



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

<i>R-2026-75</i>	<i>Staff Report –October 13, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	311 Hiawatha Blvd West, (Tax ID: 116.-02-01.1)
<i>Summary of Proposed Action:</i>	The applicant intends to divide one lot into two new lots. The existing Embassy Suites Hotel will remain on a portion of the existing lot, inclusive of all required parking and circulation. The newly formed lot will be maintained as parking lot, as no development is proposed at this time. Total square footage of New Lot H-1: 5.604 Acres (244,860.64 SF) Total square footage of New Lot H-2: 1.040 Acres (45,397.49 SF)
<i>Owner/Applicant</i>	Shoham Amin of CHA Consulting, Inc. (Applicant & Owner of 311 Hiawatha Blvd West) Brian Bouchard (Secondary Applicant & Owner's Representative)
<i>Existing Zone District:</i>	The parcel involved in the resubdivision is located in the Light Industry and Employment (LI) Zone District
<i>Surrounding Zone Districts:</i>	The adjacent properties are all located in the Light Industry and Employment (LI) Zone District, on the opposing side of I-81 there are properties in the Transition Mixed Use MX-3 Zone District & Urban Core Mixed Use MX-4 Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes dividing one commercial parcel into two new parcels. The existing Embassy Suites Hotel will remain on a portion of the existing lot; the remaining portion of the existing lot will establish a new parking lot. No modifications to the site are proposed.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivided lot meets the Dimensional Standards of the LI Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.13 B for all approved land use types. - There are no lot area requirements for the LI Zone District. - There is no lot width minimum for the LI Zone District. <u>Facts on Project</u> - The land use of "Hotel" is permitted by right in the LI Zone District. - Pursuant to SZO Art. 4 Sec. 4.4 C (1) Table 4.1, new Lot H-1, which contains the Hotel, is required to have 209 parking spaces; the proposed Lot H-1 provides 264 parking spaces, thus conforming. - The land use of "Parking lot" is permitted by right in the LI Zone District. - According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for lot H-1 will be 311 Hiawatha Boulevard West and lot H-2 will be 301 Hiawatha Boulevard West.
<i>Staff Recommendation:</i>	Staff recommend approving this project
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file the resubdivision map of R-2026-75 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The owner Shall pay all County taxes due for October before the Final Plat Map will be signed. 3. If Lot H-2 is to be sold, the Applicant shall update the 15 ft Right of Way & Utility Easement granted to the City of Syracuse which was recorded on 03/09/2017.

Zoning Procedural History:	- R-23-66 Approved 12/11/2023 Resubdivision to eliminate the irregular and non-conforming lot (301 Rear Hiawatha Blvd); and to establish two new lots to be known as 311 Hiawatha Blvd West (Tax ID: 116.-02-01.1) & 560 Solar St (Tax ID: 116.-02-01.2).
Summary of Zoning History:	- Previous to the construction of “Embassy Suites” 311 Hiawatha Blvd West was a parking lot owned by Destiny USA Land Co., LLC. - The existing Hotel was built in 2017.
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:	<u>Existing Lots</u> 311 Hiawatha Blvd West The subject property at 311 Hiawatha Blvd W. is an irregularly shaped parcel with a lot size of 290,258.13 sq ft (6.6 Acres). The property has one street frontage with 557.64 FT of frontage along Hiawatha Blvd W., which is located on the northwesterly property line. The northeasterly property line borders 560 Solar St for approximately 526.41 FT. The southwesterly property line also borders 560 Solar St for 520.57 FT and the southeasterly property line borders 560 Solar St for 527.56 FT. *560 Solar St is a U-shaped parcel. The subject parcel contains a Hotel. <u>Proposed Lot</u> H-1 The proposed lot H-1, to be known as 311 Hiawatha Blvd W. is an irregularly shaped parcel with a lot size of 244,860.64 SF (5.6 Acres). The property has one street frontage with 415.64 FT of frontage along Hiawatha Blvd W., which is located on the northwesterly property line. The additional northwesterly section of the property line borders the proposed Lot H-2 for 144.58 FT. The northeasterly property line borders proposed Lot H-2 for 302.74 FT and 560 Solar St for 222.04 FT. The southwesterly property line also borders 560 Solar St for 520.57 FT and the southeasterly property line borders 560 Solar St for 527.56 FT. The parcel known as 560 Solar St is a U-shaped parcel. The proposed subject parcel contains a seven-story Hotel with surrounding parking. H-2 The proposed lot H-2, to be known as 301 Hiawatha Blvd W. is an irregularly shaped parcel with a lot size of 45,397.49 SF (1.04 Acres). The property has one street frontage with 142 FT of frontage along Hiawatha Blvd W., which is located on the northwesterly property line. The northeasterly property line borders 560 Solar St for approximately 304.37 FT. The southwesterly property line also borders 311 Hiawatha Blvd W. for 302.74 FT and the southeasterly property line borders 311 Hiawatha Blvd W. for 144.58 FT. The parcel known as 560 Solar St is a U-shaped parcel. The proposed subject parcel contains an established parking lot.
SEQR Determination:	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 for Onondaga County's review.

