

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V-	18 - 04
Tax map Section: 71, -	Block: 20 -	Lot: 3
	Zoning District:	RA-1

1. Address of subject property: 153 Minerva Street, Syracuse NY 13205

2. Year property was purchased by current owner: 2014

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Norma Aguilar

Mailing Address: 217 Gordon Ave, Syracuse NY

Zip: 13211 Daytime phone number: 480.2426 home phone number:

E-mail (alternate contact for additional information request): NBA82@outlook.com

b. Contract purchaser(s) , Lessee , or Co-applicant (if applicable)

*note: Copy of contract to purchase must be included with application if this contract purchaser or lessee applies.

Name(s):

Mailing Address:

Zip: Home phone number: Day Phone:

E-mail (alternate contact for additional information request):

c. Representative: Attorney , Architect , Contractor , Other Greater Syracuse Land Bank (Only if involved in this application)

Name(s): Terri Lockett, Greater Syracuse Land Bank

Mailing Address: 431 East Fayette Street, Syracuse NY

Zip: 13210 Telephone number: 315.422.2301 x 18

4. Current use of property: (i.e., 1 family, 2 family, grocery store, etc.): 2-family

Proposed use and occupancy of property: two-family

Current number of onsite (off-street) parking spaces: 2

Proposed number of onsite (off-street) parking spaces: 2

Days and hours of operation (for any business uses): no business uses

Explain in detail what (if any) new additions or construction is proposed on the site:
Substantial Rehabilitation has been completed

Reason for request:

The courts have distinguished between use variances (for uses which are not permitted) and area variance (for excess lot coverage, additions into required yards, etc.). Be aware that *the standards of proof for a use variance are much more demanding* than for an area variance and that *the burden is on the applicant* to provide such proof in arguing their case. (See Standard of Proof requirements on required submittal page.)

Use additional sheets of paper to present proof if necessary.

Please see attached Standards of Proof

[Lined area for providing proof]

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

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 make consideration of this application null and void.**

Norma Aquilar
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative)

12-20-2017
Date

Norma Aquilar

Printed or typed name of person whose signature is above (if legal representative, also state relationship to owner).



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

REFERRAL COMMENTS

01/08/2018

Variance (Use): V-18-04
Address: 153 Minerva St, Syracuse, 13205

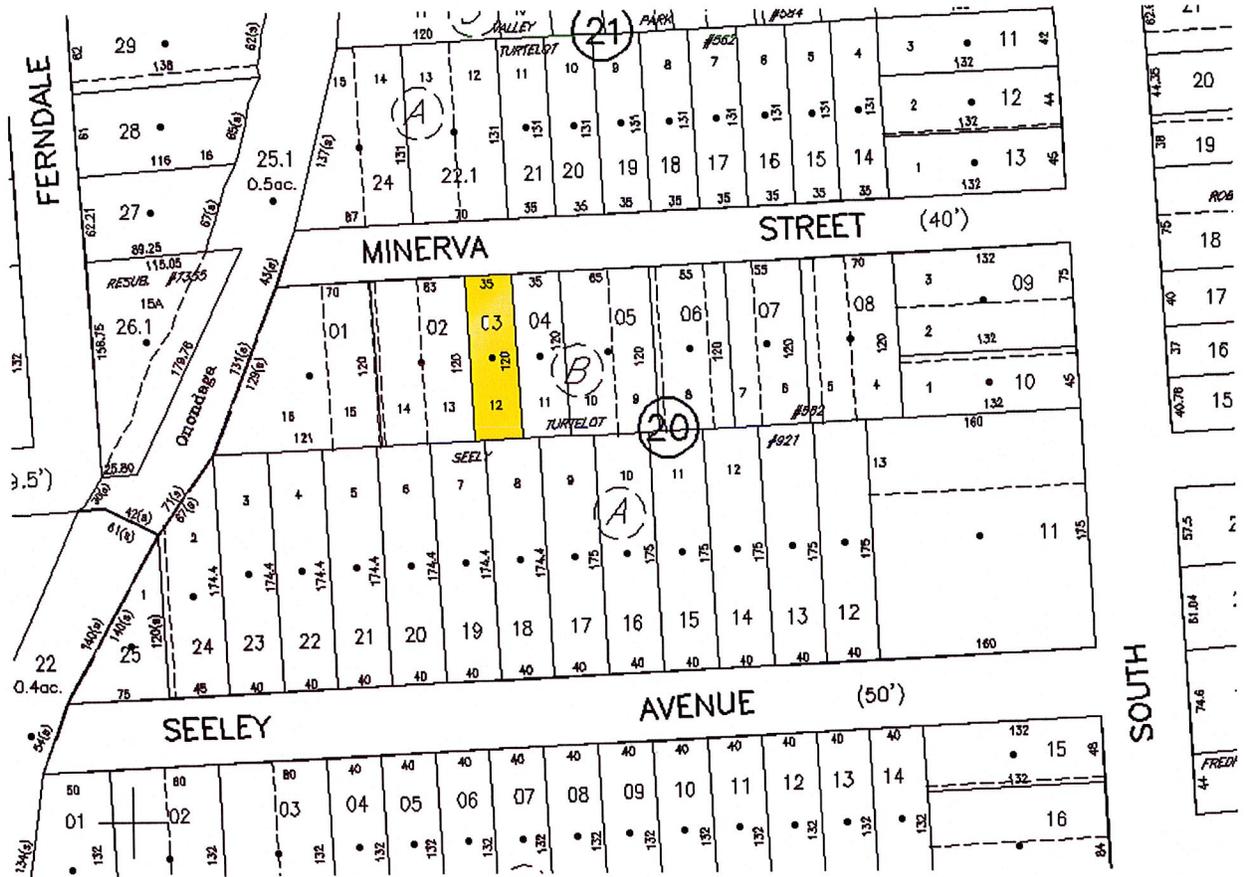
Hearing Date: 1/25/2018

Request:
Establish (maintain) a two-family dwelling

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

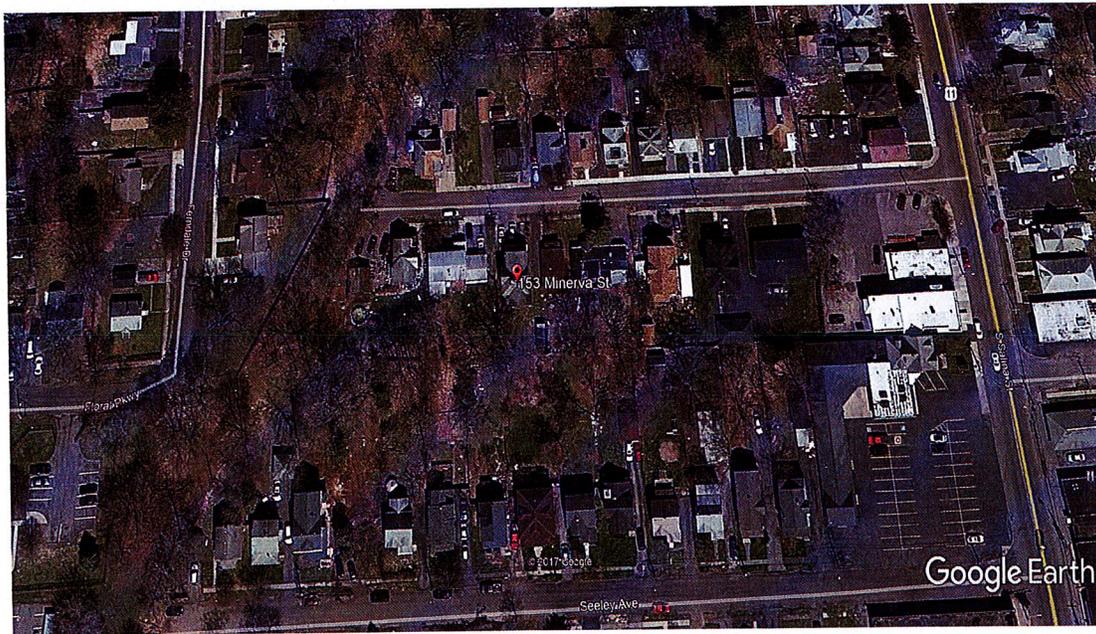
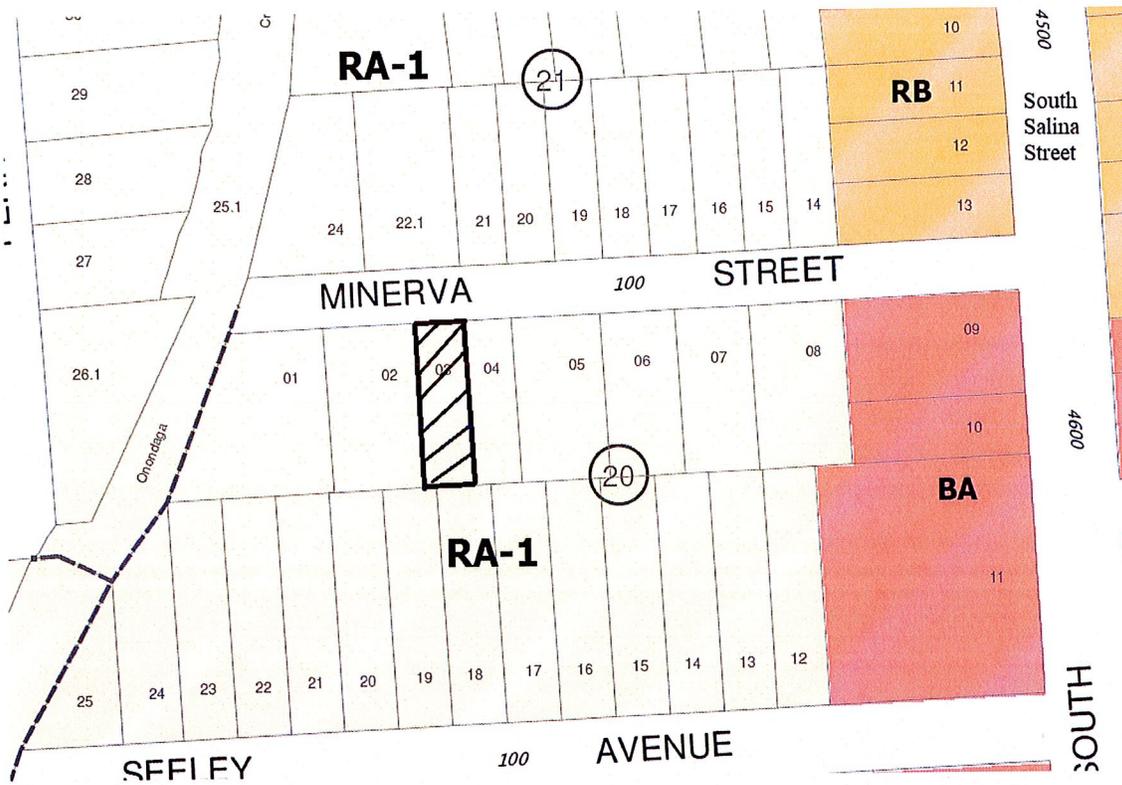
Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	01/02/2018	Richard DeMarzo	no concerns
DPW Commissioner - Zoning	Pending	12/22/2017		
DPW Sewers - Zoning	Internal Review Complete	01/02/2018	Vinny Esposito	Any construction on this lot will require a new sewer lateral to the main and a drainage plan.
DPW Sidewalks - Zoning	Internal Review Complete	01/02/2018	Chris Ettinger	Already have illegal parking in front of house and sidewalk needs replacing
Eng. Design & Cons. - Zoning	Internal Review Complete	01/02/2018	Charles Davidson	There are no objections to the proposed variance, any future alterations shall be submitted to the City for review and approval prior to construction.
City Engineer - Zoning	Internal Review Complete	01/03/2018	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.
Eng. Mapping - Zoning	Internal Review Complete	12/29/2017	Ray Wills	Provided there is enough parking on site, on private property outside of the public ROW to maintain a 2 family dwelling. No objections.

Eng. Design & Cons. - Zoning	Internal Review Complete	01/02/2018	Charles Davidson	There are no objections to the proposed variance, any future alterations shall be submitted to the City for review and approval prior to construction.
City Engineer - Zoning	Internal Review Complete	01/03/2018	Ray Wills	-City Engineer Defers comment to Mapping, Design and Construction and other reviewing Depts. -City Engineer deferment does not render permits for any work in the ROW (i.e. Street Cuts, Encroachments etc) unnecessary. Should the project require it, the permits must be obtained in advance of work commencing -Review and acceptance of Project Site Reviews, Special Permits or any of the like does not absolve the applicant from the responsibility of obtaining permits for work inside the ROW (ex Street Cuts, Curb Cuts, Encroachments, Sidewalk replacement, etc....) , or where applicable obtaining a SWPPP prior to work commencing. -THE CITY ENGINEER DEFERRAL APPLIES TO THIS REVIEW ONLY.
Eng. Mapping - Zoning	Internal Review Complete	12/29/2017	Ray Wills	Provided there is enough parking on site, on private property outside of the public ROW to maintain a 2 family dwelling. No objections.
Eng. Mapping - Zoning	Internal Review Complete	12/29/2017	Ray Wills	Provided there is enough parking on site, on private property outside of the public ROW to maintain a 2 family dwelling. No objections.
Water Engineering - Zoning	Pending	12/22/2017		



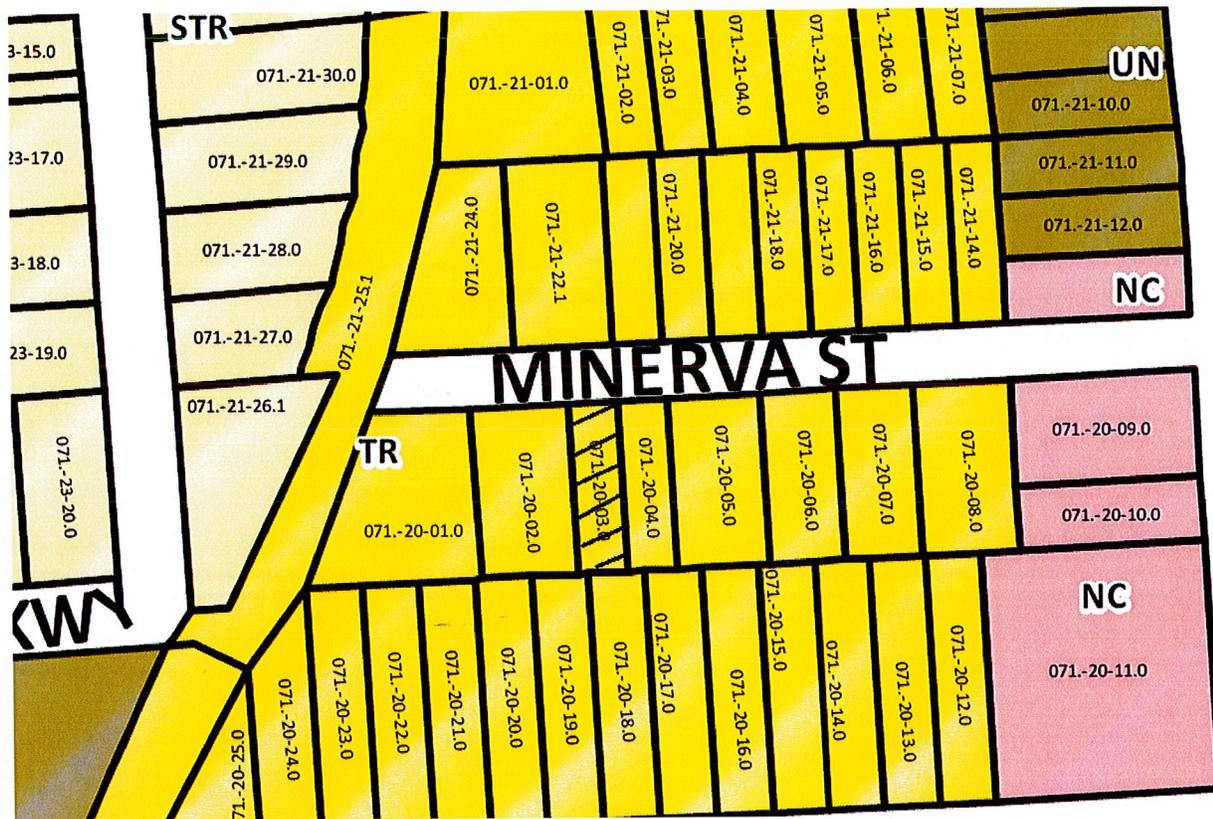
V-18-04

153 MINERVA STREET



V-18-04

153 MINERVA STREET



Traditional Residential (Single- and Two-Family)

These neighborhoods developed earlier in the streetcar era and include a mix of single- and two-family detached residences. The majority of housing in these areas was developed between the late-1800s and the 1920s. These typically have smaller setbacks, narrower lots, and more lot coverage than the “suburban” models that followed. Like the Streetcar Residential areas, garages are typically not attached and do not figure prominently on the primary elevation of the house. Building massing and windows are typically vertically oriented.

The two-story porch, so common throughout Syracuse, is a significant element throughout these neighborhoods. The most common are typically from the early 1900s and are built in a wide variety of styles including Colonial and Classical Revivals. Victorian-era neighborhoods, developed a few decades earlier, have different residential forms, although many of these include one-over-one, “flat-style” duplexes, as well. Many homes from this era were built as two-family homes, but larger Victorians have often been subdivided into multiple units.

These areas are typically tightly clustered around neighborhood commercial areas, which often form the spine of the neighborhood.

DENIAL OF PERMIT

REFERENCE ADDRESS 153 MINERVA ST.

WARD NO. _____

OWNER NORMA AGUILAR

OWNER'S ADDRESS 217 GORDON AVE

SYRACUSE, NY

TERRY LUCKETT : 1-315-422-2301 x18 TELEPHONE _____

APPLICATION FOR PERMIT TO:

erect () convert () maintain (X) operate ()

(2) FAMILY IN A (1) FAMILY HOUSE

DENIED UNDER ARTICLE (s) _____

of the zoning ordinance for the following reasons: _____

PLANS ATTACHED, APPROVED BY _____
ON _____

SURVEY ATTACHED

ZONING REVIEWED BY _____

LOCATION OF REFERENCE ADDRESS:
ASSESSOR'S ATLAS

BOOK (S) NO. _____

PLATE (S) NO. _____

PARCEL (S) NO. _____

DATE DECEMBER 21, 2017 SIGNATURE _____



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.

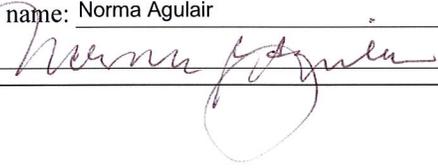
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

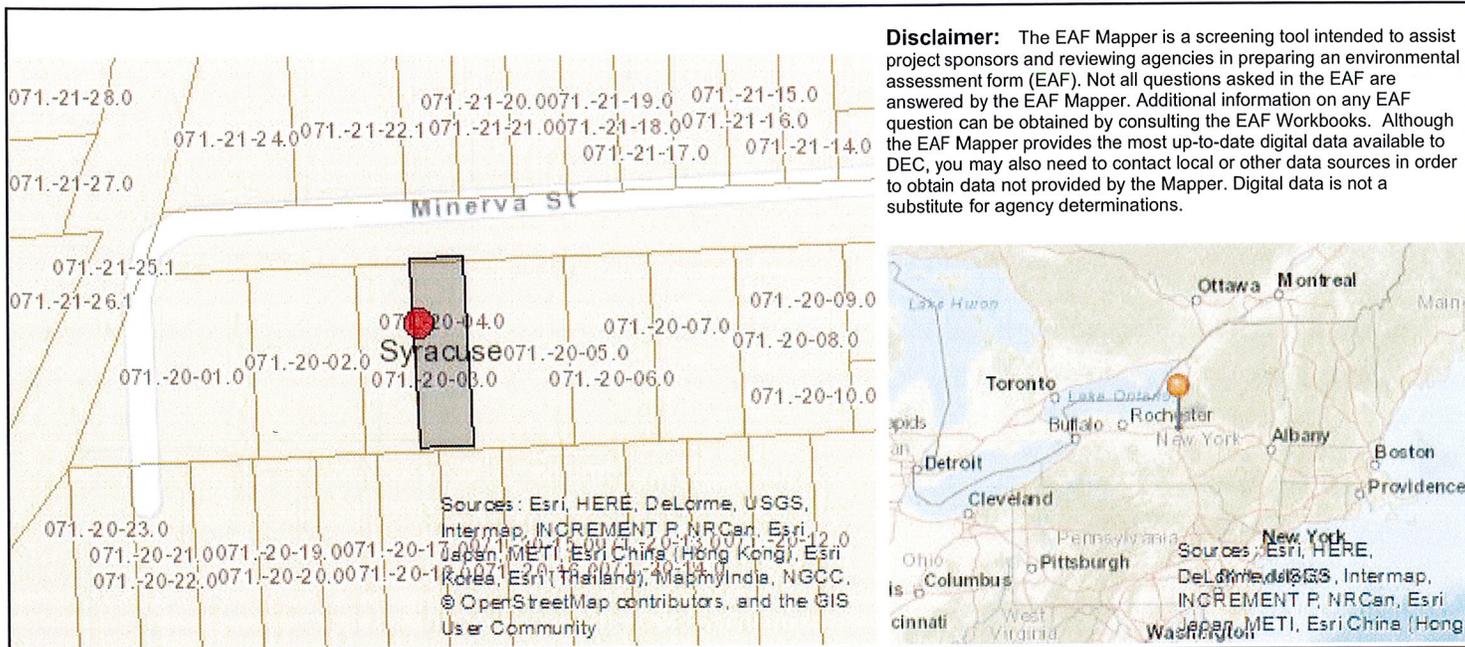
Part 1 - Project and Sponsor Information			
Norma Aguilar			
Name of Action or Project: Use Variance to allow continued operation as a 2-family residential building			
Project Location (describe, and attach a location map): Minerva Street - Dead end off of South Salina Street in the North Valley			
Brief Description of Proposed Action: A use variance is requested to allow the building to be used as it is currently configured a 2-family dwelling unit.			
Name of Applicant or Sponsor: Greater Syracuse Landbank / Norma Aguilar		Telephone: 315-422-2301 x 18	
		E-Mail: tluckett@syracuselandbank.org	
Address: 217 Gordon Ave			
City/PO: Syracuse	State: NY	Zip Code: 13211	
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: C of A from Syracuse Building Permits Office			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.09 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?		.09 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input 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			

<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)? If Yes, explain purpose and size: _____ _____ _____</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? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" 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? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Norma Agulair Date: 12-20 2017

Signature:  



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



December 20, 2017

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

Re: Letter of Explanation for a Use Variance – 153 Minerva Street

Dear Sir/Madam,

153 Minerva Street is located within a Residential Class A-1 zoning district which only permits single family homes. The property was constructed in 1910 as a 2-family residence. According to Assessment records, this building was constructed in 1910 as a two-family residence. It operated legally with that status until 1962 when the zone was changed to R-A-1 from Residential Class A. At that point it was grandfathered with a non-conforming use status. The property had been vacant since 2012 and thus lost its non-conforming status. It was subsequently seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank in February 2014.

Ms. Aguilar purchased the property from the Landbank in August 2014 before we realized there were so many non-conforming buildings in the City. The Land Bank is now trying to address zoning issues upfront, before a purchase goes through. Ms. Aguilar has completely renovated the house in its existing two-unit configuration. She was not aware that the property lost its grandfathering to operate lawfully under this configuration at the time she purchased the home.

As you will see in the attached application, we have examined the scenarios that would not require a variance. Because of the considerable sunk costs to rehabilitate the building as well as the size of the structure we have determined that unless granted a variance the current property owner will be unable to realize a reasonable return on the property.

The Landbank fully supports the granting of this variance because the renovation of the property helps to revitalize this North Valley neighborhood by returning a formerly vacant and dilapidated property to productive use.

To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Survey
- Site Plan
- Floor Plans (Existing)
- Standards of Proof for Area Variance

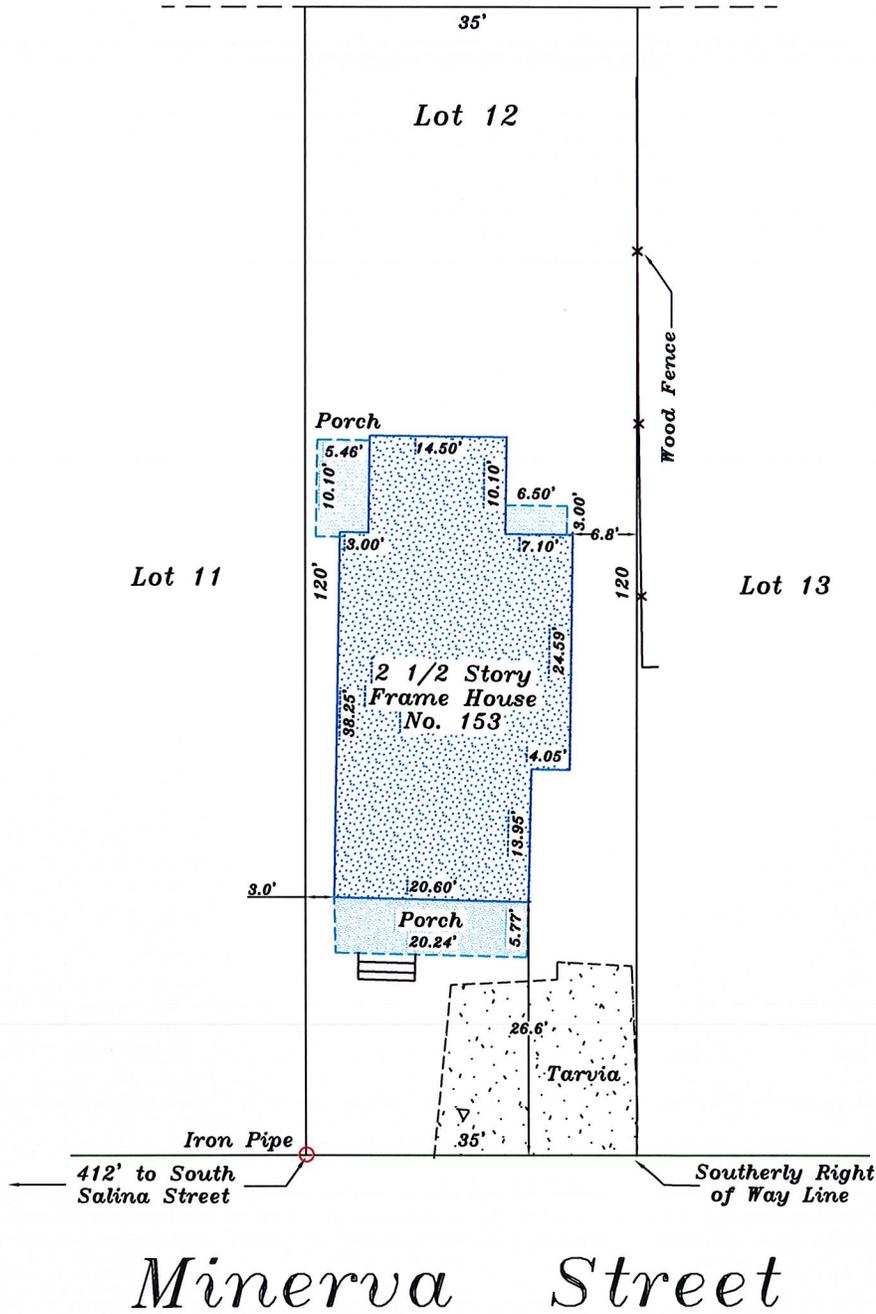
- Photographs
- Property Development Proposal
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

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

Sincerely,

A handwritten signature in black ink, appearing to read 'M Craner', followed by a long, wavy horizontal line that extends across the width of the signature area.

Meghan Craner
Chief Financial Officer



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

Location Survey on Lot 12, Block B of the Turtelot Tract. Map# 562. Former Town of Onondaga.

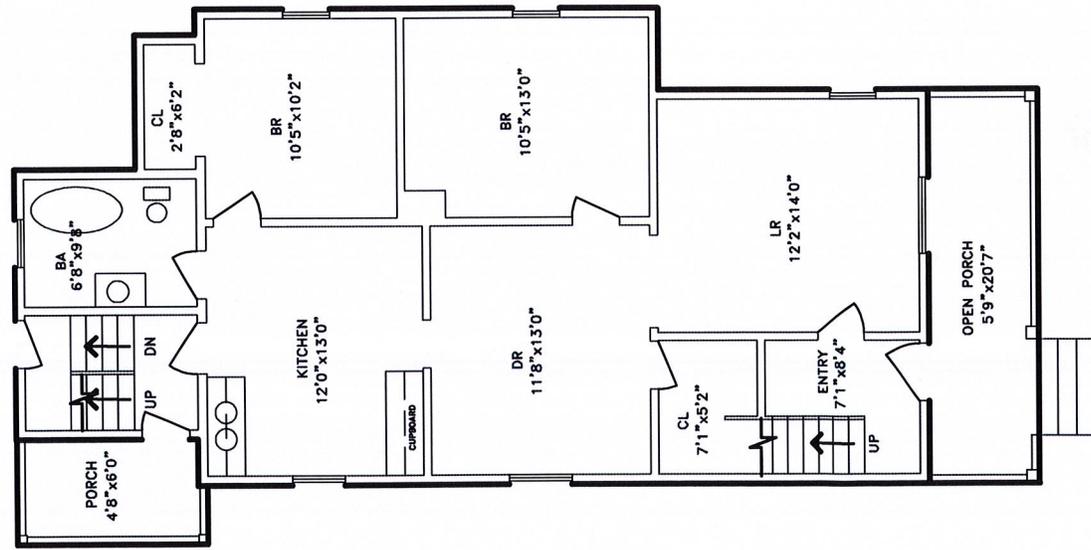
Known as No. 153 Minerva Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM

Scale: 1" = 20'

Date(s): 10-23-17

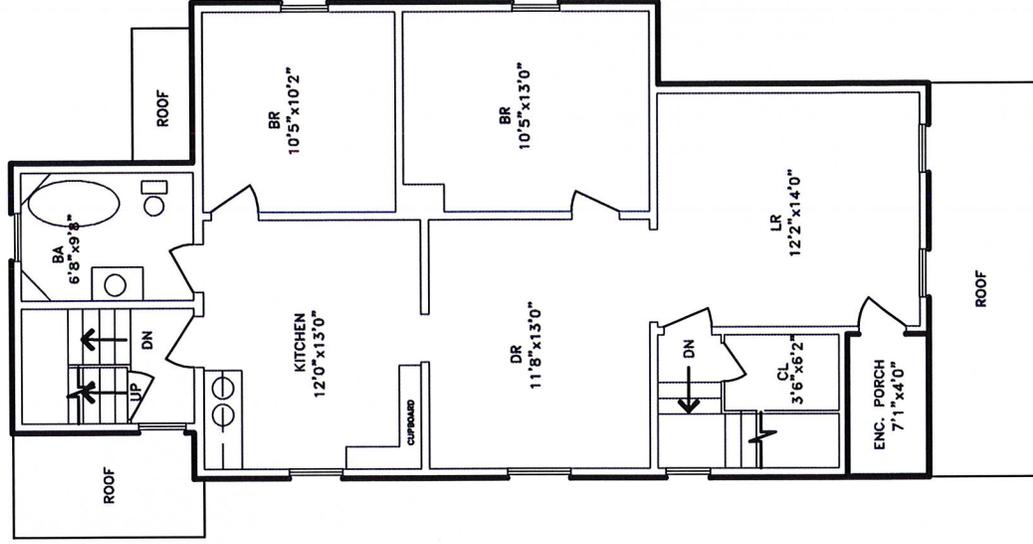
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2017, Michael J. McCully Land Surveying, all rights reserved.



FIRST FLOOR

EXISTING FLOOR PLANS

153 MINERVA STREET - SYRACUSE, NY 13205



SECOND FLOOR



**Standards of Proof for Use Variance
153 Minerva Street**

Reasonable Return

Norma Aguilar purchased 153 Minerva Street, from the Greater Syracuse Landbank on 8/1/2014 with the intent to renovate the property as it was then-configured, a two-family dwelling unit. All renovations are now complete. In order to be released from the lien that the Land Bank holds on the property, the Landbank requires the buyer to schedule an inspection with the City of Syracuse Code Enforcement Office and secure a Certificate of Adequacy. The property passed inspection but the issuance of the C of A was denied due to zoning issues. Unfortunately, Ms. Aguilar was not aware that the property was not legally allowed in an RA-1 zone prior to purchase.

The property owner has invested over \$50,000 into the purchase and renovation of the property in its existing configuration. At this point, if a variance is not granted, Ms. Agulair would need to reconfigure the property as a single family home requiring further investment in interior demolition and renovations. The following table shows the Comparative Market Analysis within one quarter of a mile of the property. The average value of homes sold is \$51,266 and the median value is \$52,400. Any additional investment into 153 Minerva Street would cause the renovation costs to exceed the market value of single-family homes in the area. Alternately, if she were to try and sell the property as-is, she could never recover the sunk costs given the current housing market. Neither of these options promises a reasonable return for Ms. Aguilar.

Data Extracted from Multiple Listing Services – Comparative Market Analysis

ML #	Current Price	Address	Beds	Total Baths	Total Sq Ft	Type
S1082336	\$92,000	245 Ferndale DR	3	1.1	1,584	RES
S360148	\$79,900	310 Ferndale DR	3	1.1	1,456	RES
S1041532	\$77,000	131 Roney RD	3	2	1,584	RES
S1009148	\$69,900	135 Roney RD	3	1	1,379	RES
S1022252	\$67,000	310 Ferndale DR	4	1.1	1,456	RES
S1074970	\$66,000	240 Ferndale DR	3	1.1	1,050	RES
S1074441	\$59,900	115 Orlando AVE	4	1.1	1,190	RES
S1027809	\$44,900	4454 S Salina ST	4	1.1	1,316	RES
S1089264	\$39,900	4519 S Salina ST	4	1.1	1,968	RES
S1072542	\$39,900	4519 S Salina ST	4	1.1	1,968	RES
S1047295	\$33,000	320 Ferndale DR	2	1	1,236	RES
S1087345	\$30,000	154 Seeley AVE	3	1	1,312	RES
S1016757	\$30,000	128 Seeley AVE	3	1	1,122	RES
S1084803	\$28,000	134 Roney RD	3	1.1	1,228	RES
S359848	\$11,600	210 Crippen AVE	2	1	900	RES
Average Value	\$51,266.67					
Median Value	\$52,400.00					

If the Landbank were to recapture the property for default on her Purchase Contract and Rehabilitation Enforcement Mortgage, it would need to find another buyer willing to purchase and reconfigure the home as a single-family. Alternatively, the Land Bank would have to demolish the property. The estimated cost for demolition of the property is approximately \$25,000 plus costs associated with asbestos monitoring and water termination fees. If the Land Bank were forced to demolish the property these costs could never be recovered through the sale of the vacant lot to the adjoining neighbors. The lot is buildable but private investors are not attracted to new residential construction in the city of Syracuse and we believe that the land would remain vacant for the foreseeable future.

For these reasons, we believe that without the variance, neither Ms. Aguilar or the Land Bank will be able to realize a reasonable return on the property. Approval of this request will allow the continued occupancy of this formerly vacant and dilapidated house. This is a desirable outcome for the City of Syracuse’s tax base, the neighborhood and for the present homeowner.

Unique Circumstances

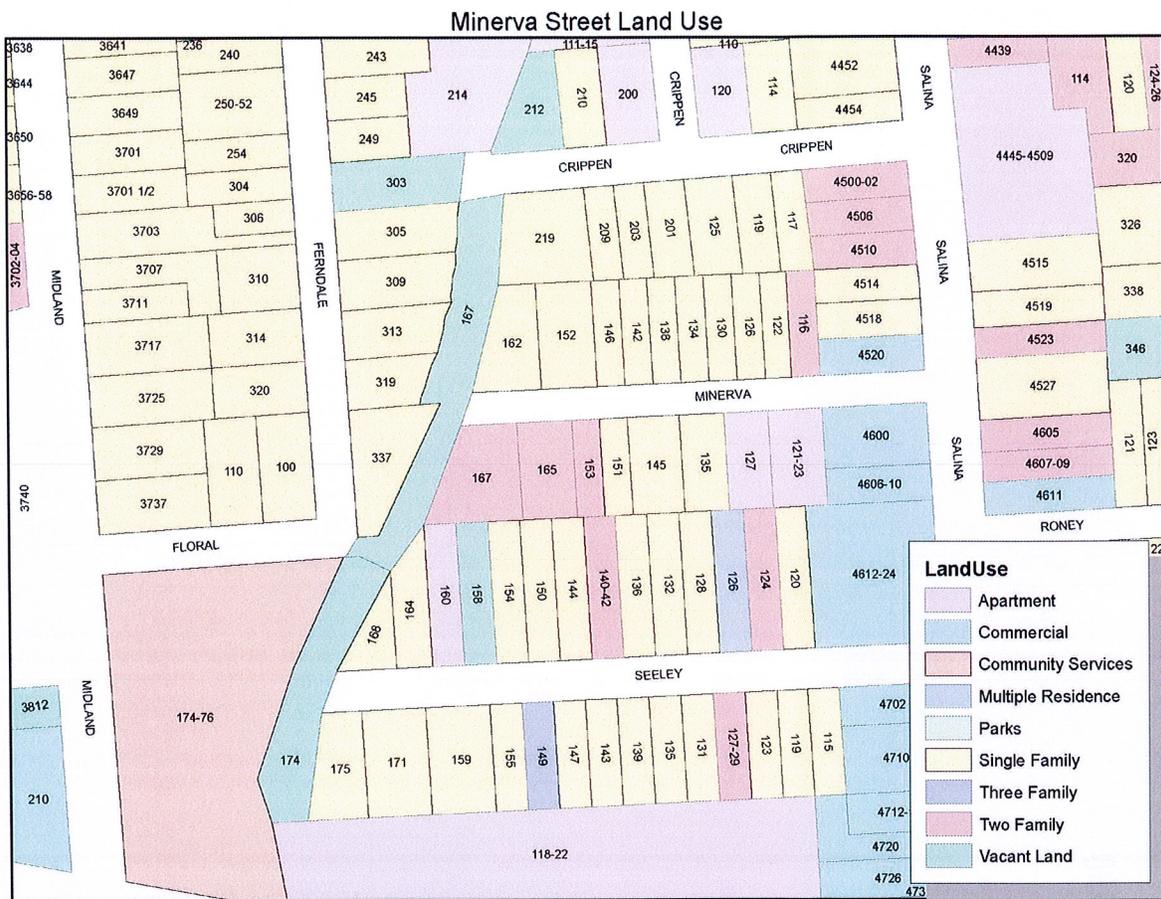
This property presents a unique circumstance that differs from other single-family properties in the 100 block of Minerva Street because it contains 2,176 square feet of living space. The other single-family homes on the street contain an average of 1,341 square feet. The size of the building makes it difficult to convert to a single-family home.

Single-Family Homes on Minerva Street Syracuse		
St Number	Street	Sq. Feet
151	MINERVA ST	720
145	MINERVA ST	1,104
135	MINERVA ST	2,648
122	MINERVA ST	1,632
126	MINERVA ST	1,488
130	MINERVA ST	1,144
134	MINERVA ST	1,144
138	MINERVA ST	1,020
142	MINERVA ST	1,156
146	MINERVA ST	1,519
152	MINERVA ST	1,248
162	MINERVA ST	1,268
	Average Sq Ft	1,341
153	MINERVA ST	2,176

Essential Character of the Locality

While zoned RA-1, it should be noted that Minerva Street is made up of a mix of single and two-family dwellings as well as apartments and commercial buildings at the corner of Minerva and Salina Streets. The map below indicates that 3 two-family structures are clustered together on this block of Minerva Street.

Allowing the variance will improve the neighborhood by redeveloping and reoccupying this formerly blighted and abandoned property. All external architectural features of the building have been maintained and are consistent with neighboring properties. A variance will not change the essential character of this street as we will not change the land use, architecture or occupancy type of the street. If the variance were not granted the home would likely become vacant for the foreseeable future.



Not Self Created

According to Assessment records, this building was constructed in 1910 as a two-family residence. It operated legally with that status until 1962 when the zone was changed to R-A-1 from Residential Class A. At that point it was grandfathered with a non-conforming use status. Since the property has been vacant since 2012 it has lost its non-conforming status.

The property has subsequently been seized by the City of Syracuse for back taxes and turned over to the Land Bank for redevelopment. Since the property was vacated by the prior owner and remained vacant allowing the nonconformity to expire, it could be said that the hardship is the result of the inaction of a prior irresponsible owner in the chain of title. It was not however the result of an action taken by either the Land Bank, by the City of Syracuse or by the current owner of the property. Of course, Ms. Aguilar and her Attorney should have performed the due diligence to uncover the need for a variance prior to the purchase of the property. Had this been discovered, the Land Bank would have filed for the use variance prior to the change in ownership.

153 Minerva Street



Before Renovation (2014)



After Renovation (2017)



City of Syracuse

PERMIT APPLICATION ELECTRICAL

Date	Year 2016	Month 8	Day 23
Job Address	Number and Street 153 Minerva St		
	Unit	Bldg.	Floor
Contractor	Name L+S Electric	Phone # 383-4353	Fax #
	Contractor #/License# 4502 E	Class	Contact Person Mike Locureis
Owner	Name Norma Aguilar	E-mail:	
	Mailing Address	Michael Locureis	
Applicant (Own./Auth. Agent)	Name (Print) Mike Locureis	Telephone #	Signature of License Holder
Work Information	Start Date 8-23-16	Completion Date 8-23-16	Cost of Construction 1500 Occupancy

ELECTRICAL OPERATION - ITEM		QTY	FEES	
<input type="checkbox"/>	Receptacle Outlet Opening(s) E01		Base Filing Fee Schedule <input type="checkbox"/> Commercial: New Construction / Additions <input type="checkbox"/> Commercial: Renovation / Remodeling	
<input type="checkbox"/>	Lighting Fixture Opening(s) E02			
<input type="checkbox"/>	Switch Opening(s) E03		<input type="checkbox"/> One & Two Family Dwellings: New Construction / Additions <input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
<input type="checkbox"/>	Disconnecting Means E04			
<input type="checkbox"/>	Service Panel(s) E05		<input type="checkbox"/> One & Two Family Dwellings: Renovations / Remodeling <input type="checkbox"/> One Unit <input type="checkbox"/> Two Units	
<input type="checkbox"/>	Sub Panel(s) E06			
<input checked="" type="checkbox"/>	Meter Socket(s) E07	1	<input type="checkbox"/> Multiple Dwelling: New Construction / Additions Number of Units _____	
<input type="checkbox"/>	Fire Alarm Initiating Device(s) E08			
<input type="checkbox"/>	Fire Alarm Indicating Device(s) E09		<input type="checkbox"/> Multiple Dwelling: Renovations / Remodeling Number of Units _____	
<input type="checkbox"/>	Burglar Alarm Device(s) E10			
<input type="checkbox"/>	Baseboard Heater(s) E11		<input type="checkbox"/> Disconnect / Reconnect (Transfer) E96 <input type="checkbox"/> Meter Set E97	
<input type="checkbox"/>	Water Heater(s) E12			
<input type="checkbox"/>	Dryer(s) E13		Base Filing Fee From Schedule # of Dwelling Units 1 x Unit Cost 15	
<input type="checkbox"/>	Lighted Exit Signs E14			
<input type="checkbox"/>	Emergency Light(s) E15		Commercial Unit _____ x Unit Cost _____ ELECTRICAL Item Qty. 2 x \$2.00 each	
<input type="checkbox"/>	Transformer(s) E16			
<input type="checkbox"/>	Motor(s) E17		Subtotal 29 Plan Review Fee: \$25 base review fee plus .75/thousand for those projects with a construction cost greater than \$33,000	
<input type="checkbox"/>	Switchboard(s) E18			
<input type="checkbox"/>	GFI E19		Department Use Only Certificate Fee <input type="checkbox"/> Completion <input type="checkbox"/> Occupancy <input type="checkbox"/> Subcontractor	
<input type="checkbox"/>	Horn E20			
<input type="checkbox"/>	Strobe E21		Notes: ECR # 22451499	
<input type="checkbox"/>	Appl. Circuit E22			
<input type="checkbox"/>	Siren E23		Total Permit Fee 54	
<input type="checkbox"/>	Pool Circuit E24			
<input type="checkbox"/>	Wireless Control E25			
<input checked="" type="checkbox"/>	Other Svc Center Ch1 E98	1		
<input type="checkbox"/>	Other E98			
<input type="checkbox"/>	Other E98			
Total Items		2		

Dept Use Only	Permit # 2495	Property# 1461100800	Case#	Plans Attached Y/N	Plans on File Y/N
Permit Type	Agency	Date Sent	Approved Date	Cert. of Completion Requ'd. Y/N date applied _____ Cost _____ Cert. of Subcontract Requ'd. Y/N date applied _____ Cost _____ Plan Review Check / M.O. Number _____ Permit R Check / M.O. Number 543 TYPE R (Enter "R" or "C" and enter # of units in 1st box (Below). Enter # of residential units in 1st box and # of commercial units in 2nd box Residential or Commercial Commercial (If Mixed Use) Existing Units 2 Unit Change (+/-) _____ Commissioner of Deeds	
Building Type	SOPCA				
	FIRE				
999	DPW				
Date Issued	ENG				
16823	PRES				
Purpose Code	HEALTH				
8	DOCE				
Status Code	HVAC/R				
	SPKLR.				
Additional Permits Requ'd	HVAC/R Y/N	ELECTRICAL Y/N	Sprinkler Y/N		
	Water Service Y/N	Elevator Y/N	Plumbing Y/N		

CITY OF SYRACUSE
 STATE OF NEW YORK
 COUNTY OF ONONDAGA



Case # _____
 Permit # 24945
 Construction Class _____
 Property # 1461100800
 Fee \$ 25
 Check/M.O. # 543

CERTIFICATE APPLICATION

Property Address: 153 Minerva St
 (Please include street and zip code)
 Owner's Name Norma Aguilar Telephone # _____
 Name of Contact Person for Inspection Mike Locurcio Telephone # 383-4353

TYPE OF CERTIFICATE BEING APPLIED FOR (Check one box only)

SUBCONTRACTOR CERTIFICATE

CERTIFICATE OF OCCUPANCY: For the construction of new or substantially remodeled buildings or a change of occupancy.

I, _____ being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that the construction or remodeling of this building is in conformance with all applicable codes, ordinances, laws, regulations, generally-accepted standards, plans, specifications and other requirements on file with this department in connection with this permitted activity and is structurally safe for occupancy.

Signature _____

CERTIFICATE OF COMPLETION: For all work not requiring a Certificate of Occupancy

I, Michael Locurcio being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that said construction, mechanical system, or installation shall be in conformance with all applicable codes, ordinances, laws, regulations, generally-accepted standards, plans, specifications and/or other requirements on file with this department in connection with this permitted activity.

Signature Michael Locurcio

CERTIFICATE OF INSPECTION: For all non-permit related inspections.

I, _____ being duly sworn, depose and say, that I am the owner or authorized representative of the owner of this above-referenced property which is located in Syracuse, New York; that I hereby request that an inspection be made of _____

which is a component, of installation of the above referenced property.

Signature _____

SUBSCRIBED AND SWORN TO ME

Commissioner of Deeds [Signature] Date 8-23-16

OWNER OF AUTHORIZED REPRESENTATIVE MUST BE PRESENT AT INSPECTION.

FOR OFFICE USE ONLY

Floor	Type/ Occupancy	Use	Approved By	For				Signature
				TCO	CO	CC	CI	
B/C			PLBG. INSPR					
1			ELEC. INSPR.					
2			FIRE. PREV.					
3			ZONING					
4			BLDG. EXAMINER					
5			HVAC. INSPR					
6			ELEV. INSPR					
			FIRE SUPP. INSPR					

THE FOLLOWING MUST BE COMPLETED ON THE TCO BEFORE A CO WILL BE ISSUED

SEE REVERSE SIDE FOR APPLICATION FEES