



Syracuse
University

SYRACUSE UNIVERSITY HOTEL

CITY PLANNING COMMISSION MEETING | 05.27.2025

HOTEL SKYLER

SKYLER COMMONS

HARRISON STREET

S CROUSE AVE

UNIVERSITY AVE

UNIVERSITY NORTH LOT

UNIVERSITY AVE GARAGE

UNIVERSITY SOUTH LOT

E ADAMS STREET

CHASE BANK

1011 E ADAMS

SYRACUSE EYE CENTER



VICINITY MAP
NOT TO SCALE



LOCATION PLAN
Scale: 1" = 500'

Total area: 1.34± acres.
Total number of lots: Five (5) existing, One (1) proposed
Present Zone: PID Planned Institutional
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. lanuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain).According to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F, Effective date: November 4, 2016.
Tax Map Nos. 49--03--05. 06, 07, 08 & 9.1
C.E.P. 168

	LS	indicates light stand
		indicates utility pole, anchor & overhead lines
	IPF	indicates iron pipe and/or monument found
	MON. FND	indicates bollard
		indicates sign
	12" CSP	indicates storm culvert
	6" G	indicates gas main, gas valve & gas line marker
	8" W	indicates water main, water valve & hydrant
	18" S	indicates storm sewer, catch basin & manhole
	8" S	indicates sanitary sewer, sewer vent & manhole
		indicates boundary line
		indicates adjacent parcel line
		indicates old/original parcel line
		indicates easement line
		indicates centerline road

THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS IS A CORRECT MAP MADE
FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

REVISIONS	FINAL PLAN			
	4-24-2025	UNIVERSITY AVENUE SUBDIVISION		
		RESUBDIVISION LOT Nos. 9, 10, 11, 12 AND PART OF LOT Nos. 7, 13 AND 15		
		PART OF BLOCK No. 368 CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK		
		IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com		
		DATE: FEBRUARY 4, 2025		SHEET No.
	SCALE: 1" = 20'	F.B. No. 1742		
	FILE No.: 311.020			

MASSING DIAGRAM SYRACUSE UNIVERSITY HOTEL



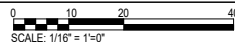
**NOTE: ELEVATIONS ARE APPROX. & BASED ON GOOGLE EARTH ELEVATIONS

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SITE PLAN

SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

1

2

3

4

SKYLER COMMONS BUILDING

HARRISON STREET

TRANSFORMER
(SCREENED)

SERVICE
(3) OFF-STREET
LOADING
BERTHS

10' x 50'
LOADING
BERTH

10' x 50'
LOADING
BERTH

**PROPOSED EVENT SPACE &
RESTAURANT**
2 FLOORS
HEIGHT - 43'-0" 45'-0"
ELEVATION - 522.0' 525.0'
SEE GENERAL NOTE 3 & 5

PROPOSED HOTEL TOWER
13 FLOORS
HEIGHT - 155'-0" 158'-0"
ELEVATION - 634.0' 637.0'
SEE GENERAL NOTE 3 & 5

PROPOSED PARKING GARAGE
3 FLOORS (APPROXIMATELY +/-100 SPACES)
HEIGHT - 23'-0" 24'-6"
ELEVATION - 502.0' 503.5'
SEE GENERAL NOTE 3 & 5

HOTEL ENTRY

AUTOCOURT

RESTAURANT
ENTRY

UNIVERSITY AVENUE

GENERAL NOTES

- TOPOGRAPHY GRADE VARIES GREATLY ACROSS PROPOSED BUILDING SITE.
- PROPOSED BUILDING'S NUMBER OF STORIES INDICATED ARE AS PERCEIVED FROM ADJACENT GRADE.
- ON THE DRAWING, PROPOSED BUILDING HEIGHTS ARE MEASURED FROM THE GRADE PLANE AT MIDPOINT OF STREET FRONTAGE TO TOP OF ROOF OF BUILDING SECTION. **SEE NOTE 3.**
 - THE GARAGE BUILDING HEIGHT IS 7% 24' 4" FRONTING ON UNIVERSITY AVE.
 - THE TOWER BUILDING HEIGHT IS 7% 155' 0" FRONTING ON UNIVERSITY AVE & 14% FRONTING ON HARRISON ST.
 - THE EVENT SPACE AND RESTAURANT IS 7% 45' 0" FRONTING ON UNIVERSITY AVE.
 - THE EVENT SPACE AND RESTAURANT IS 7% 45' 0" FRONTING ON HARRISON ST.
- *FOR ZONING CHART, BUILDING HEIGHT IS DETERMINED AS PER CITY OF SYRACUSE ZONING ORDINANCE (AMENDED JULY 2024) DEFINITION.
- THE BUILDING HEIGHT HAS INCREASED APPROX. 7' AS A RESULT OF CONTINUED DESIGN AND COORDINATION.

PROJECT COMPLIANCE WITH TABLE 2.15 DEVELOPMENT STANDARDS (REVISED 05.20.25)

STANDARD	REQUIRED	PROVIDED
FRONT SETBACK	10 FEET (AT UNIVERSITY AVE AND HARRISON ST)	≥ 10 FEET (UNIVERSITY AVE), ≥ 10 FEET (HARRISON ST)
SIDE SETBACK	5 FEET	≥ 5 FEET
REAR SETBACK	5 FEET	≥ 5 FEET
MAXIMUM BUILDING HEIGHT	NONE	±55 158 FEET (UNIVERSITY AVE); ±63 166 FEET (HARRISON ST)
MINIMUM LOT WIDTH	NONE	258 FEET
MINIMUM LOT AREA	N/A - ALREADY ZONED PID	+/-1.34 ACRES
MAXIMUM IMPERVIOUS COVERAGE	90%	≤ 85%
OFF-STREET LOADING	3 BERTHS PER 4.4G	3 BERTHS
LANDSCAPING, BUFFERING, AND SCREENING	NONE	PER UNIVERSITY TYPICAL STANDARDS
EXTERIOR LIGHTING	NO OFF-SITE SPILLOVER GLARE	WILL MEET REQUIRED STANDARDS
OFF STREET PARKING	85 SPACES (1 PER 2,000 SF OF NON-RESIDENTIAL USE)	+/-100 SPACES
SIGNS	TBD	SUBJECT TO LATER ZONING REVIEW



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33 East 133rd Street, Suite 401
New York, NY 10016

SYRACUSE UNIVERSITY HOTEL
SYRACUSE UNIVERSITY

DATE

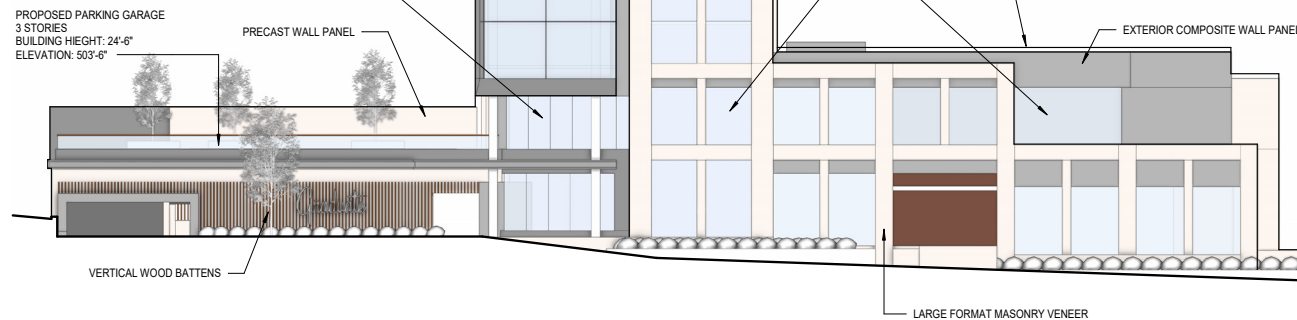
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ZONING PLAN

ZSP1.0

ELEVATIONS HAVE BEEN REVISED TO SHOW MORE FENESTRATION AND DESIGN PROGRESS. HEIGHTS HAVE INCREASED BY APPROX. 3' AS A RESULT OF CONTINUED DESIGN AND COORDINATION.

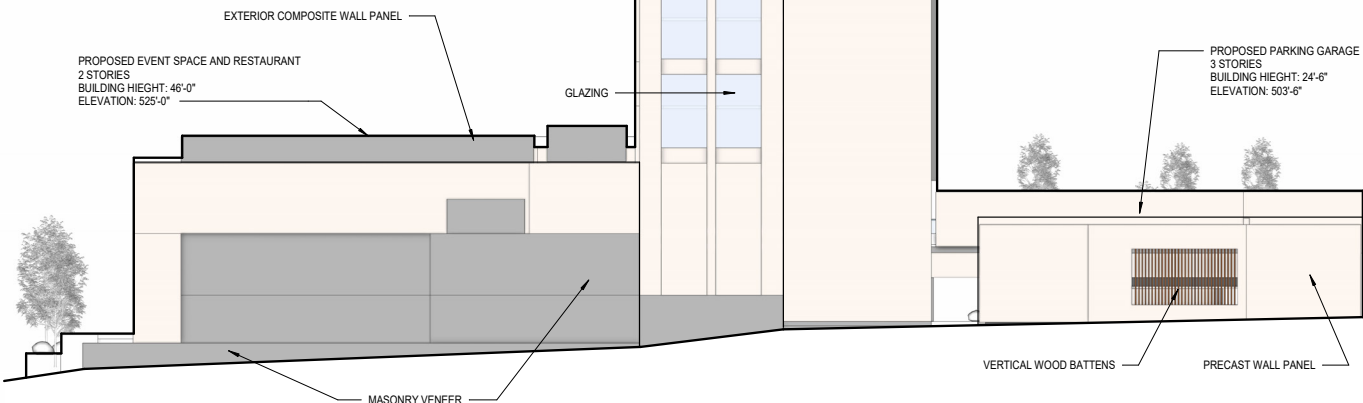


EAST (UNIVERSITY AVE) ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

SCALE: 1" = 20'

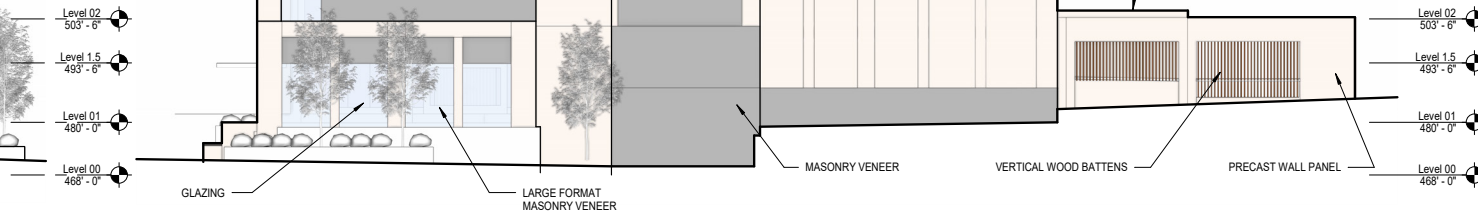


WEST ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

SCALE: 1" = 20'

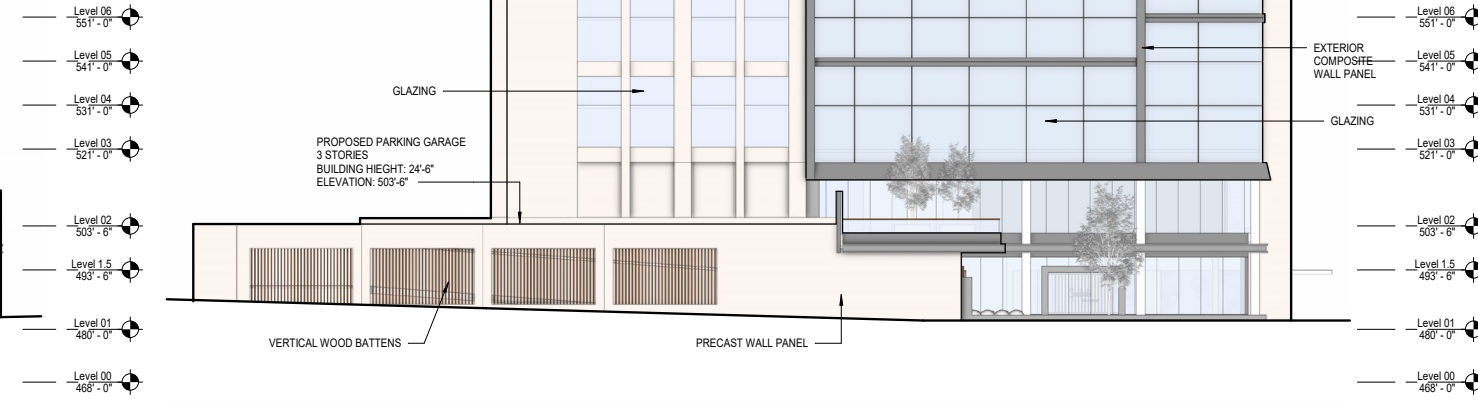


NORTH (HARRISON ST) ELEVATION

SCALE: 1" = 20'-0"

0 10 20 40

SCALE: 1" = 20'



SOUTH ELEVATION

SCALE: 1" = 20'-0" 0 10 20 40
SCALE: 1" = 20'

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