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

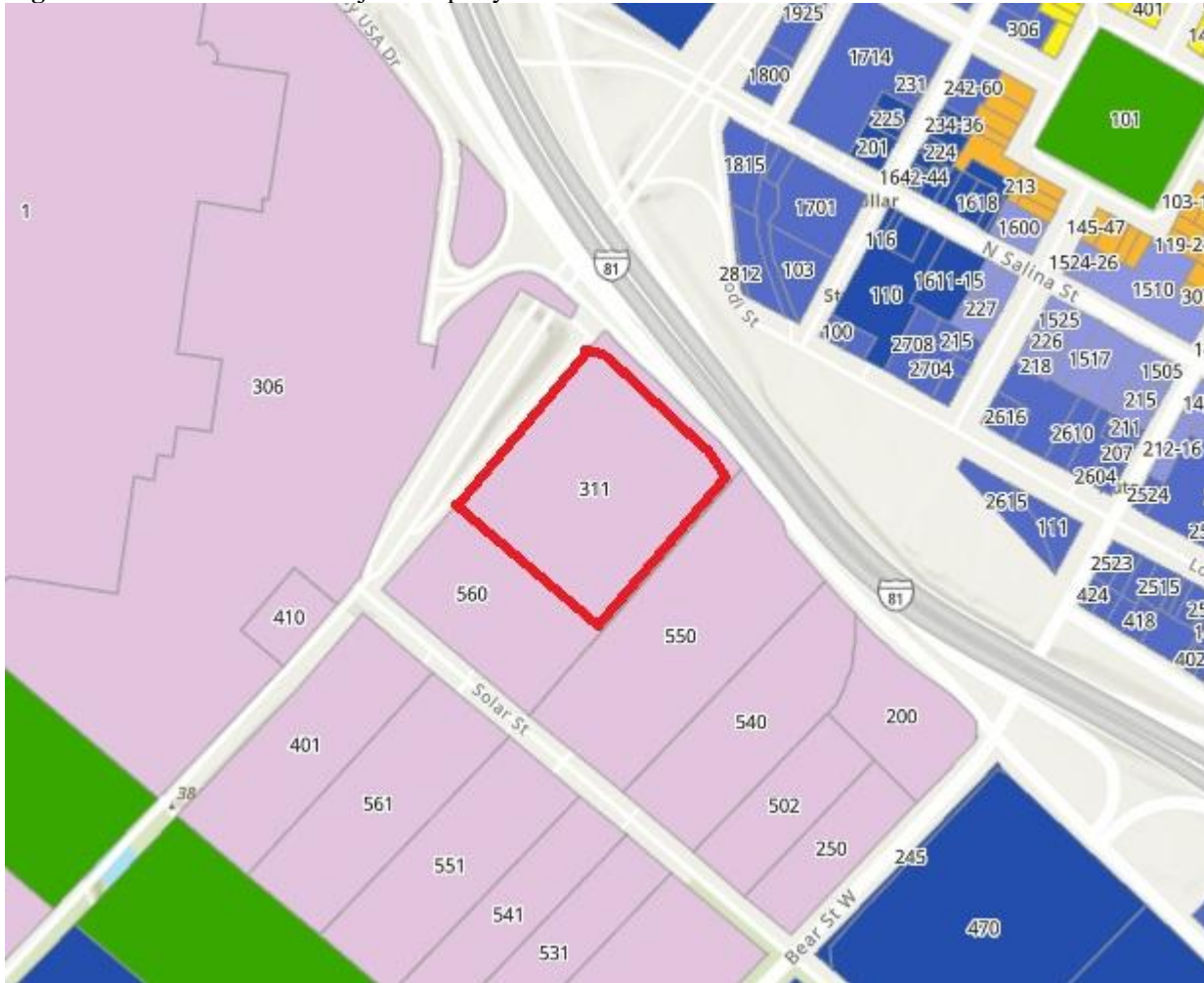
- Resubdivision application
- Short Environmental Assessment Form Part 1
- "Subdivision Plat Lands Now or Formerly of EH26, LLC. For Lot H of the destiny USA Real Estate LLC Subdivision (FM 13756) Into New Lots H-1 & H-2 # 311 Hiawatha Boulevard West, City of Syracuse, County of Onondaga, City of New York" Drawn & Stamped by David J Uhrinec of C. T. Male Associates, Dated 09/22/2023. Scale 1" = 40'

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- Camino Comments from City Departments

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, 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/>



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Noah Garcia
Director of Zoning

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Land Use & Zoning
Attorney

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Zoning Planner II

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Shoham Amin
EH26, LLC
1621 N Kent St
Arlington, VA 22209

CC: Brian Bouchard
CHA Consulting, Inc

8/14/2026

Re: Application Completeness for Lot Alteration R-2026-75, 311 Hiawatha Blvd W.

