

Smith Housing, LLC Kellog St and Holland St Housing project Roadmap

Project Introduction

The applicant will introduce the project and present each application.

SEQR Deliberation

The CPC will conduct SEQR review.

Z-2864

The CPC will hold the public hearing on Z-2864 and may allow public comment. The CPC can then deliberate on recommending the Zoning Map Amendment to the Common Council.

R-24-16

The CPC will commence the public hearing on R-24-16. The CPC may allow public comment but will hold the application over until the next public hearing (5/28/24) allowing for action by the Common Council on the companion Zoning Map Amendment Z-2864.



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

Z-2864	Staff Report – May 6th, 2024
Application Type:	Zoning Map Amendment
Project Address:	211 ¼ Kellogg Street (097.-09-36.0) 213 Kellogg Street (097.-09-10.0) 232 Holland Street (097.-09-25.0) 236-238 Holland Street (097.-09-24.0)
Summary of Proposed Action:	<p>The applicant is proposing a Zoning Map Amendment (Z-2864) to change the Zone Districts of a portion of the subject properties to avoid split zones that are promulgated from the companion Resubdivision application (R-24-16). The Resubdivision will rearrange four (4) lots into three (3) new lots. Currently, 213 Kellogg Street and 232 Holland Street are situated in the R3 Zone District and 211 ¼ Kellogg Street and 236-238 Holland Street are situated in the R2 Zone District.</p> <p>New Lot 11A (213 Kellogg St.) : R3 Zone District New Lot 11B (236 Holland St.) : R2 Zone District New Lot 22A (232 Holland St.): R2 Zone District</p> <p>With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under ReZone, but to allow for appropriate flexibility, staff will analyze proposed Resubdivisions that will result in a Split Zone Districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a Split Zone District this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to ReZone, Art. 5, Sec. 5.6A. Because of the City’s aforementioned policy regarding Split Zone Districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC’s recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3).</p>
Owner/Applicant	William D’Angelo (Owner, 213 Kellogg St.) Mark Smith (Owner & applicant, 211 ¼ Kellogg St. 236-238 Holland St. 232 Holland St.)
Existing Zone District:	Low-Density Residential, R2 Zone District Small Lot Residential, R3 Zone District
Surrounding Zone Districts:	The north, south, eastern, and west properties are intertwined between R2 and R3 Zone Districts.
Companion Application(s)	Resubdivision (R-24-16)
Scope of Work:	<p>1: Change the access path of 211 1/4 Kellogg St from the R2 Zone District to the R3 Zone District and merge it into an existing parcel into the R3 Zone District at 213 Kellogg St.</p> <p>2: Rezone the rear yard of 213 Kellogg St. from R3 to R2, and merge it into an existing parcel with the R2 Zone District at 211 1/4 Kellogg St.</p> <p>3: Change 232 Holland St from R3 to R2 and merge it with a portion of 236-238 Holland.</p> <p>Map maintenance to reflect the proposed Zoning Map Amendment will be administered by the Department of Neighborhood and Business Development and occur annually after the Onondaga County Clerk’s Office has published a new tax map.</p>
Staff Analysis:	Factors:

	<ul style="list-style-type: none"> - The proposed Zoning Map Amendment at 213 Kellogg St. (to be known as Lot 11 A) will be compliant with the R3 Zone District regulations (see Zone Change and Resubdivision Proposal). - The new parcel 232 Holland St. will be changed from the R3 to the R2 Zone District which aligns with the purpose and dimensional requirements of the R2 Zone District by allowing the previously narrow lot at 232 Holland St. to become bigger, thereby allowing the new lot to comply with the development standards and enabling valuable features, such as street trees and green space, intended in the lower density residential Zone Districts. - The Zoning Map Amendment will prevent two different Zone District development standards and regulations (R2 and R3) for the newly created properties upon resubdivision R-24-16 and create conditions for cleaner Zoning Map maintenance. - In the current Zoning Map, the R2 and R3 Zone Districts along the 200 block of Kellogg Street and Holland Street are not distributed uniformly and by expanding the R2 Zone District in this block, the traditional single or two-unit housing typology will be preserved. - Statistically, 31% of the vacant lots in the City of Syracuse occur in R2 and R3 Zone Districts, therefore, by combining vacant lots with properties that have existing houses will not only decrease the percentage of vacant lots, but also provide greater flexibility in future developments and positive externalities such as greater amount of green space to mitigate stormwater runoff and decreased impervious surfaces.
<p>Zoning Procedural History:</p>	<p>211 ¼ Kellogg Street: No Zoning history is available, a vacant two- Dwelling units.</p> <p>213 Kellogg Street: No Zoning history is available, an occupied two-dwelling units on the property.</p> <p>232 Holland Street: No Zoning history is available, an occupied 2 -story two- Dwelling units on the property.</p> <p>236-238 Holland Street: No Zoning history is available, a vacant land.</p>
<p>Summary of Zoning History:</p>	<p>None of the subject properties for Zoning maps Amendment have available Zoning history.</p>
<p>Code Enforcement History:</p>	<p>N/A</p>
<p>Zoning Violations:</p>	<p>The proposed lot has no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p>The 232 Holland Street is a regular rectangle in shape with 50 feet of frontage on Holland Street and a lot depth of 115 feet.</p> <p>The 236-238 Holland Street is a regular rectangle in shape with 50 feet of frontage on Holland Street and a lot depth of 132 feet.</p> <p>The 211 ¼ Kellogg Street is irregular in shape with a 6 feet access way frontage on Kellogg Street and a lot depth of 150 feet.</p>

	The 213 Kellogg Street is a regular rectangle in shape with 50.5 feet of frontage on Kellogg Street and a lot depth of 100 feet.
SEQR Determination:	Pursuant to 6 NYCRR §617.6(b)(4), the proposal is an Unlisted Action with a uncoordinated review.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Full Environmental Assessment Form Part 1
- Land Surveys (213 Kellogg St, 211 ¼ Kellogg St, 232 Holland St, 236-238 Holland St.)
- Resubdivison Map on part of Lots 9,10,11 and Lots 22,23,24- Block 329 of the Kellogg Tract. Known as No.232 and No.236-238 Holland Street, City of Syracuse, Onondaga County, NY; James Lighton, Licensed Land Surveyor; I.R.L. Land Surveying PLLC; Scale 1"=20'; Dated: 02/19/24.

