



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-24-14</i>	<i>Staff Report – April 15, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	221 Gertrude Street (Tax Map: 18.-03-68.0) & 217-219 Gertrude Street (Tax Map: 18.-03-69.0)
<i>Summary of Proposed Action:</i>	The applicant proposes to combine two lots (217-219 Gertrude St. and 221 Gertrude St.) into one new lot. Currently, 221 Gertrude St. is a vacant lot, and the applicant intends to pave it to provide two parking spaces for the residence at 217-219 Gertrude St. Total Area of Resubdivision: 10,560 SF
<i>Owner/Applicant</i>	Nimrod Almog, Coral Real Estate LLC (Owner) Peter Dimarco, Dimarco Engineering, PLLC (Applicant/ Representative)
<i>Existing Zone District:</i>	Medium Density Residential, R4 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and east are within the R4 Zone District. The west and south sides of the subject properties are within the Urban Neighborhood, MX-1 Zone District.
<i>Companion Application(s)</i>	None
<i>Scope of Work:</i>	Remove the property line between two subject lots to create one new lot for adding legal parking space for an existing two-unit residential unit on 217-219 Gertrude Street.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The current lots 217-19 & 221 Gertrude Street do not meet the required lot width in the R4 Zone District. However, the proposed Resubdivision will bring the new lot into compliance with the R4 zone District lot dimensional standards. - According to the submitted Resubdivision map, the existing house on 217-219 Gertrud Street violates the side setback of 4 feet, and it will be brought into compliance through the proposed Resubdivision. - The previous approval Resubvision R-18-34 proposed the same action but became null and void due to unsuccessful map filing.
<i>Zoning Procedural History:</i>	217-19 Gertrude Street : <ul style="list-style-type: none"> - R-18-34 Resubdivision, combining 217-219 & 221 Gertrude Street into one lot. CPC approved on 8/6/2018 221 Gertrude Street: <ul style="list-style-type: none"> - R-18-34 B Resubdivision, combining 217-219 & 221 Gertrude Street into one lot. CPC approved on 8/6/2018
<i>Summary of Zoning History:</i>	In 2018, the former owner (Marco Tinozzi) of 217-219 and 221 Gertrude Street proposed to combine these two lots into one new lot, the same proposal as the current proposal R-24-14. However, the owner never successfully filled the approved map at the Onondaga County Clerk's office, so the two lots remain separate.
<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 a rectangular shape with 32 feet of frontage on 217-219 Gertrude Street and a lot depth of 165 feet. The subject property is rectangular in shape with 32 feet of frontage on 221 Gertrude Street

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	and a lot depth of 165 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 §239-1, m and n

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivison Map, Lot Merger Lot 22 Block 402, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Paul James Olszowski; Scale: 1''= 20'; Dated: 02/28/2022. Project No. SY18-03-68 &69

Attachments:

