



**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

<b><i>R-24-19</i></b>	<b><i>Staff Report – April 15, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	1427-31 South Ave. (Tax Map: 083-11-46.0), 1421-23 South Ave. (Tax Map: 083-11-47.0)
<b><i>Summary of Proposed Action:</i></b>	<p>The applicant proposes to combine two lots (1427-31 South Ave. &amp; 1421-23 South Ave) into one new lot. The applicant clarified that the actual intent is to install fences and a dumpster, while no new land use or construction on the building and site will be established within the Resubdivision application. The applicant submitted a preliminary site plan, building elevation, and floor plan as a reference for the current site condition.</p> <p>New Lot 1427-31 A: 0.406 acres/ 17,673 SF</p>
<b><i>Owner/Applicant</i></b>	Allan Llewellyn and Earline Llewellyn, Lance Llewellyn (Owner) Lance Llewellyn and Susan E Otto (Applicant/ Representative)
<b><i>Existing Zone District:</i></b>	Neighborhood Center, MX-2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, and west are the MX-2 Zone District. The east side of the subject properties are within the Small Lot Residential, R-3 Zone District.
<b><i>Companion Application(s)</i></b>	None
<b><i>Scope of Work:</i></b>	Remove the property line between two subject lots to create one new lot for fencing around the new lot with pine stockade fence and install one dumpster and two access gates.
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- There are two existing curb cuts on the site 1427-31 South Ave.</li> <li>- The proposed lot complies with the MX-2 lot size and width requirement for two residential units.</li> <li>- According to the city parcel record, the building has been vacant at least since 2020.</li> </ul>
<b><i>Zoning Procedural History:</i></b>	<p>1427-31 South Ave :</p> <ul style="list-style-type: none"> <li>- <b>V-97-05</b>   Variance, Permit retail store (hair care + related products) in portion of 1st floor (two spaces remain vacant + 3 apts remain)</li> <li>- <b>V-81-016</b>   Variance, To convert a building for retail use and rooming house. BZA approved on 5/14/1981</li> </ul> <p>1421-23 South Ave:</p> <ul style="list-style-type: none"> <li>- <b>SD-91-19</b>   Screening Device Waiver, allow 8 feet link fence. ZA approved on 6/6/1991</li> </ul>
<b><i>Summary of Zoning History:</i></b>	In 1981, BZA granted the Variance to permit the conversion of a building into a 17-unit rooming house and retail stores at 1423-31 South Ave (current 1427-31 South Ave) as well as waiving the setback and off-street parking requirements within the Residential District Class B. The same setback requirement is no longer required in the current MX-2 Zone District. In 1997, BZA approved V-97-05 to allow a retail store (hair care and related products) and two (2) vacant commercial spaces on the first floor; two (2) four-bedroom apartments on the second floor and one (1) four-bedroom apartment on the third floor. 14 parking spots were proposed.
<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Zoning Violations:</i></b>	The proposed lot has no zoning violations.
<b><i>Summary of Changes:</i></b>	This is not a continued application.

**R-24-19**

<b>Property Characteristics:</b>	The subject property is rectangular in shape with 66 feet of frontage on 1427-31 South Ave and a lot depth of 132 feet. The subject property is irregular in shape with 68 feet of frontage on 1421-23 South Ave and a longest lot depth of 132 feet.
<b>SEQR Determination:</b>	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	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
- Preliminary Site Plan
- Building elevation and floor plan
- Short Environmental Assessment Form Part 1
- Police record & photography of Street view
- Resubdivision Map on Lots,5,6,7,8 And part of lot No.4, Block 5 of the Bissell and Hunt tract, Filed May 05, 1886 into new Lot 1427-31A Known As No.1427-1431 South Avenue, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Douglas R. Lehr; Scale: 1"= 20'; Dated: 12/11/2023.

**Attachments:**

Resubdivision Application

Code Enforcement History

Short Environmental Assessment Form Part 2 &amp; Part 3

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

R-24-19

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of 1427-31&1421-23 South Ave .

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syr.gov](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use Filing Date: \_\_\_\_\_ Case: R-24-19 Zoning District: MX-2

**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:		2	17,701.6 sq ft
<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) 1427-31 South Ave. & Colvin St	083 -11- 46.0	Allan and Earline Llewellyn	2006
2) 1421-23 South Ave.	083. -11- 47.0	Allan and Earline Llewellyn	2017
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) Resubdivision to combine 2 properties      2) \_\_\_\_\_      3) \_\_\_\_\_

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

- Demolition (full and partial):      replacing walls but footprint will remain the same
- New Construction:      sheetrock existing walls; replace windows; replace or install piping and plumbing
- Facade (Exterior) Alterations:      painting; siding; roof
- Site Changes:      parking; dumpster

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: \_\_\_\_\_  
 Current Land Use(s): vacant  
 Proposed Land Use(s): mixed use/commercial and residential  
 Number of Dwelling Units: 3 commercial, 3 residential  
 Days and Hours of Operation: unknown except that residences would be occupied 24/7/365  
 Number of Onsite Parking Spaces: \_\_\_\_\_

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

The owners wish to combine the two lots into one property, renovate or rehabilitate the existing building on tax map parcel 083. - 11- 46.0 to its original mixed use having three commercial spaces on the first floor and three residential units on the second and third floors, and create parking spaces in the vacant lot bearing identification number 083. - 11 - 47.0 for use by the tenants.