Attachments:

Existing ReZone Syracuse Zoning Map
Proposed Zoning Map Amendment Map
Existing Parcel Boundary Map

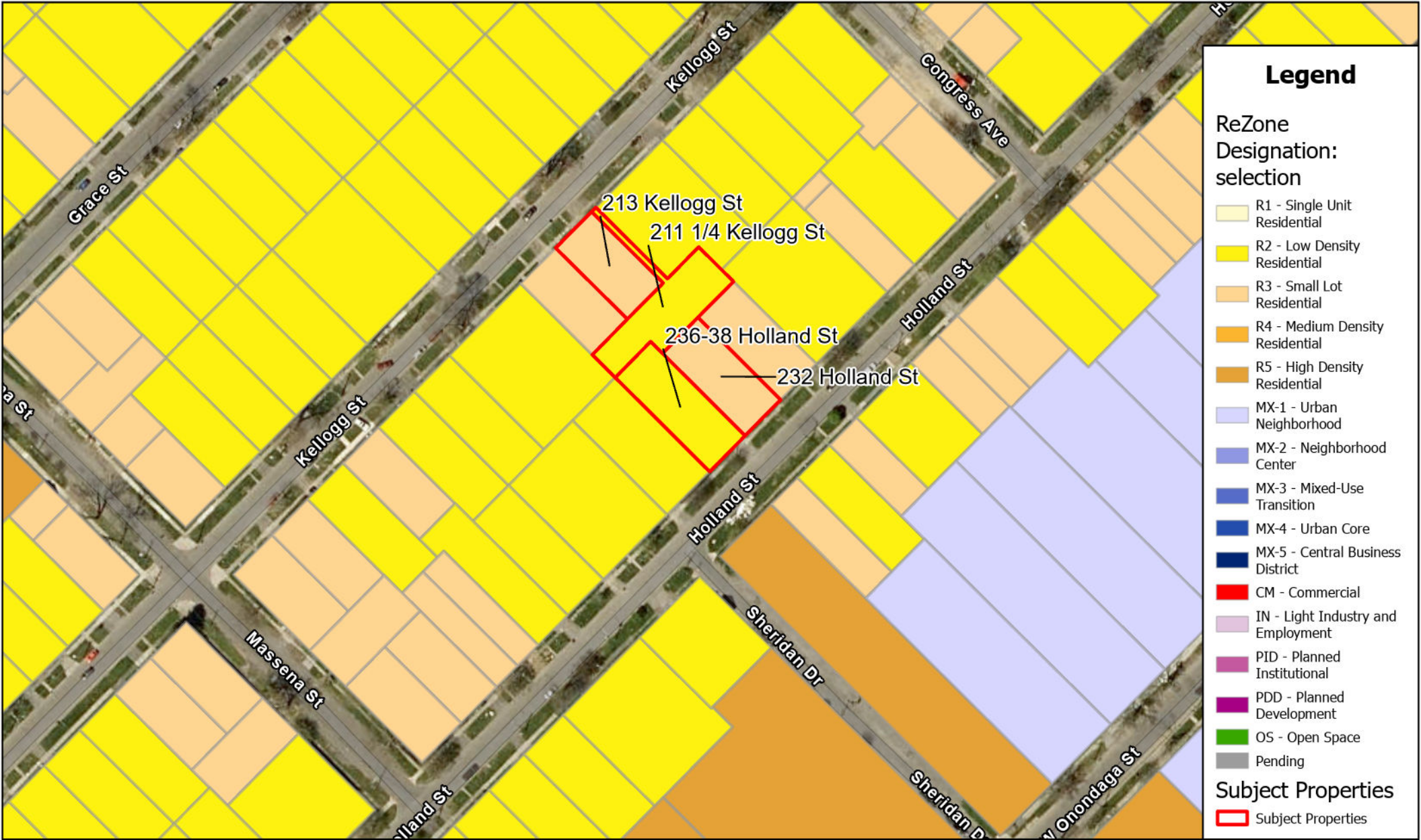
Resubdivision Proposal Map
Full Environmental Assessment Form Part 2 & Part 3

Context Maps:

Figure 1: Aerial Imagery of Subject Property

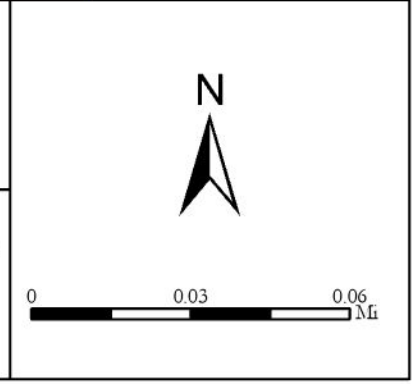


Description: Figure 1 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation



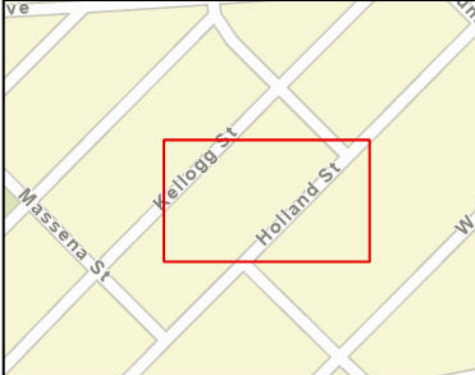
Existing Zone District Map

Map by: Cristian Toellner Created on: 05/02/2024
 Map Credits: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