Resubdivision Application

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property

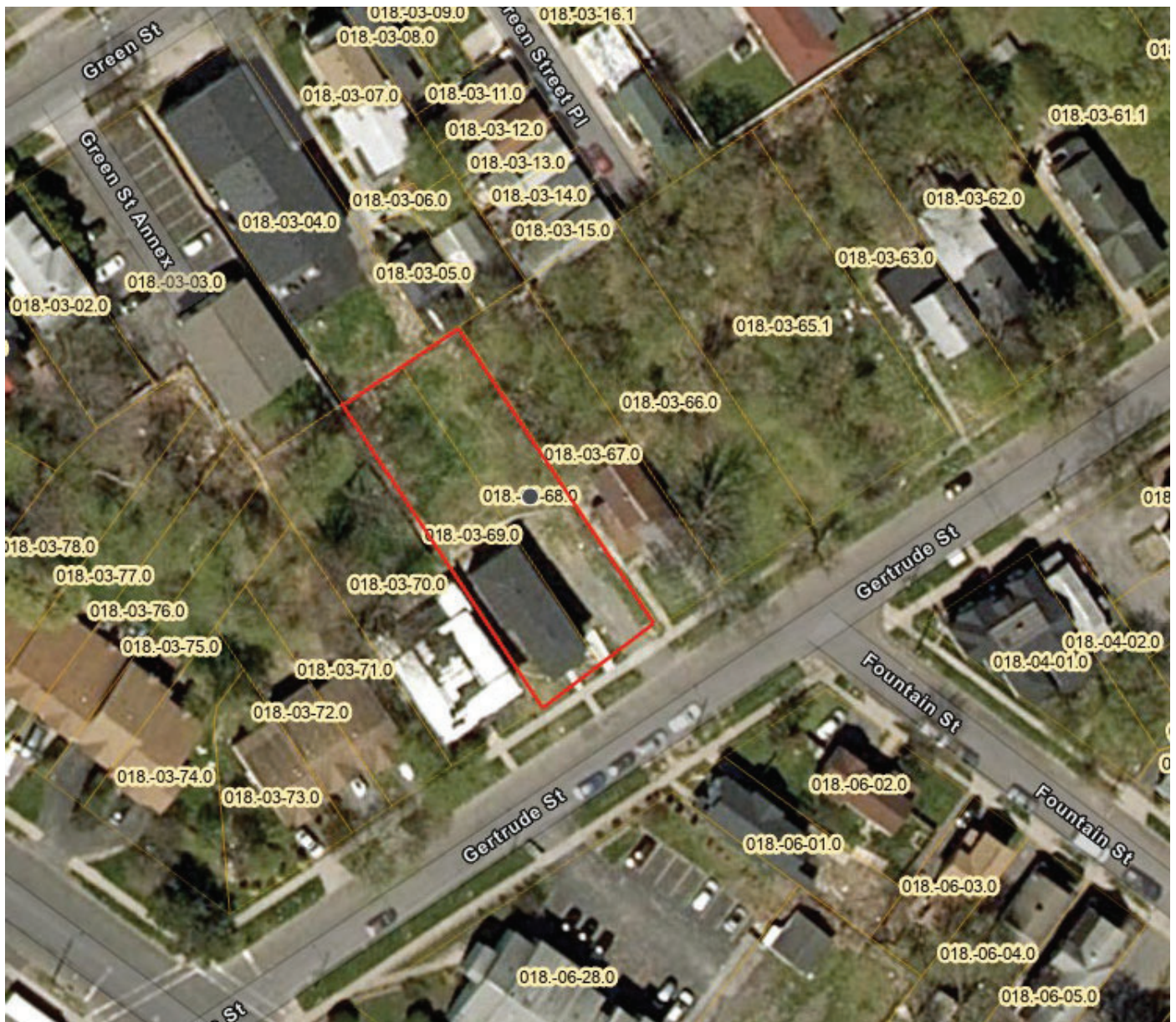
R-24-14



Description: Figure 1 shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property

R-24-14



Description: Figure 2 shows satellite imagery of 217-219 & 221 Gertrude Street 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/Departments/Zoning-Administration

Office Use Filing Date: 3/12/2024 Case: R-24-14 Zoning District: R4

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>217-219 Gertrude St</u>	<u>2 exist, 1 propp</u>	<u>10,560sf</u>
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>221 Gertrude St</u>	<u>018.-03-68.0</u>	<u>Coral Real Estate LLC</u>	<u>5/31/2019</u>
2) <u>217-219 Gertrude St</u>	<u>018.-03-69.0</u>	<u>Coral Real Estate LLC</u>	<u>5/31/2019</u>
3) _____	_____	_____	_____
4) _____	_____	_____	_____

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

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

1) _____ 2) _____ 3) _____

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: Place asphalt parking area for two-unit building at 217 Gertrude