Dear Shoham Amin,

On 8/14/2026, Rebeca Baker determined the proposed project R-2026-75, at 311 Hiawatha Blvd W. 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 City Planning Commission (CPC) 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 City Planning Commission 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.

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

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Shoham Amin Authorized Signatory EH26, LLC

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
1515 North Courthouse Road	Suite 710	Arlington	VA 22201	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>
<i>* Signature:</i>			<i>Date:</i>	

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

Brian Bouchard Section Manager CHA Consulting Inc

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
300 S. State St	Suite 600	Syracuse	NY 13202	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>

Short Environmental Assessment Form

Part 1 - Project Information

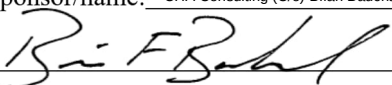
Instructions for Completing

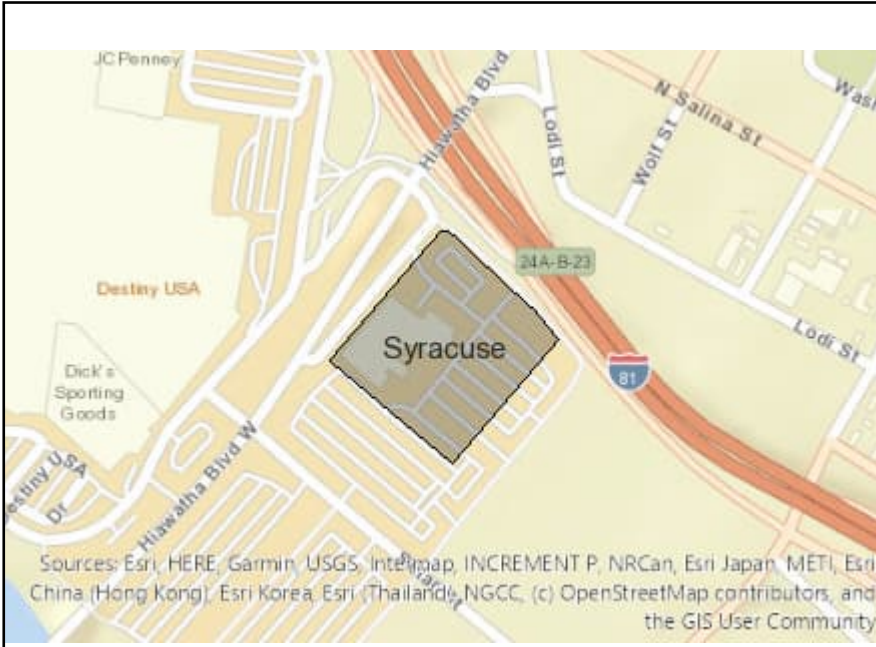
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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:			
Project Location (describe, and attach a location map): Subdivision - 311 Hiawatha Blvd, Syracuse NY			
Brief Description of Proposed Action: Subdivision of one (1) existing parcel into two (2) new lots. The existing Embassy Suites Hotel will remain on a portion of the existing lot, inclusive of all required parking and circulation. The newly formed lot will offer an opportunity for future development of approximately 1.0 acre of land.			
Name of Applicant or Sponsor:		Telephone: [REDACTED]	
CHA Consulting, Inc (c/o Brian Bouchard)		E-Mail: [REDACTED]	
Address: 300 S. State Street, Suite 600			
City/PO: Syracuse		State: NY	Zip Code: 13202
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.		☒	☐
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:		☒	☐
3. a. Total acreage of the site of the proposed action?		1.05 acres	
b. Total acreage to be physically disturbed?		none acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.65 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): Highway I-81, parking ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☒
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
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?	NO	YES	
If Yes, identify:	☒	☐	
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?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
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:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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?	☐	☒	
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	
	☒	☐	
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: _____			

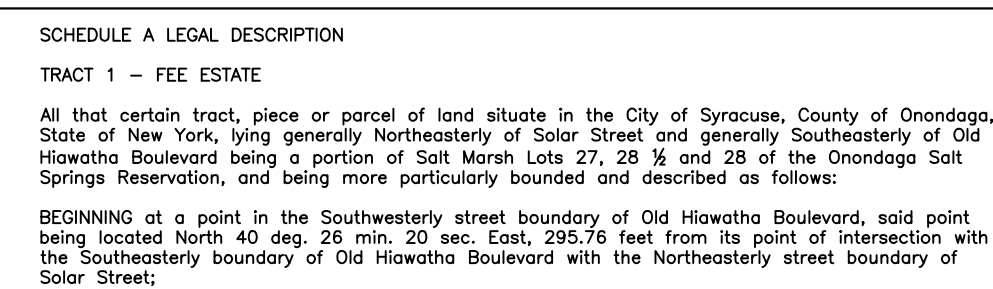
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Lake Sturgeon	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
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: Existing City of Syracuse stormwater system	NO ☐ ☒ ☐	YES ☒ ☐ ☒
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:	NO ☒	YES ☐
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:	NO ☒	YES ☐
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: Oil City/Carousel Center - 9 Brownfield Cleanup Program	NO ☐	YES ☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): The action is for subdivision only and will not have any environmental impacts.	NO ☐ ☐	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: CHA Consulting (C/o) Brian Bauchard Date: 8/12/2026 Signature:  Title: Project Manager		



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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes



Thence across the lands of Destiny USA Real Estate, LLC as described in Block 5376 of Deeds at Page 767 the following six (6) courses and distances:

South 50° 40' 21" min. 16" sec.	East. 220.97 feet to a point; thence
North 40° 42' 20" min. 21" sec.	East. 527.62 feet to a point; thence
North 36° 58' 21" min. 16" sec.	West. 123.41 feet to a point; thence
North 40° 42' 20" min. 21" sec.	East. 527.62 feet to a point; thence
North 47° 04' 21" min. 23" sec.	West. 251.92 feet to a point; thence
North 47° 04' 21" min. 23" sec.	East. 251.92 feet to a point; thence
North 40° 42' 20" min. 21" sec.	East. 527.62 feet to a point; thence
North 36° 58' 21" min. 16" sec.	West. 52.03 feet to a point; thence
North 40° 42' 20" min. 21" sec.	East. 527.62 feet to a point; thence
North 36° 58' 21" min. 16" sec.	West. 52.03 feet to a point; thence

chord of North 69° 28' 28" min. 52" sec. West 40.03 feet to its intersection with the Southeasterly boundary line of the property.

Thence South 40° 42' 20" min. 21" sec. West, along the Southeasterly boundary of Old Havana Boulevard, 527.64 feet to the point or place of beginning.

TOGETHER WITH the benefit of that certain Recreational License and Operating Agreement dated November 1, 2014 by and between the City of New Orleans, Louisiana, LLC and D262, LLC recorded December 9, 2024 in Instrument No. 2024-00039646 which land is more particularly described

Let P = Legal description

All that certain tract, piece or parcel of land, situated in the City of Syracuse, County of Onondaga State of New York, more particularly described as follows:

The portion of the former Northeastern boundary of Solar Street and generally Southwest corner of Highway Boulevard being a portion of Soil Morph Lots 27, 28 ½ and 28 of the Onondago Soil Conservation District, bounded by the following:

Beginning at a point in the Northeastly street boundary of Solar Street at its point of intersection with the division line between the lands now or formerly of Deslery USA Real Estate, Inc., as described in Block 5376 of Deeds of Plots 787 on the Northwest and West side of Deslery USA Land Company, LLC as described in Block 5243 of Deeds of Wyndy Road 370, and thence easterly along said boundary line beginning along said Northeastly street boundary of Solar Street, North 50 degree 26' min. 30 sec. West 92.114 feet to its point of intersection with the Northeastly street boundary of Solar Street, North 40 degree 26' min. 30 sec. East 29.576 feet to a point; Thence through said lands of Onondaga County, South 40 degree 26' min. 30 sec. East 92.114 feet to a point.

1) South 50 deg. 33 min. 16 sec. East, 520.57 feet to a point; thence

2) South 40 deg. 26 min. 52 sec. East, 120.57 feet to a point; thence

3) North 38 deg. 58 min. 21 sec. West, 123.23 feet to a point; thence

4) North 48 deg. 28 min. 52 sec. East, 120.57 feet to a point; thence

5) North 47 deg. 04 min. 23 sec. West, 251.92 feet to a point; and

6) North 47 deg. 04 min. 23 sec. East, 251.92 feet to a point; length of 41.97 feet and a bearing of 09 deg. 28 min. 52 sec. West, 40.03 feet to its intersection with the Southeastern boundary of Old Haverhill Boulevard.

