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

R-2026-31	***Staff Report – October 13th, 2026***
Application Type:	Resubdivision
Project Address:	102-116 Edmund Avenue (Tax ID: 075.-05-18.0) 408 West Newell Street (Tax ID: 075.-05-16.0) 410-412 West Newell Street (Tax ID: 075.-05-17.0) 500 West Newell Street (Tax ID: 075.-05-19.0)
Summary of Proposed Action:	The applicant intends to combine four lots into one new lot. The applicant is proposing to merge: two vacant residential lots, a lot containing a converted residential structure, and a lot containing a 5,832 SF structure historically utilized as a "Non-Profit Community Center". Pursuant to SZO Art. 3 Sec. 3.2 E Table 3.1, the continuation of this land use is permitted by right and the use type is now known as "Assembly". The applicant's proposal is accompanied by Zoning Map Amendment Z-2924 which is a proposal to rezone 408, 410-412 and 500 West Newell Street from R3 Small Lot Residential to R1 Single-Unit Residential. Total square footage of New Lot 1A: 1.382 Acres (60,203.4 SF)
Owner/Applicant	South Side Community Growth Foundation, INC. (Applicant & Owner of all parcels) Danchell Hicks & Thandekah Eysaman of South Side Community Growth Foundation, INC. (Applicant's representatives)
Existing Zone District:	408 West Newell Street, 410-412 West Newell Street, and 500 West Newell Street are located in the Small Lot Residential (R-3) Zone District. 102-116 Edmund Avenue is located in the Single-Unit Residential (R-1) Zone District.
Surrounding Zone Districts:	The neighboring properties to the north, east and west are located in the Single-Unit Residential (R-1) Zone District. The neighboring properties to the south are located in the Small Lot Residential (R-3) Zone District.
Companion Application(s)	Z-2924 | A proposal to rezone 408, 410-412 and 500 West Newell Street from R3 Small Lot Residential to R1 Single-Unit Residential to prevent the creation of a split zoned parcel.
Scope of Work:	The applicant intends to combine four lots into one new lot. The full scope of their project has yet to be determined. It is confirmed that SSCGF, INC will be operating a community center on the proposed new parcel.
Facts on Project & Staff Analysis:	**Dimensional Standards** - The proposed resubdivided lot meets the Dimensional Standards of the R1 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.2 B for all listed land use types. - No lot area or minimum lot width requirements are listed for the "Assembly" land use type, which is permitted by right, thus conforming to the SZO. **Facts on Project** - The principal structure located at 102-16 Edmund Ave. has an existing front setback of 92.7 FT from the primary street frontage along Edmund Ave, thus conforming to SZO Art. 2 Sec 2.2 B. Additionally, the principal structure is located 224.7 ft from the secondary frontage along Newell St. W. - The Principal Structure is located 14.7 FT from the western property line and 24.3 FT from the eastern property line, thus conforming to SZO Art. 2 Sec 2.2 B Side Setback requirements. - The Principal Structure is located 76.18 FT from the northern property line, thus conforming to SZO Art. 2 Sec 2.2 B Rear Setback requirement of 15% of the new

