



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-24-24</i>	<i>Staff Report – May 28, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	116 Jasper Street (Map ID # 016.-10-0.20) & 120 Jasper Street (Map ID # 016.-10-0.30)
<i>Summary of Proposed Action:</i>	The applicant intends to combine two lots (116 Jasper Street & 120 Jasper Street) into one new lot. Upon the Resubdivision, the applicant plans to entirely demolish the existing single-dwelling unit structure on 120 Jasper Street, and the single-dwelling unit on 116 Jasper Street will be partially demolished. The applicant proposes to establish a new dwelling unit on the new lot by building an addition on the remaining portion. New Lot 15A : 0.285 Acres (12,414.6 SF)
<i>Owner/Applicant</i>	Irfan Elahi (Owner) David Colegrove, LaBella Associates (Applicant)
<i>Existing Zone District:</i>	Low Density Residential, R2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east, and west are R2 Zone Districts.
<i>Companion Application(s)</i>	V-24-11, proposed a higher structure coverage that exceeds the maximum of 30%.
<i>Scope of Work:</i>	Eliminate the property line between 116 Jasper St & 120 Jasper St, and merge two existing parcels into a new bigger parcel.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The proposed lot complies with the lot width and size standard for a single-dwelling unit in R2 Zone District. - Based on the attached site plan, the proposed new house upon Resubdivision exceeds the maximum allowable structure coverage of 30%. The applicant is aware and currently requesting an Area Variance to be heard by the Board of Zoning Appeal (BZA) on June 6.
<i>Zoning Procedural History:</i>	116 Jasper Street : <ul style="list-style-type: none"> - C-0645 Conditional Use. To permit servicing of lawn mowers in a Res B Zone denied on April 4, 1985 120 Jasper Street: <ul style="list-style-type: none"> - No Zoning history available, vacant house
<i>Summary of Zoning History:</i>	In 4/4/ 1985, Syracuse City Planning commission denied the Conditional Use Application for servicing lawn mowers at 116 Jasper Street.
<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 rectangle shape with 48.74 feet of frontage on 116 Jasper Street West and a lot depth of 140.89 feet. The subject property is rectangle shape with 29.37 feet of frontage on 120 Jasper Street West and a lot depth of 140.42 feet.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al) the proposal is an Unlisted Action.
<i>Onondaga County</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board

R-24-24

Planning Board Referral:

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
- Resubdivision Map, New Lot 15 A –Block 454 Lot 15 & The West ½ of Lot 16 –Block 454, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: FORREST L. SEGUIN; SeGUN LAND SURVEYING, P.L.L.C; Scale: 1”= 10’; Dated: 03/26/2024.

Attachments:

Resubdivision Application

IPS Comments from City Departments

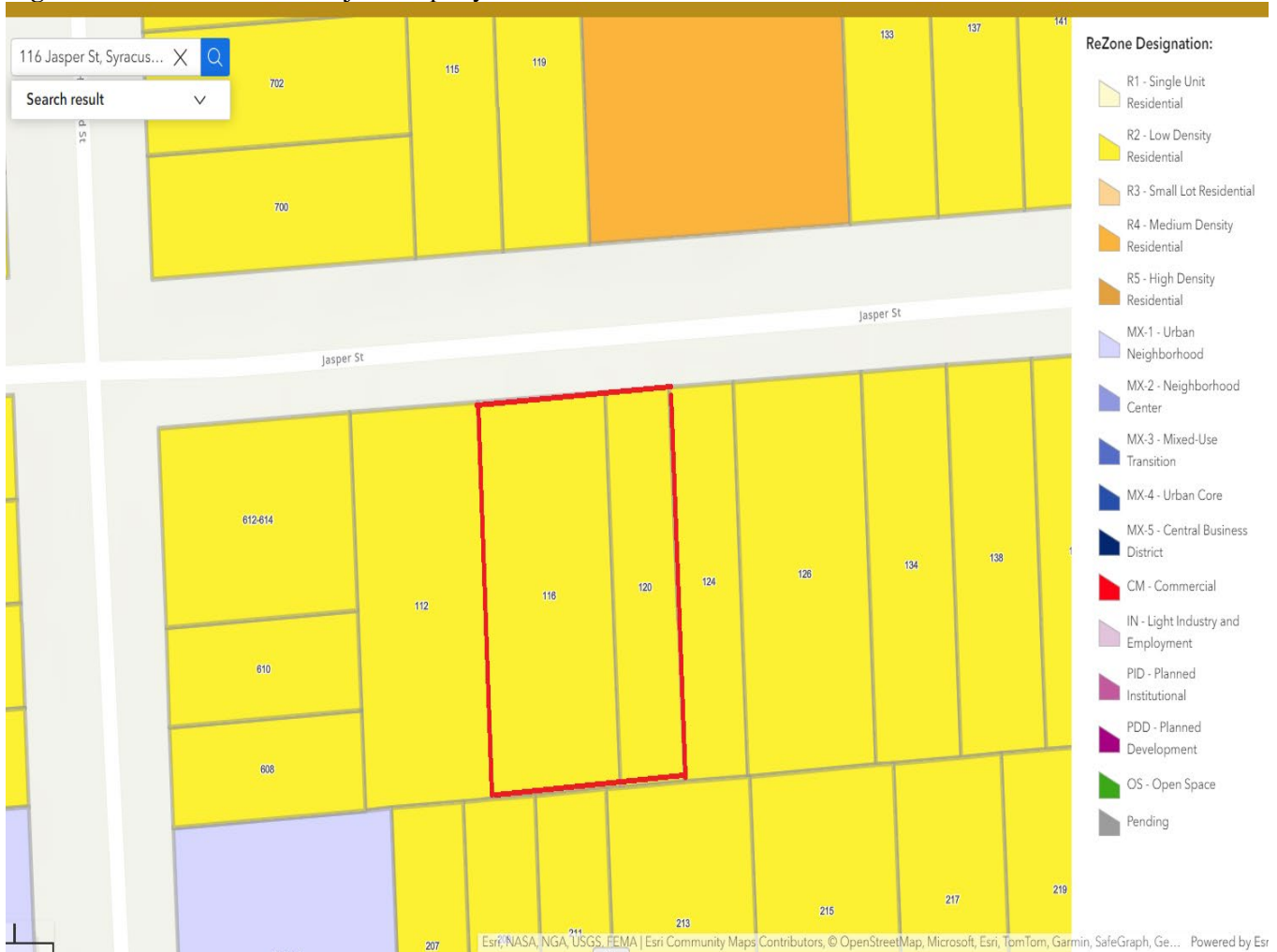
Short Environmental Assessment Form Part 2 & Part 3

Preliminary Site Plan

Code Enforcement History

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

R-24-24

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of 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: Case: R-24-24 Zoning District: R2

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	<u>116 Jasper St.</u>	<u>2 lots to 1 new</u>	<u>± 0.19 acres</u>
<input type="checkbox"/> Lot Alteration:	<u>120 Jasper St.</u>	<u>lot</u>	<u>± .095 acres</u>

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) <u>116 Jasper St</u>	<u>016.-10-02.0</u>	<u>Irfan Elahi</u>	<u>07/22/2015</u>
2) <u>120 Jasper St</u>	<u>016.-10-03.0</u>	<u>120 Jasper St LLC</u>	<u>08/14/2020</u>
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 2) Project Site Review 3) Board of Zoning Appeals

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

- Demolition (full and partial): Demolition of existing residence 120 Jasper St. in entirety, Partial
- New Construction: demolition of existing residence 116 Jasper St.
- Facade (Exterior) Alterations: Construct new addition to remaining 120 Jasper St. residence
- Site Changes: Site changes as required to accommodate enlarged residence

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Elahi Residence
Current Land Use(s): residential
Proposed Land Use(s): residential
Number of Dwelling Units: 1
Days and Hours of Operation: N/A
Number of Onsite Parking Spaces: 2 car garage

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


Remove existing dwelling unit (120 Jasper St.) in its entirety
Combine lots hosting dwelling units' 116 and 120 Jasper St. into a single residential lot.
Construct new addition to remaining portion of 116 Jasper St. dwelling unit




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.**

Irfan	Elahi	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
116 Jasper St		Syracuse	NY	13202	Phone: (310) 948-4454
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ielahi@stalwartdg.com</i>
* Signature: 			Date: 4/5/2024		