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: 217-219 Gertrude Street Parking
 Current Land Use(s): two-unit residential
 Proposed Land Use(s): two-unit residential
 Number of Dwelling Units: 2
 Days and Hours of Operation: 24/7
 Number of Onsite Parking Spaces: 2

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

Currently, one lot is a two-unit residential complex and the adjacent lot is vacant. Proposal is to merge the two lots into one and place asphalt parking with two parking spots, one for each unit, adjacent to house. Purpose is to provide residents with off-street parking. Street parking is only permitted on one side of Gertrude Street. Vacant lot has been used as an unpaved parking area for 217-219 Gertrude Street under previous ownership (based on Google Streetview images)

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.**

<i>Nimeed</i>	<i>Almog</i>	<i>Owner</i>	<i>Coral Real Estate LLC</i>		
First Name	Last Name	Title	Company		
<i>312 HAWLEY AVE</i>	<i>#2</i>	<i>SYRACUSE</i>	<i>NY</i>	<i>13203</i>	Phone: <i>315-447-7657</i>
Street Address	Apt / Suite / Other	City	St	Zip	Email: <i>ALONA.CUSEREALTY@GMAIL.COM</i>
* Signature:			Date:		

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

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

First Name	Last Name	Title	Company		
Street Address			St	Zip	Phone:
Apt / Suite / Other			City	Email:	
* 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>PETER</i>	<i>DIMARCO</i>		<i>DIMARCO ENGINEERING, PLLC</i>		
First Name	Last Name	Title	Company		
<i>18 CLINTON ST</i>		<i>HOMER</i>	<i>NY</i>	<i>13077</i>	Phone: <i>(516) 902-4794</i>
Street Address	Apt / Suite / Other	City	St	Zip	Email: <i>PDIMARCO.ENGINEERING@GMAIL.COM</i>
* Signature:			Date:		

First Name	Last Name	Title	Company		
Street Address			St	Zip	Phone:
Apt / Suite / Other			City	Email:	

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

First Name	Last Name	Title	Company		
Street Address			St	Zip	Phone:
Apt / Suite / Other			City	Email:	

First Name	Last Name	Title	Company		
Street Address			St	Zip	Phone:
Apt / Suite / Other			City	Email:	



ONONDAGA COUNTY HEALTH DEPARTMENT

CITY PLANNING COMMISSION

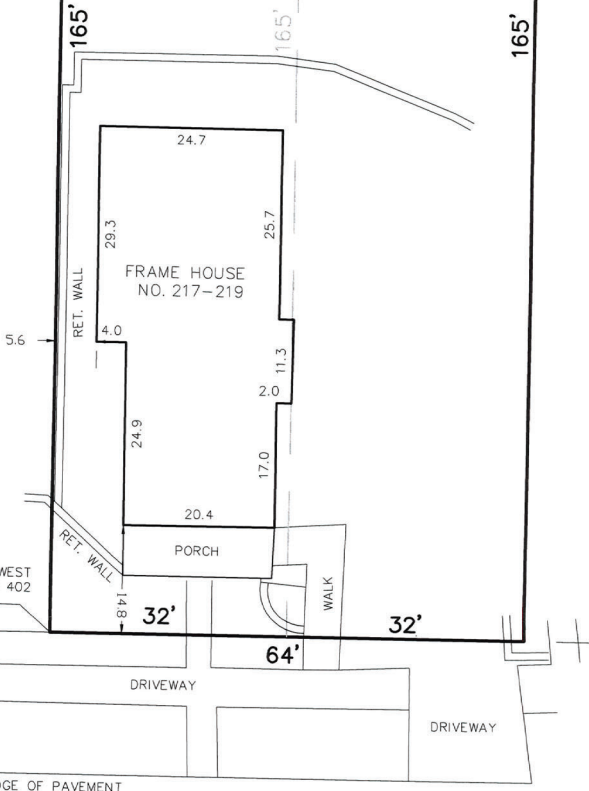
DEPT. OF ASSESSMENT

DEPT. OF FINANCE

DEPT. OF ENGINEERING

REPUTED OWNER
CORAL REAL ESTATE LLC
INST. 2019-19296
TAX MAP No. 18-03-69

REPUTED OWNER
CORAL REAL ESTATE LLC
INST. 2019-19296
TAX MAP NO. 18-03-68



172.25' FROM THE SOUTHWEST
CORNER OF BLOCK 402
ROAD LINE

NOTES:

