



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

<u>R-24-39</u>	<i>Staff Report – July 29, 2024</i>
Application Type:	Resubdivision
Project Address:	1025 Sunnycrest Rd & Nichols & Avon Rd (Tax Map ID: 027.-09-01.1)
Summary of Proposed Action:	The City intends to sell the (improved) southern portion of the lot for development; the structure on this new lot will be further improved with more rooms and parking. The other portion of the lot shall remain the City’s property. Two new lots will be created. New Lot A: 35,283.6 SF New Lot B: 116,305.2 SF
Owner/Applicant	City of Syracuse (Owner) Matt Oja, Commissioner of Assessment, City of Syracuse (Applicant)
Existing Zone District:	High Density Residential, R5 Zone District
Surrounding Zone Districts:	The neighboring properties to the south, north, and west are within the Single-Family R1 Zone District. The neighboring property to the east is within the Open Space OS Zone District.
Companion Application(s)	None
Scope of Work:	Adding an additional property line on one existing lot and dividing them to become two new lots.
Staff Analysis:	Factors: <ul style="list-style-type: none"> - The proposed lots comply with the Minimum Lot Size and Width for single/two dwelling unit, multi- dwelling unit. in R5 pursuant to Rezone, Art 2. Sec. 2.6 B - According to Onondaga County Planning Agency’s confirmation, 9-1-1 street address for new “Lot A” shall be known as 335 Nichols Avenue, New Lot B shall be known and remain as 1025 Sunnycrest Road.
Zoning Procedural History:	<ul style="list-style-type: none"> - V-86-12: Variance, To convert a High School to 47 multi-dwelling units for the elderly - R-97-4: Resubdivision, To divide one lot into two new lots (1025 & 1039 Sunnycrest Rd) - SR-01-06: Site Plan Review for installation of communication antennas
Summary of Zoning History:	In 1986, BZA granted the Variance to permit the conversion of a high school building into a 47 one-bedroom apartment complex for the elderly at 300 Block of Nichols Ave (current 1025 Sunnycrest Rd & Nichols & Avon Rd) by waiving the uses permitted within a Residential District, Class A-1 Zone. In 1997, CPC granted the Resubdivision to permit the division of one parcel of land known as the former Eastwood Junior High School Site (Lots 46 through 107 of the Homecraft Tract) into new Lots 46A and 107A being property situated at 341-351 Nichols Ave (known as 1025-1039 Sunnycrest Road). In 2001, CPC granted the Site Plan Review for the installation of nine communication antennas on property located at 1025 Sunnycrest Road.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	Existing property characteristics The subject property is irregular in shape with 113.8 feet of frontage on Nichols Ave and a

	<p>longest lot depth of 310 feet on Avon Rd.</p> <p>The subject property is irregular in shape with 376.2 feet of frontage on Nichols Ave and a longest lot depth of 310 feet on Sunnycrest Rd.</p> <p><u>Existing property characteristics</u></p> <p>The proposed subject property to be known as 335 Nichols Ave. will be irregularly shaped and will be 0.79-acres or 35,283.6 SF. Starting from the corner of Avon Road and Nichols Avenue, the length and street frontage along Avon Road will be 310 feet, then will span south for 99.2 feet, then west for 139.03 feet, south again for 23.7 feet, west again for 171.1 feet, then finally north for 121.44 feet. There will be a 30-foot access easement connecting a fire access lane running north to south from the intersection of Avon and Nichols Ave. to 1025 Sunnycrest Rd. The lot will remain 100% pervious surface if and until a development project is identified.</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	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:

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map: Subdivision of Lot 46A, Lands Now or Formerly City of Syracuse- Eastwood Syracuse Housing (Tax Known as 1025 Sunnycrest Road into Lot 46A.1 and 46A.2. City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor David Joseph Uhrinec of C.T Male Associates D.P.C; Map Date: 7/3/2024; Scale: 1''=30'

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- IPS Comments from City Departments
- 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

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@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: Case: R-24-39 Zoning District: R5

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:	Eastwood Heights, disposition	2	3.49
<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) 1025 Sunnycrest Rd & Nichols	027.-09-01.1	City Of Syracuse-Eastwood	
2)			
3)			
4)			

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

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

1) Site Plan Review Application 2) 3)

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

- Demolition (full and partial):
- New Construction:
- Façade (Exterior) Alterations:
- Site Changes: Separate northern portion for City/Parks; south for disposition

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Eastwood Heights Disposition
Current Land Use(s): Apartments and land
Proposed Land Use(s): Apartments and land
Number of Dwelling Units:
Days and Hours of Operation:
Number of Onsite Parking Spaces:

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

The City intends to sell the (improved) southern portion of the parcel for development; the structure will be further improved with more rooms and parking. The northern portion of the parcel shall remain the City's property.