120 Jasper St LLC		Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
116 Jasper St.		Syracuse	NY	13202	Phone: (310) 948-4454
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ielahi@stalwartdg.com</i>
* Signature: 			Date: 4/5/2024		

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

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

*** 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)

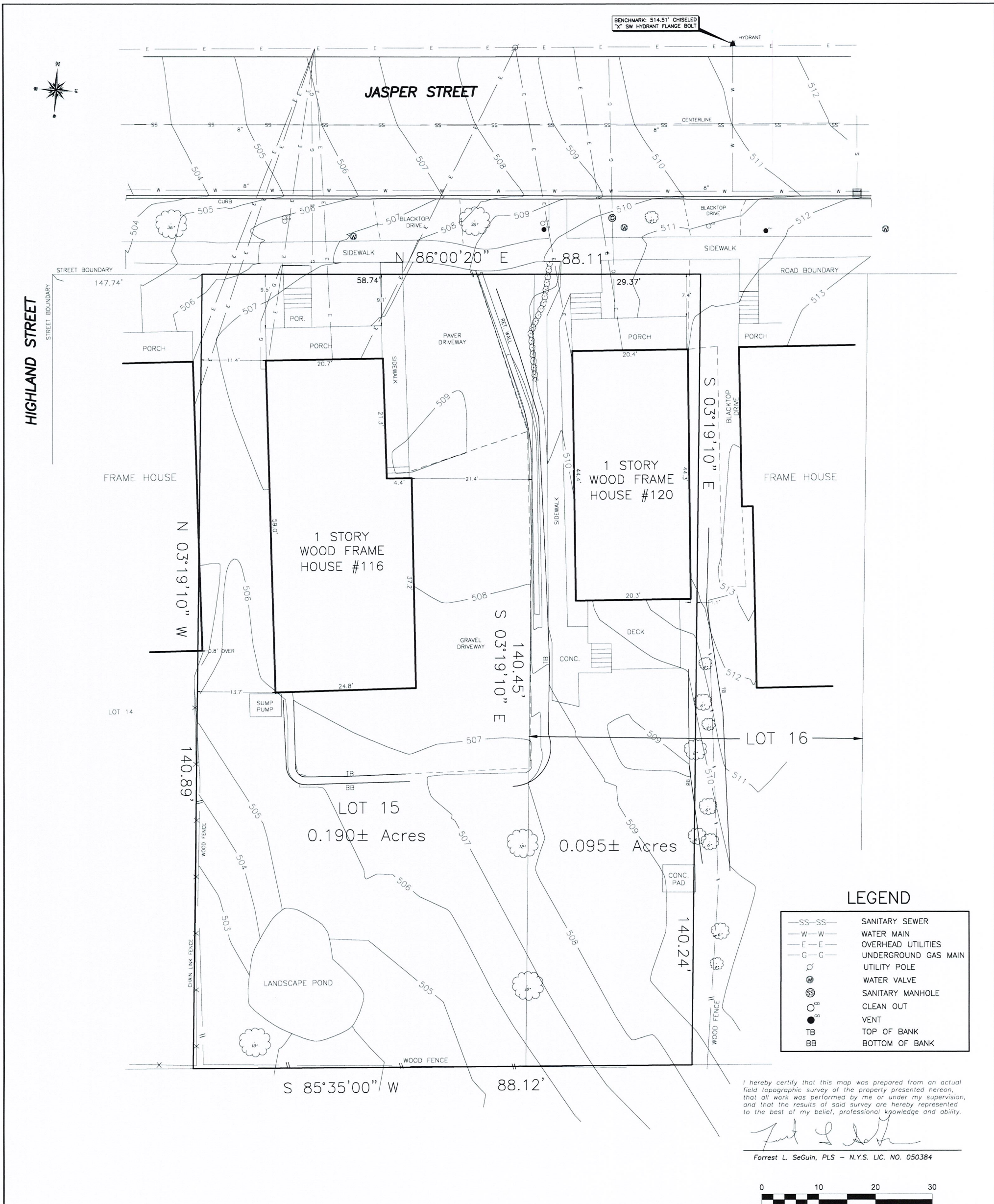
David	Colegrove	Sr. Project Archite	LaBella Associates		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
316 S. Clinton Stre	2nd Floor, Suite 201	Syracuse	NY	13202	Phone: (315) 657-5762
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: dcolegrove@labellapc.</i>

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

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

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

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



UTILITY NOTE

Only survey maps with the surveyor's embossed seal are genuine, true and correct copies of the surveyor's original work and opinion. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of sect. 2209, subsection 2, of the New York State Education Law. The certification is limited to the persons for whom the survey map is prepared and on his behalf to the title company, governmental agency, and the lending institution listed hereon. Certification are not transferable to additional institutions or subsequent owners. The location of underground improvements, structures, and utilities are not covered by this certificate.

This surveyor has not physically located the underground utilities. Underground utility locations may have been determined from visible evidence, available public maps and/or maps prepared by others and markings established by independent locators or utility companies. There is no guarantee as to the accuracy or completeness of such data, nor is there any guarantee that all utilities are shown. Actual locations of underground utilities in the vicinity of any proposed construction shall be verified prior to commencing excavation, demolition or construction. Call Dig Safety New York at 811 or 1-800-962-7962



TOPOGRAPHIC SURVEY MAP	
LOT 15 & THE WEST 1/2 OF LOT 16 - BLOCK 454 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
SURVEY AND MAP PREPARED BY: SeGUIN LAND SURVEYING, P.L.L.C. FORREST L. SEGUIN, L.S. 6197 DYKE ROAD, CHITTENANGO, N.Y. 13037 PHONE:(315)263-1642 FAX:(315)687-0002	SCALE: 1" = 10' DATE: 6/12/2023 PROJECT NO. 23087 TAX MAP NO. 16.0-10-02.0+ DWG. SYRACUSE 016.0-10-02.0+

COPYRIGHT © 2023 SEGUIN LAND SURVEYING, PLLC

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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IRFAN ELAHI
120 JASPER ST
SYRACUSE, NY 13203

ELAHI RESIDENCE
120 JASPER ST, SYRACUSE, NY 13203

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2233969

DRAWN BY: CJB

REVIEWED BY: DC

ISSUED FOR: REVIEW

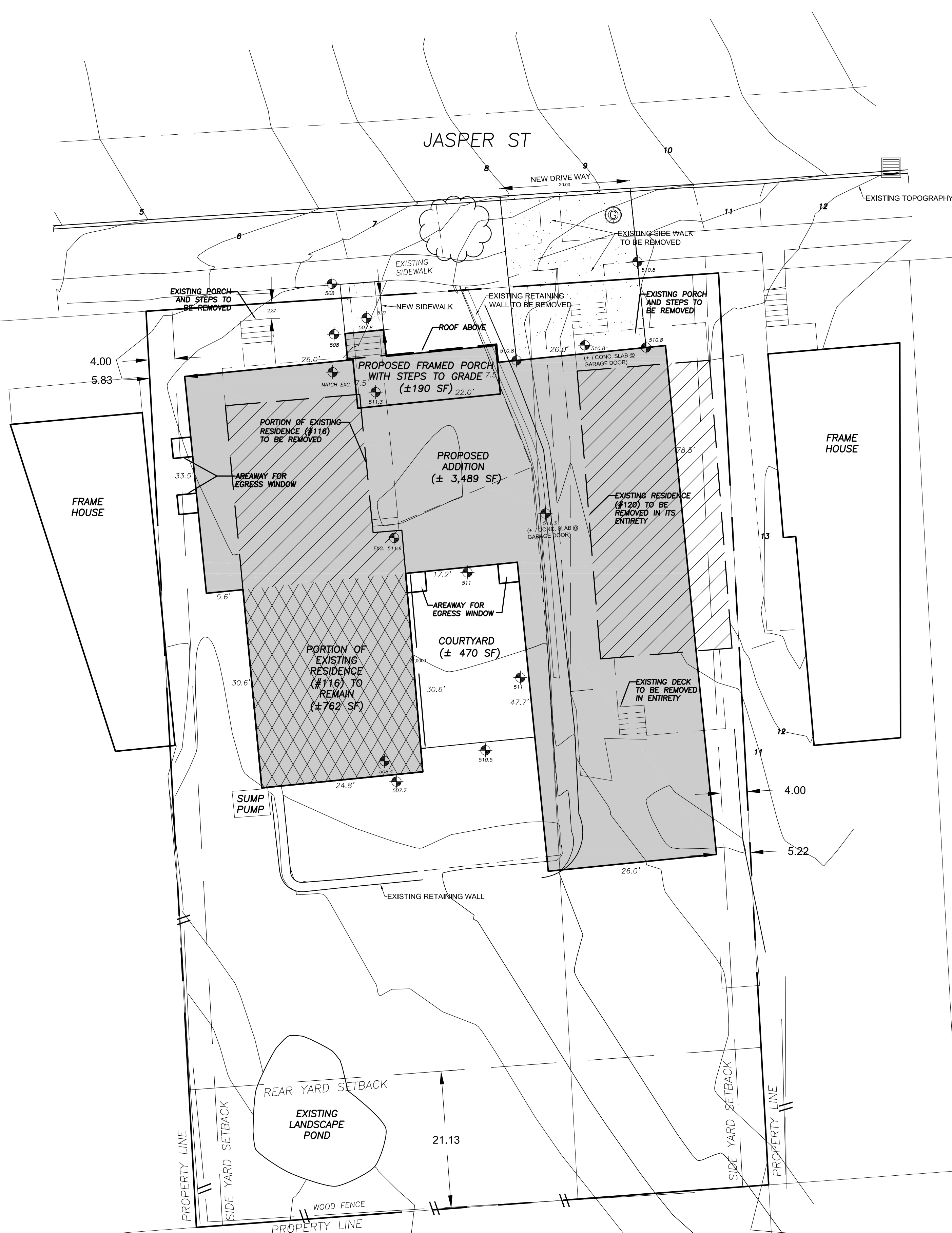
DATE: 02/09/2024

DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

SP100



	REQUIRED	PROVIDED
SETBACKS MINIMUM		
FRONT	AVERAGE SETBACK ON DEVELOPED STREET FRONTAGES	PROPOSED FRONT SETBACK SITS ± 3.5 FEET BACK FROM EXISTING FRONT SETBACK (PORCH STEPS)
SIDE	4 FEET/0 FEET FOR COMMON WALL CONSTRUCTION	4 FEET
REAR	20 FEET OR 15% OF LOT DEPTH, WHICHEVER IS GREATER	15% OF LOT DEPTH, (21.13')
HEIGHT MAXIMUM		
BUILDING HEIGHT	40 FEET	±21'-6" (MAX)
LOT MINIMUM		
WIDTH	SINGLE UNIT DETACHED: 40 FEET	±88 FEET
AREA	SINGLE UNIT DETACHED: 4,000 SQ. FEET	±12,384.04 SQ. FEET
IMPERVIOUS COVERAGE MAXIMUM		
STRUCTURAL	30% (3,715.21 SQ. FEET)	35.8% (4,432.24 SQ. FEET)
PARKING AND DRIVING SURFACES	35% (4,334.41 SQ. FEET)	6% (690.26 SQ. FEET) DRIVE WAY (220.13 SQ. FEET) COURTYARD (470.13 SQ. FEET)
TOTAL IMPERVIOUS COVERAGE	65% (8,049.63 SQ. FEET)	41.8% (5,122.5 SQ. FEET)

1 **SITE PLAN**
SP100 SCALE: 1" = 10'-0"





Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

4/26/2024

ADDRESS ON EXHIBIT A

Re: 116 & 120 Jasper Street Resubdivision and a New Single Dwelling Unit
 City of Syracuse City Planning Commission
 Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“**CPC**”) has before it a proposed project to be owned by Irfan Elahi and 120 Jasper Street, LLC, that consists of (i) combine two lots (116 & 120 Jasper Street) into one new lot. (ii) Upon the resubdivision, the owner intends to entirely demolish the existing residence at 120 Jasper St, and partially demolish the existing residence at 116 Jasper Street. (iii) Lastly, a new single-unit dwelling will be constructed by building a new addition to the remaining building on 116 Jasper Street. The new lot will possess 0.285 Acres/12414 SF. Meanwhile, the proposed single-unit dwelling exceeds the maximum allowable structure coverage of 30% of the total lot area. This proposal triggers an Area Variance approval from the Board of Zoning Appeal.

Based on a preliminary review of the short Environmental Assessment Form Part 1 (enclosed), the CPC has determined that the Project Facility constitutes an Unlisted action as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

The CPC will declare its intent to act as “Lead Agency” for the environmental review of the Project Facility on 4/26/2024. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding the CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Cristian Toellner at CToellner@syr.gov.

While the Lead Agency designation process is underway, the CPC will begin its environmental review of the Project Facility. Assuming that a consensus is reached on the CPC’s role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact me at (315) 448-8261 or CToellner@syr.gov.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
 One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
 Office 315 448 8640 zoning@syr.gov www.syr.gov



Respectfully,

A handwritten signature in blue ink that reads "Steven Kulick". The signature is written in a cursive style with a large initial "S".

Steven Kulick, Chairperson
300 S State St, Suite 700
Syracuse, NY 13202

EXHIBIT A

ADDRESSES

<p>City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov</p>	<p>City of Syracuse Board of Zoning Appeals 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Stewart Koenig, Chairperson Zoning@syr.gov</p>
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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: Resubdivision of Jasper St Lots 15 & 16			
Project Location (describe, and attach a location map): 116 Jasper St, Syracuse, NY 13203 (Lot 15), 120 Jasper St, Syracuse, NY 13203 (Lot 16)			
Brief Description of Proposed Action: -Remove the existing residence 120 Jasper St. -Combine lots hosting 116 and 120 Jasper St into one large lot -Construct new addition to remaining 116 Jasper St residence			
Name of Applicant or Sponsor: David Colegrove		Telephone: (315) 657-5762	
		E-Mail: dcolegrove@labellapc.com	
Address: 316 S. Clinton Street 2nd Floor, Suite 201			
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 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: Board of Zoning Appeals, Planning Commission, and Permit Office			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>± .285</u> acres	
b. Total acreage to be physically disturbed?		<u>± .14</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>± .285</u> 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <p style="text-align: center;">N/A</p> _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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>David Colegrove</u> Date: <u>04 / 05 / 2024</u></p> <p>Signature: <u><i>David Colegrove</i></u> Title: <u>Senior Project Manager</u></p>		

Project:	R-24-24
Date:	5/22/2024

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"/>

Project:	R-24-24
Date:	5/28/2024

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 type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Syracuse City Planning Commission <hr/> Name of Lead Agency	5/28/2024 <hr/> Date
Steve Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chiarperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 05/22/2024

Tax Map #: 016.-10-02.0

Owners: Irfan Elahi

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
116 Jasper St	08/07/12	Inspection	Complaint Inspection	Pass	
116 Jasper St	10/22/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-17864 sani list
116 Jasper St	11/16/12	Complaint	Illegal Trash Set Out	Needs Review	2012-25549 mixed leaves and c/d
116 Jasper St	12/07/12	Inspection	Complaint Inspection	Fail	
116 Jasper St	12/07/12	Violation	SGOC - Section 14-18 - Early or late set out of construction debris	Closed	
116 Jasper St	12/12/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-26871
116 Jasper St	04/12/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-06701 mixed debris
116 Jasper St	09/11/14	Completed Complaint	Illegal Trash Set Out	Completed	2014-24869 illegal set out
116 Jasper St	11/17/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-31246 code violation
116 Jasper St	08/19/16	Inspection	Complaint Inspection	Fail	
116 Jasper St	08/19/16	Violation	2010 IMC - Section 303.1 - Swimming Pools	Closed	
116 Jasper St	08/23/16	Completed Complaint	Property Maintenance- Ext	Completed	2016-24171 Swimming pool contains dirty water.
116 Jasper St	08/23/16	Inspection	Complaint Re-Inspection	Pass	
116 Jasper St	03/28/17	Inspection	Progress Inspection	In Progress	
116 Jasper St	05/11/17	Inspection	Final Inspection	N/A	
116 Jasper St	06/13/17	Inspection	Final Inspection	In Progress	
116 Jasper St	08/09/17	Inspection	Final Inspection	Pass	
116 Jasper St	10/12/18	Completed Complaint	Jet Lateral/Main	Completed	2018-31748 flush for frisay..ticket 5729
116 Jasper St	06/22/20	Completed Complaint	Bulk Household Items	Completed	2020-10506 mat
116 Jasper St	09/10/20	Completed Complaint	Pot Holes in Road	Completed	2020-17561 DAMAGED STREET OUT FRONT FROM YW PICKED UP- AIRFAN ELAHI 315- 948-4454

