29500 cellar flush for tues morning- richard 663-4180
424 Hillsdale Ave	10/09/15	Completed Complaint	Sewer Back Up	Completed	2015-33614 REQ CB TO BE CLEANED - RICHARD 663-4180
424 Hillsdale Ave	10/13/15	Completed Complaint	Jet Lateral/Main	Completed	2015-29484 cellar flush for wednesday- richard 669-4180
424 Hillsdale Ave	08/12/16	Completed Complaint	Street Repair Special Req	Completed	2016-23415 please put asphalt/tarvey/anything that will prevent people from parking on my front lawn.. please help...richard giangio at 663-4180
424 Hillsdale Ave	02/21/19	Completed Complaint	Sewer Back Up	Completed	2019-03928 bu
424 Hillsdale Ave	05/22/19	Completed Complaint	Yard Waste	Completed	2018-34089 leaves 424-428 hillsdale ave
424 Hillsdale Ave	11/26/19	Completed Complaint	Yard Waste	Completed	2019-30964 LEAF PICK UP

City of Syracuse

Parcel History

01/01/1900 - 04/08/2024

Tax Map #: 027.-20-07.1

Owners: Richard Giangjobbe

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
428 Hillsdale Ave	06/01/22	Inspection	Complaint Inspection	Fail	
428 Hillsdale Ave	06/01/22	Violation	Section 105.2 Building Permits	Closed	
428 Hillsdale Ave	06/07/22	Permit Application	Misc.(deck, fence,ramp)	Denied	46448 12x12 Woodframe Shed
428 Hillsdale Ave	06/07/22	Permit Application	Misc.(deck, fence,ramp)	Holding For	46447 Fencing on vacant residential lot
428 Hillsdale Ave	07/13/22	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	08/01/22	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	08/29/22	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	09/19/22	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	10/24/22	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	11/08/22	Completed Complaint	Property Maintenance-Ext	Completed	2022-04881 Temporary fence whint out permit going over property line of Next door neighbor
428 Hillsdale Ave	11/08/22	Inspection	Complaint Re-Inspection	Pass	
428 Hillsdale Ave	01/26/23	Complaint	Property Maintenance-Ext	Referred to BAA	2023-00537 Shed, fencing materials
428 Hillsdale Ave	01/26/23	Inspection	Complaint Inspection	Fail	
428 Hillsdale Ave	01/26/23	Violation	SZC - Section Z-B-1 - Illegal Land Use	Open	
428 Hillsdale Ave	01/26/23	Violation	SZC - Section Z-B-1 - Illegal Land Use	Open	
428 Hillsdale Ave	02/13/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	03/01/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	04/05/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	05/15/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	06/15/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	07/12/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	08/16/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	09/05/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	10/03/23	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
428 Hillsdale Ave	10/30/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	11/29/23	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	01/26/24	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	01/26/24	Inspection	BAA - 1st Ticket Plea	<None>	
428 Hillsdale Ave	02/23/24	Inspection	Complaint Re-Inspection	No Progress	
428 Hillsdale Ave	03/22/24	Inspection	Complaint Re-Inspection	No Progress	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Richard Giangiobbe
From: Haohui Pan, Zoning Planner
Date: 4/9/2024 1:31:55 PM
Re: Resubdivision R-24-11
424 Hillsdale Ave, Syracuse, 13206

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	04/09/2024	Haohui Pan	The proposed lot complies with the requirement of minimum lot size, width pursuant to Rezone. Art2. Sec2.2B
Eng. Mapping - Zoning	Internal Review Complete	03/20/2024	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# E-14
Finance - Zoning	Internal Review Complete	03/14/2024	Veronica Voss	424 and 428 Hillsdale are both current, both owe April taxes.
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