



**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-24-33</u>	<u>Staff Report – July 8, 2024</u>
<b>Application Type:</b>	Resubdivision
<b>Project Address:</b>	1213 West Onondaga St (parcel: 092.-22-06.0) 1211 West Onondaga St (parcel: 092.-22-07.0) 402-04 Bradley St & Onondaga St (parcel: 092.-22-08.0)
<b>Summary of Proposed Action:</b>	The applicant intends to split the vacant lot at 1211 West Onondaga Street between the single dwelling residence at 1213 West Onondaga Street and the two-family residence at 402-04 Bradley Street. Two new lots will be created. The separated portions of 1211 West Onondaga Street will provide additional yard space for both properties.  New Lot A : 10745 SF Ne Lot B : 8547 SF
<b>Owner/Applicant</b>	Owner/ applicant: Katelyn Wright, Executive Director Greater Syracuse Land Bank; Torril Bailey, 409 Temple Street ; Adam Martin, 4736 W. Onondaga Blvd  Representative: Dalla Bryson & Roshad Rush, NEHDA INC
<b>Existing Zone District:</b>	High Density Residential, R5 Zone District
<b>Surrounding Zone Districts:</b>	The neighboring properties to the, south, north, east and west are high Density Residential, R5 Zone District.
<b>Companion Application(s)</b>	None
<b>Scope of Work:</b>	Eliminating the property lines between two subject lots, and merging them to become one new lot.
<b>Staff Analysis:</b>	<b>Factors:</b> <ul style="list-style-type: none"> <li>- The existing lots 1211 &amp; 1213 West Onondaga Street are none conforming with the required lot size and width dimensional standard in R5 Zone district.</li> <li>- The proposed lot complies with the Rezone lot design standard in R5 pursuant to Rezone, Art 2, Sec 2.6B</li> <li>- According to Onondaga County Planning Agency’s confirmation, 9-1-1 street address for the new Lot A shall be known as <b>402-04 Bradley Street</b>, New Lot B shall be known as <b>1213 West Onondaga Street</b>.</li> </ul>
<b>Zoning Procedural History:</b>	1213 West Onondaga St: <ul style="list-style-type: none"> <li>- No Zoning History available, Single Dwelling Unit.</li> </ul> 1211 West Onondaga St: <ul style="list-style-type: none"> <li>- No Zoning History available, vacant land, previous residential were demolished in 2023</li> </ul> 402-04 Bradley St & Onondaga St <ul style="list-style-type: none"> <li>- No Zoning History available, Two Dwelling Units</li> </ul>
<b>Summary of Zoning History:</b>	No prior Zoning Approved projects are available for the three subject properties. According to the previous Zoning Office record, the existing heavy auto repair shop is a legal non-conforming use at 1601 Lemoyne Avenue.
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.

**R-24-26**

<b><i>Property Characteristics:</i></b>	The subject property is a rectangle in shape with 37 feet of frontage on 1213 West Onondaga Street and a lot depth of 165 feet.  The subject property is a rectangle in shape with 37 feet of frontage on 1211 West Onondaga Street and a lot depth of 132 feet.  The subject property is a trapezoid in shape with 134.41 feet of frontage on 402-04 Bradley Street and a lot depth of 68.8 feet.
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	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: Proposed Resubdivision on Part of Lots 8 & 10, Block 472 of the Bradley Tract Known As No. 1211 W. Onondaga Street & No. 402-04 Bradley Street, City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor: Michael J. McCully; Map Date: 4/24/2024; Scale: 1"=20'

**Attachments:**

Resubdivision Application

Short Environmental Assessment Form Part 2 & Part 3

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](mailto:zoning@syrgov.net) \* [www.syrgov.net/Zoning.aspx](http://www.syrgov.net/Zoning.aspx)

Office Use Filing Date: 5/15 Case: R-24-33 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:	<u>1 vacant lot, 1 single-family, and 1 two fail</u>	<u>3</u>	<u>21,132.92 sqf</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>1211 W. Onondaga St.</u>	<u>092.-22-07.0</u>	<u>GSPDC</u>	<u>11/18/2016</u>
2) <u>1213 W. Onondaga St.</u>	<u>092.-22-06.0</u>	<u>Torreil Bailey</u>	<u>10/27/2017</u>
3) <u>402-04 Bradley St.</u>	<u>092.-22-08.0</u>	<u>Adam Martin</u>	<u>1/25/2019</u>
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): \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Façade (Exterior) Alterations: \_\_\_\_\_
- Site Changes: \_\_\_\_\_

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

Project Name: Split 1 vacant lot between 1 single-family, and 1 two-family R  
Current Land Use(s): 1 single-family, 1 two-family, and 1 vacant Residential  
Proposed Land Use(s): 1 single-family residential and 1 two-family residential  
Number of Dwelling Units: 3  
Days and Hours of Operation: N/A  
Number of Onsite Parking Spaces: 2


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

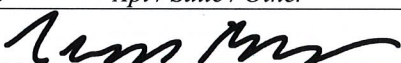
Applicant intends to split the vacant lot at 1211 W. Onondaga St. between the single-family residence at 1213 W. Onondaga St. and the two-family residence at 402-04 Bradley St. Both property owners would like the opportunity to utilize the property for additional yard space.

**City of Syracuse Office of Zoning Administration**

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

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

<b>Katelyn</b>	<b>Wright</b>	<b>Executive Director</b>	<b>GSPDC</b>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
1941 S. Salina St.		Syracuse	NY 13205
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature: 			Phone: 315-422-2302
			Email: kwright@syracuselandbank.org
			Date: 05/02/2024

<b>Torreil</b>	<b>Bailey</b>		<b>Temple 1108 LLC</b>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
409 Temple St.	Apt. #3	Syracuse	NY 13202
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature: 			Phone: 315-254-3065
			Email: ramajglisten@gmail.com
			Date: 5/6/24

<b>Adam</b>	<b>Martin</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
4736 W. Onondaga Blvd.		Syracuse	NY 13219
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature:			Phone: 805-904-4954
			Email: mjl4146@hotmail.com
			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 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)**

<b>Katelyn</b>	<b>Wright</b>	<b>Executive Director</b>	<b>GSPDC</b>
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<b>Torreil</b>	<b>Bailey</b>		<b>Temple 1108 LLC</b>
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409 Temple St.	#3	Syracuse	NY 13202
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature:			Phone: 315-254-3065
			Email: ramajglisten@gmail.com

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

<b>Dallas</b>	<b>Bryson</b>	<b>Executive Director</b>	<b>NEHDA INC</b>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
101 Gertrude St.		Syracuse	NY 13203
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature:			Phone: 315-425-1032
			Email: dallas@nehda.org

<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 Zip</i>	<i>Email:</i>

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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
431 E. Fayette St.	Suite 375	Syracuse	NY	13202	Phone: 315-422-2302
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandbank.org</i>

\* Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Torreil</b>	<b>Bailey</b>		<b>Temple 1108 LLC</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ramajglisten@gmail.com</i>

\* Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Adam</b>	<b>Martin</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
4736 W. Onondaga Blvd.		Syracuse	NY	13219	Phone: 805-904-4954
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: mjl4146@hotmail.com</i>

\* Signature:  Date: *January 29, 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>	

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<b>Torreil</b>	<b>Bailey</b>		<b>Temple LLC</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
409 Temple St.		Syracuse	NY	13202	Phone: 315-254-3065
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: iramajglisten@gmail.com</i>

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<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>	

**TO:** Syracuse Planning Commission

**FROM:** Terri Lockett  
Program and Data Manager/Neighborhood Planner  
Greater Syracuse Land Bank

**RE** Resubdivision Justification (1211 W Onondaga St, 1213 W Onondaga St,  
and 402-04 Bradley St)

**DATE:** May 6, 2024

1211 West Onondaga St. was acquired from the City in November 2016. The Land Bank demolished a dilapidated single-family house in November of 2023. Both adjacent parcels are investment properties. Adam Martin owns the two-family house at 402-04 Bradley Street. His backyard is very small and he would like to landscape and fence in the lot for additional yard space for his tenants. Torreil Bailey of Temple 1108 LLC owns 1213 W. Onondaga St. He would also like to install fencing and expand his yard. Following is the justification for the resubdivision of these three parcels.

- The vacant parcel measures 37' x 132' and is otherwise un-buildable due to its small size and frontage.
- The resubdivision will not alter the character of the neighborhood. The parcel is already vacant and not likely to be built upon because it would require a variance and because it has topography challenges.
- This resubdivision will add 18.5' of frontage to 402-04 Bradley St creating a new irregularly-shaped lot with 93.97' of frontage. It will add 18.5' of frontage to 1213 W Onondaga St creating an irregularly-shaped lot with 55.5' of frontage. There are several other lots with comparable frontage in the vicinity including the lot across the street at 1210 West Onondaga St (78.42 x 92.88) and 1238-40 W Onondaga St (88.75 x 131.67).
- Merging the parcels will ensure that the property owners will receive one tax bill and that the vacant lot does not become 'orphaned' again at a later date. It will make the process of applying for fence permits easier.
- This proposal offers the opportunity to put the vacant parcel back into taxable and productive use. The new property owners will assume responsibility for the properties' maintenance and pay taxes on the land. This will help to stabilize and enhance the property values in the neighborhood.



# Short Environmental Assessment Form

## Part 1 - Project Information

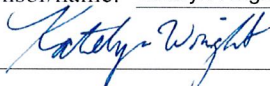
### Instructions for Completing

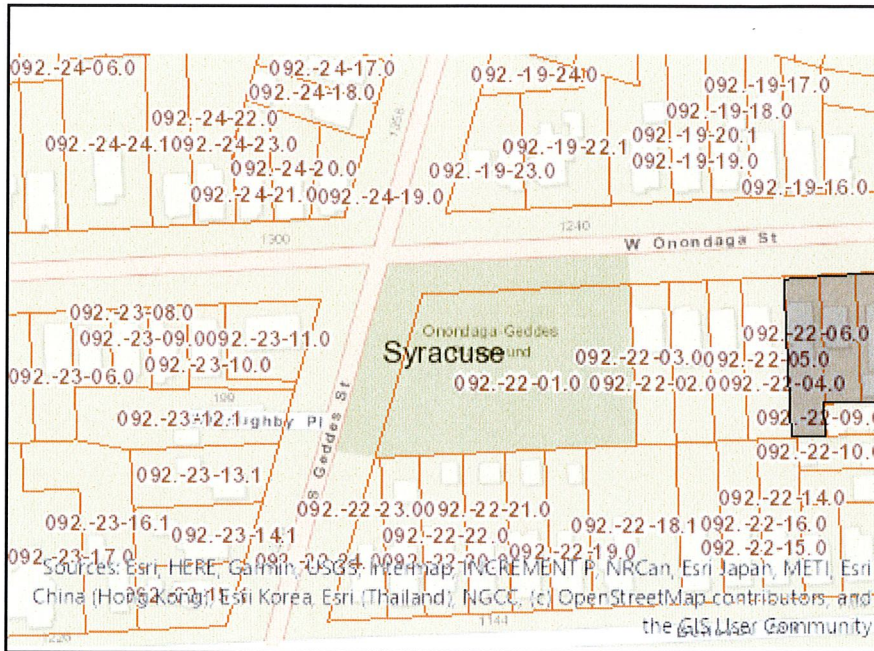
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Split a vacant lot between adjoining properties, 1 single-family residential, and 1 two-family residential			
Project Location (describe, and attach a location map): 1211 and 1213 W. Onondaga St. with 402-04 Bradley St.			
Brief Description of Proposed Action: Applicant intends to split the vacant lot at 1211 W. Onondaga St. between the single-family residence at 1213 W. Onondaga St. and the two-family residence at 402-04 Bradley St. Both property owners would like the opportunity to utilize the property for additional yard space.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2302 E-Mail: kwright@syracuselandsbank.org	
Address: 431 E. Fayette St., Suite 375			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		0.48 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? _____		0.48 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

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	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 type="checkbox"/>	<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	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 type="checkbox"/>	<input checked="" 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 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? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>05/02/2024</u> Signature: <u></u> Title: <u>Executive Director</u>		

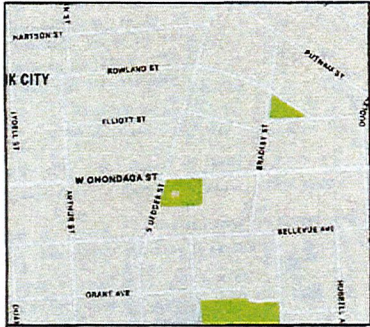


**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

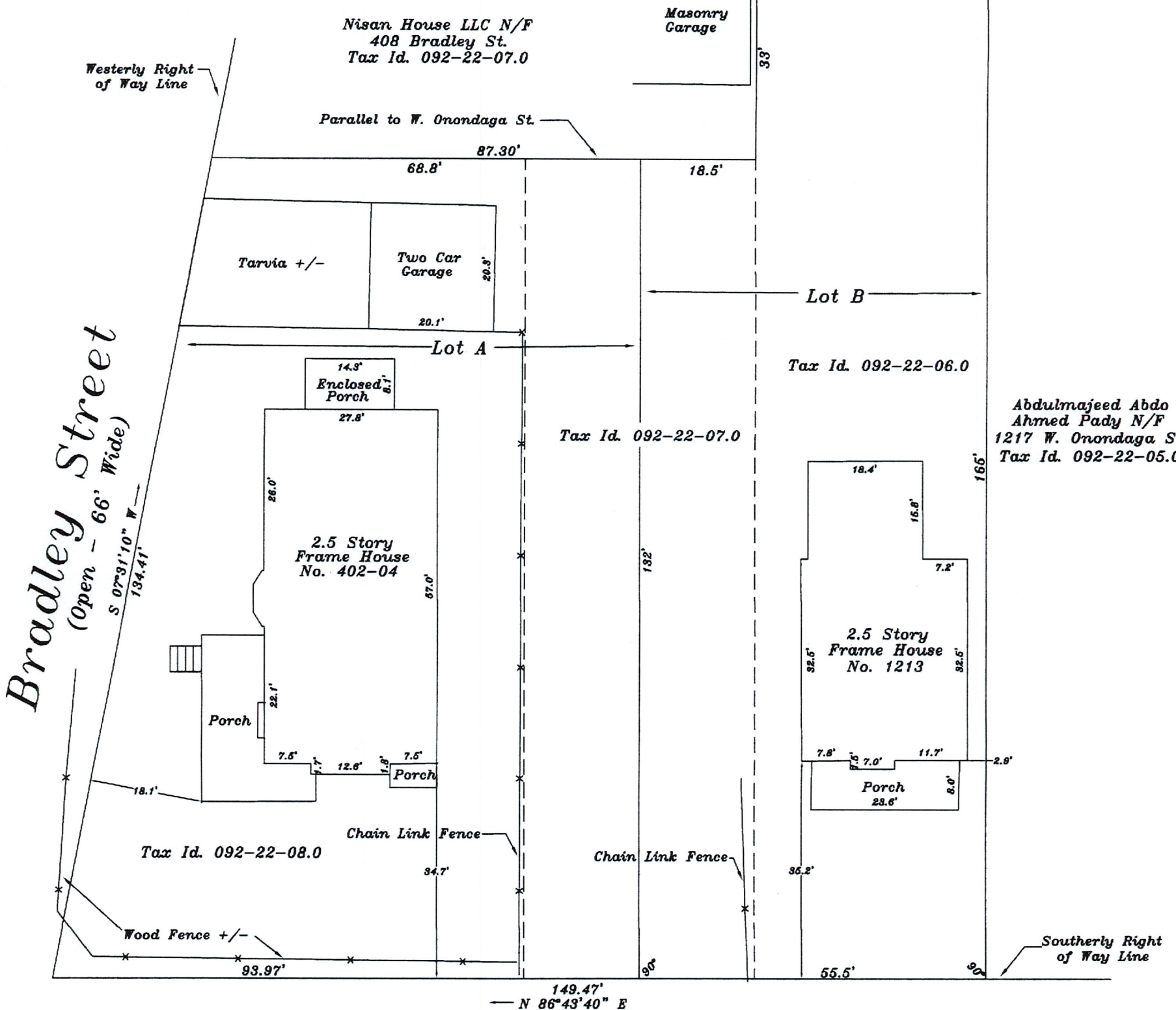
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



Site Vicinity Locator  
(not to scale)

Burch N/F  
1108-10 Bellevue Ave.  
Tax Id. 092-22-14.0

Lacey N/F  
412 Bradley St.  
Tax Id. 092-22-10.0



Approvals

**West Onondaga Street**  
(Open - 82.5' Wide)

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 A Area = 10745 Sq. Ft.
- \*New Lot B Area = 8547 Sq. Ft.
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation, Martin & Bailey

Date of Fieldwork: 04-22-24  
Tax Id#: 092-22-6.0, 7.0, 8.0  
Deed: 5401/211, 2017/46770, 2019/3735  
Abstract: Not Provided

**\*Proposed Only\***

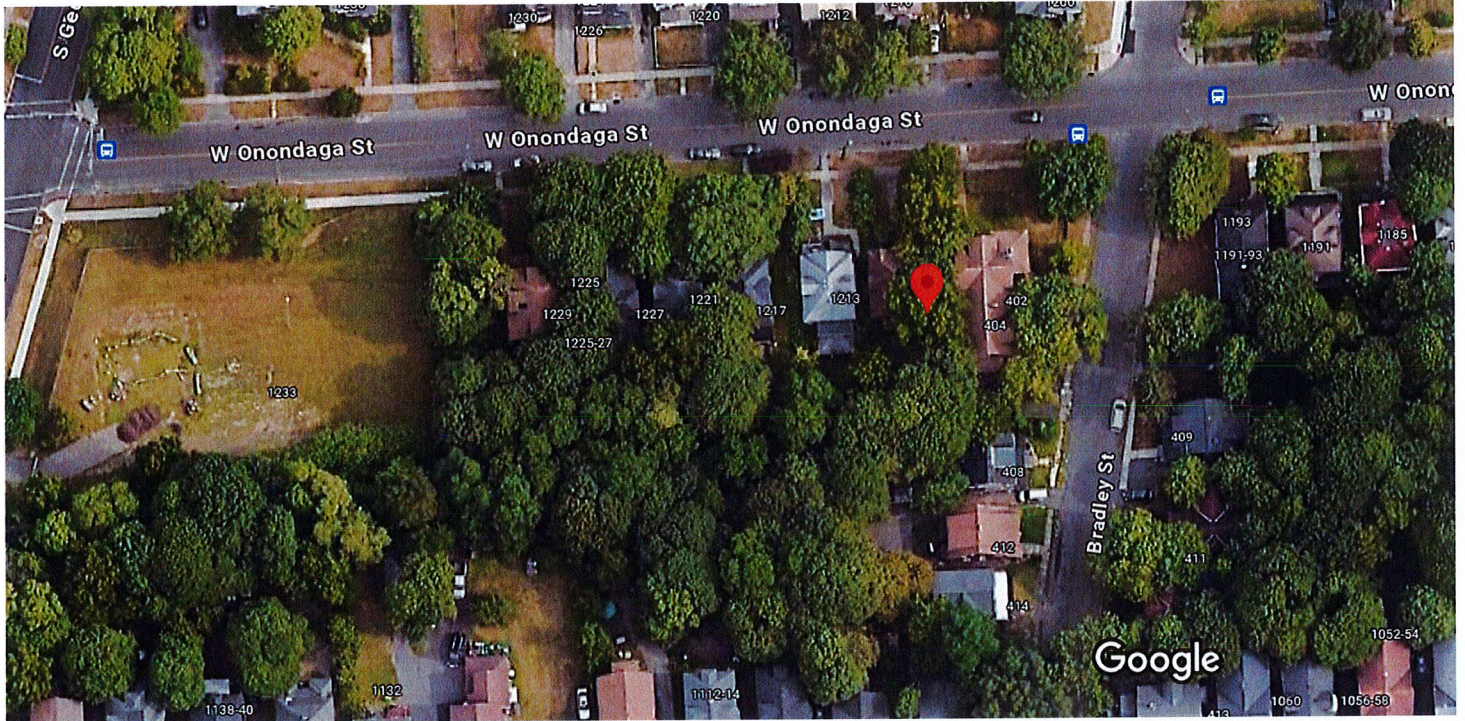
<p><b>Michael J. McCully</b> Land Surveying PLLC 5875 Fieldstones Drive Casenovia New York 13036 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Part of Lots 8 &amp; 10, Block 472 of the Bradley Tract</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i></p>		<p>Known as No. 1211 W. Onondaga Street &amp; No. 402-04 Bradley Street, City of Syracuse, County of Onondaga, State of New York</p>
<p>M.J. McCully NYSLLS 050696</p>		<p>Drawn by: PFOB Scale: 1" = 20' Date(s): 04-24-24</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 2024, Michael J. McCully Land Surveying, all rights reserved.



Left - 402-04 Bradley St, Right 1213 W Onondaga St. Vacant lot 1211 W Onondaga St in center

# Google Maps 1211 W Onondaga St



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 50 ft



## 1211 W Onondaga St

Building



Directions



Save



Nearby



Send to phone



Share

Project:	R-24-33
Date:	7/8/2024

## *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-24-33
Date:	7/8/2024

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

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Syracuse City Planning Commission	7/8/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: TEMPLE 1108 LLC  
From: Haohui Pan, Zoning Planner  
Date: 7/3/2024 3:07:06 PM  
Re: Resubdivision R-24-33  
1213 Onondaga St W, 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@syr.gov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	05/28/2024	Haohui Pan	- Waiting for CPC approved  The proposed lots comply with lot size, and width standard in R5 Zone District
DPW Commissioner - Zoning	Pending	05/28/2024		
City Engineer - Zoning	Pending	05/28/2024		
Eng. Mapping - Zoning	Approved	06/18/2024	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# 042
Finance - Zoning	Internal Review Complete	05/30/2024	Veronica Voss	1211 W Onondaga St is GSPDC, no taxes due. 1213 W Onondaga is PAST DUE for April County taxes. 402-04 Bradley St is current on taxes
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	05/28/2024	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	05/28/2024	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	05/28/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
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