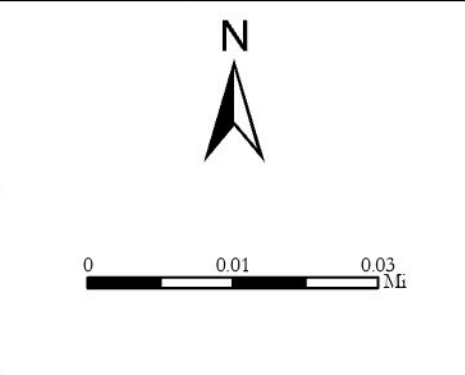


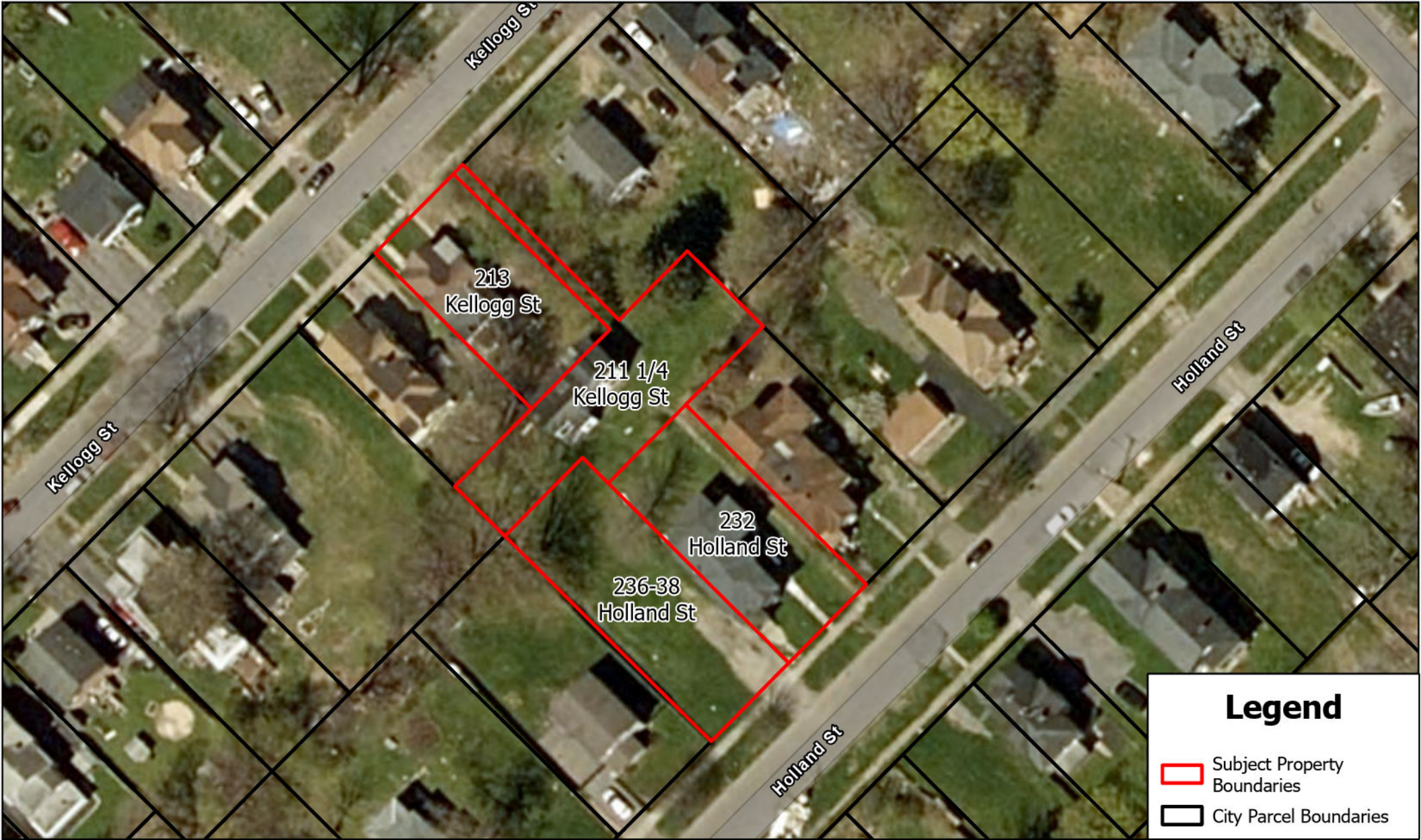
Legend	
■	R3 to R2
■	R2 to R3
ReZone Designation: selection	
■	R1 - Single Unit Residential
■	R2 - Low Density Residential
■	R3 - Small Lot Residential
■	R4 - Medium Density Residential
■	R5 - High Density Residential
■	MX-1 - Urban Neighborhood
■	MX-2 - Neighborhood Center
■	MX-3 - Mixed-Use Transition
■	MX-4 - Urban Core
■	MX-5 - Central Business District
■	CM - Commercial
■	IN - Light Industry and Employment
■	PID - Planned Institutional
■	PDD - Planned Development
■	OS - Open Space
■	Pending



Proposed Zoning Map Amendment

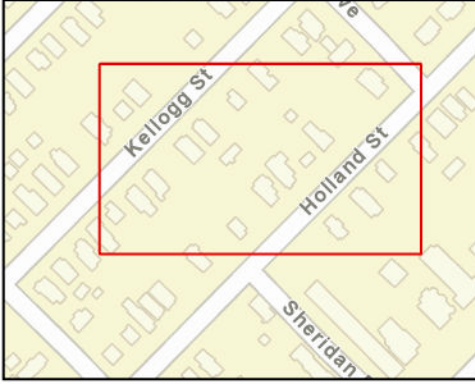
Map by: Cristian Toellner Created on: 05/02/2024
 Map Credits: New York State, Maxar, Microsoft, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Legend


-  Subject Property Boundaries
-  City Parcel Boundaries



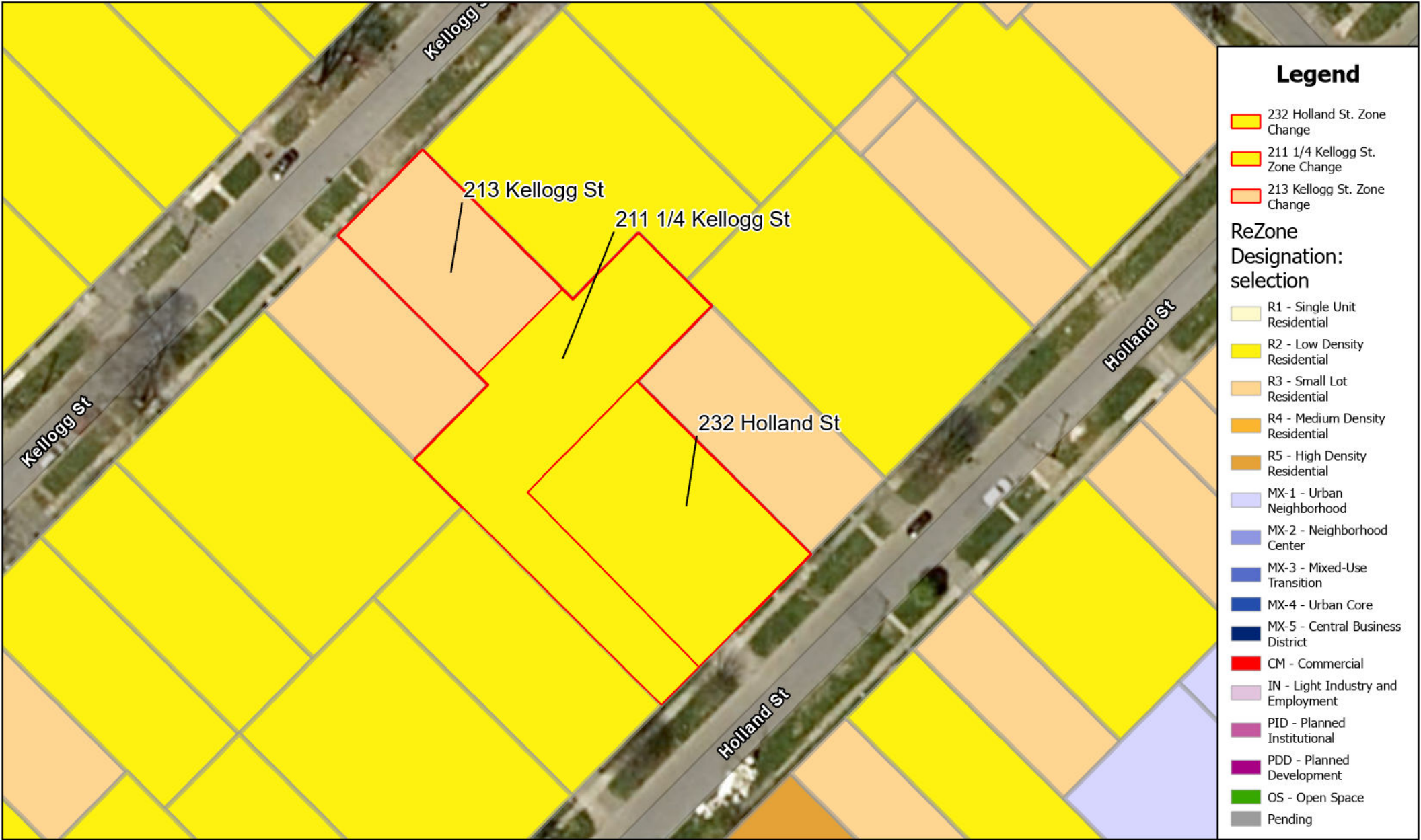
Existing Parcel Boundary Map

Map by: Cristian Toellner Created on: 05/02/2024
Map Credits: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N