- LOTS 018-03-69 AND 018-03-68 ARE BEING MERGED UNDER LOT 018-03-68.1 TO PROVIDE OFF-STREET PARKING AREA FOR RESIDENTIAL BUILDING.
- SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

REFERENCE

CITY OF SYRACUSE ATLAS NO. 436, FILED IN THE CITY ENGINEERS OFFICE

GERTRUDE STREET
N55° 50' 20"E

I HEREBY CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT PREPARED BY ME ON 09-10-2021. 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.

Paul J. Olszewski

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

LOT MERGER
LOT 22
BLOCK 402

CITY OF SYRACUSE

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152

315-488-5552

pjosurvey.com

"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."
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."



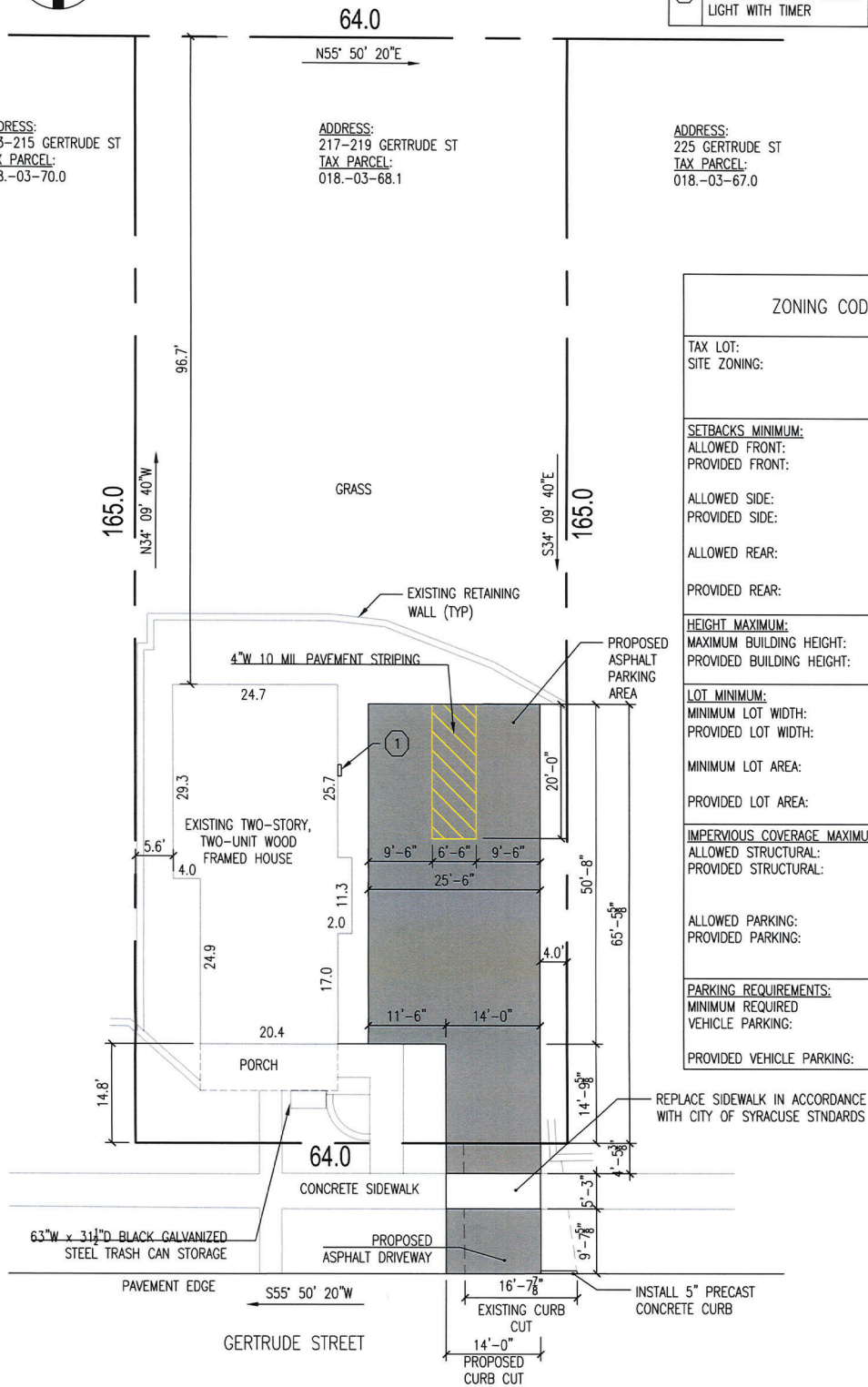
EXTERIOR LIGHTING SCHEDULE				
	FIXTURE TYPE	WATTAGE	LUMENS	NOTES
①	180-DEGREE LED 3-HEAD MOTION-ACTIVATED FLOOD LIGHT WITH TIMER	60	1000	WALL MOUNTED

