



**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

<b><u>R-24-38</u></b>	<b><i>Staff Report – July 8, 2024</i></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	250-52 Holland St, & 256-58 Holland St. (Tax Parcel ID: 097.-09-28.1 & 097-09-29.0)
<b><i>Summary of Proposed Action:</i></b>	Resubdivision to combine two adjacent lots into one
<b><i>Owner/Applicant</i></b>	Thomas Hunsu, (Owner/Applicant)
<b><i>Existing Zone District:</i></b>	Low Density Residential, R2 Zone District
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the north, south, east and west are all classified as Low Density Residential, R2 Zone District.
<b><i>Companion Application(s)</i></b>	None
<b><i>Scope of Work:</i></b>	Combine lots 250-252 Holland Street and 256-258 Holland Street into one lot, currently Lot No. 27A (11,761 SF) & Lot 28 (6,534 SF) and New Proposed Lot will be 0.42 Acres (18,295 SF).
<b><i>Staff Analysis:</i></b>	<p><b><u>Factors:</u></b></p> <ul style="list-style-type: none"> <li>- The proposed lot complies with the standards of lot width and size in R2 Zone District, pursuant to Rezone Art.2 Sec 2.3B</li> <li>- The Onondaga County Planning Agency letter confirms the 911 address for the new combined lots of 27A &amp; 28 is <b>250-52 Holland St</b></li> </ul>
<b><i>Zoning Procedural History:</i></b>	<p>242-250 Holland Street</p> <ul style="list-style-type: none"> <li>- R-04-02: Previous lot divided into two separate lots</li> </ul> <p>256-258 Holland Street</p> <ul style="list-style-type: none"> <li>- No Zoning history available</li> </ul>
<b><i>Summary of Zoning History:</i></b>	In 2002, the property owner of 242-250 Holland Street applied for a resubdivision of one lot into two. The resubdivision was approved and the lots are now addressed as 240 Holland Street & 250-52 Holland Street.
<b><i>Code Enforcement History:</i></b>	See attached code enforcement history.
<b><i>Zoning Violations:</i></b>	The proposed lot has no zoning violations.
<b><i>Summary of Changes:</i></b>	This is not a continued application.
<b><i>Property Characteristics:</i></b>	The subject property is regular in shape with 140 feet of frontage on 250-52 Holland St & 256-58 on Holland Street and a lot depth of 132 feet.
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.2(a), the proposal is an Unlisted Action.
<b><i>Onondaga County Planning Board Referral:</i></b>	Pursuant to GML §239-l, m and n, the proposal does not meet the referral criteria for Onondaga County Planning Board.



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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- **Resubdivision Map:** Map of Lot 27A & 28 Block 329, City of Syracuse, Onondaga County, New York; State of New York Licensed Land Surveyor J. Stephen Sehnert; Scale: 1" = 20', Date: 04/13/2023; Survey and Map prepared by: Applied Earth Technologies.