	Lot 1A depth, which is 420 FT, defining the rear setback requirement as 64 FT. - What is now the principal structure on 500 Newell St. W. will become an Accessory Structure on the proposed new Lot 1A. This structure is a legally established non-conforming structure as it does not conform to the R3: Small Lot Residential Zone District Side Setback requirement of 4 ft along the western property line; as such it will not comply with the same Side Setback requirement of the proposed R1: Single-Unit Residential Zone District. The structure is located 2.7 Ft from the western boundary, 17.1 ft from the southern boundary, 16.6 ft from the eastern boundary and approximately 152 ft from the northern property boundary directly rear of the structure. - Detached Accessory Structures shall have 4 FT Side & Rear Setbacks Pursuant to SZO Art. 2 Sec. 2.2 B. - Accessory Structures shall not be placed in the front setback pursuant to SZO Art. 2 Sec 2.2 B & Sec 2.3 B. - Accessory Structures shall not exceed 16 ft in height to the peak of the roof pursuant to SZO Art. 2Sec 2.2 B & Sec 2.3 B. - The existing variance V-79-059, permitting the conversion and use of the structure at 500 Newell St. W. established their subsidiary relationship and use nearly 47 years ago, as such Zoning Staff believes this proposal does not violate the SZO as it will not increase the degree of the nonconformity in any way. - The land use of "Assembly" is permitted by right in the R1 Zone District. - The "Assembly" land use type falls under "Community and Cultural Facilities" and is defined pursuant to SZO Art 3 Sec 3.6 B (1) a. 1. as: "A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, or promote discourse. Examples include community centers, places of worship, meeting or lecture halls, exhibition rooms, or auditoria. If an assembly use is ancillary to any principal use other than an institutional use and has a gross floor area of less than 5,000 square feet, it is considered part of that use and is not considered a separate principal use." - Pursuant to SZO Art. 1 Sec 1.4 A. (4) No lot of record that did not exist on the effective date of this Ordinance shall be created by subdivision or otherwise that does not comply with this Ordinance. - **This proposal does not create a lot that does not comply with the Syracuse Zoning ordinance;** the legally established non-conforming structure located at 500 Newell St. W. is permitted to be maintained Pursuant to SZO Art. 1 Sec. 1.5 D (1): "Structural Alterations, Renovations, and Additions Alterations, renovations, and additions to a nonconforming structure may be made only to the extent that such improvements to the nonconforming structure conform to all applicable regulations prescribed in this Ordinance, as amended, and only to the extent that any nonconforming use related to such structure is not expanded." - The According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for lot 1A will be 100 Edmund Avenue.
Staff Recommendation:	Staff recommend **approving** this project
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-31 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The applicant shall apply for all applicable permits for future site improvements from the Central Permit Office.

R-2026-31

Zoning Procedural History:	102-16 Edmund Ave: - SP-73-15 | Approved 5/17/1973 | Establish the "Brighton Family Center". - SP-73-15 | Approved 9/15/1975 | Granted relieve from a visual buffer condition from the original approval. - V-76-022 | Approved 5/3/2024 | Erect a chain link fence. - SP-73-15M1 | Approved 6/13/2013 | To modify program services and signage. 500 Newell St. W. - V-79-059 | Approved 10/2/1979 | To expand/convert a three-bedroom residential building into offices for a "Non-Profit Center" to be purchased by Peter C. & Helen F Herron & Catholic Charities.
Summary of Zoning History:	This property, most recently sold by Catholic Charities of Onondaga County, has been used as a community center since 1973 after being purchased from the City of Syracuse by various foundations that provided support and funds to establish the Brighton Family Center. The applicants John Costello & Jack Balinsky brought forth a concept that was supported by the following organizations: United Way, Catholic Charities, Catholic Social Services, PEACE, City Department of Parks & Recreation; funding organization were: Roseman Gifford Foundation, Carrier Foundation, GE Employees Association, and the Junior League Community Foundation. Approval was granted May 17th, 1973. Just over two years later, the original Special Use Permit was modified on September 15, 1975 offering relieve from a condition requiring additional "visual buffers from adjoining properties". A variance for fencing was approved in 1976. Another variance was approved to expand/convert a three-bedroom residential structure located at 500 Newell St. W. into offices for the "Brighton Family Center" located at 100 Edmund Ave (what is not 102-16 Edmund Ave). at this time Documents indicated the center was to be purchased by Peter C. & Helen F Herron & Catholic Charities. The Special Use Permit was modified again in 2013 to expand services to include: elementary & teen after school programing, respite program for the parents of minors with developmental disabilities, summer lunch programs, monthly fresh food giveaways and Medicaid service coordinators. This update modified the name from "Catholic Charities: Diocese of Syracuse, Onondaga County" to include the "Bishop Foery Foundation." The South Side Community Growth Foundation, INC now intends to continue this use by connecting neighbors, community-based organizations and government, and investing in the neighborhood, the Foundation helps community members access the resources they need to thrive, support the Southside's children, and secure a bright future for the community.
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 Lots

102-16 Edmund Ave.
The subject property at 102-16 Edmund Ave. is an irregularly shaped parcel with a lot size of 42,888.96 sq ft (0.985 Acres). The property has one street frontage with 40 FT of frontage along Edmund Ave. which is located on the southern property line. The remaining portion of the southern property line borders: 408 Newell St. W. for 34 FT, 410-12 Newell St. W. for 44.17 FT, 500 Newell St. W. for 44 FT and & 502 Newell St. W. for 43 FT. The western property line borders: 502 Newell St. W. for 132 FT, 102 Raymond Ave. for 72 FT, 104 Raymond Ave. for 37 FT and 106-12 Raymond Ave. for 179 FT. The northern property line borders 635 Lafayette Ave. W. for 40 FT, 621 Lafayette Ave. W. for 30.17 FT and 611 Lafayette Ave. W. for 27 FT. The eastern property borders: 110 Richardson Ave. for 19 FT, 116 Richardson Ave. for 41 FT, 122 Richardson Ave for 35 FT, 126 Richardson Ave. 35 FT, 128 Richardson Ave. for 35 FT, 134 Richardson Ave. for 35 FT, 138 Richardson Ave. for 35 FT, 140-42 Richardson Ave. 35 FT & 144 Richardson Ave. 18 FT.

