



**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

|   |  |
|---|--|
| <b><i>V-24-07</i></b>                     | <b><i>Staff Report – April 25<sup>th</sup>, 2024</i></b>   |
| <b><i>Application Type:</i></b>           | Area Variance  |
| <b><i>Summary of Proposed Action:</i></b> | Applicants are seeking relief, in regarding to the standards of R5 Zone District, to establish a multi-unit dwelling apartment which exceeds maximum impervious coverage and maximum density requirements. The project will construct a new multi-unit dwelling apartment including 37 dwelling units on the property. The new apartment will have impervious structural coverage at 58.9% and density at 0.00192 dwelling unit per SF (522 SF per dwelling units).  |
| <b><i>Project Address:</i></b>            | 301 Cortland Avenue (Tax Map ID: 085.-03-32.0)   |
| <b><i>Owner/Applicant</i></b>             | Robert & Marjorie Jones CDO (Owner)<br>John J. Warren (Applicant)  |
| <b><i>Zoning Violations</i></b>           | The proposed project is seeking a use variance from the Board of Zoning Appeals to violate the following Zoning Ordinances: <ol style="list-style-type: none"> <li>1. ReZone, Art. 2, Sec. 2.6B. – Maximum impervious coverage for multi-unit dwelling is 40% in R5 Zone District.</li> <li>2. ReZone, Art. 2, Sec. 2.6B. – Maximum Density requirements for multi-unit dwelling is 0.00143 dwelling unit per SF (700 SF per dwelling unit) in R5 Zone District.</li> </ol>  |
| <b><i>Existing Zone District:</i></b>     | High Density Residential, R5 Zone District   |
| <b><i>Summary of Changes</i></b>          | This is not a continued application.   |
| <b><i>Surrounding Zone Districts:</i></b> | The neighboring properties to the north and east are in Light Industry and Employment, LI Zone District, to the south are in High Density Residential, R5 Zone District, and to the west are in Low Density Residential, R2 Zone District.   |
| <b><i>Companion Application(s)</i></b>    | <b>R-24-18:</b> Resubdivision to combine 5 lots into one new lot.<br><b>MaSPR-24-10:</b> Construction of a new multi-unit apartment to include 37 affordable dwelling units.   |
| <b><i>Scope of Work:</i></b>              | The abandoned single-unit home at 309 Cortland Ave. will be demolished, and the site will be redeveloped to accommodate a 3-story multi-unit apartment building with on-site parking for 8 vehicles. Parking reductions were applied pursuant to ReZone, Art. 4, Sec. 4.4E that reduced the 18 required parking spaces to 8 spaces.  |
| <b><i>Staff Analysis:</i></b>             | <b><u>Factors:</u></b> <ul style="list-style-type: none"> <li>• The project proposal will put 37 affordable dwelling units online in an area with many vacant lots.</li> <li>• The proposal eliminates impervious coverage for parking by having all on-site parking spaces within the building.</li> <li>• The site plan conforms to setback regulations, building height, and transparency requirements pursuant to ReZone, Art. 2, Sec. 2.6B.</li> <li>• The City Planning Commission has issued a negative declaration on the SEQR review on 4/15/2024 CPC meeting.</li> </ul> |
| <b><i>Zoning Procedural History:</i></b>  | N/A  |
| <b><i>Summary of Zoning History:</i></b>  | There is no zoning procedural history related to the 5 lots. There is an existing vacant building on 309 Cortland Ave that will be demolished before the new construction.   |

**V-24-07**

|  |  |
|--|--|
| <b><i>Code Enforcement History:</i></b>                | See attached code enforcement history.   |
| <b><i>Property Characteristics:</i></b>                | The subject property is irregular in shape with 100 feet of frontage on Cortland Ave and 248.23 feet of frontage on Alexander Ave. |
| <b><i>SEQR Determination:</i></b>                      | Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action.  |
| <b><i>Onondaga County Planning Board Referral:</i></b> | Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.               |

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

- Area Variance Application
- Full Environmental Assessment Form Part 1
- Topographic Survey, Lot No. 7 & Part of Lot No. 6, Furman Tract, Lot Nos. 16 through 21, 39 and Part of Lot no. 25, Part of Block No. 397, Part of Block Nos, 397 & 1002, City of Syracuse, Onondaga County, New York; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & romans Land Surveying, P.C.; Scale 1"=30'; Dated 09/19/23
- Site Plan (Sheet C-101), prepared by CHA; Scale as noted; Dated: 11/27/2023
- Site Massing, Floor Plans and Elevations, Bishop Jobs Community Residences, Building B; Passero Associates Engineer and Architecture; March 2024

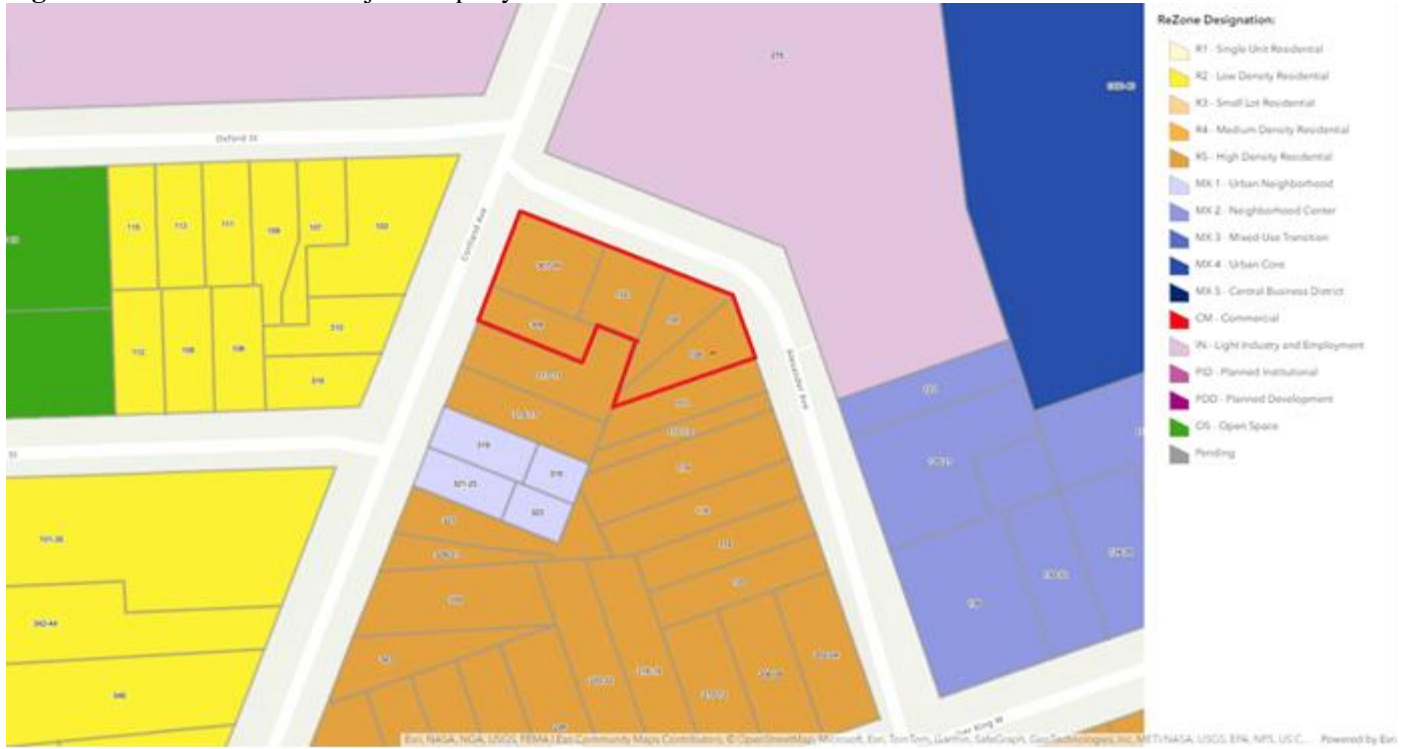
**Attachments:**

Area Variance Application  
Code Enforcement History

IPS Comments from City Departments  
OCPB Comments

**Context Maps:**

**Figure 1. Zone District of Subject Property**



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2. Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.  
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/> (SOCPA Citation)



March 06, 2024

Syracuse Board of Zoning Appeals  
City of Syracuse  
One Park Place, 300 S. State St, Suite 700  
Syracuse, New York 13202

**RE: Bishop Jones Community Residences Lot B – Area Variance Application  
301 Cortland Ave (Lot B)  
CHA Project No. 080841**

Dear Board of Zoning Appeals:

CHA, on behalf of the applicant, is pleased to submit the following Area Variance Application for the above referenced project. The proposed project is requesting relief from certain requirements within the City’s Zoning Ordinance in order to provide affordable and supportive housing for individuals and families living in Syracuse, especially the southside neighborhood.

The following is a list of the zoning ordinances that the applicant is requesting relief from:

- 2.6.B Table 2.6 R5 High Density Residential District Dimensional Standards
  - Lot minimum area (Multi-unit dwelling: 700 square feet per dwelling unit)
  - Requested variance to allow 522 SF per dwelling unit (10 Additional Dwelling Units)
  
- 2.6.B Table 2.6 R5 High Density Residential District Dimensional Standards
  - Impervious Coverage Maximum (40% Structural)
  - Requested variance to allow 58.9% structural coverage

The requested variances provide the minimal relief necessary for the project to be financially viable and provide much needed affordable and supportive units in the city. Although the Bishop Jones Community Residences has been submitted as two separate project applications as there are two individual groups of parcels the two buildings will be operated and maintained by the same owner Helio Health. It should be noted that although the density on “Lot B” exceeds the zoning code by 10 units “Lot A” is 6 units below the allowed density. Therefore, the total density for the two projects only exceeds the allowable density by 4 dwelling units. This increase in density is necessary for the project to be viable due to the unique site constraint of being located within the flood plain which requires both buildings finished floor elevations to be elevated adding significant additional cost.

The requested variance to allow 58.8% structural coverage is based on the floodplain and the requirement to elevate the building finished floor 2’ above the floodplain elevation. Since the

required finished floor elevation is half a story up from the existing ground level it was determined that the most efficient use of the property was to place a portion of the building above the parking area. Since the zoning code requires all structural overhangs and extensions greater than 4 feet above grade to be considered as part of the structural coverage the entire parking area counts towards structural coverage rather than parking and driveway surfaces coverage. The total coverage for the project is 60.8% when the driveway is included which is well below what the 80% total cumulative allowed coverage for the project (40% structural + 40% parking / driveways). By placing the parking below the building the project has significantly increased the green and open space around the building for residents in comparison to a traditional building design where surface parking is provided behind the building.

The following narrative lists the standards of proof and how each are addressed.

**(1) Will granting of the variance produce an undesirable change in the character of the neighborhood or a detriment to nearby properties? And if not, please explain why:**

The proposed variances will not have an undesirable change in the neighborhood. The proposed additional dwelling units will not negatively impact the site and will provide much needed affordable units on the southside of the city. The overall density for the entire Bishop Jones Community Residences is only 4 units greater than what would be allowed on both lots if considered as a single project. This increase in density has been accommodated within a building footprint that meets all the yard setback and building height requirements. The requested increase in structural coverage also will not negatively impact the neighborhood as the parking is located below the building creating additional green space around the building for residents. Although the structural coverage is over 40% the total impervious coverage is well below the 80% total coverage allowed. Increasing the structural coverage for the project has decreased the overall impervious coverage in comparison to a traditional building with a separate surface parking lot and provides the benefit of additional greenspace and landscape area to the neighborhood.

**(2) Could the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than an area variance:**

The requested relief to allow the proposed density and structural coverage cannot be achieved by other methods without significant impacts to the financial viability of the project. With the revision to the FEMA floodplain maps in 2016 the project is required to construct the building finished floor elevation 2' higher than the flood elevation which puts the minimum finished floor elevation 6' above the existing grade on the site. In addition to elevating the finished floor of the building the project can not remove flood storage volume for the site which means that the building must be elevated and allow flood volume storage below. Based on the City of Syracuse Local Floodplain Protection Law requirements, it was determined that the most efficient use of the property would be to elevate the building and have parking below. Elevating the building has significant cost increases which necessitates the relief for increased density to make the project economically viable. The required finished floor elevation of the building also reduces the available "useable"



building height where 50' would typically allow for a 4-story building with a flat roof the elevated ground floor in the flood plain will only allow for 3 stories of occupiable building necessitating the increase structural coverage. Although the structural coverage is greater than the code allows the total impervious coverage of the site is well below the 80% allowed as the parking area is incorporated within the structural coverage calculation and the code does not allow them to be separated if the building is above the parking. The requested variances cannot be achieved by any other method without significantly comprising the economic viability of the project.

**(3) Is the requested area variance substantial? If not explain why it is not substantial?**

The requested variance is not substantial. The variance provides the minimal relief necessary to create a viable project to provide affordable housing with integrated permanent supportive housing while reducing the request as much as possible. The request for increased density is not substantial because when you consider the two lots as a single project which is how they will be constructed and operated the land area would allow for 63 units, so it is only a 6% increase to allow the requested total of 67 units of which 37 are located on Lot B. This is a very small increase over the allowed and is necessitated by the additional expense associated with constructing in the flood plain. The request for increased structural coverage is not substantial either as the total coverage of the lot is well below the total allowed coverage of 80%. This means that the project is providing far more green space than similar projects who do not place parking below the building.

**(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?**

The requested variance will not have an adverse impact on the environmental conditions of the neighborhood. The variance will provide minimal relief necessary to create a financially viable package that will provide essential affordable and supportive housing to the community. The project will provide more green space and open space than is required which will positively impact the environmental conditions of the neighborhood.

**(5) Is the alleged difficulty self-created? Consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:**

The request is not self-created for the increased density or the structural coverage variance. While the requested variances have been minimized to the most practical extent the unique site configuration within the floodplain necessitates relief from the zoning code to create a viable project. The density and structural coverage variances are based on the additional cost to elevate the building out of the floodplain and meet the city's local floodplain protection law. The difficulty was created by the 2016 FEMA flood plain map update along with the significant need for affordable and supportive housing options within the city and the southside neighborhood where the project is proposed.



The following items are included in this submission:

- Area Variance Application Form
- SEQR Environmental Assessment Form
- Project Site and Streetscape Photos
- Application Fee - \$25
- As Built Property Survey – One Full Size & One – 11x17
- Site Plan – One Full Size & One – 11x17
- Floor Plans & Exterior Building Elevations – One Full Size & One – 11x17

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-257-7220 or [JTrasher@chasolutions.com](mailto:JTrasher@chasolutions.com)

Very truly yours,



James Trasher, PE.  
Market Segment Leader

Enclosures

Cc:

V:\Projects\ANY\K6\075309.000\07\_Permitting\Local\18 - Variance Application\0 – Variance Cover Letter-2-26-2024





## Variance Application



### For Office Use Only

Zoning District: \_\_\_\_\_  
Application Number: V- \_\_\_\_\_ - \_\_\_\_\_  
Date: \_\_\_\_\_

Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

### Variance Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

### General Project Information

|  |                                    |                           |
|--|------------------------------------|---------------------------|
| Business/project name: <b>Bishop Jones Community Residences Lot B</b>  |                                    |                           |
| Street address (as listed in the Syracuse Department of Tax Assessment property tax records):<br><b>Cortland Ave &amp; Alexander Ave</b>   |                                    |                           |
| Lot numbers: <b>See attached list</b>  | Block number: _____                | Lot size (sq. ft.): _____ |
| Current use of property: <b>Vacant Land &amp; Abandoned House</b>  | Proposed: <b>Multifamily Apt.</b>  |                           |
| Current number of dwelling units (if applicable): <b>0</b>   | Proposed: <b>37</b>                |                           |
| Current hours of operation (if applicable): <b>N/A</b>   | Proposed: <b>24/7 (apartments)</b> |                           |
| Current onsite parking (if applicable): <b>2</b>   | Proposed: <b>8</b>                 |                           |
| Zoning (base and any overlay) of property: <b>R-5 High Density Residential</b>   |                                    |                           |
| Companion zoning applications (if applicable, list any related zoning applications):<br><b>Site Plan Review &amp; Subdivision Application</b>  |                                    |                           |
| Project construction (check all that apply):<br><input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes |                                    |                           |
| Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested):<br><input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance   |                                    |                           |
| Nature and extent of variance requested (attach additional pages if necessary):<br><b>See attached cover letter detailing variance requests</b>  |                                    |                           |

Variance Application



Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

**Owner/Owner's Agent Certification**

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

**Print owner's name:** Robert & Marjorie Jones Community Development Inc.

Signature:

Date:

Mailing address: 347 Cortland Ave, Syracuse NY 13202

**Print authorized agent's name:**

JOHN J. WARREN

Date:

3/4/2024

Signature:

Mailing address:

535 E. GENESSEE STREET, SYRACUSE, NEW YORK 13202

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

## Variance Application



Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syrgov.net

### Area Variance Test

*An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see [https://www.dos.ny.gov/lg/publications/Zoning\\_Board\\_of\\_Appeals.pdf](https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf) for more information).*

*Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.*

#### 1. Neighborhood Character

Describe whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance.

See attached cover letter for Area Variance Standards.

#### 2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

#### 3. Substantiality

Describe whether the requested area variance is substantial.

#### 4. Adverse Effect

Describe whether the proposed area variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

#### 5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

## Variance Application



Office of Zoning Administration  
One Park Place, 300 S State St,  
Suite 700  
Syracuse, NY 13202  
Phone: (315) 448-8640  
Email: zoning@syr.gov.net

### Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

*Please submit one copy of each of the following:*

- **APPLICATION** – filled out completely, dated, and signed by property owner as instructed.
- **DENIAL OF PERMIT** – provided by the City of Syracuse Central Permit Office at 315-448-8600.
- **STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed.
- **PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan.
- **PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- **APPLICATION FEE** – \$25 for Area Variance and Use Variance issued to the Commissioner of Finance.

*Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below):*

- **AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (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 including:
  - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
  - Demolitions and post demolition conditions
  - Structures
  - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
  - Loading dock and delivery areas
  - Dumpsters and/or trash receptacles
  - Landscaping including type, height, and number of plantings
  - Screening including parking, dumpsters, and site
  - Fencing including type and height
  - Lighting including structure heights and luminaries wattage
  - Ground signs
  - Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
  - Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning
- **FLOOR PLANS** for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses.
- **EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings, if available.)

**Property Tax Assessment Addresses**

| Street Number & Name | TAX ID #s    | Area (ac) |
|----------------------|--------------|-----------|
| 102 Alexander Ave    | 085.-03-01.0 | 0.08      |
| 106 Alexander Ave    | 085.-03-02.0 | 0.17      |
| 108 Alexander Ave    | 085.-03-03.0 | 0.14      |
| 309 Cortland Ave     | 085.-03-31.0 | 0.07      |
| 301-05 Cortland Ave  | 085.-03-32.0 | 0.12      |

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

|   |                         |                                   |
|---|-------------------------|-----------------------------------|
| Name of Action or Project:<br>Bishop Jones Community Residences   |                         |                                   |
| Project Location (describe, and attach a general location map):<br>321-347 Cortland Ave, 301-309 Cortland Ave & 102-108 Alexander Ave   |                         |                                   |
| Brief Description of Proposed Action (include purpose or need):<br>Proposed demolition of an existing abandoned single family home and construction of two new multifamily buildings with 67 affordable and supportive housing units along with site improvements including parking areas, landscaping, utilities and sidewalks. The project will be formed as two separate lots, one of them requiring site plan approval, a resubdivision and a zone change referred to as "Lot A" and the other requiring site plan approval, a resubdivision and area variances for structural lot coverage and density referred to as "Lot B". The project will be known as the Bishop Jones Community Residences and be owned and operated by Helio Health. |                         |                                   |
| Name of Applicant/Sponsor:<br>Helio Health  | Telephone: 315-474-5506 | E-Mail: jwarren@helio.health      |
| Address: 555 East Genesee Street  |                         |                                   |
| City/PO: Syracuse   | State: NY               | Zip Code: 13202                   |
| Project Contact (if not same as sponsor; give name and title/role):<br>CHA Consulting   | Telephone: 315-257-7258 | E-Mail: BHarrell@chasolutions.com |
| Address:<br>300 S. State Street Suite 600   |                         |                                   |
| City/PO:<br>Syracuse  | State:<br>NY            | Zip Code:<br>13202                |
| Property Owner (if not same as sponsor):<br>Robert & Marjorie Jones CDO   | Telephone:              | E-Mail:                           |
| Address:<br>P.O. Box 16   |                         |                                   |
| City/PO: Syracuse   | State: NY               | Zip Code: 13201                   |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity   | If Yes: Identify Agency and Approval(s) Required   | Application Date (Actual or projected)                              |
|---|--|---|
| a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | City Common Council (Zone Change)  | 3/18/2024   |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No     | City Planning Commission (Site Plan Review)  | 3/6/2024  |
| c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          | City Board of Zoning Appeals (Area Variance)   | 3/6/2024  |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                   |  |   |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Onondaga County Planning (Review required)   | 3/12/2024   |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |  |   |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Empire State Supportive Housing Initiative (ESSHI)<br>NYS Homes and Community Renewal (9% Funding) | October 2023<br>Summer 2024   |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       | NYS Office of Temporary and Disability Assistance (HHAP Funding)                                   | February 2024   |
| i. Coastal Resources.   |  |   |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?                         |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?                      |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area?  |  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
R5 - High Density Residential & MX-1 Urban Neighborhood
- b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No
- c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? Rezone of two existing MX-1 parcels to R5 so Lot A will have uniform zoning after subdivision

**C.4. Existing community services.**

- a. In what school district is the project site located? Syracuse City Schools
- b. What police or other public protection forces serve the project site?  
Syracuse Police Department, Onondaga County Sheriff & New York State Troopers
- c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse Fire Department
- d. What parks serve the project site?  
Libba Cotten Grove Park

**D. Project Details**

**D.1. Proposed and Potential Development**

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential (Multi-family housing)
- b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 1.02 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 1.1 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 1.02 acres
- c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_
- d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Residential subdivision to combine 11 existing lots into 2 lots  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 2  
iv. Minimum and maximum proposed lot sizes? Minimum 0.44 Ac Maximum 0.58 Ac
- e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ 14 months  
ii. If Yes:  
  - Total number of phases anticipated \_\_\_\_\_
  - Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
  - Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
  - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

|                                | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|--------------------------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase                  | _____             | _____             | _____               | 67                                    |
| At completion<br>of all phases | _____             | _____             | _____               | 67                                    |

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 9,240 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: City of Syracuse Water District
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 9,240 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Common residential sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse
- Name of district: Onondaga County Sanitary District
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

Do existing sewer lines serve the project site?  
 Will a line extension within an existing district be necessary to serve the project?  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

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iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 0.66 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 1.02 acres (parcel size)
- ii. Describe types of new point sources. Stormwater connections to the storm sewer
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
On-site stormwater management facilities will discharge to storm sewer at or below the existing discharge rate
- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

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g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

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j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

|  |  |
|--|--|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am-5pm _____</li> <li>• Saturday: _____ 7am-5pm _____</li> <li>• Sunday: _____ None Planned _____</li> <li>• Holidays: _____ None Planned _____</li> </ul> | <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24/7 (Residential Use) _____</li> <li>• Saturday: _____ 24hours (Residential Use) _____</li> <li>• Sunday: _____ 24hours (Residential Use) _____</li> <li>• Holidays: _____ 24hours (Residential Use) _____</li> </ul> |
|--|--|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 Typical construction noise and equipment between the hours of 7am and 5pm \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Pole/ building mounted lighting for site safety and security, dark sky compliant and compliant with City of Syracuse code \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 Industrial sites to the north of the project (Byrne Dairy & Centro) and mix of urban and residential properties surround to the east, west and south of the project.

b. Land uses and coverytypes on the project site.

| Land use or Coverytype   | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces                               | 0.19            | 0.66                             | +0.47              |
| • Forested   | 0               |                                  |                    |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0.83            | 0.36                             | -0.47              |
| • Agricultural (includes active orchards, field, greenhouse etc.)                        | 0               |                                  |                    |
| • Surface water features (lakes, ponds, streams, rivers, etc.)                           | 0               |                                  |                    |
| • Wetlands (freshwater or tidal)   | 0               |                                  |                    |
| • Non-vegetated (bare rock, earth or fill)   | 0               |                                  |                    |
| • Other Describe: _____<br>_____   |                 |                                  |                    |

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Central park rehabilitation and nursing center, Beard School (City of Syracuse Middle School), PEACE Inc. Emma L. Johnston Southside Family Resource Center, Just Like Home Family Childcare, Southwest Community Center Library

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): B00024, C734144A, C734161, C734140, 734141  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
B00024 Remediation completed 1200' away from project, C734144A Active remediation at JMA 1400' away, C734161 No further action at this time 1800' away, C734140 Active remediation site 1200' away, 734141 Remediation completed 1200' away

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >20' feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: PgA Palmyra Gravelly Loam \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ >6' feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_





|   |  |
|---|--|
| m. Identify the predominant wildlife species that occupy or use the project site: _____<br><u>Small Birds</u> _____ <u>Squirrels</u> _____<br>_____                                    _____                                    _____   |  |
| n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br>i. Describe the habitat/community (composition, function, and basis for designation): _____<br>_____<br>ii. Source(s) of description or evaluation: _____<br>iii. Extent of community/habitat:<br>• Currently: _____ acres<br>• Following completion of project as proposed: _____ acres<br>• Gain or loss (indicate + or -): _____ acres |  |
| o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br>i. Species and listing (endangered or threatened): _____<br>_____<br>_____  |  |
| p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br>i. Species and listing: _____<br>_____  |  |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If yes, give a brief description of how the proposed action may affect that use: _____<br>_____  |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>   |  |
| a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes, provide county plus district name/number: _____  |  |
| b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>i. If Yes: acreage(s) on project site? _____<br>ii. Source(s) of soil rating(s): _____   |  |
| c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature<br>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____<br>_____<br>_____                     |  |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span><br>If Yes:<br>i. CEA name: _____<br>ii. Basis for designation: _____<br>iii. Designating agency and date: _____  |  |

|  |   |
|--|---|
| e. 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? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes:  |   |
| i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District  |   |
| ii. Name: Eligible property: 245 MLK Apartments  |   |
| iii. Brief description of attributes on which listing is based:  |   |
| Eligible apartment building not contained on site and will not be impacted   |   |
| f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g. Have additional archaeological or historic site(s) or resources been identified on the project site?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:  |   |
| i. Describe possible resource(s): _____  |   |
| ii. Basis for identification: _____  |   |
| h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:  |   |
| i. Identify resource: _____  |   |
| ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____  |   |
| iii. Distance between project and resource: _____ miles.   |   |
| i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes:  |   |
| i. Identify the name of the river and its designation: _____   |   |
| ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?   |   |
| <input type="checkbox"/> Yes <input type="checkbox"/> No   |   |

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

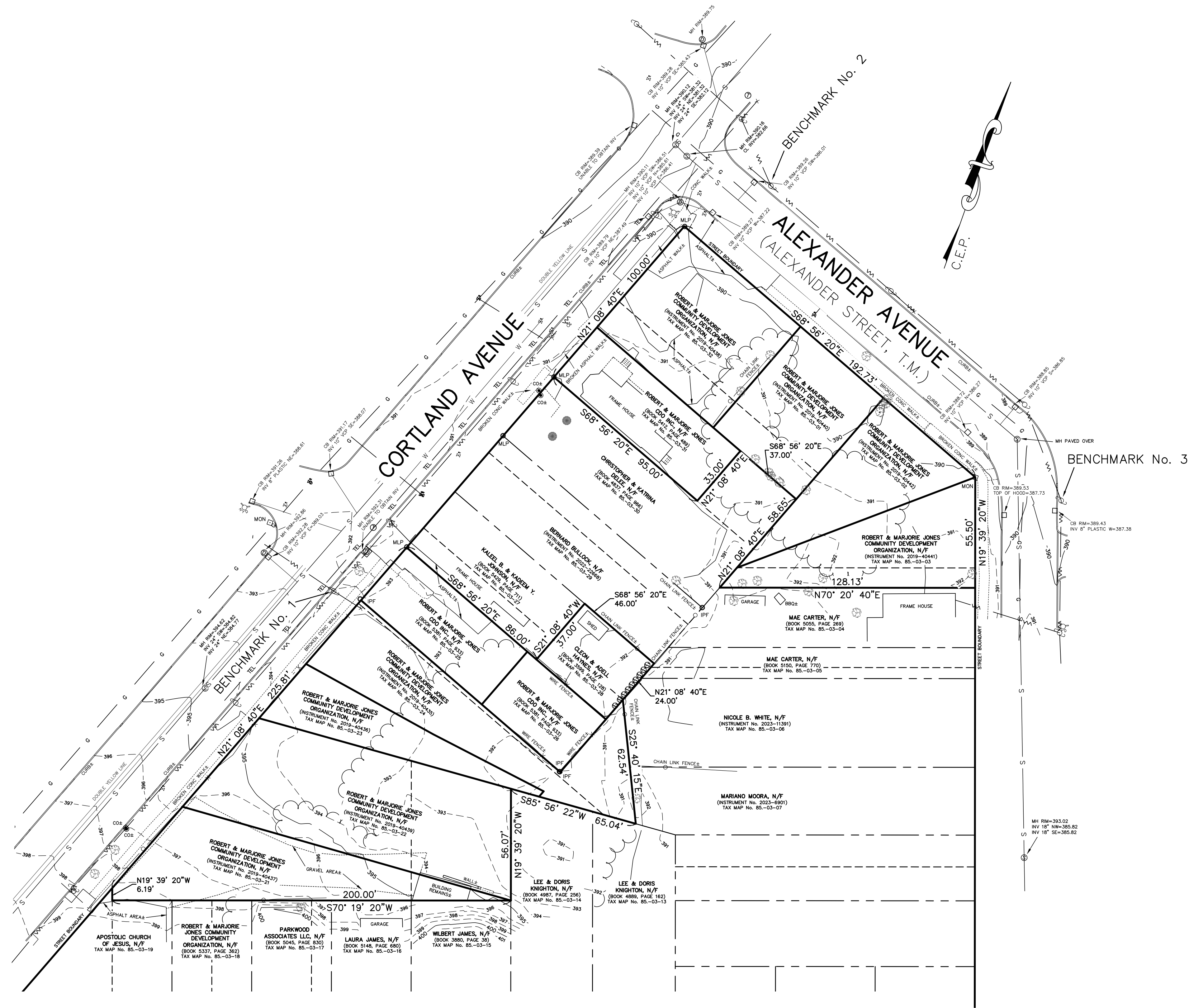
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

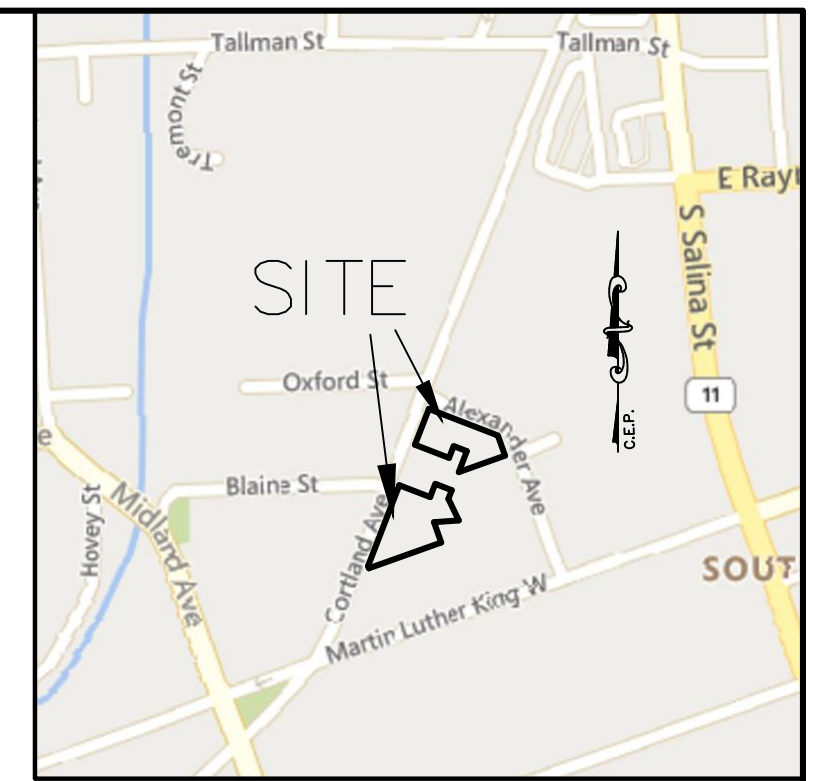
Applicant/Sponsor Name CHA Consulting (c/o Ben Harrell P.E.)      Date 3-12-2024

Signature       Title Engineer IV



**BENCHMARKS:**

- BENCHMARK NO. 1 - MAG NAIL SET IN UTILITY POLE  
NG 19 1/2  
ELEV=394.32
- BENCHMARK NO. 2 - MAG NAIL SET 1' UP IN UTILITY POLE  
NG 1 NYT 101  
ELEV=390.93
- BENCHMARK NO. 3 - MAG NAIL SET 1.5' UP IN UTILITY POLE  
NYT 104  
ELEV=391.32



**LOCATION PLAN**  
Scale: 1" = 500'

**NOTES:**

Total area: 1.02± acres.  
Total number of lots: 12  
Present Zone: R5 High Density Residential  
Elevations referred to NAVD 88.  
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
The premises shown hereon is within Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and Zone "AE" (Base Flood Elevations determined) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F, Effective date: November 4, 2016.  
Tax Map Nos. 85-03-1, 2, 3, 21, 22, 23, 24, 25, 26, 28, 31 & 32  
C.E.P. 23

**TRACT MAPS:**

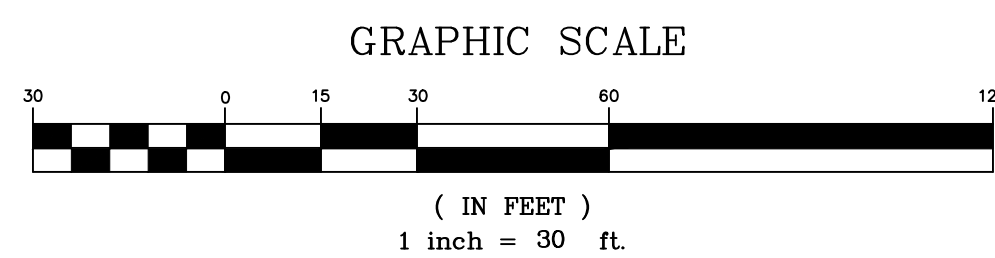
Date Filed: April 30, 1877  
Map No.: 268

By: R. Griffin, C.E.  
Date Filed: March 2, 1882  
Map No. 330

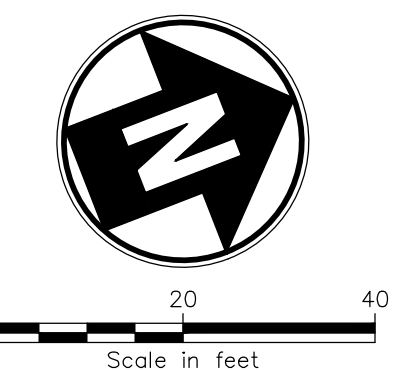
**LEGEND:**

- indicates original grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates bollard
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates edge of trees and brush
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

Subject to any statement of facts on accurate and up to date abstract of title will show.  
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.



|  |   |   |                                |
|--|---|---|--------------------------------|
| REVISIONS  | TOPOGRAPHIC SURVEY  |   |                                |
|  | LOT No. 7 & PART OF LOT No. 6   |   |                                |
|  | <b>FURMAN TRACT</b>   |   |                                |
|  | LOT Nos. 16 THROUGH 21, 39 AND PART OF LOT No. 25<br><b>PART OF BLOCK No. 397</b><br>PART OF BLOCK Nos. 397 & 1002<br>CITY OF SYRACUSE<br>ONONDAGA COUNTY, NEW YORK |   |                                |
| IANUZI & ROMANS<br>LAND SURVEYING, P.C.<br>5251 WITZ DRIVE<br>NORTH SYRACUSE, NY 13212<br>PHONE: (315) 457-7200<br>FAX: (315) 457-9251<br>EMAIL: mail@romanspc.com |   | DATE: SEPTEMBER 19, 2023<br>SCALE: 1" = 30'<br>FILE No.: 2286.114 | SHEET No.<br><br>F.B. No. 1742 |



HELIO HEALTH  
 555 EAST GENESEE ST.  
 SYRACUSE NY 13202

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**BISHOP JONES COMMUNITY  
 RESIDENCES**  
 CORTLAND AVE & ALEXANDER AVE  
 SYRACUSE, NY

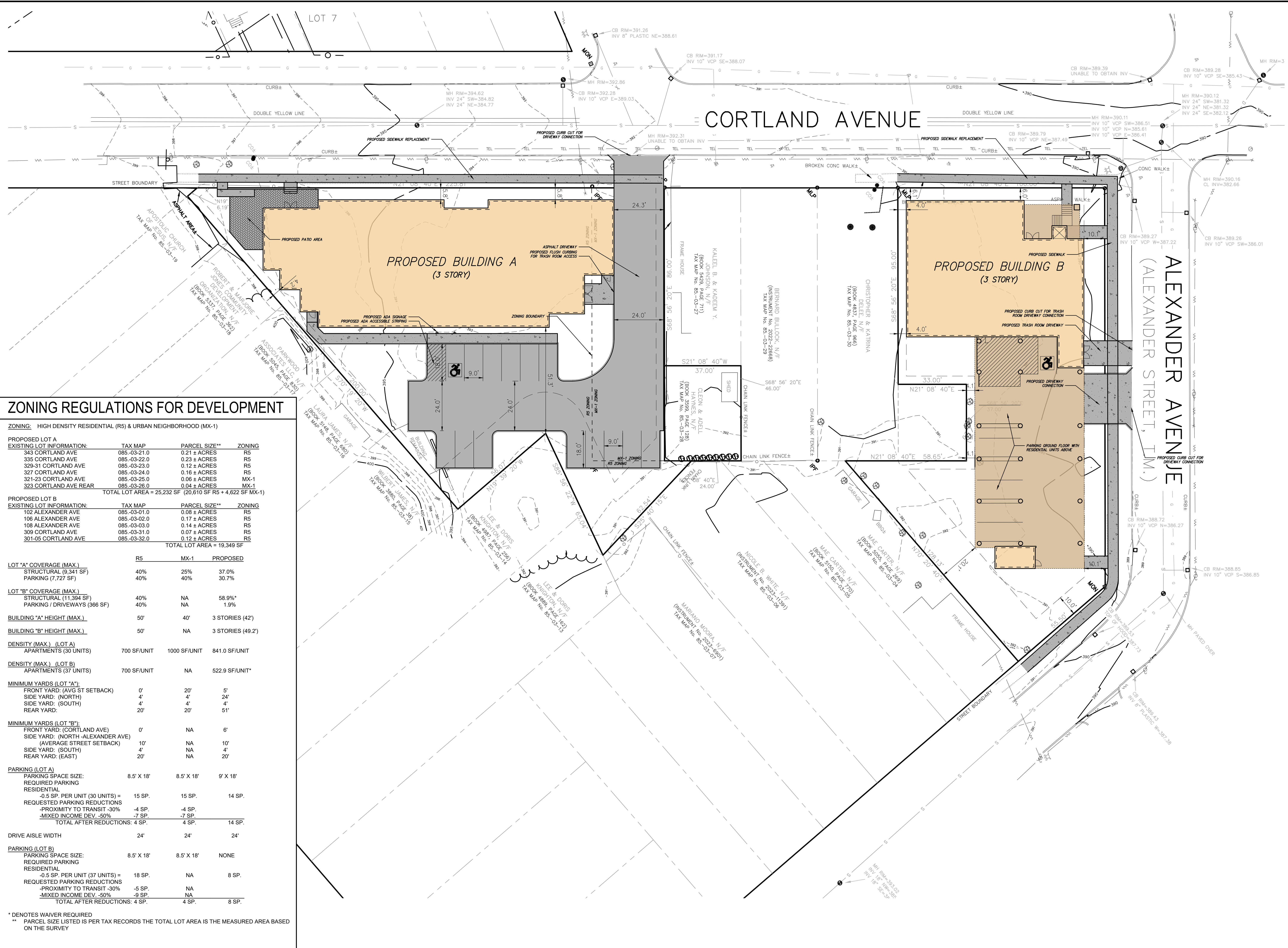
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**SITE PLAN**

| Designed By: | Drawn By:    | Checked By: |
|--------------|--------------|-------------|
| BGH          | BGH          | LCC         |
| Issue Date:  | Project No.: | Scale:      |
| 11/27/23     | 080841       | AS SHOWN    |

Drawing No.:

**C-101**



**ZONING REGULATIONS FOR DEVELOPMENT**

**ZONING:** HIGH DENSITY RESIDENTIAL (R5) & URBAN NEIGHBORHOOD (MX-1)

| PROPOSED LOT A EXISTING LOT INFORMATION:                  | TAX MAP     | PARCEL SIZE** | ZONING |
|---|-------------|---------------|--------|
| 343 CORTLAND AVE  | 085-03-21.0 | 0.21 ± ACRES  | R5     |
| 335 CORTLAND AVE  | 085-03-22.0 | 0.23 ± ACRES  | R5     |
| 329-31 CORTLAND AVE                                       | 085-03-23.0 | 0.12 ± ACRES  | R5     |
| 327 CORTLAND AVE  | 085-03-24.0 | 0.16 ± ACRES  | R5     |
| 321-23 CORTLAND AVE                                       | 085-03-25.0 | 0.06 ± ACRES  | MX-1   |
| 323 CORTLAND AVE REAR                                     | 085-03-26.0 | 0.04 ± ACRES  | MX-1   |
| TOTAL LOT AREA = 25,232 SF (20,610 SF R5 + 4,622 SF MX-1) |             |               |        |

| PROPOSED LOT B EXISTING LOT INFORMATION: | TAX MAP     | PARCEL SIZE** | ZONING |
|--|-------------|---------------|--------|
| 102 ALEXANDER AVE                        | 085-03-01.0 | 0.08 ± ACRES  | R5     |
| 106 ALEXANDER AVE                        | 085-03-02.0 | 0.17 ± ACRES  | R5     |
| 108 ALEXANDER AVE                        | 085-03-03.0 | 0.14 ± ACRES  | R5     |
| 309 CORTLAND AVE                         | 085-03-31.0 | 0.07 ± ACRES  | R5     |
| 301-05 CORTLAND AVE                      | 085-03-32.0 | 0.12 ± ACRES  | R5     |
| TOTAL LOT AREA = 19,349 SF               |             |               |        |

| LOT "A" COVERAGE (MAX.) | R5  | MX-1 | PROPOSED |
|-------------------------|-----|------|----------|
| STRUCTURAL (9,341 SF)   | 40% | 25%  | 37.0%    |
| PARKING (7,727 SF)      | 40% | 40%  | 30.7%    |

| LOT "B" COVERAGE (MAX.)      | R5  | MX-1 | PROPOSED |
|------------------------------|-----|------|----------|
| STRUCTURAL (11,394 SF)       | 40% | NA   | 58.9%*   |
| PARKING / DRIVEWAYS (366 SF) | 40% | NA   | 1.9%     |

| BUILDING "A" HEIGHT (MAX.) | R5  | MX-1            | PROPOSED |
|----------------------------|-----|-----------------|----------|
| 50'                        | 40' | 3 STORIES (42') |          |

| BUILDING "B" HEIGHT (MAX.) | R5 | MX-1              | PROPOSED |
|----------------------------|----|-------------------|----------|
| 50'                        | NA | 3 STORIES (49.2') |          |

| DENSITY (MAX.) (LOT A) | R5          | MX-1         | PROPOSED      |
|------------------------|-------------|--------------|---------------|
| APARTMENTS (30 UNITS)  | 700 SF/UNIT | 1000 SF/UNIT | 841.0 SF/UNIT |

| DENSITY (MAX.) (LOT B) | R5          | MX-1 | PROPOSED       |
|------------------------|-------------|------|----------------|
| APARTMENTS (37 UNITS)  | 700 SF/UNIT | NA   | 522.9 SF/UNIT* |

| MINIMUM YARDS (LOT "A"):     | R5  | MX-1 | PROPOSED |
|------------------------------|-----|------|----------|
| FRONT YARD: (AVG ST SETBACK) | 0'  | 20'  | 5'       |
| SIDE YARD: (NORTH)           | 4'  | 4'   | 24'      |
| SIDE YARD: (SOUTH)           | 4'  | 4'   | 4'       |
| REAR YARD:                   | 20' | 20'  | 51'      |

| MINIMUM YARDS (LOT "B"):         | R5  | MX-1 | PROPOSED |
|----------------------------------|-----|------|----------|
| FRONT YARD: (CORTLAND AVE)       | 0'  | NA   | 6'       |
| SIDE YARD: (NORTH-ALEXANDER AVE) | 10' | NA   | 10'      |
| (AVERAGE STREET SETBACK)         | 4'  | NA   | 4'       |
| SIDE YARD: (SOUTH)               | 4'  | NA   | 4'       |
| REAR YARD: (EAST)                | 20' | NA   | 20'      |

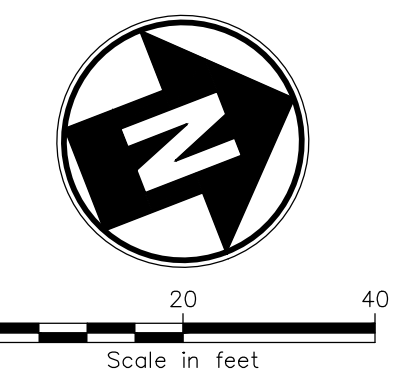
| PARKING (LOT A)                | R5         | MX-1       | PROPOSED |
|--------------------------------|------------|------------|----------|
| PARKING SPACE SIZE:            | 8.5' X 18' | 8.5' X 18' | 9' X 18' |
| REQUIRED PARKING RESIDENTIAL   | 15 SP.     | 15 SP.     | 14 SP.   |
| -0.5 SP. PER UNIT (30 UNITS) = | 15 SP.     | 15 SP.     | 14 SP.   |
| REQUESTED PARKING REDUCTIONS   |            |            |          |
| -PROXIMITY TO TRANSIT -30%     | -4 SP.     | -4 SP.     | -4 SP.   |
| -MIXED INCOME DEV. -50%        | -7 SP.     | -7 SP.     | -7 SP.   |
| TOTAL AFTER REDUCTIONS:        | 4 SP.      | 4 SP.      | 14 SP.   |

| PARKING (LOT B)                | R5         | MX-1       | PROPOSED |
|--------------------------------|------------|------------|----------|
| PARKING SPACE SIZE:            | 8.5' X 18' | 8.5' X 18' | NONE     |
| REQUIRED PARKING RESIDENTIAL   | 18 SP.     | NA         | 8 SP.    |
| -0.5 SP. PER UNIT (37 UNITS) = | 18 SP.     | NA         | 8 SP.    |
| REQUESTED PARKING REDUCTIONS   |            |            |          |
| -PROXIMITY TO TRANSIT -30%     | -5 SP.     | NA         | -5 SP.   |
| -MIXED INCOME DEV. -50%        | -9 SP.     | NA         | -9 SP.   |
| TOTAL AFTER REDUCTIONS:        | 4 SP.      | 4 SP.      | 8 SP.    |

\* DENOTES WAIVER REQUIRED  
 \*\* PARCEL SIZE LISTED IS PER TAX RECORDS THE TOTAL LOT AREA IS THE MEASURED AREA BASED ON THE SURVEY

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 555 EAST GENESEE ST.  
 SYRACUSE NY 13202

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 SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE  
 NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE  
 DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION  
 OF THE ALTERATION.

**BISHOP JONES COMMUNITY**  
**RESIDENCES**  
 CORTLAND AVE & ALEXANDER AVE  
 SYRACUSE, NY

| No. | Submitted / Revision | App'd. | By | Date |
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**SITE PHOTO LAYOUT PLAN**

|                         |                       |                    |
|-------------------------|-----------------------|--------------------|
| Designed By:<br>BGH     | Drawn By:<br>BGH      | Checked By:<br>LCC |
| Issue Date:<br>11/27/23 | Project No:<br>080841 | Scale:<br>AS SHOWN |

Drawing No.:  
**P-100**

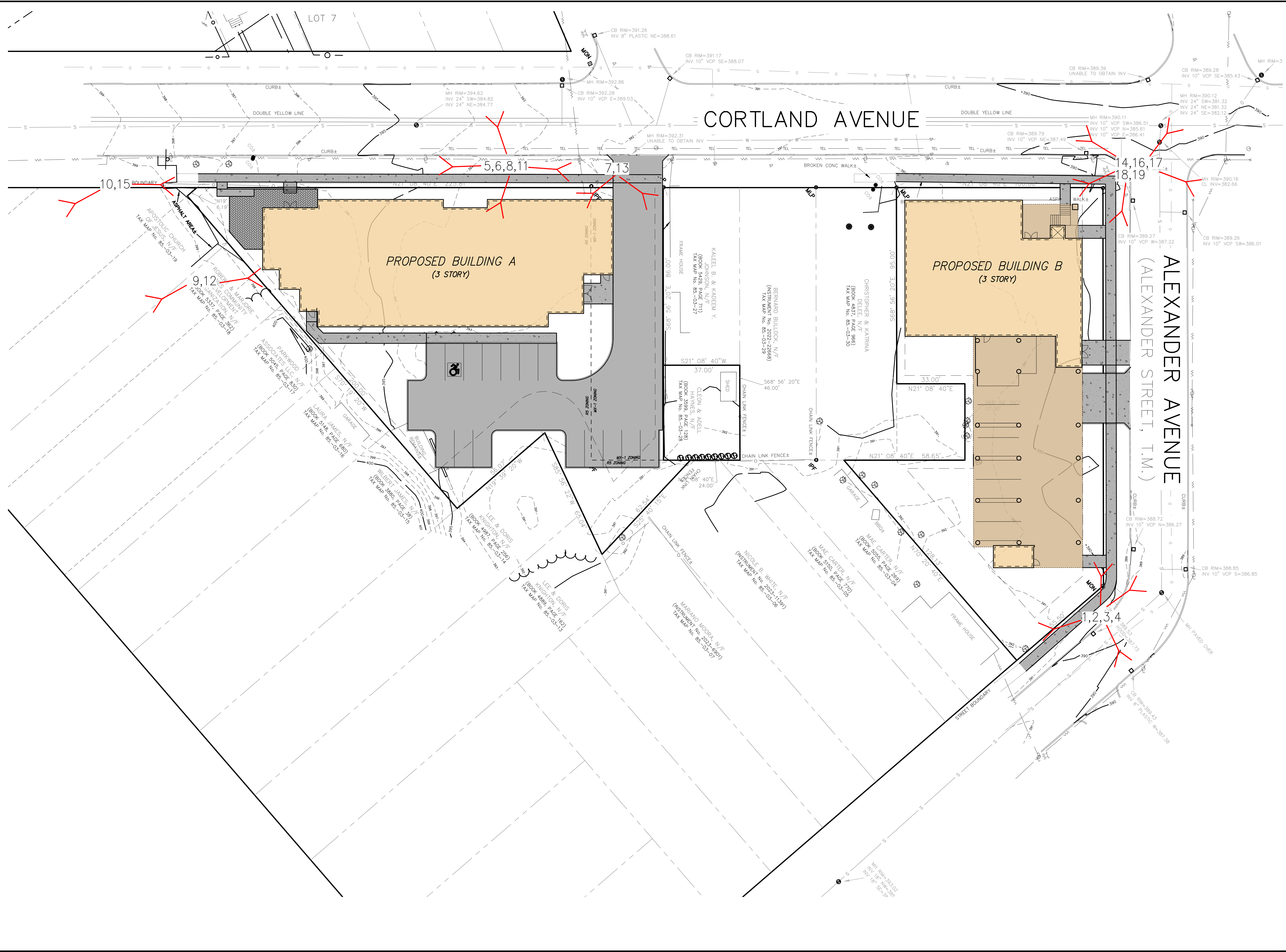




Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12





Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



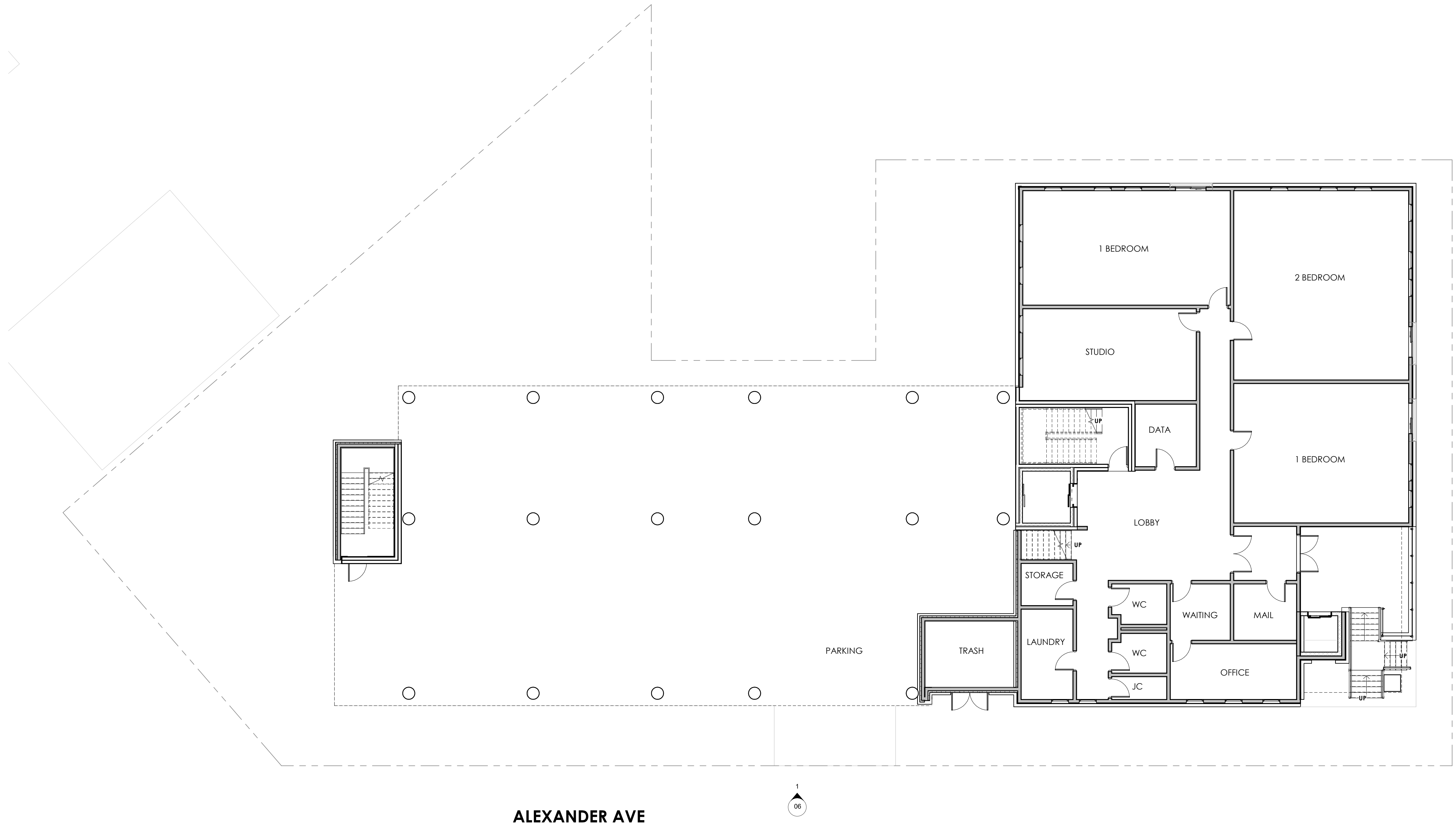
Photo 19



**BUILDING DATA**

| <b>APARTMENTS</b> |        |        |        |           |
|-------------------|--------|--------|--------|-----------|
|                   | STUDIO | 1 BDRM | 2 BDRM | TOTAL     |
| BLDG. A           | 9      | 12     | 9      | 30        |
| BLDG. B           | 9      | 20     | 8      | 37        |
| <b>TOTAL</b>      | 18     | 32     | 17     | <b>67</b> |

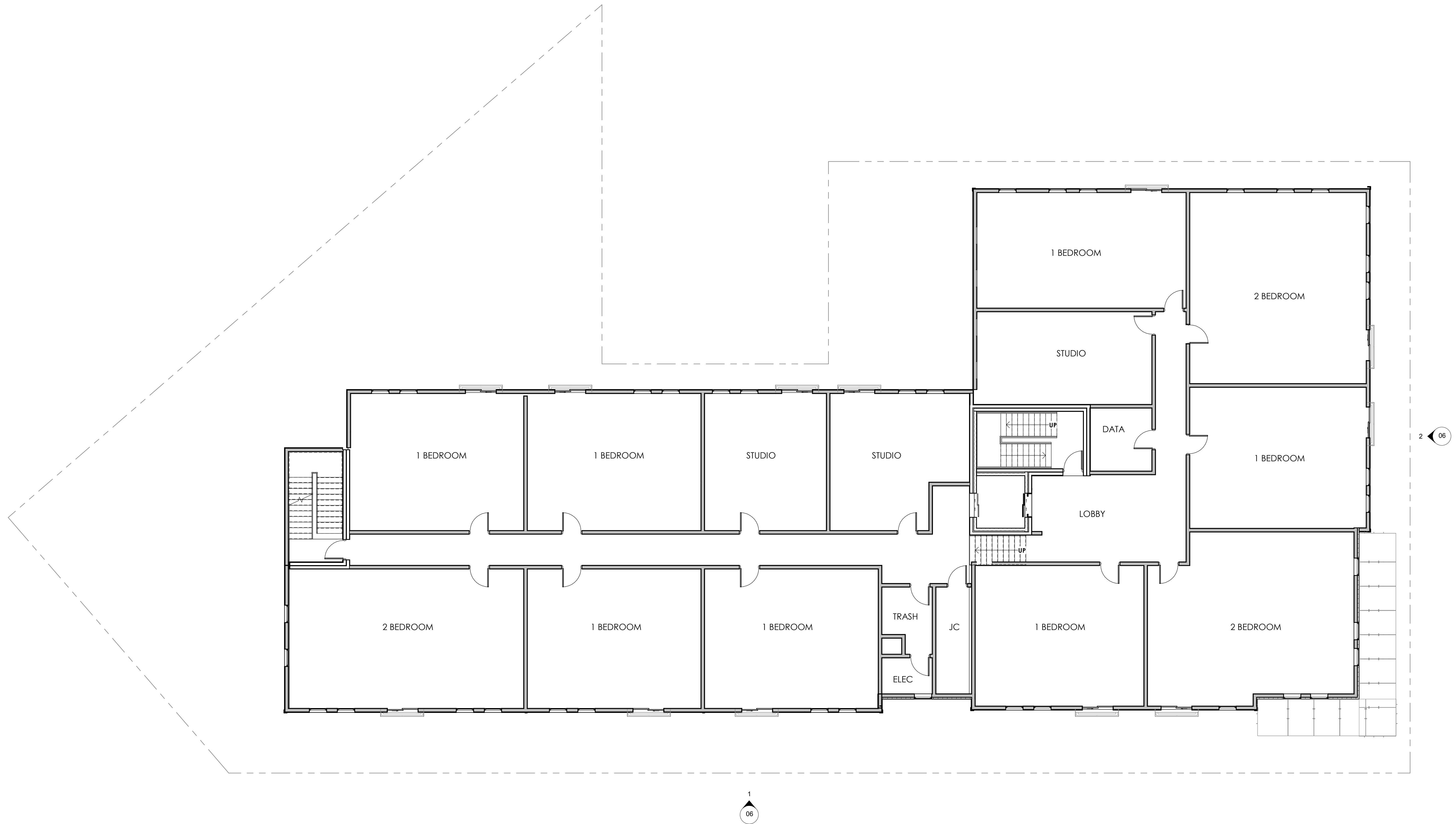
| <b>AREA</b>  |           |                           |           |           |                     |
|--------------|-----------|---------------------------|-----------|-----------|---------------------|
|              | FLOOR 1   | PARKING/<br>OUTDOOR AREAS | FLOOR 2   | FLOOR 3   | TOTAL<br>FLOOR AREA |
| BLDG. A      | 9,355 SF  | 1,115 SF                  | 9,130 SF  | 9,130 SF  | 27,615 SF           |
| BLDG. B      | 10,743 SF | 5,932 SF                  | 11,201 SF | 11,201 SF | 33,145 SF           |
| <b>TOTAL</b> |           |                           |           |           | <b>60,760 SF</b>    |





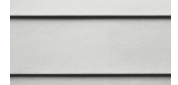

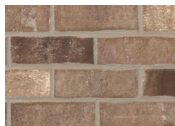
**1** FIRST FLOOR PLAN - BLDG B  
 0 1 2 4 8  
 1/8" = 1'-0"

ALEXANDER AVE

CORTLAND AVE



**1 BUILDING B - SECOND AND THIRD FLOORS**  
 0' 1' 2' 4' 8'  
 1/8" = 1'-0"

| EXTERIOR MATERIALS  |   |  |   |
|---------------------|---|--|---|
| <b>HARDIE PANEL</b> |   | <b>HARDIE PLANK LAP SIDING</b>           |   |
| HP-1 DEEP OCEAN     |  | VS-1 COBBLE STONE                        |  |
| HP-2 ARCTIC WHITE   |  | VS-2 ARCTIC WHITE                        |  |
|                     |   | <b>BRICK</b>                             |  |
|                     |   | B-1 BRICK IT - HARWOOD WILDERNESS SERIES |   |



**2 FRONT ELEVATION - BLDG B (CORTLAND AVE)**  
 0' 1' 2' 4' 8'  
 1/8" = 1'-0"



**1 FRONT ELEVATION - BLDG B (ALEXANDER AVE)**  
 0' 1' 2' 4' 8'  
 1/8" = 1'-0"



J. Ryan McMahon, II  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is requesting area variances to allow construction of two new multifamily buildings with 67 total units on two separate lots in a High Density Residential (R5) zoning district; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a site plan referral (Z-24-81), a zone change referral (Z-24-82), and a subdivision referral (S-24-11); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; per the Site Plan dated 11/27/23, area A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has approximately 223' of frontage on Cortland Avenue; area B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has approximately 350' of frontage; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, the applicant is seeking two area variances for area/building B, 40% lot coverage is required in a High Density Residential (R5) zoning district and the applicant proposes 58.9% structural coverage for area B; density requirements for R5 are 700 sf per unit and the applicant is proposing 522.9 sf per unit for area B; and
- WHEREAS, per the Environmental Assessment Forms (EAF) dated 3/5/24, 0.57 acres for

area A and 0.44 acres for area B, totaling 1.01 acres of the site will be disturbed by the proposed project; note, 1.01 acres is the total area of both sites; per the EAFs, “stormwater will be directed to existing storm sewer and regulated per NYDEC and City of Syracuse regulations”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to public drinking water with new connections proposed for the two buildings; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with new connections proposed to serve the buildings;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that all of area B and a large portion of area A is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Cortland Avenue and nearby Midland Avenue and South Salina Street have public transit service and bus stops are located within 300’ of the site; the Site Plan shows new sidewalks will be constructed in front of the buildings; sidewalks are present on all streets in the immediate area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, C734144A, C734161, C734140, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Sears, Roebuck and Company Store and the MLK Apartments which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.





Martin E. Voss, Chairman  
Onondaga County Planning Board

City of Syracuse

## Parcel History

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-01.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

| Address           | Date     | Transaction | Transaction Type | Status | Description   |
|-------------------|----------|-------------|------------------|--------|---|
| 102 Alexander Ave | 04/03/24 | Project     | Resubdivision    | Active | R-24-18B   The proposed subdivision is to combine 5 existing lots( 102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.<br><br>New lot B : 19,349 SF |

City of Syracuse

## Parcel History

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-02.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

| Address           | Date     | Transaction | Transaction Type | Status | Description   |
|-------------------|----------|-------------|------------------|--------|---|
| 106 Alexander Ave | 04/03/24 | Project     | Resubdivision    | Active | R-24-18C   The proposed subdivision is to combine 5 existing lots( 102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.<br><br>New lot B : 19,349 SF |

City of Syracuse

## Parcel History

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-03.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

| Address           | Date     | Transaction | Transaction Type | Status | Description   |
|-------------------|----------|-------------|------------------|--------|---|
| 108 Alexander Ave | 04/03/24 | Project     | Resubdivision    | Active | R-24-18E   The proposed subdivision is to combine 5 existing lots( 102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.<br><br>New lot B : 19,349 SF |

City of Syracuse

**Parcel History**

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-31.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

| Address          | Date     | Transaction         | Transaction Type   | Status      | Description           |
|------------------|----------|---------------------|--|-------------|-----------------------|
| 309 Cortland Ave | 12/10/13 | Inspection          | Complaint Inspection   | Fail        |                       |
| 309 Cortland Ave | 12/10/13 | Violation           | SPCC - Section 27-72 (e)<br>-Trash & Debris                          | Open        |                       |
| 309 Cortland Ave | 12/11/13 | Inspection          | Progress Inspection  | Fail        |                       |
| 309 Cortland Ave | 12/11/13 | Violation           | SPCC - Section 27-72 (e)<br>-Trash & Debris                          | Closed      |                       |
| 309 Cortland Ave | 12/18/13 | Inspection          | Complaint Re-Inspection  | No Progress |                       |
| 309 Cortland Ave | 12/18/13 | Inspection          | Progress Inspection  | No Progress |                       |
| 309 Cortland Ave | 01/03/14 | Inspection          | Progress Inspection  | No Progress |                       |
| 309 Cortland Ave | 01/10/14 | Completed Complaint | Trash/Debris-Private,<br>Occ   | Completed   | 2013-28665            |
| 309 Cortland Ave | 01/10/14 | Inspection          | Complaint Re-Inspection  | No Progress |                       |
| 309 Cortland Ave | 01/10/14 | Inspection          | Progress Inspection  | No Progress |                       |
| 309 Cortland Ave | 01/15/14 | Completed Complaint | Sewer Back Up  | Completed   | 2014-01074   sewer bu |
| 309 Cortland Ave | 01/24/14 | Inspection          | Progress Inspection  | In Progress |                       |
| 309 Cortland Ave | 01/29/14 | Inspection          | Complaint Re-Inspection  | N/A         |                       |
| 309 Cortland Ave | 01/31/14 | Inspection          | Progress Inspection  | Pass        |                       |
| 309 Cortland Ave | 03/04/14 | Inspection          | Complaint Inspection   | Fail        |                       |
| 309 Cortland Ave | 03/04/14 | Violation           | 2010 IMC - Section<br>307.1 - Accumulation of<br>rubbish and garbage | Closed      |                       |
| 309 Cortland Ave | 03/11/14 | Inspection          | Progress Inspection  | No Progress |                       |
| 309 Cortland Ave | 03/20/14 | Completed Complaint | Trash/Debris-Private,<br>Occ   | Completed   | 2014-04063            |
| 309 Cortland Ave | 03/20/14 | Inspection          | Progress Inspection  | Pass        |                       |
| 309 Cortland Ave | 03/21/14 | Inspection          | Complaint Inspection   | Fail        |                       |
| 309 Cortland Ave | 03/21/14 | Violation           | 2010 IMC - Section<br>304.13 - Window,<br>skylight and door frames   | Closed      |                       |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type   | Status      | Description   |
|------------------|----------|---------------------|--|-------------|---|
| 309 Cortland Ave | 03/21/14 | Violation           | 2010 IMC - Section 307.1 - Accumulation of rubbish and garbage | Closed      |   |
| 309 Cortland Ave | 03/28/14 | Inspection          | Progress Inspection  | No Progress |   |
| 309 Cortland Ave | 04/04/14 | Completed Complaint | Sewer Back Up  | Completed   | 2014-07488   sewer backup   |
| 309 Cortland Ave | 04/15/14 | Inspection          | Progress Inspection  | No Progress |   |
| 309 Cortland Ave | 04/28/14 | Inspection          | Progress Inspection  | No Progress |   |
| 309 Cortland Ave | 05/02/14 | Inspection          | Complaint Inspection   | Fail        |   |
| 309 Cortland Ave | 05/02/14 | Violation           | SPCC - Section 27-72 (e) -Trash & Debris                       | Closed      |   |
| 309 Cortland Ave | 05/05/14 | Inspection          | Progress Inspection  | No Progress |   |
| 309 Cortland Ave | 05/12/14 | Inspection          | Complaint Re-Inspection  | No Progress |   |
| 309 Cortland Ave | 06/11/14 | Inspection          | Complaint Re-Inspection  | No Progress |   |
| 309 Cortland Ave | 07/23/14 | Inspection          | Complaint Re-Inspection  | No Progress |   |
| 309 Cortland Ave | 09/03/14 | Inspection          | Complaint Inspection   | No Progress |   |
| 309 Cortland Ave | 10/15/14 | Inspection          | Complaint Re-Inspection  | No Progress |   |
| 309 Cortland Ave | 11/06/14 | Completed Complaint | Trash/Debris-Private, Occ                                      | Completed   | 2013-28749  |
| 309 Cortland Ave | 11/12/14 | Inspection          | Progress Inspection  | No Progress |   |
| 309 Cortland Ave | 11/19/14 | Completed Complaint | Trash/Debris-Private, Occ                                      | Completed   | 2014-05357   T/D on the property. Ok from the owner to vview from 315 cortland ave. |
| 309 Cortland Ave | 11/19/14 | Inspection          | Progress Inspection  | Pass        |   |
| 309 Cortland Ave | 11/26/14 | Inspection          | Complaint Re-Inspection  | No Progress |   |
| 309 Cortland Ave | 01/08/15 | Inspection          | Complaint Re-Inspection  | N/A         |   |
| 309 Cortland Ave | 02/10/15 | Inspection          | Complaint Re-Inspection  | N/A         |   |
| 309 Cortland Ave | 03/26/15 | Inspection          | Complaint Re-Inspection  | No Progress |   |
| 309 Cortland Ave | 05/04/15 | Completed Complaint | Sewer Back Up  | Completed   | 2015-09978   b/u  |
| 309 Cortland Ave | 05/06/15 | Inspection          | Complaint Inspection   | Fail        |   |
| 309 Cortland Ave | 05/06/15 | Violation           | SPCC - Section 27-72 (e) -Trash & Debris                       | Closed      |   |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type   | Status      | Description |
|------------------|----------|---------------------|--|-------------|-------------|
| 309 Cortland Ave | 05/12/15 | Completed Complaint | Trash/Debris-Private, Occ                                    | Completed   | 2015-10485  |
| 309 Cortland Ave | 05/12/15 | Inspection          | Complaint Re-Inspection                                      | No Progress |             |
| 309 Cortland Ave | 06/02/15 | Inspection          | Complaint Inspection   | Fail        |             |
| 309 Cortland Ave | 06/02/15 | Violation           | SPCC - Section 27-72 (f) - Overgrowth                        | Closed      |             |
| 309 Cortland Ave | 06/11/15 | Inspection          | Progress Inspection  | No Progress |             |
| 309 Cortland Ave | 06/23/15 | Inspection          | Complaint Re-Inspection                                      | No Progress |             |
| 309 Cortland Ave | 07/09/15 | Inspection          | Progress Inspection  | No Progress |             |
| 309 Cortland Ave | 08/06/15 | Completed Complaint | Overgrowth: Private, Occ                                     | Completed   | 2015-13967  |
| 309 Cortland Ave | 08/06/15 | Inspection          | Progress Inspection  | Pass        |             |
| 309 Cortland Ave | 08/17/15 | Inspection          | Complaint Re-Inspection                                      | No Progress |             |
| 309 Cortland Ave | 09/15/15 | Inspection          | Complaint Inspection   | Fail        |             |
| 309 Cortland Ave | 09/15/15 | Inspection          | Complaint Inspection   | Fail        |             |
| 309 Cortland Ave | 09/15/15 | Violation           | SPCC - Section 27-72 (e) -Trash & Debris                     | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | SPCC - Section 27-72 (f) - Overgrowth                        | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | SPCC - Section 27-11 (c) (5) Owner responsibilities          | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | SPCC - Section 27-74 (c) Screens                             | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 304.13 - Window, skylight and door frames | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 304.13.1- Glazing                         | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 304.13.2 - Openable windows               | Closed      |             |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 304.15 - Doors                            | Closed      |             |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type                                       | Status      | Description  |
|------------------|----------|---------------------|--|-------------|--|
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 305.3 - Interior surfaces           | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 305.4 - Stairs and walking surfaces | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 504.1 - General                     | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 602.3 - Heat supply                 | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 603.1 - Mechanical appliances       | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 605.1 - Installation                | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 607.1 - General                     | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 704.2 - Smoke alarms                | Closed      |  |
| 309 Cortland Ave | 09/15/15 | Violation           | 2010 IMC - Section 705.1 - General                     | Closed      |  |
| 309 Cortland Ave | 09/25/15 | Inspection          | Progress Inspection                                    | No Progress |  |
| 309 Cortland Ave | 10/02/15 | Inspection          | Complaint Inspection                                   | No Progress |  |
| 309 Cortland Ave | 10/16/15 | Inspection          | Progress Inspection                                    | No Progress |  |
| 309 Cortland Ave | 10/30/15 | Inspection          | Progress Inspection                                    | No Progress |  |
| 309 Cortland Ave | 11/06/15 | Inspection          | Progress Inspection                                    | No Progress |  |
| 309 Cortland Ave | 11/17/15 | Inspection          | Progress Inspection                                    | No Progress |  |
| 309 Cortland Ave | 11/24/15 | Completed Complaint | Illegal Trash Set Out                                  | Completed   | 2015-31842   illegal trash set out   |
| 309 Cortland Ave | 11/30/15 | Inspection          | Complaint Inspection                                   | Fail        |  |
| 309 Cortland Ave | 11/30/15 | Complaint           | Lead Violations  | Open        | L00208   Lead Paint Violations/Health<br>OCHD STOP RENT 8/29/17 - reissued 5/20/21 |
| 309 Cortland Ave | 12/01/15 | Inspection          | Complaint Re-Inspection                                | No Progress |  |
| 309 Cortland Ave | 12/17/15 | Inspection          | Progress Inspection                                    | No Progress |  |
| 309 Cortland Ave | 01/12/16 | Inspection          | Progress Inspection                                    | No Progress |  |



City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type          | Status              | Description                 |
|------------------|----------|---------------------|---------------------------|---------------------|-----------------------------|
| 309 Cortland Ave | 02/08/16 | Inspection          | Complaint Re-Inspection   | No Progress         |                             |
| 309 Cortland Ave | 02/16/16 | Inspection          | Complaint Inspection      | No Progress         |                             |
| 309 Cortland Ave | 03/22/16 | Inspection          | Progress Inspection       | No Progress         |                             |
| 309 Cortland Ave | 03/28/16 | Inspection          | Complaint Inspection      | No Progress         |                             |
| 309 Cortland Ave | 04/19/16 | Inspection          | Progress Inspection       | In Progress         |                             |
| 309 Cortland Ave | 04/25/16 | Inspection          | Progress Inspection       | In Progress         |                             |
| 309 Cortland Ave | 05/26/16 | Inspection          | Progress Inspection       | No Progress         |                             |
| 309 Cortland Ave | 06/10/16 | Completed Complaint | Trash/Debris-Private, Occ | Completed           | 2015-26481                  |
| 309 Cortland Ave | 06/10/16 | Inspection          | Progress Inspection       | Pass                |                             |
| 309 Cortland Ave | 06/14/16 | Inspection          | Complaint Re-Inspection   | No Progress         |                             |
| 309 Cortland Ave | 06/23/16 | Inspection          | Progress Inspection       | No Work Started     |                             |
| 309 Cortland Ave | 07/08/16 | Completed Complaint | Illegal Trash Set Out     | Completed           | 2016-19082   code violation |
| 309 Cortland Ave | 08/04/16 | Inspection          | Progress Inspection       | In Progress         |                             |
| 309 Cortland Ave | 09/20/16 | Inspection          | Progress Inspection       | No Progress         |                             |
| 309 Cortland Ave | 09/22/16 | Completed Complaint | Illegal Trash Set Out     | Completed           | 2016-27780   code violation |
| 309 Cortland Ave | 09/29/16 | Inspection          | Complaint Re-Inspection   | Fail                |                             |
| 309 Cortland Ave | 10/04/16 | Inspection          | Progress Inspection       | No Progress         |                             |
| 309 Cortland Ave | 10/18/16 | Inspection          | Progress Inspection       | No Progress         |                             |
| 309 Cortland Ave | 10/28/16 | Inspection          | Progress Inspection       | In Progress         |                             |
| 309 Cortland Ave | 11/22/16 | Inspection          | Complaint Re-Inspection   | N/A                 |                             |
| 309 Cortland Ave | 12/02/16 | Inspection          | Progress Inspection       | In Progress         |                             |
| 309 Cortland Ave | 01/06/17 | Inspection          | Progress Inspection       | No Progress         |                             |
| 309 Cortland Ave | 01/06/17 | Periodic Inspection | Rental Registry           | Invalid - failed to |                             |
| 309 Cortland Ave | 01/26/17 | Inspection          | Complaint Inspection      | N/A                 |                             |
| 309 Cortland Ave | 01/27/17 | Completed Complaint | Trash/Debris-Private, Occ | Completed           | 2017-02053   trash/debris   |
| 309 Cortland Ave | 02/01/17 | Completed Complaint | Trash/Debris-Private, Occ | Completed           | 2014-10795   Trash & Debris |
| 309 Cortland Ave | 02/01/17 | Inspection          | Complaint Re-Inspection   | Pass                |                             |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type   | Status           | Description   |
|------------------|----------|---------------------|--|------------------|---|
| 309 Cortland Ave | 02/03/17 | Inspection          | Progress Inspection  | In Progress      |   |
| 309 Cortland Ave | 03/03/17 | Inspection          | Progress Inspection  | In Progress      |   |
| 309 Cortland Ave | 04/07/17 | Inspection          | Progress Inspection  | In Progress      |   |
| 309 Cortland Ave | 04/28/17 | Inspection          | Progress Inspection  | No Progress      |   |
| 309 Cortland Ave | 08/02/17 | Completed Complaint | Bulk Household Items   | Completed        | 2017-22075   bulk household items (extra trash)   |
| 309 Cortland Ave | 10/12/18 | Completed Complaint | Property Maintenance-<br>Int                                     | Completed        | 2015-26301   Refridgerator broken, water leaking in kitchen sink, no covers on heater vents, just plywood with holes, trash in backyard, bathroom ceiling leaks when it rains |
| 309 Cortland Ave | 11/02/20 | Inspection          | Complaint Inspection   | Fail             |   |
| 309 Cortland Ave | 11/02/20 | Violation           | SPCC - Section 27-31 (c)<br>Structural members                   | Closed           |   |
| 309 Cortland Ave | 11/02/20 | Violation           | SPCC - Section 27-32<br>(b) Stairs, porches and railings         | Closed           |   |
| 309 Cortland Ave | 11/02/20 | Violation           | SPCC - Section 27-32<br>(b) Stairs, porches and railings         | Closed           |   |
| 309 Cortland Ave | 11/02/20 | Violation           | SPCC - Section 27-32<br>(d) Protective coating for wood surfaces | Closed           |   |
| 309 Cortland Ave | 11/02/20 | Violation           | SPCC - Section 27-72 (e)<br>-Trash & Debris                      | Closed           |   |
| 309 Cortland Ave | 11/17/20 | Inspection          | Complaint Re-Inspection  | Vacant & Secured |   |
| 309 Cortland Ave | 12/15/20 | Inspection          | Complaint Re-Inspection  | Fail             |   |
| 309 Cortland Ave | 01/12/21 | Inspection          | Complaint Re-Inspection  | Vacant & Secured |   |
| 309 Cortland Ave | 02/09/21 | Inspection          | Complaint Re-Inspection  | Vacant & Secured |   |
| 309 Cortland Ave | 03/09/21 | Inspection          | Complaint Re-Inspection  | Vacant & Secured |   |
| 309 Cortland Ave | 04/01/21 | Inspection          | Complaint Inspection   | No Progress      |   |
| 309 Cortland Ave | 04/06/21 | Inspection          | Complaint Re-Inspection  | Vacant & Secured |   |
| 309 Cortland Ave | 05/04/21 | Inspection          | Vacant - New Complaint<br>Inspection                             | Fail             |   |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type                            | Status           | Description     |
|------------------|----------|---------------------|---|------------------|-----------------|
| 309 Cortland Ave | 05/04/21 | Violation           | SPCC - Section 27-72 (e)<br>-Trash & Debris | Closed           |                 |
| 309 Cortland Ave | 05/11/21 | Completed Complaint | Vacant House                                | Completed        | V2021-0384   Td |
| 309 Cortland Ave | 05/11/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Pass             |                 |
| 309 Cortland Ave | 05/11/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 06/08/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 07/06/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 08/03/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 08/31/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 09/28/21 | Inspection          | Vacant Property -<br>Routine Inspection     | No Progress      |                 |
| 309 Cortland Ave | 10/07/21 | Inspection          | Complaint Inspection                        | No Progress      |                 |
| 309 Cortland Ave | 10/19/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 11/03/21 | Inspection          | Complaint Inspection                        | No Progress      |                 |
| 309 Cortland Ave | 11/12/21 | Periodic Inspection | Rental Registry                             | <None>           |                 |
| 309 Cortland Ave | 11/16/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 12/09/21 | Inspection          | Complaint Inspection                        | No Progress      |                 |
| 309 Cortland Ave | 12/14/21 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 01/11/22 | Inspection          | Complaint Inspection                        | No Progress      |                 |
| 309 Cortland Ave | 02/08/22 | Inspection          | Vacant Property -<br>Routine Inspection     | Vacant & Secured |                 |
| 309 Cortland Ave | 02/14/22 | Inspection          | Complaint Inspection                        | No Progress      |                 |
| 309 Cortland Ave | 03/02/22 | Inspection          | Complaint Inspection                        | No Progress      |                 |
| 309 Cortland Ave | 03/07/22 | Inspection          | Complaint Inspection                        | No Progress      |                 |

City of Syracuse  
**Parcel History**

| <b>Address</b>   | <b>Date</b> | <b>Transaction</b> | <b>Transaction Type</b>                 | <b>Status</b>    | <b>Description</b> |
|------------------|-------------|--------------------|---|------------------|--------------------|
| 309 Cortland Ave | 03/22/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 04/01/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 04/08/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 05/02/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 05/13/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 06/09/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 06/30/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 07/13/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 07/18/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 07/22/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 08/11/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 09/13/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 09/26/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 10/05/22    | Inspection         | Complaint Inspection                    | In Progress      |                    |
| 309 Cortland Ave | 10/18/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 11/03/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 11/16/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 12/07/22    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 12/09/22    | Inspection         | Complaint Inspection                    | No Progress      |                    |
| 309 Cortland Ave | 01/17/23    | Inspection         | Vacant Property -<br>Routine Inspection | Vacant & Secured |                    |
| 309 Cortland Ave | 01/24/23    | Inspection         | Complaint Inspection                    | No Progress      |                    |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type  | Status          | Description             |
|------------------|----------|---------------------|---|-----------------|-------------------------|
| 309 Cortland Ave | 02/09/23 | Inspection          | Complaint Inspection  | No Progress     |                         |
| 309 Cortland Ave | 03/06/23 | Inspection          | Vacant Property -<br>Routine Inspection   | N/A             |                         |
| 309 Cortland Ave | 03/08/23 | Completed Complaint | Vacant House  | Admin-Closed    | V2020-0858   New Vacant |
| 309 Cortland Ave | 03/08/23 | Complaint           | Vacant House  | Referred to BAA | V2023-0236   vac 2023   |
| 309 Cortland Ave | 03/08/23 | Inspection          | Complaint Inspection  | Fail            |                         |
| 309 Cortland Ave | 03/08/23 | Violation           | SPCC - Section 27-116<br>(E) - Vacant Property<br>Registry  | Open            |                         |
| 309 Cortland Ave | 03/08/23 | Violation           | SGOC - Section 54-5(A)<br>- Lead Abatement and<br>Control Deteriorated<br>Paint Violation - Exterior<br>Residential | Open            |                         |
| 309 Cortland Ave | 03/08/23 | Violation           | 2020 PMCNYS - Section<br>304.13 - Window,<br>skylight, and door frames  | Open            |                         |
| 309 Cortland Ave | 03/13/23 | Inspection          | Complaint Inspection  | No Progress     |                         |
| 309 Cortland Ave | 04/05/23 | Inspection          | Complaint Re-Inspection   | No Progress     |                         |
| 309 Cortland Ave | 04/10/23 | Inspection          | Complaint Inspection  | No Progress     |                         |
| 309 Cortland Ave | 05/02/23 | Inspection          | Complaint Re-Inspection   | No Progress     |                         |
| 309 Cortland Ave | 06/05/23 | Periodic Inspection | Vacant Property Registry  | VPR - Due       |                         |
| 309 Cortland Ave | 06/16/23 | Inspection          | Complaint Inspection  | No Progress     |                         |
| 309 Cortland Ave | 06/30/23 | Inspection          | Complaint Re-Inspection   | No Progress     |                         |
| 309 Cortland Ave | 07/12/23 | Inspection          | Complaint Inspection  | No Progress     |                         |
| 309 Cortland Ave | 07/19/23 | Inspection          | Complaint Re-Inspection   | No Progress     |                         |
| 309 Cortland Ave | 08/14/23 | Inspection          | Complaint Inspection  | No Progress     |                         |
| 309 Cortland Ave | 08/29/23 | Inspection          | Complaint Re-Inspection   | No Progress     |                         |
| 309 Cortland Ave | 08/29/23 | Inspection          | Complaint Inspection  | Fail            |                         |
| 309 Cortland Ave | 08/29/23 | Violation           | SPCC - Section 27-72 (f)<br>- Overgrowth  | Closed          |                         |
| 309 Cortland Ave | 09/06/23 | Inspection          | Complaint Re-Inspection   | No Progress     |                         |

City of Syracuse  
**Parcel History**

| Address          | Date     | Transaction         | Transaction Type        | Status      | Description   |
|------------------|----------|---------------------|-------------------------|-------------|---|
| 309 Cortland Ave | 09/06/23 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 09/15/23 | Completed Complaint | Vacant House            | Completed   | V2023-0984   VAC OG   |
| 309 Cortland Ave | 09/15/23 | Inspection          | Complaint Re-Inspection | Pass        |   |
| 309 Cortland Ave | 09/18/23 | Inspection          | Complaint Inspection    | No Progress |   |
| 309 Cortland Ave | 10/02/23 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 10/19/23 | Inspection          | Complaint Inspection    | No Progress |   |
| 309 Cortland Ave | 11/22/23 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 11/27/23 | Inspection          | Complaint Inspection    | No Progress |   |
| 309 Cortland Ave | 12/01/23 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 12/08/23 | Inspection          | BAA - 1st Ticket Plea   | <None>      |   |
| 309 Cortland Ave | 12/28/23 | Inspection          | Complaint Inspection    | No Progress |   |
| 309 Cortland Ave | 01/24/24 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 01/30/24 | Inspection          | Complaint Inspection    | No Progress |   |
| 309 Cortland Ave | 02/20/24 | Inspection          | Complaint Inspection    | No Progress |   |
| 309 Cortland Ave | 02/26/24 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 03/28/24 | Inspection          | Complaint Re-Inspection | No Progress |   |
| 309 Cortland Ave | 04/03/24 | Project             | Resubdivision           | Active      | R-24-18D   The proposed subdivision is to combine 5 existing lots( 102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.<br><br>New lot B : 19,349 SF |

## Parcel History

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-32.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

| Address                         | Date     | Transaction | Transaction Type       | Status | Description   |
|---------------------------------|----------|-------------|------------------------|--------|---|
| 301-05 Cortland Ave & Alexander | 03/28/24 | Project     | Major Site Plan Review | Active | MaSPR-24-10   Resubdivide 5 properties into 1 parcel to be known as Lot B - 301-05 Cortland Ave. Project is for a site plan review to establish a 3 story, 37 affordable multi-dwelling unit apartment building with parking under the building for 8 spaces. Lead agency letter was sent out 3-15-24 for an unlisted coordinated review. |
| 301-05 Cortland Ave & Alexander | 03/28/24 | Project     | Variance (Area)        | Active | V-24-07   Area variance to seek relief from lot minimum area and imperivous coverage maximum pursuant to ReZone, Art. 2, Sec. 2.6B.   |
| 301-05 Cortland Ave & Alexander | 04/02/24 | Project     | Resubdivision          | Active | R-24-18   The proposed subdivision is to combine 5 existing lots( 102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.<br><br>New lot B : 19,349 SF  |



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: Robert&Marjorie Jones CDO Inc  
From: Zhitong Wu, Zoning Planner  
Date: 4/18/2024 10:28:11 AM  
Re: Variance (Area) V-24-07  
301-05 Cortland Ave & Alexander, Syracuse, 13205

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](mailto:Zoning@syr.gov) if you have any questions.

| Approval                    | Status                   | Status Date | Reviewer       | Comments   |
|-----------------------------|--------------------------|-------------|----------------|--|
| Board of Zoning Appeals     | Pending                  | 03/28/2024  |                |  |
| Zoning Planner              | On Hold                  | 04/18/2024  | Zhitong Wu     | On hold for BZA's approval.  |
| Zoning Administrator        | Pending                  | 03/28/2024  |                |  |
| DPW Street Repair - Zoning  | Pending                  | 03/28/2024  |                |  |
| DPW Commissioner - Zoning   | Pending                  | 03/28/2024  |                |  |
| DPW Sewers - Zoning         | Internal Review Complete | 03/29/2024  | Vinny Esposito | Storm water run-off mitigation will be required as part of the site development. |
| DPW Sidewalks - Zoning      | Pending                  | 03/28/2024  |                |  |
| DPW Traffic Control- Zoning | Pending                  | 03/28/2024  |                |  |