**Attachments:**

Resubdivision Application  
Short Environmental Form Part I

Code Enforcement History  
IPS Comments from City Departments

**Context Maps:**

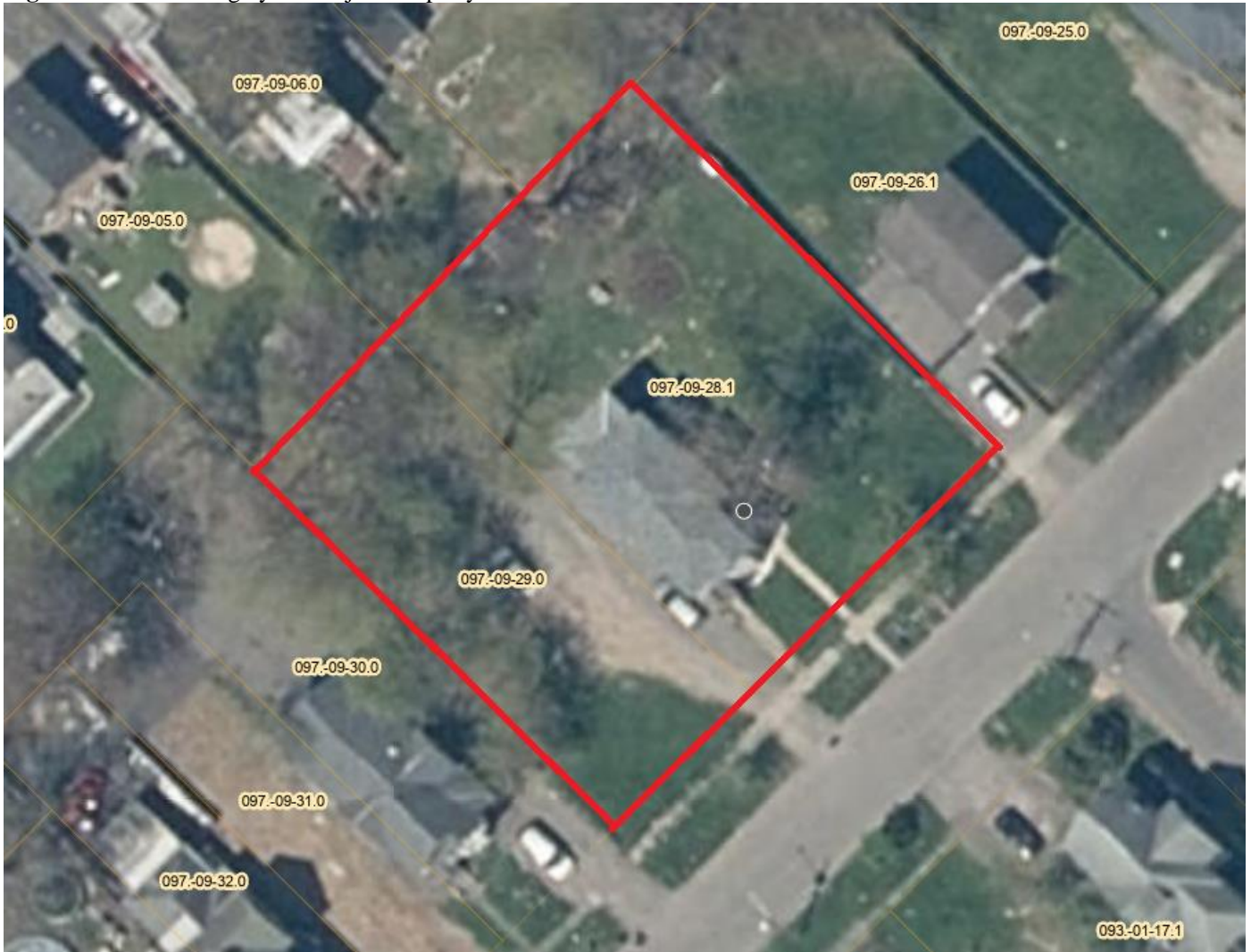
**Figure 1:** Zone District of Subject Property



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

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 Lots proposed for resubdivision on the 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: 05/01/2024 Case: Zoning District: R2

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

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	Thomas Hunsu Estate	2 [27A + 28]	42 acres
<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) 250 - 252 Holland Street	097.-09-28.1	Thomas Hunsu	10/17/2013
2) Lot 26, Block 329	097.-09-27.0	Thomas Hunsu	09/18/2018
3) Lot 28, Block 329	097.-09-29.0	Thomas Hunsu	09/18/2018
4)			

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

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

1) n/a 2) n/a 3) n/a

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

Demolition (full and partial):  
 New Construction:  
 Façade (Exterior) Alterations:  
 Site Changes: paved parking & rear deck

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

Project Name: Thomas Hunsu Estate Revision  
Current Land Use(s): R2 - residential  
Proposed Land Use(s): R2 - residential  
Number of Dwelling Units: 2 Units  
Days and Hours of Operation: n/a  
Number of Onsite Parking Spaces: n/a

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

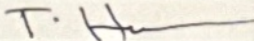
Owner Thomas Hunsu, is applying to combine his current Lot 27A with his adjacent LOT 28 (n256)



City of Syracuse Office of Zoning Administration

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

As listed in Department of Assessment property tax records (<http://syr.gov.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.**

Thomas	Hunsu	Owner			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
250-256 Holland Street		Syracuse	NY 13204	401-261-5905	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>	tboy752002@yahoo.com
* Signature: 			Date: 05-13-24		

<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:		

<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)**

<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>	

08/2023

256 - Holland St.

N 45° - 41' - 00" W

132.00'

27

90.00'

N 44° - 17' - 50" E

26

132.00'

S 45° - 41' - 00" E

2 STORY  
w/K  
HOUSE

No. 250

No. 252

PORCH

PORCH

23.6'

90.00'

STREET LINE

S 44° - 17' - 50" W

465' TO W.L.  
CONGRESS  
AVE.

HOLLAND STREET  
WARNING

This copyrighted map may be  
recertified (redated/updated)







**WARNING**

This copyrighted map may be recertified (redated/updated) only by STEPHEN SEHNERT, LS

S 44°17'50" W

WOOD FENCE

140'

SHED

28

NO. 256

27A

N 45°41'00" W  
132.00'

S 45°41'00" E  
132.00'



9.9'

B.T. DRIVE

DECK

2 STORY W/F HOUSE

NO. 250

NO. 252

23.6'

140'

STREET LINE

N 44°17'50" E

465' TO CONGRESS AVE.

HOLLAND STREET

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FILED MAP No. 9883

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors' seal is a violation of section 7209, sub-division 2, of the new York State Education law.

building location surveys do not include placing of property corner stakes.  
Valid only when marked with the land surveyor's original seal and signature.

certifications indicated hereon shall run only to those who rely on this map for the specific transaction for which this survey is prepared and to the lending institution.

certifications are not transferable for subsequent transactions.

This map may not be used in connection with a "Survey Affidavit" of similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Offsets from property lines measured to foundation walls of buildings unless otherwise indicated.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

*J. Stephen Sehnert*  
LICENSED LAND SURVEYOR

**MAP OF**

LOT 27A & 28  
BLOCK 329  
CITY OF SYRACUSE  
ONONDAGA COUNTY  
NEW YORK

APPLIED EARTH TECHNOLOGIES  
STEPHEN SEHNERT  
LAND SURVEYOR  
BALDWISVILLE, NEW YORK

SCALE: 1" = 20'

DATE: 04/13/2023

2290.5



## 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>			
Thomas Hunsu Estate Site Revision			
Name of Action or Project: Resubdivision of LOTS 27A + LOTS 28			
Project Location (describe, and attach a location map): 250-256 Holland St.			
Brief Description of Proposed Action: Owner Thomas Hunsu, is applying to combine his current Lot 27A with his adjacent LOT 28 (No. 256 Holland St.). Mr. Hunsu is requesting to slightly increase/revise his adjacent paved parking area that already cuts into LOT 28. Also Mr. Hunsu would like to add/build out a rear deck on the back of his existing (2) story home on LOT 27A.			
Name of Applicant or Sponsor: Thomas Hunsu		Telephone: 401-261-5905	
Address: tboy752002@yahoo.com		E-Mail: tboy752002@yahoo.com	
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.42 acres	
b. Total acreage to be physically disturbed?		.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.42 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ n/a the existing house structure is already connected to the local water supply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



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"/> 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 type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/>
If Yes, briefly describe:		
runoff and drainage is within allowable capacity and will be diverted into the existing storm water infrastructure		
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"/>
		<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 checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/>
		<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: Thomas Hunsu		Date: 05/08/2024
Signature: <u>T. He</u>		Title: <u>OWNER</u>



Project:	R-24-38
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:		
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-24-38
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.	
City of 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)



City of Syracuse  
**Parcel History**  
 01/01/1900 - 07/02/2024  
 Tax Map #: 097.-09-28.1  
 Owners: Thomas Hunsu  
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
250-52 Holland St	06/18/20	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
250-52 Holland St	11/11/20	Completed Complaint	Building W/O Permit	Closed - Risk	2020-11874   New fence without permit.
250-52 Holland St	02/17/23	Complaint	Building W/O Permit	Open	2023-01063   New driveway without permits.
250-52 Holland St	12/06/12	Inspection	Complaint Inspection	Fail	
250-52 Holland St	01/28/13	Inspection	Complaint Inspection	Fail	
250-52 Holland St	03/24/14	Inspection	Complaint Inspection	Fail	
250-52 Holland St	04/06/18	Inspection	Complaint Inspection	Vacant; New	
250-52 Holland St	11/10/20	Inspection	Complaint Inspection	Pass	
250-52 Holland St	06/18/20	Inspection	Complaint Inspection	Fail	
250-52 Holland St	02/17/23	Inspection	Complaint Inspection	Fail	
250-52 Holland St	03/08/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	03/31/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	04/17/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	05/11/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	05/31/23	Inspection	Complaint Inspection	In Progress	
250-52 Holland St	08/01/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	08/31/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	10/12/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	11/15/23	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	04/22/24	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	05/22/24	Inspection	Complaint Inspection	No Progress	
250-52 Holland St	04/18/19	Inspection	Complaint Re-Inspection	N/A	
250-52 Holland St	06/26/20	Inspection	Complaint Re-Inspection	No Progress	
250-52 Holland St	07/08/20	Inspection	Complaint Re-Inspection	No Progress	
250-52 Holland St	10/20/20	Inspection	Complaint Re-Inspection	In Progress	
250-52 Holland St	09/02/20	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
250-52 Holland St	10/29/20	Inspection	Complaint Re-Inspection	In Progress	
250-52 Holland St	11/28/16	Permit Application	Electric	Issued	26028   Electrical
250-52 Holland St	01/23/20	Completed Permit	Electric	Certificate Issued	26028   Electrical   Certificate of Completion #26028
250-52 Holland St	07/24/14	Inspection	Inspector Notification	In Progress	
250-52 Holland St	11/29/16	Inspection	Inspector Notification	In Progress	
250-52 Holland St	07/12/17	Inspection	Inspector Notification	In Progress	
250-52 Holland St	10/23/20	Inspection	Inspector Notification	In Progress	
250-52 Holland St	08/15/23	Inspection	Inspector Notification	In Progress	
250-52 Holland St	10/22/20	Permit Application	Misc.(deck, fence,ramp)	Issued	43001   Fencing
250-52 Holland St	08/09/23	Permit Application	Misc.(deck, fence,ramp)	Issued	49817   Installation of a temp. ramp
250-52 Holland St	10/02/23	Permit Application	Misc.(deck, fence,ramp)	Application Expired	50090   2 story back porch
250-52 Holland St	10/22/20	Permit	Misc.(deck, fence,ramp)	Open	43001   Fencing   Expires 10/22/2021
250-52 Holland St	05/07/24	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	49817   Installation of a temp. ramp   Certificate of Completion #49817
250-52 Holland St	07/28/14	Inspection	Progress Inspection	No Progress	
250-52 Holland St	08/06/14	Inspection	Progress Inspection	Fail	
250-52 Holland St	08/11/14	Inspection	Progress Inspection	Pass	
250-52 Holland St	06/30/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	07/28/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	08/25/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/05/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/18/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	11/15/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	12/13/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/10/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	02/07/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	03/07/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	04/04/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	05/02/18	Inspection	Progress Inspection	No Progress	



City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
250-52 Holland St	05/30/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	06/27/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	07/25/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	08/29/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	09/26/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/24/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	11/21/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/02/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	02/13/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	03/20/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	04/17/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	05/17/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	06/26/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	07/31/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	09/04/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/16/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	11/08/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	12/10/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/22/20	Inspection	Progress Inspection	Pass	
250-52 Holland St	04/27/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	12/22/16	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/05/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/19/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	02/23/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	03/23/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	05/31/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	07/19/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	08/02/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	08/23/17	Inspection	Progress Inspection	In Progress	

City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
250-52 Holland St	09/13/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/04/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/18/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	11/15/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	12/13/17	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/10/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	02/07/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	03/07/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	04/04/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	05/02/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	05/23/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	06/20/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	06/29/18	Inspection	Progress Inspection	No Progress	
250-52 Holland St	07/06/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	08/03/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	08/31/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	09/21/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	10/17/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	11/19/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	12/27/18	Inspection	Progress Inspection	In Progress	
250-52 Holland St	01/24/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	02/07/19	Inspection	Progress Inspection	In Progress	
250-52 Holland St	03/07/19	Inspection	Progress Inspection	Pass	
250-52 Holland St	02/17/23	Inspection	Progress Inspection	Fail	
250-52 Holland St	11/13/20	Inspection	Progress Inspection	In Progress	
250-52 Holland St	03/20/23	Inspection	Progress Inspection	No Progress	
250-52 Holland St	04/21/23	Inspection	Progress Inspection	No Progress	
250-52 Holland St	08/01/23	Inspection	Progress Inspection	No Progress	
250-52 Holland St	10/04/23	Inspection	Progress Inspection	No Progress	