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
116 Jasper St	09/10/20	Completed Complaint	Street Paving-Patch/Misc	Completed	2020-17565 The yard waste pickup team damaged the road across from 116 jasper street. Please have the city team fix it. sc_paindoo@yahoo.com Location: 116 Jasper St, Syracuse, New York, 13203
116 Jasper St	10/08/20	Inspection	Inspector Notification	In Progress	
116 Jasper St	11/05/20	Inspection	Progress Inspection	In Progress	
116 Jasper St	11/12/20	Inspection	Progress Inspection	In Progress	
116 Jasper St	11/24/20	Inspection	Progress Inspection	Pass	
116 Jasper St	06/03/21	Inspection	Inspector Notification	In Progress	
116 Jasper St	06/17/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	06/30/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	07/02/21	Inspection	Plan Review Update	No Progress	
116 Jasper St	07/07/21	Inspection	Plan Review Update	No Progress	
116 Jasper St	07/08/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	07/14/21	Inspection	Plan Review Update	Pass	
116 Jasper St	08/03/21	Inspection	Footer Inspection	Pass	
116 Jasper St	08/06/21	Inspection	Foundation Before Backfill	Pass	
116 Jasper St	08/20/21	Inspection	Foundation Before Backfill	Pass	
116 Jasper St	09/17/21	Inspection	Progress Inspection	In Progress	
116 Jasper St	11/04/21	Inspection	Framing Before Enclosing	In Progress	
116 Jasper St	11/09/21	Inspection	Rough-In Before Enclosing	In Progress	
116 Jasper St	12/01/21	Inspection	Rough-In Before Enclosing	Pass	
116 Jasper St	04/29/22	Inspection	Final Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
116 Jasper St	05/31/22	Inspection	Final Inspection	Pass	
116 Jasper St	10/07/22	Inspection	Progress Inspection	Pass	

City of Syracuse

Parcel History

01/01/1900 - 05/22/2024

Tax Map #: 016.-10-03.0

Owners: 120 Jasper St LLC

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	06/06/12	Completed Complaint	Blue Bin: request new BB	Completed	2012-12082 2 blue bins
120 Jasper St	06/19/12	Completed Complaint	Tire Pickup (4/yr)	Completed	2012-12081 1 tire
120 Jasper St	11/03/12	Completed Complaint	Sewer Back Up	Completed	2012-24600 internal problem toilet want flush
120 Jasper St	01/07/13	Inspection	Inspector Notification	Pass	
120 Jasper St	04/25/13	Completed Complaint	Blue Bin: request new BB	Completed	2013-07301 2BB
120 Jasper St	09/16/13	Completed Complaint	Blue Bin: request new BB	Completed	2013-22597 2BB
120 Jasper St	10/09/13	Completed Complaint	Bulk Household Items	Completed	2013-24327 couch
120 Jasper St	03/11/15	Periodic Inspection	Rental Registry	RR - Valid/Cert	
120 Jasper St	08/05/15	Completed Complaint	Quad 1 ConstrDebrisPickUp	Completed	2015-21300 Quad 1 ConstrDebrisPickUp
120 Jasper St	08/12/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-22019 2 blue bins
120 Jasper St	10/20/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-29159 2 blue bins- her's were taken by trash guys today
120 Jasper St	10/20/15	Completed Complaint	Blue Bin Skip	Completed	2015-29180 blue bin skip
120 Jasper St	06/05/17	Completed Complaint	Blue Bin: request new BB	Completed	2017-14615 2 bb
120 Jasper St	08/29/17	Completed Complaint	Bulk Household Items	Completed	2017-25266 carpet & chair
120 Jasper St	01/22/18	Completed Complaint	Bulk Household Items	Completed	2018-00848 couch
120 Jasper St	10/04/18	Completed Complaint	Blue Bin: request new BB	Completed	2018-29266 I am in need of 2 blue bins for my family size thank you
120 Jasper St	04/22/19	Completed Complaint	Bulk Household Items	Completed	2019-09398 couch..knows limits
120 Jasper St	04/09/21	Complaint	Bulk Household Items	Needs Review	2021-09343 couch
120 Jasper St	08/04/22	Inspection	Complaint Inspection	Fail	
120 Jasper St	08/04/22	Violation	SPCC-Sec. 27-133 Registration	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	08/17/22	Complaint	Property Maintenance- Int	Open	2022-07573 pipes backing up,fan in bathroom doesnt work,floor is rotting,tub surrounding is chipping,kitchen floor tile is coming up,cooling vent in livingroom is broken and has hole,front porch is rotting,gaps in windows.oulets are loose
120 Jasper St	08/22/22	Inspection	Complaint Inspection	Fail	
120 Jasper St	08/23/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Exterior Residential	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 302.3 - Sidewalks and Driveways	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.10 Stairways, decks, porches, and balconies	Closed	
120 Jasper St	08/23/22	Violation	SPCC - Section 27-57 (a) (17) - Improper Extens. Cord Use	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 303.1 - Swimming Pools	Closed	
120 Jasper St	08/23/22	Violation	SGOC - Section 14-22 - Excessive construction and/or demolition debris	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.5 - Foundation Walls	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	08/23/22	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Interior Residential Dwelling Unit	Open	
120 Jasper St	08/23/22	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 605.1 - Installation	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 305.4 - Stairs and Walking Surfaces	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 504.1 - General	Open	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 403.2 - Bathrooms and toilet rooms	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 304.15 - Doors	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 704.6.1.2 - Groups R-2, R-3, R-4, I-1, and other dwellings	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
120 Jasper St	08/23/22	Violation	2020 PMCNYS - Section 309.1 - Infestation	Closed	
120 Jasper St	08/26/22	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	09/08/22	Completed Complaint	Rental Registry	Admin-Closed	2022-07093 Apply and obtain RR
120 Jasper St	09/13/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	09/30/22	Inspection	Complaint Re-Inspection	N/A	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
120 Jasper St	09/30/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	10/21/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	11/11/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	12/20/22	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	01/10/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	02/03/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	03/03/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	03/24/23	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	04/28/23	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	05/26/23	Inspection	Complaint Re-Inspection	In Progress	
120 Jasper St	08/11/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	09/01/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	09/22/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	10/20/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	11/13/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	
120 Jasper St	12/01/23	Periodic Inspection	Rental Registry	RR - Failure to	
120 Jasper St	12/01/23	Inspection	Complaint Re-Inspection	No Progress	
120 Jasper St	01/05/24	Inspection	Complaint Re-Inspection	<None>	
120 Jasper St	04/12/24	Project	Resubdivision	Active	R-24-24B The applicant intends to combine two lots (116 Jasper Street & 120 Jasper Street) into one new lot. Upon the resubdivision, applicant plans to entirely demolish the existing one dwelling unit on 120 Jasper Street, and the one-dwelling unit on 116 Jasper Street will be partially demolished. The applicant proposes to establish a new dwelling unit on the new lot by building a addition on the remain portion.
					New Lot 15A : 0.285 Acres/ 12414.6SF
120 Jasper St	04/19/24	Inspection	BAA - Default 30 Day Deadline	Default	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Irfan Elahi
From: Haohui Pan, Zoning Planner
Date: 4/19/2024 10:32:29 AM
Re: Resubdivision R-24-24
116 Jasper 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	04/12/2024	Haohui Pan	The proposed lot complies with the standard of lot width and size in R2 Zone District pursuant to Rezone, Art2, Sec 2.3B
Finance - Zoning	Internal Review Complete	04/16/2024	Veronica Voss	116 Jasper Street owes April CO & CS; 120 Jasper Street also owes April CO & CS taxes.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	04/18/2024	Romeo Kpolo	Development on these 2 lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements. 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	04/18/2024	Romeo Kpolo	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. Mapping - Zoning	Internal Review Complete	04/15/2024	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# 556
Eng. Design & Cons. - Zoning	Conditionally Approved	04/18/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	04/12/2024		