## City of Syracuse Office of Zoning Administration

**PROPERTY OWNER(S)** (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

<b>Allan</b>	<b>Llewellyn</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
95 Wendy Drive		N. Attelboro	MA	02760	508-369-6895
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Allan A. Llewellyn</i>					<i>Date:</i> 9-13-2023

<b>Earline</b>	<b>Llewellyn</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
95 Wendy Drive		N. Attelboro	MA	02760	508-369-6893
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Earline V. Llewellyn</i>					<i>Date:</i> 9-13-2023

<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:					<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>
* Signature:					<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)

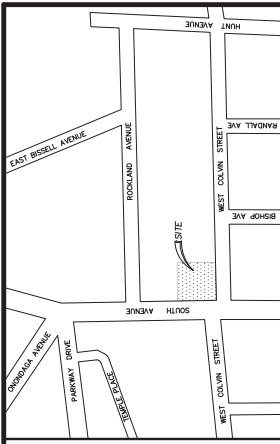
<b>Allan</b>	<b>Llewellyn</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
95 Wendy Drive		N. Attelboro	MA	02760	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

<b>Earline</b>	<b>Llewellyn</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
95 Wendy Drive		N. Attelboro	MA	02760	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

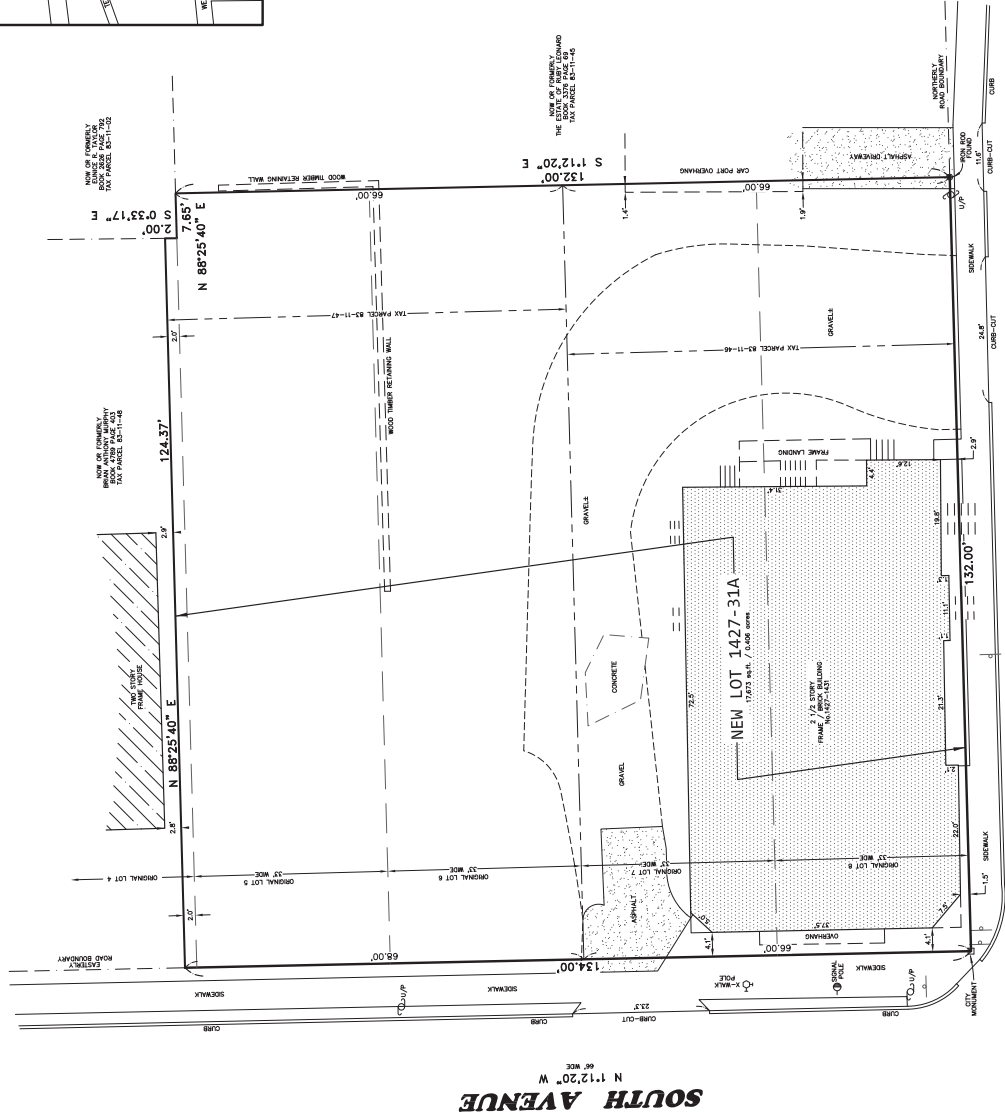
**REPRESENTATIVE(S)/CONTACT(S)** (if applicable)

