CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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

V-2026-20	***Staff Report – October 29, 2026***
Application Type:	Area Variance
Project Address:	401 Academy Pl. (Tax Map ID: 066.-07-10.0)
Summary of Proposed Action:	The applicant is requesting an Area Variance to build a 6 FT tall, Solid White PVC privacy fence in the established "Front Setback" on lot located at the corner of Norman Ave. & Academy Pl. The proposal involves building 76 ft of fencing in what is defined as the "Front Setback" by SZO Art. 7 Sec 7.4 A. The fence will extend 11 ft into the "Front Setback" for a span of 54 FT, and will run along the northern property line which is located along Norman Ave. Total site area: 0.29 Acres / ~ 12,436 SF SF (Onondaga County Tax Record)
Zoning Violations:	The most extreme extent of the existing Principal Structure is 23.7 ft south of the most northernly boundary, which is located along Norman Ave., thus defining the "Front Setback" distance Pursuant to SZO Art. 7 Sec 7.4 A: Terms and Explanation, as such. "Setback, Front" is defined as "An open space unoccupied on the same lot with the main building, extending the full width of the lot and situated between the front line of the lot and the extreme front line of the building projected to the side lines of the lot. The depth of the front setback shall be measured between the extreme front line of the building and the front line of the lot. Covered porches shall be considered as part of the main building and shall not project into a required front setback, whether enclosed or unenclosed. The front setback depth or front setback requirement for corner lots shall be measured from the property line which has the smallest street frontage." Pursuant to SZO Art. 7 Sec 7.2 C (7) a. "Both sides facing a public right-of-way or named street shall comply with the front setback requirements of the relevant zone district." The subject parcel is located in the R1 Single-Unit Residential Zone District and is also subject to the Dimensional Standards of SZO Art. 2 Sec 2.2 B. Table 2.2 A., this section of code leads staff to use the "Rule of Measurement" outlined in SZO Art. 7 Sec 7.2 C (9) to determine the Front Setback via reference lots. *This portion of code is used to define "Front Setback" when there is not a "Principal Structure". Pursuant to SZO Art. 4 Sec 4.5 F. (1) a. "Landscaping, Buffering, and Screening, Walls and Fences, General Standards, Height and Location. Front Setback: No walls or fences shall exceed four feet in height if placed within a required "Front Setback (See "A" in Figure 4-7 [in the SZO])". Pursuant to SZO Art. 4 Sec 4.5 F. Table 4.4 "Types allowed, Front Yard: 4 ft, Open (Chain link), or picket (50:50 ratio, min)" Furthermore, SZO Art 7 sec. 7.2 C (3) Table 7.1 "Authorized Exceptions to Setback Requirements" Does not list fencing as an exception. Therefor an area variance is required to build a 6 FT tall, Solid White PVC privacy fence in the established "Front Setback" on a corner lot is required.

RB

V-2026-20

Owner/Applicant	Mckenzie Connors (Owner)
Existing Zone District:	Single-Unit Residential (R1) Zone District
Surrounding Zone Districts:	The neighboring properties are all in the Single-Unit Residential (R1) Zone District. SZO Art 2 Sec 2.2 A. reads: "The R1 Zone District is established to provide for residential neighborhoods made up primarily of detached, single-unit dwellings with green space, street trees, front porches, and sidewalks. Complementary uses such as parks, open space, schools, places of public assembly, minor utilities, accessory dwelling units, and customary accessory structures may also be allowed."
Companion Application(s)	FENCE-2026-287, Denied by Zoning Staff 8/27/2026.
Scope of Work:	Exterior work: (1) Removal of the existing 4 ft "open" chain link fence which is currently compliant with the SZO. (2) Installing a new 6 FT tall, Solid White PVC Privacy Fence. Interior work: (1) No interior work is proposed.
Facts on Project:	**Existing Conditions** - 401 Academy Pl. is a ~ 12,436 SF lot (.29 Acres) with a "Single-Unit Detached Dwelling" and a "Detached Garage". The structures were built in 1950. - This property is a corner lot with two street frontages: there is 100 FT of frontage along Academy Pl., which is located on the western property boundary and there is 125.03 FT of frontage along Norman Ave., which is located on the northern property boundary. - There is an existing 4 FT tall chain link fence that complies with the SZO. - The neighborhood characteristics of this area align with what the 2040 Comprehensive Plan defines as "Suburban Residential (Single-Family)", this area is described as "Typically developed after World War II, these neighborhoods date from the mid-20th century boom in suburban residential construction. Often in neighborhoods designed with winding roads, these homes are usually on relatively large lots, in comparison to other residences in the city. Most feature an attached garage that figures prominently on the primary façade. These neighborhoods include no commercial uses aside from the occasional home office. Lot size and the presence of the garage on the façade are the primary distinctions between this and the Streetcar Residential character area. **The lots sizes and setbacks are typically larger in these neighborhoods** and garages usually figure prominently on the primary façade of the building." **Nonconformities** - The existing "Detached Garage" is a legally established nonconforming structure as it is located in the "Side Setback"; Pursuant to SZO Art. 2 Sec 2.2 B. Table 2.2 C., the "Side Setback" for "Accessory Structures" is 4 FT.

Dimensional Standards

- **The survey submitted by the applicant is not to scale, the existing measurements on the survey were used with Onondaga County Tax records for all dimensional analysis. See figure 1.**
- The existing lot meets all dimensional standards of the R1 Zone District.
- The "Principal Structure" is approx. 1,767.75 SF and the Detached Garage is 353.69 SF. The total structural coverage on the lot is 2,121.44 SF or 17.05% of the total lot size, thus conforming to the SZO.
- The existing structure is located 23.7 FT from the northern property line which runs along Norman Ave.; and 29.2 FT from the western property line which runs along Academy Pl.
- The existing driveway on the subject parcel measures > 1,361.72 SF or 10.94 % of the total lot size, thus conforming to the SZO.

Use Specific Standards

- No use specific standards exist for Single-Unit Detached Dwellings.

Local Land Use and Residential Compatibility

- The site is within the Single-Unit Residential Zone District (R1), where Single-Unit Detached Dwellings are permitted by right.

Off-Street Parking and Loading

- The existing driveway establishes a legal parking area.

Landscaping, Buffering, and Screening

- No buffering is required.

Site, Building Design, and Exterior Lighting

- The existing residential structure is a Single-Unit Detached Dwelling.

Signage

- There is no proposed signage.

Historic Preservation

- This property is not on the City's Historic Properties list and does not require review by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- There are no additional standards.

Staff Analysis:

Area Variance Approval Criteria

Will an undesirable change be produced in the character of the neighborhood or a detriment to nearby properties be created by the granting of the Area Variance.

Approving this variance would create an undesirable change in the character of the neighborhood, although it would likely not be a total detriment to all of the nearby properties. The proposed 6 FT tall, Solid White PVC Privacy Fence would interrupt

and segment the open visual space along Norman Ave. which is established by the existing "Front Setbacks" of the seven parcels whose "Primary Street Frontage" is along Norman Ave. Staff located a survey of 116 Norman Ave. documenting the existing setback as 32.2 Ft. See Figure 2 & 3 depicting the building locations along Norman Ave.

Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an Area Variance.
Yes, the applicant can achieve the benefit sought without an Area Variance. The benefit sought, would establish ~3800 SF of fenced yard space with 594 SF of area in the "Front Setback". The applicant could achieve the same size yard with alternative fence material & height, a 4 FT tall fence that is either open "chain link" or 50:50 open ratio "picket" is permitted by the SZO and does not require a variance. The applicant could establish a larger fenced area (~4500 SF) that complies with the SZO and is the desired height & material (6 FT, Solid White PVC). This option may be less desirable and more expensive. See Figure 4. Additionally, the applicant could have requested a variance for less intrusive and more transparent options, such as 6 FT tall chain link or natural wood 50:50 open picket fence.

Is the requested Area Variance substantial
The requested Area Variance is substantial as 76 linear feet or 456 SF of vertical area, will become obstructed by a solid white wall. The two extra feet of height and reduced transparency is substantial which is why the SZO limits the height & material for fences in "Front Setbacks" to 4 FT tall, open "chain link", or 50:50 open ratio "picket".

The proposed fencing would have significant impact on the unobstructed open line of site along Norman Ave. See Figure 2.2. The existing visual plan or "view corridor" looking east and west along Norman Ave will lose a significant amount of transparency leaving a sharp stark white barrier that shears into the green landscape. This proposal will greatly occlude the view from 113 Norman Ave. as the proposed fence will extend from the façade of that "Principal Structure" by a minimum of 17.3 FT introducing 103 SF of solid white visual obstruction.

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district
The proposed variance would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Is the alleged difficulty self-created
The alleged difficulty is self-created as the applicant built a free-floating deck in close proximity to the existing 4 FT chain link fence, [the applicant reported] this facilitated the escape of their family pets, and they installed a solid wood wall to obstruct the pathway. The applicant reported they removed the existing vegetated buffer along the northern property line, which changed the landscape and reduced their back yard privacy. See Figure 5. This buffer effectively concealed the portion of the yard the applicant is requesting a variance to conceal with a fence. The applicant could use other means to safely contain, exercise and maintain the safety of their family pets.

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Staff Recommendation:	**Staff recommend Denying this project.**
Recommend conditions if approved:	1. Proper Permits shall be obtained prior to conducting any work on the site.
Zoning Procedural History:	N/A
Summary of Zoning:	Zoning history is limited to
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing property characteristics** The subject property at 401 Academy Pl. is an irregularly shaped, nearly rectangular parcel, Per Onondaga County Tax Record the lot size is ~ 12,436 SF (0.29 Acres). The property has two street frontages with 100 FT of frontage along Academy Pl., which is located on the western property boundary; and 125.03 FT of frontage along Norman Ave., which is located on the northern property boundary. The southern property boundary borders 409 Academy Pl for 125 FT. The eastern property line borders 113 Norman Ave. for 98.34 FT. The parcel contains a Single-Unit Detached Dwelling that is owner occupied.
SEQR Determination:	Pursuant to the 6 NYCRR §617.5(c)(12), the proposal is a Type II Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n; and IMA26SYR Exemption PL, the proposal does not require review by the Onondaga County Planning Board.

Application Submittals:

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

- Permit Application: FENCE-2026-287
- Zoning Denial Letter for FENCE-2026-287
- V-2026-21 Application
- Short Environmental Assessment Form Part 1
- "Location Survey on Lots 62 and 63 of Brooklea. Map # 2115. Known as No. 401 Academy Place, City of Syracuse, County of Onondaga, State of New York. Drawn & Stamped by Michael J. McCully of R.J. Lighton Sr. Land Surveying. Dated 09/20/2012. Scale 1" = 20'"
- Proposed fence marked on "Location Survey on Lots 62 and 63 of Brooklea. Map # 2115. Known as No. 401 Academy Place, City of Syracuse, County of Onondaga, State of New York. Drawn & Stamped by Michael J. McCully of R.J. Lighton Sr. Land Surveying. Dated 09/20/2012. Scale 1" = 20'"
- Conners Project Site Photo Key, with Photos 1, 2 ,3, 4 & 5.

- Conners As Build Survey w/ Deck added
- Conners Site Plan AI Generated photo
- Atlis work order (contractor)
- Conners Street scape Photo Key w/:
    - Academy Pl & Brooklea Dr NW
    - Academy Pl & Brooklea Dr SE
    - Academy Pl & Crafton Ave
    - Academy Pl and Stacy Pl 1
    - Crafton Ave & Valley Dr 1
    - Valley Dr & Cossitt St

Attachments:

- Context Maps: Figures A & B
- Figures 1-5 prepared by Zoning Staff
    - **1)** Survey Scale Issues depicted.
    - **2)** 2.1: Street Image from Norman Ave looking West.
      2.2 Street Image from Norman Ave looking West marked by Staff.
    - **3)** Aerial Image of Norman Ave.
    - **4)** Survey of the Subject parcel with alternative fence plan.
    - **5)** Images of existing vegetated buffer removed in preparation of a new fence.
- IPS Code Enforcement History
- Additional street images predating applicants self-reported removal of the existing vegetative buffer along the northern property line.

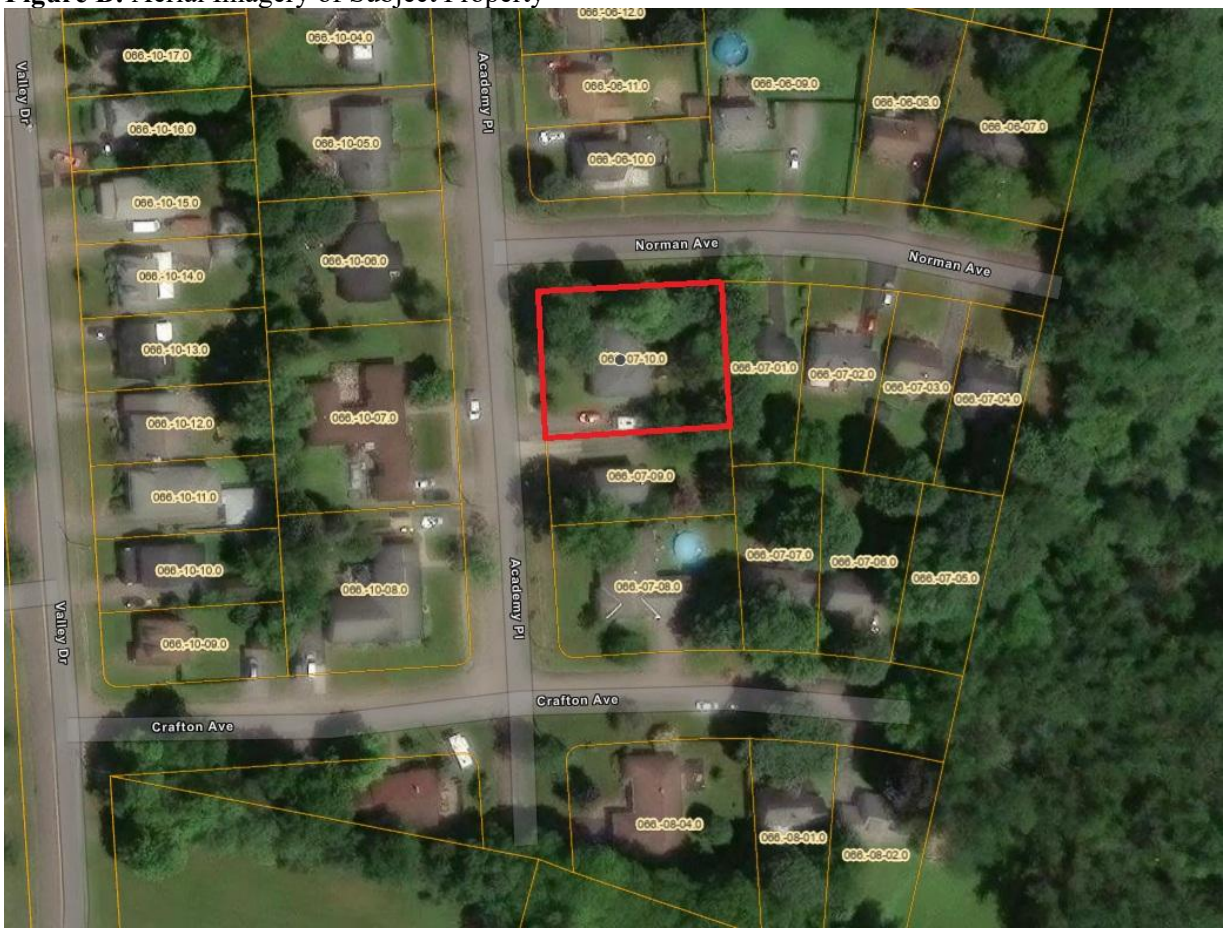
V-2026-20

Context Maps:
Figure A: Zone District of Subject Property



Description: Figure A. shows the current Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

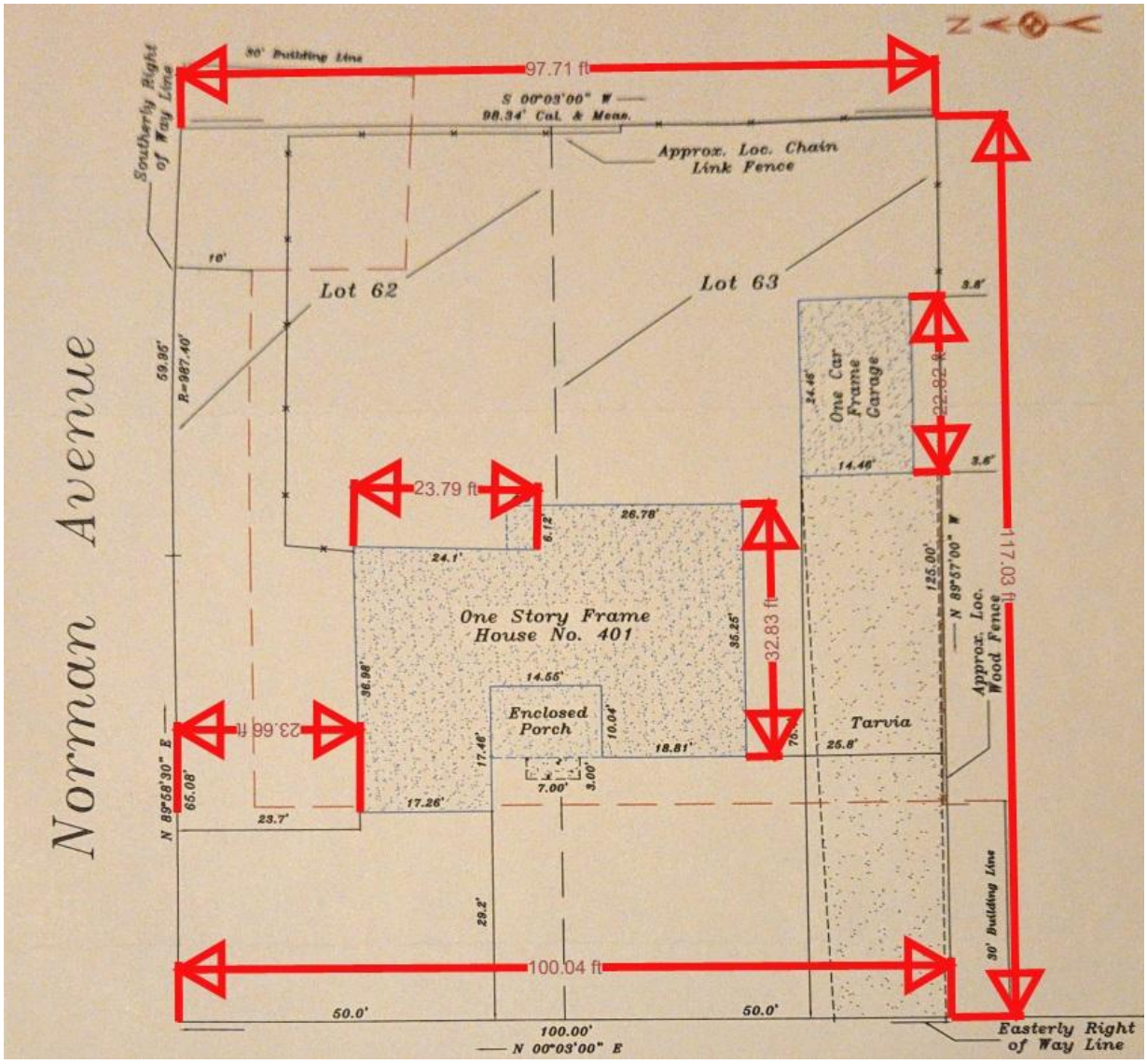
Figure B: Aerial Imagery of Subject Property



Description: Figure B. shows satellite imagery of the subject property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/

Figure 1: Scale Issues

"Location Survey on Lots 62 and 63 of Brooklea. Map # 2115. Known as No. 401 Academy Place, City of Syracuse, County of Onondaga, State of New York. Drawn & Stamped by: Michael J. McCully of R.J. Lighton Sr. Land Surveying. Dated 09/20/2012. Scale 1" = 20'"



Staff calibrated a measurement tool to the survey using the 100 FT measurement on the eastern side of the property, other measurements taken conflict with what is documented on the survey. This does not necessarily require a new survey from the applicant.

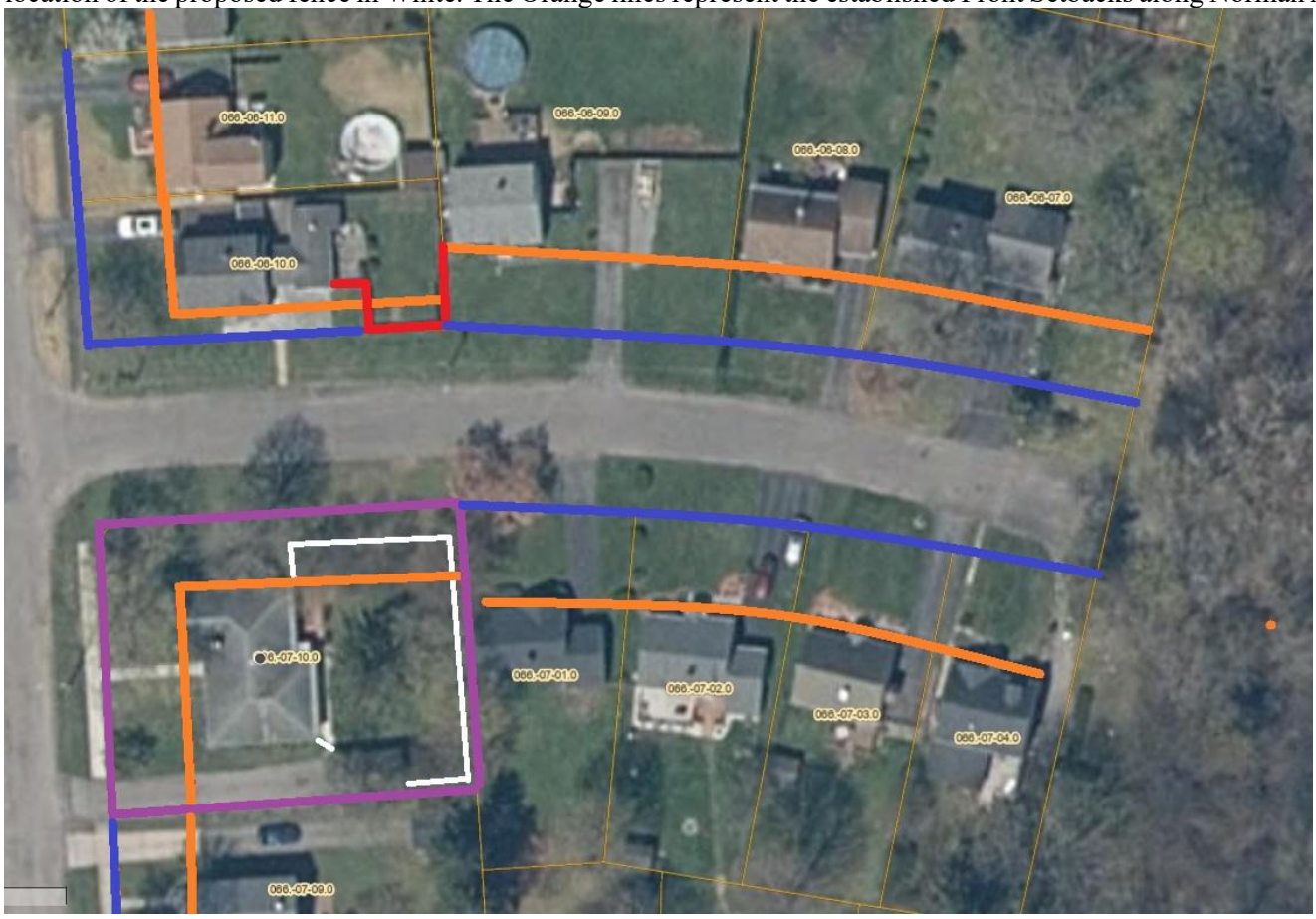
Figure 2.1: Image taken from Norman Ave looking west towards the subject parcel.



Figure 2.2: Image taken from Norman Ave looking west towards the subject parcel. Staff marked the location of the proposed fence.



Figure 3: Aerial Image of Norman Ave. The subject parcel is outlined in Purple. Staff marked the approximate location of the proposed fence in White. The Orange lines represent the established Front Setbacks along Norman Ave.



Key:
Purple: Subject property boundaries
White: Proposed Fence
Orange: Existing Front Setbacks
Blue: Property lines along Norman Ave & Academy Pl.
Red: Existing "barn red" fence on 120 Norman Ave.

Please Note: Zoning Staff did not locate a historical permit for the existing fence marked in red, we have confirmed this Fence existed in 2003 using County GIS Data.

Figure 4: Survey of the Subject parcel with applicants' proposal marked in orange and an alternate plan that achieves equal to or grater SF of fenced yard.

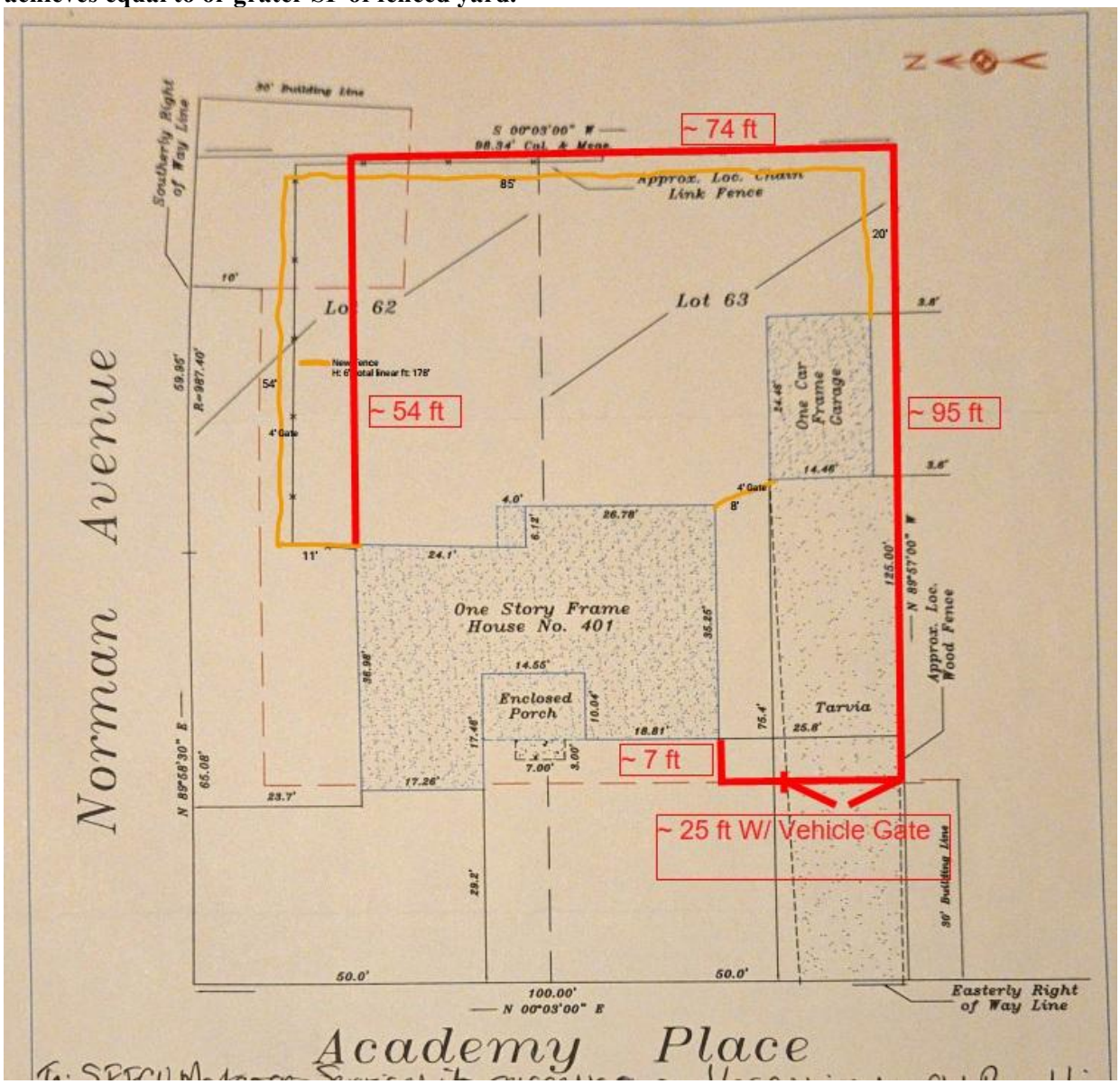


Figure 5: Street Images of the subject property before the removal of the existing vegetative buffer



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

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Director of Zoning

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Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative Specialist

To: McKenzie Conners
401 Academy Pl.
Syracuse, New York 13205

10/14/2026

Re: Application Completeness for Area Variance V-2026-20, 401 Academy Pl.

Dear McKenzie Conners,

On 10/14/2026, Rebeca Baker determined the proposed project V-2026-20, 401 Academy Pl. has all the required submittals for the application to be complete.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available Board of Zoning Appeals (BZA) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the Board of Zoning Appeals two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

Office of Zoning Administration

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Zoning Planner I

Hillary Suzuki
Zoning Administrative Specialist

To: Mckenzie Connors
401 Academy Place
Syracuse, NY 13205

8/31/2026

Re: FENCE-2026-287 Denial

Dear Mckenzie Connors,

On 8/31/2026, Rebeca Baker determined that the proposed Permit FENCE-2026-287, does not qualify to be approved by the Central Permit Office pursuant to Syracuse **Zoning Ordinance SZO Art. SZO Art. 2 Sec 2.2 B Dimensional Standards, SZO Art. 4 Sec. 4.5 F Walls and Fences, General Standards, SZO Art. 7 Sec. 7.2 C Rules of Measurements & Exceptions, Setbacks and the SZO Definition of "Setback, Front"**

As a result, the application will be denied by the Central Permit Office. The applicant may revise the site plan to address the deficiencies noted above and resubmit for review. Alternatively, if the applicant believes that compliance with the Zoning Code is not feasible, they may seek relief through the variance application before the Zoning Board of Appeals pursuant to SZO, Article. 5, Section 5.5 A

If you have any questions or would like to discuss possible revisions to bring the proposal into compliance, please contact rbaker@syr.gov.

INTERNAL USE ONLY

1 **Have you already had a pre-conference meeting with the City regarding this application?**

Yes | No

2 **Are you the property owner?**

Yes | No

3 **Are you proposing any modifications to the site?**

Yes | No

4 **What is the passcode provided by the City of Syracuse?**

Preservat1on

Data Fields

Variance

1 **Area Variance Neighborhood Character**

No undesirable change or detriment will occur.The proposed 6-foot privacy fence will run along a secondary side street that functions physically as our enclosed backyard. Because this side street is a quiet, low-traffic dead end with no pedestrian sidewalks, a 6-foot fence will not disrupt any active streetscape aesthetics, foot traffic, or neighborhood character.Furthermore, because the fence will be set back properly to preserve visibility for the few vehicles using the dead end, it poses zero safety hazards or visual blind spots. The fence will simply mirror the standard 6-foot backyard privacy fences enjoyed by traditional non-corner lot neighbors in the immediate area, maintaining the residential look and feel of the neighborhood while protecting nearby properties from an off-leash containment risk.

2 **Feasibility of Alternatives**

There is no other feasible method to achieve this benefit.The primary purpose of this fence is the secure containment of our pets. We regularly foster dogs for a local rescue and frequently have two dogs in our home, requiring a highly secure environment. Our own dog is a 50-pound mixed breed (Husky/Cattle Dog/Lab) with an athletic build and vertical jumping capacity that allows him to easily clear a standard 4-foot fence, posing an immediate escape risk.Furthermore, pulling a 6-foot fence inward to meet the standard interior setback lines is physically and structurally unfeasible due to the following property conditions:Severe Loss of Space: Moving the fence inward would cause us to lose approximately 500 square feet of our currently fenced yard, stripping away critical exercise space needed to safely manage multiple rescue and resident dogs.Structural Obstruction (Deck): An existing deck sits directly where the interior setback line would run, making it structurally impossible to install a continuous fence line there without destroying or altering a permanent home fixture.Environmental Obstruction (Large Tree): A large tree stands in the corner of the yard, acting as a massive physical barrier that prevents us from routing the fence along the standard setback path.An area variance is the only mechanism that allows us to safely secure multiple animals on our property without facing a severe, unreasonable reduction of our yard or destroying existing physical structures and mature trees.

3 **Substantiality**

The requested area variance is not substantial.While we are seeking a 2-foot increase over the standard 4-foot height limit for front yard setbacks, we are not introducing an unusual or excessively tall structure to the property. A 6-foot solid privacy fence is the standard, legally permitted height for residential rear and side yards throughout the City of Syracuse.Our request is only technically "substantial" on paper because our property is a corner lot, which legally classifies our secondary side yard as a front frontage. In physical reality, this fence lines a quiet, low-traffic dead-end street with no pedestrian sidewalks and functions entirely as our backyard. We are simply asking to apply the same standard 6-foot privacy allowance enjoyed by our non-corner-lot neighbors to our functional backyard space. Given the unique geometry of our lot and the minimal impact on the streetscape, this is a minor and highly reasonable accommodation.

4 **Adverse Effect**

The proposed variance will have zero adverse physical, visual, or environmental impacts.Because our side street terminates in a dead end and lacks pedestrian sidewalks, a 6-foot fence poses absolutely no risk to pedestrian right-of-way or vehicular sightlines. Furthermore, a 6-foot privacy fence perfectly matches the established physical conditions of our immediate neighborhood. Multiple corner lots in our neighborhood feature existing privacy fences installed within their front setbacks, including several built directly along the sidewalk.Because our proposed fence will sit on a dead-end street with no sidewalk, it will be significantly less visually intrusive than the existing setback fences already established nearby. The structure will be built entirely within our private property boundaries, will not impact local stormwater drainage, and will safely secure our foster and resident animals without creating any blind spots or negative visual impacts on the neighborhood.

5 **Self-Created Difficulty**

While the configuration of the corner lot existed at the time of purchase, this difficulty is driven by unique property geometry and modern safety demands.The strict application of the front-yard setback rule to both street frontages on a corner lot inherently penalizes our ability to safely secure a standard residential yard. The hardship is fundamentally created by the physical layout of the streets relative to our property lines, the presence of mature trees, and an existing deck structure—none of which were constructed or altered by the applicant to bypass zoning.Furthermore, our immediate need for a 6-foot height is dictated by the athletic containment requirements of our dogs and our volunteer work fostering rescue animals for the community. The difficulty stems from balancing unique lot constraints with responsible pet ownership, not an intentional disregard for Syracuse zoning ordinances.

General Project Information

1 **Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)**

Proposal involves no change on Accessory Land Use Type

2 **Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)**

Proposal involves no change proposed on current Primary Land Use Type

3 **Describe the nature and extent of variance requested**

Relief from front/side-yard setback restrictions to construct a 6-foot solid privacy fence on a corner lot frontage.

4 **Will this project include site changes?**

INTERNAL USE ONLY

5 **Will this project include exterior alterations?**

No

6 **Will this project include new construction?**

Yes

7 **Will this project include demolition (full or partial)?**

No

8 **Companion Zoning Applications (if applicable, list any related zoning applications)**

9 **Proposed Onsite Parking**

10 **Current Onsite Parking**

11 **Proposed Hours of Operation**

12 **Current Hours of Operation**

13 **Current Number of Dwelling Units**

14 **Proposed Number of Dwelling Units**

15 **Proposed Use of the Property**

16 **Current Use of the Property**

Dwelling, single unit detached

17 **Lot Size (sq ft)**

12,500

18 **Business/Project Name**

Connors Residential Privacy Fence Variance

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

Owner/Owner's Agent Certification

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

Print owner's name: Mckenzie Connors	
Signature: Mckenzie Connors	Date: 09/07/2026
Mailing address: 401 Academy Pl, Syracuse, NY 13207	
Phone:	Email:
Print applicant's name: David Connors	
Signature: David Connors	Date: 09/07/2026
Mailing address: 401 Academy Pl, Syracuse, NY 13207	
Phone:	Email:
Print authorized representative's name (if applicable):	
Signature:	Date: 09/07/2026
Mailing address:	
Phone:	Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**

- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**

- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**

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:
Connors Residential Privacy Fence Variance

Project Location (describe, and attach a location map):
401 Academy Place & Norman Ave, Syracuse, NY 13207

Brief Description of Proposed Action:
Installation of a 6-foot solid PVC privacy fence to replace an existing fence along the side-yard setback of a corner lot. The fence is required to safely contain domestic and foster dogs on private property.

Name of Applicant or Sponsor:	Telephone:
David Connors	E-Mail:

Address:
401 Academy Pl

City/PO:	State:	Zip Code:
Syracuse	NY	13207

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse Board of Zoning Appeals (BZA), Area Variance	☐	☑

3. a. Total acreage of the site of the proposed action? .29 acres
   b. Total acreage to be physically disturbed? .01 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .29 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☑	☐

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
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)?	☑	☐
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?	☑	☐
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?	☑	☐
If Yes, describe: _____		

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

Applicant/sponsor/name: David Connors Date: 9/7/2026

Signature: David Connors Title: Homeowner

PRINT FORM

Z<8<

Normandy Avenue

30' Building Line

Southerly Right of Way Line

S 00°03'00" W
98.34' Cal. & Meas.

Approx. Loc. Chain Link Fence

10'

Lot 62

Lot 63

59.96'

R=987.40'

3.8'

24.46'

One Car Frame Garage

14.46'

3.6'

20'

4.0'

10'

Deck

26.78'

6.12'

24.1'

125.00'

N 89°57'00" W

Approx. Loc. Wood Fence

One Story Frame House No. 401

36.25'

36.98'

14.55'

Enclosed Porch

10.04'

17.46'

18.81'

76.4'

Tarvia

25.8'

7.00'

3.00'

N 89°58'30" E

65.08'

17.26'

23.7'

29.2'

30' Building Line

50.0'

50.0'

100.00'

N 00°03'00" E

Easterly Right of Way Line

Academy Place

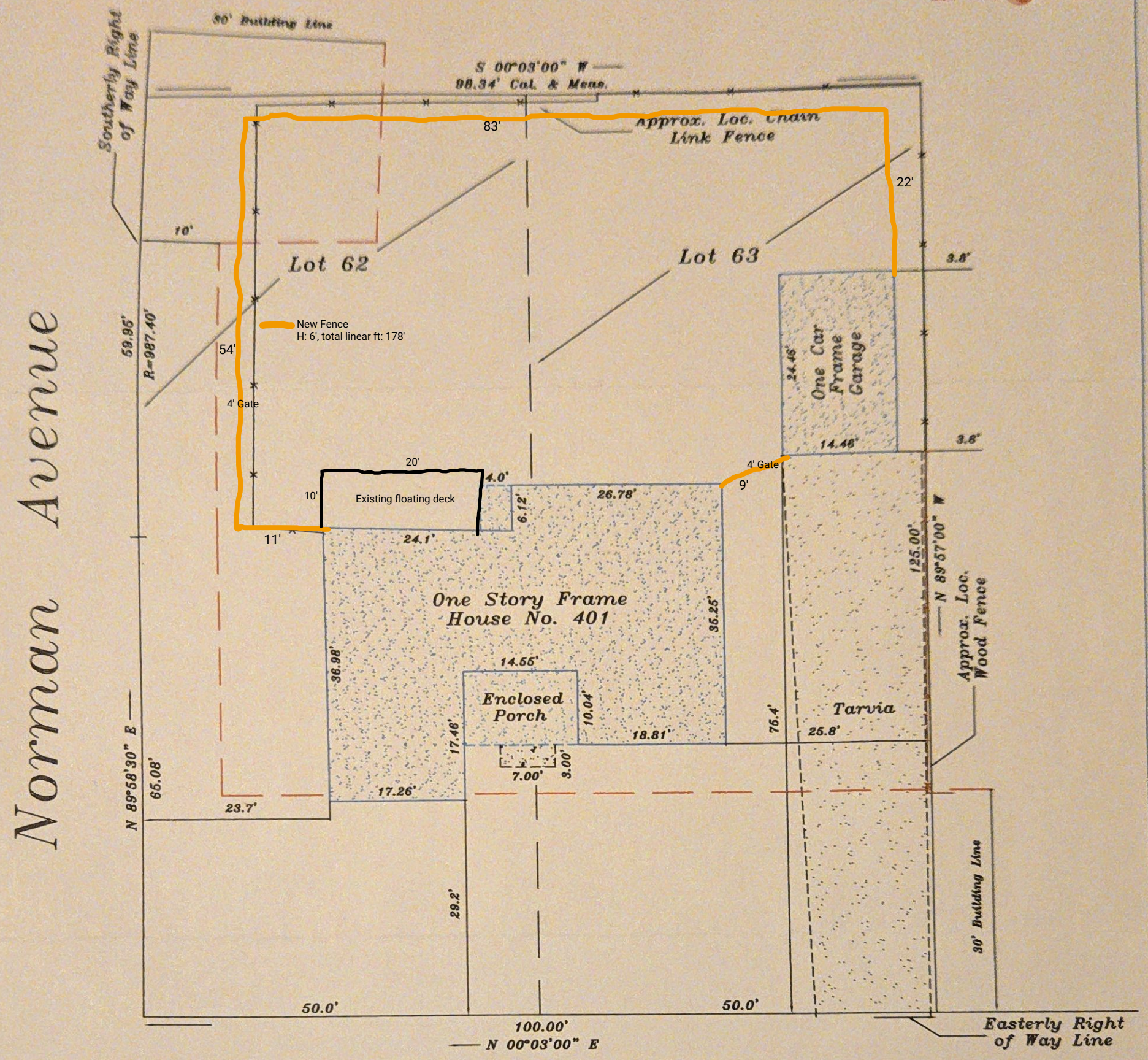
To: SEFCU Mortgage Services, its successors and/or assigns; Old Republic National Title Ins. Co.; McKenzie Simmons

R.J. LIGHTON SR. LAND SURVEYING 886 E. Brighton Ave., Syracuse, New York 13205 Phone: (315) 492-2493	Location Survey on Lots 62 and 63 of Brooklea. Map# 2115.
I hereby certify that this map was made from an actual survey and same is correct.	Known as No. 401 Academy Place, City of Syracuse, County of Onondaga, State of New York.
R.J. Lighton Sr. NYSLLS 45373 M.J. McCully NYSLLS 50696	Drawn by: MJM | Scale: 1"= 20' | Date: 09-20-12 Revisions:

LICENSED LAND SURVEYOR 050696

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209,Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2012, R.J.Lighton Sr. Land Surveying, all rights reserved.

Z<B<



Academy Place

To: SEFCU Mortgage Services, its successors and/or assigns; Old Republic National Title Ins. Co.; McKenzie Simmons

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Z<B<

Normandy Avenue

30' Building Line

Southerly Right of Way Line

S 00°03'00" W
98.34' Cal. & Meas.

83'

Approx. Loc. Chain Link Fence

22'

Photo 4

10'

Lot 62

Lot 63

3.8'

59.96'

R=987.40'

New Fence
H: 6', total linear ft: 178'

54'

24.46'

One Car Frame Garage

4' Gate

Photo 5

Photo 3

14.46'

3.6'

20'

4.0'

4' Gate

9'

10'

Existing floating deck

6.12'

26.78'

11'

24.1'

Photo 2

Photo 1

125.00'

N 89°57'00" W

Approx. Loc. Wood Fence

One Story Frame House No. 401

36.25'

36.98'

14.55'

Enclosed Porch

10.04'

Tarvia

76.4'

25.8'

17.46'

18.81'

7.00'

3.00'

65.08'

N 89°58'30" E

17.26'

23.7'

29.2'

30' Building Line

50.0'

50.0'

100.00'

N 00°03'00" E

Easterly Right of Way Line

Academy Place

To: SEFCU Mortgage Services, its successors and/or assigns; Old Republic National Title Ins. Co.; McKenzie Simmons

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Normandy Avenue

30' Building Line

Southerly Right of Way Line

S 00°03'00" W
98.34' Cal. & Meas.

Approx. Loc. Chain Link Fence

Photo 8

Photo 7

Photo 6

10'

Lot 62

Lot 63

59.96'

R=987.40'

3.8'

24.46'

One Car Frame Garage

14.46'

3.6'

20'

4.0'

Deck

10'

6.12'

26.78'

24.1'

One Story Frame House No. 401

35.25'

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Enclosed Porch

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17.46'

18.81'

7.00'

3.00'

17.26'

23.7'

N 89°58'30" E — 65.08'

29.2'

75.4'

Tarvia

25.8'

125.00'

N 89°57'00" W

Approx. Loc. Wood Fence

30' Building Line

50.0'

100.00'

N 00°03'00" E

50.0'

Easterly Right of Way Line

Photo 9

Academy Place

To: SEFCU Mortgage Services, its successors and/or assigns; Old Republic National Title Ins. Co.; McKenzie Simmons

R.J. LIGHTON SR. LAND SURVEYING
886 E. Brighton Ave., Syracuse, New York 13205
Phone: (315) 492-2493

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

R.J. Lighton Sr. NYSLLS 45373

M.J. McCully NYSLLS 50696

Location Survey on Lots 62 and 63 of Brooklea. Map# 2115.

Known as No. 401 Academy Place, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MJM	Scale: 1"= 20'	Date: 09-20-12
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DEAD
END










2247


STOP

Agency Use Only [If applicable]

Project: V-2026-20

Date: 10/23/2026

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?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: V-2026-20

Date: 10/29/2026

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	10/29/2026
Name of Lead Agency	Date
Steven Kulick	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)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 10/23/2026
Tax Map #: 066.-07-10.0
Owners: McKenzie Simmons
Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
401 Academy Pl & Norman Ave	12/31/11	Completed Complaint	Bulk Household Items	Completed	2011-01379 | 2 CHAIRS
401 Academy Pl & Norman Ave	01/06/12	Completed Complaint	Bulk Household Items	Completed	2012-01503 | mat box
401 Academy Pl & Norman Ave	01/12/12	Completed Complaint	Bulk Household Items	Completed	2012-01749 | sofa
401 Academy Pl & Norman Ave	11/12/12	Complaint	Yard Waste	Open	2012-25196 | Branches/limbs of bushes that were removed. Piled on side of road.
401 Academy Pl & Norman Ave	11/26/12	Complaint	Yard Waste	Open	2012-25959 | Branches/leaves piled on side of road.
401 Academy Pl & Norman Ave	12/13/12	Completed Complaint	Blue Bin: request new BB	Completed	2012-26912 | 2 blue bins
401 Academy Pl & Norman Ave	02/20/13	Permit Application	Electric	Issued	10140
401 Academy Pl & Norman Ave	02/21/13	Inspection	Inspector Notification	N/A	
401 Academy Pl & Norman Ave	02/26/13	Inspection	Service Inspection	Pass	
401 Academy Pl & Norman Ave	02/28/13	Completed Permit	Electric	Certificate Issued	10140 | Certificate of Completion #10140
401 Academy Pl & Norman Ave	03/27/13	Completed Complaint	Blue Bin: request new BB	Completed	2012-25960 | 2 new blue bins needed for new residents
401 Academy Pl & Norman Ave	09/19/13	Permit Application	HVAC/Mechanical	Issued	12718
401 Academy Pl & Norman Ave	09/19/13	Completed Permit	HVAC/Mechanical	Certificate Issued	12718 | Certificate of Completion #12718
401 Academy Pl & Norman Ave	09/23/13	Inspection	Inspector Notification	In Progress	
401 Academy Pl & Norman Ave	09/26/13	Inspection	Progress Inspection	Pass	
401 Academy Pl & Norman Ave	02/07/14	Completed Complaint	Blue Bin: request new BB	Completed	2014-01905 | 1 bb