



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-24-52</u>	<u>Staff Report – September 30th, 2024</u>
Application Type:	Resubdivision
Project Address:	128 Bellevue Ave & Lincoln Ave (Tax ID : 093.-07-34.0) 124 Bellevue Ave (Tax ID : 093.-07-33.0) 120 Bellevue Ave (Tax ID : 093.-07-32.0) 116-18 Bellevue Ave (Tax ID : 093.-07-31.0) 249 Lincoln Ave (Tax ID : 093.-07-35.0) 112-14 Bellevue Ave (Tax ID : 093.-07-30.0) 112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0) 476-78 Midland Ave (Tax ID: 093.-07-25.0) 480-82 Midland Ave (Tax ID: 093.-07-26.0) 484-86 Midland Ave (Tax ID: 093.-07-27.0) 488-90 Midland Ave (Tax ID: 093.-07-28.0) 492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)
Summary of Proposed Action:	The owner of the 12 parcels above, Jubilee Homes of Syracuse (Walter Dixie), would like to combine these parcels for a future master redesign proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance as well as the installation of plumbing onto the farm. Total square footage: 40,051.44 square feet (0.92 Acres)
Owner/Applicant	128 Bellevue Ave & Lincoln Ave- Owner/Applicant: Walter Dixie 124 Bellevue Ave- Owner/Applicant: Walter Dixie 120 Bellevue Ave- Owner/Applicant: Walter Dixie 116-18 Bellevue Ave- Owner/Applicant: Walter Dixie 249 Lincoln Ave - Owner/Applicant: Walter Dixie 112-14 Bellevue Ave- Owner/Applicant: Walter Dixie 112-14 Bellevue Ave Rear- Owner/Applicant: Walter Dixie 476-78 Midland Ave- Owner/Applicant: Walter Dixie 480-82 Midland Ave- Owner/Applicant: Walter Dixie 484-86 Midland Ave- Owner/Applicant: Walter Dixie 488-90 Midland Ave- Owner/Applicant: Walter Dixie 492-94 Midland Ave & Bellevue Ave- Owner/Applicant: Walter Dixie
Existing Zone District:	All 12 parcels being combined for this resubdivision at located in the High Density Residential, R5 Zone District
Surrounding Zone Districts:	The neighboring properties to the west, north, and south are within High Density Residential, R5 Zone District. The neighboring properties to the east are within High Density Residential R5 Zone District and Neighborhood Center MX-2 Zone District.
Companion Application(s)	No Companion Application
Scope of Work:	The 12 parcels currently known 128 Bellevue Ave & Lincoln Ave., 124 Bellevue Ave., 120 Bellevue Ave., 116-18 Bellevue Ave., 249 Lincoln Ave., 112-14 Bellevue Ave., 112-14 Bellevue Ave. Rear, 476-78 Midland Ave., 480-82 Midland Ave., 484-86 Midland Ave., 488-90 Midland Ave., and 492-94 Midland Ave & Bellevue Ave. are all owned by Jubilee Homes of Syracuse who currently have a Community Garden on the property with a greenhouse, vegetation beds, a shed, and an overhead structure with tabling area. In 1-2 years after this resubdivision is approved, Jubilee Homes would like to install

	<p>electricity in the greenhouse to extend the growing season, remove the old wood-raised beds and trees, level the ground with soil, stone, and wood chips to lay fabric to install new metal beds. They will also undergo curb cuts for their Midland Ave. entrance and install plumbing after the completion of all other renovations.</p>
<p><i>Staff Analysis:</i></p>	<p>Factors:</p> <ul style="list-style-type: none">- The proposed resubdivision on Lots 110-119 and Lot 134 comply with the minimum lot area requirements for the R5 Zone District pursuant to Art. 2, Sec 2.7.- Jubilee Homes is currently using all these parcels for the purposes of their Urban Delights Community Farm, the resubdivision would make it easier for them to do renovations on the one parcel rather than separately on all twelve.- A site plan review will be required for listed future alterations.- Total square footage of resubdivided lot will trigger criteria for applicant to apply for an area variance- The resubdivision will improve the character of the neighborhood and will not alter the current characteristics of the parcel or of the properties to be combined.- According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 110A” shall be known as 112 Bellevue Avenue <p>Conditions if Approved:</p> <ul style="list-style-type: none">- Applicant shall apply for an area variance to exceed the 15,000 square foot limit for Community Garden Land Use, as outlined in ReZone Article 3, Section 3.3.- Applicant shall apply for a site plan review for future site alterations
<p><i>Zoning Procedural History:</i></p>	<p>128 Bellevue Avenue & Lincoln Avenue C-0576 Conditional Use to waive garage setback requirement Approved R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>124 Bellevue Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>120 Bellevue Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>116-18 Bellevue Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>249 Lincoln Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively</p> <p>112-14 Bellevue Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>112-14 Bellevue Avenue Rear R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>476-78 Midland Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively SD-14-28 Install fence in front setback Approved</p> <p>480-82 Midland Avenue R-13-12 Combine 12 parcels in one new lot. Closed Administratively</p>

	<p>SD-14-28 Install fence in front setback Approved</p> <p>484-86 Midland Avenue</p> <p>R-13-12 Combine 12 parcels in one new lot. Closed Administratively</p> <p>SD-14-28 Install fence in front setback Approved</p> <p>488-90 Midland Avenue</p> <p>R-13-12 Combine 12 parcels in one new lot. Closed Administratively</p> <p>SD-14-28 Install fence in front setback Approved</p> <p>492-94 Midland Avenue & Bellevue Avenue</p> <p>V-04-15 Maintain Take-out food preparation in non-conforming grocery store</p> <p>AS-04-23 Waiver of sign area & number</p> <p>R-13-12 Combine 12 parcels in one new lot. Closed Administratively</p> <p>SD-14-28 Install fence in front setback Approved</p>
<p><i>Summary of Zoning History:</i></p>	<p>In 1949, the property owner of 128 Bellevue Avenue & Lincoln Avenue applied for a Conditional Use Permit to allow a 32" addition to a garage front, waiving setback requirements of Zone District Residential B.</p> <p>In 2004, the property owner of 492-94 Midland Avenue & Bellevue Avenue was granted a variance to maintain take-out food preparation in the non-conforming grocery store on the first floor of the structure located on the property. In the same year, the same property owner was granted a waiver to maintain a wall sign that was installed without a permit from the City. The wall sign was irregular in shape measuring approximately 2' x 24' with a 4' x 8' upper extension.</p> <p>In 2014, all the parcels involved in this resubdivision application were involved in a previous resubdivision application to combine these same 12 parcels into one new lot. The property owner for this application was also Jubilee Homes of Syracuse. The resubdivision was closed administratively. All 12 parcels involved in this resubdivision also received a variance to allow for a 6' fence to be installed along the front setback of all of the above properties in the same year.</p>
<p><i>Code Enforcement History:</i></p>	<p>See attached code enforcement history.</p>
<p><i>Zoning Violations:</i></p>	<p>The proposed lot has no zoning violations.</p>
<p><i>Summary of Changes:</i></p>	<p>This is not a continued application.</p>
<p><i>Property Characteristics:</i></p>	<p><u>Existing property characteristics</u></p> <p>The subject property at 128 Bellevue Ave. is a regularly shaped rectangle with a lot size of 3,036 SF (0.07 acres). The property has two primary street frontages with 92 FT of frontage on Lincoln Ave. and 33 feet of frontage along Bellevue Ave. The eastern property line borders 92 FT of the eastern property line of 124 Bellevue Ave. and the northern property line borders 33 FT of 249 Lincoln Ave.</p> <p>The subject property at 124 Bellevue Ave. is a regularly shaped rectangle with a lot size of 3,036 SF (0.07 acres). The property has one primary street frontage with 33 feet of frontage along Bellevue Ave. The eastern property line borders 92 FT of 120 Bellevue Ave., the western property line borders 92 FT of 128 Bellevue Ave., and the northern property line borders 33 FT of 249 Lincoln Ave.</p> <p>The subject property at 120 Bellevue Ave. is a regularly shaped rectangle with a lot size of 3,036 SF (0.07 acres). The property has one primary street frontage with 33 feet of frontage along Bellevue Ave. The eastern property line borders 92 FT of 116-18 Bellevue Ave., the western property line borders 92 FT of 124 Bellevue Ave., and the northern</p>

property line borders 33 FT of 249 Lincoln Ave.

The subject property at 116-18 Bellevue Ave. is regularly shaped rectangle with a lot size of 3,036 SF (0.07 acres). The property has one primary street frontage with 33 feet of frontage along Bellevue Ave. The eastern property line borders 92 FT of 112-14 Bellevue Ave., the western property line borders 92 FT of 120 Bellevue Ave., and the northern property line borders 33 FT of 249 Lincoln Ave.

The subject property at 112-14 Bellevue Ave. is a regularly shaped rectangle with a lot size of 4,752 SF (0.12 acres). The property is improved by a frame shed. The property has one primary street frontage with 33 feet of frontage along Bellevue Ave. The western property line borders 105 FT of 116-18 Bellevue Ave. and 249 Lincoln Ave., the eastern property line borders 105 FT of 492-94, 488-90, & 484-86 Midland Ave., and the northern property line borders 33 FT of 112-14 Bellevue Ave. Rear.

The subject property at 112-14 Bellevue Ave. Rear is a regularly shaped rectangle with a lot size of 2,178 SF (0.05 acres). The property has no street frontage. The western property line borders 66 FT of 249 Lincoln Ave., 247 Lincoln Ave., and 245 Lincoln Ave., the eastern property line borders 66 FT of 476-78 & 480-82 Midland Ave., and the northern property line borders 33 FT of 472-74 Midland Ave.

The subject property at 249 Lincoln Ave. is a regularly shaped rectangle with a lot size of 3,036 SF (0.12 acres). The property has one primary street frontage with 33 feet of frontage along Lincoln Ave. The northern property line borders 132 FT of 247 Lincoln Ave., the eastern property line borders 36 FT of 112-14 Bellevue Ave & 112-14 Bellevue Ave Rear, and the southern property line borders 132 FT of 128, 124, 120, & 116-18 Bellevue Ave.

The subject property at 476-78 Midland Ave. is a regularly shaped rectangle with a lot size of 3,445 SF (0.08 acres). The property has one primary street frontage with 34.8 feet of frontage along Midland Ave. The northern property line borders 99 FT of 472-74 Lincoln Ave., the western property line borders 34.8 FT of 112-14 Bellevue Ave Rear, and the southern property line borders 99 FT of 480-82 Midland Ave.

The subject property at 480-82 Midland Ave. is a regularly shaped rectangle with a lot size of 3,445 SF (0.08 acres). The property has one primary street frontage with 34.8 feet of frontage along Midland Ave. The northern property line borders 99 FT of 476-78 Midland Ave., the western property line borders 34.8 FT of 112-14 Bellevue Ave Rear, and the southern property line borders 99 FT of 484-86 Midland Ave.

The subject property at 484-86 Midland Ave. is a regularly shaped rectangle with a lot size of 3,445 SF (0.08 acres). The property has one primary street frontage with 34.8 feet of frontage along Midland Ave. The northern property line borders 99 FT of 480-82 Midland Ave., the western property line borders 34.8 FT of 112-14 Bellevue Ave., and the southern property line borders 99 FT of 488-90 Midland Ave.

The subject property at 488-90 Midland Ave. is a regularly shaped rectangle with a lot size of 3,445 SF (0.08 acres). The property has one primary street frontage with 34.8 feet of frontage along Midland Ave. The northern property line borders 99 FT of 484-86 Midland

	<p>Ave., the western property line borders 34.8 FT of 112-14 Bellevue Ave., and the southern property line borders 99 FT of 492-94 Midland Ave.</p> <p>The subject property at 492-94 Midland Ave. is a regularly shaped rectangle with a lot size of 3,445 SF (0.08 acres). The property has two primary street frontages with 34.8 feet of frontage along Midland Ave. and 99 FT of frontage along Bellevue Ave, The northern property line borders 99 FT of 488-90 Midland Ave., and the western property line borders 34.8 FT of 112-14 Bellevue Ave.</p> <p><u>Proposed property characteristics</u></p> <p>The proposed resubdivided lot will be known as Lot 110A at 112 Bellevue Avenue. It will be an irregularly shaped parcel with 40,051.44 SQ FT (0.92 Acres). The property is improved by frame shed, greenhouse, and compost shelter. The property will have three primary street frontages with 128 FT of frontage on Lincoln Ave., 284 FT of frontage of Bellevue Ave., and 174 feet of frontage along Midland Ave. The northern property line borders 178 FT of the side and back yard of 247 Lincoln Ave., and 132 FT of the side yard of 472-74 Midland Ave.</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition

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

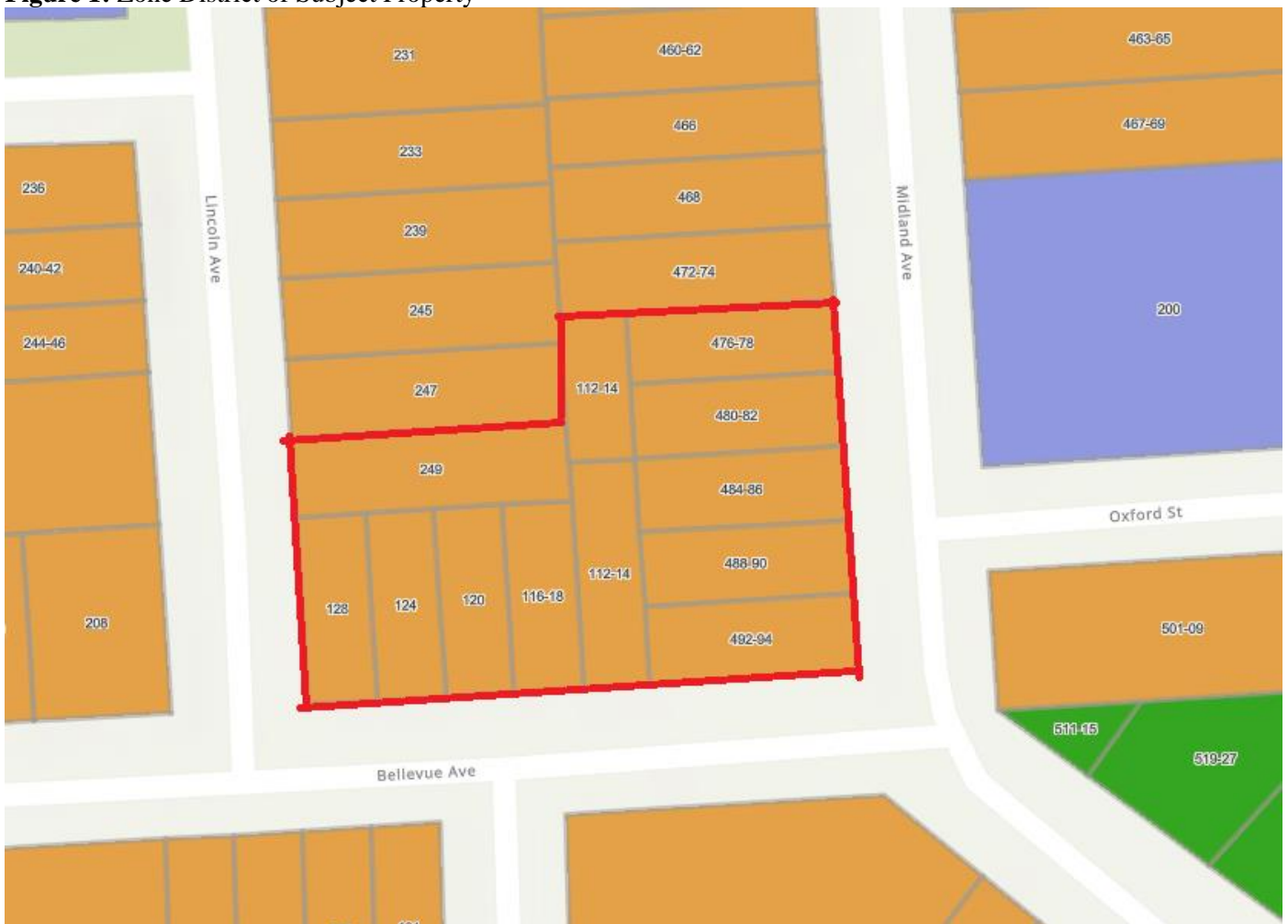
- Resubdivision application
- Short Environmental Assessment Form Part 1
- Proposed Resubdivision Map on Lots 110-119 and Lot 143, Block # 338 of the PN Rust Farm Amended. To be New Lot 110A. City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor R.J. Lighton Sr. PLLC; Map Date: 04/30/2013; Revised: 06/28/2024; Scale: 1"=20'
- Urban Delights Southwest Community Learning Farm: Schematic Site Plan

Attachments:

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

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 *
****www.syr.gov/Departments/Zoning-Administration****

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 checked="" type="checkbox"/> Resubdivision:	JHSUrban Delights Commun	12	35.61 x 100
<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) Lot 110 -128 Bellvue Avenue	93-7-34	Jubilee Homes of Syracuse	9/6/2013
2) Lot 111- 124 Bellevue Avenue	93-7-33	Jubilee Homes of Syracuse	9/6/2013
3) Lot 112- 120 Bellevue Avenue	93-7-32	Jubilee Homes of Syracuse	9/6/2013
4) Lot 113- 116-118 Bellevue Ave	93-7-31	Jubilee Homes of Syracuse	9/6/2013

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: Removing old raised beds, install electricity in 2nd greenhouse, _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Jubilee Homes of Syracuse
Current Land Use(s): Urban Delights Community Learning Farm
Proposed Land Use(s): Farming
Number of Dwelling Units: 0
Days and Hours of Operation: Mon-Sat
Number of Onsite Parking Spaces: 0

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

Attached is a copy of the Master Redesign proposal. Years 1-2) Install electricity in the green house to extend the growing season. Removing the old wood raised beds and trees, level leveling the ground with soil, stone and wood chips, laying fabric to install new metal raised beds. Curb cuts for Midland entrance and bring plumbing onto the Farm in years 2-3)

	TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S) (000.-00-00.0)	OWNER(S)	DATE ACQUIRED
5)	Lot 114- 112-114 Bellevue Ave	93-7-30	Jubilee Homes Of Syracuse	9/6/2013
6)	Lot 115- 492-92 Midland Ave	93-7-29	Jubilee Homes Of Syracuse	9/6/2013
7)	Lot 116- 488-90 Midland Ave	93-7-28	Jubilee Homes Of Syracuse	9/6/2013
8)	Lot 117- 484-486 Midland Ave	93-7-27	Jubilee Homes Of Syracuse	9/6/2013
9)	Lot 118- 480-82 Midland Ave	93-7-26	Jubilee Homes Of Syracuse	9/6/2013
10)	Lot 119- 476-78 Midland Avenue	93-7-25	Jubilee Homes Of Syracuse	9/6/2013
11)	Lot 114- 112-114 Bellevue Ave (rear)	93-7-50	Jubilee Homes Of Syracuse	9/6/2013
12)	Lot 134- 249 Lincoln Ave.	93-7-35	Jubilee Homes Of Syracuse	9/6/2013

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.**

Walter	Dixie	Executive Director	Jubilee Homes of Syracuse Inc.		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
119 South Avenue		Syracuse	NY	13204	Phone: 315-428-0070
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: ddixie@jubilee-homes.org</i>
* Signature:			Date:		

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

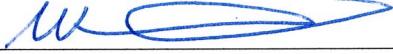
Instructions for Completing

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			
Jubilee Homes of Syracuse Inc			
Name of Action or Project: Urban Delights Community Learning Farm			
Project Location (describe, and attach a location map): 112 Bellevue Ave (Corner of Lincoln and Bellevue and Bellevue and Lincoln Aves) Syracuse NY 13204			
Brief Description of Proposed Action: Redesign of current Farm- Remove old wood raised beds throughout the Farm and replace with metal 6X2X2 beds, remove trees that are Ash and Silver Maples from the site, leveling ground with heavy duty landscape fabric, crushed stone and wood chips. Extend electricity to the 2nd Greenhouse and add 2 new shed structures (floating)			
Name of Applicant or Sponsor: Jubilee Homes of Syracuse Inc		Telephone: 315-428-0070 E-Mail: ddixie@jubilee-homes.org	
Address: 119 South Avenue			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		35.61x100 acres	
b. Total acreage to be physically disturbed?		35.61 x100 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.1x100 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" 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 type="checkbox"/>	<input checked="" 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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

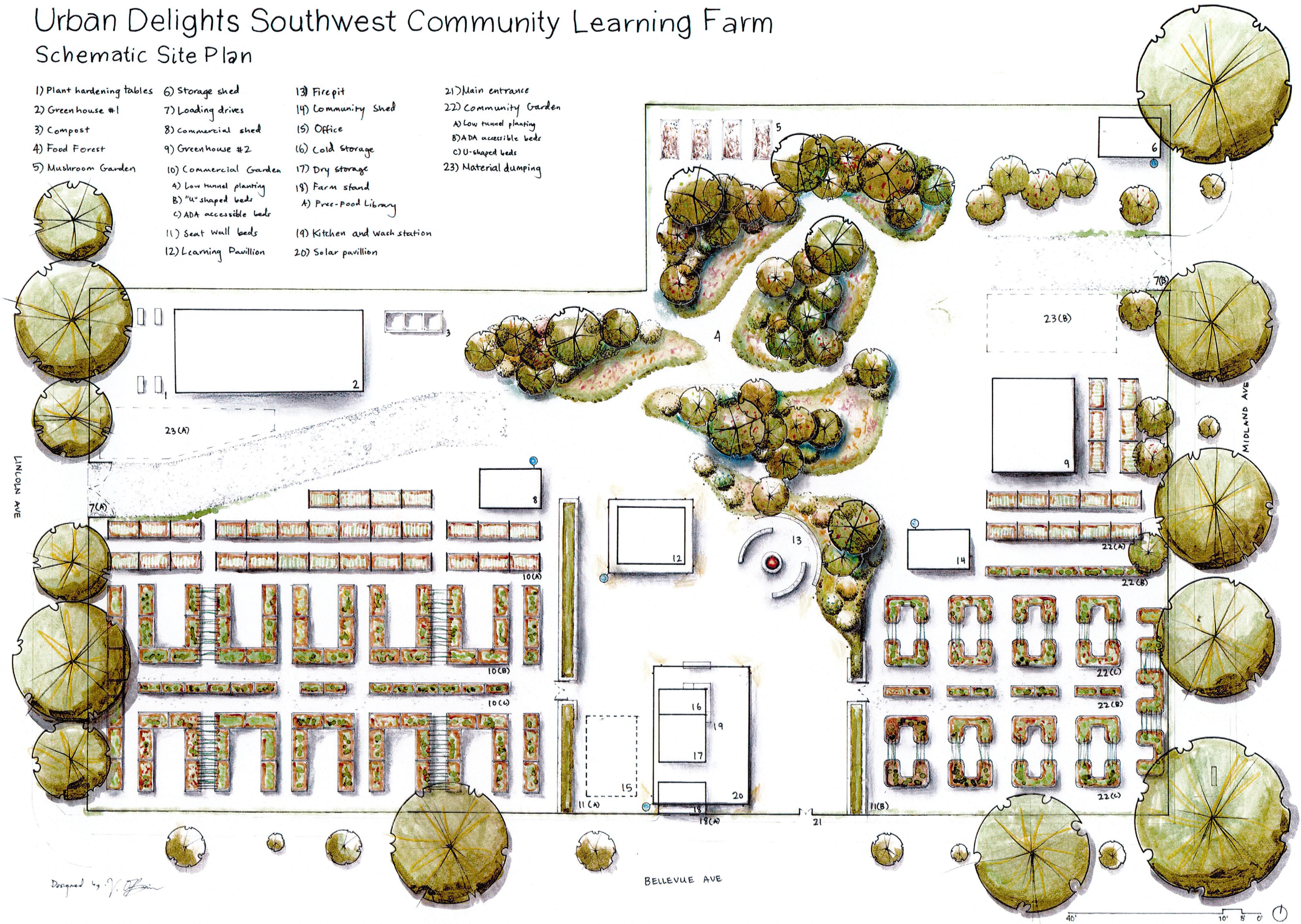
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" 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 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>Walter Dixie</u> Date: <u>8/9/2024</u> Signature: <u></u> Title: <u>Executive Director</u>		

PRINT FORM

Urban Delights Southwest Community Learning Farm

Schematic Site Plan

- 1) Plant hardening tables
- 2) Greenhouse #1
- 3) Compost
- 4) Food Forest
- 5) Mushroom Garden
- 6) Storage shed
- 7) Loading drives
- 8) Commercial shed
- 9) Greenhouse #2
- 10) Commercial Garden
 - A) Low tunnel planting
 - B) "U" shaped beds
 - C) ADA accessible beds
- 11) Seat wall beds
- 12) Learning Pavilion
- 13) Firepit
- 14) Community Shed
- 15) Office
- 16) Cold Storage
- 17) Dry Storage
- 18) Farm stand
- 19) Kitchen and Wash station
- 20) Solar pavillion
- 21) Main entrance
- 22) Community Garden
 - A) Low tunnel planting
 - B) ADA accessible beds
 - C) U-shaped beds
- 23) Material dumping



Designed by J. [Signature]

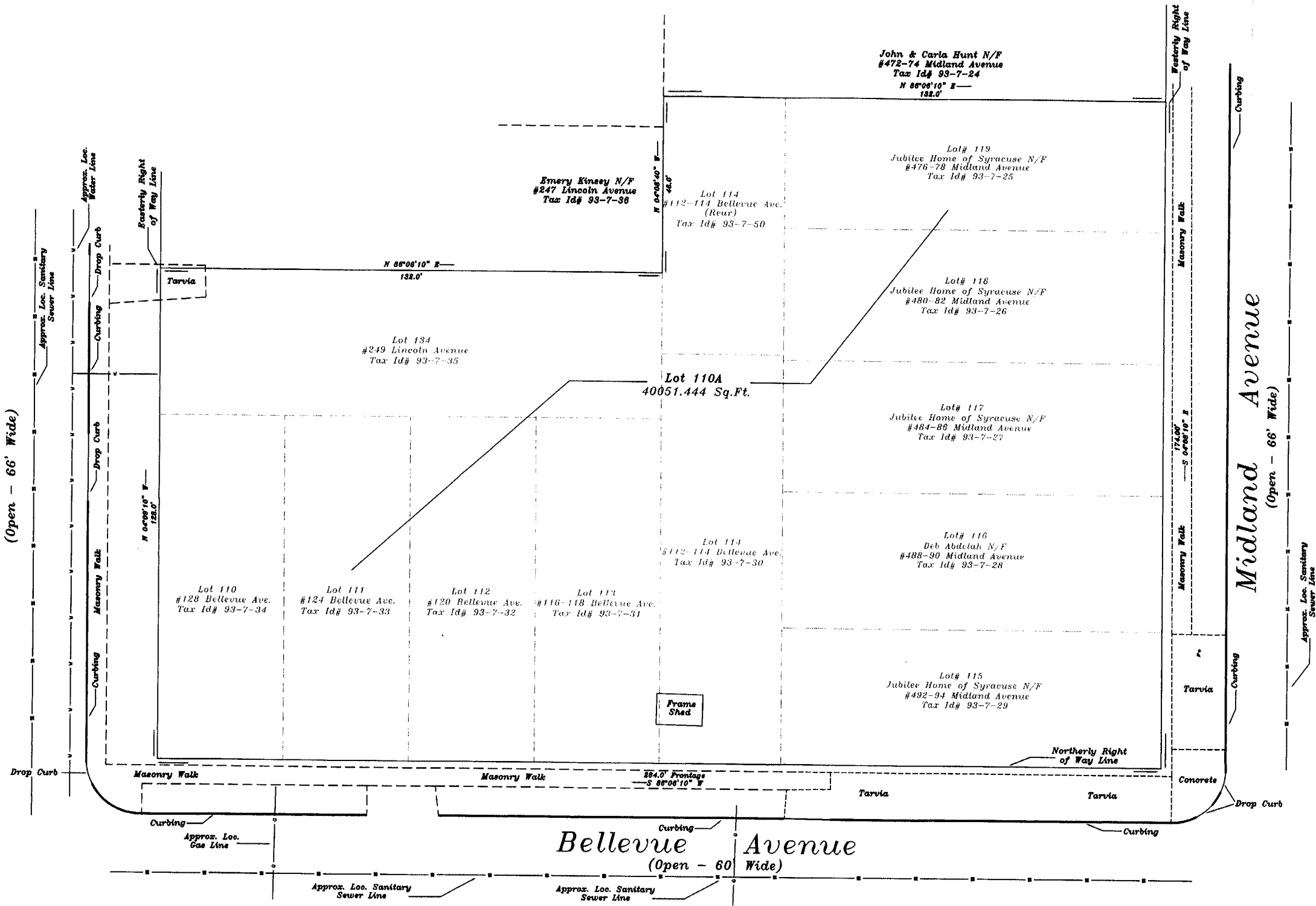
BELLEVUE AVE

MIDLAND AVE

40' 10' 5' 0'



Lincoln Avenue
(Open - 66' Wide)



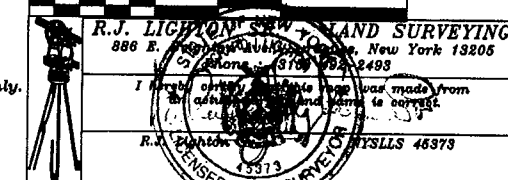
Midland Avenue
(Open - 66' Wide)

Bellevue Avenue
(Open - 60' Wide)

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Underground UTILITIES as depicted hereon as per City of Syracuse Water and Engineering Departments and are approximate only.
- *Parcel adjoiner information as per LandMax Data Systems.
- *Proposed Resubdivision based on fieldwork performed 06-31-11 and 07-12-12.
- *Survey revised 7-12-12 to show curbing and walks only.
- *Buildings/structures shown for informational purposes only.
- *Proposed Resubdivision dated 4/30/13 based on proposed resubdivisions prepared by R.J. Lichten Sr Land Surveyors dated 8/09/11 and

0' 20' 40' 60'



Proposed Resubdivision Only	
Proposed Resubdivision on Lots 110-119 and Lot 134, Block# 338 of the PN Rust Farm Amended. To be New Lot 110A.	
Known as No. 249 Lincoln Avenue, City of Syracuse, County of Onondaga, State of New York.	
Drawn by: MJM	Scale: 1" = 20'
Date: 04-30-13	
Revisions: June 28, 2024	

Unauthorized alteration or addition to a survey map bearing a Licensed land surveyor's seal is a violation of Section 9908 Subdivision of

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)



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Jubilee Homes of Syr Inc
From: Amber Dillon, Zoning Planner
Date: 9/26/2024 9:04:06 AM
Re: Resubdivision R-24-52
128 Bellevue Ave & Lincoln Av, Syracuse, 13204

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

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

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

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	On Hold	09/23/2024	Amber Dillon	On Hold for CPC. Proposed lot in compliance with R5 Zone District (ReZone Art. 2 Sec 2.6 B)
Eng. Mapping - Zoning	Approved	08/20/2024	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# 028
Finance - Zoning	Internal Review Complete	08/19/2024	Veronica Voss	128 Bellevue owes \$1524.40 taxes; 124 Bellevue ; 120 Bellevue owes \$0 taxes; 116-18 Bellevue owes \$0; 249 Lincoln owes \$130.02 from 2018-19 City School and is SEIZABLE; 112-14 Bellevue owes \$0 taxes; 112-14 Bellevue Rear owes \$0; 476-78 Midland owes \$0; 480-82 Midland owes \$0; 484-86 Midland owes \$0; 488-90 Midland owes \$0; 492-94 Midland owes \$0.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/21/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	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.

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.
Planning Commission	Pending	08/16/2024		On Hold for CPC decision
Onondaga Co Planning Board	Approved	09/20/2024	Amber Dillon	

ONONDAGA COUNTY

DEPARTMENT OF PLANNING



J. Ryan McMahon, II
County Executive

Troy Waffner
Director

TO: Members, Syracuse City Planning Commission
FROM: Troy Waffner, Director *TW*
Onondaga County Department of Planning (OCDOP)
DATE: 9/5/2024
RE: Administrative Review – JHS Urban Delights Community Learning Farm
RECOMMENDATION: No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:

<http://www.ongov.net/planning/ocpbpreferableactions.html>.

CASE NUMBER: S-24-36
REFERRING BOARD: Syracuse City Planning Commission
DATE RECEIVED: 8/22/2024
TYPE OF ACTION: Preliminary Subdivision
APPLICANT: JHS Urban Delights Community Learning Farm
LOCATION: Lincoln Avenue, Bellevue Avenue, and Midland Avenue
WITHIN 500' OF: Midland Regional Treatment Facility
TAX ID(s): 093.-07-25.0, 093.-07-26.0, 093.-07-27.0, 093.-07-28.0, 093.-07-29.0, 093.-07-30.0, 093.-07-31.0, 093.-07-32.0, 093.-07-33.0, 093.-07-34.0, 093.-07-35.0

Please contact OCDOP staff at (315)435-2611 or countyplanning@ongov.net with any questions.

Project Summary:

The applicant is proposing to combine 12 parcels into 1 new lot in a High Density Residential (R5) zoning district in the City of Syracuse. The site is the existing location of the Urban Delights Community Learning Farm, encompassing the end of a City block with frontage on Lincoln, Midland, and Bellevue Avenues. Surrounding uses include residential, a church, and a park. Per aerial imagery, the site contains numerous raised beds, a greenhouse, and shed structures. A redesign of the community garden is proposed for the next few years with plans to install electricity in the greenhouse, replacing old raised beds with new metal ones, and installing plumbing to allow a kitchen and wash station.

The current proposal is to combine the 12 parcels comprising the community garden into proposed Lot 110A which will be 0.92 acres (40051.444 sf). There are no other proposals or referrals at this time.

Advisory Note:

This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed. If the City would like to revisit execution of the agreement, OCDOP can provide one.

Recommendation: No Position

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** City of Syracuse Planning Commission

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: JHS Urban Delights Community Learning Farm
Address: at Lincoln Avenue, Bellevue Avenue and Midland Avenue
Referral Type: PRELIMINARY SUBDIVISION
OCPB Date: September 11, 2024
OCPB Action: Administrative Review - No Position
OCPB Case #: S-24-36

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- Approved the proposed action as modified by the OCPB.
- Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

- Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

City of Syracuse

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-30.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
112-14 Bellevue Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
112-14 Bellevue Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 INSTALL A 6' FENCE IN THE FRONT SETBACK
112-14 Bellevue Ave	05/15/19	Permit Application	Res. Remodel/Chg Occ	Issued	37973 Garden and canopy
112-14 Bellevue Ave	08/08/19	Inspection	Inspector Notification	In Progress	
112-14 Bellevue Ave	11/05/19	Inspection	Progress Inspection	No Work Started	
112-14 Bellevue Ave	11/29/19	Inspection	Progress Inspection	Pass	
112-14 Bellevue Ave	01/29/20	Inspection	Site Plan Inspection	No Work Started	
112-14 Bellevue Ave	02/27/20	Inspection	Site Plan Inspection	Pass	
112-14 Bellevue Ave	03/25/20	Permit Application	Sidewalk Replace	Issued	PC-0218-20 Sidewalk Replace at 112 Bellevue Ave Dimensions for this Corner Lot: Lincoln Ave-291' x 5' Bellevue Ave-170' x 5' Midland Ave-146' x 5' Contact: Karrie Coelho 315-383-9762
112-14 Bellevue Ave	04/03/20	Permit	Sidewalk Replace	Open	Payment is in the mail PC-0218-20 Sidewalk Replace at 112 Bellevue Ave Dimensions for this Corner Lot: Lincoln Ave-291' x 5' Bellevue Ave-170' x 5' Midland Ave-146' x 5' Contact: Karrie Coelho 315-383-9762 Payment is in the mail Expires 10/03/2020
112-14 Bellevue Ave	04/30/20	Inspection	Footing Before Pouring Concrete	In Progress	
112-14 Bellevue Ave	07/15/20	Inspection	Footing Before Pouring Concrete	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
112-14 Bellevue Ave	08/06/20	Inspection	Framing Before Enclosing	Pass	
112-14 Bellevue Ave	08/11/20	Inspection	Framing Before Enclosing	Pass	
112-14 Bellevue Ave	08/12/20	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	37973 Garden and canopy Certificate of Completion #37973
112-14 Bellevue Ave	10/12/21	Permit Application	Misc.(deck, fence,ramp)	Application Expired	45095 Install concrete floor within the existing gazebo/canopy per the attached plans and documents, then grade portion of lot.
112-14 Bellevue Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52F Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0) 124 Bellevue Ave (Tax ID: 093.-07-33.0) 120 Bellevue Ave (Tax ID: 093.-07-32.0) 116-18 Bellevue Ave (Tax ID: 093.-07-31.0) 249 Lincoln Ave (Tax ID: 093.-07-35.0) 112-14 Bellevue Ave (Tax ID: 093.-07-30.0) 112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0) 476-78 Midland Ave (Tax ID: 093.-07-25.0) 480-82 Midland Ave (Tax ID: 093.-07-26.0) 484-86 Midland Ave (Tax ID: 093.-07-27.0) 488-90 Midland Ave (Tax ID: 093.-07-28.0) 492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivsion is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-50.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
112-14 Bellevue Ave Rear	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
112-14 Bellevue Ave Rear	12/01/14	Project	Screening Device Waiver	Approved	SD-14 INSTALL A 6' FENCE IN THE REQUIRED FRONT YARD
112-14 Bellevue Ave Rear	05/29/19	Permit Application	Electric	Issued	38221 Electric ESR# 28150442
112-14 Bellevue Ave Rear	05/29/19	Permit	Electric	Open	38221 Electric ESR# 28150442 Expires 05/29/2020
112-14 Bellevue Ave Rear	05/30/19	Inspection	Inspector Notification	Fail	
112-14 Bellevue Ave Rear	05/31/19	Inspection	Inspector Notification	Fail	
112-14 Bellevue Ave Rear	06/17/19	Inspection	Inspector Notification	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
112-14 Bellevue Ave Rear	08/16/24	Project	Resubdivision	Active	<p>R-24-52G Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0) 124 Bellevue Ave (Tax ID: 093.-07-33.0) 120 Bellevue Ave (Tax ID: 093.-07-32.0) 116-18 Bellevue Ave (Tax ID: 093.-07-31.0) 249 Lincoln Ave (Tax ID: 093.-07-35.0) 112-14 Bellevue Ave (Tax ID: 093.-07-30.0) 112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0) 476-78 Midland Ave (Tax ID: 093.-07-25.0) 480-82 Midland Ave (Tax ID: 093.-07-26.0) 484-86 Midland Ave (Tax ID: 093.-07-27.0) 488-90 Midland Ave (Tax ID: 093.-07-28.0) 492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-31.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
116-18 Bellevue Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
116-18 Bellevue Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 INSTALL A 6' FENCE IN THE FRONT SETBACK
116-18 Bellevue Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52D Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-32.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
120 Bellevue Ave	08/05/13	Completed Complaint	Const/Demo Debris: Req PU	Completed	2013-17286 quad 3 c/d
120 Bellevue Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
120 Bellevue Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 INSTALL A 6' FENCE IN FRONT SETBACK
120 Bellevue Ave	08/16/24	Project	Resubdivision	Active	R-24-52C Applicant would like to combine 12 parcels into one new lot: 128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07- 34.0) 124 Bellevue Ave (Tax ID: 093.-07-33.0) 120 Bellevue Ave (Tax ID: 093.-07-32.0) 116-18 Bellevue Ave (Tax ID: 093.-07-31.0) 249 Lincoln Ave (Tax ID: 093.-07-35.0) 112-14 Bellevue Ave (Tax ID: 093.-07-30.0) 112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0) 476-78 Midland Ave (Tax ID: 093.-07-25.0) 480-82 Midland Ave (Tax ID: 093.-07-26.0) 484-86 Midland Ave (Tax ID: 093.-07-27.0) 488-90 Midland Ave (Tax ID: 093.-07-28.0) 492-94 Midland Ave & Bellevue Ave (Tax ID: 093.- 07-29.0) This resubdivsion is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm. Total square footage: 40,510.8 square feet (.93 acres)

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-33.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
124 Bellevue Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
124 Bellevue Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 INSTALL A 6' FENCE IN THE FRONT SETBACK
124 Bellevue Ave	09/21/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-25601 2 blue bins
124 Bellevue Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52B Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivsion is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