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.**

Matt	Oja	Commissioner, Assessment	City of Syracuse		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
233 East Washington Street	Room 130	Syracuse	NY	13202	<i>Phone:</i> 315-448-2870
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> moja@syr.gov
<i>* Signature:</i>			<i>Date:</i> 6/11/2024		

<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>
<i>* Signature:</i>			<i>Date:</i>		

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

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

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

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

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

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

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					<i>Phone:</i>
<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>

Short Environmental Assessment Form

Part 1 - Project Information

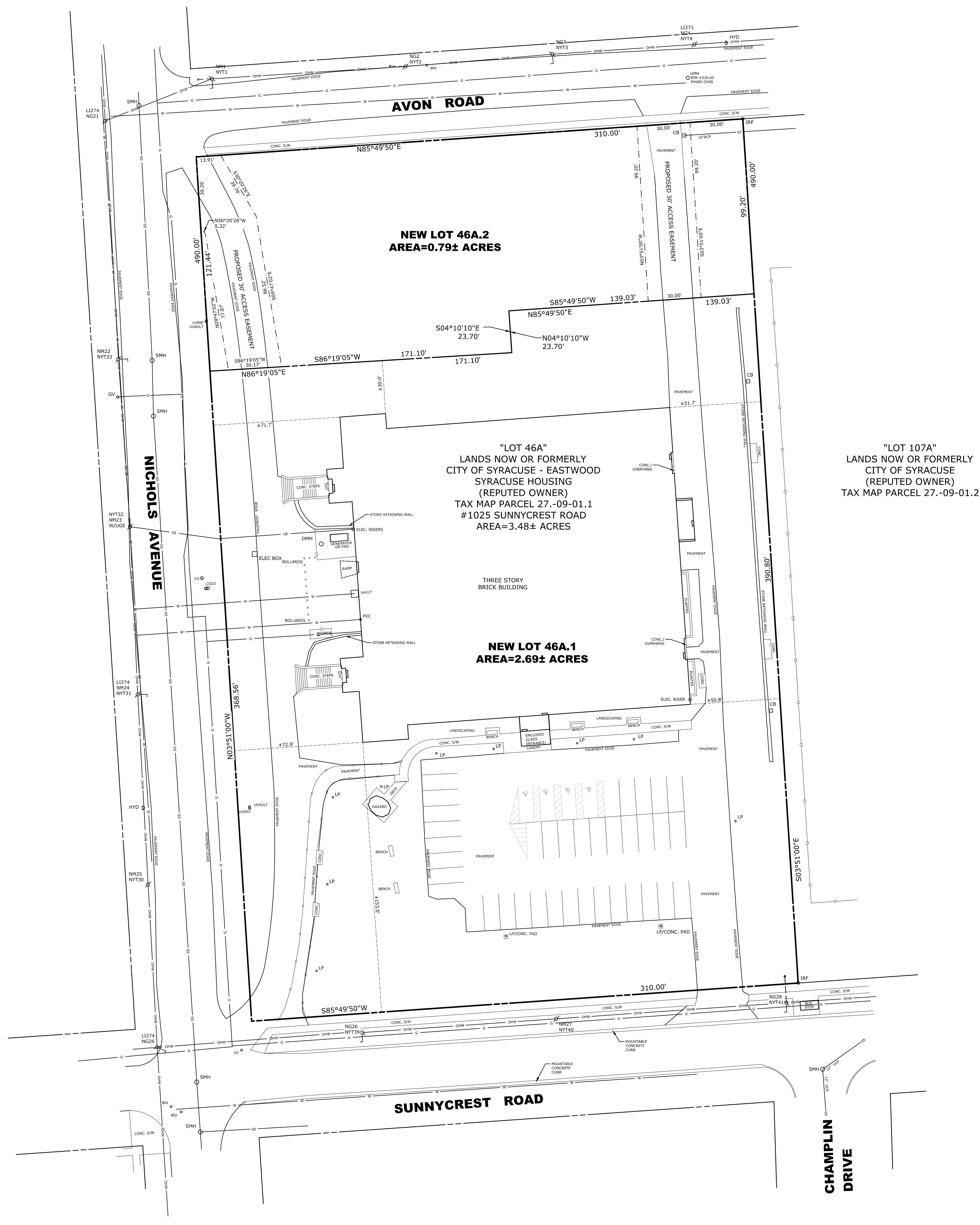
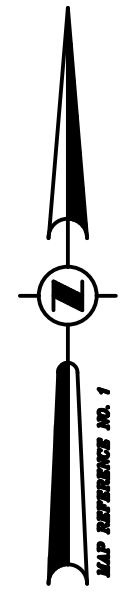
Instructions for Completing

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.

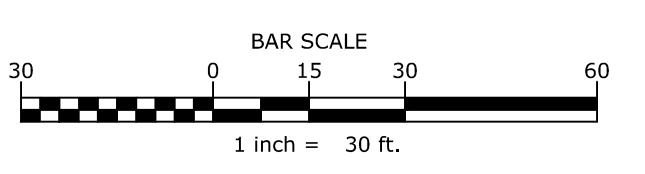
Part 1 – Project and Sponsor Information			
Name of Action or Project: Eastwood Heights			
Project Location (describe, and attach a location map): 1025 Sunnycrest Rd & Nichols & Avon Rd			
Brief Description of Proposed Action: The City intends to sell the (improved) southern portion of the parcel for development; the structure will be further improved with more rooms and parking. The northern portion of the parcel shall remain the City's property.			
Name of Applicant or Sponsor: Matt D. Oja		Telephone: 315-448-8270 E-Mail: moja@syr.gov	
Address: 233 East Washington Street			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.49 acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 checked="" 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 checked="" type="checkbox"/>	<input 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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <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 checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



- LEGEND**
- CB □ CATCH BASIN
 - DMH ○ DRAINAGE MANHOLE
 - SMH ○ SANITARY MANHOLE
 - CO ○ CLEAN OUT
 - WV ○ WATER VALVE
 - HYD ○ HYDRANT
 - FDC ○ FIRE DEPART. CONNECTION
 - GMTR □ GAS METER
 - GV ○ GAS VALVE
 - UHV ○ UNKNOWN MANHOLE
 - UV ○ UNKNOWN VALVE
 - UNV ○ UNKNOWN VENT
 - SIGN ○ SIGN
 - LP ○ LIGHT POLE
 - ULP ○ UTILITY POLE
 - ULPW ○ UTILITY POLE W/LIGHT
 - GW ○ GUY WIRE
 - OHW ○ OVERHEAD WIRE
 - UE ○ UNDERGROUND ELECTRIC
 - SS ○ SANITARY SEWER
 - W ○ WATER LINE
 - ST ○ STORM DRAIN
 - G ○ GAS LINE
 - CLF ○ CHAIN LINK FENCE
 - HR ○ HAND RAIL
 - IRF ○ IRON ROD FOUND
 - DT ○ DECIDUOUS TREE
 - CT ○ CONIFEROUS TREE

- MAP NOTES:**
- NORTH ORIENTATION IS BASED ON MAP REFERENCE NO. 1.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PHOTOGRAMMETS AND PANS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - FIELDWORK CONDUCTED DURING THE MONTH OF SEPTEMBER, 2022 AND RE-INSPECTED 06/22/24.
- MAP REFERENCE NO. 1 - MAP ENTITLED "LOCATION AND BOUNDARY SURVEY OF EASTWOOD JUNIOR HIGH SCHOOL" PREPARED BY THE CITY OF SYRACUSE ENGINEERING DEPARTMENT FILED IN THE ONONDAGA COUNTY CLERK'S 43 MAP 6173.



I HEREBY CERTIFY THAT THIS IS AN ACCURATE SUBDIVISION PLAT PREPARED BY US ON JUNE 24, 2024. THIS SUBDIVISION PLAT MEETS THE CURRENT STANDARDS STATED IN THE NYSAPLS CODE OF PRACTICE FOR LAND SURVEYS PERTAINING TO BOUNDARY SURVEYS. THE SUBDIVISION BOUNDARY CLOSURE IS GREATER 1:10,000. THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR.

David J. Uhrinec July 3, 2024
 DAVID J. UHRINEC PLS # 050052 DATE

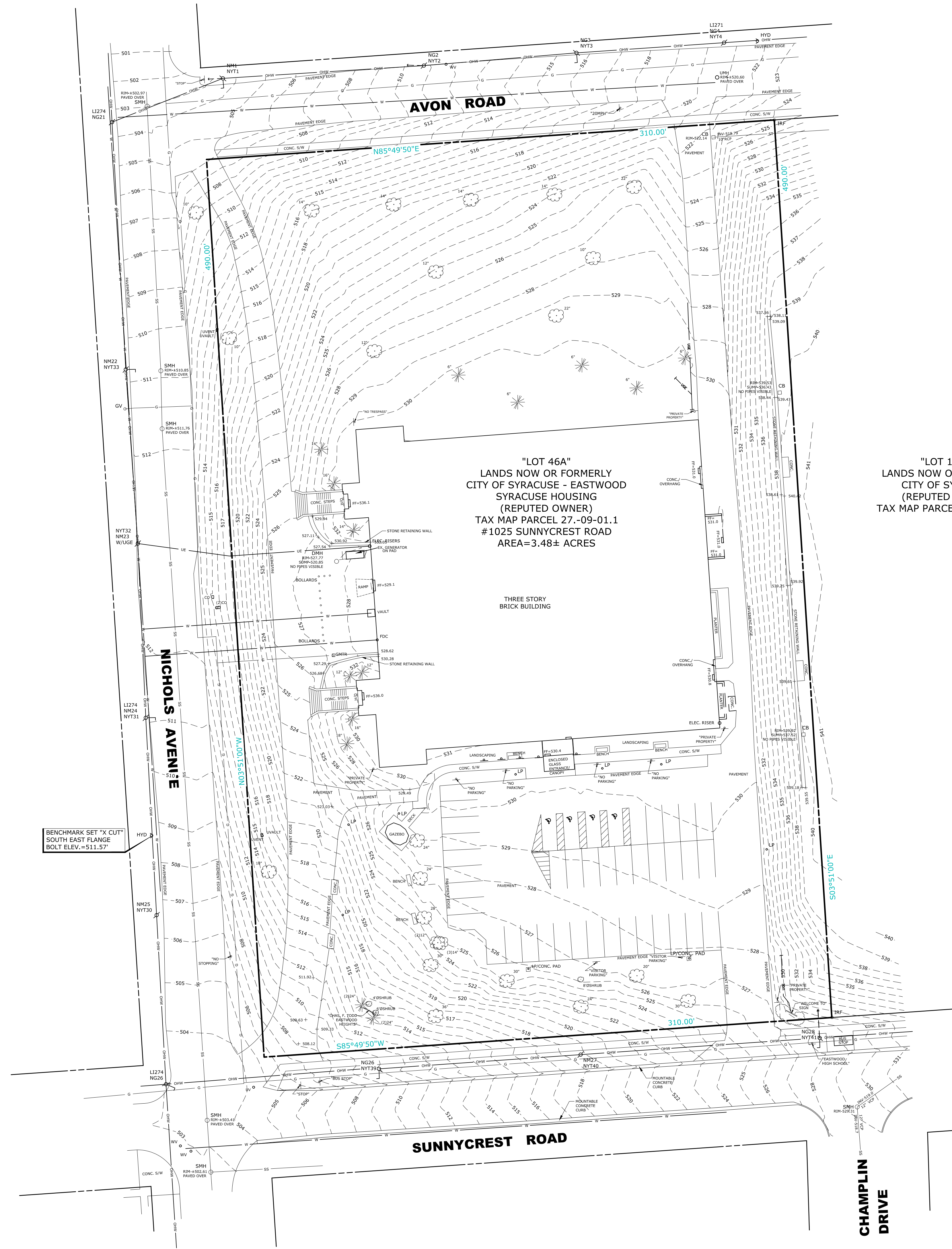
DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
					© 2024 C.T. MALE ASSOCIATES
					APPROVED: dju
					DRAFTED: dju
					CHECKED: dju
					PROJ. NO: 24-4440
					SCALE: 1"=30'
					DATE: 07/03/2024

SUBDIVISION OF LOT 46A
 LANDS NOW OR FORMERLY
CITY OF SYRACUSE - EASTWOOD SYRACUSE HOUSING
 KNOWN AS #1025 SUNNYCREST ROAD
 INTO
LOT 46A.1 AND LOT 46A.2

CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES
 Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
 JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
 www.ctmale.com

SHEET 1 OF 1
 DWG. NO: 24-0391

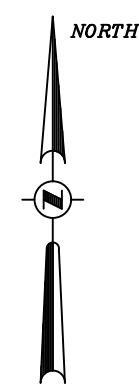
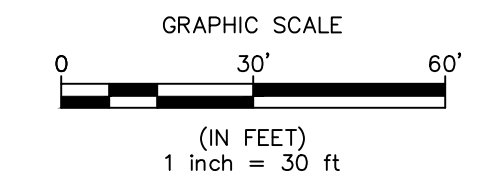


BENCHMARK SET 'X CUT'
SOUTH EAST FLANGE
BOLT ELEV.=511.57'

"LOT 46A"
LANDS NOW OR FORMERLY
CITY OF SYRACUSE - EASTWOOD
SYRACUSE HOUSING
(REPUTED OWNER)
TAX MAP PARCEL 27.-09-01.1
AREA=3.48± ACRES

"LOT 107A"
LANDS NOW OR FORMERLY
CITY OF SYRACUSE
(REPUTED OWNER)
TAX MAP PARCEL 27.-09-01.2

THREE STORY
BRICK BUILDING



SURVEY PREPARED BY:
C.T. MALE ASSOCIATES
Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.
50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400
COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY
JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
www.ctmale.com

C.T. MALE PROJECT NUMBER 22-0614
DATED 09/19/2022

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FOR PLANNING PURPOSES
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CONSTRUCTION.**

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PROJECT TITLE:
**EASTWOOD HEIGHTS
125 SUNNYCREST ROAD**
CITY OF SYRACUSE
ONONDAGA CO., NY

PREPARED FOR:
ROCHESTER'S CORNERSTONE GROUP
460 WHITE SPRUCE BOULEVARD
ROCHESTER, NY 14623

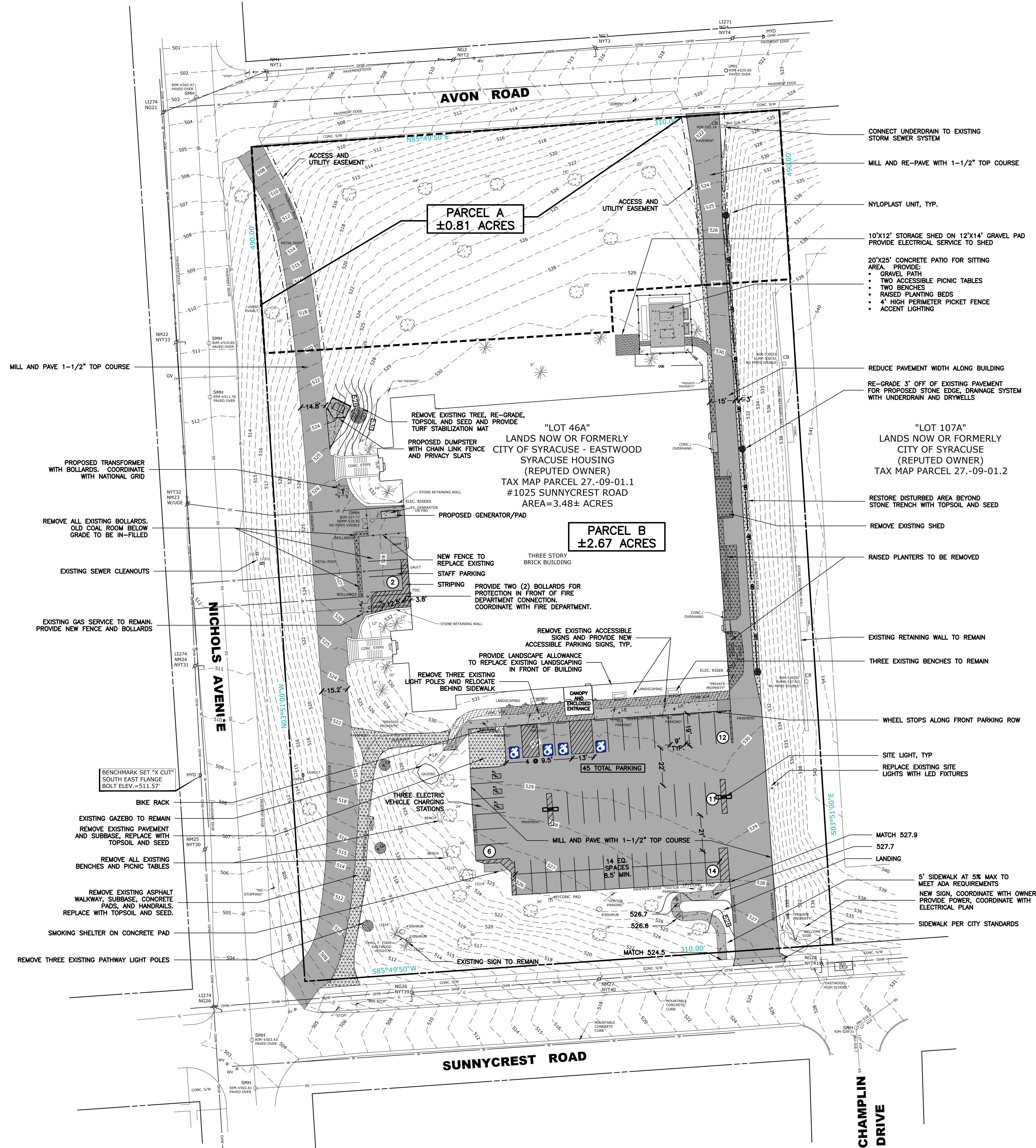
SHEET TITLE:
EXISTING CONDITIONS

NO.	REVISION/ISSUE	DATE

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
SITE • DESIGN • ENGINEERING
110 FAYETTE STREET
MANHATTAN, NEW YORK 10014
email: MNA.P@NAPICON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO.: 22-2105
DATE: 06 DEC 2022
SCALE: 1"=30'

SHEET
C-1



SITE CRITERIA CHECKLIST	
PROJECT SITE INFORMATION	
ADDRESS	1025 SUNNYCREST ROAD SYRACUSE, NY 13209
TAX MAP ID NO.	27-09-01.1
TOTAL SITE AREA	±3.48 ACRES (PARCEL 'A' AND 'B')
LAND USE	APARTMENT BUILDING
BUILDING SIZE	±30,00 EXISTING BUILDING SIZE, THREE STORY
ZONING INFORMATION	
ZONING DISTRICT	RESIDENTIAL DISTRICT (RA-1)
PARKING DIMENSIONS	8'x18' 9'x19'
PARKING AISLE WIDTH	N/A 21'-22'
PARKING REQUIRED	1 SPACE PER UNIT = 53 45 PROVIDED (SEE NOTE 2)

NOTES:
 1) NO CHANGE TO BUILDING HEIGHT, BUILDING COVERAGE, LOT COVERAGE, OR BUILDING SETBACKS FROM CURRENT CONDITIONS
 2) ZONING VARIANCE REQUIRED FOR PARKING PROVIDED

CITY OF SYRACUSE SANITARY SEWER OFFSET PROGRAM:
 CONTRACTOR SHALL PURCHASE AND PROVIDE MANHOLE COVER (EJ W824ZPT DI DUOSEAL WATERTIGHT ASSEMBLY) TO THE DEPARTMENT OF PUBLIC WORKS.
 CONTACT:
 JEFF KOHANSKI
 SUPERINTENDENT OF SEWER AND STREAMS
 JKOHANSKI@SYR.GOV
 315-448-8553

LEGEND:

	PROPERTY LINE
	EXISTING ASPHALT/NOTED FEATURES TO BE REMOVED
	EXISTING CONCRETE SIDEWALK TO BE REMOVED
	PROPOSED MILL AND PAVE
	PROPOSED CONCRETE (SIDEWALK, PAD)
	PROPOSED CATCH BASIN
	PROPOSED PERF. UNDERDRAIN PIPE
	PROPOSED DESIGNATED ACCESSIBLE PARKING SPACE
	PROPOSED NO PARKING
	PRELIMINARY SUBDIVISION LINE
	EASEMENT

PROJECT TITLE: **EASTWOOD HEIGHTS
1025 SUNNYCREST ROAD**
 CITY OF SYRACUSE
 ONONDAGA CO., NY
 PREPARED FOR: **ROCHESTER'S CORNERSTONE GROUP**
 460 WHITE SPRUCE BOULEVARD
 ROCHESTER, NY 14623

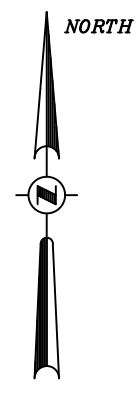
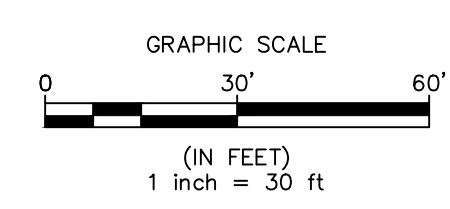
SHEET TITLE: **LAYOUT PLAN**

NO.	REVISION/ISSUE	DATE
1	ADDED PRELIMINARY SUBDIVISION LINE	09/25/23

PREPARED BY: **NAPIERALA CONSULTING**
 PROFESSIONAL ENGINEER, P.C.
 110 FAYETTE STREET
 MANHATTAN, NY 10804
 PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO: **22-2105**
 DATE: **06 DEC 2022**
 SCALE: **1"=30'**

PRELIMINARY FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION.



C-2

Project:	R-24-39
Date:	7/29/24

**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"/>

Project:	R-24-39
Date:	7/29/24

Short Environmental Assessment Form Part 3 Determination of Significance

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

<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.
City Planning Commission	7/29/24
_____ Name of Lead Agency	_____ Date
Steven Kulick	Chairperson
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 07/24/2024

Tax Map #: 027.-09-01.1

Owners: City Of Syracuse-Eastwood

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	06/11/01	Project	Tower / Dish / Antenna	Approved	SR-01-06 COMMUNICATIONS ANTENNAS (CRICKET)
1025 Sunnycrest Rd & Nichols & Avon	10/06/15	Permit Application	Fire Alarm	Issued	21185 Replace Fire Alarm Control Panel
1025 Sunnycrest Rd & Nichols & Avon	11/05/15	Inspection	Inspector Notification	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	11/13/15	Permit Application	Sprinkler	Issued	21852 Sprinkler aka 1027 Sunnycrest Rd
1025 Sunnycrest Rd & Nichols & Avon	11/16/15	Inspection	Progress Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	11/30/15	Inspection	Progress Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	12/14/15	Inspection	Progress Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	12/17/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2015-33243 TRASH ALL OVER PROPERTY
1025 Sunnycrest Rd & Nichols & Avon	12/17/15	Inspection	Complaint Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	12/18/15	Inspection	Service Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	12/18/15	Inspection	Service Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	12/22/15	Completed Permit	Fire Alarm	Certificate Issued	21185 Replace Fire Alarm Control Panel Certificate of Completion #21185
1025 Sunnycrest Rd & Nichols & Avon	12/22/15	Inspection	Final Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	12/23/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2015-33710 Caller reports lot of trash/debris blowing of their property onto neighbors and also their own property and it never seems to get cleaned up. Caller added that this has become a constant problem.
1025 Sunnycrest Rd & Nichols & Avon	12/23/15	Inspection	Complaint Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	12/28/15	Inspection	Progress Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	12/28/15	Completed Permit	Sprinkler	Certificate Issued	21852 Sprinkler aka 1027 Sunnycrest Rd Certificate of Completion #21852
1025 Sunnycrest Rd & Nichols & Avon	12/31/15	Permit Application	Electric	Issued	22326 Remove Out of Service Electric Equipment
1025 Sunnycrest Rd & Nichols & Avon	01/14/16	Inspection	Inspector Notification	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/07/16	Inspection	Progress Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/22/16	Inspection	Final Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	03/23/16	Completed Permit	Electric	Certificate Issued	22326 Remove Out of Service Electric Equipment Certificate of Completion #22326
1025 Sunnycrest Rd & Nichols & Avon	11/28/16	Completed Complaint	Lock Box	Completed	2016-29237 need keys in lock box
1025 Sunnycrest Rd & Nichols & Avon	02/07/17	Periodic Inspection	C of C	Invalid - failed to	
1025 Sunnycrest Rd & Nichols & Avon	04/18/17	Permit Application	Electric	Issued	28160 SMARTWATT LIGHTING UPGRADE
1025 Sunnycrest Rd & Nichols & Avon	04/19/17	Inspection	Inspector Notification	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	06/12/17	Inspection	Final Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	06/13/17	Completed Permit	Electric	Certificate Issued	28160 SMARTWATT LIGHTING UPGRADE Certificate of Completion #28160
1025 Sunnycrest Rd & Nichols & Avon	06/05/18	Inspection	Complaint Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	07/25/18	Inspection	Complaint Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	08/07/18	Completed Complaint	Blocked/Locked Exits	Completed	2018-16883 Exits on the West side of the structure were not able to be opened easily. Exit near the A/B corner and the door near the B/C corner

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	12/18/18	Completed Complaint	Sprinkler System	Completed	2018-29700 building owner called in to report dry system that went wet due to faulty deluge valve
1025 Sunnycrest Rd & Nichols & Avon	06/22/19	Completed Complaint	Pot Holes in Road	Completed	2019-16483 huge hole at driveway..hard to get in and out
1025 Sunnycrest Rd & Nichols & Avon	07/13/21	Completed Complaint	Property Maintenance-Int	Admin-Closed	2021-19418 Apt 210: "Shingles" from ceiling fell on furniture in living room
1025 Sunnycrest Rd & Nichols & Avon	08/20/21	Complaint	Property Maintenance-Int	Open	2021-21144 Weak floors in apartment,
1025 Sunnycrest Rd & Nichols & Avon	08/30/21	Inspection	Complaint Inspection	Fail	
1025 Sunnycrest Rd & Nichols & Avon	08/30/21	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Open	
1025 Sunnycrest Rd & Nichols & Avon	09/21/21	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	10/22/21	Inspection	Complaint Re-Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	11/23/21	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	12/20/21	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	01/19/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	02/15/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/15/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	04/13/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	05/18/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	06/22/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	07/29/22	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	08/26/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	09/23/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	10/14/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	11/18/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	12/09/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	12/30/22	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	01/20/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	02/17/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/10/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/15/23	Permit Application	Road Cut	Issued	PC-0092-23 Crown Castle is proposing to install 52' of 2" conduit via directional bore from an existing utility pole to a new proposed manhole placed at 1025 Sunnycrest road. As a part of the work two 4'x4'x4' bore pits will be dug and restored.
1025 Sunnycrest Rd & Nichols & Avon	04/07/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	05/05/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	05/20/23	Permit	Road Cut	Open	PC-0092-23 Crown Castle is proposing to install 52' of 2" conduit via directional bore from an existing utility pole to a new proposed manhole placed at 1025 Sunnycrest road. As a part of the work two 4'x4'x4' bore pits will be dug and restored. Expires 12/31/9990
1025 Sunnycrest Rd & Nichols & Avon	05/26/23	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	06/16/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	07/07/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	07/07/23	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1025 Sunnycrest Rd & Nichols & Avon	07/28/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	08/15/23	Inspection	Complaint Inspection	Fail	
1025 Sunnycrest Rd & Nichols & Avon	08/15/23	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
1025 Sunnycrest Rd & Nichols & Avon	08/25/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	09/06/23	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	09/08/23	Inspection	Complaint Re-Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	09/11/23	Inspection	BAA - Default 30 Day Deadline	Default	
1025 Sunnycrest Rd & Nichols & Avon	09/14/23	Completed Complaint	Property Maintenance-Int	Admin-Closed	2023-06476
1025 Sunnycrest Rd & Nichols & Avon	09/22/23	Completed Complaint	Property Maintenance-Int	Completed	2023-05871 Roof leaking into her apartment, floods her unit and outside her unit, handicapped woman in a wheelchair, hazardous for her
1025 Sunnycrest Rd & Nichols & Avon	09/22/23	Inspection	Complaint Re-Inspection	Pass	
1025 Sunnycrest Rd & Nichols & Avon	10/06/23	Inspection	Complaint Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	10/10/23	Completed Complaint	Property Maintenance-Int	Completed	2023-06943 Tenant's relative Complaint-Elevator has not been operating correctly since July-see nspection note
1025 Sunnycrest Rd & Nichols & Avon	10/10/23	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	11/03/23	Inspection	Complaint Re-Inspection	In Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/01/24	Inspection	Complaint Inspection	Fail	
1025 Sunnycrest Rd & Nichols & Avon	03/01/24	Complaint	Certificate of Compliance	Referred to BAA	2024-01192 C of C
1025 Sunnycrest Rd & Nichols & Avon	03/01/24	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
1025 Sunnycrest Rd & Nichols & Avon	03/19/24	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	03/27/24	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	04/12/24	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	05/20/24	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	05/20/24	Inspection	BAA - 1st Ticket Plea	Ticket Default	
1025 Sunnycrest Rd & Nichols & Avon	06/14/24	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	06/21/24	Project	Minor Site Plan Review	In Review	MiSPR-24-43 Change of occupancy on the first floor to convert 4 storage rooms into 4 residential units. Site Plan Modification to reconfigure parking spaces and to add screening devices for ground utilities. Facade Renovation to replace exterior windows and doors. Companion Application: resubdivision.
1025 Sunnycrest Rd & Nichols & Avon	06/26/24	Project	Resubdivision	In Review	R-24-39 The owner, the City of Syracuse, proposes to split the existing lot into two new lots. The new lot A remains as City of Syracuse's property The new new lot B and its building and site amenities will be sold to Eastwood Heights for redevelopment. New Lot A : 0.81 Acres New Lot B; 2.67 Acres

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1025 Sunnycrest Rd & Nichols & Avon	07/09/24	Inspection	Complaint Re-Inspection	No Progress	
1025 Sunnycrest Rd & Nichols & Avon	07/24/24	Inspection	Complaint Re-Inspection	<None>	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Freedom Commons Housing c/o Syracuse Housing Authority
 From: Haohui Pan, Zoning Planner
 Date: 7/22/2024 9:42:37 AM
 Re: Resubdivision R-24-39
 1025 Sunnycrest Rd & Nichols & Avon, Syracuse, 13206

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	07/16/2024	Haohui Pan	waiting for CPC approval on 7/29 The proposed lots comply with the Minimum Lot Size and Width for single/two dwelling unit, multi-dwelling unit. in R5 pursuant to Rezone, Art2. Sec. 2.6 B
Eng. Mapping - Zoning	Approved	07/05/2024	Ray Wills	***7/5/24*** -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# Eastwood 31 ***6/28/24*** The information submitted with this application is incomplete and does not contain an actual survey. Please upload the full stamped and certified survey depicting parcel descriptions and easements. Placing on hold to allow for this to be included.
Finance - Zoning	Internal Review Complete	07/01/2024	Veronica Voss	This is a City-owned property; no current taxes are past due.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	07/05/2024	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	07/05/2024	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	Conditionally Approved	07/05/2024	Romeo Kpolo	Future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	06/26/2024		