



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

Z-2875	Staff Report – September 9, 2024
Application Type:	Zoning Map Amendment
Project Address(es):	536 Park Ave. (Tax Map ID: 106.-11-18.1) & 739-45 W Genesee St. (Tax Map ID: 106-11-04.2)
Summary of Proposed Action:	<p>The applicant is proposing a companion Resubdivision application (R-24-49),</p> <p>In the case of Resubdivision R-24-49, the result would be a Split Zone District which is triggering this Zoning Map Amendment. With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under ReZone, but to allow for appropriate flexibility, staff will analyze proposed Resubdivisions that will result in Split Zone Districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a Split Zone District this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to ReZone, Art. 5, Sec. 5.6A. Because of the City’s aforementioned policy regarding Split Zone Districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC’s recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3).</p>
Owner/Applicant	536 Park Ave. - Adam Bregou (Owner/Applicant) 739-45 W Genessee St.- Jim Barr (Owner/Applicant)
Existing Zone District:	536 Park Ave. -Low Density Residential, R2 Zone District 739-45 W Genessee St.- Commercial, CM Zone District
Surrounding Zone Districts:	The neighboring properties to the south, west and east are within the Low Density R2 Zone District. The neighboring property to the north is within the Commercial, CM Zone District.
Companion Application(s)	R-24-49, Resubdivision to extend a parcel known as 536 Park Ave an additional 40 X 60 square feet located in the parcel’s rear setback to extend the backyard and install a new fence.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed map amendment will restore the previous square footage of 536 Park Avenue before the approved resubdivision from 1997 (R-97-14). - The proposed amendment will allow 536 Park Ave. to have the same lot depth as the other R2 lots located on Park Avenue. - Variance V-97-41 currently allows for commercial parking at the subject area (40x60 ft) at the rear of 739-45 W Genesee St. The proposed zoning map amendment and companion resubdivision application will make this variance invalid and the area will become additional backyard space in accordance with the R2 Zone District. <p>Conditions if Approved</p> <ul style="list-style-type: none"> - Variance V-97-41 will be null and void, and not be used for commercial parking and storage - Applicant will successfully file maps at Onondaga County Clerk’s Office and obtain Resubdivision Filing Number before Zone Change takes effect.
Zoning Procedural History:	<p>536 Park Avenue</p> <p>R-97-14 Resubdivision of three lots into two lots Approved V-97-41 Installation of a parking lot and temporary storage. Approved</p> <p>739-45 West Genesee Street</p> <p>SR-14-17M1 Partial demolition of building & parking lot expansion Approved</p>

	<p>R-14-42 Combine two properties into one new lot Approved AS-00-15 Waiver to install three wall signs and two ground signs Approved R-97-14 Resubdivision of three lots into two lots Approved V-97-41 Installation of a parking lot and temporary storage. Approved</p>
<p><i>Summary of Zoning History:</i></p>	<p>In 1997, the CPC approved a resubdivision of property situated at 536 Park Avenue and 741-45 West Genesee Street to each absorb part of the land previously known as 530 Park Avenue. The applicants requested the resubdivision to allow the transfer of property between the two owners; in effect, the business along West Genesee Street got additional parking lot usage and the residential dwelling along Park Avenue got additional land for a driveway and yard area. The same applicants were approved a use variance by the BZA to enlarge the lot situated at 536 Park Avenue and to permit temporary storage and parking for the outdoor advertising company at 741-45 West Genesee Street.</p> <p>In 2014, the Zoning Administration approved a Site Plan to demolish a large portion of an existing building, make improvements to the resulting structure, and install a new pavement for motor vehicle sales on property situated at 739-45 W Genesee Street. A companion resubdivision was also approved to combine two properties into one new lot at 739 and 741-45 W Genesee Street in order to demolish an existing building and install a surface parking area for the display and sales of automobiles on property situated at 739-45 West Genesee Street.</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 536 Park Ave. is a regularly shaped rectangle with a lot size of 8,276.4 SF (0.19 acres). The property is improved by a two-story, single unit detached dwelling totaling 1,567.8 SF. The property has one primary street frontage with 60 FT of frontage on Park Ave.; and has 136 feet of frontage along the side yards of 522 Park Ave. and 538-40 Park Ave.</p> <p>The subject property at 739-45 W Genesee St. irregularly shaped with a lot size of 64,904.4 SF (1.49 acres). The property is improved by a one-story masonry building totaling 35,241.03 SF and paved asphalt covering 29,663.37 SF. The northern property line is 245.78 FT and runs parallel along W Genesee Street. The western property line borders 356 FT along several single unit dwellings lots and commercial lots located on Van Rensselaer Street. The southern property line borders 353 FT along several single unit dwelling lots located on Park Ave. The eastern property line borders 425.9 FT along a neighboring commercial lot.</p> <p><u>Proposed property characteristics</u></p> <p>The proposed resubdivided lot will be known as Lot 10B at 536 Park Avenue. It will be a regularly shaped rectangle with a lot size of 10,560 SF (0.24 acres). The property is improved by a two-story dwelling, single unit detached house totaling 1,567.8 SF. The property has one primary street frontage with 60 FT of frontage on Park Ave.; and will have 176 feet of frontage along the side yards of 522 Park Ave. and 538-40 Park Ave.</p> <p>The proposed resubdivided lot will be known at Lot 5D at 737 W Genesee St. The property is improved by a one-story masonry building totaling 35,241.03 SF and paved asphalt covering 27,263.37 SF. The northern property line will be 245.78 FT and will run parallel</p>

	along W Genesee Street. The western property line will border 356 FT along several single unit dwelling lots and commercial properties located on Van Rensselaer Street. The southern property line will border 277 FT of several single unit dwelling lots located on Park Ave. The eastern property line will border 425.9 FT along a neighboring commercial lot.
<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map of Lot 5C, Tract Map No. 12109 and Lot 10A, Tract Map No. 8522 into New Lots 5D and 10B, Block 424, City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor Glen A. Mihal of Mihal Glen Land Surveying; Map Date: 8/5/2024; Scale: 1"=40'

Attachments:

- | | |
|---|------------------------------------|
| Resubdivision Application | Code Enforcement History |
| Power of Attorney | IPS Comments from City Departments |
| Short Environmental Assessment Form Part 2 & Part 3 | Zoning Amendment Maps |



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<i>R-24-49</i>	<i>Staff Report – September 9th, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	536 Park Ave. (Tax Map ID: 106.-11-18.1) & 739-45 W Genesee St. (Tax Map ID: 106-11-04.2)
<i>Summary of Proposed Action:</i>	<p>The owner of 536 Park Ave. (Tax ID: 106.-11-18.1) is proposing to combine part of the unused rear lot at 739-45 W Genesee St. (Tax ID: 106-11-04.2) with their property.</p> <p>The subject area that will be combined with 536 Park Ave. is a 40 x 60 square foot dilapidated asphalt parking lot owned by Auto Row Realty LLC. Currently, the subject area is covered with a mix of weeds, dirt, and gravel. The plan for the subject area is to clear it, plant grass, and install a new fence, thereby extending the backyard at 536 Park Ave.</p> <p>The owners of both lots have agreed to this transaction through verbal and email conversations.</p> <p>Total square footage of new lot: 10,560 SF</p>
<i>Owner/Applicant</i>	536 Park Ave. - Adam Bregou (Owner/Applicant) 739-45 W Genessee St. - Jim Barr (Owner/Applicant)
<i>Existing Zone District:</i>	536 Park Ave. - Low Density Residential, R2 Zone District 739-45 W Genessee St. - Commercial, CM Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the south, west and east are within the Low Density R2 Zone District. The neighboring property to the north is within the Commercial, CM Zone District.
<i>Companion Application(s)</i>	Z-2875 – Zoning Map Amendment
<i>Scope of Work:</i>	The 40 x 60 square foot space will be cleared, and then planted over with grass. A new fence will be installed at the newly established rear setback of the property, thereby extending the backyard at 536 Park Ave.
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed resubdivided lot at 536 Park Avenue complies with the minimum lot area requirements for the R2 Zone District pursuant to Art. 2, Sec 2.3. - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 10B” shall be known as 536 Park Avenue - According to the Onondaga County Planning Agency’s confirmation letter, the 9-1-1 street address for new “Lot 5D” shall be known as 737 West Genesee Street
<i>Zoning Procedural History:</i>	<p>536 Park Avenue</p> <p>R-97-14 Resubdivision of three lots into two lots Approved V-97-41 Installation of a parking lot and temporary storage. Approved</p> <p>739-45 West Genesee Street</p> <p>SR-14-17M1 Partial demolition of building & parking lot expansion Approved R-14-42 Combine two properties into one new lot AS-00-15 Waiver to install three wall signs and two ground signs Approved R-97-14 Resubdivision of three lots into two lots Approved V-97-41 Installation of a parking lot and temporary storage. Approved</p>
<i>Summary of Zoning History:</i>	In 1997, the CPC approved a resubdivision of property situated at 536 Park Avenue and 741-45 West Genesee Street to each absorb part of the land previously known as 530 Park Avenue. The applicants requested the resubdivision to allow the transfer of property

	<p>between the two owners; in effect, the business along West Genesee Street got additional parking lot usage and the residential dwelling along Park Avenue got additional land for a driveway and yard area. The same applicants were approved a use variance by the BZA to enlarge the lot situated at 536 Park Avenue and to permit temporary storage and parking for the outdoor advertising company at 741-45 West Genesee Street.</p> <p>In 2014, the Zoning Administration approved a Site Plan to demolish a large portion of an existing building, make improvements to the resulting structure, and install a new pavement for motor vehicle sales on property situated at 739-45 W Genesee Street. A companion resubdivision was also approved to combine two properties into one new lot at 739 and 741-45 West Genesee Street in order to demolish an existing building and install a surface parking area for the display and sales of automobiles on property situated at 739-45 West Genesee Street.</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 536 Park Ave. is regularly shaped rectangle with a lot size of 8,276.4 SF (0.19 acres). The property is improved by a two-story dwelling, single unit detached house totaling 1,567.8 SF. The property has one primary street frontage with 60 FT of frontage on Park Ave.; and has 136 feet of frontage along the side yards of 522 Park Ave. and 538-40 Park Ave.</p> <p>The subject property at 739-45 W Genesee St. irregularly shaped with a lot size of 64,904.4 SF (1.49 acres). The property is improved by a one-story masonry building totaling 35,241.03 SF and paved asphalt covering 29,663.37 SF. The northern property line is 245.78 FT and runs parallel along W Genesee Street. The western property line borders 356 FT along several single unit dwelling lots and commercial lots located on Van Rensselaer Street. The southern property line borders 353 FT along several single unit dwelling lots located on Park Ave. The eastern property line borders 425.9 FT along a neighboring commercial lot.</p> <p><u>Proposed property characteristics</u></p> <p>The proposed resubdivided lot will be known as Lot 10B at 536 Park Avenue. It will be a regularly shaped rectangle with a lot size of 10,560 SF (0.24 acres). The property is improved by a two-story dwelling, single unit detached house totaling 1,567.8 SF. The property has one primary street frontage with 60 FT of frontage on Park Ave.; and will have 176 feet of frontage along the side yards of 522 Park Ave. and 538-40 Park Ave.</p> <p>The proposed resubdivided lot will be known at Lot 5D at 737 W Genesee St. The property is improved by a one-story masonry building totaling 35,241.03 SF and paved asphalt covering 27,263.37 SF. The northern property line will be 245.78 FT and will run parallel along W Genesee Street. The western property line will border 356 FT along several single unit dwelling lots and commercial lots located on Van Rensselaer Street. The southern property line will border 277 FT of several single unit dwelling lots located on Park Ave. The eastern property line will border 425.9 FT along a neighboring commercial lot.</p>
<p>SEQR Determination:</p>	<p>Pursuant to the 6 NYCRR §617.2(a1), the proposal is an Unlisted Action.</p>

***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:

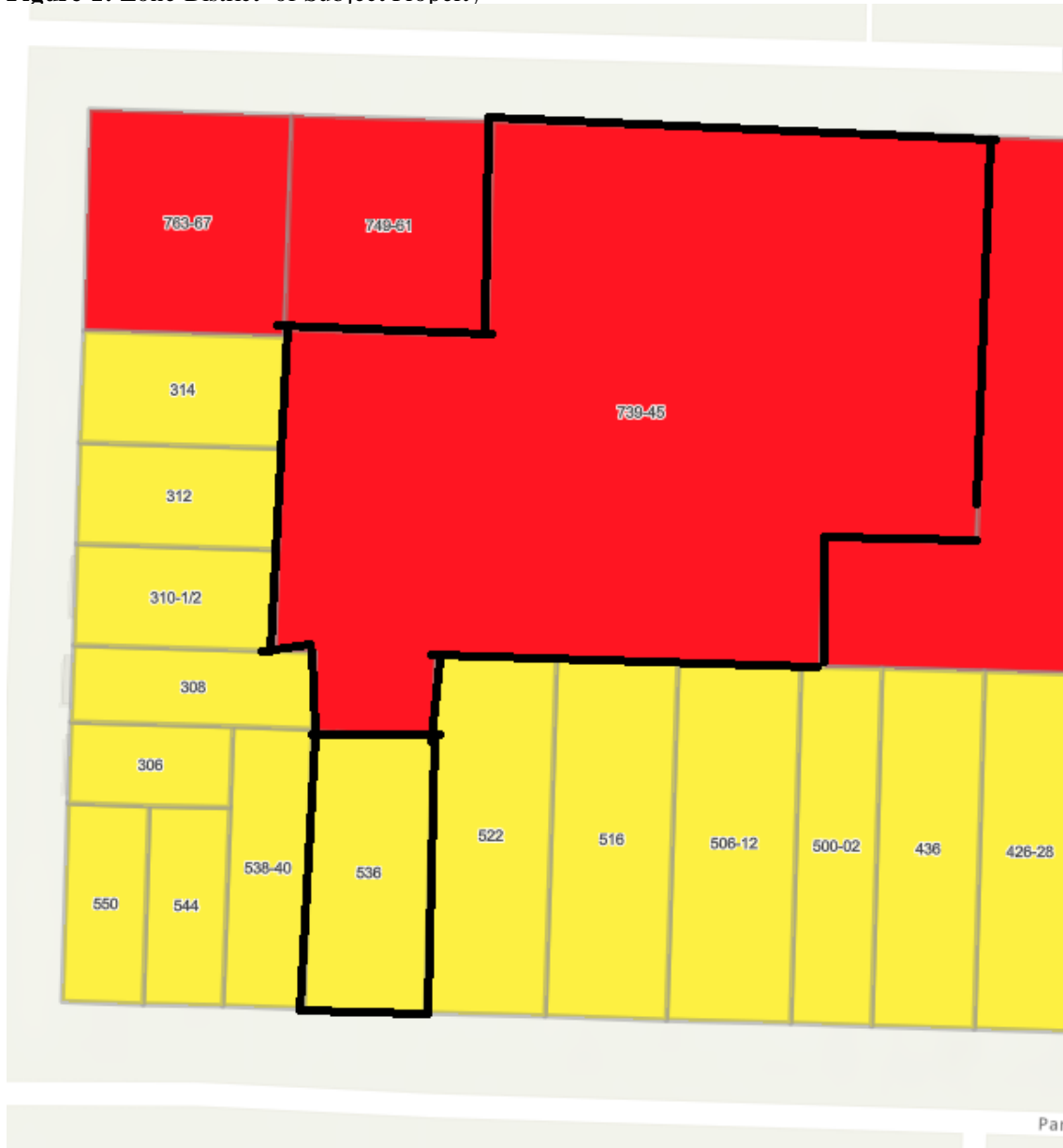
- Resubdivision application
- Short Environmental Assessment Form Part 1
- Resubdivision Map of Lot 5C, Tract Map No. 12109 and Lot 10A, Tract Map No. 8522 into New Lots 5D and 10B, Block 424, City of Syracuse, County of Onondaga, New York; New York State Licensed Land Surveyor Glen A. Mihal of Mihal Glen Land Surveying; Map Date: 8/5/2024; Scale: 1"=40'

