



**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-24-47</u></b>	<b>Staff Report – August 19th, 2024</b>
<b>Application Type:</b>	Resubdivision
<b>Project Address:</b>	617 Lemoyne Ave (Tax Map ID : 002.-07-18.0) & 621-23 Lemoyne Ave (Tax Map ID: 002.-07-17.0)
<b>Summary of Proposed Action:</b>	Applicant proposes to merge the vacant lot located at 621-23 Lemoyne Ave with the two-unit dwelling lot located at 617 Lemoyne Ave. Property owner would like the opportunity to utilize property for additional yard space.  New Lot 19A: 13,068 SF
<b>Owner/Applicant</b>	617 Lemoyne Ave, Angela Christodoulou (Owner/Applicant) 621-23 Lemoyne Ave, Katelyn Wright: Greater Syracuse Property Development Corporation (Owner/Applicant)
<b>Existing Zone District:</b>	Low Density Residential, R2 Zone District
<b>Surrounding Zone Districts:</b>	The neighboring properties to the north, and east are within the Low Density R2 Zone District. The neighboring property to the south and west are within the Urban Neighborhood MX-1 District.
<b>Companion Application(s)</b>	None
<b>Scope of Work:</b>	Combine two existing lots into one new lot.
<b>Staff Analysis:</b>	<b>Factors:</b> <ul style="list-style-type: none"> <li>- The proposed lots comply with the Minimum Lot Size and Width for two-unit dwelling in R2 pursuant to Rezone, Art 2. Sec. 2.3 B</li> <li>- According to Onondaga County Planning Agency’s confirmation, 9-1-1 street address for new “Lot 19A” shall be known as <b>617 Lemoyne Avenue</b></li> </ul>
<b>Zoning Procedural History:</b>	<ul style="list-style-type: none"> <li>- 617 Lemoyne Avenue No zoning history and has always been two-unit dwelling residential use</li> <li>- 621-23 Lemoyne Avenue No zoning history and has always been two-unit dwelling residential use, the property is currently vacant</li> </ul>
<b>Summary of Zoning History:</b>	N/A
<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.
<b>Property Characteristics:</b>	<p><b><u>Existing property characteristics</u></b>          The subject property is regular in shape with 33 feet of frontage on Lemoyne Ave and a longest lot depth of 198 feet.</p> <p>The subject property is regular in shape with 33 feet of frontage on Lemoyne Ave and a longest lot depth of 198 feet.</p> <p><b><u>Proposed property characteristics</u></b>          The proposed subject property to be known as 617 Lemoyne Ave will be regularly shaped and will be 0.3-acres or 13,068 SF. Starting from the corner of 617 Lemoyne Avenue, the</p>

	length and street frontage along Lemoyne Avenue will be 66 feet, then will span north for 198 feet, then west for 66 feet, and then south for 198 feet. There is no additional development being done on the property with this proposed resubdivision.
<b><i>SEQR Determination:</i></b>	Pursuant to the 6 NYCRR §617.2(a1), 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 criteria to be reviewed by the Onondaga County Planning Board