<b>Lance</b>	<b>Llewellyn</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
95 Wendy Drive		N. Attelboro	MA	02760	508-561-6355
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					llewellyn86@gmail.com

<b>Susan E.</b>	<b>Otto</b>	<b>Attorney</b>	<b>Melvin &amp; Melvin, PLLC</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
217 S. Salina St.		Syracuse	NY	13202	315-422-1311
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					sotto@melvinlaw.com



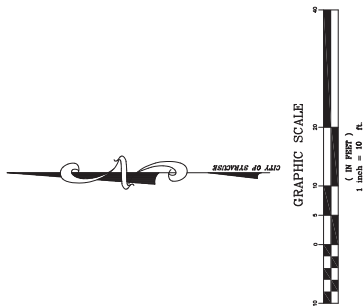
VICINITY MAP  
NOT TO SCALE



**SOUTH AVENUE**  
N 17°20' W

**WEST COLVIN STREET**  
S 88°25'40" W

ONE WAY →



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the Surveyor's original work and opinion.  
This survey was prepared by the undersigned Land Surveyor in accordance with the provisions of section 2208, sub-division 2, of the New York State Education Law.  
Certifications indicated hereon shall apply only to the person for whom this survey was performed and on their behalf for the title insurance company, governing agency and lending institution and to the assignees hereof.  
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.  
The location of the property corners and/or improvements can be performed until the correct applications have been submitted for approval.

APPROVALS

ALAN A. GIBBS  
LAND SURVEYOR  
NORTH ATTERDEN, NY 02940

NO.	DATE	DESCRIPTION	BY
1	2/20/2024	EXISTING CURB-CUT	TW



THE SURVEYOR HAS BEEN ADVISED BY THE RECORDS OF THE COUNTY AND CITY OF SPARBURO, COUNTY OF ORANGETH, NEW YORK, THAT THE RECORDS OF THE COUNTY AND CITY OF SPARBURO, COUNTY OF ORANGETH, NEW YORK, SHOW AS NO. 1427-142 SOUTH AVENUE, CITY OF SPARBURO, COUNTY OF ORANGETH, NEW YORK, PARCEL NO. 1427-31A.  
REVISIONS: 12/17/2023  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 12/17/2023  
SCALE: [Signature]  
PROJECT NO.: 17-C-02-2K

**LLEWELLYN SUBDIVISION**  
PRELIMINARY PLAN







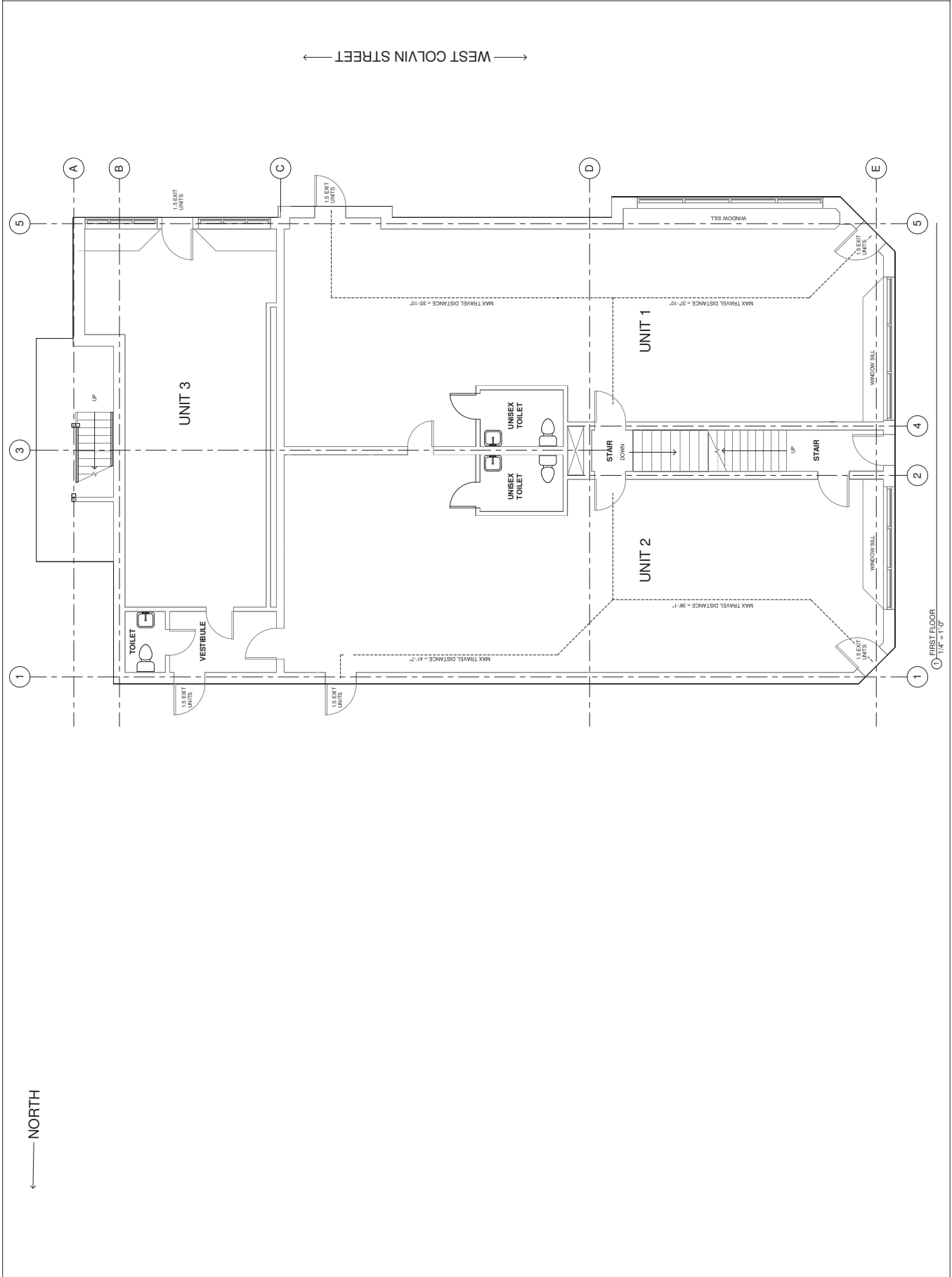




ARCHITECT  
 Louis Boissier, AIA  
 6709 BUCKLEY ROAD  
 WEST COLVYN HOUSE, NY 10022  
 315-483-5025  
 ArtsBois.NY@gmail.com

No.	Description	Date
1	REVISIONS	
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LANCE LLEWELLYN  
 1427 SOUTH AVE  
 EXISTING FIRST  
 FLOOR PLAN  
 Project Number: 1603  
 Date: 4 MAR 2024  
 Drawn by: LOUIS BOISSIER  
 Checked by: LB  
**A100**  
 Scale: As indicated



← NORTH

→ WEST COLVIN STREET

① FIRST FLOOR  
 1/4" = 1'-0"



ARCHITECT  
LANCE LLEWELLYN, AIA  
1075 BUCKLEY ROAD  
315-483-5000 HOUSE, NY 11612  
ArchLanc.NY@gmail.com

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

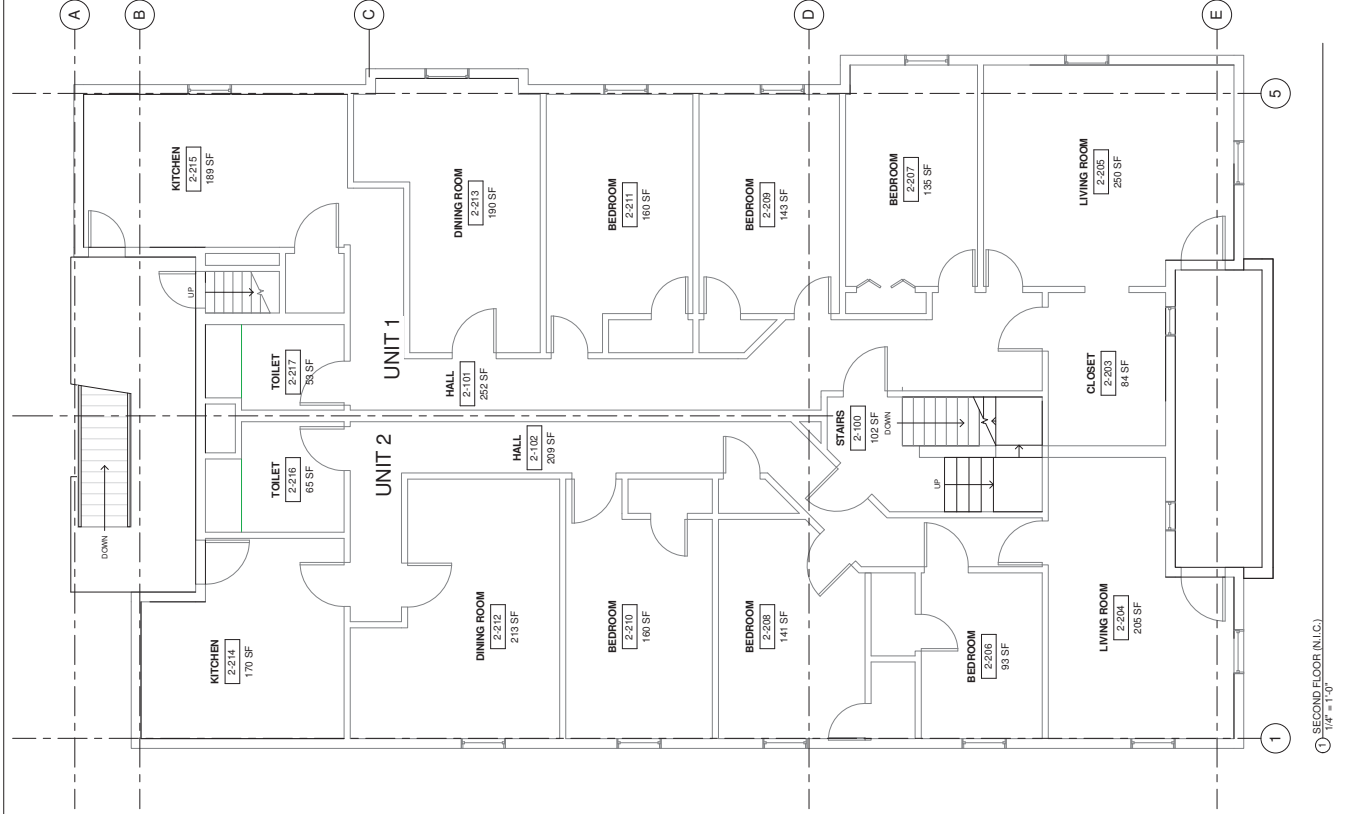
No.	Description	Date

**LANCE LLEWELLYN**  
1427 SOUTH AVE  
SECOND AND THIRD  
FLOOR PLANS

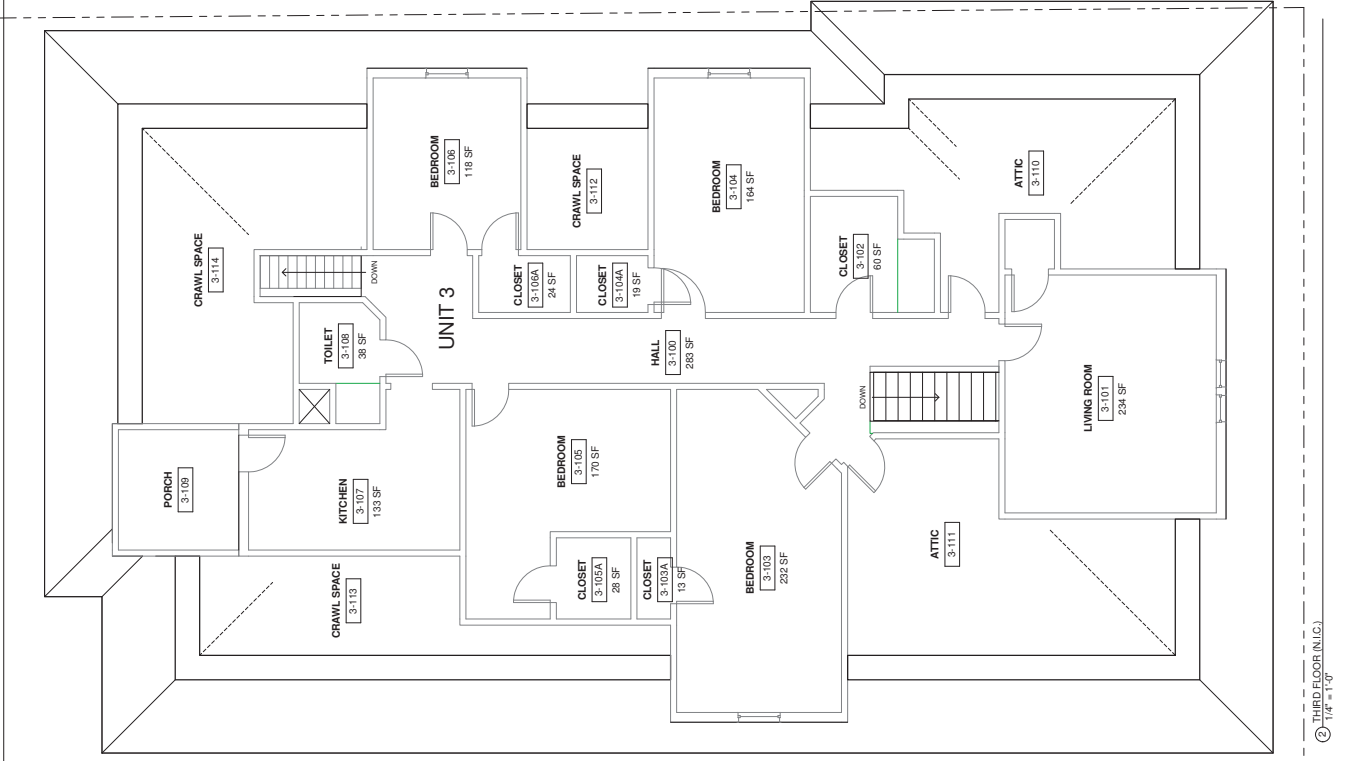
Project Number: 1803  
Date: 11 MAY 2018  
Drawn by: LOUIS BOISNIER  
Checked by: LB