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/>



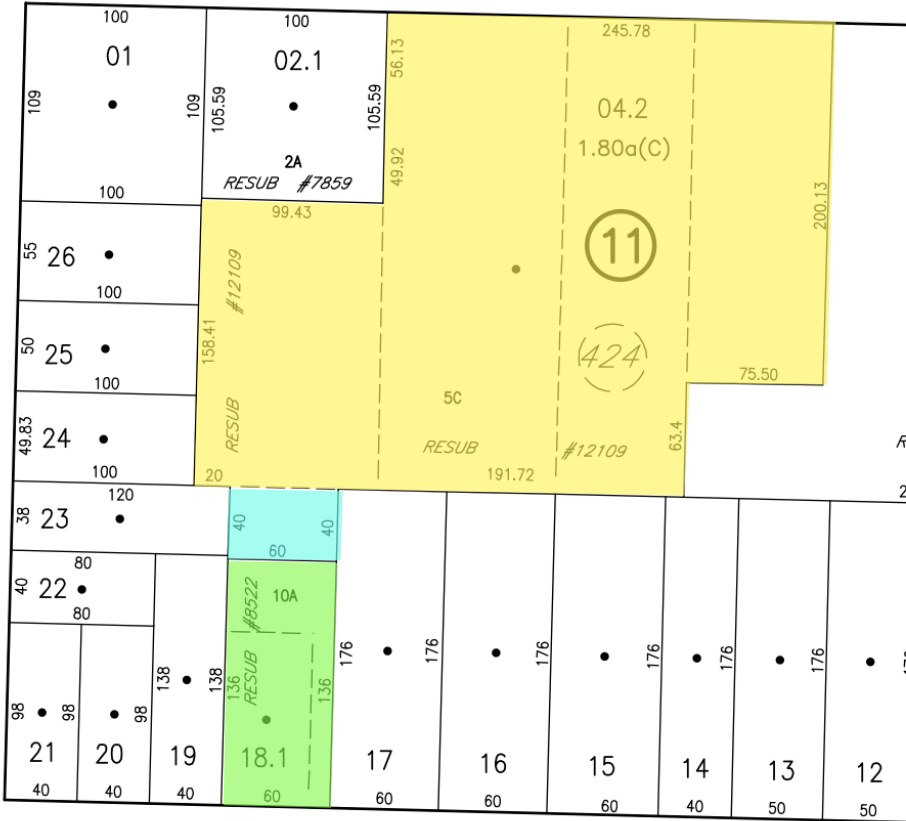
739-745 W. Genesee St



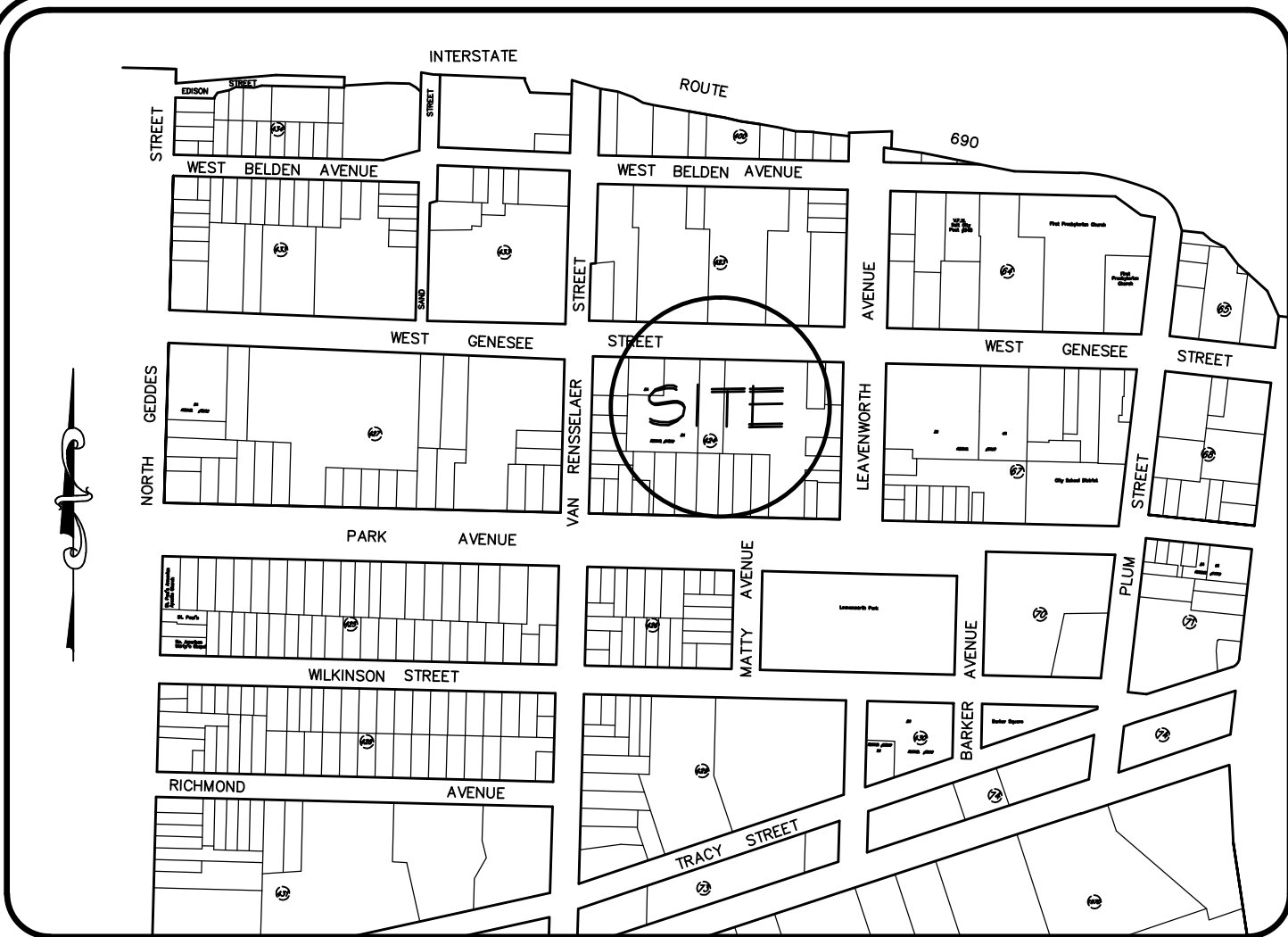
40'x60' space to be added to 536 Park Ave



536 Park Ave



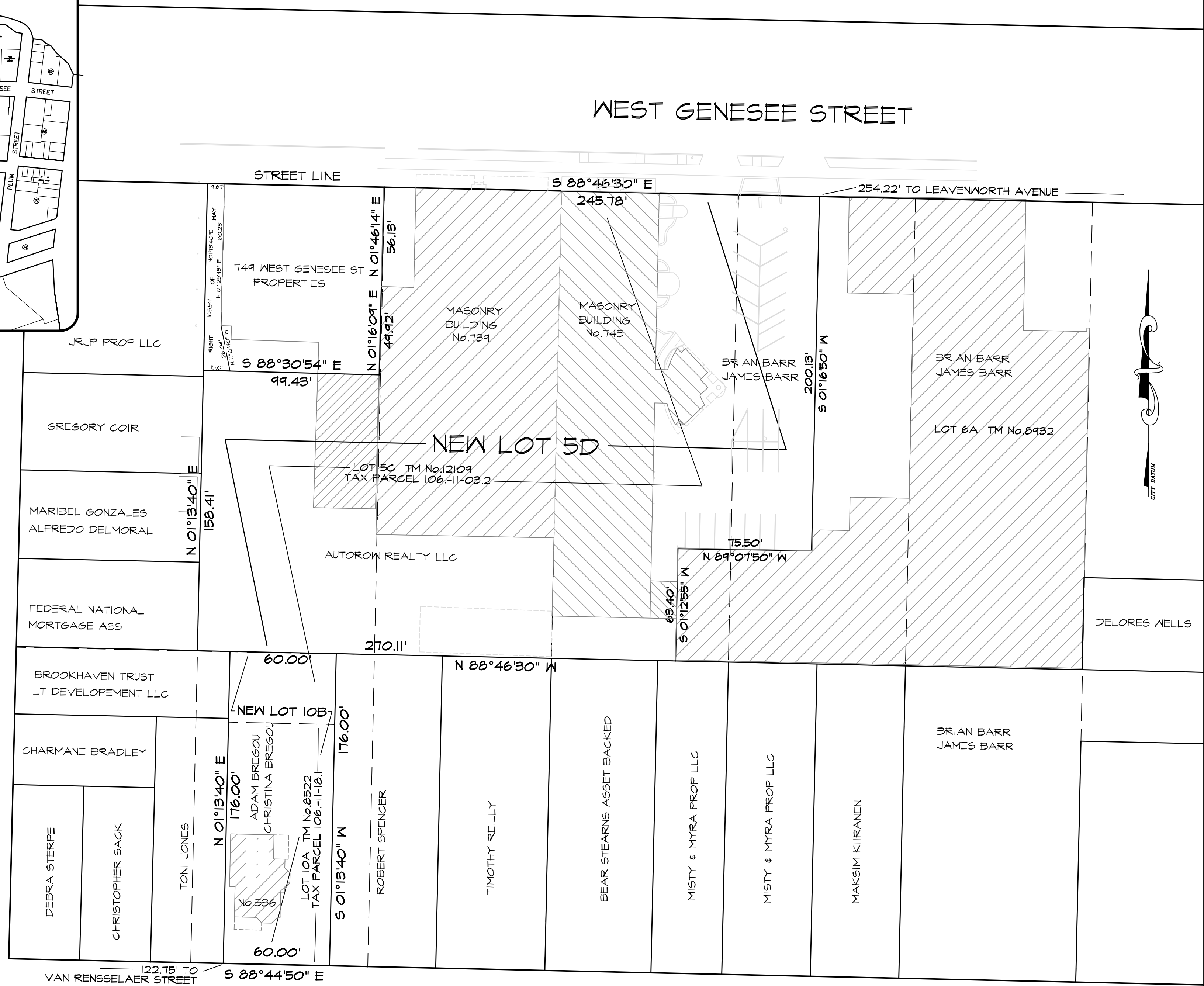
NOTE: SEWER AND WATER ARE AVAILABLE TO SITE.



