

PLEASE TYPE OR PRINT (LEGIBLY)

For Office Use Only:	Application Number: V-	<u>18 - 12</u>
Tax map Section: <u>076</u>	Block: <u>14</u>	Lot: <u>27.0</u> Zoning District: <u>RA-1</u>

1. Address of subject property: 155-57 West Ostrander Avenue

2. Year property was purchased by current owner: 2016

3. Applicant/contact information:

a. Owner(s) (current titleholder):

Name(s): Greater Syracuse Property Development Corporation (Syr Land Bank)

Mailing Address: 431 E. Fayette Street, Suite 375 Syracuse, NY 13202

Zip: 13202 Daytime phone number: 422-2301 home phone number: \_\_\_\_\_

E-mail (alternate contact for additional information request): tluckett@syracuselandbank.o

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   
**(Only if involved in this application)**

Name(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Zip: \_\_\_\_\_ Telephone number: \_\_\_\_\_

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

Proposed use and occupancy of property: 2-unit dwelling

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 use proposed

Explain in detail what (if any) new additions or construction is proposed on the site: substantial rehabilitation - both interior and exterior improvements.

**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

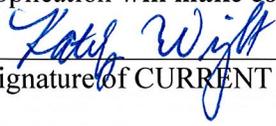
 

The following affirmation must be signed and dated by the CURRENT PROPERTY OWNER or the owner's LEGAL representative (attorney, power of attorney, partner in the business, etc.).

**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.**

 2/1/18  
Signature of CURRENT PROPERTY OWNER (or owner's LEGAL representative) Date

Katelyn Wright, Executive Director  
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**

03/12/2018

Variance (Use): V-18-12

Address: 155-57 Ostrander Ave W, Syracuse, 13205

Hearing Date: 3/8/2018

Hearing Date: 3/29/2018

Request:

Establish (maintain) a two family dwelling.

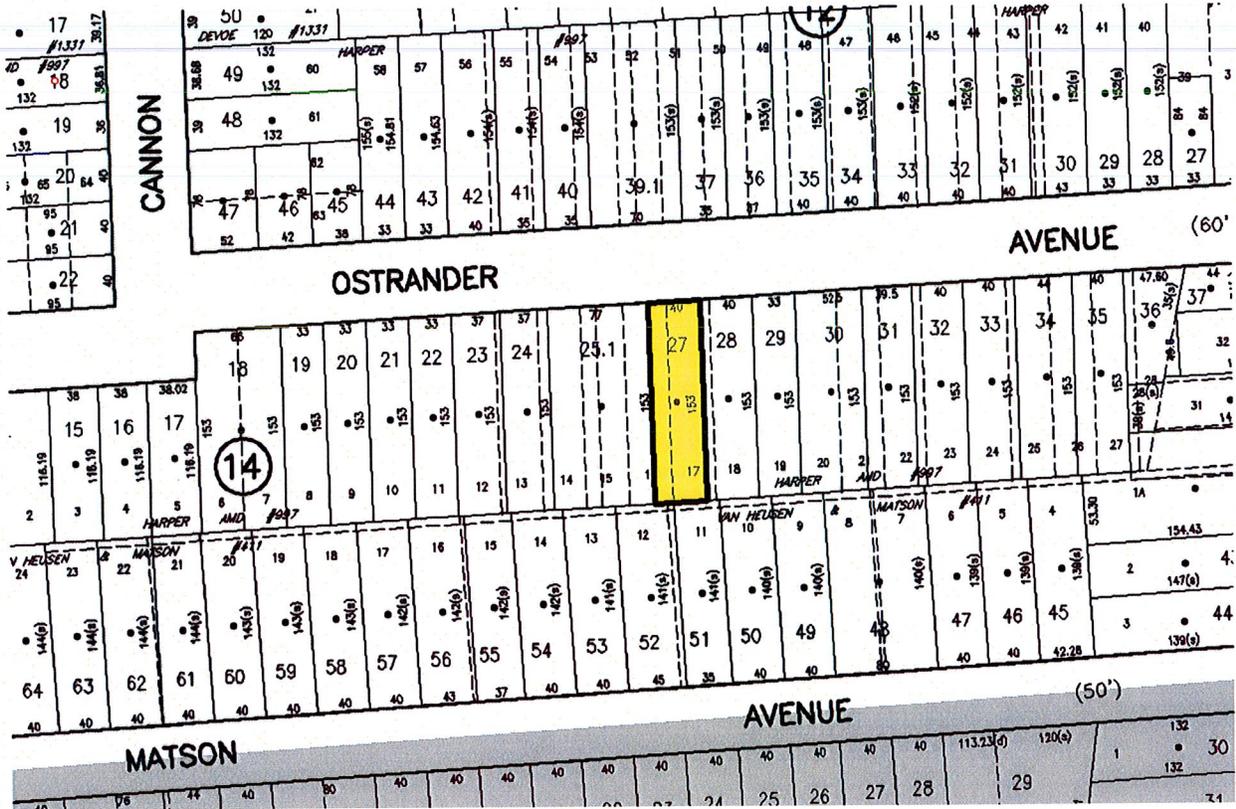
The departments and/or Boards below have reviewed the above application and provided the following comments for your information and action as appropriate.

Approval	Status	Status Date	Reviewer	Comments
DPW Street Repair - Zoning	Internal Review Complete	02/20/2018	Richard DeMarzo	no concerns
DPW Commissioner - Zoning	Internal Review Complete	02/23/2018	Martin Davis	No issue
DPW Sewers - Zoning	Internal Review Complete	02/22/2018	Vinny Esposito	No issues provided paved areas do not adversely impact adjoining properties with storm water run-off.
DPW Sidewalks - Zoning	Internal Review Complete	02/20/2018	Chris Ettinger	no concerns
Eng. Design & Cons. - Zoning	Internal Review Complete	02/20/2018	Alvin Chan	OK for variance. Is there a line item for sidewalk repairs the Mandatory Renovation Specs? Street cut permit review and approval would be required for all work in the City R.O.W. and such work in the City R.O.W. shall be done to city standards and specifications.
City Engineer - Zoning	Internal Review Complete	02/23/2018	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	02/13/2018	Ray Wills	No objection to the approval of this request, however along with any deed transfer or sales, there should be a maintenance agreement on record acknowledging ownership of the masonry wall on the eastern property, to avoid any issues down the road between property owners.
DPW - Transportation Planner	Conditionally Approved	02/14/2018	Neil Milcarek-Burke	- A proper site plan is required. Current condition of ROW is hazardous to pedestrians and is not addressed in this submittal. - 5' ADA sidewalk required along entire property frontage, including driveway area. This needs to be included in the renovation specs. - Driveway needs remediation. This needs to be included in the renovation specs.
DPW Traffic Control-Zoning	Internal Review Complete	02/16/2018	Jim French	no concerns
Water Engineering - Zoning	Pending	02/13/2018		

155-157 WEST OSTRANDER AVENUE

V-18-12



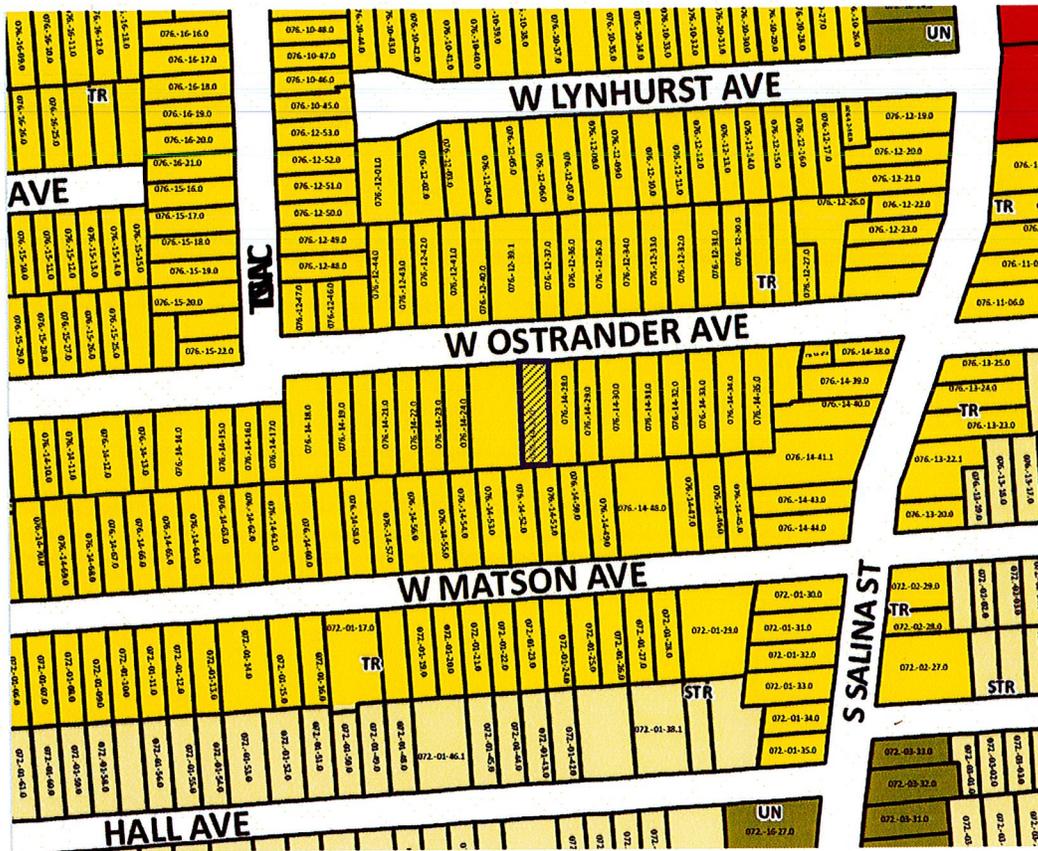
# 155-157 WEST OSTRANDER AVENUE

## V-18-12



# 155-157 WEST OSTRANDER AVENUE

V-18-12



## 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 155-57 West Ostrander Ave

WARD NO. \_\_\_\_\_

OWNER Greater Syc Property Dev Corporation

OWNER'S ADDRESS 431 E Fayette St, suite 375  
Syracuse NY 13202

TELEPHONE \_\_\_\_\_

APPLICATION FOR PERMIT TO:

erect ( )    convert ( )    maintain     operate ( )

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 \_\_\_\_\_ SIGNATURE Gail L Swistak

# 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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: 155-157 West Ostrander Ave Use Variance				
Project Location (describe, and attach a location map): 155-57 West Ostrander Avenue between South Salina Street and Midland Avenue				
Brief Description of Proposed Action: We seek a use variance to allow 155-57 West Ostrander Avenue to operate as a two-family dwelling.				
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation (Syracuse Land Bank)		Telephone: 315-422-2301 ext. 18 E-Mail: tluckett@syracuselandbank.org		
Address: 431 East Fayette Street, Suite 375				
City/PO: Syracuse	State: New York	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? _____ .1405 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? _____ .1405 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 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				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: City of Syracuse Building Codes _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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: Katelyn Wright, Executive Director Syracuse Land Bank \_\_\_\_\_

Date: 2/1/18

Signature: *Katelyn Wright*



February 2, 2018

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

Re: Letter of Explanation for a Use Variance – 155-57 West Ostrander Ave

Dear Sir/Madam,

155-57 West Ostrander Ave is a two-family dwelling located within a Residential Class A-1 zoning district. The home was built in 1910 and operated legally as a two-family until the zone was changed. At that point in time it was grandfathered with a non-conforming use status but subsequently went vacant from 2001-2005 causing it to lose its non-conforming status. The property was seized by the City of Syracuse for tax default and turned over to the Syracuse Land Bank for redevelopment in December 2016.

As you will see in the attached application, we have examined the scenarios that would not require a variance. Because of the considerable costs to rehabilitate the building as well as the size of the structure we have determined that unless granted a variance neither the Land Bank or any potential purchaser will be able to realize a reasonable return on the property.

The granting of this variance will facilitate the purchase and renovation of the property which will help to revitalize the Northside by returning a formerly vacant and dilapidated property to productive use. It will also provide two units of rental housing which is very much needed in the City of Syracuse.

To support our application, please find the attached information:

- Application for Use Variance
- Short EAF
- Survey
- Site Plan (same as survey)
- Floor Plans (Existing)
- Mandatory Renovation Specs
- Standards of Proof for Use Variance
- Photographs
- Check in the amount of \$25.00
- Denial of Permit (anticipated)

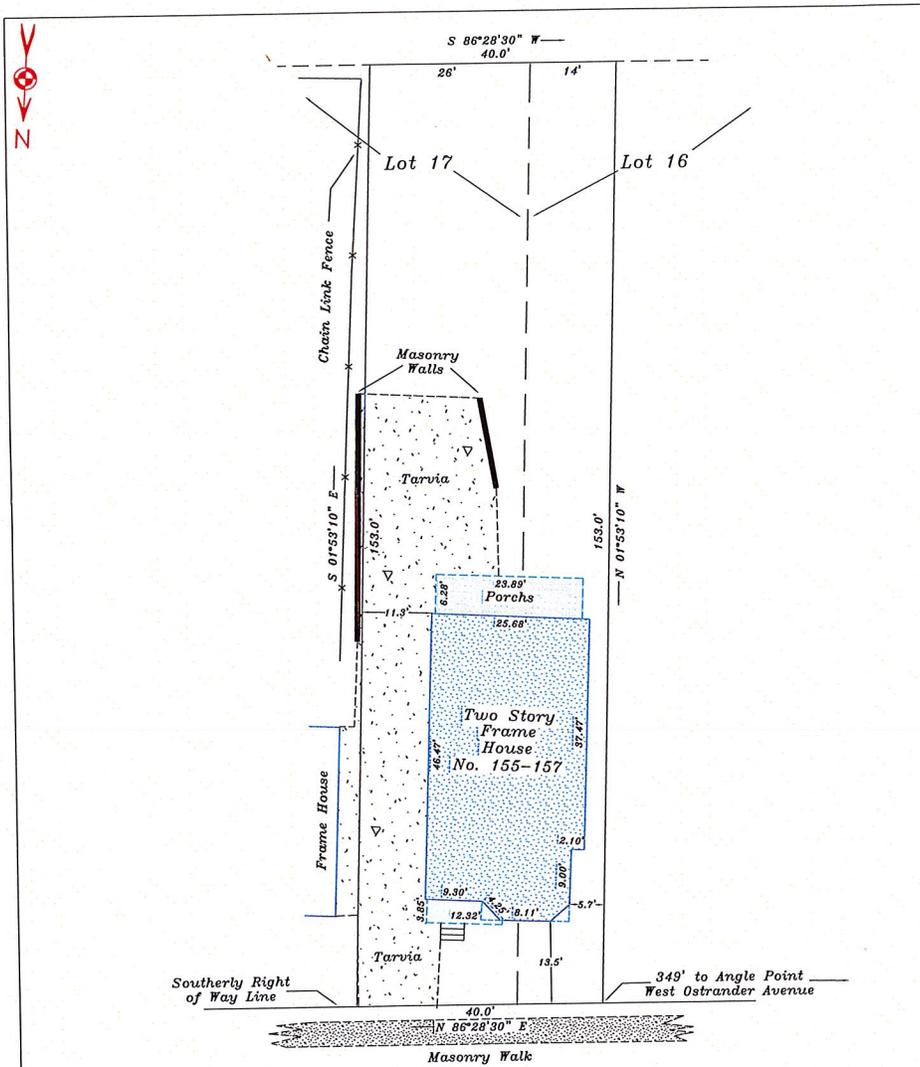
Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,



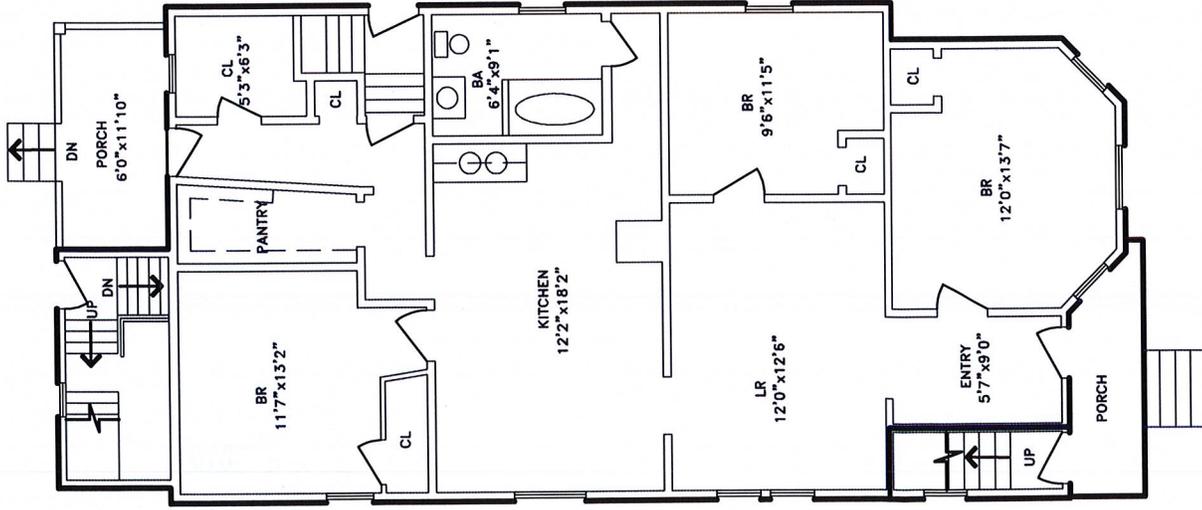
Katelyn Wright  
Executive Director

FEB 05 2018



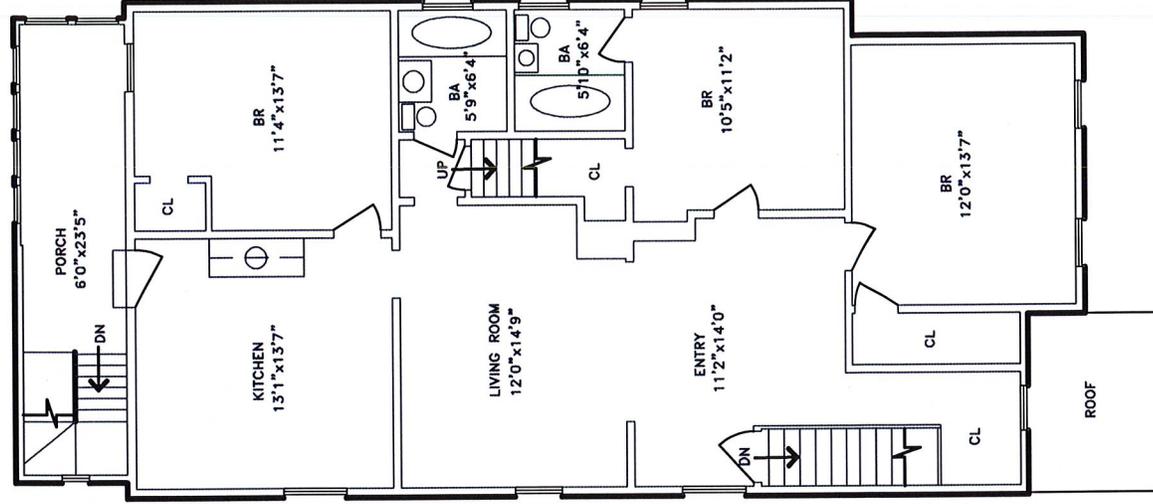
## West Ostrander Avenue

<p><b>Michael J. McCully</b>  <b>Land Surveying PLLC</b>          5875 Fieldstone Drive          Casenovia New York 13035          Phone : (315) 440-5096</p>	<p style="text-align: center;">Location Survey on Part of Lots          16 and 17 of the Harper Tract,          Amended. Map# 997.</p>
<p>I hereby certify that this map was made from          an actual survey and same is correct.</p>	<p style="text-align: center;">Known as No. 155-157 West Ostrander          Avenue, City of Syracuse, County of          Onondaga, State of New York.</p>
<p>M.J. McCully      NYSLS 50696</p>	<p>Drawn by: MJM      Scale: 1" = 20'          Date(s): 12-06-17</p>
<p>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.</p>	

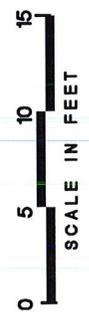


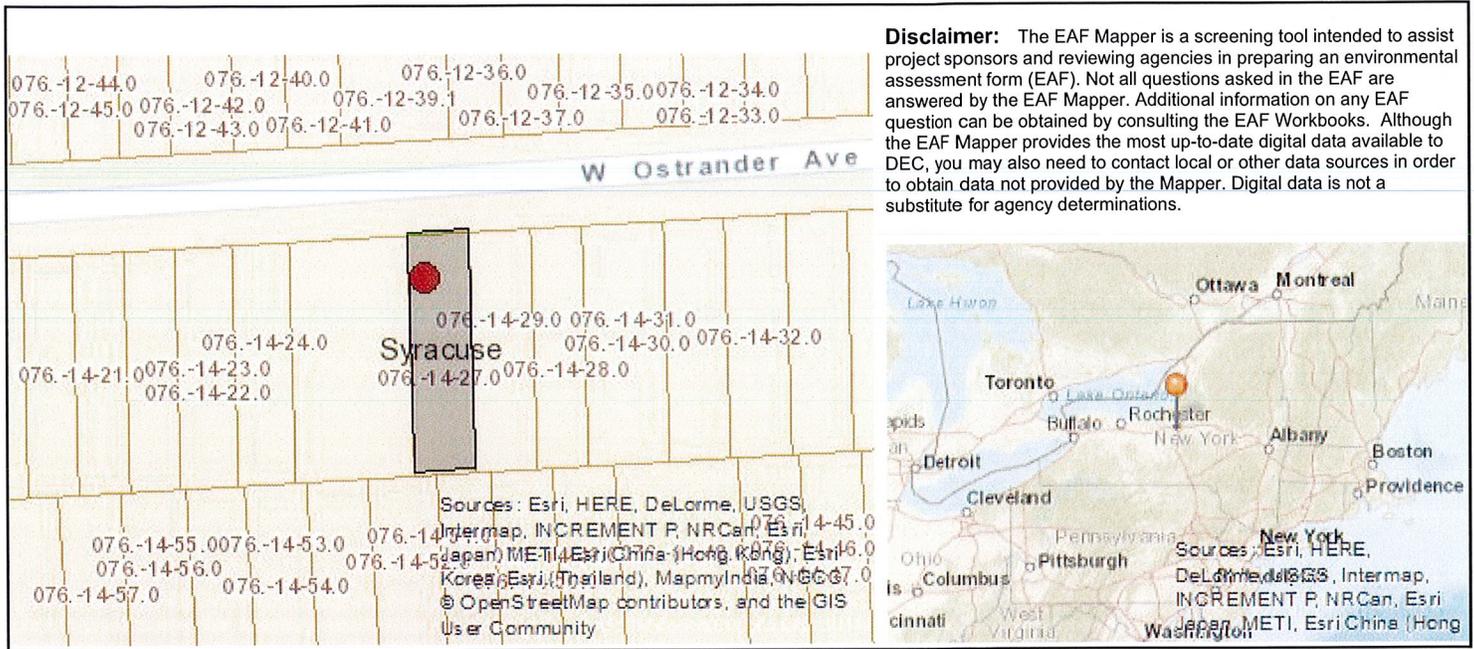
FIRST FLOOR  
EXISTING FLOOR PLANS

155-57 W. OSTRANDER AVE - SYRACUSE, NY 13205



SECOND FLOOR





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

## Photographs



155-57 West Ostrander – Front Elevation



155-57 West Ostrander – Front and West-Facing Elevation



Looking West toward Midland Ave



155-57 West Ostrander - Looking East Toward South Salina Street

# SPECS BY LOCATION/TRADE with Costs

11/14/2017

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Address:** 155-57 W Ostrander Avenue **Unit:** Unit 01

**Location:** 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1      General Requirements</b>					
10	OWNER ACCEPTS SCOPE OF WORK	1.00	DU	\$0.00	\$0.00
<b>Location Total:</b>					<b>\$0.00</b>

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED. ALL INFORMATION SHOULD BE VERIFIED BY THE INDIVIDUAL USER. THE COMPLETION OF THE PROPOSED WORK WILL NOT GUARANTEE A CERTIFICATE OF ADEQUACY.

Location: 2 - Exterior

Approx. Wall SF: 2,432

Ceiling/Floor SF: 1,248

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2982	WINDOW--VINYL--LOW E DBL HNG DBL GLZ ENERGY STAR - W/TRIM	3.00	EA	\$295.00	\$885.00
3184	DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR	3.00	EA	\$510.00	\$1,530.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5740	PAINT EXTERIOR SIDING--CUSTOM	2,432.00	SF	\$0.75	\$1,824.00
<b>Location Total:</b>					<b>\$4,239.00</b>

Location: 3 - Entry		Approx. Wall SF: 208	Ceiling/Floor SF: 40		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3645	CEILING--SUSPENDED	40.00	SF	\$3.35	\$134.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	248.00	SF	\$0.35	\$86.80
<b>Trade: 20      Floor Coverings</b>					
5906	**RESILIENT FLOORING**	40.00	SF	\$3.50	\$140.00
<b>Trade: 23      Electric</b>					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$425.80</b>

Location: 4 - Bedroom 1		Approx. Wall SF: 384	Ceiling/Floor SF: 143		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3645	CEILING--SUSPENDED	143.00	SF	\$3.35	\$479.05
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	527.00	SF	\$0.35	\$184.45
<b>Trade: 20      Floor Coverings</b>					
5906	**RESILIENT FLOORING**	143.00	SF	\$3.50	\$500.50
<b>Trade: 23      Electric</b>					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$1,229.00</b>

Location: 5 - Living Room		Approx. Wall SF: 400	Ceiling/Floor SF: 154		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
3645	CEILING--SUSPENDED	154.00	SF	\$3.35	\$515.90
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	554.00	SF	\$0.35	\$193.90
<b>Trade: 20</b>	<b>Floor Coverings</b>				
5906	**RESILIENT FLOORING**	154.00	SF	\$3.50	\$539.00
<b>Trade: 23</b>	<b>Electric</b>				
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$1,313.80</b>

Location:	6 - Bedroom 2	Approx. Wall SF:	320	Ceiling/Floor SF:	99		
Spec #	Spec	Quantity	Units	Unit Price	Total Price		
Trade: 10	Carpentry						
3645	CEILING--SUSPENDED	99.00	SF	\$3.35	\$331.65		
Trade: 19	Paint & Wallpaper						
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	420.00	SF	\$0.35	\$147.00		
Trade: 20	Floor Coverings						
5906	**RESILIENT FLOORING**	99.00	SF	\$3.50	\$346.50		
Trade: 23	Electric						
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00		
<b>Location Total:</b>					<b>\$890.15</b>		

Location: 7 - Kitchen		Approx. Wall SF: 464	Ceiling/Floor SF: 198		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
3645	CEILING--SUSPENDED	198.00	SF	\$3.35	\$663.30
3716	CABINET - WOOD BASE-PLYWOOD	10.00	LF	\$156.00	\$1,560.00
3726	CABINET - WOOD WALL-PLYWOOD	10.00	LF	\$120.00	\$1,200.00
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	10.00	LF	\$35.00	\$350.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	660.00	SF	\$0.35	\$231.00
<b>Trade: 20</b>	<b>Floor Coverings</b>				
5930	UNDERLAYMENT AND VINYL SHEET GOODS	198.00	SF	\$3.50	\$693.00
<b>Trade: 23</b>	<b>Electric</b>				
7751	ENERGY STAR KITCHEN CEILING FIXTURE	2.00	EA	\$195.00	\$390.00
<b>Location Total:</b>					<b>\$5,087.30</b>

Location: 8 - Bedroom 3

Approx. Wall SF: 384

Ceiling/Floor SF: 143

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3645	CEILING--SUSPENDED	143.00	SF	\$3.35	\$479.05
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	527.00	SF	\$0.35	\$184.45
<b>Trade: 20      Floor Coverings</b>					
5906	**RESILIENT FLOORING**	143.00	SF	\$3.50	\$500.50
<b>Location Total:</b>					<b>\$1,164.00</b>

Location: 9 - Hall

Approx. Wall SF: 368

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	428.00	SF	\$0.35	\$149.80
<b>Trade: 20 Floor Coverings</b>					
5906	**RESILIENT FLOORING**	60.00	SF	\$3.50	\$210.00
<b>Trade: 23 Electric</b>					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$424.80</b>

Location: 10 - Pantry

Approx. Wall SF: 218

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3345	DOOR--FLUSH INT, HOLLOW CORE	1.00	EA	\$112.00	\$112.00
3645	CEILING--SUSPENDED	36.00	SF	\$3.35	\$120.60
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	253.00	SF	\$0.35	\$88.55
<b>Trade: 20      Floor Coverings</b>					
5906	**RESILIENT FLOORING**	36.00	SF	\$3.50	\$126.00
<b>Trade: 23      Electric</b>					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$512.15</b>

Address: 155-57 W Ostrander Avenue

Unit: Unit 02

Location: 1 - Stairs

Approx. Wall SF: 320

Ceiling/Floor SF: 51

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2520	HANDRAIL--REPLACE INTERIOR	17.00	LF	\$4.20	\$71.40
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	370.00	SF	\$0.35	\$129.50
<b>Trade: 23      Electric</b>					
7715	FIXTURE AND 3-WAY SWITCHES--ENERGY STAR 1 LAMP	1.00	EA	\$185.00	\$185.00

**Location Total:            \$385.90**

Location: 2 - Living Room

Approx. Wall SF: 576

Ceiling/Floor SF: 308

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	880.00	SF	\$0.35	\$308.00
<b>Trade: 20 Floor Coverings</b>					
5906	**RESILIENT FLOORING**	308.00	SF	\$3.50	\$1,078.00
<b>Location Total:</b>					<b>\$1,386.00</b>

Location: 3 - Bedroom 1		Approx. Wall SF: 394	Ceiling/Floor SF: 151		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	540.00	SF	\$0.35	\$189.00
<b>Trade: 20 Floor Coverings</b>					
5906	**RESILIENT FLOORING**	150.00	SF	\$3.50	\$525.00
<b>Location Total:</b>					<b>\$714.00</b>

Location: 4 - Bedroom 2

Approx. Wall SF: 336

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	446.00	SF	\$0.35	\$156.10
<b>Trade: 20 Floor Coverings</b>					
5906	**RESILIENT FLOORING**	110.00	SF	\$3.50	\$385.00
<b>Location Total:</b>					<b>\$541.10</b>

Location: 5 - Bathroom

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3680	TUB SURROUND--PREFAB	1.00	EA	\$265.00	\$265.00

<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	228.00	SF	\$0.35	\$79.80

**Location Total:                      \$344.80**

Location:	6 - Bathroom		Approx. Wall SF: 176	Ceiling/Floor SF: 30		
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
<b>Trade: 10</b>	<b>Carpentry</b>					
3680	TUB SURROUND--PREFAB	1.00	EA	\$265.00	\$265.00	
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	206.00	SF	\$0.35	\$72.10	
<b>Trade: 20</b>	<b>Floor Coverings</b>					
5930	UNDERLAYMENT AND VINYL SHEET GOODS	30.00	SF	\$3.50	\$105.00	
<b>Location Total:</b>					<b>\$442.10</b>	

Location: 7 - Kitchen		Approx. Wall SF: 384	Ceiling/Floor SF: 144		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
3716	CABINET - WOOD BASE-PLYWOOD	8.00	LF	\$156.00	\$1,248.00
3726	CABINET - WOOD WALL-PLYWOOD	8.00	LF	\$120.00	\$960.00
3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	8.00	LF	\$35.00	\$280.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	528.00	SF	\$0.35	\$184.80
<b>Trade: 20</b>	<b>Floor Coverings</b>				
5930	UNDERLAYMENT AND VINYL SHEET GOODS	144.00	SF	\$3.50	\$504.00
<b>Trade: 23</b>	<b>Electric</b>				
7751	ENERGY STAR KITCHEN CEILING FIXTURE	1.00	EA	\$195.00	\$195.00
<b>Location Total:</b>					<b>\$3,371.80</b>

Location: 8 - Bedroom 3		Approx. Wall SF: 368	Ceiling/Floor SF: 132		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	500.00	SF	\$0.35	\$175.00
<b>Trade: 20 Floor Coverings</b>					
5906	**RESILIENT FLOORING**	132.00	SF	\$3.50	\$462.00
<b>Trade: 23 Electric</b>					
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$702.00</b>

Location: 9 - Back porch		Approx. Wall SF: 474	Ceiling/Floor SF: 134		
Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
5270	DRYWALL--1/2"	134.00	SF	\$1.65	\$221.10
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	607.00	SF	\$0.35	\$212.45
<b>Trade: 23</b>	<b>Electric</b>				
7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	\$65.00	\$65.00
<b>Location Total:</b>					<b>\$498.55</b>

Location: 10 - Basement		Approx. Wall SF: 0	Ceiling/Floor SF: 0			
Spec #	Spec	Quantity	Units	Unit Price	Total Price	
Trade: 21	HVAC					
6020	FURNACE--REPAIR	2.00	AL	\$350.00	\$700.00	
Trade: 22	Plumbing					
7070	WATER HEATER--40 GALLON GAS	2.00	EA	\$675.00	\$1,350.00	
<b>Location Total:</b>					<b>\$2,050.00</b>	

**Unit Total for 155-57 W Ostrander Avenue, Unit Unit 02: \$10,436.25**

**Address Grand Total for 155-57 W Ostrander Avenue: \$25,722.25**

**Bidder:** \_\_\_\_\_

Renovation scope of work will require an added 10% cost contingency for contractor performed work in the amount of \$28,294.47. Proof of funds will need to reflect this amount to be considered.

Renovation scope of work will require an added 20% cost contingency for work performed by owner in the amount of \$30,866.70. Proof of funds will need to reflect this amount to be considered.

## Standards of Proof for Use Variance 155-57 West Ostrander Avenue

### Reasonable Return

The following “pro forma” was developed by the Land Bank using publicly available calculating tools and reasonable cost estimates. The Land Bank’s strategy for this property is to list it as a two-family investment property and to sell it to a private investor who will bring the property back to code and to habitable standards. Based on square footage we estimate the cost to be \$29,119. The breakdown by trade is as follows.

Repair Estimate			Breakdown by Scope of Work					
<b>\$ 29,119</b>			GENERAL CONDITIONS	\$ -	EXT. DOORS & WINDOWS	\$ 2,527	HARDWOOD FLOORING	
			DEMOLITION	\$ -	GARAGE DOORS	\$ -	TILING	\$ -
			STRUCTURAL CONCRETE	\$ -	LANDSCAPING	\$ -	PAINTING	\$ 2,773
			CONCRETE & FLATWORK	\$ -	MISC. EXT. IMPROVEMENTS	\$ -	APPLIANCES	\$ -
			Breakdown by Work Type			MASONRY		FRAMING & DRYWALL
Lab/Equip	Matl	Sub	SIDING	\$ 1,824	CABINETS & COUNTERTOPS	\$ 5,598	HVAC	\$ 700
			DECKING AND PORCHES		DOORS & TRIM	\$ 71	ELECTRICAL	\$ 1,290
\$ 10,023	\$ 11,900	\$ 5,534	ROOFING		CARPET & RESILIENT	\$ 6,615	MISCELLANEOUS	\$ -
			<b>ADDERS</b>					
			Building Permit Costs	\$ 750				
			Contingency (10%)	\$ 2,647.18				
			<b>TOTAL ADDERS</b>	\$ 3,397				
			<b>TOTAL ESTIMATE</b>	\$ 29,119				

Financing the renovation costs plus acquisition less down payment costs (\$35,117) at 6.99% over 15 years the monthly loan payment would be \$315.00.

MORTGAGE LOAN CALCULATOR		MONTHLY LOAN PAYMENT	
		<b>\$315</b>	
LOAN DETAILS	VALUES	KEY STATISTICS	TOTALS
Purchase Price	\$9,900	Monthly Loan Payments	\$315
Interest Rate	6.99%	Total Monthly Payments*	\$124,076
Duration of Loan (in months)	180	Total Loan Payments	\$56,576
Loan Amount	\$35,117	Total Interest Paid	\$21,459
Loan Start Date	5/29/2018	Monthly Property Tax Amount	\$375

Income and expenses are estimated as follows:

**Income**

3 Bed / 1 Bath	\$	900		
3 Bed / 1 Bath	\$	900		
<b>Total</b>	\$	1,800		\$ 21,600.00

**Expenses**

Vacancy (10%)	\$	180	Repairs (3%)	\$	54.00
CapEx (10%)	\$	180	Electricity (1%)	\$	18.00
Water & Sewer (2%)	\$	36	Garbage (2%)	\$	36.00
Insurance (2%)	\$	36	Management (8%)	\$	144.00
P&I	\$	315	Property Taxes (5%)	\$	90.00
<b>Total</b>	\$	1,089			

Profit / (Loss)	\$	711
annual	\$	8,532.0

Based on fair market rents for two two-bedroom apartments, a developer could expect a reasonable return of \$711.00 per month or \$8,532.00 annually.

If the variance is not granted the Syracuse Land Bank would have two options for returning the property to a use that would be permitted in a Residential-A1 zone:

1 - Reconfiguration as a Single-Family Dwelling In this scenario one apartment (or home) containing approximately 2,446 square feet would be redeveloped. Renovation costs would need to include some internal demolition and drywall repair cost so they would remain relatively the same (\$28,852.00). Rental income would drop to \$1,000 monthly / \$12,000 annual.

Configure as single-Family

Purchase Price	\$	9,900
Renovation Costs	\$	28,852
Project Costs	\$	38,752
Down Payment	\$	3,875
Loan Amount	\$	34,877
Loan Points:	\$	-
Loan Fees:	\$	-
Amortized Over:		15 Years
Loan Interest Rate:		6.99%
<b>Monthly P&amp;I</b>	<b>\$</b>	<b>375</b>

**Income**

6 Bed / 2 Bath	\$	1,000	
	\$	-	
<b>Total</b>	<b>\$</b>	<b>1,000</b>	<b>\$ 12,000</b>

**Expenses**

Vacancy (10%)	\$	100	Repairs (3%)	\$	30.00
CapEx (10%)	\$	100	Electricity (1%)	\$	10.00
Water & Sewer (2%)	\$	20	Garbage (2%)	\$	20.00
Insurance (2%)	\$	20	Management (8%)	\$	80.00
P&I	\$	375	Property Taxes (5%)	\$	50.00
<b>Total</b>	<b>\$</b>	<b>805</b>		<b>\$</b>	<b>9,660</b>

Profit / (Loss)	\$	195.0
annual	\$	2,340.0

Monthly Expenses will be at \$805.00 monthly / \$9,660 annual  
Monthly Cash Flow is negligible - \$195.00 - monthly / \$2,340.00 annual.

The Land Bank believes that no investor or home owner will be able to justify the conversion to a single-unit dwelling because of the expense of conversion vs the potential return on investment of only \$195.00 per month.

2 - Demolition and Sale of the Vacant Lot

If the variance is not granted, the only realistic option for returning the property to a use that is permitted in the zone will be demolition of the existing structure and sale of the vacant lot for either new construction or to the adjacent neighbors for addition yard space and/or parking. The estimated cost for demolition 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. Further, since private investors are not attracted to new residential construction in the city of Syracuse, we believe that the land would remain vacant for the foreseeable future.

Other permitted uses in a residential A-1 zone include single family cluster developments, churches, parish houses, schools, convents, or family day care. Neither the building nor the lot is suitable for these uses.

For these reasons, we believe that without the variance the Land Bank will be unable to sell the property or to realize a reasonable return. Approval of this request will allow the Land Bank to sell the property to a developer who will return it to a productive use. This will be desirable for the City of Syracuse's tax base, the neighborhood and for future potential owners.

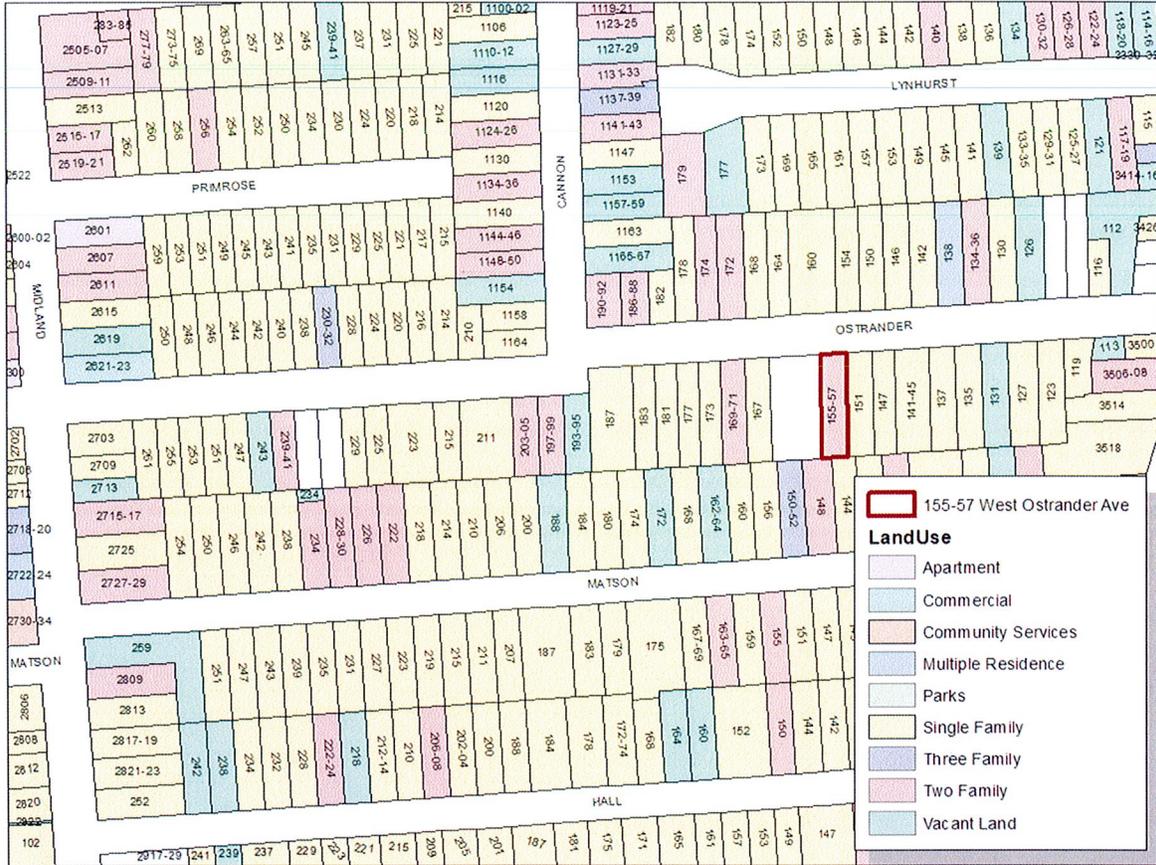
### **Unique Circumstances**

This building and the property it sits on presents an unusual circumstance that differs from other properties on the street. The existing building is 2,446 square feet, 860 square feet larger than the typical single family home in the 100 block of West Ostrander Ave.

### **Essential Character of the Locality**

The approval of this variance as a 2-unit dwelling will not change the essential character of the neighborhood. West Ostrander Avenue, while zoned RA-1 is made up of a mix of single family dwellings and several other two-family dwellings. Allowing the variance and the subsequent sale of the property will improve the neighborhood by redeveloping this blighted and abandoned property.

### West Ostrander Avenue - Land Use



**Not Self Created**

This property was left vacant from 2001 – 2005 by its owner and subsequently fell into tax delinquency. It was seized by the City of Syracuse and turned over to the Land Bank for redevelopment in December of 2016. 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 any future purchaser of the property.