7) South 41 deg. 46 min. 31 sec. East, the Southeastern boundary of Old Haverhill Boulevard, 60.89 feet to its point of intersection with the division line between the said lands of the City of New York and the County of Westchester, New York, and the City of New York, by Block 56262 of Deeds at Page 80 on the Northeast; thence along the last mentioned division line the following eight (8) courses:

1) South 61 deg. 46 min. 31 sec. East, 71.6 feet to a point; thence

2) South 42 deg. 33 min. 21 sec. East, 28.52 feet to a point; thence

3) South 48 deg. 46 min. 04 sec. East, 151.06 feet to a point; thence

4) South 47 deg. 04 min. 23 sec. East, 251.92 feet to a point; thence

5) North 47 deg. 04 min. 23 sec. West, 251.92 feet to a point; and

6) North 48 deg. 28 min. 52 sec. West, 123.23 feet to a point; thence

7) North 40 deg. 26 min. 52 sec. West, 120.57 feet to a point; thence

8) South 50 deg. 33 min. 16 sec. West, 520.57 feet to a point; thence

[illegible]

Sun Oil Company as described in book 563 of Deeds of Page 546 on the Northwest, said point being the intersection of the boundary of the land owned by the Sun Oil Company and the boundary of Solar Street 50.14 feet from that point of intersection with the Southeasterly road boundary of the land owned by the Sun Oil Company; thence North 89 degrees 02' 30" East along the last mentioned division line 87.75 feet to its point of intersection with the boundary of the land owned by the Sun Oil Company; thence South 89 degrees 02' 30" West along the lands now or formerly of Woodstead Enterprises Co., as described in book 3530 of Deeds of Page 292 on the Southeast, Solar Street 50.14 feet to its point of intersection with the following four (4) corners: 1st. South 37 degrees 46' 54" min. East 80.92 feet to a point; 2nd. South 37 degrees 46' 54" min. East 164.12 feet to a point; 3rd. South 41 degrees 44' 30" min. East 164.12 feet to a point; 4th. South 41 degrees 44' 30" min. East 164.12 feet to a point of intersection with the division line between the lands of said Atlantic Refining & Marketing Corp. and the lands of the Sun Oil Company, as described in book 3530 of Deeds of Page 292 on the Southeast, Solar Street 43 degrees 54' 30" min. East, then doing the same as above, Solar Street 43 degrees 54' 30" min. East 164.12 feet to a point of intersection with the Northerly road boundary of Solar Street, thence North 0 degrees 26' 30" min. 30 sec. West along the Northerly road boundary 35.14 feet to the point of place of beginning.

LEGAL DESCRIPTION
PROPOSED LOT H-1
56,024 ACRES

EMBASSY STATE'S SUBDIVISION

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondago, State of New York, lying generally northeasterly of Salt Street and generally westerly of Old Highway 104, bounded by the portion of Salt Marsh Lake 27.29 ± and 28.78 of the Onondaga Salt Spring Reservation, and being more particularly bounded and described as follows:

BEGINNING at a point in the Southeasterly street boundary of Old Howatha Boulevard, said point being located North 40 deg. 26 min. 20 sec. East, 250.76 feet from its point of intersection with the Southeasterly boundary of Old Howatha Boulevard with the Northeasterly street boundary of Salt Street;

Thence continuing North 40 deg. 26 min. 20 sec. East, along the Southeasterly boundary of Old Howatha Boulevard;

Thence through the lands of D426, LL as described in Instrument No. 2024-0039601, the

following two (2) courses and distances:

1. South 49 degrees 33 min. 40 sec. East, 302.76 feet to a point; and
thence North 38 degrees 58 min. 21 sec. East, 144.30 feet to a point on the division line between the sold lands of D126, LLC on the west and the lands of DESTINY USA Land Co., LLC as described in instrument No. 0024-00038602 on the east.

Thence along said division line, the following two (2) courses and distances:

1. South 48 degrees 58 min. 21 sec. East, 98.63 feet to a point; thence
South 38 degrees 58 min. 21 sec. East, 123.41 feet to a point on the division line between the sold lands of D126, LLC on the west and the lands of DESTINY USA Land Co., LLC as described in D.E. 5243 of Page 376 on the south;

Thence South 40 degrees 26 min. 20 sec. West along said division line, 527.56 feet to a point on the North 50 degrees 58 min. 21 sec. West through the sold lands of D126, LLC, 520.57 feet to the point or place of beginning.