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

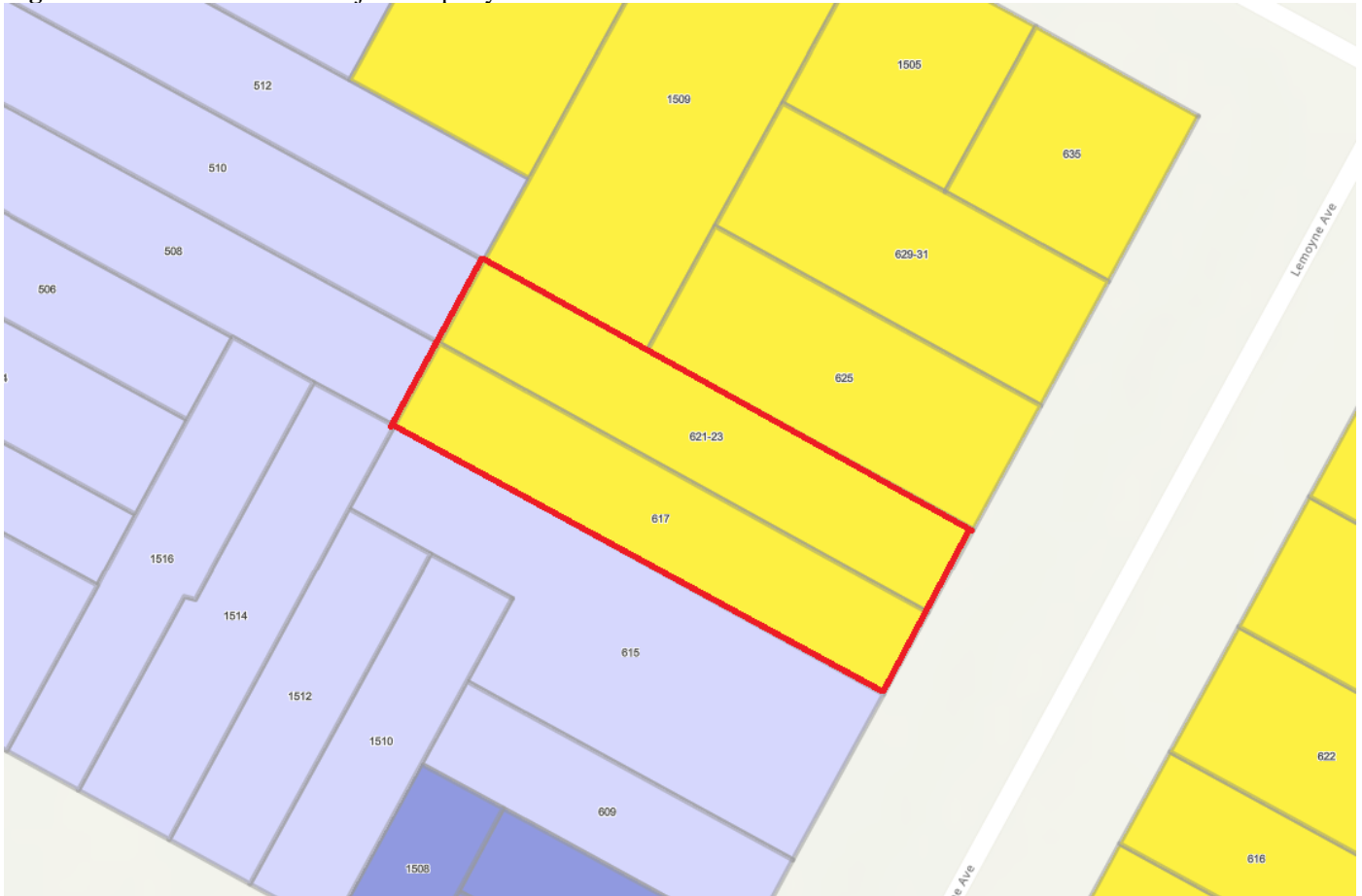
- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map: Proposed Resubdivision of Lots 18 and 19, Block 28-Former Village of Salina. To be New Lot 19A. Known as No. 617 Lemoyne Avenue, City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor Michael J. McCully of Michael J. McCully Land Surveying PLLC; Map Date: 6/28/2024; Scale: 1"=30'

**Attachments:**

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

**Context Maps:**

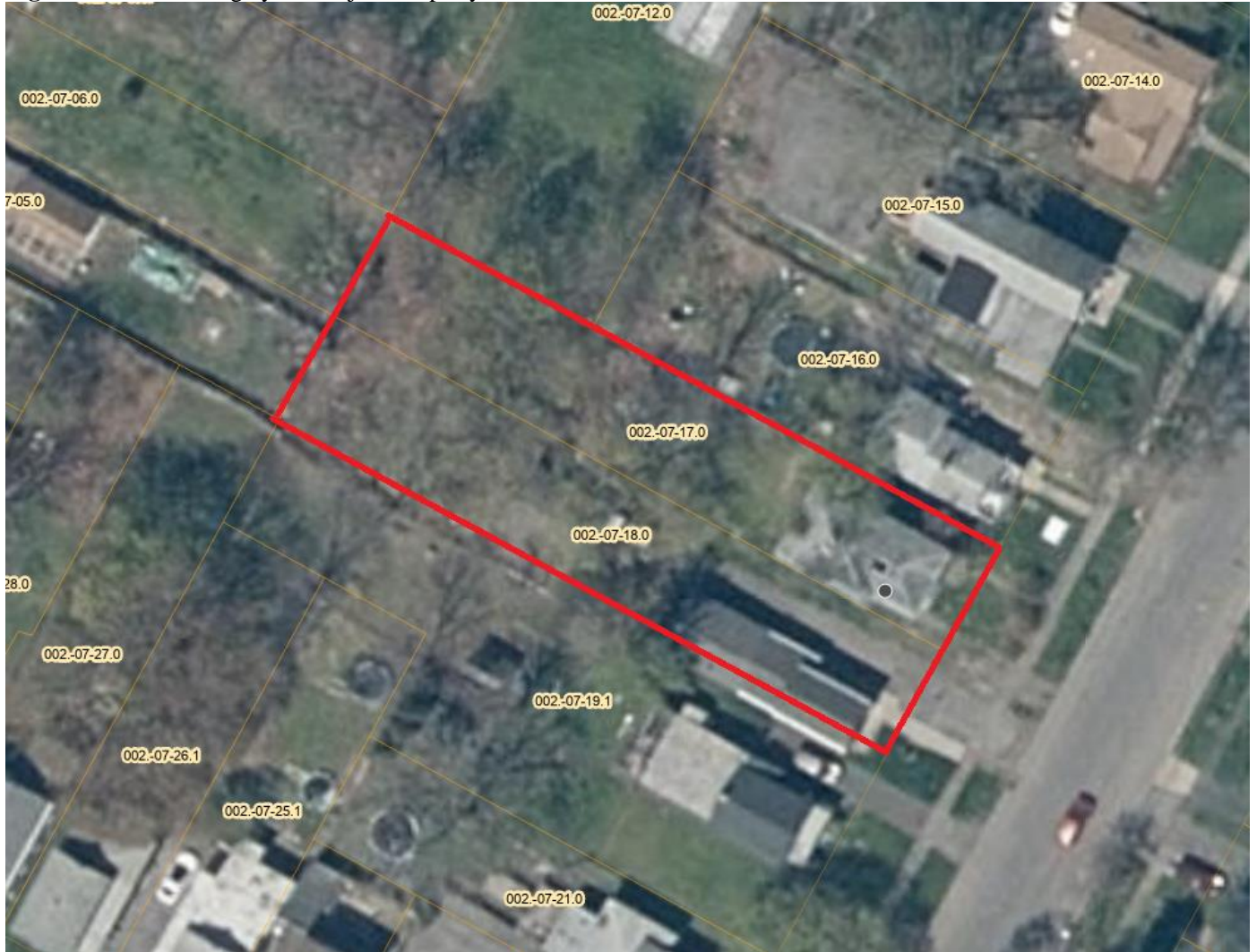
**Figure 1:** Zone District of Subject Property



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

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

**Figure 2: Aerial Imagery of Subject Property**



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**  
One Park Place, 300 S State St \*Suite 700\* Syracuse, NY 13202  
315-448-8640 \* [zoning@syr.gov.net](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use \_\_\_\_\_ Filing Date: \_\_\_\_\_ Case: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**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 type="checkbox"/> Resubdivision:	1 vacant lot and two-family residential	2	13,068 sq ft
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> <small>(000.-00-00.0)</small>	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 621-23 LeMoyne Ave.	002.-07-17.0	GSPDC	7/21/2022
2) 617 LeMoyne Ave.	002.-07-18.0	Angela Christodoulou	6/26/2023
3) _____	_____	_____	_____
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) \_\_\_\_\_ 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: Re-subdivision of 1 vacant lot with a two-family residential  
 Current Land Use(s): 1- two-family and 1 vacant lot residential  
 Proposed Land Use(s): Two-family residential  
 Number of Dwelling Units: 2  
 Days and Hours of Operation: N/A  
 Number of Onsite Parking Spaces: 2

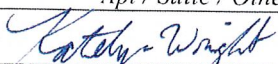
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need, and justification.)

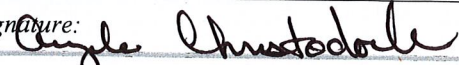
Applicant proposes to merge the vacant lot at 621-23 LeMoyne Ave. with the two-family residence at 617 LeMoyne Ave. Property owner would like the opportunity to utilize the property for additional yard space.

**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>
431 E. Fayette St.	Suite 375	Syracuse	NY 13202
<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: 07/11/2024

<b>Angela</b>	<b>Christodoulou</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
617 LeMoyne Ave		Syracuse	NY 13208
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature: 			Phone: 315-237-4739
			Email: anthonyantnt@aol.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:	

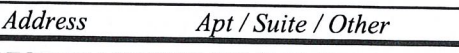
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>	<i>Email:</i>
* Signature:			Date:	

**\* 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>
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
431 E. Fayette St.	Suite 375	Syracuse	NY 13202
<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:

<b>Angela</b>	<b>Christodoulou</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>
617 LeMoyne Ave.	A	Syracuse	NY 13208
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St Zip</i>
* Signature: 			Phone: 315-237-4739
			Email: anthonyantnt@aol.com
			Date:

**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
			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:	

**Resubdivision / Lot Alteration / Three Mile Limit**

**APPLICATION PROCEDURES**

Resubdivision and Three Mile Limit applications require a public hearing with the City Planning Commission at a regularly scheduled meeting, which are held every three weeks on Monday's at 6:00 p.m. in the Common Council Chambers on the third floor of City Hall, unless otherwise noted. The annual meeting scheduled is posted at <https://www.syr.gov/Boards-and-Commissions/CPC>.

Minor Lot Alterations can be reviewed and approved administratively by the Zoning Administrator, and do not require a public hearing and/or review with the City Planning Commission, but otherwise go through the same processes.

An application will not be considered complete or ready for a public hearing until all required submittals have been received and have been through a preliminary review by Zoning Office staff, including an evaluation of the application under the New York State Environmental Quality Review Act (SEQR).

Applications are referred (forwarded) to the County Health Department, the Onondaga County Planning Board, the Syracuse-Onondaga County Planning Agency Address Administration, and City Departments of Public Works, Engineering, Water, and Assessment for review and comment, and to assist with coordinating any requirements. Resubdivision / Lot Alteration applications involving historic properties will also be referred to the Syracuse Landmark Preservation Board for review and comment.

Applicants will be required to address any comments, often through the modification of the plans, which must be resubmitted to the Zoning Office. This review process can be iterative in nature and may require additional review time if the application is complex, or is involved with a companion application.

Once an application is complete and reviewed, Resubdivisions, which require a public hearing, are placed on the next available City Planning Commission meeting agenda to be authorized for a public hearing to be held at the following regularly scheduled meeting. Following the public hearing authorization, and at least ten (10) days prior to the public hearing date, a "Public Notice" will be published in Syracuse Post Standard as well as mailed to: the applicant and applicant's representative (if applicable); surrounding property owners within at least a 200 foot radius from the applicant's property; and to other City departments and neighborhood organizations. The application and its contents will then be available for inspection at the Syracuse Office of Zoning Administration and [http://www.syr.gov.net/Planning\\_Commission.aspx](http://www.syr.gov.net/Planning_Commission.aspx).

The applicant or their representative must attend the public hearing to present the application to the City Planning Commission. A decision will typically be rendered on the same day as the public hearing, but occasionally public hearings will be held open to the next meeting pending additional information and/or further consideration. Once a decision is made by the City Planning Commission, or Zoning Administrator, the final resolution / decision will be mailed to the applicant and their representative.

**Within 62 DAYS of approval, applicants are responsible for getting a FINAL RESUBDIVISION / LOT ALTERATION / THREE MILE LIMIT MAP SIGNED and FILED with the ONONDAGA COUNTY CLERK per the attached MAP FILING PROCEDURES.**

**MAPS ARE NOT FINAL UNTIL THEY ARE SIGNED (ENDORSED) AND FILED WITH THE ONONDAGA COUNTY CLERK.**

APPLICANTS PLEASE NOTE: Approval of your application by the City Planning Commission does not relieve you or your agent from compliance with any other regulatory or licensing provisions additionally required by other Federal, State, County, or City authorities. You are still required to pursue and obtain all applicable permits, such as building permits from the Division of Code Enforcement.

**Resubdivision / Lot Alteration Application**  
**INSTRUCTIONS AND REQUIRED SUBMITTALS**

**Incomplete applications will not be processed.**

Applications together with the required submittals listed below must be submitted in **HARD COPY, SINGLE-SIDE** and **NOT BOUND**, to the City of Syracuse Office of Zoning Administration, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202, Syracuse, NY 13202. E-mailed submissions will not be processed.

**Please submit ONE (1) COPY of the following:**

- APPLICATION** – filled out completely, dated, and **signed by property owner as instructed.**
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR) Short Environmental Assessment Form (SEAF) - Part One** - filled out to the best of your ability, dated, and signed by preparer..
- APPLICATION FEE** – \$0.

**Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17” or smaller) paper map for copying, of the following:**

- RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011)
  - No larger than 36”x 44”
  - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
  - Tract name (cannot be Farm Lot or Military Lot)
  - Farm/Military Lot and/or block numbers
  - Municipality
  - Address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification)
  - Scale, Date, North arrow
  - Certificate of Licensed Land Surveyor: “We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor.”
  - Each new lot will have a definite designation number or letter per the new map.
  - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
  - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
  - Each line or curve of all new or amended lots must clearly show all necessary geometry.
  - Shorelines will have a tie line with geometry for closure.
  - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
  - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.
- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:
  1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
  2. **demolitions and post demolition** conditions
  3. **structures, facilities, utilities and drainage**
  4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
  5. **loading dock** and delivery areas
  6. **dumpsters** and/or trash receptacles
  7. **landscaping** including type, height, and number of plantings
  8. **screening/fencing** including type and height for parking, dumpsters, and site
  9. **lighting** including structure heights and luminaries wattage
  10. **ground signs**
  11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning



**Resubdivision / Lot Alteration  
MAP FILING PROCEDURES**

Within 62 days ( ) of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorsers, **FILE** the map, together with the **ORIGINAL** Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

**OBTAIN PRINTED MAPS FROM THE SURVEYOR**

- ONE (1) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration FILING MAP printed in blank ink on linen, cloth-backed paper, or Mylar material.
- FIVE (5) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration PAPER MAPS.

**OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)**

1. **City Planning Commission / Syracuse Zoning Office – 315-448-8640**  
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202  
Contact the Syracuse Zoning Office to make an appointment.
  - Bring the FILING MAP and five PAPER MAPS to the appointment.
  - The Zoning Office reviews and signs the FILING MAP if everything is in order.
  - At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **ORIGINAL LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
  - The Zoning Office will keep the five PAPER MAPS.
2. **Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**  
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202  
Contact the Onondaga County Division of Health to make an appointment.
  - Bring the FILING MAP to the appointment.
  - Public Health reviews and signs the FILING MAP if everything is in order.
  - The signed FILING MAP will be returned to the applicant at the same appointment.

**Syracuse City Hall**

233 East Washington St, Syracuse, NY 13202

3. **Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**
  - No appointment necessary.
  - Leave the FILING MAP together with your CONTACT INFORMATION.
  - Assessment reviews and signs the FILING MAP if everything is in order.
  - Assessment forwards the signed FILING MAP to the Department of Finance.
4. **Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**
  - Finance receives the FILING MAP.
  - Finance reviews and then signs the FILING MAP if everything is in order.
  - Finance forwards the FILING MAP to Engineering.
5. **Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**
  - Engineering receives the FILING MAP.
  - Engineering reviews and signs the FILING MAP if everything is in order.
  - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

**FILE RESUBDIVISION / LOT ALTERATION MAP**

1. **Onondaga County Clerk (resubdivision filing) – 315-435-2226**  
Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202
  - The signed **FILING MAP** together with the **ORIGINAL LETTER OF COMPLIANCE** provided by the **Zoning Office** must be **FILED** with the **ONONDAGA COUNTY CLERK** (\$10.00 fee).
  - The Clerk will provide a **FILING DATE** ( ) and **NUMBER** ( ).
2. **City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syrgov.net**  
Syracuse **Zoning Office**, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
  - Call or email the Syracuse Zoning Office and provide the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER**.
  - The Zoning Office will forward one of the five PAPER MAPS, together with the **FILING DATE** and **NUMBER**, to each endorser for their records.