City of Syracuse  
**Parcel History**

Address	Date	Transaction	Transaction Type	Status	Description
250-52 Holland St	12/01/23	Inspection	Progress Inspection	No Progress	
250-52 Holland St	05/23/24	Inspection	Progress Inspection	In Progress	
250-52 Holland St	06/27/24	Inspection	Progress Inspection	In Progress	
250-52 Holland St	09/26/23	Inspection	Progress Inspection	Fail	
250-52 Holland St	11/28/23	Inspection	Progress Inspection	In Progress	
250-52 Holland St	05/07/24	Inspection	Progress Inspection	Pass	
250-52 Holland St	04/16/19	Completed Complaint	Property Maintenance-Ext	Completed	2012-26776   Vacant House Inspection
250-52 Holland St	12/15/20	Completed Complaint	Property Maintenance-Ext	Completed	2013-01913   vacant house
250-52 Holland St	07/09/20	Completed Complaint	Quad 3 ConstrDebrisPickUp	Completed	2020-11447   cd
250-52 Holland St	07/23/14	Permit Application	Res. Remodel/Chg Occ	Issued	16069   Porch work
250-52 Holland St	07/11/17	Permit Application	Res. Remodel/Chg Occ	Issued	28624   3 wall addition
250-52 Holland St	07/23/14	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	16069   Porch work   Certificate of Completion #16069
250-52 Holland St	03/08/19	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	28624   3 wall addition   Certificate of Completion #28624
250-52 Holland St	06/21/24	Project	Resubdivision	Active	R-24-38   Owner wishes to combine two lots (250-252 Holland Street & 256-258 Holland Street) into one lot.  Proposal for new paved parking & rear deck  New lot : 18,480 SF
250-52 Holland St	05/15/17	Inspection	Rough-In Wiring Before Enclosing	In Progress	
250-52 Holland St	02/17/23	Violation	Section 105.2 Building Permits	Open	
250-52 Holland St	12/02/16	Inspection	Service Inspection	Pass	
250-52 Holland St	03/24/14	Violation	SPCC - Section 27-116 (E) - Failure to apply for and obtain the Vacant Property Registry	Closed	



City of Syracuse  
**Parcel History**

<b>Address</b>	<b>Date</b>	<b>Transaction</b>	<b>Transaction Type</b>	<b>Status</b>	<b>Description</b>
250-52 Holland St	12/06/12	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
250-52 Holland St	01/28/13	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
250-52 Holland St	12/06/12	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
250-52 Holland St	01/28/13	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
250-52 Holland St	12/06/12	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
250-52 Holland St	01/28/13	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
250-52 Holland St	09/11/15	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2015-24786   trash debris

## Parcel History

01/01/1900 - 07/02/2024

Tax Map #: 097.-09-29.0

Owners: Thomas Hunsu

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
256-58 Holland St	10/22/20	Permit Application	Misc.(deck, fence,ramp)	Issued	43002   fence
256-58 Holland St	10/23/20	Inspection	Inspector Notification	In Progress	
256-58 Holland St	11/13/20	Inspection	Progress Inspection	No Work Started	
256-58 Holland St	12/03/20	Inspection	Progress Inspection	No Progress	
256-58 Holland St	08/15/23	Inspection	Progress Inspection	No Progress	
256-58 Holland St	09/21/23	Inspection	Progress Inspection	No Progress	
256-58 Holland St	11/15/23	Inspection	Progress Inspection	No Progress	
256-58 Holland St	03/20/24	Inspection	Progress Inspection	No Progress	
256-58 Holland St	04/22/24	Closed Permit	Misc.(deck, fence,ramp)	Canceled	43002   fence
256-58 Holland St	04/22/24	Inspection	Progress Inspection	No Progress	
256-58 Holland St	06/21/24	Project	Resubdivision	In Review	R-24-38B   Owner wishes to combine two lots (250-252 Holland Street & 256-258 Holland Street) into one lot.  Proposal for new paved parking & rear deck  New lot : 18,480 SF



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Thomas Hunsu  
From: Amber Dillon, Zoning Planner  
Date: 7/1/2024 10:11:10 AM  
Re: Resubdivision R-24-38  
250-52 Holland St, Syracuse, 13204

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

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

Please contact the Zoning Office at (315) 448-8640 or [Zoning@syr.gov](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	06/21/2024	Amber Dillon	Proposed lot in compliance with R2 Zone District (ReZone Art. 2 Sec 2.3 B)
Eng. Mapping - Zoning	Pending	06/21/2024		
Finance - Zoning	Internal Review Complete	06/21/2024	Veronica Voss	250-52 Holland Street and 256-58 Holland Street are both paid current through 6/30/24.
Eng Sewers- Zoning	Internal Review Complete	06/24/2024	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	06/24/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	06/24/2024	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Planning Commission	Pending	06/21/2024		