LEGAL DESCRIPTION

PROPOSED LOT H-2 - EMBASSY STILES SUBDIVISION
10000 ACRES

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondaga, State of New York, lying generally Northeastly of Solar Street and generally Southeastly of Old Oswego Boulevard being a portion of Salt Marsh Lots 27, 28 & 29 of the Onondaga Salt Springs Reservation, and being more particularly bounded and described as follows:

BEGINNING at the line in the Southeastly street boundary of Old Oswego Boulevard, said point being a point located North 10 degrees 15 minutes East 140.00 feet from the intersection with the Southeastly boundary of Old Oswego Boulevard with the Northeastly street boundary of Solar Street;

Thence continuing North 40 deg. 26 min. 20 sec. East, along the Southeastly boundary of Old Oswego Boulevard, 142.00 feet to a point on the division line between the lands of DESTINY USA Land Co., LLC as described in Instrument No. 2024-0039602 on the east;

Thence along said division line, the following three (3) courses and distances:

- 1. along the arc of a curve to the right having a radius of 5251 feet, length of 41.07
- 2. South 47° 49' 00" East, 23.50 feet; East 60.30' to a point;
- 3. South 48° 00' 00" East, 25.92 feet to a point and

Thence through the said lands of DH2L, LLC, the following two (2) courses and distances:

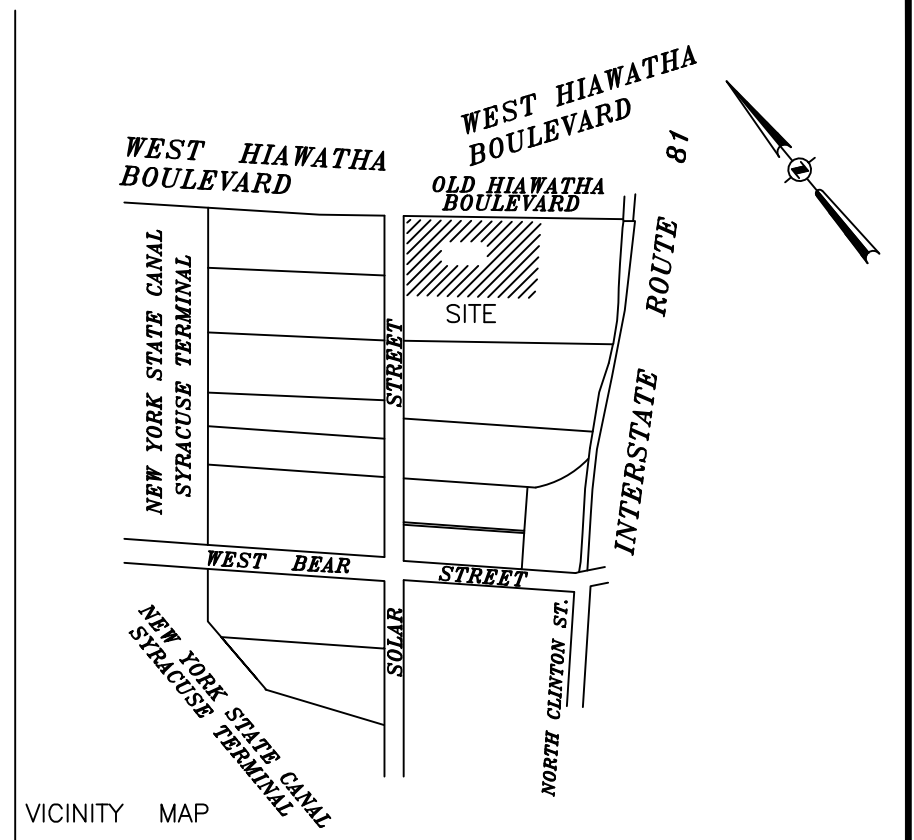
- 1. South 39° 36' 33" sec. 30. sec. East, 146.58 feet to a point; and
- 2. North 49° 36' 33" sec. 30. sec. East, 302.74 feet to the point or place of beginning.

Map Reference:

- 1) Map entitled "Acquisition Map, Parcel 1, 311.71 Solar ST, Syracuse, NY" dated August 12, 1997 as prepared by C.T. Moore Associates, P.C. 93.22347.

- 2) Map entitled "Abandonment Map Portion of West Hightown Boulevard Lands of Office of General Services" dated February 23, 1998 as prepared by C.T. Mole Associates, P.C., Dwg. 98-176R.
- 3) Map entitled "ATA/ACSM Land Use Survey #211-37 West Hightown Boulevard" dated July 12, 2004 last revised December 28, 2017, as prepared by C.T. Mole Associates, P.C., Dwg. 04-431.
- 4) Map entitled "Survey Map of Browfield Cleanup Program Q3 City / Carousel Center-Size 7, DEC Site # C7241305", dated November 30, 2016 as prepared by C.T. Mole Associates, P.C., Dwg. 16-0531.

EA26, LLC 1 HIAWATHA BLVD. W & SOLAR STREET 27, 28% and 28 of the Onondaga Salt Springs Reservation ONONDAGA COUNTY, NEW YORK	
SSOCIATES Escape Architecture & Geology, D.P.C. NY 12110 PH 518.786.7400 NY NY 1 POUGHKEEPSIE, NY NY, NY - SYRACUSE, NY	  
www.ctsrole.com	SHEET 1 OF 1 DWG. NO: 24-044



ROUTE 81

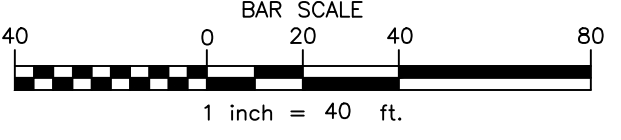
**PROPOSED
LOT H-2
AREA=1.040+/- ACRES**

- Map Reference:
- 1) Map entitled "Acquisition Map, Parcel 1, 311-71 Solar ST, Syracuse, NY" dated August 12, 1997 as prepared by C.T. Mole Associates, P.C., Dwg. 93.2234.1.
 - 2) Map entitled "Abandonment Map Portion of West Hiawatha Boulevard Lands of Office of General Services" dated February 23, 1998 as prepared by C.T. Mole Associates, P.C., Dwg. 98-1758.
 - 3) Map entitled "ALTA/ACSM Land Title Survey 0431-371 West Hiawatha Boulevard" dated July 12, 2004 last revised 04-31-2008, 2017, as prepared by C.T. Mole Associates, P.C., Dwg. 04-031.
 - 4) Map entitled "Survey Map of Brimfield General Program 06 City / Coruscel City Site 7 DEC Site 7734105" dated December 30, 2016 as prepared by C.T. Mole Associates, P.C., Dwg. 16-0631.

LEGEND

WV ○	WATER VALVE
HYD ○	HYDRANT
PIV ○	POST INDICATOR VALVE
CO ○	CLEANOUT
SMH ○	SANITARY MANHOLE
TSP ○	SIGNAL SUPPORT POLE
⊗	UTILITY POLE: W/LIGHT
— S —	SANITARY SEWER LINE
— W —	UNDERGROUND WATER LINE

- Map Notes:**
1. North orientation is per City of Syracuse R.O.W. plates.
2. Planimetric features shown herein are the result of field survey location taken October 15, 2013, updated on May 6, 2016, updated November 29, 2017 and re-inspected on April 20, 2026.
3. This survey does not constitute a title search by C. T. Mole Associates, P. C., to determine ownership or easement record. For all information regarding easements, rights of way, and title reference is made to: Certificate of Title issued by First American Title Insurance Company, No. 30202-1174843, effective date 05/06/2016. This survey is subject to all easements, covenants, and restrictions as recited therein and is further subjected to any findings or transaction revealed or conducted from the date of said continuation to the date of this 2026.
4. Underground facilities, structures and utilities have been plotted from data obtained by field survey, previous maps and records, (and parol testimony). Therefore their locations must be considered approximate only. The user of this map is advised that the absence of which are known to the recorder, the location and location of all underground utilities and structures must be verified by the appropriate authorities prior to any construction.
5. According to the City of Syracuse Zoning Department, subject property is zoned Lakefront Zoning District.
6. Presently, the hotel parcel, Tax Map Parcel 116-00-02-01, has utility services wholly within its current boundaries. Any utilities "orphans" by these proposed new lot lines will be addressed by a reciprocal agreement.



DAVID M. SLISKI PLS # 050105 DATE April 29, 2026



DATE		REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
	A					© 2026 C.T. MALE ASSOCIATES
	A					APPROVED: DMS
	A					DRAFTED : DJU
	A					CHECKED : DMS
	A					PROJ. NO: 26.0118
	A					SCALE : 1"=40'
	A					DATE : APRIL 29, 2026

SUBDIVISION PLAT

LANDS NOW OR FORMERLY OF EH26, LLC

FOR LOT H OF THE DESTINY USA REAL ESTATE LLC SUBDIVISION (FM 13756)

INTO NEW LOTS H-1 & H-2

#311 HIAWATHA BOULEVARD WEST

LEGAL DESCRIPTION
PROPOSED LOT H-1 EMBASSY SUITES SUBDIVISION
5.604± Acres

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondaga, State of New York, lying generally Northeasterly of Solar Street and generally Southeasterly of Old Hiawatha Boulevard being a portion of Salt Marsh Lots 27, 28 ½ and 28 of the Onondaga Salt Springs Reservation, and being more particularly bounded and described as follows:

BEGINNING at a point in the Southwesterly street boundary of Old Hiawatha Boulevard, said point being located North 40 deg. 26 min. 20 sec. East, 295.76 feet from its point of intersection with the Southeasterly boundary of Old Hiawatha Boulevard with the Northeasterly street boundary of Solar Street;

Thence continuing North 40 deg. 26 min. 20 sec. East, along the Southeasterly boundary of Old Hiawatha Boulevard, 415.64 feet to a point;

Thence through the lands of EH26, LLC as described in Instrument No. 2024-00039601, the following two (2) courses and distances:

- 1) South 49 deg. 33 min. 40 sec. West, 302.74 feet to a point; and
- 2) North 39 deg. 34 min. 30 sec. East, 144.58 feet to a point on the division line between the said lands of EH26, LLC on the west and the lands of DestiNY USA Land Co., LLC as described in Instrument No. 2024-00039602 on the east;

Thence along said division line, the following two (2) courses and distances:

- 1) South 48 deg. 50 min. 30 sec. East, 98.63 feet to a point; thence
- 2) South 38 deg. 58 min. 21 sec. East, 123.41 feet to a point on the division line between the said lands of EH26, LLC on the north and the lands of DestiNY USA Land Co., LLC as described in D.B. 5243 at Page 376 on the south;

Thence South 40 deg. 26 min. 20 sec. West along said division line, 527.56 feet to a point; thence North 50 deg. 31 min. 16 sec. West through the said lands of EH26, LLC, 520.57 feet to the point or place of beginning.

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LEGAL DESCRIPTION
PROPOSED LOT H-2 EMBASSY SUITES SUBDIVISION
1.040± Acres

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondaga, State of New York, lying generally Northeasterly of Solar Street and generally Southeasterly of Old Hiawatha Boulevard being a portion of Salt Marsh Lots 27, 28 ½ and 28 of the Onondaga Salt Springs Reservation, and being more particularly bounded and described as follows:

BEGINNING at a point in the Southwesterly street boundary of Old Hiawatha Boulevard, said point being located North 40 deg. 26 min. 20 sec. East, 711.40 feet from its point of intersection with the Southeasterly boundary of Old Hiawatha Boulevard with the Northeasterly street boundary of Solar Street;

Thence continuing North 40 deg. 26 min. 20 sec. East, along the Southeasterly boundary of Old Hiawatha Boulevard, 142.00 feet to a point on the division line between the lands of EH26, LLC as described in Instrument No. 2024-00039601 on the west and the lands of DestiNY USA Land Co., LLC as described in Instrument No. 2024-00039602 on the east;

Thence along said division line, the following three (3) courses and distances:

- 1) along the arc of a curve to the right having a radius of 52.51 feet, length of 41.07 feet and chord of South 69 deg. 28 min. 52 sec. East 40.03 to a point;
- 2) South 47 deg. 04 min. 23 sec. East, 251.92 feet to a point; and
- 3) South 48 deg. 50 min. 30 sec. East, 11.25 feet to a point;

Thence through the said lands of EH26, LLC, the following two (2) courses and distances:

- 1) South 39 deg. 34 min. 30 sec. West, 144.58 feet to a point; and
- 2) North 49 deg. 33 min. 40 sec. East, 302.74 feet to the point or place of beginning.

Project: R-2026-75

Date: 10/8/2026

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?	☒	☐

Project: R-2026-75

Date: 10/13/2026

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.

City of Syracuse Planning Commission

10/13/2026

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

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-75**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	10/13/2026 CPC Meeting		
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	-No issue with the resubdivision as shown, however it should be noted that, as with the previous version of this subdivision this will create a additional land locked parcel as Old Hiawatha is not an open ROW, and the 0.6' "strip of" lot P essentially close access to the parcel. This was addressed with the previous subdivision application granting an easement between Destiny and EH26, Should either parcel change ownership this easement may require updating. Otherwise, no issue.
Engineering Design and Construction	Approved	Mirza Malkoc	-No objection to re-subdivision. -Future construction/development will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Approved	Mirza Malkoc	-Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf for any future project -Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. -Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.
Engineering Sewer	Approved	Vinny Esposito	-No impact to sewers -Future construction on new lot will require new lateral to main -All installation & restoration work to be done to City of Syracuse specifications & details. -Construction may be subject to

			Onondaga Countys 1:1 sewer offset to be determined/administered by the City.
Landmark Preservation	N/A		