City of Syracuse

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-34.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
128 Bellevue Ave & Lincoln Av	11/01/49	Project	Conditional Use	Approved	C-0576 Cond. use to permit a 32" addition to a garage front,waiving setback req. in Res. B. aka 128 Bellevue Ave & Lincoln Ave.
128 Bellevue Ave & Lincoln Av	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
128 Bellevue Ave & Lincoln Av	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 INSTALL A 6' FENCE IN THE FRONT SETBACK
128 Bellevue Ave & Lincoln Av	08/16/24	Project	Resubdivision	Active	<p>R-24-52 Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-35.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
249 Lincoln Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
249 Lincoln Ave	12/01/14	Permit Application	Encroachment (Converted)	Issued	SD-14-29 ENCROACH INTO LINCOLN AVE WITH RAISED PLANTING BEDS AND A 4' HIGH WOOD FENCE
249 Lincoln Ave	12/01/14	Completed Permit	Encroachment (Converted)	Approved	SD-14-29 ENCROACH INTO LINCOLN AVE WITH RAISED PLANTING BEDS AND A 4' HIGH WOOD FENCE Completed #SD-14-29
249 Lincoln Ave	08/22/19	Complaint	Demolition	Referred to	D2019-0126
249 Lincoln Ave	08/16/24	Project	Resubdivision	Active	R-24-52E Applicant would like to combine 12 parcels into one new lot:

128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)
 124 Bellevue Ave (Tax ID: 093.-07-33.0)
 120 Bellevue Ave (Tax ID: 093.-07-32.0)
 116-18 Bellevue Ave (Tax ID: 093.-07-31.0)
 249 Lincoln Ave (Tax ID: 093.-07-35.0)
 112-14 Bellevue Ave (Tax ID: 093.-07-30.0)
 112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)
 476-78 Midland Ave (Tax ID: 093.-07-25.0)
 480-82 Midland Ave (Tax ID: 093.-07-26.0)
 484-86 Midland Ave (Tax ID: 093.-07-27.0)
 488-90 Midland Ave (Tax ID: 093.-07-28.0)
 492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)

This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.

Total square footage: 40,510.8 square feet (.93 acres)

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-25.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
476-78 Midland Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
476-78 Midland Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 TO INSTALL A 6 FOOT FENCE IN THE REQUIRED FRONT YARD
476-78 Midland Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52H Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-26.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
480-82 Midland Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
480-82 Midland Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 TO INSTALL A 6' FENCE IN THE REQUIRED FRONT YARD
480-82 Midland Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52I Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-27.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
484-86 Midland Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
484-86 Midland Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 TO INSTALL A 6' FENCE IN THE REQUIRED FRONT YARD
484-86 Midland Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52J Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-28.0

Owners: Jubilee Homes of Syracuse Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
488-90 Midland Ave	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
488-90 Midland Ave	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 TO INSTALL A 6' FENCE IN THE REQUIRED FRONT YARD
488-90 Midland Ave	08/16/24	Project	Resubdivision	Active	<p>R-24-52K Applicant would like to combine 12 parcels into one new lot:</p> <p>128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0)</p> <p>124 Bellevue Ave (Tax ID: 093.-07-33.0)</p> <p>120 Bellevue Ave (Tax ID: 093.-07-32.0)</p> <p>116-18 Bellevue Ave (Tax ID: 093.-07-31.0)</p> <p>249 Lincoln Ave (Tax ID: 093.-07-35.0)</p> <p>112-14 Bellevue Ave (Tax ID: 093.-07-30.0)</p> <p>112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0)</p> <p>476-78 Midland Ave (Tax ID: 093.-07-25.0)</p> <p>480-82 Midland Ave (Tax ID: 093.-07-26.0)</p> <p>484-86 Midland Ave (Tax ID: 093.-07-27.0)</p> <p>488-90 Midland Ave (Tax ID: 093.-07-28.0)</p> <p>492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0)</p> <p>This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm.</p> <p>Total square footage: 40,510.8 square feet (.93 acres)</p>

Parcel History

01/01/1900 - 09/26/2024

Tax Map #: 093.-07-29.0

Owners: Jubilee Homes of Syr Inc

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
492-94 Midland Ave & Bellevue Av	09/23/04	Project	Variance (Converted)	Approved	V-04-15 MAINTAIN TAKE-OUT FOOD PREPARATION IN NON-CONFORMING GROCERY STORE ON 1ST. FLOOR OF BUILDING
492-94 Midland Ave & Bellevue Av	10/04/04	Project	Sign Waiver	Closed	AS-04-23 WAIVER OF AREA & NUMBER (ASHACK MKT)
492-94 Midland Ave & Bellevue Av	02/25/14	Project	Resubdivision	Closed	R-13-12 COMBINE 12 PARCELS INTO ONE NEW LOT
492-94 Midland Ave & Bellevue Av	12/01/14	Project	Screening Device Waiver	Approved	SD-14-28 TO INSTALL A 6' FENCE IN THE REQUIRED FRONT YARD
492-94 Midland Ave & Bellevue Av	08/16/24	Project	Resubdivision	Active	R-24-52L Applicant would like to combine 12 parcels into one new lot: 128 Bellevue Ave & Lincoln Ave (Tax ID: 093.-07-34.0) 124 Bellevue Ave (Tax ID: 093.-07-33.0) 120 Bellevue Ave (Tax ID: 093.-07-32.0) 116-18 Bellevue Ave (Tax ID: 093.-07-31.0) 249 Lincoln Ave (Tax ID: 093.-07-35.0) 112-14 Bellevue Ave (Tax ID: 093.-07-30.0) 112-14 Bellevue Ave Rear (Tax ID: 093.-07-50.0) 476-78 Midland Ave (Tax ID: 093.-07-25.0) 480-82 Midland Ave (Tax ID: 093.-07-26.0) 484-86 Midland Ave (Tax ID: 093.-07-27.0) 488-90 Midland Ave (Tax ID: 093.-07-28.0) 492-94 Midland Ave & Bellevue Ave (Tax ID: 093.-07-29.0) This resubdivision is part of a Master Redesign Proposal to install electricity in the green house to extend the growing season, remove old wood raised beds and trees, and laying fabric to install new metal raised beds. There will also be curb cuts for Midland entrance and bring plumbing onto the farm. Total square footage: 40,510.8 square feet (.93 acres)