



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

<u>V-25-10</u>	Staff Report – December 18th, 2025	
Application Type:	Use Variance	
Project Address:	99 Macdougall Pl. (Tax Parcel ID: 069.-06-24.0)	
Summary of Proposed Action:	The Applicant is seeking relief to establish an additional unit at a pre-existing apartment complex for a total of 14 units on the property, including three separate apartment buildings. The unit being proposed for this variance is located in the building known as 98 MacDougall Place.	
Zoning Violation	The proposal violates SZO, Art. 3, Sec. 3.2E : Permitted Table of Allowed Uses for the R1 Zone District:	
	Prohibited in Zoning Code	Proposed by Applicant
	“Multi-Unit Dwelling” use type in R1 Zone district.	Proposed land use of “Multi-Unit Dwelling” use type totaling 14 total dwelling units.
Owner/Applicant	Catamount Properties LLC (Applicant/Owner) Lauren Monforte (Representative)	
Existing Zone District:	This property is located in the Single Unit Residential (R1) Zone District..	
Surrounding Zone Districts:	The neighboring properties to the west, east and north are within the Low Density Residential (R2) Zone District. The neighboring properties to the south are within the Single Unit Residential (R1) Zone District.	
Companion Application(s)	N/A	
Scope of Work:	The scope of work is to finish an additional dwelling unit at the structure known as 98 MacDougall Place, located in the basement of the building for a total of 5 units in this structure.	
Facts of Project	<ul style="list-style-type: none">- The applicant is requesting a Use Variance to add one dwelling unit to one of the three buildings (98 MacDougall Place) on the parcel known as 99 MacDougall Place.- This property has a history of multi-unit dwellings beginning in 1958.- The buildings on this site were originally constructed in December of 1958 according to City records. The permit approved for the construction of three 4-unit apartment buildings, totaling 12 units, and the exterior parking area. At the time this permit was issued, the Zone District of this property was Residential B, which permitted single, two -unit, and multi-building projects by right.- Records from the Polk City Directory indicate a 13th apartment was built illegally in 1961.- This property has two previous use variances on record. The first V-86-093 was approved in 1986 to legalize the additional 13th unit which was constructed without permits in 1961. The second Use Variance V-09-46 was approved in 2010, to add two additional dwelling units located in the buildings of 97 and 98 MacDougall Pl. for a total of 15 dwelling units on the property.- By the time they applied for their two Use Variances, the zone district this	

	<p>property was located in changed to the RA-1 Zone District, which permitted only single-unit dwellings.</p> <ul style="list-style-type: none"> - After the property owners received approval of the use variance in 2010, they applied and received approval of a permit to construct the two additional units. - The permit (Permit # 04028) was set to be issued in 2013 but was never picked by the property owners. Furthermore, the proposed interior renovation was partially finished for only one 1 unit, which was finished in 2025. In June, of 2025, the owner attempted to continue their issued permit, but the Use Variance had expired over a decade earlier. Thus, the approval for the additional 2 units has become void, and is the reason the applicant shall obtain the approval of Use Variance for total units as the applicant completed renovating the additional unit of the basement apartment of 98 MacDougall Pl. It is currently an illegal nonconforming 14th unit due to the expired variance. - While the property contains three separate buildings, 97 MacDougall Pl. 98 MacDougall Pl, and 99 MacDougall Pl, the applicant only pertains to the additional dwelling unit located at 98 MacDougall Pl. However, the Use Variance is required to establish the use for total 14 units. If the proposed Use Variance is denied, the applicant shall reduce the occupancy to 13 units. In other words, the additional unit in 98 MacDougall Pl. will have been removed. - The applicant is applying for the variance to make an existing illegal nonconformity legal. - The site has sufficient parking for 14 total units as 7 parking spaces are required for the land use of “Multi-Unit Dwelling”. - The property has adequate landscape buffering with fully grown trees and vegetation surrounding the parcel. - The property is located at the end of a dead-end street and is surrounded by two-unit and single-unit residential dwellings. - The parking surface is currently legal-nonconforming as the site work for the parking and the construction of the building were approved by the Permit issued in 1958.
<p><i>Staff Analysis:</i></p>	<p><u>Staff Analysis of Applicant’s Use Variance Criteria</u></p> <p><u>1. Reasonable Return</u> The applicant has invested around twelve years in renovating the 14th unit. During this period, the property has generated moderate profit (\$48,240/year) from the other 13 units based on the annual revenue and cost provided by the applicant . Given this ongoing revenue and the extended timeline of the renovation, the addition of one more unit would not impede the property owners’ ability to achieve a reasonable return on the property. The property has also been operating since its construction in the late 1950s, consistently generating profits from tenants without a deficit.</p> <p><u>2. Unique Circumstances Analysis:</u> The Use Variance for two additional units was approved by the BZA in 2010. Due to the applicant’s prolonged timeline, nearly fifteen years have been procrastinated until they determined to proceed and requested the final inspection for the construction of one of the approved units. The fourteenth apartment has now been completed, and the applicant intended to rent it prior to securing the required Certificate of Compliance for 14 units. The requirements outlined in V-09-46 require all permits to be obtained within a year of variance approval, which was not done. The applicant also got approval for a time</p>

	<p>extension in 2012 for an additional year to finish the work in 2013. After that, no more time extensions were requested.</p> <p>3. Neighborhood Character Analysis: The proposed additional unit in this pre-existing multi-building apartment complex will not impact the overall neighborhood character as the three buildings have been there for more than half a century, around the same time where the nearby houses were also constructed according to Assessment Records. The additional unit will not affect nearby traffic or noise levels, and it was constructed in a pre-existing basement with no structural expansions.</p> <p>4. Self-Created Difficulty Analysis: The proposed variance is considered self-created, as the applicant took several years to complete the work and did not ask for further time extensions after asking for one in 2013. No effort was made to contact the Office of Zoning Administration or Permit Office regarding their timeline for unit construction, leading this proposal being self-created.</p> <p>Staff recommend denial of the requested use variance. The proposal does not satisfy all statutory approval criteria, specifically failing to prove Reasonable Return, Unique Circumstances, and Self-Created Difficulty.</p> <p><u>Recommend conditions if approved:</u></p> <ul style="list-style-type: none"> - The applicant shall comply with the general conditions for approval on Use Variance application. (See the attached sheet General Conditions for Variance Approval). - In addition to the General Conditions, Staff recommend the following specific conditions: <ol style="list-style-type: none"> 1. The applicant shall make additional site improvements to screen their dumpster enclosure with a wall or vegetative screen which shall be a minimum of six feet in height and be higher than screened trash receptacles and 100 percent opacity in accordance with SZO Art. 4 Sec.4.5G 2. The parking layout must be clearly delineated onsite with striped parking spaces for all 15 spaces outlined on the site plan. 3. Parking area should be updated to provide clear boundary between private property and MacDougall Pl ROW.
<i>Zoning Procedural History:</i>	<p>99 MacDougall Place</p> <ul style="list-style-type: none"> - V-86-093 Maintain a 13th unit in existing three apartments Approved - V-09-46 Construction of 1 additional unit in 2 separate buildings for a total of 15 units on the site within 3 buildings Approved
<i>Summary of Zoning History:</i>	The property has a history of applying for two separate Use Variances. The first Use Variance approved in 2010 by the BZA permitted the property to maintain a 13 th unit. In 2010, the property was approved for
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Summary of Changes:</i>	This is not a continued application.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.

***Onondaga County
Planning Board
Referral:***

Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be referred to the Onondaga County Planning Board for review.

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

- Area Variance application
- Proposed New Apartment 99 MacDougall Place, Syracuse New York; Sheet 1:04 & 1:01 , Drawn by Licensed Architect Bill Pitcher, 2009.
- Location Survey on Part of Webster's Mile Square. Known as 97-99 McDougall Place, City of Syracuse, County of Onondaga, State of New York.

Attachments:

- Use Variance Application
- IPS Comments from City Departments
- Code Enforcement History
- Previous Approved Use Variance V-09-46

Context Maps:

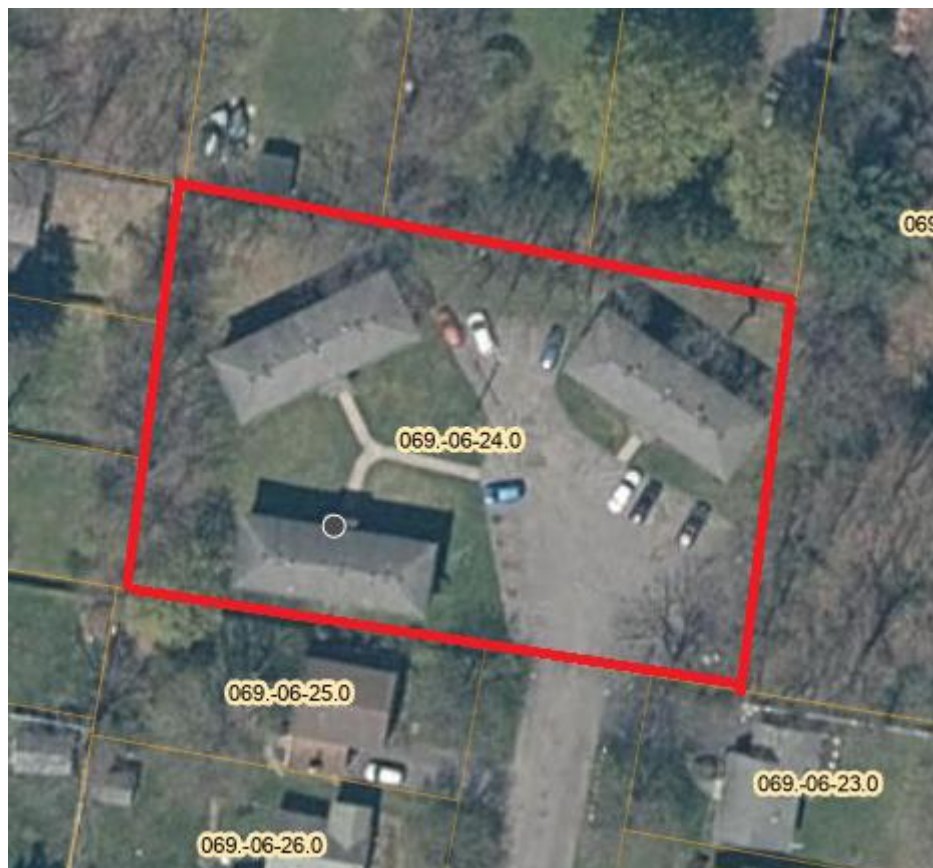
Figure 1: Zone District of Subject Property



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/>

ON THIS SITE, APPLICATION V-25-10 IS A USE

**VARIANCE APPLICATION TO ADD ONE
DWELLING**

**UNIT FOR A TOTAL OF 14 DWELLING UNITS ON
THE PROPERTY SITUATED AT 99 MACDOUGALL
PLACE. THE PROPERTY IS OWNED BY
CATAMOUNT PROPERTIES LLC AND IS IN THE
SINGLE UNIT RESIDENTIAL (R1) ZONE DISTRICT.
THIS MATTER WILL BE DISCUSSED AT A BOARD
OF ZONING APPEALS MEETING ON DECEMBER
18TH 2025 AT 1:00 P.M. IN THE COMMON
COUNCIL**

CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.



CENTRAL PERMIT OFFICE

A DIVISION OF THE DEPARTMENT OF NEIGHBORHOOD
AND BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

Michael Collins
Commissioner of NBD

Jacob R. Dishaw
Deputy Commissioner of
Code Enforcement &
Zoning Administration

Thomas Steinberg
Deputy Director of
Code Enforcement

Ryan Shiel
Assistant Director of
Code Enforcement

Brian Eisenberg
Assistant Director of
Code Enforcement

William McCann
Assistant Director of
Code Enforcement

Jessica Brandt
Director of the Central
Permit Office

Teri Bliss
Assistant Director of the
Central Permit Office

Denial of Permit

PROJECT INFORMATION			
Address: 99 MacDougall Place			PA No:
Intention: Establish 15 Units in R1 Zone District			
<input checked="" type="checkbox"/> Erect	<input type="checkbox"/> Convert	<input type="checkbox"/> Maintain	<input type="checkbox"/> Operate
The project referenced above is denied under the following article(s) of the Zoning Ordinance for the following reasons: Art. 3 Sec. 3.2E			
Article(s): § 520 Article 3. Sec. 3.2E does not permit Multi-Unit Dwellings pursuant to R1 Zone District			
Reason(s): R1 Zone District permits single-unit dwelling. Variance Approved in 2010 (V-09-46) void as conditions not met			
OWNER CONTACT INFORMATION			
Owner: Catamount Properties			
Address: 99 MacDougall Place			
Phone Number:			
Email Address:			
ATTACHMENTS			
<input checked="" type="checkbox"/> Plans ○ Denial Date: 6/17/25 ○ Reviewer:			
<input type="checkbox"/> Survey			
LOCATION OF REFERENCE ADDRESS			
Book(s) No.	Plate(s) No.	Parcel(s) No.	
ACKNOWLEDGMENT			
Signature: [Signature]			Date: 6/17/25

Central Permit Office
300 South State St.
Syracuse, N.Y. 13202

Office 315 448 8600
Permits@syr.gov

www.syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

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Zoning Planner II

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Zoning Administration
Specialist

Catamount Properties LLC
98 MacDougall Place
Syracuse, NY, 13202

12/3/2025

Re: Application Completeness for Use Variance Application 99 MacDougall Pl.

Dear Lauren and Marianne,

On 12/3/2025, Amber Dillon determined the proposed project V-25-10, at 99 MacDougall Pl. has all the required submittals for the application to be complete.

Zoning Staff will follow up soon to schedule a BZA hearing for this application.

Please do not hesitate to reach out during the process for any questions.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

MONFORTE LAW OFFICE

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November 13, 2025

Office of Zoning Administration
One Park Place
300 S State Street
Suite 700
Syracuse, NY 13202

RE: Catamount Properties LLC, Marianne Carter
98 MacDougal Place
Use Variance

To Whom It May Concern:

Enclosed please find the Use Variance application submitted on behalf of Catamount Properties LLC for the addition of one unit 98 McDougal Place in the City of Syracuse.

Respectfully,



Lauren M. Monforte, Esq.

LMM/emt
Enclosures

Variance Application



For Office Use Only

Zoning District: _____

Application Number: V- 25 - 10

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: 98 MacDougall Place		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 98 MacDougall Place		
Lot numbers: 069.-06-24.0	Block number:	Lot size (sq. ft.) 60x222.75
Current use of property: Apartment Complex		Proposed: Apartment Comply
Current number of dwelling units (if applicable): 13		Proposed: 14
Current hours of operation (if applicable): N/A		Proposed: N/A
Current onsite parking (if applicable): 15		Proposed:
Zoning (base and any overlay) of property: RI		
Companion zoning applications (if applicable, list any related zoning applications): N/A		
Project construction (check all that apply): Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes <input type="checkbox"/>		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input checked="" type="checkbox"/> Use variance <input type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): Addition of one unit to 98 MacDougall Place. This is a basement apartment. This renovation is completed due to prior issuance of permits and included full remodeling, demolition and construction.		

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: Marianne Carter

Signature: [Signature]

Date: 11/14/25

Mailing address: 120 E Washington St Suite 312 Syracuse NY

Print authorized agent's name: Lauren Martore, Esq

Date: 11/14/25

Signature: [Signature]

Mailing address: 120 E Washington Street Suite 312 Syracuse NY 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@syr.gov.net

Use Variance Test

A Use Variance is permission to establish a land use that is not allowed by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that this has caused an unnecessary hardship using all of the four tests below (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 each of the required Use Variance tests is met and attach all supporting materials.

1. Reasonable Return

Describe how the property is unable to achieve a reasonable return for any use allowed in that zoning district (actual "dollars and cents" proof must be submitted).
See Attached

2. Unique Circumstances

Describe that unique circumstances apply to the property for which the variance is requested.
See Attached

3. Neighborhood Character

Describe the variance, if granted, the essential character of the neighborhood will not be altered.
See Attached

4. Self-Created Hardship

Describe how the hardship is not self-created.
See Attached

Reasonable Return:

The building at issue is currently being operated as a 13-unit apartment building. A 14th unit was recently completed at a total renovation cost of **\$40,000.00**, which was undertaken in reliance on previously issued permits. Despite this investment, the property cannot achieve a reasonable return under the current zoning limitation of 13 units.

Based on current market rents, the property generates an average monthly rent of approximately **\$11,520.00**, or **\$138,240.00 annually**. With typical annual operating expenses (taxes, insurance, maintenance, and management) of roughly **\$90,000.00**, the property yields a net annual return of **\$48,240**.

Approval of the 14th unit would increase gross income by an additional **\$14,500.00 annually**, directly improving the net operating income and making it possible to recover the **\$40,000.00** investment in approximately **8 years**. Without the ability to lease the 14th unit, the cost of those renovations cannot be recouped, and the property's overall return remains below what is considered a reasonable rate of return for comparable multi-unit buildings in the district.

Accordingly, approval to operate the property as a 14-unit building is essential to achieve a financially viable and reasonable return consistent with the investment made and the intent of prior permitting.

Unique Circumstances

Statement of Unique Circumstances and Land-Based Hardship

City of Syracuse Zoning Board of Appeals — Use Variance Application

The property in question exhibits unique and distinguishing characteristics that set it apart from other parcels within the surrounding **Residential, Single-Family (R-1)** zoning district. It is the only parcel in this area that has been historically developed, configured, and continuously operated as a **multi-family residential building**, serving as a long-established source of apartment housing in the neighborhood.

The existing structure was originally constructed and outfitted for multi-unit occupancy, including multiple kitchens, bathrooms, egress points, and fire safety systems. The building layout, internal configuration, and existing utility infrastructure are all specifically designed for multi-family use. Additionally, the site provides **adequate off-street parking** to support the existing and proposed residential units, ensuring no adverse impact on neighboring single-family properties.

The hardship associated with this application arises from the **unique physical and historical circumstances of the property itself**, not from any action of the current owner. Conversion of the structure to a conforming single-family dwelling would be both physically impractical and financially unreasonable, given the size, design, and infrastructure of the building. The

property's long-standing multi-family character is well integrated into the surrounding area and has existed harmoniously with nearby residential uses for decades.

Furthermore, a **building permit for renovation and expansion to a 14th unit** was previously reviewed and issued by the City. Substantial investment and construction were completed in **good faith reliance on that approval**, with significant funds expended to upgrade systems and bring the building into compliance with applicable codes. Denying recognition of the existing 14-unit configuration would result in an **unnecessary hardship** by preventing the property from achieving a reasonable return on investment, despite its physical suitability and historical precedent for multi-family use.

Approval of this use variance will **not alter the essential character of the neighborhood, impair adjacent property values, or conflict with the general intent of the zoning regulations**. Instead, it will formalize and preserve an established residential use that provides needed housing options within the City of Syracuse while ensuring compliance with safety and zoning standards.

Neighborhood Character:

Statement Regarding Neighborhood Character

City of Syracuse Zoning Board of Appeals — Use Variance Application

The proposed use variance will not alter the essential character of the surrounding neighborhood. The property has been used and maintained as a **multi-family apartment building for decades**, predating much of the surrounding single-family development. Its continued use as a residential structure is fully consistent with the area's overall residential character.

The addition of **one additional dwelling unit (for a total of 14 units)** represents only a modest intensification of an existing, long-established use. The building footprint, height, and exterior appearance will remain unchanged, preserving the visual continuity and architectural integrity of the neighborhood.

Importantly, the site is already equipped with **adequate off-street parking** to accommodate all residents, and the addition of one unit will **not create any increase in parking demand or traffic volume** that could affect nearby streets. Access to the property will remain via existing driveways, and no new curb cuts or infrastructure changes are proposed.

From a public safety and infrastructure standpoint, the property meets or exceeds all applicable building, fire, and safety code requirements. The modest increase in occupancy will not strain municipal services such as water, sewer, or emergency response. The property is located along a corridor where **mixed-density residential uses are already present**, including other multi-unit dwellings within reasonable proximity, demonstrating that the proposed use is compatible with existing neighborhood conditions.

In summary, the requested variance simply maintains and formalizes the property's established multi-family character. Granting this variance will **not produce adverse environmental, traffic, or safety impacts**, and it will **not alter the essential character of the neighborhood** as a stable, well-maintained residential area within the City of Syracuse.

Statement Regarding Non–Self-Created Hardship

City of Syracuse Zoning Board of Appeals — Use Variance Application

The hardship necessitating this variance was **not self-created** by the current owner but rather arises from the **unique physical characteristics, historical use, and regulatory history of the property itself**. The building was constructed and has been continuously operated as a multi-family residence for many years, long before the current ownership and prior to certain zoning changes that classified the area as a single-family district.

The current owner acquired and invested in the property with the good-faith understanding that its **multi-family status was lawful and longstanding**, consistent with the structure's design, layout, and historical occupancy. When the property was renovated to include one additional unit, a **building permit was issued by the City of Syracuse**, and the owner proceeded with substantial renovation work in **reliance on that valid approval**. The investment in that renovation was made under the reasonable belief that the work conformed to existing city authorization and zoning requirements.

Therefore, any hardship now faced by the owner results from circumstances **peculiar to the property and its zoning history**, rather than any action or inaction by the applicant. Denial of this variance would unfairly penalize the property for conditions and approvals established long before the present ownership, and would prevent reasonable economic use of a structure purpose-built for multi-family housing.

For these reasons, the hardship in this case cannot be considered self-created, and the granting of this variance would simply recognize and preserve the property's legitimate, long-established residential use consistent with its physical design and neighborhood context.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

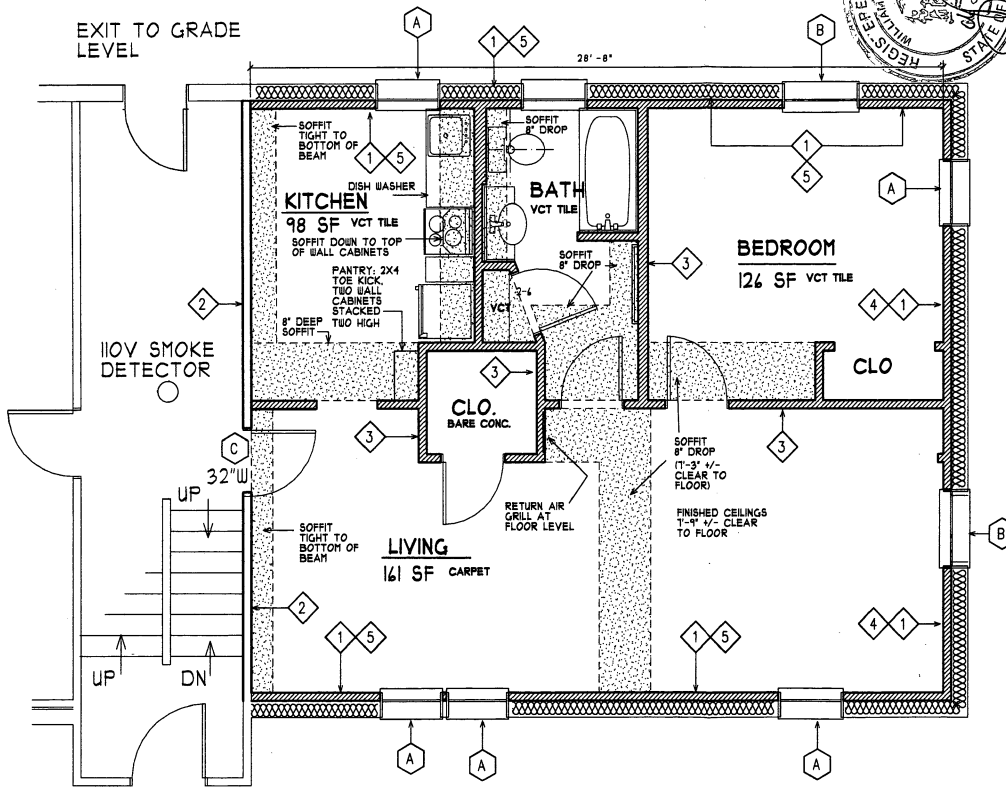
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <u>98 Mac Dougal Place</u>			
Project Location (describe, and attach a location map): <u>98 Mac Dougal Place, Syracuse, NY</u>			
Brief Description of Proposed Action: <u>A addition of one residential unit to existing 13 unit building.</u>			
City/PO: <u>Syracuse</u>	State: <u>NY</u>	Zip Code: <u>13202</u>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>60x222.75</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>60x222.75</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline	<input type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands	<input type="checkbox"/> Early mid-successional
<input type="checkbox"/> Wetland	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
16. Is the project site located in the 100-year flood plan?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
If Yes,		<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:			
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
If Yes, explain the purpose and size of the impoundment:			
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
If Yes, describe:			
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
If Yes, describe:			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: <u>Mariann Carter by</u>		Date: <u>11/14/25</u>	
Signature: <u>Attorney Lauren Manfute</u>		Title: <u>Attorney</u>	

EXIT TO GRADE LEVEL



GRADE LEVEL

1
104
NEW CONSTRUCTION PLAN
1/4" = 1'-0"

APPLIANCE NOTES:
PROVIDE ENERGY STAR LABELED UNITS FOR REFRIGERATORS, AND DISHWASHERS.

ALL CEILINGS: 1-HOUR RATING
ONE LAYER 5/8" TYPE X GYPSUM BOARD, AT RIGHT ANGLES TO FLOOR JOISTS, WITH 1-1/8" LONG 0.015" SHANK, 1/4" HEADS, 4" O.C. (UL-R350I-S)

SOFFIT FIRE-STOPPING:
1. INSTALL CEILING AND WALL GYPSUM BOARD.
2. INSTALL DUCTS AND VENTS.
3. FRAME SOFFIT WITH 2X4'S
4. COVER WITH 1/2" DRYWALL.

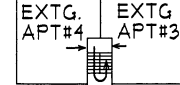
NOTES

- A NEW "HOPPER" VINYL FRAME WINDOW, ENERGY STAR LABEL, MIN. U-32, LOW-E FILM, INSECT SCREEN, EXPANDING FOAM BETWEEN FRAME AND MASONRY, BACKER ROD 1 CAULK OUTSIDE.
- B NEW "DOUBLE-HUNG" VINYL FRAME, EGRESS WINDOW, NOMINAL 4-1/2 X 2-1/2, ENERGY STAR LABEL, MAXIMUM U-32, LOW-E FILM, EXPANDING FOAM BETWEEN MASONRY 1 FRAME, BACKER ROD 1 CAULK OUTSIDE.
- C PROVIDE NEW RATED DOOR, 30-MINUTES, WITH SPRING-CLOSING HINGES, LOCKING DOOR KNOBSET, AND AUXILIARY DEAD BOLT (KEY/TWINS).
- 1 INSULATED WALL, 4-IN. POLY OVER FOUNDATION WALL, P-1, 2X4 SILL, 2X4 1/2" OC, R-13 F.G. BATT INSULATION, 1/2" THICK MOISTURE RESISTANT DRYWALL.
- 2 EACH WALL FACE, ONE 5/8" TYPE X MOISTURE RESISTANT GYPSUM BOARD, APPLIED TO 2X4 STUDS 1/2" O.C. WITH 16 COATED NAILS, 1-1/2" LONG, 0.015" SHANK, 1/4" HEADS, 1" OC. LOAD BEARING WALLS JOINTS STAGGERED 1/4" ON OPPOSITE SIDE.(UL-R319-4)
- 3 NON-BEARING WALLS: 2X4 AT 1/2" OC, 1/2" MOISTURE RESISTANT DRYWALL.
- 4 RIM JOISTS PARALLEL TO FLOOR JOISTS: INSTALL R-13 FIBERGLASS INSULATION ON FULL HEIGHT OF JOIST
- 5 RIM JOISTS PERPENDICULAR TO FLOOR JOISTS: INSTALL R-13 FIBERGLASS INSULATION ON FULL HEIGHT OF RIM JOIST, FOLD AND CONTINUE OVER HEAD PLATE OF NEW WALL AS FIRE STOPPING

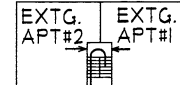
SUBFLOORING: SEE SHEET L03

CODE EXITING

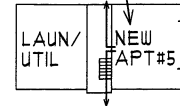
2ND FLOOR



1ST FLOOR



BASEMENT

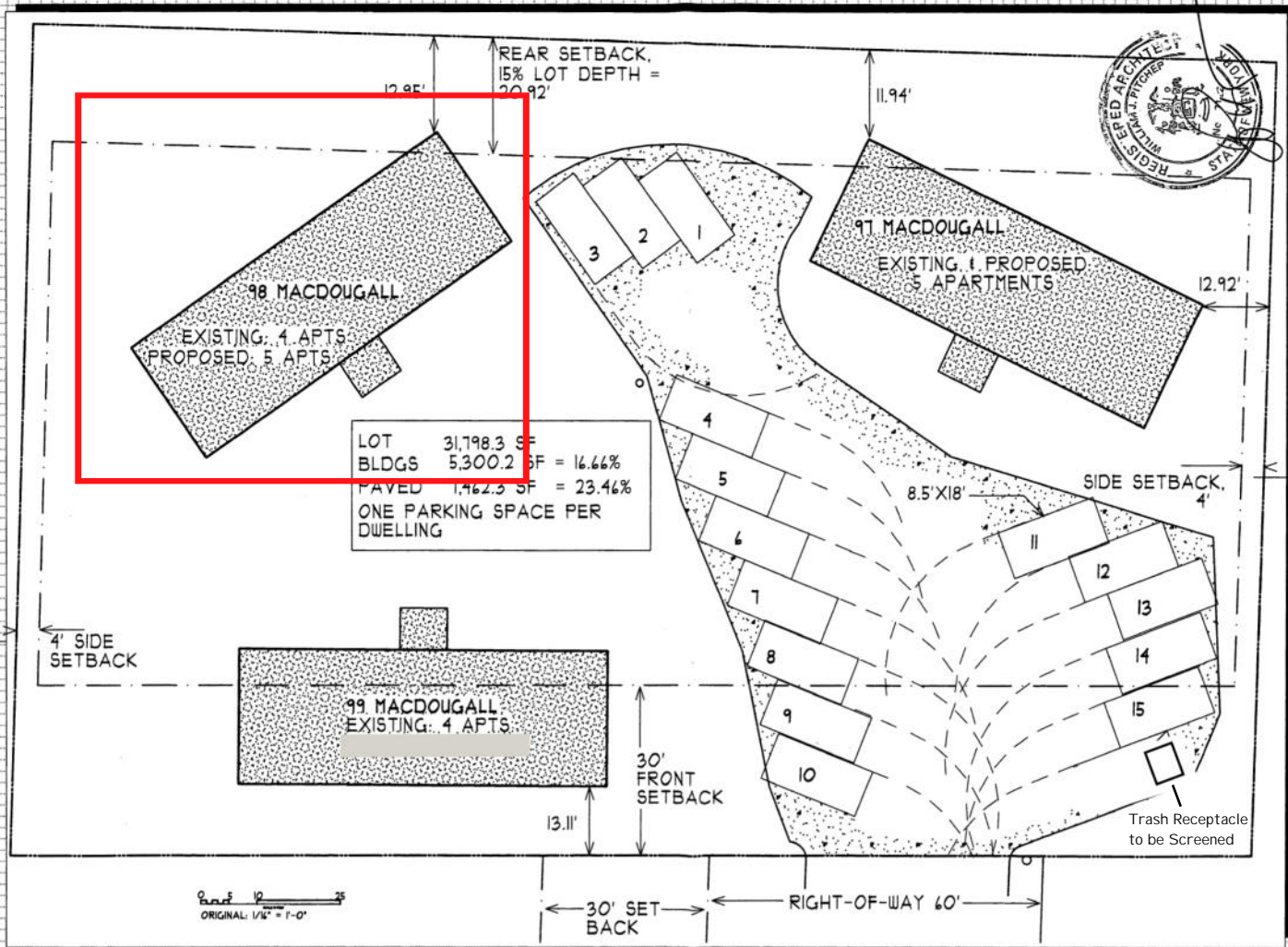


PA
PITCHER ARCHITECT, P.C.
300 Highland Street, Suite A
New York, NY 10003
212.474.1233
www.pa-ny.com

PROPOSED NEW APARTMENTS
APT #5
98 & 99 MACDOUGALL PLACE
SYRACUSE, NY
DATE: 10/1/04
BY: JWP
CHECKED: JWP

William J. Pitcher, AIA, License #7702
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NEW CONSTRUCTION
PLAN &
NOTES
1.04



PA
PITCHES ARCHITECT, PLLC
300 Highland Street, Suite #1
Syracuse, New York 13203
315.474.1219 | Fax 474.1109

PROPOSED NEW APARTMENTS
98, 99 MACDOUGALL PLACE
SYRACUSE, NY

William J. Pletcher
R.T.S. License #10117
I am a duly Licensed Professional Architect in the State of New York.
I hereby certify that the above information is true and correct.
I am not aware of any other persons who are not properly licensed by R.T.S. Syracuse, Inc.

PLOT PLAN
ZONING
REQUIREMENTS
1.01

Heather A. Lamendola
Zoning Administrator



OFFICE OF ZONING ADMINISTRATION

Stephanie A. Miner, Mayor

TO: Marianne Carter
Catamount Properties, LLC
PO Box 444
Manlius, NY 13104

FROM: Heather A. Lamendola
Zoning Administrator

DATE: January 3, 2013

RE: V-09-46 M1 99 MacDougal Place
Use Variance
Time Extension

Pleased be advised that on January 3, 2013 the Syracuse Board of Zoning Appeals granted with conditions, the request for a time extension for the above-noted variance.

Your time extension has been **granted until June 3, 2013** with the **conditions** that the screening and other requirements set forth in V-09-46 and V-09-46 M1 be met **prior** to the installation of the additional dwelling unit.

All other conditions of the previously approved variance V-09-46 and V-09-46 M1 remain in effect.

cc: Corey Driscoll, Director of Code Enforcement
Nicholas Alteri, Director of Permits

BOARD OF ZONING APPEALS
CITY OF SYRACUSE, NEW YORK
DECISION

Application: V-09-46

Release Date: January 8, 2010

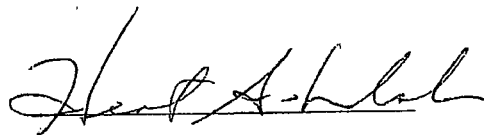
99 MACDOUGALL PLACE

The undersigned hereby certifies that the attached is a true copy of an approval resolution introduced by Mr. Thomas and seconded by Mr. Petragani on January 7, 2010, and voted on as follows:

AYES:	Evans-Dean, Koenig, Blasi, DeFichy
NAYS:	Stanton, Thomas
ABSTAINED:	Petragnani

Adopted by the Board on January 7, 2010.

Filed by the Board in the Office of Zoning Administration on January 7, 2010.



Heather A. Lamendola
Syracuse Zoning Administrator

A RESOLUTION GRANTING A VARIANCE AT
99 MACDOUGALL PLACE

- WHEREAS, an application for a use variance was duly filed with the Secretary of the Syracuse Board of Zoning Appeals by Maryanne Carter (Catamount Properties, LLC); and
- WHEREAS, application, V-09-46, requests a waiver of Part B, Section I, Article 1 of the Zoning Rules and Regulations of the City of Syracuse, as amended, to construct one additional apartment within two of three existing buildings, by waiving the uses permitted and required screening of the parking areas within a Residential District, Class A-1 zone, on property situated at 99 MacDougall Place; and
- WHEREAS, members of the Board viewed the property on or before January 7, 2010; and
- WHEREAS, after due notice, the Board held a public hearing on January 7, 2010 at 1:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York to consider the subject application; and
- WHEREAS, at said hearing, the Board heard all those who desired to be heard and duly recorded their testimony; and
- WHEREAS, the property is basically rectangular in shape and is situated at the end of MacDougall Place; it measures approximately 143' x 223', has a frontage along MacDougall Place of 60 feet, and contains a total lot area of approximately 32,000 square feet; and
- WHEREAS, according to the submitted survey, the property is occupied by three two-story frame apartment buildings; the applicant has owned the subject premises since September 2007; and
- WHEREAS, the applicant is proposing to construct one additional apartment unit in two of the three existing apartment buildings (addressed as #98 and #99 MacDougall Place); and
- WHEREAS, waivers being requested include uses permitted (apartments) in a Residential District, Class A-1 zone, and waiver of the required screening of the existing parking areas; and
- WHEREAS, the Zoning Ordinance states that all off-street parking areas shall be effectively screened on each side which adjoins or fronts property situated in a residential district, or used for residential or institutional purposes, by a wall, opaque fence, or densely-planted compact evergreen hedge; and
- WHEREAS, no screening is shown on the submitted site plan; and
- WHEREAS, a variance (V-86-93), was approved by the Board of Zoning Appeals on October 30, 1986, to maintain a basement apartment in one of the three on-site apartment buildings (#97 MacDougall Place); the approval brought the total number of on-site apartments to 13; and

- WHEREAS, within the 1986 variance staff report, the applicant at that time, (not the current owner/applicant), claimed that the fifth unit was created when the building was initially constructed in 1958; it was however built without proper permits; and
- WHEREAS, according to the currently submitted floor plan, the proposed apartments would be constructed in the basements of buildings addressed as 98 & 99 MacDougall Place; and
- WHEREAS, each new apartment would contain a kitchen, living room, bathroom, and one bedroom; the apartments would measure approximately 24' x 29'; and
- WHEREAS, the other half of the two basements are labeled as laundry/utility space; and
- WHEREAS, the submitted site plan indicates a total of 15 parking spaces with a 16th space labeled as either a possible parking space or for use as an area for trash collection; no plans have been submitted for any existing or future trash enclosure; and
- WHEREAS, no screening or landscaping plan has been presented with the current application regarding the existing parking area, which has most likely been in existence for the past 51 years, since 1958; the Board noted that variance application file folder V-86-93 did not contain a survey or any information regarding screening for the parking area; and
- WHEREAS, the current applicant/owner has indicated that the other four apartments within the two subject buildings each contain a kitchen, living room, bathroom, and two bedrooms; and
- WHEREAS, in addition to the above-noted submissions, the applicant has provided a written statement regarding the reasons for the requested variance for the Board to review; and
- WHEREAS, the Board considered all testimony and noted the facts related to the site, the configuration of the subject property, and the surrounding zoning and land uses;

NOW THEREFORE BE IT RESOLVED, by the Syracuse Board of Zoning Appeals, that the application V-09-46, for a variance of Part B, Section I, Article 1 of the Zoning Rules and Regulations of the City of Syracuse, as amended, to construct one additional apartment within two of three existing buildings, by waiving the uses permitted and required screening of the parking areas, within a Residential District, Class A-1 zone, on property situated at 99 MACDOUGALL PLACE, is GRANTED;

BE IT FURTHER RESOLVED, that said variance is approved subject to compliance with the following conditions:

1. All construction, improvements and additions relating to this variance, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or her/its agents within twelve (12) months of the date of approval of this resolution;

2. Improvements to the subject property and its use shall be substantially in accordance with the following submitted plans on file in the Syracuse Zoning Office entitled:

"PROPOSED NEW APARTMENTS; 98, 99
MACDOUGALL PLACE; SYRACUSE, NY;
SHEETS 1.01. and 1.04; SCALE: AS NOTED;
DATE RECEIVED: OCT 03 2009";

3. If outdoor trash receptacles are to be located on the subject site, the applicant shall submit plans noting the location, size, and building materials that will be used, in the construction of an opaque six-foot-high trash enclosure, to the Office of Zoning Administration, prior to the issuance of any building permits;
4. Prior to the issuance of a Certificate of Occupancy for the two new units, the applicant shall have completed construction of the above-noted trash enclosure (if applicable) to the satisfaction of the Division of Code Enforcement;
5. This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities, including the issuance of permits by the Division of Code Enforcement of the City of Syracuse;

BE IT FURTHER RESOLVED, that the Director of the Division of Code Enforcement is hereby authorized to issue the necessary permits and enforce the terms and conditions of this resolution;

BE IT FURTHER RESOLVED, that if the conditions enumerated above are not complied with, this variance shall be subject to revocation.







99 to basement



98 #5 Entry LC



stairs to 98 #5





Dumpster





98 > 99



#99



#98



98 #5 B&H



98 # 5 Bath



98 #5 Bath



98 #5 BR



98 #5 BR



98 #5 LR + Dinette



98 #5 LR + Dinette



97



989 99



98 #5 Kitchen







Project:

V-25-10

Date:

12/18/2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

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

Short Environmental Assessment Form

Part 3 Determination of Significance

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

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Board of Zoning Appeals

12/18/25

Name of Lead Agency

Date

Michael Cheslik

Vice-Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

City of Syracuse
Parcel History
 01/01/1900 - 12/10/2025
 Tax Map #: 069.-06-24.0
 Owners: Catamount Properties LLC
 Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	10/30/86	Project	Variance (Converted)	Approved	V-86-093 To maintain the 13th unit in an existing apartment house. aka 97 & 98 Mac Dougall Pl
99 Macdougall Pl	01/07/10	Project	Variance (Converted)	Approved	V-09-46 CONSTRUCTION OF 1 ADDITIONAL APT IN 2 SEPARATE BUILDINGS FOR A TOTAL OF 15 UNITS ON THE SITE WITHIN 3 BUILDINGS.
99 Macdougall Pl	01/07/13	Permit Application	Electric	Issued	never completed, thus void - NMG 09619 REPLACEMENT OF DAMAGED SERVICE CABLE: ESR #1423-2309
99 Macdougall Pl	01/07/13	Inspection	Inspector Notification	Pass	
99 Macdougall Pl	01/07/13	Inspection	Service Inspection	Pass	
99 Macdougall Pl	01/08/13	Completed Permit	Electric	Certificate Issued	09619 REPLACEMENT OF DAMAGED SERVICE CABLE: ESR #1423-2309 Certificate of Completion #09619
99 Macdougall Pl	05/30/13	Permit Application	Res. Remodel/Chg Occ	Issued	04028 chapter 13 review for change of occupancy s-1 to r-2 apartment type vb construction as per attached plans dated 9-21-12 and zoning approval. 12-8-11. Separate permits required for elec, hvac, and plumbing.
99 Macdougall Pl	05/30/13	Permit	Res. Remodel/Chg Occ	Open	04028 chapter 13 review for change of occupancy s-1 to r-2 apartment type vb construction as per attached plans dated 9-21-12 and zoning approval. 12-8-11. Separate permits required for elec, hvac, and plumbing. Expires 11/03/2020
99 Macdougall Pl	09/03/13	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	09/30/13	Permit Application	Fire Alarm	Issued	12774 Fire Alarm
99 Macdougall Pl	11/04/13	Inspection	Fire Inspector Notification	No Work Started	
99 Macdougall Pl	11/04/13	Inspection	Inspector Notification	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	12/03/13	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	12/10/13	Inspection	Inspector Notification	In Progress	
99 Macdougall Pl	12/17/13	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	01/08/14	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	02/10/14	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	02/20/14	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	03/12/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	03/27/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	04/18/14	Permit Application	Electric	Issued	14846 Electric
99 Macdougall Pl	04/21/14	Inspection	Inspector Notification	In Progress	
99 Macdougall Pl	04/21/14	Inspection	Inspector Notification	Pass	
99 Macdougall Pl	04/24/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	04/29/14	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	05/13/14	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	05/13/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	05/22/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	06/05/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	06/20/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	09/10/14	Inspection	Fire Inspector Notification	In Progress	
99 Macdougall Pl	09/17/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	10/20/14	Inspection	Fire Inspector Notification	In Progress	
99 Macdougall Pl	11/03/14	Inspection	Final Inspection	In Progress	
99 Macdougall Pl	12/02/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	12/04/14	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	01/12/15	Inspection	Fire Inspector Notification	In Progress	
99 Macdougall Pl	01/29/15	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	02/12/15	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	03/20/15	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	03/20/15	Inspection	Fire Inspector Notification	In Progress	
99 Macdougall Pl	04/23/15	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	07/09/15	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	08/13/15	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	09/28/15	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	11/18/15	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	11/24/15	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	01/28/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	04/06/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	05/19/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	07/15/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	07/15/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	08/11/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	09/20/16	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	09/20/16	Violation	2010 IMC - Section 304.8 - Decorative features	Closed	
99 Macdougall Pl	10/06/16	Inspection	Complaint Re-Inspection	No Progress	
99 Macdougall Pl	10/11/16	Inspection	Complaint Re-Inspection	Fail	
99 Macdougall Pl	10/26/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	10/26/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	10/31/16	Inspection	Progress Inspection	Pass	
99 Macdougall Pl	11/01/16	Completed Permit	Fire Alarm	Certificate Issued	12774 Fire Alarm Certificate of Completion #12774
99 Macdougall Pl	11/18/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	11/23/16	Inspection	Complaint Re-Inspection	Fail	
99 Macdougall Pl	12/01/16	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	01/03/17	Inspection	Complaint Re-Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	01/20/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	01/20/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	02/07/17	Periodic Inspection	C of C	Invalid - failed to	
99 Macdougall Pl	03/03/17	Inspection	Complaint Re-Inspection	Fail	
99 Macdougall Pl	03/06/17	Completed Complaint	Property Maintenance-Ext	Completed	2016-27391 Roof open to entry to squirrels (Building 97)
99 Macdougall Pl	03/09/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	03/13/17	Inspection	Complaint Re-Inspection	Pass	
99 Macdougall Pl	03/20/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	04/17/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	04/28/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	06/22/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	08/15/17	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	10/17/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	12/07/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	12/20/17	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	02/01/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	02/09/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	03/21/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	04/04/18	Inspection	Progress Inspection	N/A	
99 Macdougall Pl	04/11/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	05/30/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	06/19/18	Completed Permit	Electric	Completed - No	14846 Electric Completed #14846
99 Macdougall Pl	07/25/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	11/12/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	12/20/18	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	04/04/19	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	08/30/19	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	01/30/20	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	04/02/20	Inspection	Progress Inspection	In Progress	2020-07877 A tree fell behind the apt bldg at 97 MacDougal Pl. It is now tipped over and hanging into the arch of another tree. Very dangerous, children playing on it, etc.
99 Macdougall Pl	04/14/20	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	05/21/20	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	06/19/20	Completed Complaint	Property Maintenance-Ext	Completed	
99 Macdougall Pl	06/19/20	Inspection	Complaint Re-Inspection	Pass	
99 Macdougall Pl	07/01/20	Inspection	Progress Inspection	In Progress	2020-19261
99 Macdougall Pl	10/07/20	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	10/20/20	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	10/20/20	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
99 Macdougall Pl	10/27/20	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	11/10/20	Inspection	Complaint Inspection	In Progress	
99 Macdougall Pl	11/17/20	Completed Complaint	Smoke Alarm Certification	Completed	
99 Macdougall Pl	11/17/20	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	12/17/20	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	01/18/21	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	01/19/21	Inspection	Complaint Inspection	Fail	2021-01721 Apt 5 - No heat, potential remnants of a sewer back up that was never responded to by maintenance and the tenant plunged it.
99 Macdougall Pl	01/19/21	Violation	2020 PMCNYS - Section 107.1.3 - Structure Unfit for Human Occupancy	Closed	
99 Macdougall Pl	01/19/21	Violation	2020 PMCNYS - Section 602.3 - Heat supply	Closed	
99 Macdougall Pl	02/22/21	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	02/26/21	Inspection	Complaint Re-Inspection	Pass	
99 Macdougall Pl	03/01/21	Completed Complaint	Property Maintenance-Int	Completed	
99 Macdougall Pl	05/03/21	Inspection	Progress Inspection	No Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	05/27/21	Completed Complaint	Sewer Back Up	Completed	2021-14670 Sewer B/U--Dispatched to 51
99 Macdougall Pl	06/04/21	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	07/14/21	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	08/31/21	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	10/18/21	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	12/16/21	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	12/28/21	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	01/03/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
99 Macdougall Pl	02/14/22	Inspection	Complaint Re-Inspection	No Progress	2021-23983
99 Macdougall Pl	02/23/22	Inspection	Progress Inspection	In Progress	
99 Macdougall Pl	03/14/22	Inspection	Complaint Re-Inspection	In Progress	
99 Macdougall Pl	04/13/22	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	04/21/22	Completed Complaint	Smoke Alarm Certification	Completed	
99 Macdougall Pl	07/19/22	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	08/10/22	Complaint	Certificate of Compliance	x Issued	
99 Macdougall Pl	08/10/22	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	2022-07288 Certificate of Compliance 13 Apts
99 Macdougall Pl	09/27/22	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	10/26/22	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	10/31/22	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Closed	
99 Macdougall Pl	10/31/22	Violation	2020 PMCNYS- Section 705.1 - Carbon monoxide alarms and detectors	Closed	
99 Macdougall Pl	10/31/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
99 Macdougall Pl	10/31/22	Violation	2020 FCNYS 705.2.4 - Door operation	Closed	

City of Syracuse
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Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	12/06/22	Inspection	Complaint Re-Inspection	In Progress	
99 Macdougall Pl	12/21/22	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	03/29/23	Inspection	Progress Inspection	No Progress	
99 Macdougall Pl	04/04/23	Inspection	Complaint Re-Inspection	No Progress	
99 Macdougall Pl	04/21/23	Inspection	Complaint Inspection	No Progress	
99 Macdougall Pl	04/21/23	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
99 Macdougall Pl	05/09/23	Inspection	Complaint Re-Inspection	In Progress	
99 Macdougall Pl	05/09/23	Inspection	Complaint Re-Inspection	In Progress	
99 Macdougall Pl	06/06/23	Inspection	Complaint Re-Inspection	No Progress	
99 Macdougall Pl	06/06/23	Inspection	Complaint Re-Inspection	No Progress	
99 Macdougall Pl	06/21/23	Completed Complaint	Smoke Alarm Certification	Completed	2023-01736
99 Macdougall Pl	06/27/23	Inspection	Complaint Inspection	Pass	
99 Macdougall Pl	08/16/24	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	08/16/24	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
99 Macdougall Pl	09/06/24	Inspection	Complaint Inspection	No Progress	
99 Macdougall Pl	10/10/24	Inspection	Tickle Date (Follow Up)	In Progress	
99 Macdougall Pl	11/08/24	Inspection	Complaint Inspection	No Progress	
99 Macdougall Pl	11/22/24	Completed Complaint	Smoke Alarm Certification	Completed	2024-05870
99 Macdougall Pl	06/16/25	Inspection	Final Inspection	In Progress	
99 Macdougall Pl	06/17/25	Complaint	Certificate of Compliance	Open	2025-05587 C of C 13 Units
99 Macdougall Pl	06/17/25	Inspection	Tickle Date (Follow Up)	Fail	
99 Macdougall Pl	06/17/25	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Closed	
99 Macdougall Pl	06/17/25	Violation	Section 105.2 Building Permits	Open	
99 Macdougall Pl	07/08/25	Inspection	Tickle Date (Follow Up)	In Progress	

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Address	Date	Transaction	Transaction Type	Status	Description
99 Macdougall Pl	07/23/25	Inspection	Final Inspection	No Progress	
99 Macdougall Pl	09/15/25	Inspection	Final Inspection	No Progress	
99 Macdougall Pl	09/22/25	Inspection	Complaint Inspection	Fail	
99 Macdougall Pl	09/22/25	Violation	2020 PMCNYS - Section 505.4 - Water heating facilities	Closed	
99 Macdougall Pl	09/22/25	Violation	2020 FCNYS- - 509.1 - Identification	Closed	
99 Macdougall Pl	09/22/25	Violation	SPCC - Section 27-13 (b) - Unsanitary conditions	Closed	
99 Macdougall Pl	10/24/25	Inspection	Complaint Inspection	N/A	
99 Macdougall Pl	11/13/25	Inspection	Complaint Inspection	N/A	
99 Macdougall Pl	11/25/25	Project	Variance (Use)	Active	V-25-10 One additional unit to a pre-existing apartment complex in R1, currently legal for 13 units, so this variance would permit 14 total units.



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Catamount Properties LLC

From: Amber Dillon, Zoning Planner

Date: 12/12/2025 8:39:32 AM

Re: Variance (Use) V-25-10
99 Macdougall Pl, 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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	11/25/2025		
Zoning Planner	Waiting on Board	12/12/2025	Amber Dillon	awaiting BZA decision
DPW Sewers - Zoning	Internal Review Complete	11/26/2025	Vinny Esposito	all proposed plumbing must be reviewed and approved by WEP plumbing control division prior to construction. Sanitary sewer laterals must be inspected to determine if there are any structural condition or capacity issues. Corrections must be made by the owner.
Eng. Mapping - Zoning	Approved	12/03/2025	Ray Wills	Proposed expansion should have no impact on Mapping Division assets in the area. Do not deviate from the proposed work or limits without prior written review and authorization from all reviewing departments.
City Planning - Zoning	Internal Review Complete	12/09/2025	Owen Kerney	I have reviewed the variance application for 99 MacDougall Place and offer the following comments. Considering the site has been occupied by multi-unit residential structures for over 60 years, and the applicant previously obtained an approval for the additional dwelling unit (V-09-46), I have no comments or objections to the additional (existing) one bedroom dwelling unit. I would encourage zoning staff and/or the Board of Zoning Appeals to work with the applicant to improve the safety, layout and compliance with the zoning ordinance in the parking lot. While the applicant constructed the additional dwelling unit after the January 2010 variance approval, the site conditions identified in the approval have not been met. The dumpster remains unscreened, and the parking layout must be clearly delineated onsite. Owen Kerney
DPW - Transportation Planner	Conditionally	12/11/2025	Neil Milcarek-	No concern with proposal.

Approved

Burke

Parking area should be updated to provide clear boundary between private property and MacDougall Pl ROW.