**A102**

Scale: 1/4" = 1'-0"



① SECOND FLOOR (N.I.C.)  
1/4" = 1'-0"



② THIRD FLOOR (N.I.C.)  
1/4" = 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Resubdivision to Combine Two Properties			
Project Location (describe, and attach a location map): 1427-31 South Avenue and Colvin Street, Syracuse, New York; 1421-23 South Avenue, Syracuse, New York			
Brief Description of Proposed Action: The owners wish to combine the two lots into one property for renovation or restoration of the existing building at 1427-31 South Avenue and Colvin Street to its original mixed use.			
Name of Applicant or Sponsor: Lance Llewellyn, on behalf of Allan Llewellyn and Earlene Llewellyn		Telephone: (508) 561-6355 E-Mail: llewellyn86@gmail.com	
Address: 95 Wendy Drive			
City/PO: N. Attelboro		State: MA	Zip Code: 02760
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: Onondaga County Department of Planning			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.41 acres	
b. Total acreage to be physically disturbed?		zero acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.41 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<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: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<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? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____ _____		
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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Allan Lowelly, Earlina Lowelly</u> Date: <u>9-13-23</u>		
Signature: <u>Allan Lowelly, Earlina Lowelly</u> Title: <u>owners</u>		



GENERAL INVESTIGATION - 15

SYRACUSE POLICE DEPARTMENT

DR # 23-600207

INCIDENT  
PERSON  
SUN  
D  
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1. Incident Type <b>VEHS</b>	2. ORI: <b>NY0330100</b>	3. Occurred Date <b>12/08/2023</b>	4. Occurred Time <b>16:44</b>	5. To Date <b>12/08/2023</b>	6. To Time <b>16:45</b>	7. Dispatched Date <b>12/09/2023</b>	8. Dispatched Time <b>11:20</b>				
9. 911 Call Source <b>911</b>	10. Body Cam Used <b>YES</b>	11. Lab Request <b>NO</b>	12. Case Status <b>CLOSED</b>	13. Closed By/Disposition: <b>INVESTIGATION PENDING</b>		14. Portal Msg: <b>YES</b>	15. Date <b>12/09/2023</b>	16. Time <b>18:49</b>			
16. Notified Unit: <b>SPD RECORDS DIVISION</b>		17. Person Notified: <b>WALTER</b>		18. Notified Date <b>12/09/2023</b>	19. Notified Time <b>18:49</b>	20. Case Responsibility/TOT <b>PATROL INVEST</b>					
21. Incd. Address Num <b>1427</b>	Prefix	Street Name <b>SOUTH</b>	Street Type <b>AVE</b>	Bldg.	APT#	22. City <b>SYRACUSE</b>	23. State <b>NY</b>	24. Zip <b>13207</b>			
25. Common Name <b>1427 SPACE</b>		26. Alarm#	27. Beat <b>642,4559</b>								
28. Disp. Address Num <b>1427</b>	Prefix	Street Name <b>SOUTH</b>	Street Type <b>AVE</b>	Bldg.	APT#	29. City <b>SYRACUSE</b>	30. State <b>NY</b>	31. Zip <b>13207</b>			
1. Person Type <b>VI</b>	2. Victim Type <b>INDIVIDUAL</b>	3. Victim Business Name		4. Last <b>LLEWELLYN</b>	5. First <b>LANCE</b>	6. Middle	7. Suffix				
8. Alias/Nickname/Maiden Name					9. Home Phone	10. Cell Phone <b>(508) 561-6355</b>					
11. Address Num <b>1427</b>	Prefix	Street Name <b>SOUTH</b>	Street Type <b>AVE</b>	Bldg.	APT#	12. City <b>SYRACUSE</b>	13. State <b>NY</b>	14. Zip <b>13207</b>			
15. DOB <b>02/13/1986</b>	16. Age <b>37</b>	17. Soc. Sec. #	18. Sex <b>M</b>	19. Race <b>B</b>	20. Ethnicity <b>N</b>	21. Skin	22. Hgt	23. Wgt			
27. Scars / Marks / Tattoos/ Location/ Description											
28. Social Media Account/ Email Account - see C2 for additional accounts											
29. Subject description, actions, etc											
32. Citizenship						33. Religion	34. Resident Status <b>RESIDENT</b>	35. Birth City	36. Birth State		
37. Apparent Condition <b>NORMAL</b>			38. Disabled	39. Level of Injury <b>NOT INJURED</b>		40. Type of Injury <b>00</b>	41. Med. Treatment <b>NOT TREATED</b>				
42. LEOKA Circumstance			43. LEOKA Assignment		44. LEOKA Agency						
45. Employer					46. Work Phone						