ADDRESS:
213-215 GERTRUDE ST
TAX PARCEL:
018.-03-70.0

ADDRESS:
217-219 GERTRUDE ST
TAX PARCEL:
018.-03-68.1

ADDRESS:
225 GERTRUDE ST
TAX PARCEL:
018.-03-67.0

ZONING CODE CHECKS	
TAX LOT: SITE ZONING:	018.-03-69.0 R4 MEDIUM DENSITY RESIDENTIAL
SETBACKS MINIMUM: ALLOWED FRONT: PROVIDED FRONT:	AVG. SETBACK MATCHES AVG. SETBACK
ALLOWED SIDE: PROVIDED SIDE:	4' 4'
ALLOWED REAR: PROVIDED REAR:	24.75' (15% OF LOT DEPTH) 96.8'
HEIGHT MAXIMUM: MAXIMUM BUILDING HEIGHT: PROVIDED BUILDING HEIGHT:	50' 22'
LOT MINIMUM: MINIMUM LOT WIDTH: PROVIDED LOT WIDTH:	40' 64'
MINIMUM LOT AREA: PROVIDED LOT AREA:	4,000SF (2,000 SF PER UNIT) 10,560SF
IMPERVIOUS COVERAGE MAXIMUM: ALLOWED STRUCTURAL: PROVIDED STRUCTURAL:	30% 12% (1,241SF OF 10,560SF)
ALLOWED PARKING: PROVIDED PARKING:	40% 14% (1,500SF OF 10,560SF)
PARKING REQUIREMENTS: MINIMUM REQUIRED VEHICLE PARKING: PROVIDED VEHICLE PARKING:	1 SPOT (0.5 SPOT PER UNIT) 2 SPOTS



SITE PLAN	<table border="1"> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> <tr> <td>0</td> <td>ORIGINAL</td> <td>01/26/24</td> </tr> </table>	No.	Revision/Issue	Date	0	ORIGINAL	01/26/24	Firm Name and Address DIMARCO ENGINEERING, PLLC 18 CLINTON STREET HOMER NY 13077	Project Name and Address PROPOSED PARKING AREA 217-219 GERTRUDE STREET SYRACUSE NY, 13203	Project DE000045	Sheet SK-01
	No.	Revision/Issue	Date								
0	ORIGINAL	01/26/24									
				Date 1/26/2024	Scale 1" = 1'-0"						

