



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-24-41</u>	<u>Staff Report – July 29, 2024</u>
Application Type:	Resubdivision
Project Address:	618 Sedgwick Drive (Tax Map ID: 013.18.14.0), 624 Sedgwick Drive (Tax Map ID: 013.18.15.0)
Summary of Proposed Action:	The applicant proposes to combine two lots (618 & 624 Sedgwick Drive) into one new lot. Upon the resubdivision of the two lots the applicant will construct an addition with 1 bedroom on the existing detached single-unit dwelling. New Lot 18 A Area: 0.311Acre/ 13,562 SF
Owner/Applicant	David and Maureen Scharoun (Owner/applicant)
Existing Zone District:	Single Unit Residential, R1 Zone District
Surrounding Zone Districts:	The neighboring properties to the north, south, east and west are within the R1 Zone District
Companion Application(s)	None
Scope of Work:	Eliminate the property boundary between 618 Sedgwick Drive and 624 Sedgwick Drive, and then merge two properties into one new lot.
Staff Analysis:	Factors: <ul style="list-style-type: none"> - The proposed lot complies with lot size and width standard in R1 Zone District pursuant to Rezone, Art2, Sec 2.2B - The Onondaga County Planning Agency confirms the 911 address for new lot “18A” is 618 Sedgwick Drive.
Zoning Procedural History:	618 Sedgwick Drive: <ul style="list-style-type: none"> - No Zoning history available, an existing single-dwelling unit. 624 Sedgwick Drive: <ul style="list-style-type: none"> - No Zoning history available, vacant lot.
Summary of Zoning History:	The applicant has owned 618 Sedgwick Drive since December of 1979, and the existing single dwelling unit is a two-story wood framed building. The adjacent parcel 624 Sedgwick Drive was brought by the applicant in 2023, and he demolished the single-dwelling unit for construct a new addition to his single-dwelling unit.
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 rectangular in shape with 55.5 feet of frontage on 618 Sedgwick Drive and a lot depth of 125 feet. The subject property is rectangular in shape with 53 feet of frontage on 624 Sedgwick Drive and a lot depth of 125 feet. Proposed property characteristics The proposed property will be rectangular in shape with 108.5 feet of frontage running north along Sedgwick Drive, then headed east for 125 feet, south 107.13 feet and back west for 125 feet. The new lot will be 13,562 SF. The structural coverage will be 1197 SF

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	(existing detached single unit dwelling and shed)
SEQOR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- Resubdivision Map: Proposed Resubdivision on Lot 18 & Part of Lot 17 of the Paul Schoeck Tract, Map #2583 To be New Lot 18A; Known as No.618 Sedgwick Drive; City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Michael J. McCully; Scale: 1"= 20'; Dated: 11/17/2023.
- Preliminary Site Plan: 618 Sedgwick Dr. Proposed addition

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 2 & Part 3
- Code Enforcement History
- IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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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@syr.gov *

www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: **R-24-41** Zoning District: **R**

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:	Combine lots at 618 and 624 Sedgwick Dr	2	13,563
<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) 618 Sedgwick Drive	013.18.14.0	David & Maureen Scharoun	12/10/1979
2) 624 Sedgwick Drive	013.18.15.0	David & Maureen Scharoun	12/6/2023
3)			
4)			

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

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

1) _____ 2) _____ 3) _____

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

- Demolition (full and partial): Previous 1 family residence at 624 Sedgwick Dr. was demolished
- New Construction: Addition; 1st floor living space to 1 family at 618 Sedgwick Dr.
- Façade (Exterior) Alterations:
- Site Changes:

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Combine lots 618 and 624 Sedgwick Drive
Current Land Use(s): 618 is 1 family residence; 624 vacant lot (prior 1 family demolished)
Proposed Land Use(s): Addition to 618 to provide first floor bedroom, bath, laundry, etc.
Number of Dwelling Units: One
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.)

My wife and I are in our seventies and would like to "age in place". In order to do this we need to have a bedroom, full bath, laundry, etc. on the first floor so we don't have to navigate stairs. We bought and demolished the previous one family residence at 624 Sedgwick Drive so we could add an addition to our current home to accommodate our needs as we get older.

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.**

David	Scharoun	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
618 Sedgwick Dr.		SYRACUSE	13203-1	Phone: 3157270005	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i> dscharoun1@gmail.com	
* Signature: <i>David Scharoun</i>			Date: <i>6/23/24</i>		

Maureen	Scharoun	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
618 Sedgwick Dr.		SYRACUSE	13203-1	Phone: 3157270005	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i> dscharoun1@gmail.com	
* Signature: <i>Maureen A Scharoun</i>			Date: <i>6/23/24</i>		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>	
* Signature:			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	Scharoun	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
618 Sedgwick Dr.		SYRACUSE	13203-	Phone: 3157270005	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i> dscharoun1@gmail.com	
<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: Combine vacant lot at 624 Sedgwick Drive with lot at 618 Sedgwick Drive, Syracuse, N.Y. 13203			
Project Location (describe, and attach a location map): 618 and 624 Sedgwick Drive, Syracuse, N.Y. 13203			
Brief Description of Proposed Action: I am looking to combine the vacant lot at 624 Sedgwick Drive, Syracuse, N.Y., with 618 Sedgwick Drive, the lot on which my 2 story wood framed dwelling is situated. I purchased 624 Sedgwick Drive in December of 2023, and have owned 618 Sedgwick Drive since December of 1979.			
Name of Applicant or Sponsor: David A. Scharoun		Telephone: 315-727-0005 E-Mail: dscharoun1@gmail.com	
Address: 618 Sedgwick Drive			
City/PO: Syracuse		State: New York	Zip Code: 13203
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"/>
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:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.311 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? _____ 0.311 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 type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A small quantity of asbestos was removed/abated from a house that was previously located at 624 Sedgwick Drive and was demolished in May 2024.		

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

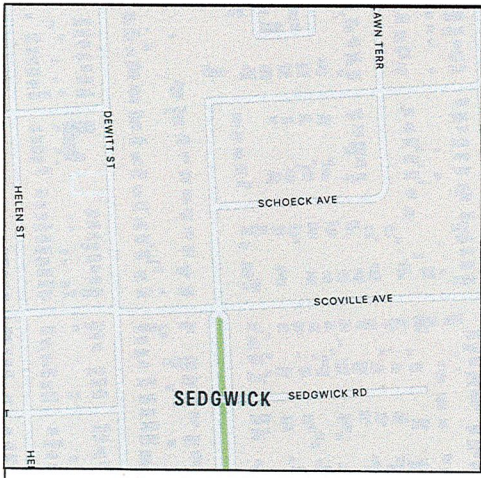
Applicant/sponsor/name: _____

Date: _____

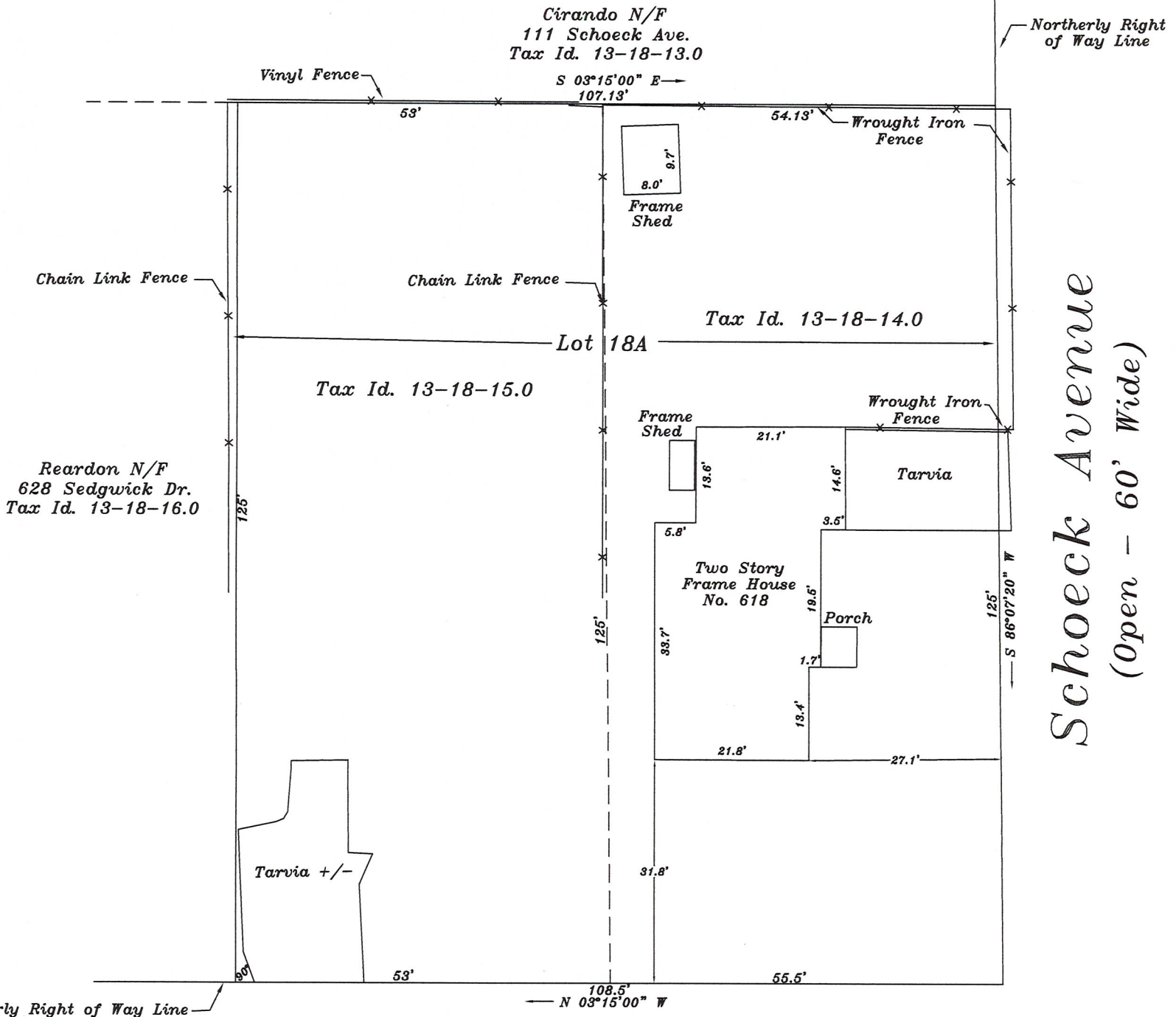
Signature: _____

Title: _____

PRINT FORM



Site Vicinity Locator
(not to scale)



Reardon N/F
628 Sedgwick Dr.
Tax Id. 13-18-16.0

Cirando N/F
111 Schoeck Ave.
Tax Id. 13-18-13.0

Northerly Right of Way Line

Schoeck Avenue
(Open - 60' Wide)

Sedgwick Drive
(Open - 80' Wide)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 18A Area = 13562 Sq. Ft.
- *Parcel(s) Owner : Scharoun

Date of Fieldwork: 06-10-24
Tax Id#: 13-18-15 & 14
Deed: 2023/42724 & 3019/103
Abstract: Not Provided

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lot 18 & Part of Lot 17 of the Paul Schoeck Tract, Map #2583 To be New Lot 18A</p>	
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		<p>Known as No. 618 Sedgwick Drive, City of Syracuse, County of Onondaga State of New York</p>	
<p>M.J. McCully NYSLLS 50696</p>	<p>Drawn by: PFOB Scale: 1" = 20' Date(s): 11/17/23</p>		

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 valid true 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, Michael J. McCully Land Surveying, all rights reserved.

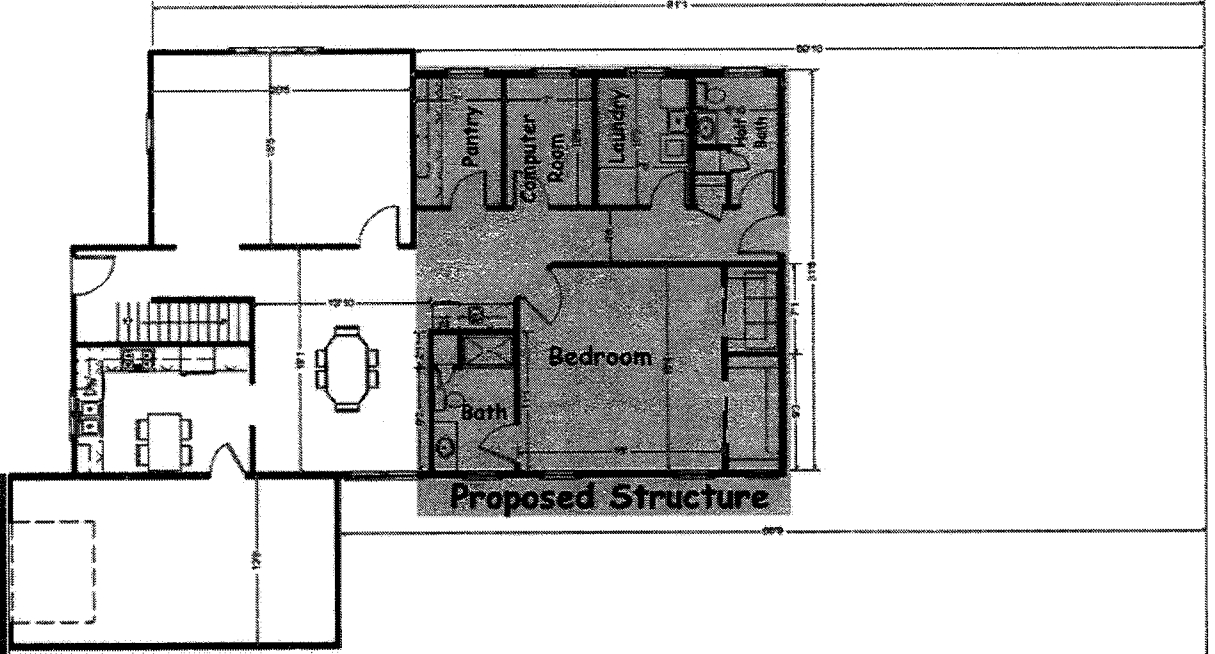
Sedgwick Dr

Sidewalk

618
Sedgwick Dr

Schoeck Ave

Sidewalk



Sedgwick Dr
Schoeck Ave







618

618
SEDGWICK DRIVE

SYRACUSE POLICE
CENTRAL CITY
NEW YORK

SHERIFF
ONONDAGA COUNTY
SINCE 1784

Lt. Mike Hoosock #1703
Ofc. Mike Jensen #1425







A dark grey pickup truck, likely a Ram, is parked on the left side of the road. The license plate is visible and reads "74511-ND". The truck has "BOSS" written on the front bumper.

A white, two-story house with a prominent brick chimney is visible in the background. The house is partially obscured by trees and a safety fence. The roof appears to be grey shingles.

A white, two-story house with a gabled roof and a large window is visible on the right side of the image. The house is surrounded by lush green trees and shrubs.



Parcel History

01/01/1900 - 07/19/2024

Tax Map #: 013.-18-14.0

Owners: David A Scharoun, Maureen A Scharoun

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
618 Sedgwick Dr & Schoeck Ave	07/03/17	Completed Complaint	Blue Bin: request new BB	Completed	2017-18688 2 bbs
618 Sedgwick Dr & Schoeck Ave	01/14/19	Completed Complaint	Yard Waste	Completed	2019-01488 leaf pu
618 Sedgwick Dr & Schoeck Ave	05/08/19	Completed Complaint	Lawn Damage	Completed	2019-10573 lawn damage on the schoeck ave side please inspect and repair asap
618 Sedgwick Dr & Schoeck Ave	05/22/19	Completed Complaint	Yard Waste	Completed	2018-36375 leaves missed

Project:	R-24-41
Date:	7/29/2024

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-24-41
Date:	7/29/2024

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.	
City of Syracuse City Planning Commission	7/29/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: David Scharoun
From: Haohui Pan, Zoning Planner
Date: 7/22/2024 9:40:21 AM
Re: Resubdivision R-24-41
618 Sedgwick Dr & Schoeck Ave, 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	On Hold	07/05/2024	Haohui Pan	Pending CPC approval The proposed lot complies with lot size and width standard in R1 Zone District pursuant to Rezone, Art2, Sec 2.2B
Eng. Mapping - Zoning	Approved	07/16/2024	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# 477
Finance - Zoning	Internal Review Complete	07/08/2024	Veronica Voss	618 Sedgwick Drive owes CS/CO July 2024 taxes; 624 owes CS 24/25 taxes.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	07/08/2024	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	07/08/2024	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	07/08/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	07/05/2024		