

For office use only: District: RB Filing Date: 7-10-2018 Case #: R-18-37
[checked] Resubdivision [] Lot Alteration

SUBJECT PROPERTY ADDRESS(ES):

233 Gertrude Street, Syracuse NY 13203
303 Gertrude Street, Syracuse NY 13203

TAX MAP NUMBERS: (of each property involved)

Section: 018 Block: 03 Lot: 65.0 Section: [] Block: [] Lot: []
Section: 018 Block: 03 Lot: 64.0 Section: [] Block: [] Lot: []

PROPERTY OWNER(S): (If more than one owner, attach additional pages)

NAME: Greater Syracuse Property Development Corporation
MAILING ADDRESS: 431 East Fayette Street, Suite 375, Syracuse NY
ZIP: 13202 DAYTIME PHONE: 315-422-2301 x 18
HOME PHONE: E-MAIL: tluckett@syracuselandsbank.org

REPRESENTATIVE: Attorney or Other contact:

(Complete only if a representative is involved with this application)

NAME:
MAILING ADDRESS:
ZIP: TELEPHONE: E-MAIL:

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

233 Gertrude Street - Vacant Residential Lot
303 Gertrude Street - Vacant Residential Lot

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

N/A

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

303 Gertrude Street is not a buildable lot. We will combine 303 with the vacant lot at 233 Gertrude St to create one 75' x 165' lot which we will sell for new infill construction.

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?

[] YES [checked] NO

*NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS ADDITIONAL APPLICATIONS MAY BE NECESSARY.

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 are correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

CURRENT PROPERTY OWNER SIGNATURE

As listed on the City of Syracuse Tax Assessment Roll. If not listed as the owner on the current rolls, please include a proof of ownership, for example, a copy of the deed. Attorney's signing on behalf of the owner must include a one page letter describing the legal representative arrangement. Architects, engineers, contractors, tenants, etc. cannot sign on behalf of the property owner. If property owner is a Corporation or an Organization, then the person signing must provide verification they are a member of such, and can sign on the owners' behalf.

Katelyn Wright 6/29/18
CURRENT PROPERTY OWNER SIGNATURE DATE
Katelyn Wright, Executive Director

Please legibly **PRINT SIGNATURE NAME and TITLE**

REQUIRED SUBMITTALS

- APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
- MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**
 - a. **7 COPIES** – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.
 - b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)
 - c. Must also contain a location map for the subject property.
 - d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

REFERRAL NEEDED

- ONONDAGA COUNTY PLANNING BOARD
- SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____



June 29, 2018

Office of Zoning Administration
City Hall Commons, Room 211
201 E. Washington Street
Syracuse, NY 13202
Attn: Jeff Harrop

Re: 233 and 303 Gertrude Street Resubdivision (New Address is 301 Gertrude Street)

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 233 and 303 Gertrude Street.

Our strategy is to combine 303 Gertrude with the non-buildable lot at 233 Gertrude to create one 75' building lot for infill construction. Per County Planning the new address will be 301 Gertrude Street.

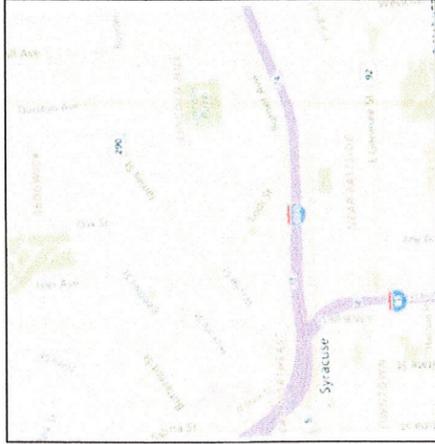
To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map (7 copies)
- Aerial Map

Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,

Terri Lockett
Data and Program Manager/Neighborhood Planner



Site Vicinity Locator
(Not to Scale)

Commerce Syracuse
Estates LLC N/F
#229 Gertrude Street
Tax Id 18-3-66

Green Street
Place
Michael Scherr N/F
#105 Green Street Place
Tax Id 18-3-16.1
N 55°50'20" E
75.00'

Mary Ann Conti N/F
#328-332 Green Street
Tax Id 18-3-19.1

Tax Id 18-3-65
Lot 25

Tax Id 18-3-64
Lot 26

Lot 25A



N 34°09'40" W
165.00'

Metal Shed



S 34°09'40" E
165.00'

309-G LLC N/F
#309 Gertrude Street
Tax Id 18-3-63

323.2' to Lodi Street
75.00' — S 55°50'20" W
50' 25' Northwesterly Right of Way Line

Gertrude Street

(Open - 66' Wide)

Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using OnGov.net.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 25 A Area = 12374.9 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation - (GSPDC).

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 440-5096



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

M.J. McCully

NYSLLS 50696

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2018, Michael J. McCully Land Surveying, all rights reserved.

Proposed Resubdivision of Lot 25 and Part of Lot 26, Block 402 of the Wilkinson and Barnes Tract.
To be New Lot 25 A.

Known as No. 301 Gertrude Street,
City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM Scale: 1" = 20'

Date(s): 06-19-18

Short Environmental Assessment Form

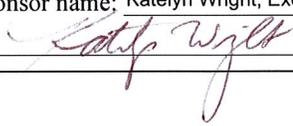
Part 1 - Project Information

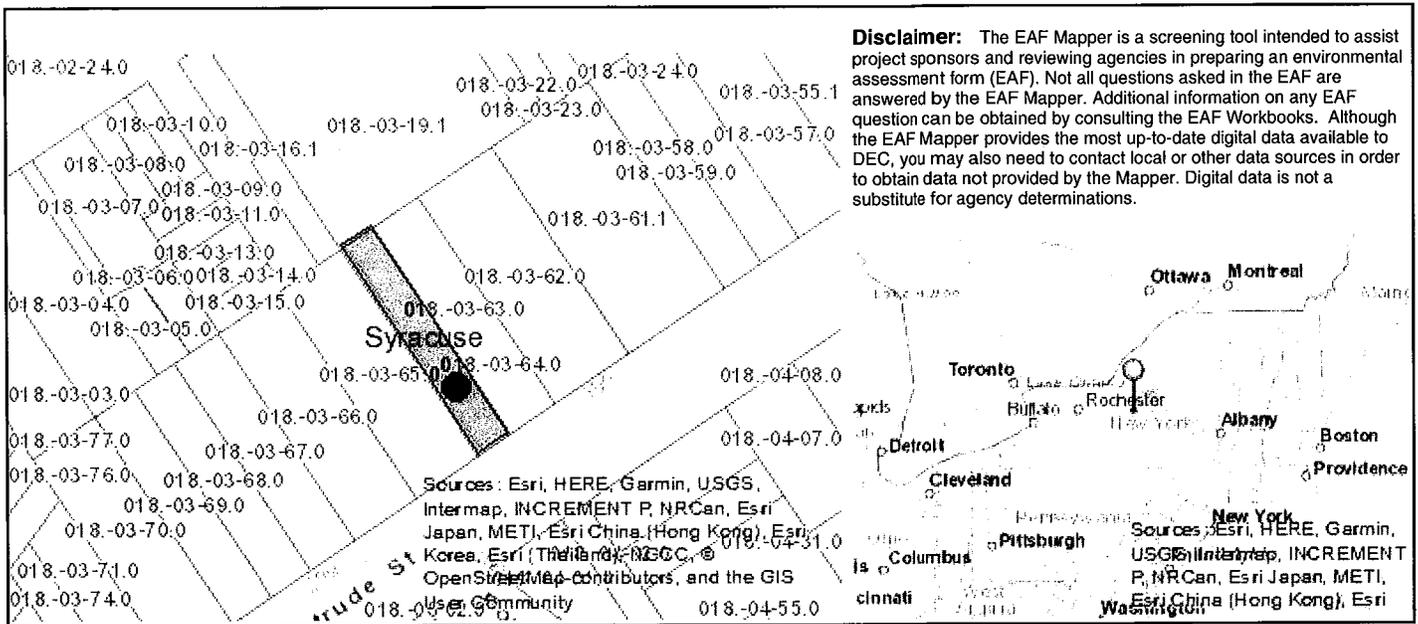
Instructions for Completing

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			
Greater Syracuse Property Development Corporation			
Name of Action or Project: Resubdivision of two vacant residential lots to create a new infill construction site			
Project Location (describe, and attach a location map): Gertrude Street between Oak Street and Lodi Street			
Brief Description of Proposed Action: Applicant intends to combine the non-buildable residential vacant lot at 303 Gertrude Street with the vacant lot at 233 Gertrude Street. We will then market the property for new infill construction.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2301 x 18	
		E-Mail: tluckett@syracuselandsbank.org	
Address: 431 East Fayette Street			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.28 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.28 acres	
4. Check all land uses that occur on, adjoining and 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Katelyn Wright, Executive Director</u> Date: <u>6/29/18</u></p> <p>Signature: <u></u></p>		



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