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: 217-219 Gertrude Street Parking				
Project Location (describe, and attach a location map): 217-219 Gertrude Street				
Brief Description of Proposed Action: Currently, one lot is a two-unit residential complex and the adjacent lot is an empty grass area. Proposal is to merge the two adjacent lots into one and place asphalt parking lot with two parking spots, one for each unit, adjacent to house. Purpose is to provide residents with off-street parking. Street parking is limited/only permitted on one side of Gertrude Street.				
Name of Applicant or Sponsor: Peter DiMarco		Telephone: 516-902-4794 E-Mail: pdimarco.engineering@gmail.com		
Address: 18 Clinton Street				
City/PO: Homer		State: NY	Zip Code: 13077	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .242 acres b. Total acreage to be physically disturbed? _____ .046 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .242 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 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				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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 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 type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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	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 new occupiable space is being introduced; additional potable water is not necessary _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No new occupiable space is being introduced; additional wastewater is not being introduced. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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? Property is listed as "not eligible" according to NYSCRIS. Historical District is 300ft SW of property 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 type="checkbox"/>	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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 checked="" 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: Runoff will flow onto Gertrude Street, then to stormwater catch basin on Lodi Street, approx. 300ft away. New paved surface area is 19% of lot, which is less than the 40% allowable paved surface area provided in the City of Syracuse Zoning Ordinance.		
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"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>PETER DIMARCO</u> Date: <u>3/5/2024</u></p> <p>Signature: <u><i>Pt Dim</i></u> Title: _____</p>		

Agency Use Only [If applicable]

Project:

R-24-14

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-24-14

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 #: 018.-03-69.0
 Owners: Coral Real Estate LLC
 Zoning: R4

Address	Date	Transaction	Transaction Type	Status	Description
217-19 Gertrude St	12/08/11	Completed Complaint	Illegal Trash Set Out	Completed	2011-00555 ILLEGEL SET OUT OF C/D
217-19 Gertrude St	04/04/12	Violation	SPCC - Provide Required Permits	Closed	
217-19 Gertrude St	04/04/12	Inspection	Complaint Inspection	Fail	
217-19 Gertrude St	04/23/12	Inspection	Complaint Re-Inspection	In Progress	
217-19 Gertrude St	10/24/12	Completed Complaint	Blue Bin: request new BB	Completed	2012-23186 2 BB
217-19 Gertrude St	03/18/13	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	04/24/13	Completed Complaint	Property Maintenance-Int	Completed	2012-06994 building a rear deck no permit
217-19 Gertrude St	04/24/13	Inspection	Complaint Inspection	Pass	
217-19 Gertrude St	05/20/13	Completed Complaint	Const/Demo Debris: Req PU	Completed	2013-08818 c/d
217-19 Gertrude St	10/11/16	Completed Complaint	Blue Bin: request new BB	Completed	2016-22685 2 blue bins
217-19 Gertrude St	07/10/18	Completed Complaint	Quad 4 ConstrDebrisPickUp	Completed	2018-18803 quad 4
217-19 Gertrude St	07/25/18	Completed Complaint	Blue Bin: request new BB	Completed	2018-21794 2 bb
217-19 Gertrude St	11/01/18	Completed Complaint	Quad 4 ConstrDebrisPickUp	Completed	2018-31953 quad 4 c.d
217-19 Gertrude St	05/23/19	Inspection	Complaint Inspection	Fail	
217-19 Gertrude St	05/23/19	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
217-19 Gertrude St	06/03/19	Inspection	Complaint Re-Inspection	No Progress	
217-19 Gertrude St	06/05/19	Completed Complaint	Overgrowth: Private, Occ	Completed	2019-13549 O/G
217-19 Gertrude St	06/05/19	Inspection	Complaint Re-Inspection	Pass	
217-19 Gertrude St	02/18/20	Completed Complaint	Bulk Household Items	Completed	2020-02793 mat bx
217-19 Gertrude St	07/30/20	Inspection	Complaint Inspection	In Progress	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
217-19 Gertrude St	08/05/20	Inspection	Complaint Inspection	In Progress	
217-19 Gertrude St	08/06/20	Completed Complaint	Complaint Reqst - General	Completed	2020-15389 Interior demolition and reconstruction work is taking place at this property. Are the proper permits in place?
Location: 217 Gertrude St, Syracuse, New York, 13203					
217-19 Gertrude St	08/06/20	Inspection	Complaint Inspection	N/A	
217-19 Gertrude St	08/06/20	Inspection	Complaint Inspection	No Progress	
217-19 Gertrude St	08/07/20	Inspection	Complaint Inspection	No Progress	
217-19 Gertrude St	08/13/20	Inspection	Complaint Inspection	N/A	
217-19 Gertrude St	08/17/20	Completed Complaint	Property Maintenance-Int	Completed	2020-15715 No handrail outside on the steps, no guardrails on the stairs leading to the second floor, and the back door loosely boarded up.
217-19 Gertrude St	08/17/20	Inspection	Complaint Inspection	N/A	
217-19 Gertrude St	05/14/21	Completed Complaint	Pot Holes in Road	Completed	2021-11829 pot hole Pothole in road on odd numbered side of street
217-19 Gertrude St	08/09/21	Permit Application	Res. Remodel/Chg Occ	Application Expired	44609
217-19 Gertrude St	06/30/23	Permit Application	Res. Remodel/Chg Occ	Issued	49057 Back Porch Replacement + interior remodel of 1st floor apt.
217-19 Gertrude St	07/17/23	Permit	Res. Remodel/Chg Occ	Open	49057 Back Porch Replacement + interior remodel of 1st floor apt. Expires 07/17/2024
217-19 Gertrude St	07/17/23	Inspection	Inspector Notification	In Progress	
217-19 Gertrude St	07/22/23	Permit Application	Res. Remodel/Chg Occ	Cancelled	49056 See 49057
217-19 Gertrude St	09/05/23	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	10/03/23	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	10/31/23	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	11/02/23	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	11/29/23	Periodic Inspection	Rental Registry	RR - Application	