47. Address Num	Prefix	Street Name	Street Type	Suffix	Bldg.	Suite#	48. City	49. State	50. Zip		
1. Person Type <b>SU</b>	2. Victim Type	3. Victim Business Name		4. Last <b>UNKNOWN</b>	5. First	6. Middle	7. Suffix				
8. Alias/Nickname/Maiden Name					9. Home Phone	10. Cell Phone					
11. Address Num	Prefix	Street Name	Street Type	Suffix	Bldg.	APT#	12. City	13. State	14. Zip		
15. DOB	16. Age	17. Soc. Sec. #	18. Sex	19. Race <b>U</b>	20. Ethnicity <b>U</b>	21. Skin	22. Hgt	23. Wgt	24. Hair	25. Eye color	26. Eyewear
27. Scars / Marks / Tattoos/ Location/ Description											
28. Social Media Account/ Email Account - see C2 for additional accounts											
29. Subject description, actions, etc											
32. Citizenship						33. Religion	34. Resident Status <b>UNKNOWN</b>	35. Birth City	36. Birth State		
37. Apparent Condition <b>UNKNOWN</b>			38. Disabled	39. Level of Injury <b>UNKNOWN</b>		40. Type of Injury	41. Med. Treatment				
42. LEOKA Circumstance			43. LEOKA Assignment		44. LEOKA Agency						
45. Employer					46. Work Phone						
47. Address Num	Prefix	Street Name	Street Type	Suffix	Bldg.	Suite#	48. City	49. State	50. Zip		

False Statements made herein are punishable as a Class A Misdemeanor pursuant to 210.45 NYSPL  
AFFIRMED UNDER PENALTY OF PERJURY

Administrative Use Only

PRINT NAME: **GEORGE, DAVID** ID#: **1396** SIGNATURE: **ELECTRONICALLY SIGNED** SUPERVISOR NAME (PRINT): **AMIDON, KEVIN** ID#: **0283** APPR DATE: **12/09/2023** APPROVED BY SIGNATURE: **APPROVED ELECTRONICALLY**

Form 15 (Rev.12/2021) Tracking Number: **28463706** Records Use Only





Agency Use Only [If applicable]

Project:	R-24-19
Date:	4/15/2024

## *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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-24-19
Date:	4/15/2024

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Syracuse City Planning Commission	4/15/2024
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 - 04/10/2024  
 Tax Map #: 083.-11-46.0

Owners: Allan Llewellyn, Earline V Llewellyn  
 Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1427-31 South Ave & Colvin St W	08/13/12	Inspection	Complaint Inspection	Fail	
1427-31 South Ave & Colvin St W	08/13/12	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
1427-31 South Ave & Colvin St W	08/20/12	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	08/27/12	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	09/04/12	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	09/12/12	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	12/05/13	Permit Application	Security Alarm	Issued	13570   security alarm
1427-31 South Ave & Colvin St W	12/05/13	Completed Permit	Security Alarm	Certificate Issued	13570   security alarm   Certificate of Completion #13570
1427-31 South Ave & Colvin St W	12/06/13	Inspection	Inspector Notification	Pass	
1427-31 South Ave & Colvin St W	01/03/14	Completed Complaint	Overgrowth: Private, Occ	Seasonal	2012-18525   ovg/weeds
1427-31 South Ave & Colvin St W	04/21/14	Inspection	Complaint Inspection	Fail	
1427-31 South Ave & Colvin St W	04/21/14	Violation	SPCC - Section 27-72 (e) - Trash & Debris	Closed	
1427-31 South Ave & Colvin St W	04/28/14	Inspection	Complaint Re-Inspection	No Progress	
1427-31 South Ave & Colvin St W	06/03/14	Inspection	Complaint Re-Inspection	Pass	
1427-31 South Ave & Colvin St W	06/04/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-08811   T & D
1427-31 South Ave & Colvin St W	11/16/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	21778   Interior repairs
1427-31 South Ave & Colvin St W	11/23/15	Inspection	Inspector Notification	In Progress	
1427-31 South Ave & Colvin St W	12/08/15	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/26/16	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	03/25/16	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	05/17/16	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	08/11/16	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	10/18/16	Inspection	Progress Inspection	No Progress	