408 Newell St. W.
The subject property at 408 West Newell Street is a regularly shaped parcel with a lot size of 5676 sq ft (0.13 Acres). The property has one street frontage with 43 FT of frontage along Newell St. W. which is located on the southern property line. The western property line borders 410-12 Newell St. W for 132 ft and the northern property line borders 102-16 Edmund Ave. for 43 ft. The eastern property line borders: 144 Richardson Ave. for 17 FT, 148 Richardson Ave. for 35 FT, 152 Richardson Ave. for 35 FT & 156 Richardson Ave. for 45 FT.

410-12 Newell St. W.
The subject property at 410-12 West Newell Street is a regularly shaped parcel with a lot size of 5830 sq ft (0.133 Acres). The property has two street frontages with 44.17 FT of frontage along Newell St. W., which is located on the southern property line and 132 FT of frontage along Edmund Ave., which is located on the western property line. The northern property line borders 102-16 Edmund Ave. for 44.17 ft and the eastern property line borders: 408 Newell St. W. for 132 FT.

500 Newell St. W.
The subject property at 500 West Newell Street is a regularly shaped parcel with a lot size of 5808 sq ft (0.133 Acres). The property has two street frontages with 44 FT of frontage along Newell St. W., which is located on the southern property line and 132 FT of frontage along Edmund Ave., which is located on the eastern property line. The northern property line borders 102-16 Edmund Ave. for 44 ft and the western property line borders: 502 Newell St. W. for 132 FT.

Proposed Lot

1A
102-16 Edmund Ave.
The subject property at 102-16 Edmund Ave. is an irregularly shaped parcel with a lot size of 60203 sq ft (1.382 Acres). This parcel forms a U-shape around Edmund Ave. which is located on the southern side of the parcel. The property has two street frontages with 131.17

R-2026-31

	FT of frontage along Newell St. W. which is located on the southern property line and 304 FT of continuous frontage around Edmund Ave, the parcel forms a golf like shape around Edmund Ave which terminates 132 ft from Newell St. W. The western property line borders: 502 Newell St. W. for 132 FT, 102 Raymond Ave. for 72 FT, 104 Raymond Ave. for 37 FT and 106-12 Raymond Ave. for 179 FT. The northern property line borders 635 Lafayette Ave. W. for 40 FT, 621 Lafayette Ave. W. for 30.17 FT and 611 Lafayette Ave. W. for 27 FT. The eastern property borders: 110 Richardson Ave. for 19 FT, 116 Richardson Ave. for 41 FT, 122 Richardson Ave for 35 FT, 126 Richardson Ave. 35 FT, 128 Richardson Ave. for 35 FT, 134 Richardson Ave. for 35 FT, 138 Richardson Ave. for 35 FT, 140-42 Richardson Ave. 35 FT & 144 Richardson Ave. 35 FT., 148 Richardson Ave. for 35 FT, 152 Richardson Ave. for 35 FT & 156 Richardson Ave. for 45 FT.
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
- "Edmund Resubdivision Final Plat: Resubdivision of Lots 1-10, Block A, 2-4, Block B & Part of Edmund Ave., Edwards Tract, Filed 11/24/1888 as Map No. 523, Known as 102-116 Edmund Ave., 408-412 & 500 Newell St., City of Syracuse, County of Onondaga, City of New York" Stamped by Douglas R. Lehr of Lehr Land Surveyors D.P.C, Dated 08/18/2026. Scale 1" = 20'

Attachments:

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

R-2026-31

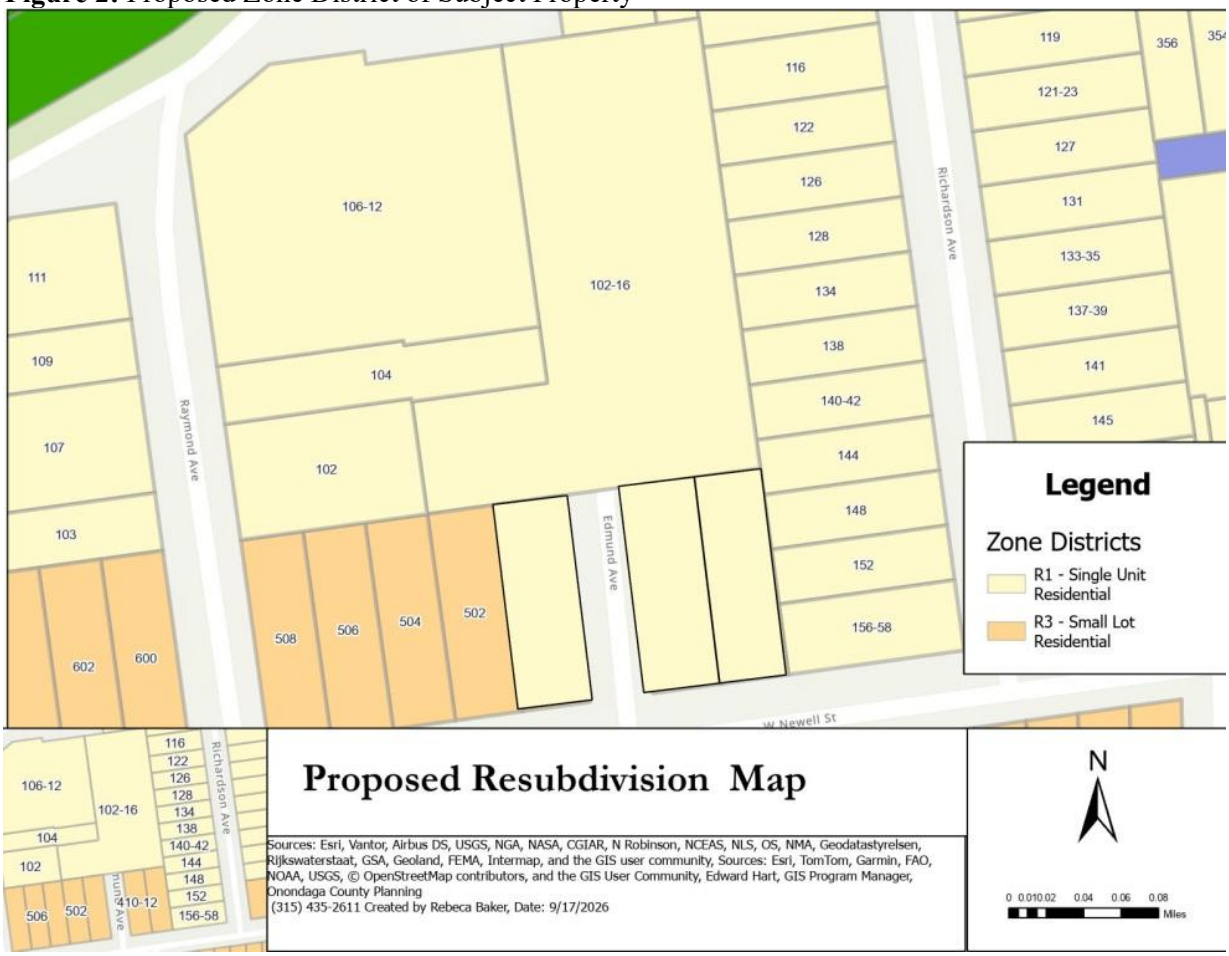
Context Maps:

Figure 1: Current 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: Proposed Zone District of Subject Property



Description: Figure 2 shows updated Zone District imagery of the subject property as proposed by Z-2924.

Figure 3: Aerial Imagery of Subject Property



Description: Figure 3 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

Conor Rourke
Land Use & Zoning Attorney

Haohui Pan
Zoning Planner II

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative Specialist

To: Danchell Hicks, Director of Housing & Community Development
South Side Community Growth Foundation, INC.
401 West Division St.,
Unit 12107
Syracuse, New York 13218

8/11/2026

Re: Application Completeness for Lot Alteration R-2026-31, 102-116 Edmund Avenue

Dear Danchell Hicks,

On 8/11/2026, Rebeca Baker determined the proposed project R-2026-31, at 102-116 Edmund Avenue 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.