LOCATION MAP

APPROVALS:

VAN RENSSELAER STREET




PARK AVENUE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209

ADAM BREGOU
CHRISTINA BREGOU
OWNERS 536 PARK AVENUE

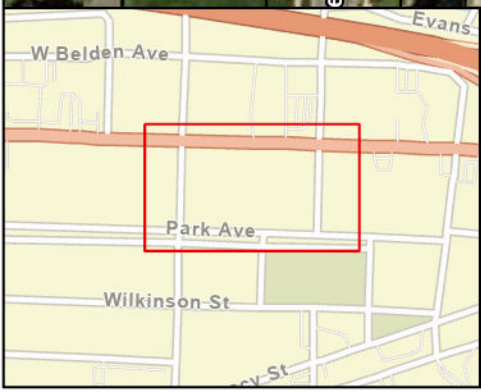
AUTO ROW REALTY LLC
JAMES BARR
OWNER 739-745 WEST GENESEE STREET

RESUBDIVISION OF LOT 5C, TRACT MAP No. 12109 AND LOT 10A, TRACT MAP No. 8522 INTO NEW LOTS 5D AND 10B, BLOCK 424, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK. KNOWN AS No. 739-745 WEST GENESEE STREET AND No. 536 PARK AVENUE	DATE	8/5/24
	SCALE	1"=40'
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY	REVISED	
	<p>GLEN A. MIHAL, L.S.#049865 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK</p> 	



Legend

- Parcel Boundaries
- Subject Properties

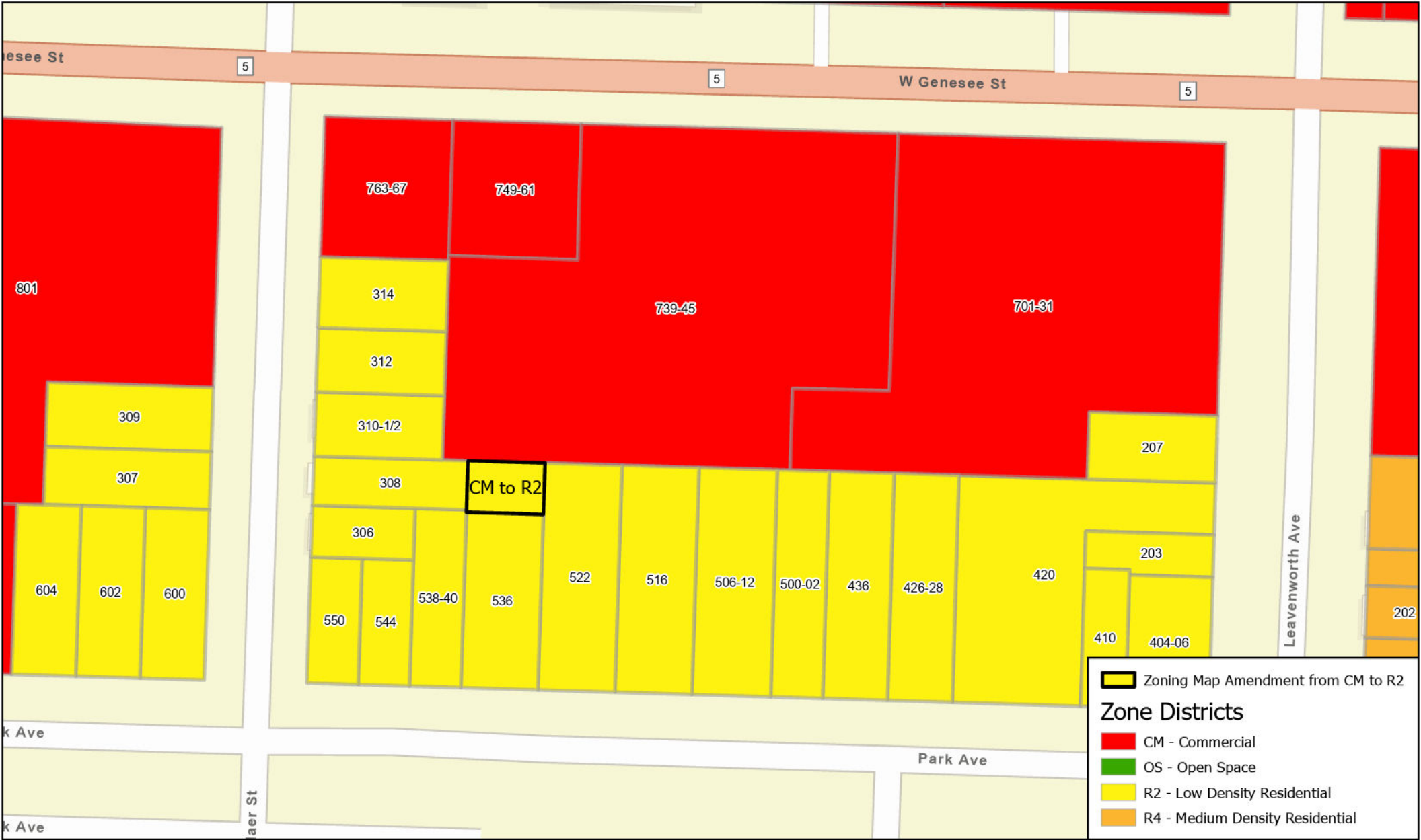


Existing Parcel Boundary Map

Map by: Cristian Toellner | Created on: 09/03/2024
 Map Credits: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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Zoning Map Amendment from CM to R2

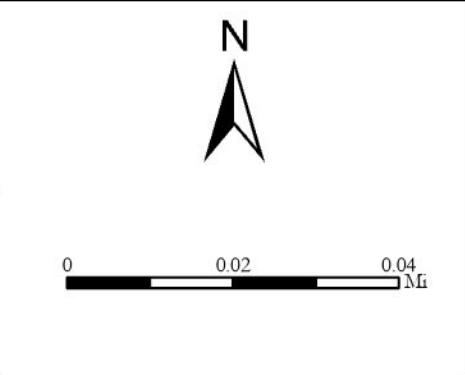
Zone Districts

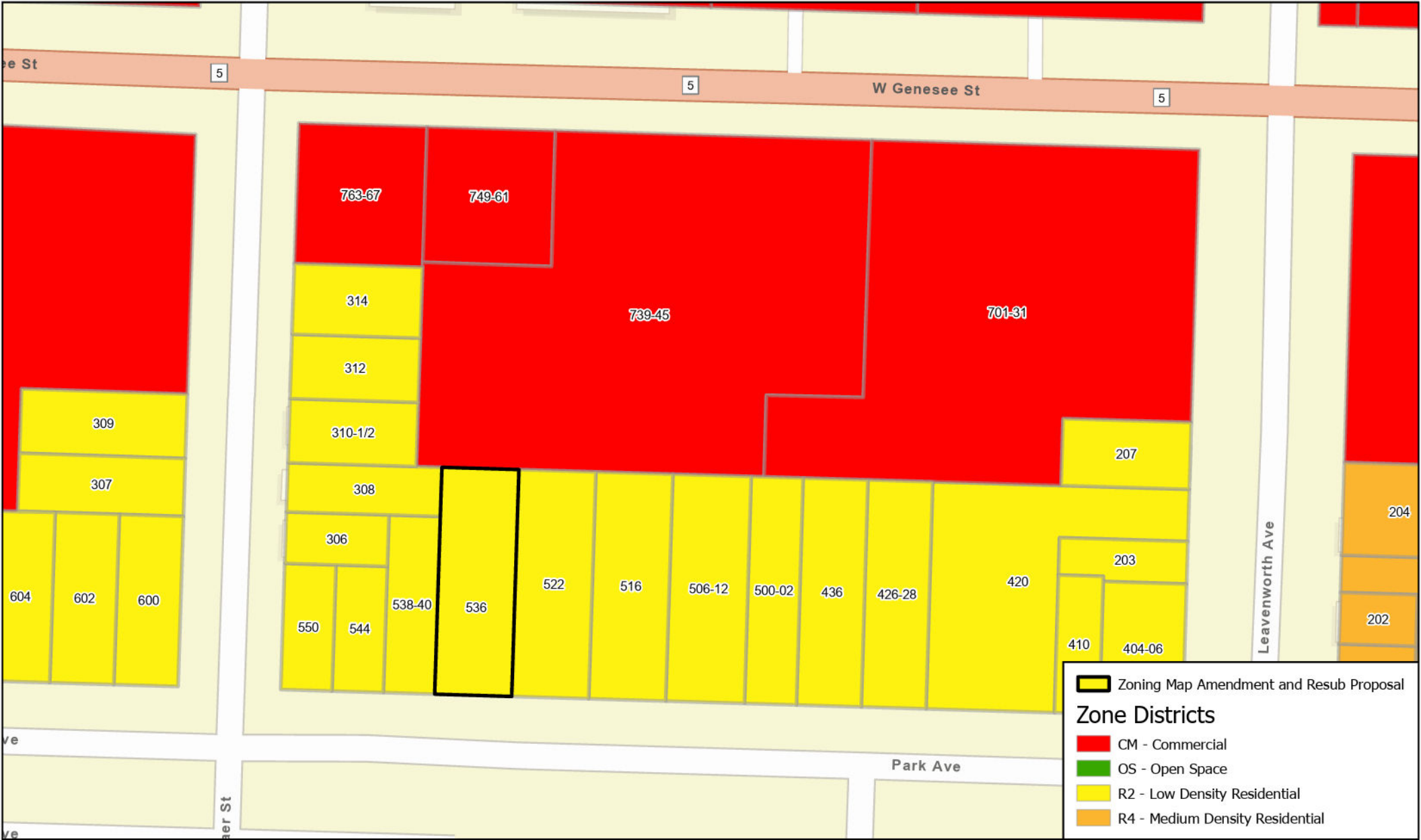
- CM - Commercial
- OS - Open Space
- R2 - Low Density Residential
- R4 - Medium Density Residential



Proposed Zoning Map Amendment

Map by: Cristian Toellner | Created on: 09/03/2024
 Map Credits: Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

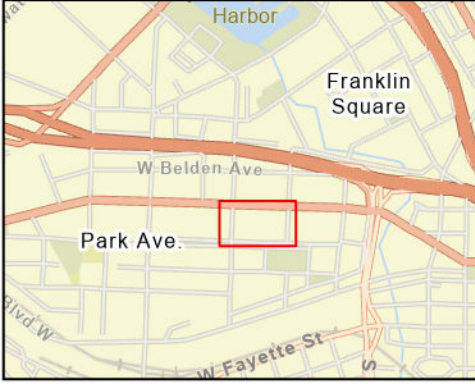




Zoning Map Amendment and Resub Proposal

Zone Districts

- CM - Commercial
- OS - Open Space
- R2 - Low Density Residential
- R4 - Medium Density Residential



Zoning Map Amendment and Resubdivision Proposal Map

Map by: Cristian Toellner | Created on: 09/03/2024
 Map Credits: Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 0.02 0.04
Mi

Scale bar showing 0, 0.02, and 0.04 miles.

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:	536 Park Ave Backyard Expansion	1	176'x60'
<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) 536 Park Ave, Syracuse, 13204	106.-11-18.1	Adam & Christina Bregou	04/15/2022
2) 739-745 W. Genesee St, Syracuse, 13204	106.-11-04.2	Auto Row Realty LLC	
3) _____	_____	_____	_____
4) _____	_____	_____	_____

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

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

1) Resubdivision 2) 3)

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

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: space currently covered with weeds, dirt, and gravel will be cleared and grass will be planted

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: 536 Park Ave Backyard Expansion

Current Land Use(s): not in use - covered with mix of weeds, dirt, and gravel

Proposed Land Use(s): extend backyard greenspace

Number of Dwelling Units: 1

Days and Hours of Operation: n/a

Number of Onsite Parking Spaces: n/a

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

The homeowners at 536 Park Ave would like to extend their backyard an additional 40 feet into space which is currently not in use. This 40'x60' space is part of a larger lot owned by Auto Row Realty LLC. Currently, this space is covered with a mix of weeds, dirt, and gravel. The plan for this space is to clear it, plant grass, and install a new fence, thereby extending the backyard at 536 Park Ave. The owners of both lots have agreed to this transaction through verbal and email conversations.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

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

Adam & Christina	Bregou				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
536 Park Ave		Syracuse	NY	13204	Phone: 315-727-6532
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> : apbregou@gmail.com
* Signature: Adam Bregou		08/06/24	Date: 08/07/2024		

Jim	Barr	VP/Exec. Manager	Auto Row Realty LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
739-745 W. Genesee St		Syracuse	NY	13204	Phone: 315-422-2231
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> : jbar@crestcadillac.com
* Signature: Jim Barr		08/09/24	Date: 08/07/2024		

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
					Phone:
<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>		
					Phone:
<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)

Adam	Bregou				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
536 Park Ave		Syracuse	NY	13204	Phone: 315-727-6532
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> : apbregou@gmail.com
Jim	Barr	VP/Exec. Manager	Auto Row Realty LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
739-745 W. Genesee St		Syracuse	NY	13204	Phone: 315-422-2231
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email</i> : jbar@crestcadillac.com

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

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

Resubdivision / Lot Alteration / Three Mile Limit

APPLICATION PROCEDURES

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

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

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

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

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

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

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

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

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

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

Resubdivision / Lot Alteration Application
INSTRUCTIONS AND REQUIRED SUBMITTALS

Incomplete applications will not be processed.

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

Please submit ONE (1) COPY of the following:

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

Please submit FIVE (5) FULL-SIZE AND TO-SCALE paper maps for review purposes, and ONE (1) REDUCED (11X17” or smaller) paper map for copying, and a PDF File to hpan@syr.gov of the following:

- RESUDIVSION/LOT ALTERATION MAP** (per the Syracuse-Onondaga County Guide 11-17-2011
No larger than 36”x 44”
 - **The map must indicate the Existing Address and Proposed address for the consistency between Tax parcel and 9-11 address (to be verified by Syracuse-Onondaga County Planning Agency Address Administration Certification. Tel: 315-435-2616/ DanielSmith@ongov.net)**
 - Five Signature Blocks (County Health Department, and City Planning Commission, Assessment, Finance, Engineering)
 - Tract name (cannot be Farm Lot or Military Lot)
 - Farm/Military Lot and/or block numbers
 - Municipality, Scale, Date, North arrow
 - Certificate of Licensed Land Surveyor: “We (or I) hereby certify that this is an accurate subdivision plat prepared by us (or me) on (date). This subdivision plat meets the current standards stated in the NYSAPLS Code of Practice for Land Surveys pertaining to All Boundary/Title Surveys. The subdivision boundary closure is (boundary closure precision). This map is not valid without the original seal of the surveyor.”
 - Each new lot will have a definite designation number or letter per the new map.
 - Each amended lot will have a definite designation per the new map to avoid confusion with the original lot designation as shown on a previous subdivision map (e.g. Lot 10 becomes Lot 10A).
 - Existing parcels or lots to be added to or subtracted from will have a definite designation per the new map depicting all necessary conveyances.
 - Each line or curve of all new or amended lots must clearly show all necessary geometry.
 - Shorelines will have a tie line with geometry for closure.
 - The map shall have absolutely no disclaimers preventing the use of said map as a legal descriptor for any new or amended lot or lots shown.
 - All amended maps or resubdivision maps must recite which existing map # they are amending & clearly describe which lots or areas are being amended & why.

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries, easements, and current conditions including structures, fencing, parking surface, and retaining walls if not illustrated on the Resubdivision or Lot Alteration Map (**signed and stamped by a licensed surveyor**).

SITE PLAN(S) illustrating site alterations and post project conditions that are/will be different from the As Built Property Survey or Resubdivision / Lot Alteration Map:

1. **Zoning Schedule** (density, setbacks, structure / parking surface coverage, screening, onsite parking, etc.)
2. **demolitions and post demolition** conditions
3. **structures, facilities, utilities and drainage**
4. **parking areas** including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
5. **loading** dock and delivery areas
6. **dumpsters** and/or trash receptacles
7. **landscaping** including type, height, and number of plantings
8. **screening/fencing** including type and height for parking, dumpsters, and site
9. **lighting** including structure heights and luminaries wattage
10. **ground signs**
11. **STREET rights-of-way** conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
12. **ENROACHMENTS**, existing or proposed, into the City rights-of-way including stairs, signs, and awning

Resubdivision / Lot Alteration
MAP FILING PROCEDURES

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

OBTAIN PRINTED MAPS FROM THE SURVEYOR

- SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

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

Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

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

FILE RESUBDIVISION / LOT ALTERATION MAP

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

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

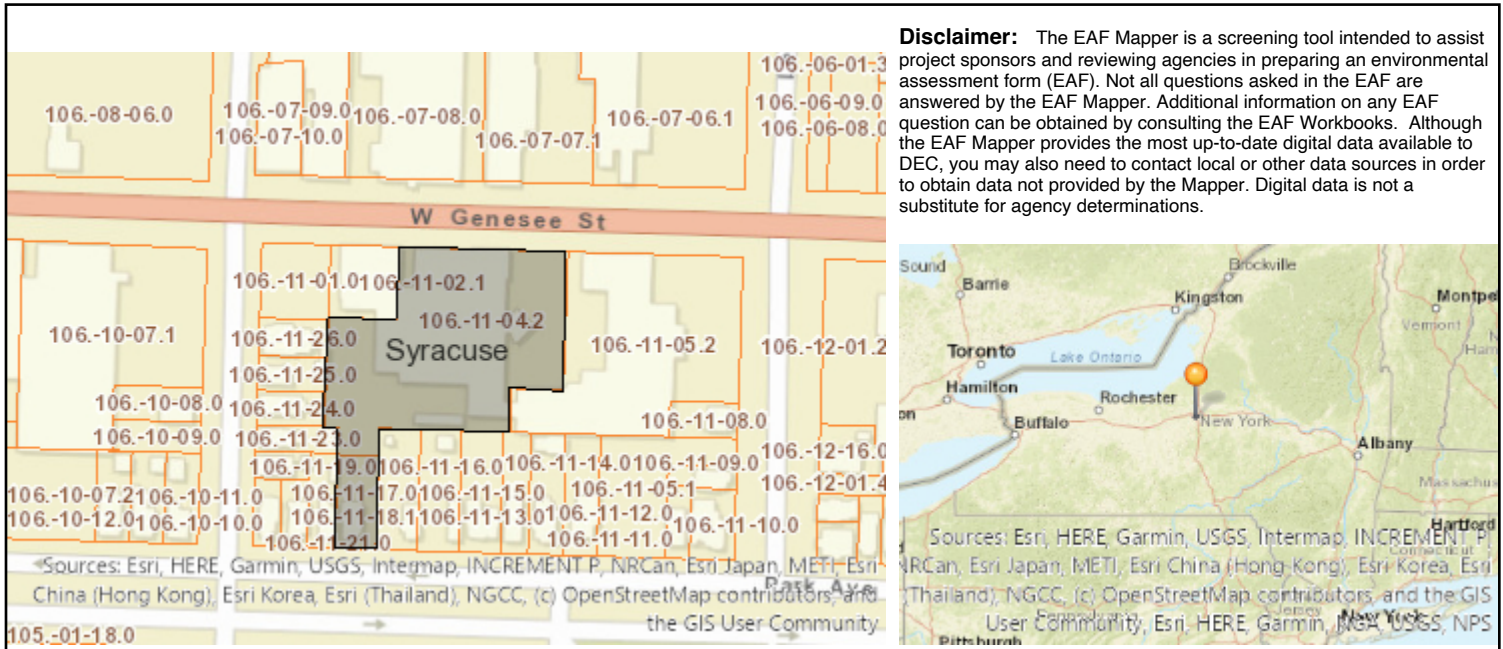
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<u>Part 1 – Project and Sponsor Information</u>			
Name of Action or Project: 536 Park Ave Backyard Expansion			
Project Location (describe, and attach a location map): 536 Park Ave, Syracuse, NY 13204			
Brief Description of Proposed Action: The homeowners at 536 Park Ave would like to extend their backyard an additional 40 feet into space which is currently not in use. This 40' x60' space is part of a larger lot owned by Auto Row Realty LLC. Currently, this space is covered with a mix of weeds, dirt, and gravel. The plan for this space is to clear it, plant grass, and install a new fence, thereby extending the backyard at 536 Park Ave.			
Name of Applicant or Sponsor: Adam Bregou		Telephone: 315-727-6532 E-Mail: apbregou@gmail.com	
Address: 536 Park Ave			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: City of Syracuse Zoning, Resubdivision Approval		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		0.24 acres	
b. <u>Total acreage to be physically disturbed?</u>		0.06 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		0.19 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u> b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. <u>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?</u> b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> 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 checked="" type="checkbox"/> Suburban		
15. <u>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?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> 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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Adam Bregou</u> Date: <u>07/18/2024</u></p> <p><u>Signature</u>  Title: <u>owner</u></p>		



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



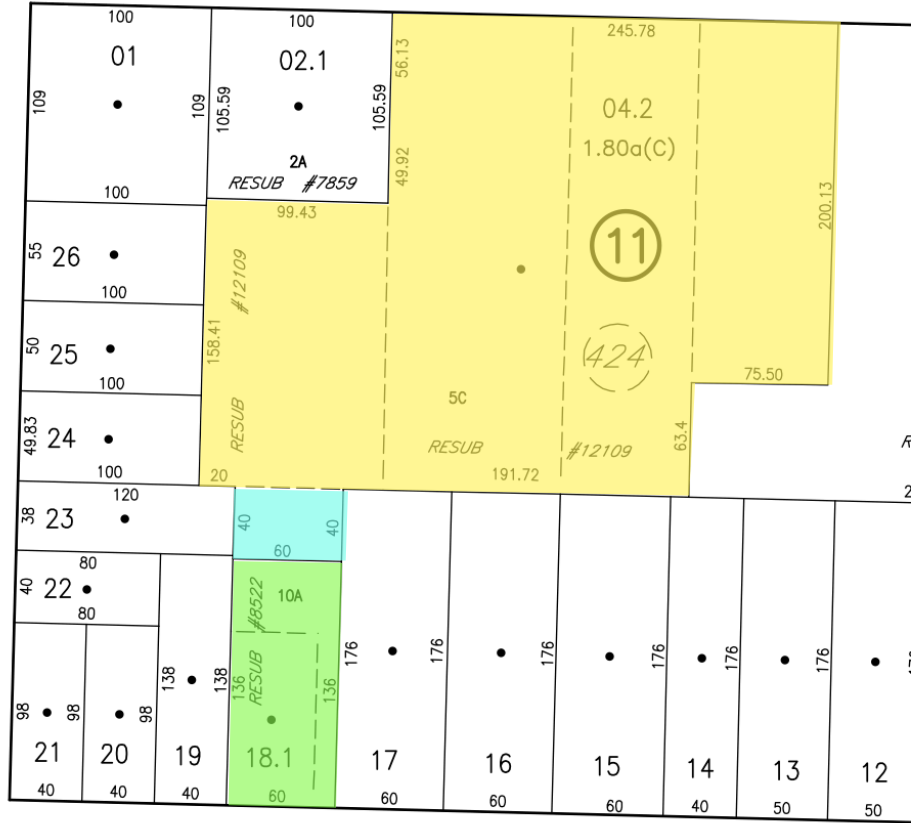
739-745 W. Genesee St



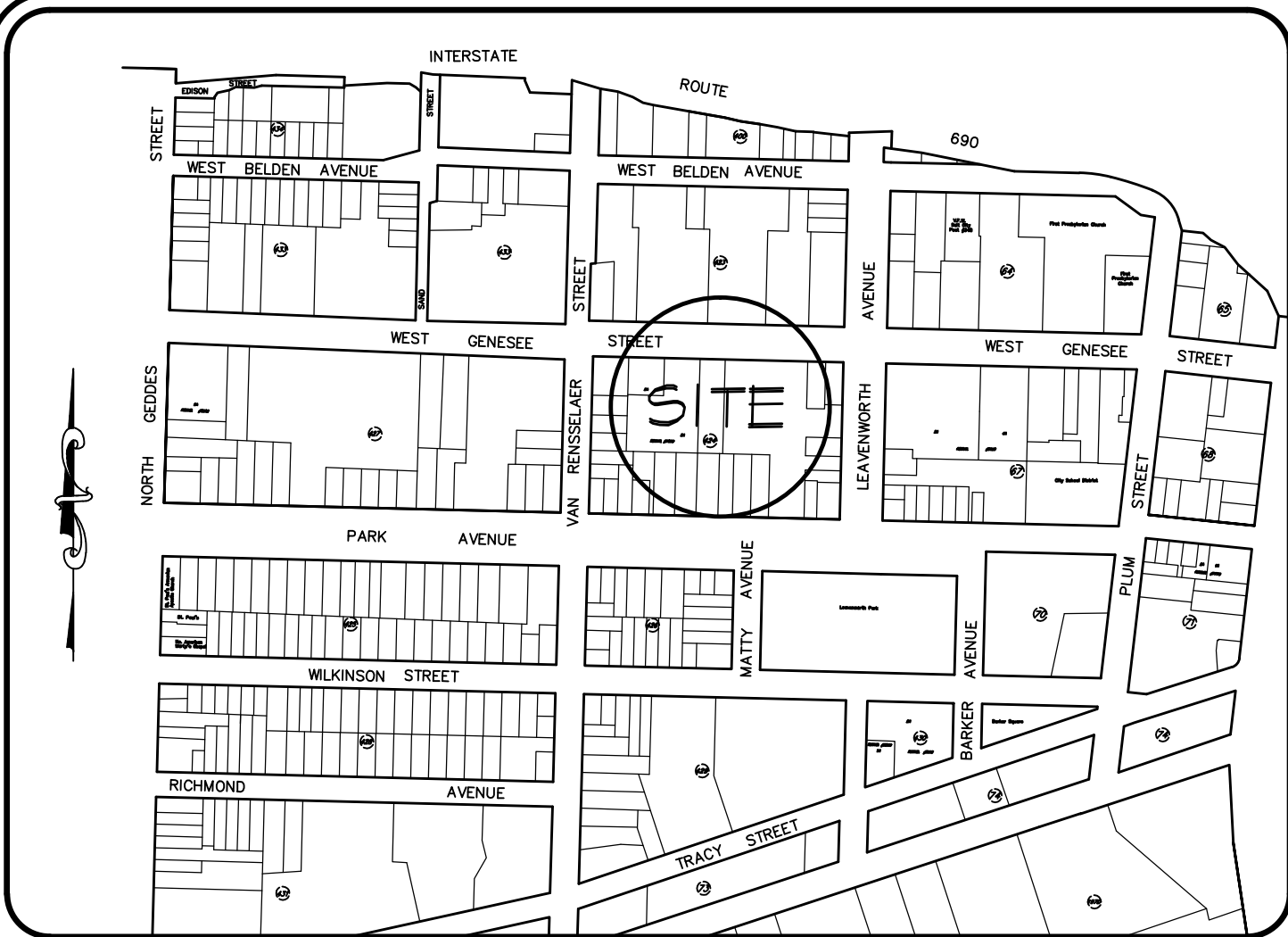
40'x60' space to be added to 536 Park Ave



536 Park Ave



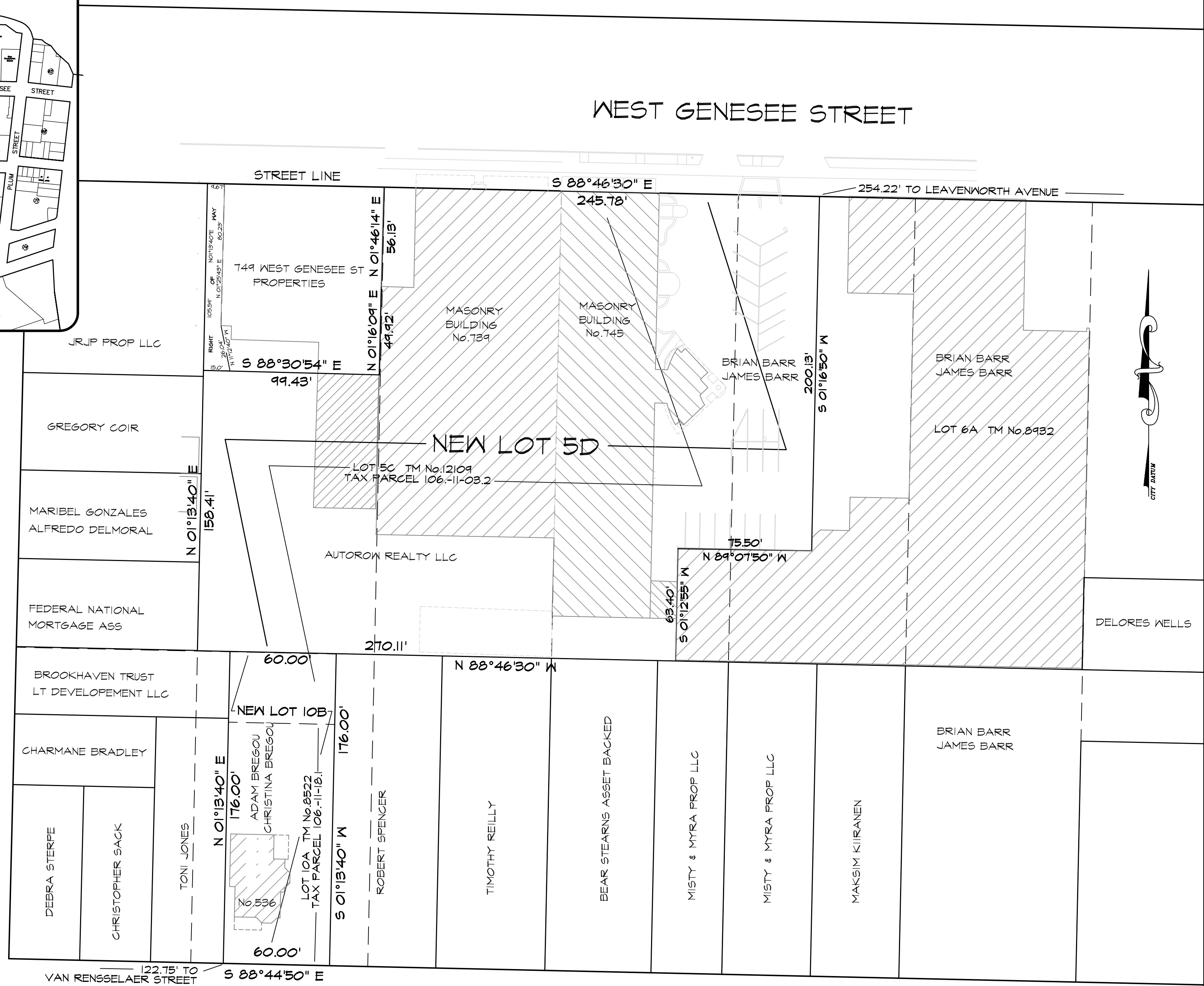
NOTE: SEWER AND WATER ARE AVAILABLE TO SITE.



LOCATION MAP

APPROVALS:

VAN RENSSELAER STREET



PARK AVENUE

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209

ADAM BREGOU
CHRISTINA BREGOU
OWNERS 536 PARK AVENUE

AUTO ROW REALTY LLC
JAMES BARR
OWNER 739-745 WEST GENESEE STREET

RESUBDIVISION OF LOT 5C, TRACT MAP No.12109 AND LOT 10A, TRACT MAP No.8522 INTO NEW LOTS 5D AND 10B, BLOCK 424, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK. KNOWN AS No.739-745 WEST GENESEE STREET AND No.536 PARK AVENUE THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY GLEN A. MIHAL, L.S.#049865 LICENSED LAND SURVEYOR SYRACUSE, NEW YORK	DATE	8/5/24
	SCALE	1"=40'
	REVISED	

Gam
Land Surveying

Project: Z-2875 & R-24-49

Date: 9/6/2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: **Z-2875 & R-24-49**

Date: **9/9/2024**

Short Environmental Assessment Form Part 3 Determination of Significance

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

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse City Planning Commission	9/9/2024
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Parcel History

01/01/1900 - 08/30/2024

Tax Map #: 106.-11-18.1

Owners: Adam Bregou, Christina Bregou

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
536 Park Ave	08/09/12	Completed Complaint	Const/Demo Debris: Req PU	Completed	2012-16470 quad-4 c/d
536 Park Ave	07/28/14	Completed Complaint	DeadAnimal in Right ofWay	Completed	2014-20548 dead animal in box
536 Park Ave	09/22/14	Completed Complaint	DeadAnimal in Right ofWay	Completed	2014-20547
536 Park Ave	10/24/18	Completed Complaint	Quad 3 ConstrDebrisPickUp	Completed	2018-30939 cd
536 Park Ave	05/06/20	Completed Complaint	Bulk Household Items	Completed	2020-06919 recliner
536 Park Ave	10/26/20	Completed Complaint	Tire Pickup (4/yr)	Completed	2020-21530 4 tires
536 Park Ave	11/04/20	Completed Complaint	Quad 4 ConstrDebrisPickUp	Completed	2020-21529
536 Park Ave	11/25/20	Complaint	Bulk Household Items	Needs Review	2020-24000
536 Park Ave	08/14/24	Project	Resubdivision	Active	R-24-49 The owners of 536 Park Ave (Tax ID: 106.-11-18.1) would like to extend their backyard an additional 40 feet into space located at 739-745 W Genessee St.(Tax ID: 106-11-04.2) which is currently not in use.

This 40 x 60 square foot space is part of a larger lot owned by Auto Row Realty LLC. Currently, this space is covered with a mix of weeds, dirt, and gravel. The plan for this space is to clear it, plant grass, and install a new fence, thereby extending the backyard at 536 Park Ave.

The owners of both lots have agreed to this transaction through verbal and email conversations.

Total square footage of new lot: 10,560

City of Syracuse

Parcel History

01/01/1900 - 08/30/2024

Tax Map #: 106.-11-04.2

Owners: Auto Row Realty LLC

Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	10/08/15	Permit Application	Com. Reno/Rem/Chg Occ	Issued	21148 Crest Acura-Phase 1 Work- Resupport and enclose the remainder of a partially demolished building
739-45 Genesee St W	05/20/16	Project	Site Plan Review	Approved	SR-14-17 M1 PARTIAL DEMO AND FACADE ALTERATIONS (CREST ACURA) Demo the west end of an existing building and alter the facades of several buildings as part of an ongoing automotive dealership redevelopment.
739-45 Genesee St W	07/06/16	Permit Application	Site Work	Issued	24572 Crest Acura Parking lot
739-45 Genesee St W	10/06/16	Permit Application	Demolition	Issued	24974 Demolish a portion of building
739-45 Genesee St W	10/07/16	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	11/29/16	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	11/29/16	Inspection	Fire Inspector Notification	In Progress	
739-45 Genesee St W	12/06/16	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	12/20/16	Inspection	Final Inspection	Pass	
739-45 Genesee St W	12/20/16	Completed Permit	Demolition	Certificate Issued	24974 Demolish a portion of building Certificate of Completion #24974
739-45 Genesee St W	12/21/16	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	02/07/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/07/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/07/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/14/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/14/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/21/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/21/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/29/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	04/04/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	04/14/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	04/18/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	04/18/17	Inspection	Site Plan Inspection	In Progress	
739-45 Genesee St W	04/25/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	04/28/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/04/17	Permit Application	Electric	Issued	28194 Electric for Phase 1
739-45 Genesee St W	05/05/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	05/08/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/12/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/12/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/16/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/19/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/19/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/23/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/26/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/26/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	05/30/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/06/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/09/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/12/17	Permit Application	Com. Reno/Rem/Chg Occ	Issued	28754 Interior build out for Crest Acura Phase 2
739-45 Genesee St W	06/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/16/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/16/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/21/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/27/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	06/29/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	07/11/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	07/12/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	07/18/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	07/19/17	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	07/21/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	07/21/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	07/25/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	08/04/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	08/08/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	08/17/17	Inspection	Final Fire Inspection	Pass	
739-45 Genesee St W	08/17/17	Inspection	Final Inspection	In Progress	
739-45 Genesee St W	08/22/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	08/28/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	08/28/17	Inspection	Fire Inspector Notification	In Progress	
739-45 Genesee St W	09/05/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	09/06/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	09/12/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	09/13/17	Permit Application	HVAC/Mechanical	Issued	30012 HVAC
739-45 Genesee St W	09/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	09/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	09/14/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	09/15/17	Inspection	Progress Inspection	No Work Started	
739-45 Genesee St W	09/26/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	09/29/17	Permit Application	Sprinkler	Issued	30187 Sprinkler for Crest Acura, Phase 2
739-45 Genesee St W	09/29/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/04/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	10/04/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/04/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/06/17	Permit Application	HVAC/Mechanical	Issued	30287 HVAC for Crest Acura
739-45 Genesee St W	10/06/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	10/06/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/10/17	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	10/12/17	Permit Application	Electric	Issued	30142 electric
739-45 Genesee St W	10/13/17	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	10/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/18/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/18/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/24/17	Completed Permit	Electric	Certificate Issued	28194 Electric for Phase 1 Certificate of Completion #28194
739-45 Genesee St W	10/24/17	Inspection	Final Inspection	Pass	
739-45 Genesee St W	10/27/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	10/27/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/01/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/01/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/01/17	Inspection	Final Inspection	In Progress	
739-45 Genesee St W	11/01/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/03/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
739-45 Genesee St W	11/09/17	Inspection	Framing Before Enclosing	Pass	
739-45 Genesee St W	11/10/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/15/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/15/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/21/17	Completed Permit	Site Work	Certificate Issued	24572 Crest Acura Parking lot Certificate of Completion #24572
739-45 Genesee St W	11/21/17	Inspection	Progress Inspection	Pass	
739-45 Genesee St W	11/29/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/29/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	12/04/17	Inspection	Rough-In Wiring Before Enclosing	Pass	
739-45 Genesee St W	12/08/17	Inspection	Progress Inspection	Pass	
739-45 Genesee St W	12/08/17	Inspection	Progress Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	12/11/17	Completed Permit	HVAC/Mechanical	Certificate Issued	30012 HVAC Certificate of Completion #30012
739-45 Genesee St W	12/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	12/13/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	12/18/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	12/27/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	12/29/17	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/02/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/11/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/12/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/16/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/23/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/25/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/26/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	01/30/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	02/02/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	02/05/18	Permit Application	Fire Alarm	Issued	31220 Fire alarms for Crest Acura phase 2
739-45 Genesee St W	02/06/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	02/08/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	02/13/18	Completed Permit	Sprinkler	Certificate Issued	30187 Sprinkler for Crest Acura, Phase 2 Certificate of Completion #30187
739-45 Genesee St W	02/13/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	02/23/18	Inspection	Progress Inspection	Pass	
739-45 Genesee St W	02/23/18	Completed Permit	HVAC/Mechanical	Certificate Issued	30287 HVAC for Crest Acura Certificate of Completion #30287
739-45 Genesee St W	02/27/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/02/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/02/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/13/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	03/15/18	Inspection	Final Fire Inspection	Pass	
739-45 Genesee St W	03/15/18	Inspection	Final Inspection	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	03/19/18	Inspection	Final Inspection	In Progress	
739-45 Genesee St W	03/19/18	Inspection	Final Inspection	Pass	
739-45 Genesee St W	03/19/18	Completed Permit	Electric	Certificate Issued	30142 electric Certificate of Completion #30142
739-45 Genesee St W	03/20/18	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	04/03/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	04/05/18	Inspection	Final Fire Inspection	Pass	
739-45 Genesee St W	04/17/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	04/20/18	Inspection	Final Inspection	Pass	
739-45 Genesee St W	04/20/18	Inspection	Final Inspection	Pass	
739-45 Genesee St W	04/23/18	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	21148 Crest Acura-Phase 1 Work- Resupport and enclose the remainder of a partially demolished building Certificate of Completion #21148
739-45 Genesee St W	04/23/18	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	28754 Interior build out for Crest Acura Phase 2 Certificate of Completion #28754
739-45 Genesee St W	05/01/18	Inspection	Progress Inspection	No Progress	
739-45 Genesee St W	05/15/18	Inspection	Progress Inspection	No Progress	
739-45 Genesee St W	05/29/18	Inspection	Progress Inspection	No Progress	
739-45 Genesee St W	06/12/18	Inspection	Progress Inspection	No Progress	
739-45 Genesee St W	10/31/18	Inspection	Progress Inspection	No Progress	
739-45 Genesee St W	11/14/18	Inspection	Progress Inspection	In Progress	
739-45 Genesee St W	11/20/18	Inspection	Final Inspection	Pass	
739-45 Genesee St W	11/20/18	Completed Permit	Fire Alarm	Certificate Issued	31220 Fire alarms for Crest Acura phase 2 Certificate of Completion #31220
739-45 Genesee St W	07/22/20	Permit Application	Sign	Issued	42185 Acura sign replacement
739-45 Genesee St W	08/06/20	Inspection	Plan Review Update	Pass	
739-45 Genesee St W	09/08/20	Inspection	Inspector Notification	In Progress	
739-45 Genesee St W	11/23/20	Inspection	Final Inspection	Pass	
739-45 Genesee St W	11/24/20	Completed Permit	Sign	Certificate Issued	42185 Acura sign replacement Certificate of Completion #42185

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Address	Date	Transaction	Transaction Type	Status	Description
739-45 Genesee St W	08/14/24	Project	Resubdivision	Active	<p>R-24-49B The owners of 536 Park Ave (Tax ID: 106.-11-18.1) would like to extend their backyard an additional 40 feet into space located at 739-745 W Genesee St,(Tax ID: 106-11-04.2) which is currently not in use.</p> <p>This 40 x 60 square foot space is part of a larger lot owned by Auto Row Realty LLC. Currently, this space is covered with a mix of weeds, dirt, and gravel. The plan for this space is to clear it, plant grass, and install a new fence, thereby extending the backyard at 536 Park Ave.</p> <p>The owners of both lots have agreed to this transaction through verbal and email conversations.</p>
739-45 Genesee St W	08/28/24	Project	Zone Change	Active	<p>Total square footage of new lot: 10,560</p> <p>Z-2875 Zoning Map Amendment to change a portion of the rear lot of 739-45 W Genesee Street from the Commercial, CM, into the Low Density Residential, R2</p>



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Adam Bregou
From: Amber Dillon, Zoning Planner
Date: 8/30/2024 1:58:04 PM
Re: Resubdivision R-24-49
536 Park Ave, 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	08/14/2024	Amber Dillon	On hold for CPC approval Proposed new lot area and width complies with ReZone R2 District Dimension Regulations
Eng. Mapping - Zoning	Conditionally 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# 417
Finance - Zoning	Internal Review Complete	08/15/2024	Veronica Voss	536 Park Ave and 739-45 are both current on taxes, due for October.
Eng. Design & Cons. - Zoning	Conditionally Approved	08/15/2024	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	08/15/2024	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	08/15/2024	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	08/14/2024		On hold for CPC approval
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