0 0.01 0.03
Mile

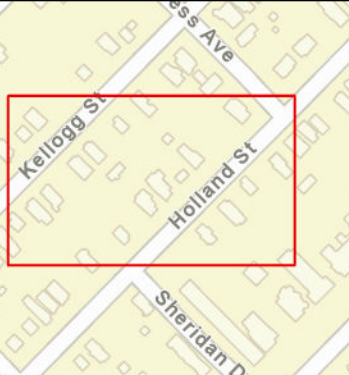


Legend

- 232 Holland St. Zone Change
- 211 1/4 Kellogg St. Zone Change
- 213 Kellogg St. Zone Change

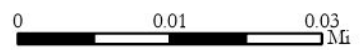
ReZone Designation: selection

- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending



Zone Change and Resubdivision Proposal

Map by: Cristian Toellner Created on: 05/02/2024
 Map Credits: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





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-24-16</i>	<i>Staff Report – May 6th, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	211 ¼ Kellogg Street (097.-09-36.0) 213 Kellogg Street (097.-09-10.0) 232 Holland Street (097.-09-25.0) 236-238 Holland Street (097.-09-24.0)
<i>Summary of Proposed Action:</i>	Applicants propose to resubdivide four (4) lots (213 Kellogg St., 211 1/4 Kellogg St., 236-238 Holland St., and 232 Holland St.) into three(3) new lots. The applicant is proposing a concurrent Zoning Map Amendment (Z-2864) as a companion project, to rezone the different portions in subject lots to avoid split zones. Currently, 213 Kellogg Street and 232 Holland Street are situated in the R3 Zone District and 211 ¼ Kellogg Street and 236-238 Holland Street are situated in the R2 Zone District. New Lot 11A (213 Kellogg St.): 5,480 SF New Lot 11B (236 Holland St.): 9,522.4 SF New Lot 22A (232 Holland St.): 9,471 SF
<i>Owner/Applicant</i>	William D’Angelo (Owner, 213 Kellogg St.) Mark Smith (Owner & applicant, 211 ¼ Kellogg St. 236-238 Holland St. 232 Holland St.)
<i>Existing Zone District:</i>	Low-Density Residential, R2 Zone District Small Lot Residential, R3 Zone District
<i>Surrounding Zone Districts:</i>	The north, south, eastern, and west properties are intertwined between R2 and R3 Zone Districts.
<i>Companion Application(s)</i>	Zoning Map Amendment (Z-2864)
<i>Scope of Work:</i>	1: Merge the access path from 211 1/4 Kellogg St. and merge it into 213 Kellogg St. and merge a portion of the back yard of 213 Kellogg St. with 211 1/4 Kellogg St. 2: 236-238 Holland St. will be split into two with the west portion to be merged with 211 1/4 Kellogg St to create a new lot. The remaining east portion of 236-38 Holland St. will be merged with 232 Holland St to create a new bigger lot.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - Per City Water Engineering’s comment, the applicant needs to update the Survey with the new utility easement for 211 ¼ Kellogg Street (to be known as New lot 11B) - The proposed Resubdivision will keep the new parcel 213 Kellogg St. (new Lot 11 A) in compliance with Zoning regulations in R3 Zone District (see Exhibit A). - The new parcel 232 Holland will be changed from R3 Zone to R2 Zone which aligns with the purpose and dimensional requirements of the R2 Zone District by allowing the previously narrow lot at 232 Holland St. to become bigger, thereby allowing the new lot to comply with the development standards and enabling valuable features, such as street trees and green space, intended in the lower density residential Zone Districts. - New parcel 236 Holland St. (New lot 11B) will obtain a wider access way and prevent the parcel being land locked. - The Zoning Map Amendment (see proposed Resub and Zone Change Map) will prevent two different Zone District development standards and regulations (R2

R-24-16

	and R3) for the newly created properties upon resubdivision R-24-16 and create conditions for cleaner Zoning Map maintenance.
<i>Zoning Procedural History:</i>	<p>211 ¼ Kellogg Street: No Zoning history is available, a vacant two- Dwelling units.</p> <p>213 Kellogg Street: No Zoning history is available, an occupied two-dwelling units on the property.</p> <p>232 Holland Street: No Zoning history is available, an occupied 2 -story two- Dwelling units on the property.</p> <p>236-238 Holland Street: No Zoning history is available, a vacant land.</p>
<i>Summary of Zoning History:</i>	None of the subject properties have Zoning history.
<i>Code Enforcement History:</i>	N/A
<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>	<p>The 232 Holland Street is a regular rectangle in shape with 50 feet of frontage on Holland Street and a lot depth of 115 feet.</p> <p>The 236-238 Holland Street is a regular rectangle in shape with 50 feet of frontage on Holland Street and a lot depth of 132 feet.</p> <p>The 211 ¼ Kellogg Street is irregular in shape with a 6 feet access way frontage on Kellogg Street and a lot depth of 150 feet.</p> <p>The 213 Kellogg Street is a regular rectangle in shape with 50.5 feet of frontage on Kellogg Street and a lot depth of 100 feet.</p>
<i>SEQR Determination:</i>	Pursuant to 6 NYCRR §617.6(b)(4), the proposal is an Unlisted Action with an uncoordinated review.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-1, m and n, the proposal doesn't meet the criteria to be reviewed by the Onondaga County Planning Board.

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

- Full Environmental Assessment Form Part 1
- Land Surveys (213 Kellogg St, 211 ¼ Kellogg St, 232 Holland St, 236-238 Holland St.)
- Resubdivision Map on part of Lots 9,10,11 and Lots 22,23,24- Block 329 of the Kellogg Tract. Known as No.232 and No.236-238 Holland Street, City of Syracuse, Onondaga County, NY; James Lighton, Licensed Land Surveyor; I.R.L. Land Surveying PLLC; Scale 1" =20'; Dated: 02/19/24.

Attachments:

Resubdivision Proposal Map

Full Environmental Assessment Form Part 2 & Part 3

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/Zoning.aspx

Office Use Filing Date: 4/1/2024 Case: R-2416 Zoning District: R2, R3

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:	236/370 <u>236 Holland</u>	<u>4</u>	<u>18,316 sqft</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>213 Kellogg St.</u>	<u>097.-09-10.0</u>	<u>William Diangelo</u>	<u>8/9/17</u>
2) <u>211 1/4 Kellogg St.</u>	<u>097.-09-36.0</u>	<u>Smith Housing LLC</u>	<u>12/99</u>
3) <u>236-238 Holland St.</u>	<u>097.-09-25.0</u>	<u>Smith Housing LLC</u>	<u>5/9/96</u>
4) <u>232 Holland St.</u>	<u>097.-09-24.0</u>	<u>Smith Housing LLC</u>	<u>4/79</u>

As listed in the Department of Assessment property tax records at <http://syr.gov/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) Resub 2) _____ 3) _____

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Holland St. / Kellogg St. resub
 Current Land Use(s): yard / parking
 Proposed Land Use(s): reorganized yard / parking
 Number of Dwelling Units: 3
 Days and Hours of Operation: 24/7
 Number of Onsite Parking Spaces: 5

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

- included

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.**

William	D'Angelo	Owner	Marport LLC		
First Name	Last Name	Title	Company		
97 Hickory St.		Liverpool	NY	13088	Phone: 315 516 0997
Street Address	Apt / Suite / Other	City	St	Zip	Email:
* Signature: <i>William D'Angelo</i>			Date:		

Mark	Smith	Owner	Smith Housing LLC		
First Name	Last Name	Title	Company		
1835 W. Oranoga St.		Syracuse	NY	13204	Phone: 315 475 9515
Street Address	Apt / Suite / Other	City	St	Zip	Email: smithhousing1979@gmail.com
* Signature: <i>Mark Smith</i>			Date:		

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

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

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

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

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



KELLOG ST

N-44-17-50-E

To MASSENA ST. 505.0

299.0 To OSWAGO ST

CO. DRIVE IN COMMON USE

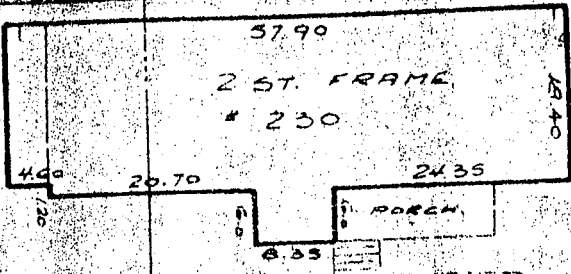
L. 9

L. 10

L. 11

N-44-17-50-E - 100.0

N-44-17-50-E



2 ST. FRAME # 230

44-17-50-W

30 LINE LOT 11
NOLINE LOT 22

S-44-17-50-W 52.0

L. 23

L. 22

2' STRIP

A STEVENS TO P. CHRISTMAN
BOOK 1327/P. 149
REC. APR. 29-48

FOUL COVENANT DEED
A. L. STEVENS TO JOHN WASILEWSEI
BOOK 1333/P. 354
REC. JUN 4-1948

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A TRUE
COPY MAP MADE FROM AN ACTUAL SURVEY. HEREBY DE
UPON OF THIS MAP BY OTHERS VIOLDS THIS CERTIFICATION
Dec 29/1901
Arthur J. Huddell P.E.

SW COR LOT 22

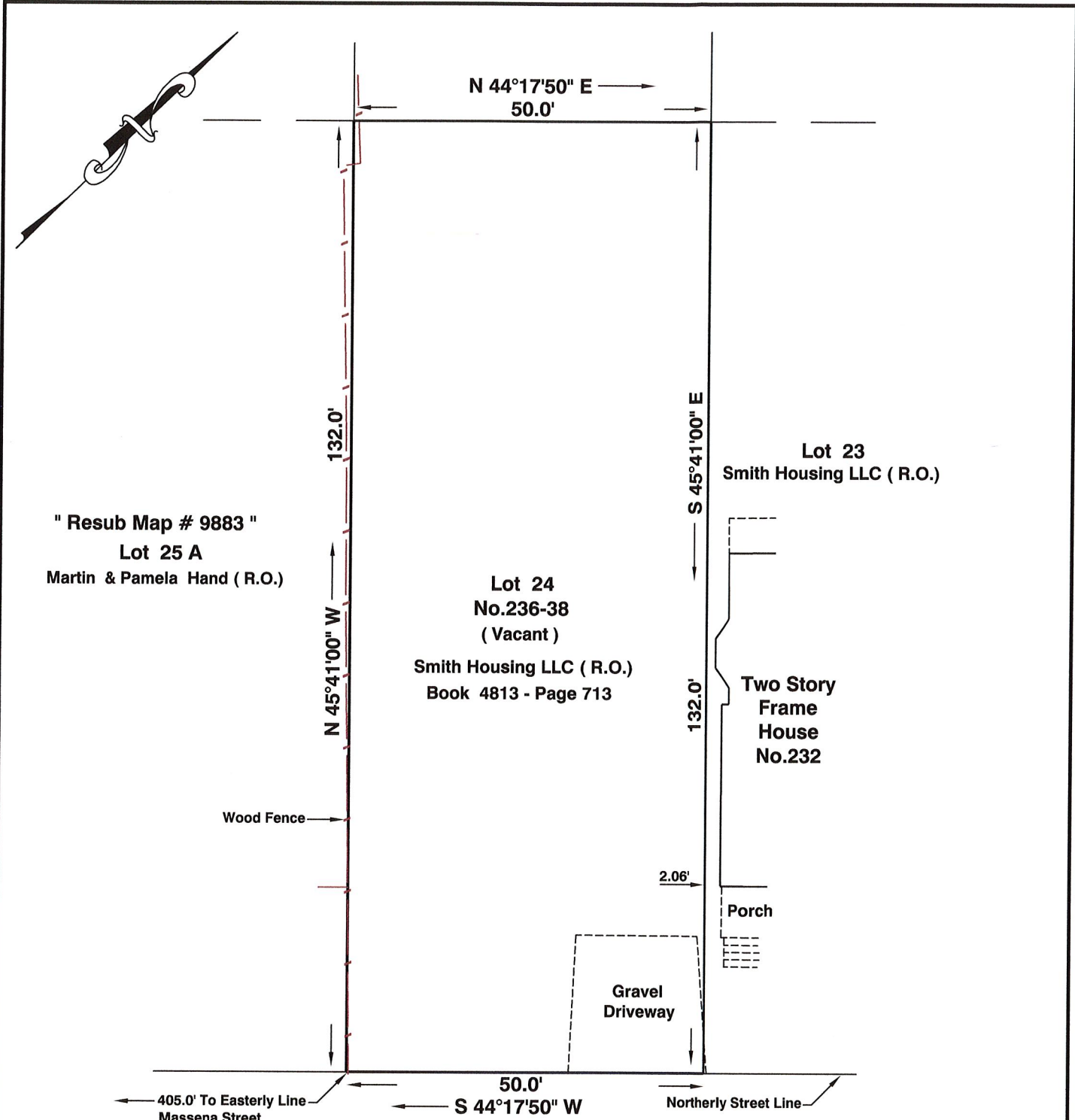
44-17-50-W

HOLLAND ST

PART OF LOTS 9, 10, 11, 22 & 23 - B.K. 329 - KELLOG TR.

CITY OF SYRACUSE - N.Y.

ANDREW HUZZICKI P.E.



" Resub Map # 9883 "
 Lot 25 A
 Martin & Pamela Hand (R.O.)

Lot 24
 No.236-38
 (Vacant)
 Smith Housing LLC (R.O.)
 Book 4813 - Page 713

Lot 23
 Smith Housing LLC (R.O.)

Two Story
 Frame
 House
 No.232

Wood Fence

2.06'

Porch

Gravel
 Driveway

405.0' To Easterly Line
 Massena Street

50.0'
 S 44°17'50" W

Northerly Street Line

Holland Street

(66'- Wide)

37 First Street, Camillus, New York 13031
 Email: jrlandsurveying@aol.com

J.R.L. Land Surveying PLLC

Phone: (315) 263-9621
 Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606



I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, JRL Land Surveying PLLC.

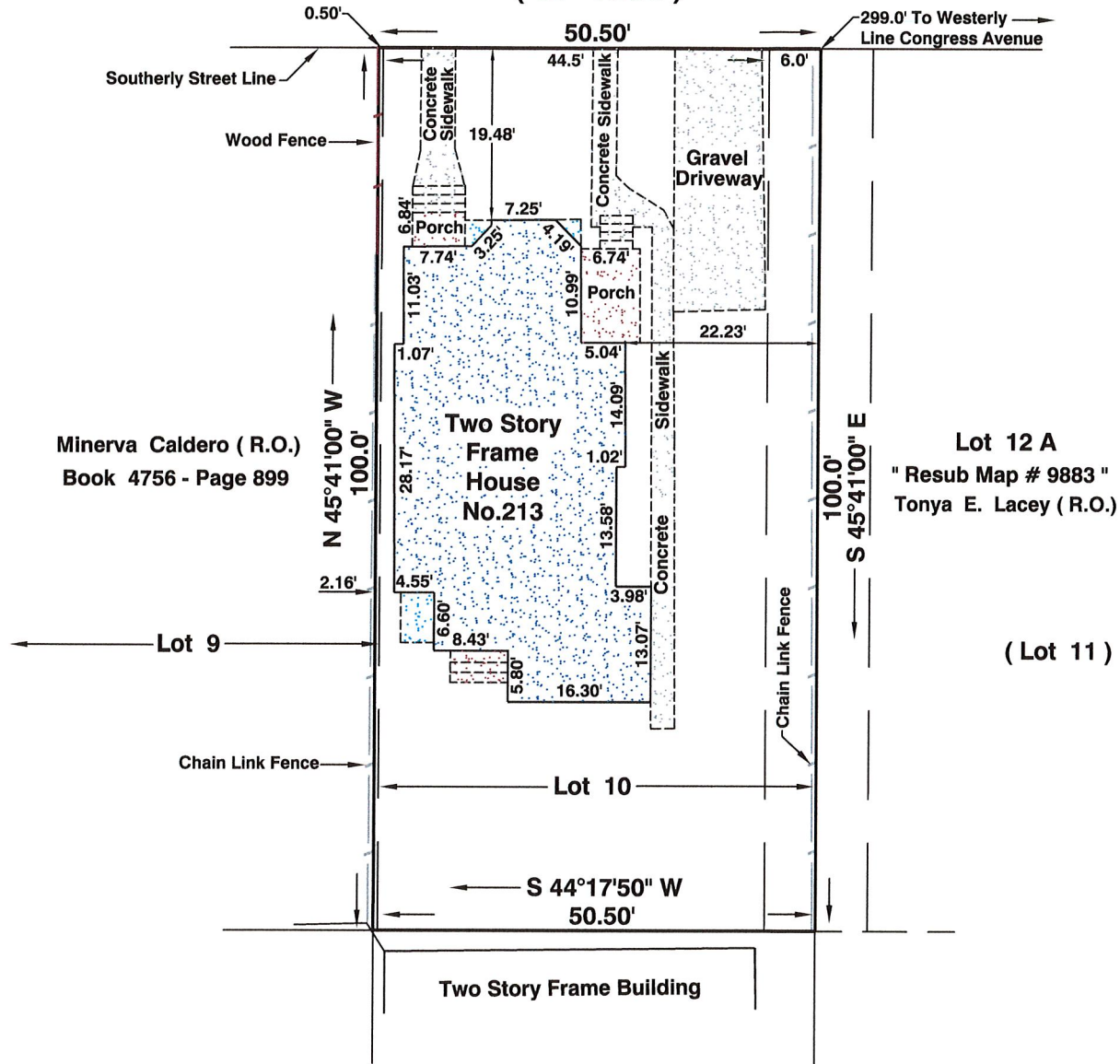
Map of Survey on Lot No.24 - Block No.329 of the Kellogg Tract.
 - City of Syracuse -

Known as No.236-238 Holland Street, City of Syracuse,
 County of Onondaga, State of New York.

Scale: 1" = 20'	Date: 03-08-2024	Drawn By: JRL
Revisions:		

Kellogg Street

(66'- Wide)



37 First Street, Camillus, New York 13031
 Email: jrlandsurveying@aol.com

J.R.L. Land Surveying PLLC

Phone: (315) 263-9621
 Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606



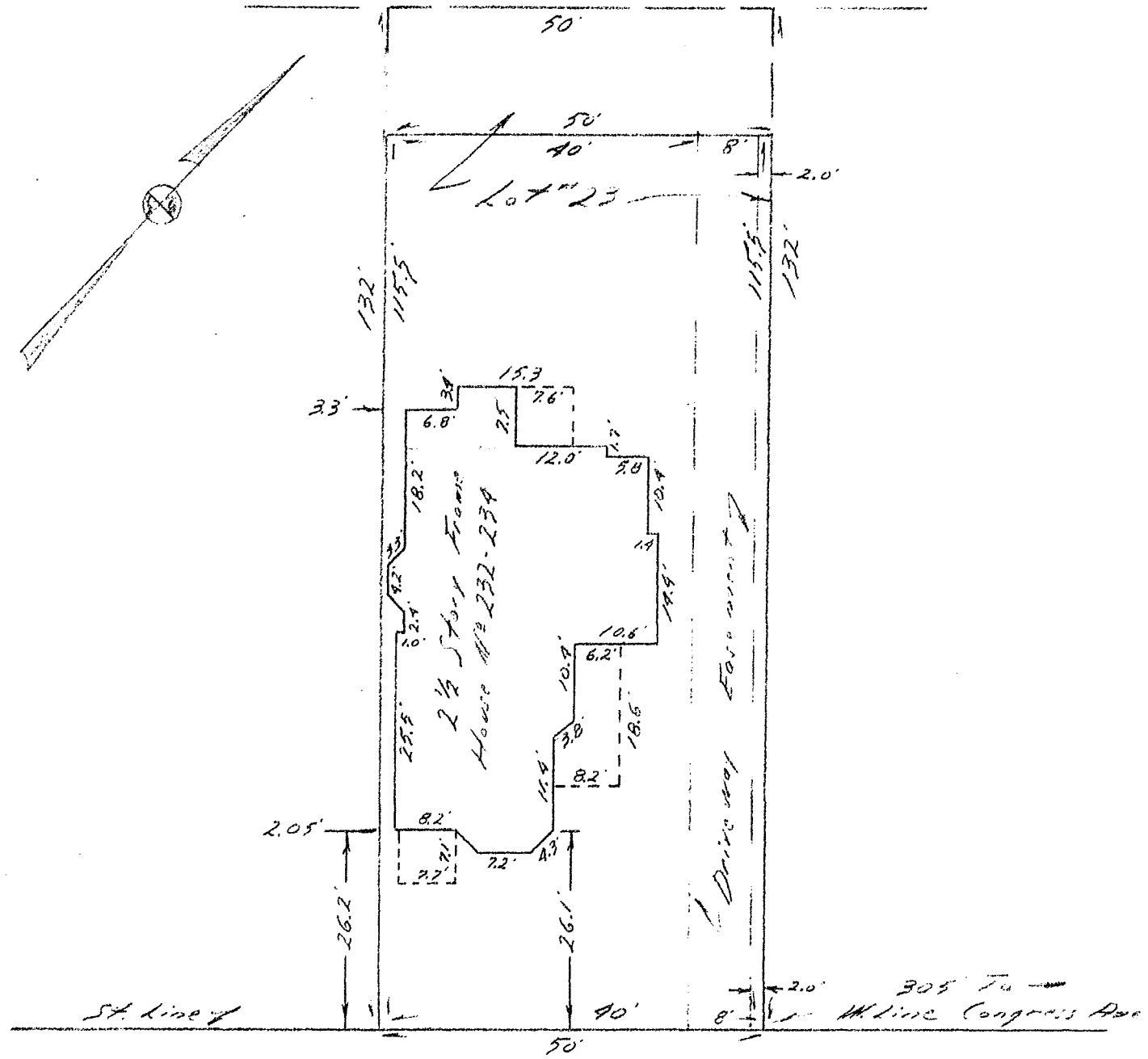
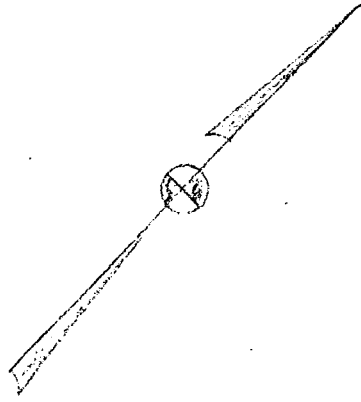
I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, JRL Land Surveying PLLC.

Map of Survey on part of Lot No.10 & Part of Lot No.9 - Block No.329 of the Kellogg Tract. City of Syracuse

Known as No.213 Kellogg Street, City of Syracuse, County of Onondaga, State of New York.

Scale: 1"= 20' Date: 03-08-2024 Drawn By: JRL

Revisions:



Holland Street

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY AND SAME IS CORRECT.

R. J. Lighton
LICENSED LAND SURVEYOR

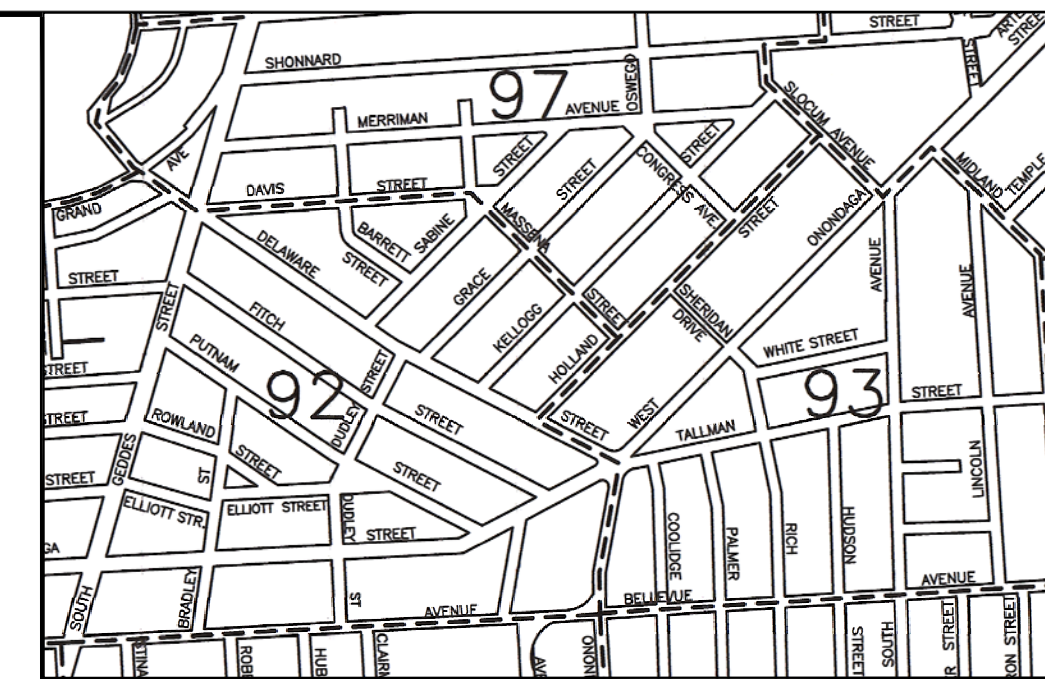
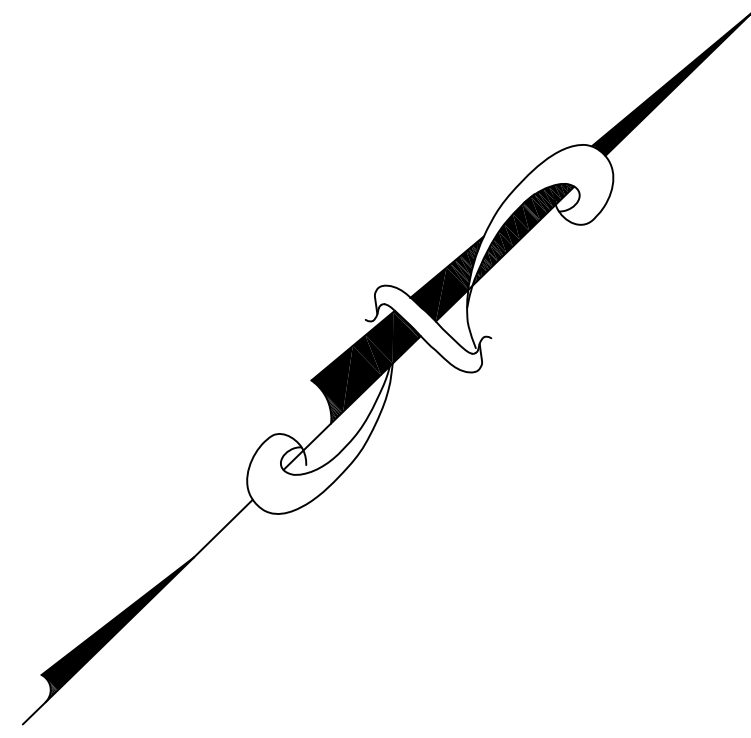
R. J. LIGHTON NYSLS 45373
SYRACUSE, N.Y.

Location survey on East of Lot 23, 12, 7329, Bellows Tract.

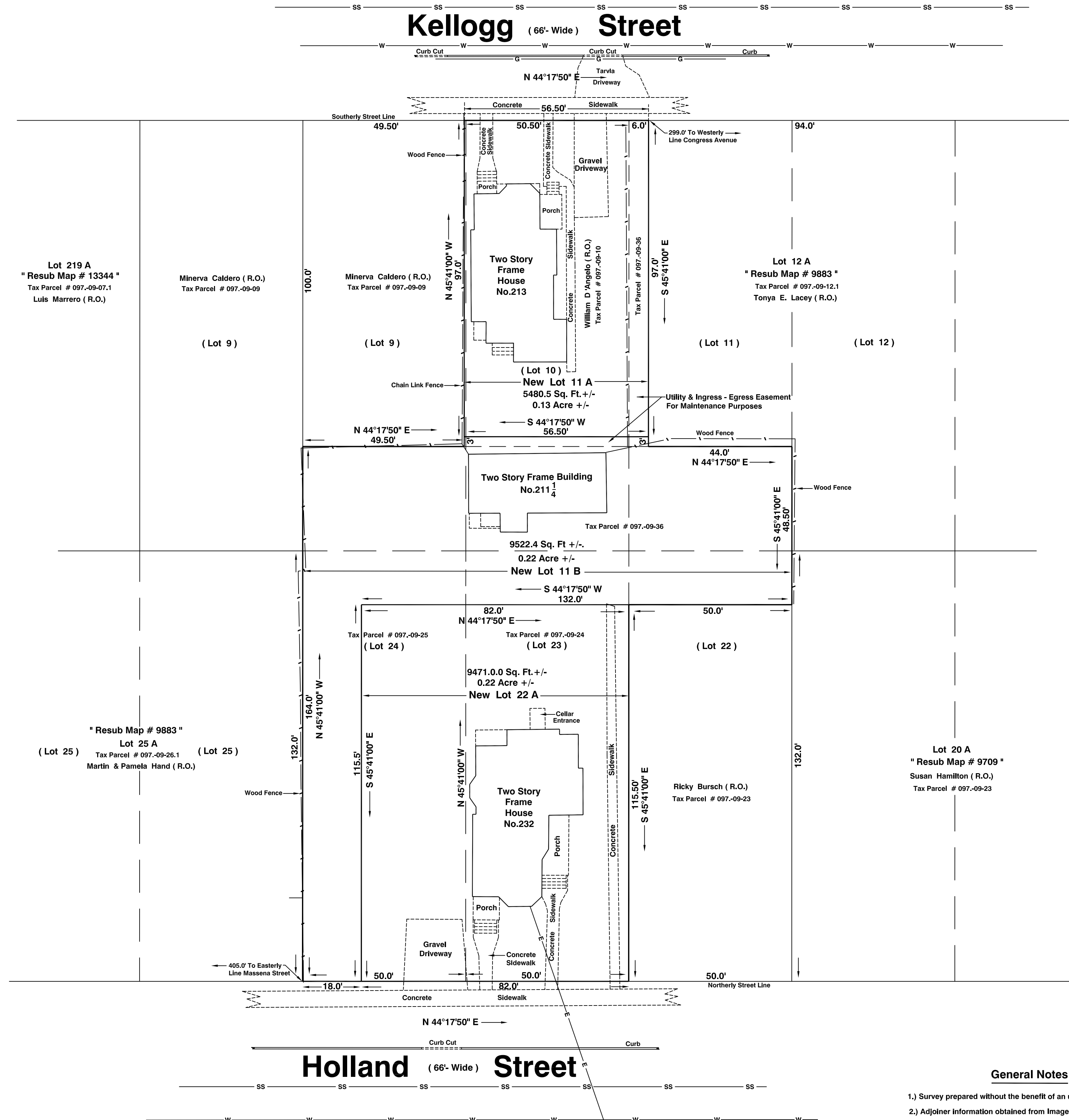
Shown at No. 332-334 Holland Street, City of Syracuse, County of Onondaga, New York

DRAWN BY: SCALE: DATE:

REVISIONS:



Vicinity Map



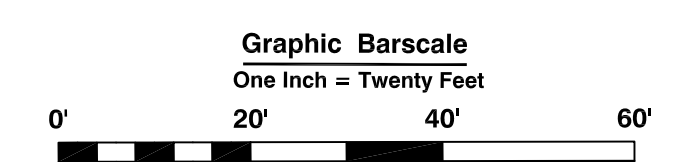
Approvals

Area reserved for signatures and stamps of relevant parties.

- General Notes**
- Survey prepared without the benefit of an up to date abstract of title.
 - Adjoiner information obtained from Image mate Online.
 - Subject parcel has access to public Utilities.
 - The locations of underground utilities shown hereon were compiled from observable surface evidence the actual locations are subject to field Excavation.
 - This survey is subject to and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.
 - New Lot 22 A = 9075.0 square feet.
New Lot 11 A = 5085.0 square feet.
New Lot 11 B = 10314.50 square feet.
 - Property Owner: Smith Housing LLC

Legend

SS	Sanitary Sewer
W	Water Main
E	Overhead Utility Line
G	Gas Main
—	Chain Link and/or Wood Fence
○	Utility Pole



37 First Street, Camillus, New York 13031
 Email: jrlandsurveying@aol.com
J.R.L. Land Surveying PLLC
 Phone: (315) 263-9621
 Fax: (315) 320-4298

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

I hereby certify that this map was made from an actual survey and same is correct. UnAUTHORIZED alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2023, J.R.L. Land Surveying PLLC.

Re-Subdivision Map on part of Lots 9, 10, 11 and Lots 22, 23, 24 - Block 329 of the Kellogg Tract.
 Known as No.232 and No.236-238 Holland Street, City of Syracuse, County of Onondaga, State of New York.
 Scale: 1"= 20' Date: 02-19-2024 Drawn By: JRL
 Revisions:

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: 236 Holland				
Project Location (describe, and attach a location map): 213 Kellogg St, 211 1/4 Kellogg St., 236-238 Holland St, 232 Holland St.				
Brief Description of Proposed Action: attached See attachment Exhibit A				
Name of Applicant or Sponsor: Smith Housing LLC		Telephone: 315-475-9515		
Address: 835 W. Onondaga St.		E-Mail: Smithhousing1979@gmail.com		
City/PO: Syracuse		State: NY	Zip Code: 13204	
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 checked="" 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?		.42 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.42 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

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	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 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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	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"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment: _____

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: _____

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe: _____

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Mark Smith Date: 3/24

Signature: [Handwritten Signature] Title: Owner

Exhibit A

Smith Housing LLC owns 211 ¼ Kellogg St, 236-238 Holland St. lot, and 232 Holland St. property, William D'Angelo owns 213 Kellogg St. We propose giving 213 Kellogg St. the driveway of 211 ¼ Kellogg St. in exchange for 5' of land at the rear of 213 Kellogg St for access to maintain 211 ¼'s property. We also propose splitting the lot of 236-238 Holland St and doing the following: part of the lot will become a driveway and be joined with 211 ¼ Kellogg St. becoming 236 Holland St. and the other part of the lot will be joined with existing 232 Holland St. This will enable Smith Housing LLC to better maintain its properties and provide off street parking for our tenants and for William D' Angelo.

Project:	Z-2864 and R-24-16
Date:	5/6/24

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"/>

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 5/6/24

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)



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: William D'Angelo
From: Haohui Pan, Zoning Planner
Date: 5/2/2024 2:36:26 PM
Re: Resubdivision R-24-16
213 Kellogg St, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Conditionally Approved	04/01/2024	Haohui Pan	The proposed lots comply with the lot design standard as required pursuant to Rezone, Art 2, Sec 2.3B/2.4B
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# 054
Finance - Zoning	Internal Review Complete	04/04/2024	Veronica Voss	213 Kellogg owes April CS and CO taxes. 211 1/4 Kellogg also owes April for both. 232 and 236-38 Holland also owe April installments for both.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	04/02/2024	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.
Planning Commission	Pending	04/01/2024		
Eng. Design & Cons. - Zoning	Internal Review Complete	04/02/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Sewers- Zoning	Internal Review Complete	04/02/2024	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