INTERNAL USE ONLY

Your Submission Details

Submission Number:
R-2026-31

Status:
Preliminary Staff Review

Message:

Applicant Name:
Danchell Hicks

Applicant Email:
danchell@southsidegrowth.org

Primary Location:
102-16 EDMUND AVE, 13205

Primary APN:
075.-05-18.0

Submission Type:
Zoning Applications > Resubdivision/Lot Alteration

Last Updated:
August 7, 2026

Submission URL:
https://app.oncamino.com/syracuseny/dashboard/submissions/739025/guide

Contact the agency for more help

(315) 448-8600

zoning@syr.gov hpan@syr.gov adillon@syr.gov

300 South State St., Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

INTERNAL USE ONLY

Data Fields

General Project Information

1 **If yes to Site Changes, please describe**

2 **Does this project include Site Changes?**

No

3 **If yes to Façade (Exterior) Alterations, please describe**

The full scope of the project has yet to be determined, at this time SSCGF, INC is looking to reactivate the existing community center. This can include exterior changes and upgrades.

4 **Does this project include Façade (Exterior) Alterations?**

Yes

5 **If yes to New Construction, please describe**

6 **Does this project include New Construction?**

No

7 **If yes to Demolition (full and partial), please describe**

The full scope of the project has yet to be determined, at this time SSCGF, INC is looking to reactivate the existing community center.

8 **Does this project include Demolition (full and partial)?**

No

9 **Number of on-site parking spaces**

10.0

10 **Resubdivision/Lot Alteration Project Description**

We would like to consolidate the four recently purchased parcels into a single lot through a re-subdivision application. This action simplifies future development, funding applications and streamlines the process for obtaining 501(c)(3) tax exemptions.

11 **Current Days and Hours of Operation**

N/A

12 **Proposed Land Use(s)**

INTERNAL USE ONLY

13 Current Land Use(s)

R-1

14 Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

Tax Map Designations: Street Addresses: 075.-05-16.0 408 West Newell Street 075.-05-17.0 410-412 West Newell Street 075.-05-19.0 500 West Newell Street 075.-05-18.0 102-116 Edmund Avenue Previous owner was Catholic Charities of the Roman Catholic Diocese of Syracuse, N. Y. and the new owner are South Side Community Growth Foundation, INC. Acquired on April 15th, 2026

15 Resubdivision/Lot Alteration Project Name

South Side Community Campus

16 Total Area

0.65

17 Number of Lots

4.0

18 Subdivision Name

South Side Community Campus

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

20 Current Number of Dwelling Units

2.0

Resubdivision/Lot Alteration/Three-Mile Limits Application

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

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: South Side Community Growth Foundation Inc.	
Signature: South Side Community Growth Foundation Inc.	Date: 08/07/2026
Mailing address: 401 West Division Street Unit 12107 Syracuse, NY 13218	
Phone: 315-217-1395	Email: info@southsidegrowth.org
Print owner's name: Chedy Hampson	
Signature: Chedy Hampson	Date: 08/07/2026
Mailing address: 451 S. Warren Street 2nd floor Syracuse, NY 13202	
Phone:	Email: chedy@southsidegrowth.org
Print owner's name:	
Signature:	Date: 08/07/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 08/07/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 08/07/2026
Mailing address:	
Phone:	Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application

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

Print applicant's name: South Side Community Growth Foundation Inc.	
Signature: South Side Community Growth Foundation Inc.	Date: 08/07/2026
Mailing address: 401 West Division Street Unit 12107 Syracuse, NY 13218	
Phone: 315-217-1395	Email: info@southsidegrowth.org
Print authorized representative's name (if applicable): Thandekah Eysaman	
Signature: Thandekah Eysaman	Date: 08/07/2026
Mailing address: 401 West Division Street Unit 12107 Syracuse, NY 13218	
Phone: 315-217-1395	Email: deka@southsidegrowth.org

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

South Side Community Growth Foundation Inc.

Name of Action or Project:
SSG Community Center Resub division

Project Location (describe, and attach a location map):
102 116 Edmund Ave, 408 Newell Street West, 500 Newell Street West and 410 412 Newell Street West

Brief Description of Proposed Action:
We would like to consolidate the four recently purchased parcels into a single lot through a re subdivision application. This action simplifies future development, funding applications and streamlines the process for obtaining 501(c)(3) tax exemptions. It will not impact anything physically on the sites. We would also like to close Edmund Ave as a private road as it does not directly lead to anything, but the parcel owned by South Side Community Growth Foundation.

Name of Applicant or Sponsor:	Telephone: 315 217 1395
South Side Community Growth Foundation Inc.	E-Mail: deka@southsidegrowth.org

Address:
401 West Division Street

City/PO:	State:	Zip Code:
Unit 12107 Syracuse	NY	13218

	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:	☑	☐

3. a. Total acreage of the site of the proposed action? 1.382 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? 1.382 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: _____ _____		

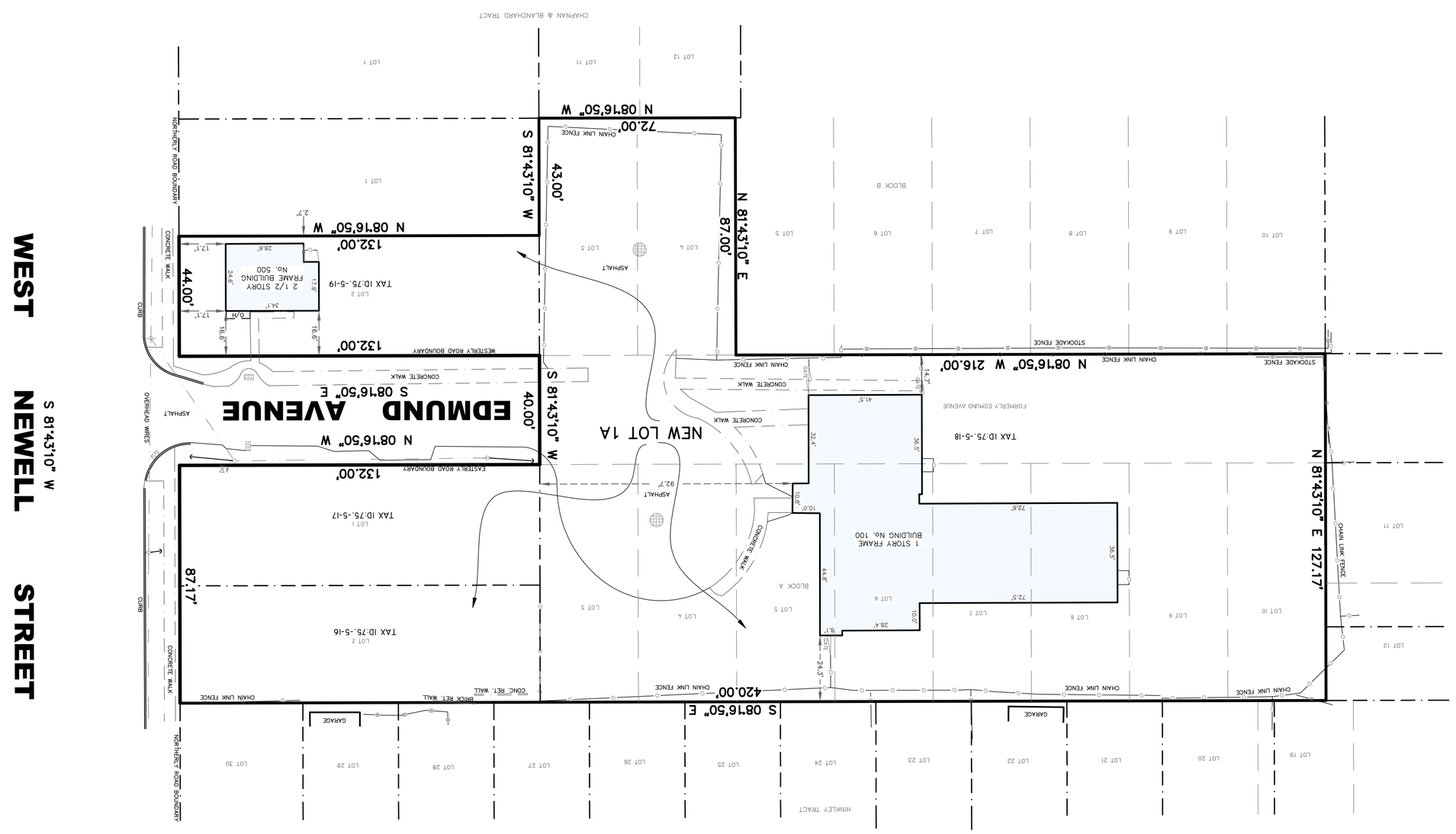
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: South Side Community Growth Foundation Inc. Date: 8/4/2026

Signature: Thandekah Esyaman Title: Executive Director

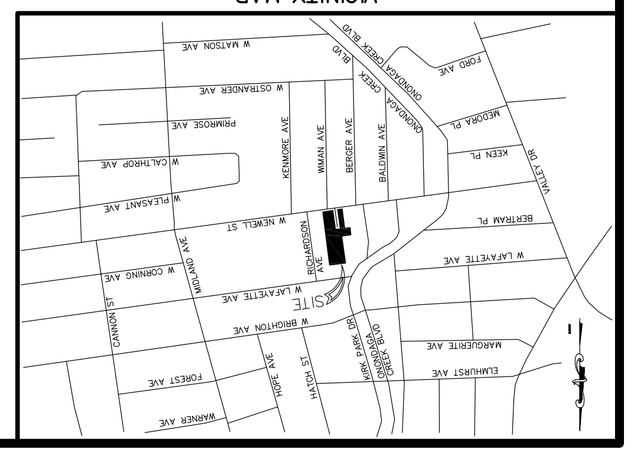
PRINT FORM

EDMUND RESUBDIVISION
FINAL PLOT



CITY OF SYRACUSE

VICINITY MAP
(NOT TO SCALE)



APPROVALS

ENGINEERING	FINANCE	ASSESSMENT
CITY PLANNING COMMISSION		COUNTY HEALTH DEPARTMENT

NEW LOT 1A
60203.40 SQ FT
1.382 ACRES

408 NEWELL STREET WEST
BLOCK A
LOT 2
0.130 ACRES OR
5,676.00 SQ FT
ZONED R-3
TAX ID: 75.-5-16

500 NEWELL STREET WEST
BLOCK B
LOT 2
0.133 ACRES OR
5,808.00 SQ FT
ZONED R-3
TAX ID: 75.-5-19

410-412 NEWELL STREET WEST
BLOCK A
LOT 1
0.134 ACRES OR
5,830.44 SQ FT
ZONED R-3
TAX ID: 75.-5-17

102-116 EDMUND AVENUE
BLOCK A
LOTS 3-10
BLOCK B
LOTS 3 & 4
&
PART OF EDMUND AVENUE
0.985 ACRES OR
42,888.96 SQ FT
ZONED R-1
TAX ID: 75.-5-18

NO.	DATE	DESCRIPTION	BY

LABER
LAND SURVEYORS D.P.C.
118 SALINA STREET - SUITE 6
LIVERPOOL, NEW YORK 13088
315-451-3333
info@labernationalsurveyors.com

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR
DOUGLAS R. LEWIS NYSLS 49223

RESUBDIVISION OF LOTS 1-10, BLOCK A, 2-4, BLOCK B & PART OF EDMUND AVE, EDWARDS TRACT, FILED 11/24/1888 AS MAP No. 523

KNOWN AS 102-116 EDMUND AVE., 408-412 & 500 NEWELL ST.
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK

FIELD DATE:	03/27/2026	MAP DATE:	06/18/2026	SCALE: 1"=30'	DRAWN BY: BJC

REVISIONS:

DRAWING No. 26-A-23-26E
sD*

Agency Use Only [If applicable]

Project:	R-2026-31
Date:	10/9/2026

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: R-2026-31

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

Action by the
City Planning Commission

SP-73-15
May 17,1973

A RESOLUTION APPROVING A SPECIAL PERMIT FOR A NON-PROFIT COMMUNITY CENTER AT 103-105 and 102-116 Edmund Avenue

We, the duly appointed members of the City Planning Commission of the City of Syracuse do this 17th day of May, 1973, adopt the following resolution:

WHEREAS, Brighton Family Center, prospective purchaser, has requested a Special Permit, pursuant to Part B, Section I, Article 1, Paragraph 3b, and Part C, Section IV,Article 2 of the Zoning Rules and Regulations of the City of Syracuse, to develop a non-profit neighborhood community center on property situated at 103-105 Edmund Ave. and 102-116 Edmund Avenue, in a Residential District, Class A-1 zone; and

WHEREAS, according to Part C, Section IV, Article 2 of the Zoning Rules and Regulations, "non-profit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered as distinguished from a program intended to serve all or a substantial part of the city" are permitted upon the issuance of a Special Permit; and

WHEREAS, a Public Hearing was held on the subject application before the City Planning Commission on May 17, 1973 at 9:30 A.M. in the Public Hearing Room, Room 104, 300 East Fayette Street,Syracuse, New York, and all those attending who desired to be heard were heard and their testimony duly recorded; and

WHEREAS, the proposal and all submittals and testimony have been reviewed by the City Planning Commission; and

WHEREAS, the City Planning Commission has noted the following in its review of this application:

1) Edmund Avenue is an undeveloped paper street, one block in length, running north and south between W. Newell St. and W. Lafayette Ave.