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Address	Date	Transaction	Transaction Type	Status	Description
217-19 Gertrude St	12/07/23	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	12/20/23	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	01/31/24	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	02/14/24	Inspection	Progress Inspection	In Progress	
217-19 Gertrude St	03/05/24	Inspection	Progress Inspection	In Progress	

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Parcel History

01/01/1900 - 04/08/2024

Tax Map #: 018.-03-68.0

Owners: Coral Real Estate LLC

Zoning: R4

Address	Date	Transaction	Transaction Type	Status	Description
221 Gertrude St	06/08/17	Completed Complaint	Pot Holes in Road	Completed	2017-13789 Pot holes in road
221 Gertrude St	08/23/19	Complaint	Demolition	Referred to	D2019-0149
221 Gertrude St	10/01/21	Complaint	Demolition	Closed-	D2021-0094

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Nimrod Almog
From: Haohui Pan, Zoning Planner
Date: 4/10/2024 12:29:40 PM
Re: Resubdivision R-24-14
217-19 Gertrude St, Syracuse, 13203

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	03/12/2024	Haohui Pan	The proposed lot complies with the lot Minimum Width and Area in R4 Zone district pursuant to Rezone, Art2, Sec2.5B
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# 436
Finance - Zoning	Internal Review Complete	03/14/2024	Veronica Voss	217-19 and 221 Gertrude street are both current, both are due for April taxes.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	03/18/2024	Romeo Kpolo	Development on these 2 lots will be treated as one project. 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. Total average to be physically disturbed is .046 acres (2003.76sf). 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	03/18/2024	Romeo Kpolo	No impact to sewers, any future development on lot is subject to Onondaga County's 1:1 sewer offset administered by the City if applicable.
Eng. Design & Cons. - Zoning	Internal Review Complete	03/18/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting