



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-24-51</u>	<u>Staff Report – September 30th, 2024</u>
Application Type:	Resubdivision
Project Address:	148 W Beard Ave. (Tax Map ID: 084.-22-21), 144 W Beard Ave. (Tax Map ID: 084.-22-20.0), 403 Landon Ave. (Tax Map ID: 084.-22-22.0), & 401-1 ½ Landon Ave. (Tax Map ID: 084.-22-23.0)
Summary of Proposed Action:	<p>The applicant (GSPDC) who owns 403 Landon Ave. would like the vacant lot located at 403 Landon Ave (Tax ID: 084.-22-22.0), which is 3,920 SF, to be divided between three lots located at 144 Beard Ave W (Tax ID: 084.-22-20.0), 148 Beard Ave W (Tax ID: 084.-22-21.0), and 401-1 1/2 Landon Ave (Tax ID: 084.-22-23.0)</p> <p>A 10 x 50 SF strip which contains a driveway will be sold to 401-1 1/2 Landon Ave. The remaining balance will be split between 148 W Beard Ave and 144 W Beard Ave for additional yard space, totaling 2,000 SF of additional land for 148 W Beard Ave. and 2,500 SF of additional land for 144 W Beard Ave.</p> <p>148 W Beard Ave. New Square Footage: 6,100 SQ FT</p> <p>144 W Beard Ave. New Square Footage: 6,600 SQ FT</p> <p>401-1 ½ Landon Ave. New Square Footage: 4,500 SQ FT</p>
Owner/Applicant	403 Landon Ave. – Katelyn Wright (GSPDC) (Owner/Applicant) 144 W Beard Ave. – Danielle Taylor (Owner) 148 W Beard Ave.- Anthony Taylor (Owner) 401-1 ½ Landon Ave- JEAL’S LLC (Owner)
Existing Zone District:	403 Landon Ave. – Small Lot Residential, R3 Zone District 144 W Beard Ave. – Small Lot Residential, R3 Zone District 148 W Beard Ave.- Small Lot Residential, R3 Zone District 401-1 ½ Landon Ave- Small Lot Residential, R3 Zone District
Surrounding Zone Districts:	The neighboring properties to the west and north are within the Small Lot Residential R3 Zone District. The neighboring properties to the east and south are within High Density Residential R2 Zone District.
Companion Application(s)	No Companion Application
Scope of Work:	<p>The parcel currently known as 403 Landon Ave. will be divided among three existing parcels located at 144 W Beard Ave., 148 W Beard Ave., & 401-1 ½ Landon Ave. A 10 x 50 SF portion of the parcel at 403 Landon will be combined with 401-1 ½ Landon Ave, which currently contains a driveway. The remaining portion of the land at 403 Landon Ave. will be split between 144 & 148 W Beard Ave. for additional back yard space.</p> <p>403 Landon Ave. currently contains a driveway and vacant land with permeable surface.</p>
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed resubdivided lots at 144 & 148 W Beard Avenue & 401-1 ½ Landon Avenue comply with the minimum lot area requirements for the R3 Zone District pursuant to Art. 2, Sec 2.4. - The current parcel located at 403 Landon Ave. is vacant, and this resubdivision will give the parcel a taxable and productive use when combined with the parcels of the currently in use surrounding properties.

	<ul style="list-style-type: none"> - The resubdivision will not alter the character of the neighborhood and will not alter the current characteristics of the parcel or of the properties it will combine with. - The resubdivision will give the owners and tenants of 401-1 ½ Landon Avenue a driveway they previously did not have space for. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 10A” shall be known as 148 West Beard Avenue - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 11A” shall be known as 144 West Beard Avenue - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 18A” shall be known as 401 & 401 ½ Landon Avenue
<p>Zoning Procedural History:</p>	<p>144 W Beard Avenue C-0467 Conditional Use to permit a convalescent home Denied</p> <p>148 W Beard Avenue C-1423 Conditional Use to legalize two apartments and three roomers Denied</p> <p>403 Landon Avenue No Zoning Procedural History</p> <p>401-1 ½ Landon Avenue C-0268 Conditional Use to permit a three-family dwelling Denied</p>
<p>Summary of Zoning History:</p>	<p>In 1949, the property owner of 144 W Beard Ave. applied for a Conditional Use Permit to allow a convalescent home on the property, which provides medical and skilled nursing care for individuals recovering from injury or illness in the Residential A Zone District of the time. This application was denied by the CPC.</p> <p>In 1956, the property owner of 148 W Beard Ave. applied for a Conditional Use Permit to legalize two apartments and three roomers in Residential A Zone District of the time. This application was denied by the CPC.</p> <p>In 1947, the property owner of 401-1 ½ Land Ave. applied for a Conditional Use Permit to allow for a three-family dwelling in the Residential A Zone District of the time. This application was denied by the CPC.</p>
<p>Code Enforcement History:</p>	<p>See attached code enforcement history.</p>
<p>Zoning Violations:</p>	<p>The proposed lot has no zoning violations.</p>
<p>Summary of Changes:</p>	<p>This is not a continued application.</p>
<p>Property Characteristics:</p>	<p><u>Existing property characteristics</u></p> <p>The subject property at 148 W Beard Ave. is regularly shaped rectangle with a lot size of 4,600 SF (0.10 acres). The property is improved by a 2.5-story dwelling, single unit detached house totaling 1,530 SF. The property has two primary street frontages with 92 FT of frontage on Landon Ave. and 50 feet of frontage along West Beard Ave. The eastern property line borders 92 FT of the side yard of 144 W Beard Ave. and the northern property borders 50 FT of 403 Landon Ave.</p> <p>The subject property at 144 W Beard Ave. is regularly shaped rectangle with a lot size of 4,600 SF (0.10 acres). The property is improved by a 2.5-story dwelling, single unit detached house totaling 1,143 SF. The property has one primary street frontages with 50 FT of frontage along West Beard Ave. The eastern property line borders 92 FT of the side yard of 138 W Beard Ave. and the northern property borders 50 FT of 403 Landon Ave. The western property line borders 92 Feet of the side yard of 148 W Beard Ave.</p>

The subject property at 403 Landon Ave. is regularly shaped rectangle with a lot size of 4,000 SF (0.10 acres). The property is improved by a gravel driveway totaling 330 SQ FT, with the remaining area of the parcel containing permeable land. The property has one primary street frontage with 40 FT of frontage along Landon Ave. The eastern property line borders 40 FT of the side yard of 138 W Beard Ave. The northern property line borders 100 FT of 401-1 ½ Landon Ave. The southern property line borders 92 Feet along the back yards of 148 W Beard Ave. and 144 W Beard Ave.

The subject property at 401-1 ½ Landon Ave. is regularly shaped rectangle with a lot size of 4,000 SF (0.10 acres). The property is improved by a 2.5-story dwelling, single unit detached house totaling 1,650 SF. The property has one primary street frontages with 40 FT of frontage along Landon Ave. The eastern property line borders 40 FT of the side yard of 138 W Beard Ave. and the northern property line borders 100 FT of 135 W Borden Ave. and 131-33 W Borden Ave. The eastern property line borders 40 Feet of the side yard of 129 W Borden Ave.

Proposed property characteristics

The proposed resubdivided lot will be known as Lot 10A at 148 W Beard Avenue. It will be a regularly shaped rectangle with a lot size of 6,100 SF (0.14 acres). The property is improved by a 2.5-story dwelling, single unit detached house totaling 1,530 SF. The property will have two primary street frontages with 132 FT of frontage on Landon Ave. and 50 feet of frontage along West Beard Ave. The eastern property line borders 132 FT of the side yard of 144 W Beard Ave. and the northern property line will border 50 FT of 401-1 ½ Landon Ave

The proposed resubdivided lot will be known as Lot 11A at 144 W Beard Avenue. It will be a regularly shaped rectangle with a lot size of 6,600 SF (0.15 acres). The property is improved by a 2.5-story dwelling, single unit detached house totaling 1,143 SF. The property will have one primary street frontage with 50 FT of frontage on W Beard Ave. and the eastern property line borders 132 FT of the side yard of 144 W Beard Ave. and the northern property line will border 50 FT of 401-1 ½ Landon Ave.

The proposed resubdivided lot will be known as Lot 18A at 401-1 ½ Landon Avenue. It will be an irregularly shaped rectangle with a lot size of 4,500 SF (0.10 acres). The property is improved by a 2.5-story dwelling, single unit detached house totaling 1,650 SF. The property will have one primary street frontage with 60 FT of frontage on Landon Ave. The eastern property line will border 40 FT of the side yard of 138 W Beard Ave. and the northern property line will border 100 FT of 135 W Borden Ave & 131-33 W Borden Ave.

SEQR Determination:

Pursuant to the 6 NYCRR §617.2(a1), the proposal is an Unlisted Action.

***Onondaga County
Planning Board
Referral:***

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
- Proposed Resubdivision Map on Lots 10, 11, 18 & 20, Block 1040 of the Kirk Tract Map to be New Lots 10A, 11A, & 18A, City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor

R-24-51

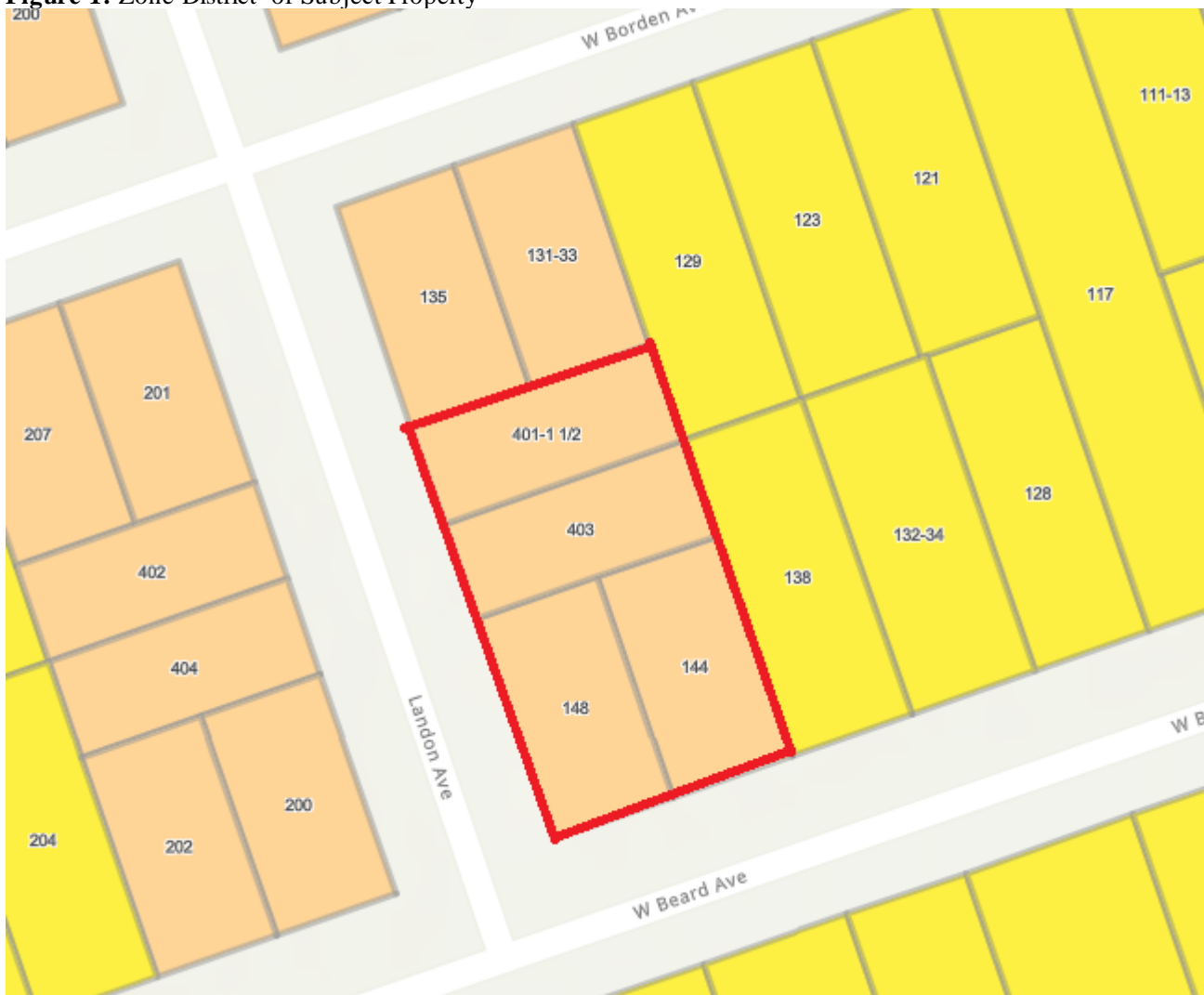
Michael J. McCully PLLC; Map Date: 11/28/2022; Scale: 1"=20'

Attachments:

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

Context Maps:

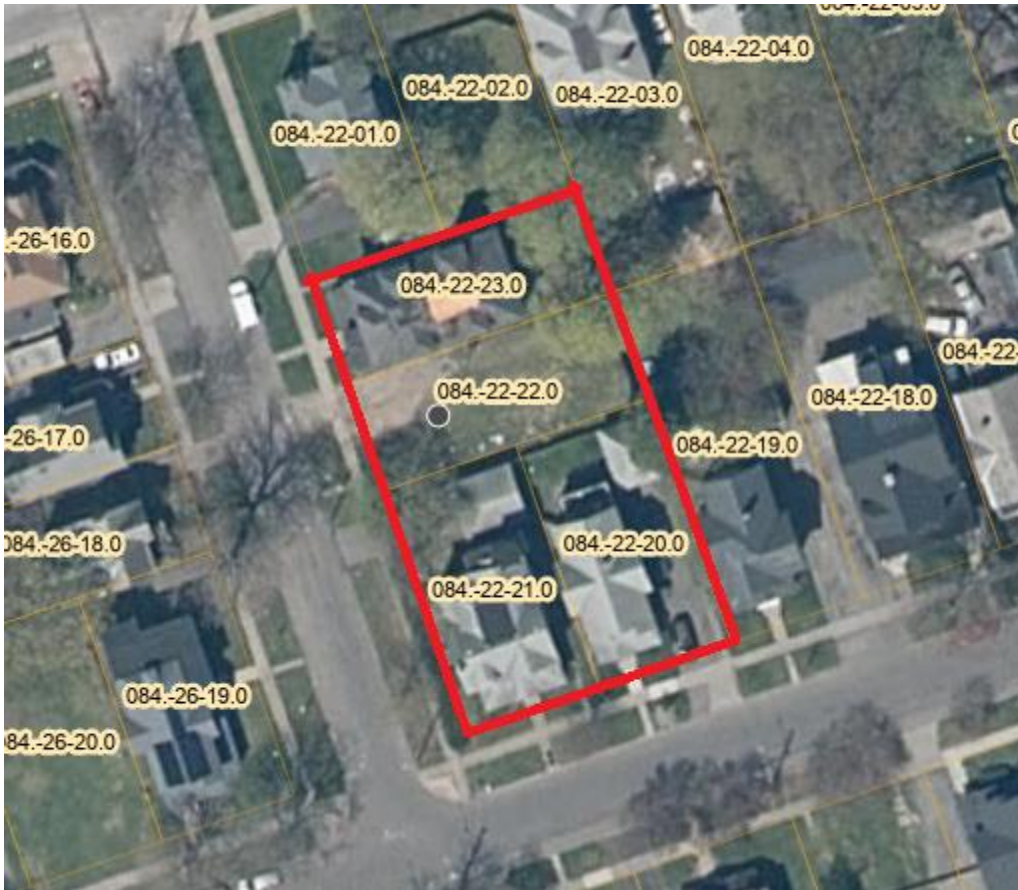
Figure 1: Zone District of Subject Property



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@syr.gov.net](mailto:zoning@syr.gov) * 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:	Split a Vacant Lot between 3 Res Props	3	17,200 sq ft
<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) 148 Beard Ave W	084.-22-21.0	Anthony S Taylor	12/19/2022
2) 144 Beard Ave W	084.-22-20.0	Danielle T Taylor	08/25/2020
3) 403 Landon Ave	084.-22-22.0	GSPDC	03/02/2021
4) 401-1 1/2 Landon Ave	084.-22-23.0	JEAL'S LLC	04/26/2019

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) 3)

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

- Demolition (full and partial):
- New Construction:
- Façade (Exterior) Alterations:
- Site Changes: none

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Split a vacant lot between 3 residential properties

Current Land Use(s): residential

Proposed Land Use(s): residential

Number of Dwelling Units: 401-1 1/2 (2); 148 (1); 144 (2) = 5 total

Days and Hours of Operation: n/a residential

Number of Onsite Parking Spaces: 4

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

The vacant lot at 403 Landon Ave will be split between three adjacent residential properties. A 10' x 50' strip which contains the driveway will be sold to 401-1 1/2 Landon Ave. The balance will be split between 148 W Beard Ave and 144 W Beard Ave to use as 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.**

Katelyn	Wright	Executive Director	Greater Syr Prop Dvmt Cp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: kwright@syracuselandsbank.org</i>
* Signature: <i>Katelyn Wright</i>			Date: 07/17/2024		

Jeannine	Dix-Clark		JEALS LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
216 Loomis Ave		Syracuse	NY	13207	Phone:
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			Date:		

Anthony	Taylor				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
144 W Beard Ave		Syracuse	NY	13204	Phone: 315-863-8291
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: antscotay@yahoo.com</i>
* Signature: <i>Anthony Taylor</i>			Date: <i>7/24/2024</i>		

Danielle	Taylor				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
144 W Beard Ave		Syracuse	NY	13204	Phone: 315-706-8037
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: dbtaylor146@gmail.com</i>
* Signature: <i>Danielle Taylor</i>			Date: <i>7/24/2024</i>		

*** OWNER SIGNATURE DECLARATION**

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

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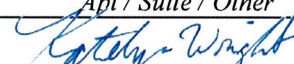
REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Terri	Luckett	Neighborhood Planner	GSPDC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S Salina St		Syracuse	NY	13205	Phone: 315-422-2301 ext 18
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: tluckett@syracuselandsbank.org</i>
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* Signature: See attached			Date:		

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<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
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* Signature: see attached			Date:		

Danielle	Taylor				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
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* 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.

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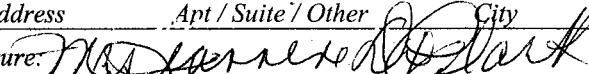
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<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Split a vacant lot between 3 residential properties			
Project Location (describe, and attach a location map): The four parcels at the NE corner of Landon and West Beard Ave in the City of Syracuse NY			
Brief Description of Proposed Action: The vacant lot at 403 Landon will be split between three residential properties. A 10' x 50' section containing the driveway for 401 1/2 Landon Ave will go with that property. The balance will be split between 148 and 144 West Beard Ave. This will be used as additional yard space.			
Name of Applicant or Sponsor: The Greater Syracuse Property Development Cp		Telephone: 315-422-2301 ext 18 E-Mail: tluckett@syracuselandsbank.org	
Address: 1941 South Salina Street			
City/PO: Syracuse		State: NY	Zip Code: 13205
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .39 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .39 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			

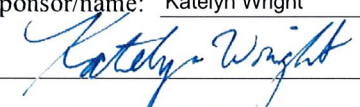
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	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: n/a resubdivision only _____	<input 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: _____	<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
Near the South Salina St Historic District	<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 type="checkbox"/>	<input checked="" 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
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>07/17/2024</u>		
Signature: <u></u> Title: <u>Executive Director</u>		

Project:

Date: 9/30/24

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
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

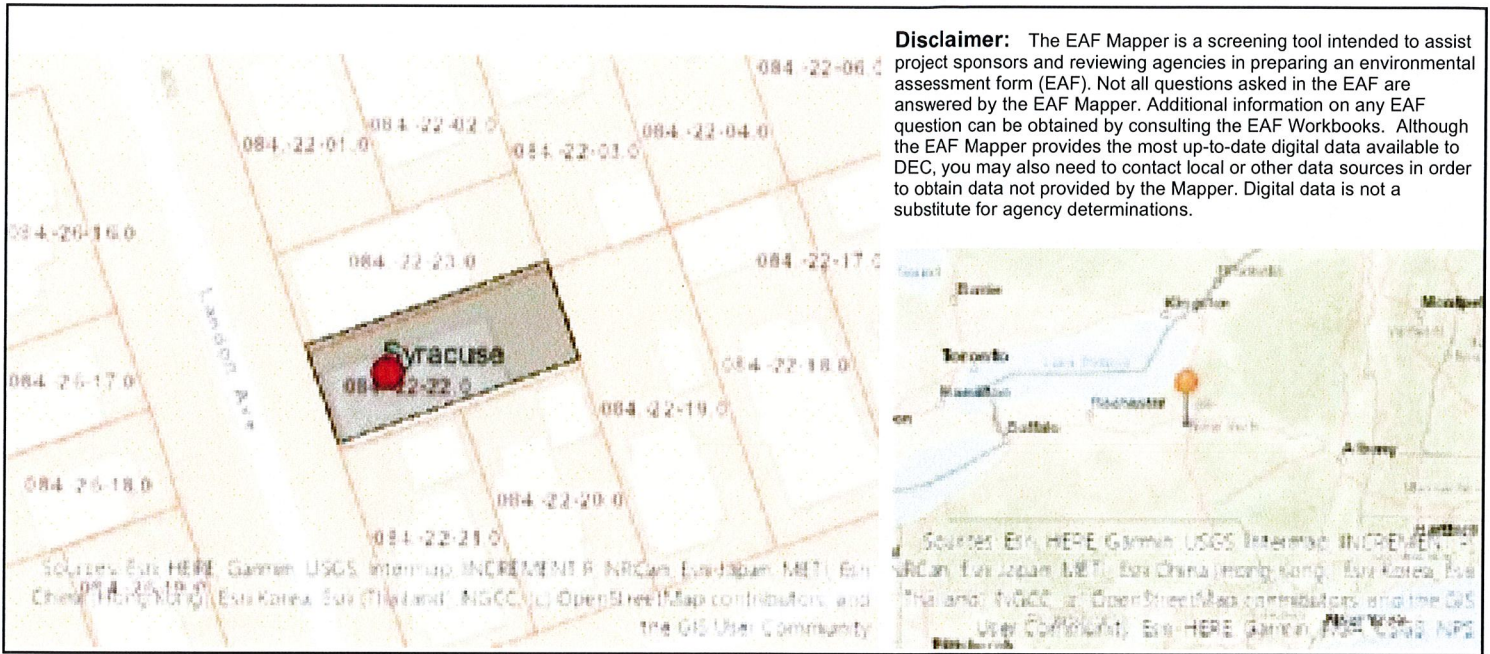
Date

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]	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

TO: Syracuse Planning Commission

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

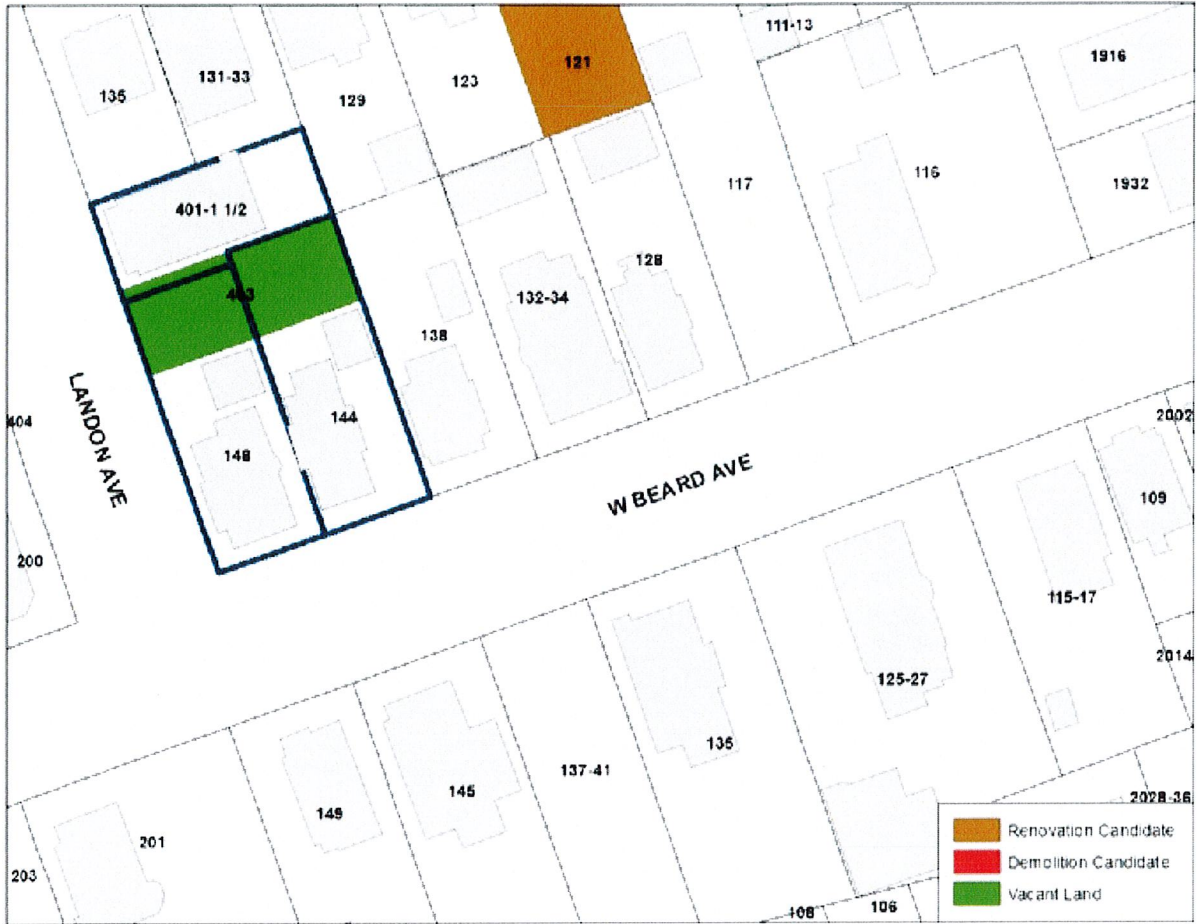
RE Resubdivision Justification (403 Landon Ave with 401-1 ½ Landon;
148 W Beard Ave, and; 144 W Beard Ave)

DATE: 8/6/2024

The Land Bank acquired 403 Landon Ave from Home HeadQuarters in March of 2021. While it is buildable, HHQ has rejected the lot as a potential new construction site. This lot contains a gravel driveway used by the tenants of the two-family house at 401-1 ½ Landon Ave. The owner would like to purchase that portion of the lot. The owners of 148 and 144 W Beard will split the balance of the property to enlarge their back yards.

Following is the justification for the resubdivision of these four parcels.

- There is very little privately financed infill construction happening in the City. Most new construction is subsidized and completed by affordable housing developers like Home HeadQuarters and Housing Visions. These groups have expressed to us that it is virtually impossible for them to construct new housing that meets modern demands, including off-street parking, on lots with less than 50' of frontage. Even though the lot is technically buildable, Home HeadQuarters sold this lot to the Land Bank because it did not want to include it in its new construction portfolio.
- 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.
- The resubdivision will not alter the character of the neighborhood. The parcel is already vacant and not likely to be built upon soon. 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 can be best used and maintained by the adjoining neighbors.
- 401-1 ½ does not have a driveway. This resubdivision will provide off-street parking for the tenants of the building.
- There are any other lots of a comparable size located in the vicinity. This resubdivision extends 148 and 144 Beard Ave to the same length as the other properties on this block.



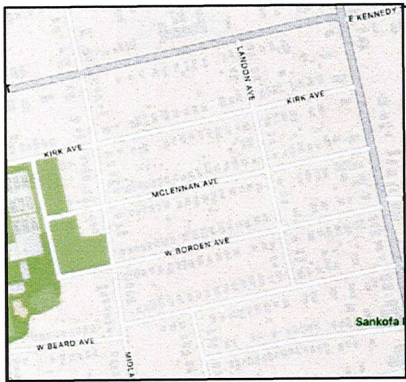
Proposed Resubdivision



401-1 1/2 Landon Ave (two-family) and 403 Landon Ave



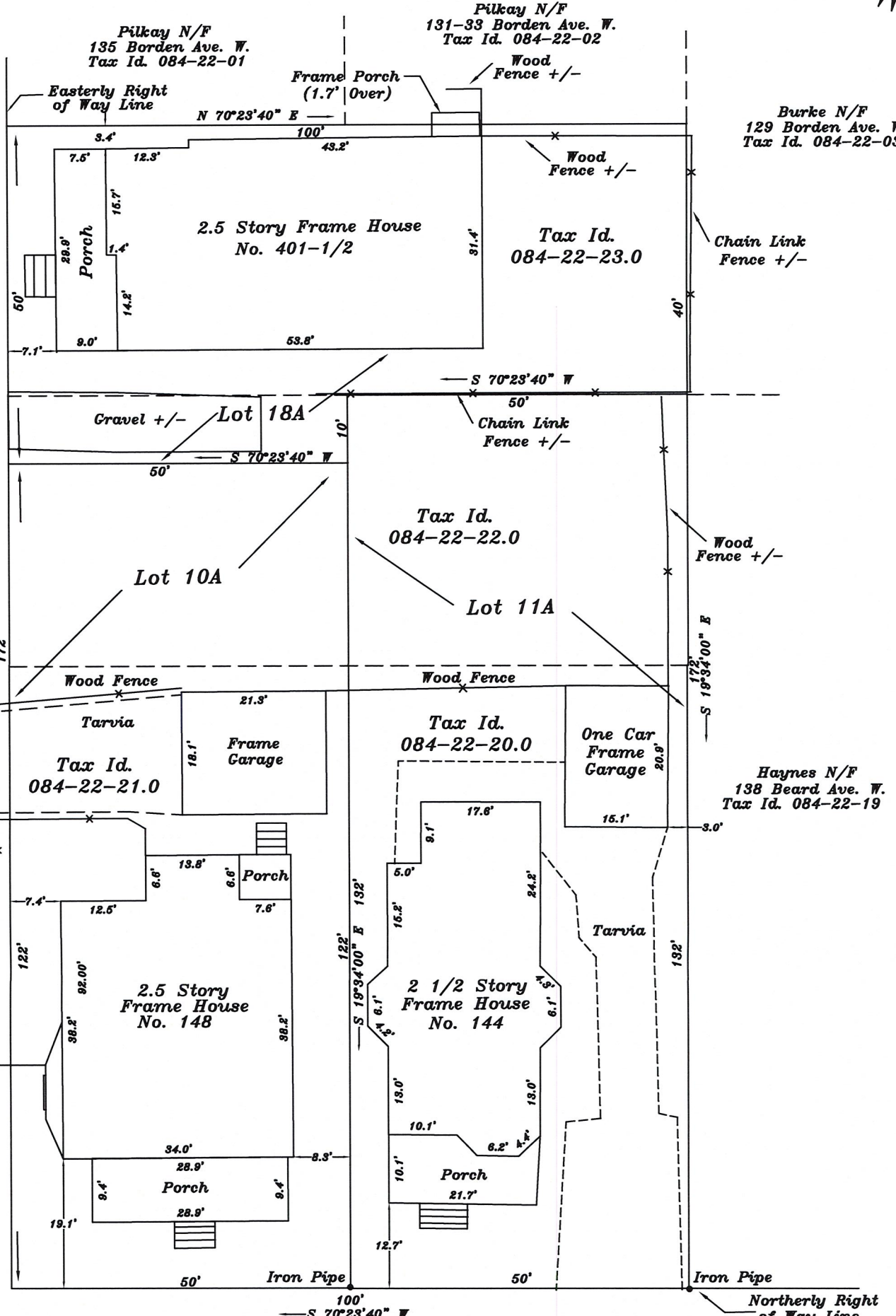
144 W Beard Ave and 148 W Beard Ave



Site Vicinity Locator
(not to scale)



Landon Avenue
(Open - 66' Wide)



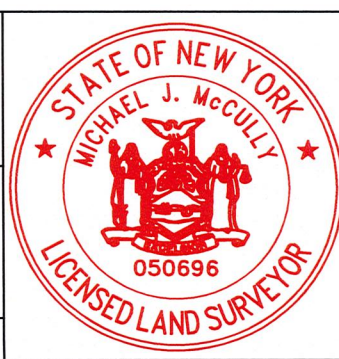
Approvals

Date of Fieldwork :01/16/24
Tax Id#:84-22-20, 21, 22 & 23
Deed:2022/51103, 2021/10882, 2019/27040, 2020/30256
Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 815-5034

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully NYSLLS 50696



Proposed Resubdivision on Lots 10, 11, 18, & 20, Block 1040 of the Kirk Tract To be New Lots 10A, 11A & 18A

Known as No. 148 & 144 West Beard Avenue & No. 401-1/2 Landon Avenue City of Syracuse, County of Onondaga State of New York

Drawn by: PFOB Scale: 1"=20'

Date(s): 11/28/2022

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 2022, Michael J. McCully Land Surveying, all rights reserved.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Danielle Taylor
From: Amber Dillon, Zoning Planner
Date: 9/24/2024 3:24:42 PM
Re: Resubdivision R-24-51
144 Beard Ave W, Syracuse, 13205

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	08/27/2024	Amber Dillon	On Hold for CPC decision. Proposed lot in compliance with R3 Zone District (ReZone Art. 2 Sec 2.4 B)
Eng. Mapping - Zoning	Approved	08/19/2024	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# 121
Finance - Zoning	Internal Review Complete	08/19/2024	Veronica Voss	403 Landon is GSPDC, no taxes due; 401-1 1/2 Landon owes \$772.95 July taxes; 144 Beard Ave W owes \$0; 148 Beard Ave W owes \$0 taxes.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/21/2024	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	08/21/2024	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	08/21/2024	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	08/16/2024		On Hold for CPC decision
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Parcel History

01/01/1900 - 09/24/2024

Tax Map #: 084.-22-20.0

Owners: Danielle T Taylor

Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
144 Beard Ave W	04/05/49	Project	Conditional Use	Denied	C-0467 Cond. use to permit a convalescent home in a Res. A zone.
144 Beard Ave W	01/11/13	Completed Complaint	Const/Demo Debris: Req PU	Completed	2012-23007 quad 3 c/d
144 Beard Ave W	08/07/13	Completed Complaint	Tire Pickup (4/yr)	Completed	2013-19448 2 tires
144 Beard Ave W	09/25/14	Completed Complaint	Const/Demo Debris: Req PU	Completed	2014-25547 CONST P/U (ADVISED OF SIZE LIMIT)
144 Beard Ave W	10/22/14	Completed Complaint	Tire Pickup (4/yr)	Completed	2014-25510 4 tires
144 Beard Ave W	11/05/14	Completed Complaint	Const/Demo Debris: Req PU	Completed	2014-27763 CONST P/U
144 Beard Ave W	06/08/15	Completed Complaint	Tire Pickup (4/yr)	Completed	2015-07996 1 tire
144 Beard Ave W	12/01/15	Complaint	Sidewalk Condition	Needs Review	2015-32251 sidewalk estimate needed erwin reiner- 315-345-9663- 2 sections on main and lead walk.. please call he has questions..
144 Beard Ave W	12/04/15	Completed Complaint	Lawn Damage	Completed	2016-07737 lawn damage by payloader
144 Beard Ave W	03/09/16	Periodic Inspection	Rental Registry	RR - Valid/Cert	
144 Beard Ave W	11/02/17	Completed Complaint	Illegal TV Set Out	Completed	2017-31662 illegal tv set out
144 Beard Ave W	07/25/18	Periodic Inspection	Rental Registry	RR - Valid/Cert	
144 Beard Ave W	12/06/22	Periodic Inspection	Rental Registry	RR - Owner	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
144 Beard Ave W	08/16/24	Project	Resubdivision	Active	<p>R-24-51 Owners/Applicants would like the vacant lot located at 403 Landon Ave (Tax ID: 084.-22-22.0) to be split between three lots located at 144 Beard Ave W (Tax ID: 084.-22-20.0), 148 Beard Ave W (Tax ID: 084.-22-21.0), and 401-1 1/2 Landon Ave (Tax ID: 084.-22-23.0)</p> <p>A 10' x 50' strip which contains a driveway will be sold to 401-1 1/2 Landon Ave. The remaining balance will be split between 148 W Beard Ave and 144 W Beard Ave for additional yard space.</p> <p>Total square footage: 17,200 square feet (0.39 Acres)</p> <p>No change from residential land use</p>

City of Syracuse
Parcel History
 01/01/1900 - 09/24/2024
 Tax Map #: 084.-22-21.0
 Owners: Anthony S Taylor
 Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
148 Beard Ave W & Landon Ave	11/08/56	Project	Conditional Use	Denied	C-1423 Cond. use to legalize two apartments and three roomers in a Res. A zone. aka 148 Beard Ave W & Landon Ave
148 Beard Ave W & Landon Ave	03/16/12	Completed Complaint	Sewer Back Up	Completed	2012-06296 sewer bu
148 Beard Ave W & Landon Ave	06/06/14	Inspection	Complaint Inspection	Fail	
148 Beard Ave W & Landon Ave	06/06/14	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
148 Beard Ave W & Landon Ave	06/11/14	Inspection	Complaint Re-Inspection	Pass	
148 Beard Ave W & Landon Ave	06/12/14	Completed Complaint	Overgrowth: Private, Occ	Completed	2014-15300 O/G
148 Beard Ave W & Landon Ave	03/29/16	Completed Complaint	Sewer Back Up	Completed	2016-07824 sewer backup janet 447-6726
148 Beard Ave W & Landon Ave	09/29/17	Inspection	Complaint Inspection	Fail	
148 Beard Ave W & Landon Ave	10/03/17	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
148 Beard Ave W & Landon Ave	10/03/17	Inspection	Complaint Inspection	Fail	
148 Beard Ave W & Landon Ave	10/11/17	Completed Complaint	Trash/Debris-Private, Occ	Completed	2017-28777
148 Beard Ave W & Landon Ave	10/11/17	Inspection	Complaint Re-Inspection	Pass	
148 Beard Ave W & Landon Ave	07/16/20	Completed Complaint	Bulk Household Items	Completed	2020-13878 2 cubic yards extra trash bags
148 Beard Ave W & Landon Ave	11/17/23	Inspection	Complaint Inspection	Fail	
148 Beard Ave W & Landon Ave	11/17/23	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
148 Beard Ave W & Landon Ave	11/28/23	Completed Complaint	Property Maintenance- Ext	Completed	2023-07897
148 Beard Ave W & Landon Ave	11/28/23	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
148 Beard Ave W & Landon Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-51B Owners/Applicants would like the vacant lot located at 403 Landon Ave (Tax ID: 084.-22-22.0) to be split between three lots located at 144 Beard Ave W (Tax ID: 084.-22-20.0), 148 Beard Ave W (Tax ID: 084.-22-21.0), and 401-1 1/2 Landon Ave (Tax ID: 084.-22-23.0)</p> <p>A 10' x 50' strip which contains a driveway will be sold to 401-1 1/2 Landon Ave. The remaining balance will be split between 148 W Beard Ave and 144 W Beard Ave for additional yard space.</p> <p>Total square footage: 17,200 square feet (0.39 Acres)</p> <p>No change from residential land use</p>

City of Syracuse
Parcel History
 01/01/1900 - 09/24/2024
 Tax Map #: 084.-22-23.0
 Owners: JEAL'S LLC
 Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
401-1 1/2 Landon Ave	02/04/47	Project	Conditional Use	Denied	C-0268 Cond. use to permit a three-family dwelling in a Res A zone.
401-1 1/2 Landon Ave	04/04/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
401-1 1/2 Landon Ave	04/04/12	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	04/12/12	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	04/23/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
401-1 1/2 Landon Ave	04/23/12	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	04/25/12	Completed Complaint	Blue Bin: request new BB	Completed	2012-08546 4 bb
401-1 1/2 Landon Ave	04/30/12	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-08629 trash and debris
401-1 1/2 Landon Ave	04/30/12	Inspection	Complaint Re-Inspection	Pass	
401-1 1/2 Landon Ave	05/08/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-08513 sani list
401-1 1/2 Landon Ave	06/27/13	Inspection	Complaint Re-Inspection	Pass	
401-1 1/2 Landon Ave	06/28/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2012-07086 trssh and debris
401-1 1/2 Landon Ave	03/05/14	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	03/05/14	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
401-1 1/2 Landon Ave	03/06/14	Completed Complaint	Trash Skip	Completed	2014-03774 trash skipped
401-1 1/2 Landon Ave	03/12/14	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	03/20/14	Completed Complaint	Blue Bin: request new BB	Completed	2014-04511 2BB
401-1 1/2 Landon Ave	03/25/14	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	04/07/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-04141 trash and debris
401-1 1/2 Landon Ave	04/07/14	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401-1 1/2 Landon Ave	11/10/14	Completed Complaint	Property Maintenance-Ext	Completed	2014-29510 Porch skirt missing, piece of facade missing.
401-1 1/2 Landon Ave	11/10/14	Inspection	Complaint Inspection	Pass	
401-1 1/2 Landon Ave	05/26/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-09519 4 bb 2 units
401-1 1/2 Landon Ave	01/05/16	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 602.1 - Facilities required	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 107.1.3 - Premises Unfit for Human Occupancy	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 304.13.1- Glazing	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 504.3 - Plumbing system hazards	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 605.1 - Installation	Closed	
401-1 1/2 Landon Ave	01/05/16	Violation	2010 IMC - Section 308.1 - Infestation	Closed	
401-1 1/2 Landon Ave	01/06/16	Inspection	Complaint Re-Inspection	In Progress	
401-1 1/2 Landon Ave	01/22/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	01/28/16	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	01/28/16	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
401-1 1/2 Landon Ave	02/16/16	Completed Complaint	Trash/Debris-Private, Occ	Completed	2016-01831
401-1 1/2 Landon Ave	02/16/16	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401-1 1/2 Landon Ave	03/04/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	03/23/16	Inspection	Complaint Re-Inspection	In Progress	
401-1 1/2 Landon Ave	05/18/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	07/20/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	09/01/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	10/17/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	11/28/16	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	01/09/17	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	01/24/17	Periodic Inspection	Rental Registry	Invalid - failed to	
401-1 1/2 Landon Ave	01/30/17	Completed Complaint	Property Maintenance- Int	Completed	2016-00177 Upstairs apt: no heat
401-1 1/2 Landon Ave	01/30/17	Inspection	Complaint Re-Inspection	Pass	
401-1 1/2 Landon Ave	04/20/18	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	04/20/18	Violation	2015 IPMC Section 704.1 Operable	Closed	
401-1 1/2 Landon Ave	04/20/18	Violation	2015 IMPC - 305.3 - Interior Surfaces	Closed	
401-1 1/2 Landon Ave	04/20/18	Violation	2015 IMPC - 309.1 - Infestation	Closed	
401-1 1/2 Landon Ave	04/24/18	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	04/25/18	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	04/27/18	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
401-1 1/2 Landon Ave	04/28/18	Completed Complaint	Sewer Back Up	Completed	2018-12010 bu
401-1 1/2 Landon Ave	05/08/18	Completed Complaint	Property Maintenance- Ext	Completed	2018-11491 trash on the porch
401-1 1/2 Landon Ave	05/08/18	Inspection	Complaint Re-Inspection	Pass	
401-1 1/2 Landon Ave	05/11/18	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	06/22/18	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	08/24/18	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401-1 1/2 Landon Ave	08/31/18	Completed Complaint	Property Maintenance-Int	Completed	2018-10642 Apt 1: Mice infestation, having issues with heat
401-1 1/2 Landon Ave	10/05/18	Inspection	Complaint Re-Inspection	Pass	
401-1 1/2 Landon Ave	05/09/19	Completed Complaint	Bulk Household Items	Completed	2019-10905 mat box
401-1 1/2 Landon Ave	06/06/19	Completed Complaint	Property Maintenance-Int	Completed	2019-14594 Upstairs Bedbugs
401-1 1/2 Landon Ave	10/03/19	Completed Complaint	Bulk Household Items	Completed	2019-26340 dresser
401-1 1/2 Landon Ave	06/26/20	Violation	SPCC-Sec. 27-133 Registration	Closed	
401-1 1/2 Landon Ave	06/30/20	Inspection	Complaint Inspection	Fail	
401-1 1/2 Landon Ave	07/20/20	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	08/04/20	Inspection	Complaint Re-Inspection	Fail	
401-1 1/2 Landon Ave	09/01/20	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	09/29/20	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	10/27/20	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	11/09/20	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	11/09/20	Inspection	BAA - 1st Ticket Plea	Ticket Default	
401-1 1/2 Landon Ave	12/07/20	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	02/15/21	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
401-1 1/2 Landon Ave	02/23/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	03/02/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	03/30/21	Complaint	Bulk Household Items	Needs Review	2021-08376 mat
401-1 1/2 Landon Ave	03/30/21	Complaint	Bulk Household Items	Needs Review	2021-08389 mat
401-1 1/2 Landon Ave	04/02/21	Inspection	BAA - 2nd Ticket Plea	Ticket Default	
401-1 1/2 Landon Ave	04/02/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	05/10/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	05/10/21	Inspection	BAA - Default 30 Day Deadline	Default	
401-1 1/2 Landon Ave	06/07/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	06/23/21	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401-1 1/2 Landon Ave	07/28/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	07/29/21	Inspection	BAA - 3rd Ticket Plea	Ticket Default	
401-1 1/2 Landon Ave	09/10/21	Inspection	BAA - Default 30 Day Deadline	Default	
401-1 1/2 Landon Ave	09/16/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	10/04/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	11/29/21	Inspection	BAA - 4th Ticket Plea	Ticket Default	
401-1 1/2 Landon Ave	12/03/21	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	02/01/22	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
401-1 1/2 Landon Ave	02/01/22	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	02/24/22	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	04/06/22	Inspection	Complaint Re-Inspection	N/A	
401-1 1/2 Landon Ave	05/20/22	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	06/15/22	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	07/06/22	Inspection	Complaint Re-Inspection	No Progress	
401-1 1/2 Landon Ave	08/12/22	Inspection	BAA - 5th Ticket Plea	Ticket Default	
401-1 1/2 Landon Ave	08/15/22	Periodic Inspection	Rental Registry	RR - Valid/Cert	
401-1 1/2 Landon Ave	08/15/22	Inspection	Complaint Re-Inspection	Pass	
401-1 1/2 Landon Ave	01/30/23	Inspection	BAA - Follow-Up	Hear Rqst: Not	
401-1 1/2 Landon Ave	03/02/23	Inspection	BAA - Stay of Default Hearing	Ticket Reduced	
401-1 1/2 Landon Ave	04/03/23	Inspection	BAA - Hearing 30 Day Deadline	Default	
401-1 1/2 Landon Ave	09/13/23	Completed Complaint	Rental Registry	Completed	2020-12458 Failure to Apply for Rental Registry

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
401-1 1/2 Landon Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-51D Owners/Applicants would like the vacant lot located at 403 Landon Ave (Tax ID: 084.-22-22.0) to be split between three lots located at 144 Beard Ave W (Tax ID: 084.-22-20.0), 148 Beard Ave W (Tax ID: 084.-22-21.0), and 401-1 1/2 Landon Ave (Tax ID: 084.-22-23.0)</p> <p>A 10' x 50' strip which contains a driveway will be sold to 401-1 1/2 Landon Ave. The remaining balance will be split between 148 W Beard Ave and 144 W Beard Ave for additional yard space.</p> <p>Total square footage: 17,200 square feet (0.39 Acres)</p> <p>No change from residential land use</p>

Parcel History

01/01/1900 - 09/24/2024

Tax Map #: 084.-22-22.0

Owners: GSPDC

Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
403 Landon Ave	08/21/12	Inspection	Complaint Inspection	Pass	
403 Landon Ave	10/23/12	Completed Complaint	Vacant House	Completed	2012-18818 Rear doors (2) at 403 Landon are open. Evidence of scrappers rummaging through house.
403 Landon Ave	03/05/14	Inspection	Complaint Inspection	Fail	
403 Landon Ave	03/05/14	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
403 Landon Ave	03/12/14	Inspection	Complaint Re-Inspection	No Progress	
403 Landon Ave	03/25/14	Inspection	Complaint Re-Inspection	Pass	
403 Landon Ave	03/26/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-04143 trash and debris
403 Landon Ave	06/02/14	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
403 Landon Ave	01/01/17	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-27521 over growth **Registered Vacant property**
403 Landon Ave	08/15/18	Complaint	Illegal TV Set Out	Needs Review	2018-25247 illegal tv setout
403 Landon Ave	04/16/19	Permit Application	Demolition	Issued	37579 Demolish a 2 family house
403 Landon Ave	04/17/19	Inspection	Inspector Notification	In Progress	
403 Landon Ave	06/04/19	Inspection	Final Inspection	Pass	
403 Landon Ave	06/12/19	Completed Permit	Demolition	Certificate Issued	37579 Demolish a 2 family house Certificate of Completion #37579

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
403 Landon Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-51C Owners/Applicants would like the vacant lot located at 403 Landon Ave (Tax ID: 084.-22-22.0) to be split between three lots located at 144 Beard Ave W (Tax ID: 084.-22-20.0), 148 Beard Ave W (Tax ID: 084.-22-21.0), and 401-1 1/2 Landon Ave (Tax ID: 084.-22-23.0)</p> <p>A 10' x 50' strip which contains a driveway will be sold to 401-1 1/2 Landon Ave. The remaining balance will be split between 148 W Beard Ave and 144 W Beard Ave for additional yard space.</p> <p>Total square footage: 17,200 square feet (0.39 Acres)</p> <p>No change from residential land use</p>