City of Syracuse  
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1427-31 South Ave & Colvin St W	11/22/16	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	12/06/16	Inspection	Progress Inspection	Pass	
1427-31 South Ave & Colvin St W	12/07/16	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	21778   Interior repairs   Certificate of Completion #21778
1427-31 South Ave & Colvin St W	06/19/17	Permit Application	Com. Reno/Rem/Chg Occ	Issued	28844   First floor ceiling repair
1427-31 South Ave & Colvin St W	06/20/17	Inspection	Inspector Notification	No Progress	
1427-31 South Ave & Colvin St W	07/18/17	Permit Application	Electric	Issued	29239   electric
1427-31 South Ave & Colvin St W	07/19/17	Inspection	Inspector Notification	In Progress	
1427-31 South Ave & Colvin St W	08/01/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	08/14/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	08/18/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	09/01/17	Inspection	Rough-In Before Enclosing	N/A	
1427-31 South Ave & Colvin St W	09/28/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	09/28/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/03/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/09/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/23/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	12/07/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	12/14/17	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/10/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/18/18	Permit Application	Electric	Issued	31075   electric (2nd flr left)
1427-31 South Ave & Colvin St W	01/19/18	Inspection	Inspector Notification	In Progress	
1427-31 South Ave & Colvin St W	01/22/18	Inspection	Service Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/26/18	Inspection	Inspector Notification	In Progress	
1427-31 South Ave & Colvin St W	02/07/18	Inspection	Service Inspection	In Progress	
1427-31 South Ave & Colvin St W	02/13/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	03/01/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	03/22/18	Inspection	Progress Inspection	In Progress	



City of Syracuse  
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1427-31 South Ave & Colvin St W	04/10/18	Inspection	Service Inspection	In Progress	
1427-31 South Ave & Colvin St W	04/12/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	05/22/18	Inspection	Service Inspection	No Progress	
1427-31 South Ave & Colvin St W	05/23/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	06/14/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	07/09/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	08/30/18	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	09/07/18	Inspection	Rough-In Wiring Before Enclosing	Pass	
1427-31 South Ave & Colvin St W	09/21/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	10/05/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	10/19/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/02/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/16/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/22/18	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	11/26/18	Inspection	Service Inspection	No Progress	
1427-31 South Ave & Colvin St W	11/30/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	12/14/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	12/28/18	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/11/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/25/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	01/31/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	02/08/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	02/22/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	03/07/19	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	03/08/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	03/22/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	04/05/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	04/19/19	Inspection	Progress Inspection	In Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
1427-31 South Ave & Colvin St W	05/03/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	05/08/19	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	05/17/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	05/31/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	06/14/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	06/17/19	Closed Permit	Electric	Canceled	31075   electric (2nd flr left)
1427-31 South Ave & Colvin St W	06/27/19	Inspection	Progress Inspection	No Progress	
1427-31 South Ave & Colvin St W	06/28/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	07/12/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	07/26/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	08/09/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	08/23/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	09/06/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	09/18/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	09/20/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	10/04/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	11/22/19	Closed Permit	Electric	Canceled	29239   electric
1427-31 South Ave & Colvin St W	11/26/19	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	02/26/20	Inspection	Progress Inspection	In Progress	
1427-31 South Ave & Colvin St W	03/09/20	Closed Permit	Com. Reno/Rem/Chg Occ	Canceled	28844   First floor ceiling repair
1427-31 South Ave & Colvin St W	03/09/20	Inspection	Progress Inspection	No Progress	

Jake Dishaw  
Zoning Administrator



300 South State St, Suite 700  
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Allan & Earline Llewellyn  
From: Haohui Pan, Zoning Planner  
Date: 4/11/2024 11:18:51 AM  
Re: Resubdivision R-24-19  
1427-31 South Ave & Colvin St W, Syracuse, 13207

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](mailto: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 Design requirements of lot minimum width and size pursuant to Rezone, art 2, Sec 2.8B
Eng. Mapping - Zoning	Internal Review Complete	04/09/2024	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# 304
Finance - Zoning	Internal Review Complete	04/04/2024	Veronica Voss	Both 1421-23 and 1427-31 South Ave owe April CS and CO quarterly tax payments.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	04/03/2024	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	04/03/2024	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	04/03/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting