



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>Z-2902</u>	<i>Staff Report – July 7th 2025</i>
<i>Application Type:</i>	Zoning Map Amendment
<i>Project Address:</i>	200 Salisbury Road (Tax ID: 098.1-01-04.0)
<i>Summary of Proposed Action:</i>	<p>This Zoning Map Amendment is being proposed by the Zoning Administrator to maintain the Official Zoning Map. Under the repealed zoning ordinance, the previous Zoning Map designated this parcel as open space. Following a review and recommendation by the City Planning Department and Zoning Administration, it is now proposed that the parcel be rezoned to the R1 Single-Unit Residential District. The parcel is owned by homeowners of adjacent lots located in the Village of Solvay, and this designation would accommodate future residential use, including potential additions or driveways.</p> <p>Therefore, the Zoning Administrator is referring this Zoning Map Amendment to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC's recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3).</p>
<i>Owner/Applicant</i>	200 Salisbury Road – David O'Connor (Owner) City of Syracuse Zoning Administrator (Applicant)
<i>Existing Zone District:</i>	200 Salisbury Road – Pending
<i>Surrounding Zone Districts:</i>	The neighboring properties to the south are within the Open Space (OS) Zone District. The parcels located to the north, west and east are located in the Village of Solvay and thus do not have Zone Districts designated by the City of Syracuse.
<i>Staff Analysis:</i>	<p><u>Factors:</u></p> <ul style="list-style-type: none"> - The proposed zoning map amendment does not comply with the minimum lot area and width requirements for the R1 Zone District pursuant to Art. 2, Sec 2.2 for the land use of single-unit dwelling as this parcel is solely utilized as front yard, located in the front setback of the houses located in the Village of Solvay. However, this zoning map amendment will not adversely impact the surrounding neighborhood and instead promote future single unit residential development. - The R1 designation reflects the current land use of these City parcels, and adjacent land use of the parcels in the Village of Solvay (Single family homes and yards). - These parcels are not public or quasi-public as spaces designated in the Open Space District typically are. - The R1 Designation would allow the owners of their parcels which are located in the Village of Solvay to develop in their front yards. - The surrounding neighborhood characteristics include residential and open space land use. - Staff recommend approving designating the subject parcel to the R1 Zone District.
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	N/A
<i>Property Characteristics:</i>	<p><u>Existing property characteristics</u></p> <p>The subject property at 200 Salisbury Rd. is an irregularly shaped parcel with a lot</p>

	size of 750 SF (0.02 acres). The property has one primary street frontage with 60 FT of frontage along Salisbury Rd. The eastern property line borders Myrtle Hill Cemetery for 12.1 FT, the western property line borders 204 Salisbury Rd. for 13.75 FT, and the northern property line borders 200 Salisbury Rd. for 60 FT. The property is improved by a driveway.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal does meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n, and who had no position dated 7/2/25

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

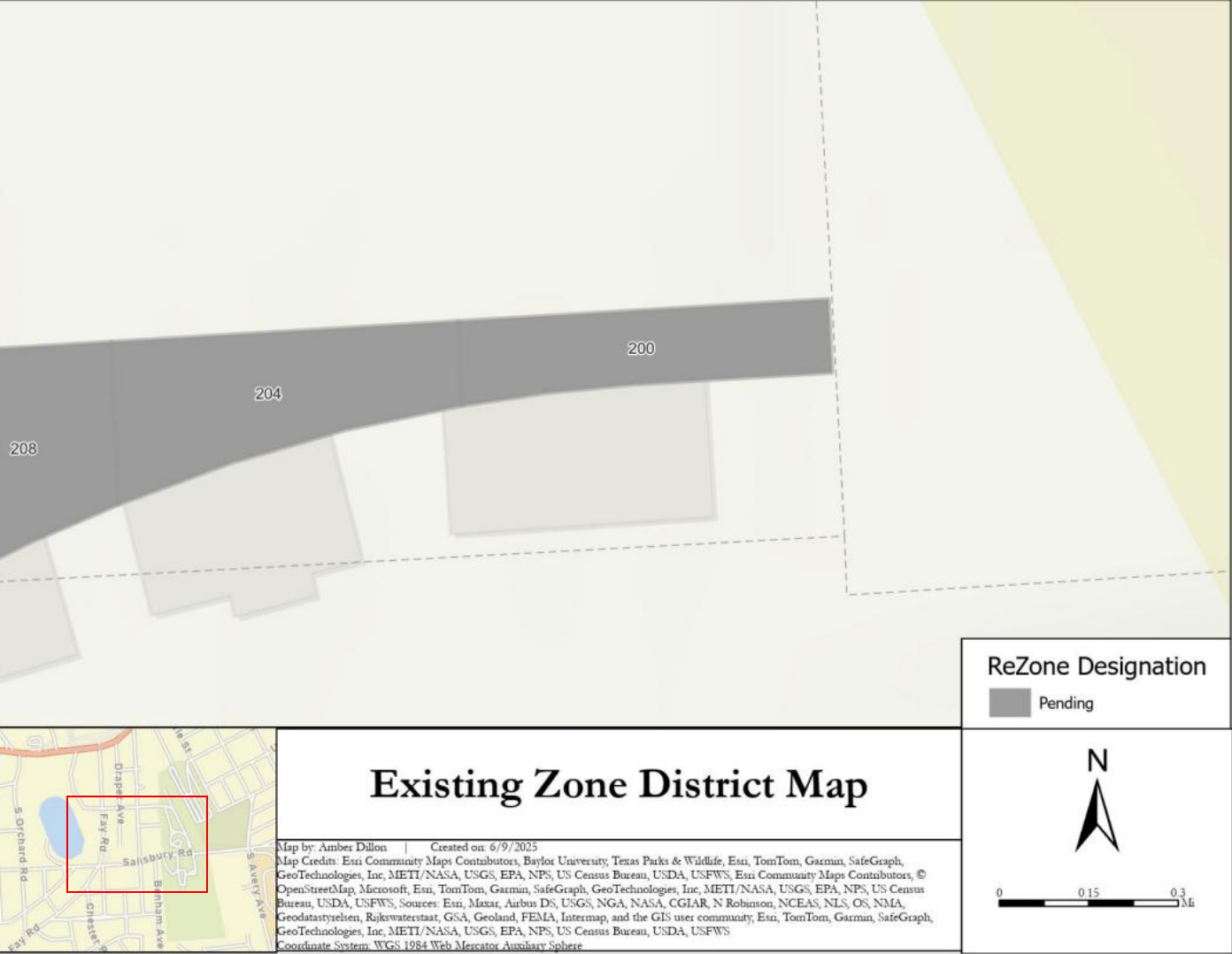
- Short Environmental Assessment Form Part 1

Attachments:

- Short Environmental Assessment Form Part 2&3
- Proposed Zoning Map Amendment
- OCPB Comments

Context Maps:

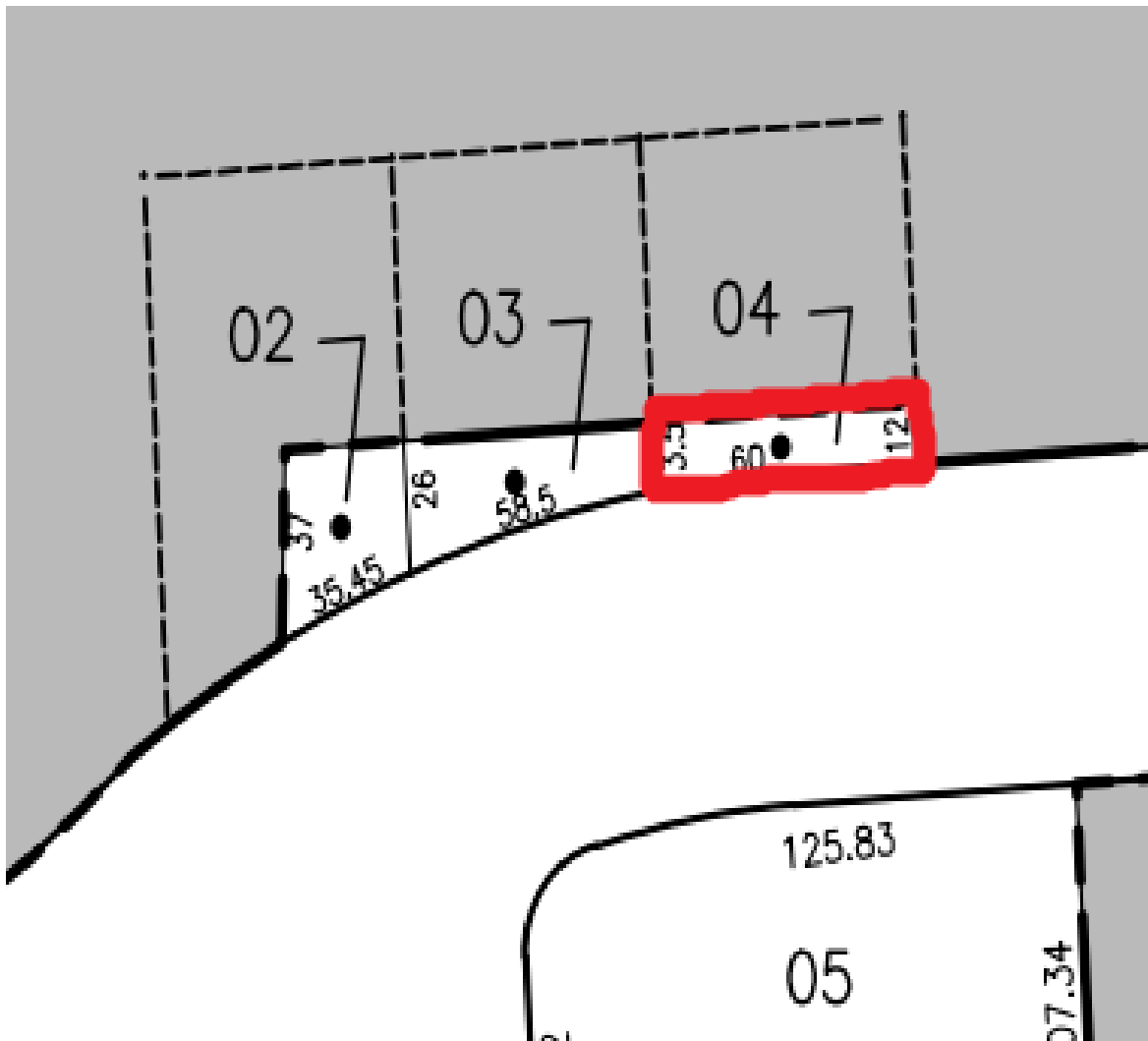
Figure 1: Zone District of Subject Property



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

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

Figure 2: Tax Map of Subject Property



Description: Figure 2 shows Onondaga County Tax Map of Section Map 100 of the City of Syracuse
Image Source: [Onondaga County Real Property Tax - Search](#)

Figure 3: Proposed Zoning map Amendment from Pending to R1 for 200 Salisbury Road

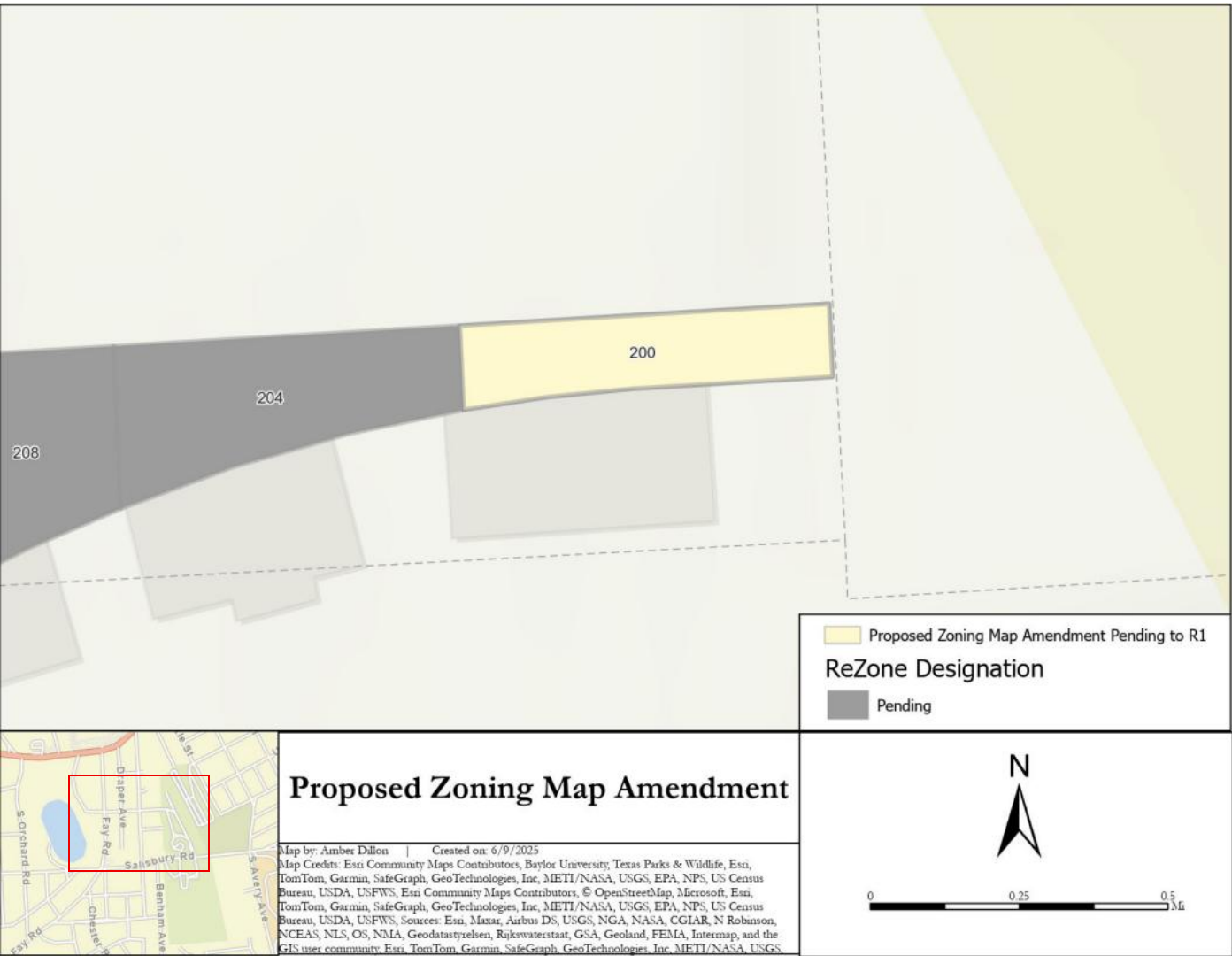
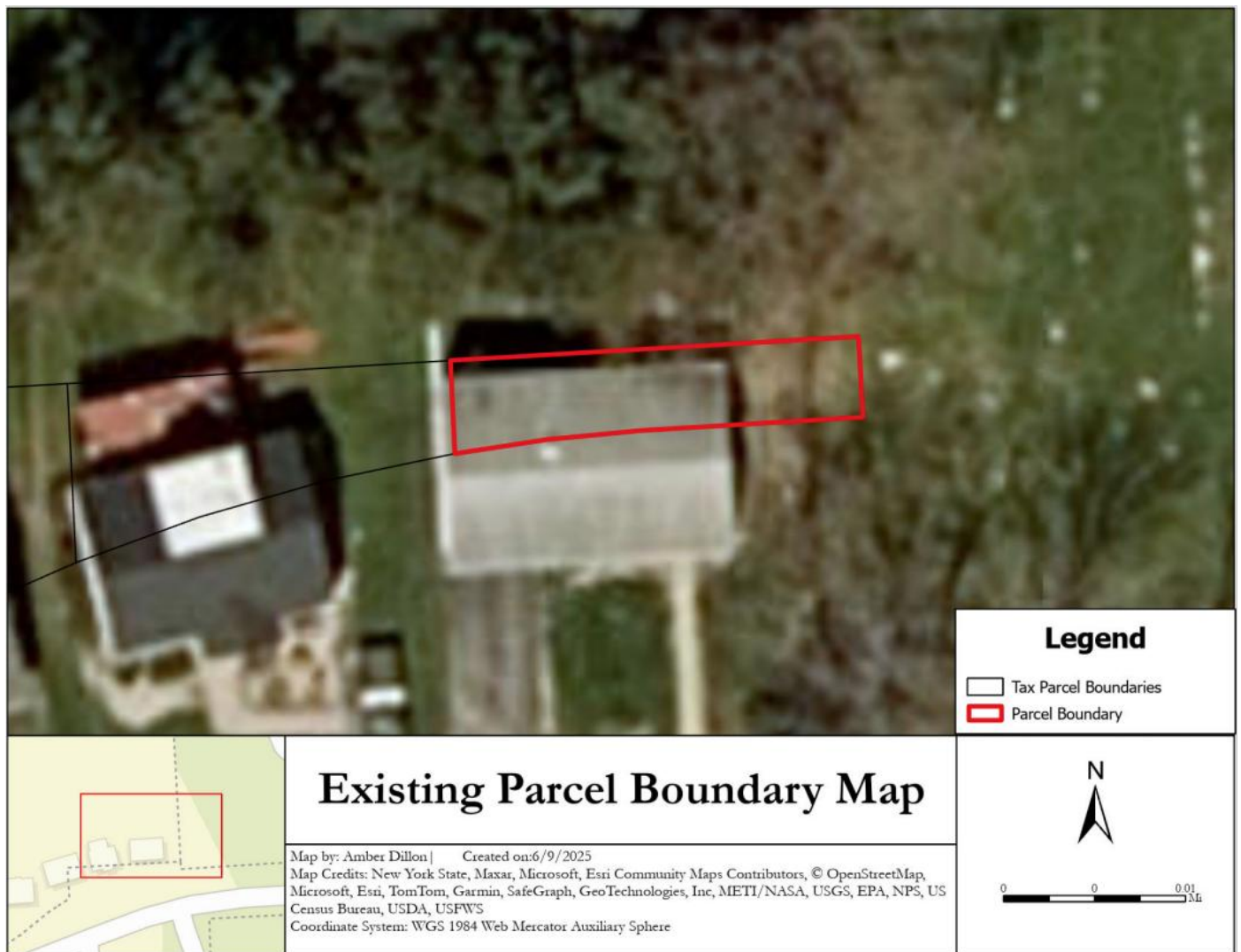


Figure 4: Aerial Imagery of Subject Property



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

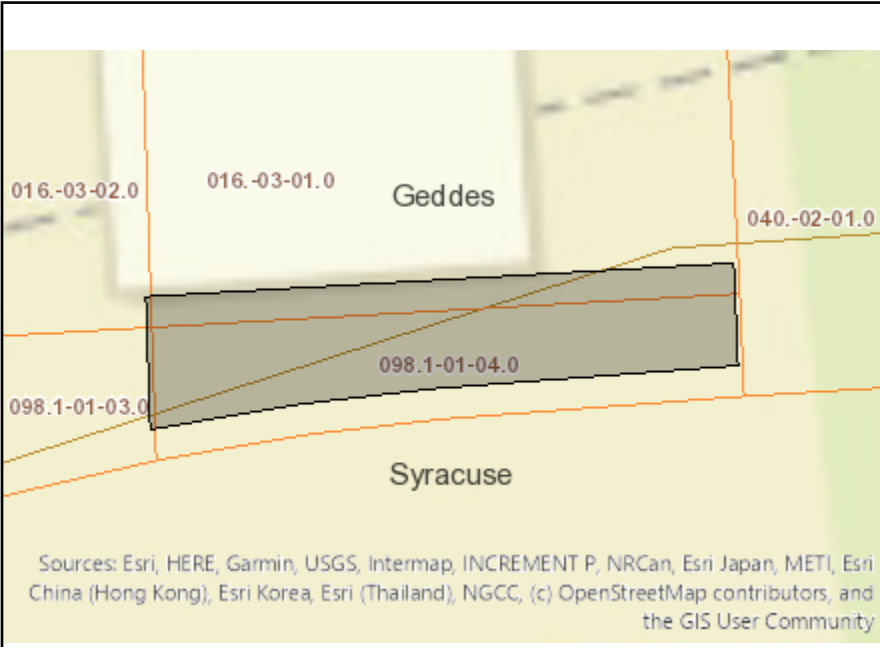
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Zoning Map Amendment 200 Salisbury Road			
Project Location (describe, and attach a location map): 200 Salisbury Road, Syracuse NY			
Brief Description of Proposed Action: This Zoning Map Amendment is being proposed by the Zoning Administrator to maintain the Official Zoning Map. Under the repealed zoning ordinance, the previous Zoning Map designated this parcel as open space. Following a review and recommendation by the City Planning Department and Zoning Administration, it is now proposed that the parcel be rezoned to the R1 Single-Unit Residential District. The parcel is owned by homeowners of adjacent lots located in the Town of Geddes, and this designation would accommodate future residential use, including potential additions or driveways.			
Name of Applicant or Sponsor: City of Syracuse Zoning Administrator		Telephone: 315-448-8640 E-Mail: zoning@syr.gov	
Address: 300 South State Street			
City/PO: Syracuse		State: NY	Zip Code: 13219
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.02 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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?	NO	YES	
	<input checked="" 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"/>	
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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Amber Dillon</u> Date: <u>6/9/2025</u></p> <p>Signature: <u>Amber Dillon</u> Title: <u>Plans Examiner I</u></p>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025
OCPB Case # Z-25-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the City of Syracuse Planning Commission at the request of City of Syracuse Zoning Administrator for the property located 200, 204 (aka 202) and 208 (aka 204) Salisbury Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicant is proposing a zone change on three parcels from Open Space (OS) to Single-Unit Residential (R1) zoning district; and
- WHEREAS, the site contains three small vacant parcels located in the City of Syracuse, but surrounded by land with the Village of Solvay to the north and west and the Town of Geddes to the east and south; the parcels are associated with the City-owned land containing the Westcott Reservoir; the subject parcels are approximately 0.06 acres along the north side of Salisbury Road, containing front yard areas for adjacent single-family homes; and
- WHEREAS, per the referral, the three parcels totaling 0.06 acres are currently in an Open Space zoning district and the City wishes to change the zoning to the R1 Single-Unit Residential District; per the referral materials, the zone change request was the result of “a review and recommendation by the City Planning Department and Zoning Administration”; justification for the zone change includes the parcels are owned by the property owners of adjacent residential, an R1 zoning designation would be consistent with neighboring parcels within the Town of Geddes, and R1 “would accommodate future residential use, including potential additions or driveways”; and
- WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

A handwritten signature in black ink, appearing to read 'M. E. Voss', with a long horizontal stroke extending to the right.

Martin E. Voss, Chairman
Onondaga County Planning Board

Project: Z-2902

Date: 7/7/25

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"/>

Project: Z-2902

Date: 7/7/25

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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.	
City of Syracuse Planning Commission <hr/> Name of Lead Agency	7/7/25 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: David O'Connor

From: Amber Dillon, Zoning Planner

Date: 7/2/2025 3:22:44 PM

Re: Zone Change Z-2902
200 Salisbury Rd, Syracuse, 13204

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@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Onondaga Co Planning Board	Approved	07/02/2025	Amber Dillon	No position
Zoning Planner	Waiting on Board	07/02/2025	Amber Dillon	As this is the front yard of a property of single family houses in adjacent municipality, no concerns for ZM
Planning Commission	Pending	06/09/2025		
Common Council	Pending	06/09/2025		