# Short Environmental Assessment Form

## Part 1 - Project Information

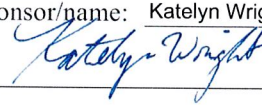
### Instructions for Completing

**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: Re-subdivision of 1 vacant lot and a two-family residential				
Project Location (describe, and attach a location map): 621-23 LeMoyné Ave. with 617 LeMoyné Ave.				
Brief Description of Proposed Action: Applicant proposes to merge the vacant lot at 621-23 LeMoyné Ave. with the two-family residence at 617 LeMoyné Ave. Property owner 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? _____ 0.3 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? _____ 0.3 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				

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>
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 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 checked="" 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 resubdivision only _____	NO	YES	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	<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? Closest is H.A. Moyer Factory Complex on Wolf St.	NO	YES	<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 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 checked="" 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)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
DEC Spills Incidence Database shows several spills on LeMoyne Ave but none were in the 600 block.		
<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>07/11/2024</u>		
Signature: <u></u> Title: <u>Executive Director</u>		

Project:

Date:

***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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Project:

Date:

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

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

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

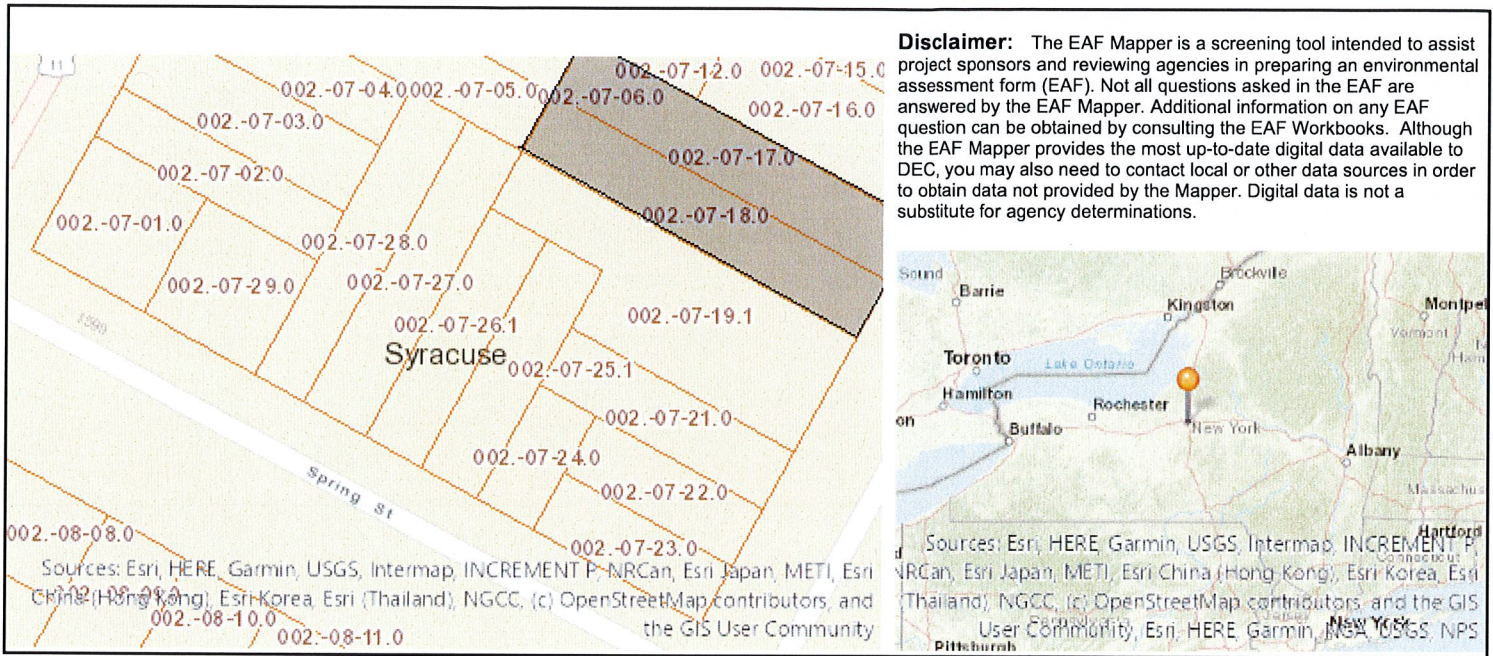
\_\_\_\_\_  
Date

\_\_\_\_\_  
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)



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]	Yes
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]	Yes






Google Maps 621-23 Lemoyne Ave




Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



# 621-23 Lemoyne Ave

-   
 Directions
-   
 Save
-   
 Nearby
-   
 Send to  
phone
-   
 Share

 621-23 Lemoyne Ave, Syracuse,  
NY 13208





617 Le Moyne Ave and vacant lot at 621-23 Le Moyne Ave

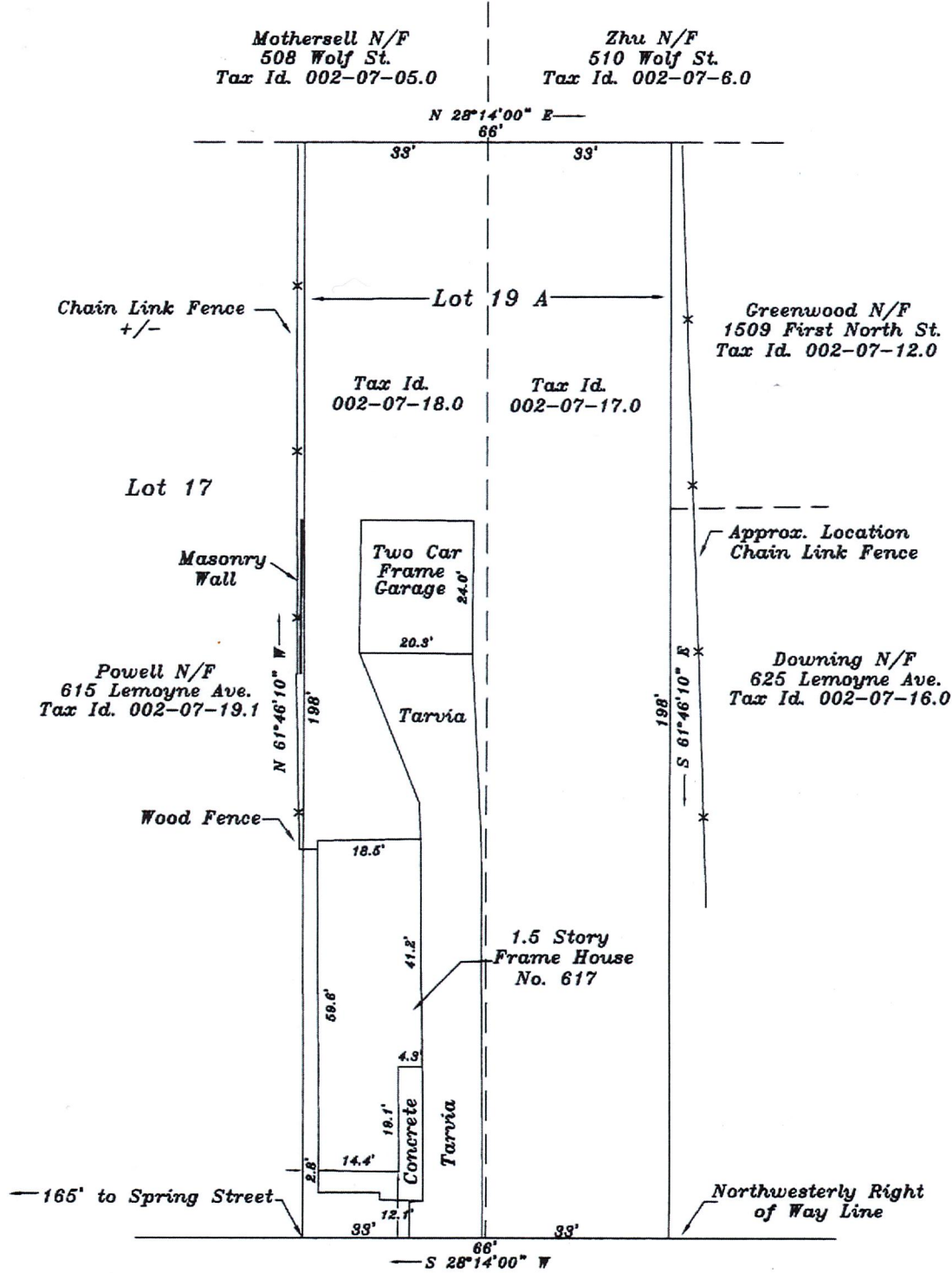
**TO:** Syracuse Planning Commission  
**FROM:** Terri Lockett  
Program and Data Manager/Neighborhood Planner  
Greater Syracuse Land Bank  
**RE** Resubdivision Justification (621-23 LeMoyne Ave with 617 LeMoyne Ave)  
**DATE:** 07/11/2024

621-23 Lemoyne Ave has been in the Land Bank's inventory since 07/21/2022. In November of 2023 we demolished a dilapidated two-family house. The resultant lot is 33' x 198'. The owner-occupant of the two-family house at 617 LeMoyne Ave would like to purchase the vacant lot and fence it in for additional yard space. Following is the justification for the resubdivision of these two parcels.

- The vacant parcel is otherwise un-buildable due to its small frontage.
- The other adjacent house (625 LeMoyne Ave) is vacant and already 49.5' wide.
- The resubdivision will not alter the character of the neighborhood. The parcel is already vacant and not likely to be built upon because of its width. Erasing the lot line will not exacerbate the existing challenge of de- densification, the visual reminders of which will remain whether or not the lots are merged. Since infill development is unlikely, the vacant lot requires interim stewardship, ideally by the adjoining property owner who can provide daily care.
- This resubdivision will create a parcel measuring 66' x 198'. 615 LeMoyne Ave, next door, also measures 66' x 198'.
- Merging the parcels will ensure that the property owner 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 driveway and 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.



Site Vicinity Locator  
(not to scale)



Approvals

# Lemoyne Avenue

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 19 A Area = 13068 Sq. Ft.
- \*Parcel(s) Owner : Greater Syracuse Property Development Corporation and Christodoulou

Date of Fieldwork: 06-27-24  
Tax Id#: 002-07-17 & 18  
Deed: 2022/29559 & 2023/23814  
Abstract: Not Provided

**\*Proposed Only\***

<p><b>Michael J. McCully</b> Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lots 18 &amp; 19, Block 28 - Former Village of Sakina. To be New Lot 19 A.</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>M.J. McCully NYSLS 050696</p>		<p>Known as No. 617 Lemoyne Avenue, City of Syracuse, County of Onondaga State of New York</p> <p>Drawn by: PFOB Scale: 1" = 30'</p> <p>Date(s): 06-28-24</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.



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Angela Christodoulou  
From: Amber Dillon, Zoning Planner  
Date: 8/14/2024 9:57:45 AM  
Re: Resubdivision R-24-47  
617 Lemoyne Ave, Syracuse, 13208

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	08/06/2024	Amber Dillon	The proposed lot complies with the Rezone lot design standard in R-2 Zone District for ReZone Sec. 2.3 B  On hold for CPC decision
Eng. Mapping - Zoning	Conditionally Approved	08/05/2024	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# 504 & 511
Finance - Zoning	Internal Review Complete	07/29/2024	Veronica Voss	617 Lemoyne Ave is current on taxes; 621-23 Lemoyne Ave is GSPDC, no taxes due.
Eng. Design & Cons. - Zoning	Conditionally Approved	07/31/2024	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Sewers- Zoning	Internal Review Complete	07/31/2024	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 Stormwater (SWPPP)- Zoning	Internal Review Complete	07/31/2024	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.
Planning Commission	Pending	07/29/2024		Pending CPC 8/19 Approval