The subject property consists of the following:

a) 103-105 Edmund Avenue, being lots 3 and 4 of Block B, Edwards Tract.

b) 102-106 Edmund Ave, being lots 3 through 10, Block A of the Edwards Tract

c) A 40' x 387.97 ' of the interior portion of the right-of-way of Edmund Avenue.

2) All of the above-listed subject property is vacant, undeveloped land.

3) Taken together, the subject property comprises an L-shaped parcel having a total lot area of approximately 39,800 sq. ft.

4) The subject property is zoned Residential District, Class A-1. The zoning of other nearby property is Residential District, Class A-1 and Residential District, Class AA.

5) Land use in the immediate area is predominately one and two family dwellings and Roosevelt Junior High School is situated to the north, across West Lafayette Avenue.

6) Brighton Family Center proposes to purchase the subject property, presently owned by the City of Syracuse, for the purpose of constructing and operating a non-profit neighborhood community center thereon.

7) Components of the proposed community center program are as follows:

   a) Pre-school (ages 3-5 years): Maximum 100 children per week on a rotating basis, each attending one session day per week (maximum 15 per season). Emphasis on relationship to authority and to each other, and educational concepts.

   b) Elementary (ages 5-12 years): Group Recreational Program held after school hours; 250 children total in this program on rotating basis; 50 maximum per day. Maximum 7 per group. Group activities - games, crafts, etc. Teaches relationship to authority and to each other.

   c) Adult and parent programs: Social, educational, and recreational programs.

   d) Senior citizen program: Weekly and monthly meetings and programs.

8) The applicant has stated no program is proposed or intended for teen-agers.

9) Brighton Family Center would employ five to six full-time staff members at this center.

10) The applicant has operated the same type of neighborhood program for more than a year and a half by utilizing space primarily in the Lafayette Methodist Church, 2026 Midland Avenue and secondarily in St. Anthony's Church, 1515 Midland Avenue.

11) The proposed building would be one-story in height and would contain a gross floor area of approximately 7,300 sq. ft. Site development would include vehicular access from West Newell Street with a circular driveway in front of the building and a parking area for 14 vehicles provided. A pedestrian pathway but no vehicular access would be provided to West Lafayette Avenue. A 25' x 40' outdoor play area for pre-school children is also designated on the site.

12) An application for the abandonment of the interior 40 ft. by 287.97 ft. portion of the right-of-way of Edmund Avenue has been filed and is being processed.

WHEREAS, the area to be served by the proposed neighborhood center is generally that of the McKinley-Brighton School District, general boundaries being as follows:

East Colvin Street to the north
Onondaga Creek to the west
I-81 to the east
Matson Avenue to the south

WHEREAS, the subject property is appropriately situated to serve this general area of the City; and

WHEREAS, the subject proposal would provide a permanent location for the community center, provide more adequate facilities for its programs, and would permit consolidation of existing activities to better serve the neighborhood with more efficient utilization of staff, improved organization and program; and

WHEREAS, the City Planning Commission has reviewed the nature, character and intensity of the proposed use and development, the site layout, location, the general area in which the property is situated, and the pedestrian and traffic characteristics of the proposed use and of the area, and made the following findings:

1) The proposal will be in harmony with the character of the neighborhood and with the appropriate and orderly development of the surrounding area and will not hinder nor discourage nor adversely affect the use of adjacent land and buildings nor impair their value. The subject property is adequately sized for the proposed use and development; adequate on-site areas

are available for parking and vehicular and pedestrian access. The siting of the building centrally on the property and the screening and fencing proposed for subject property will further minimize the impact of the proposed use upon adjacent properties.

2) The proposal will not be detrimental to the normal pedestrian and vehicular traffic and circulation of the area. The site is readily accessible by vehicle to the area it is intended to serve; it is within walking distance for many participants in the program; and adequate on-site parking and vehicular maneuvering space for staff and visitors is provided.

3) The proposal will not be detrimental to the area in which it is situated by reason of dust, noise, odor, fumes, explosion, or glare.

4) The proposal is appropriate and timely.

NOW THEREFORE BE IT RESOLVED that We, the duly authorized members of the City Planning Commission of the City of Syracuse, DO HEREBY APPROVE the application for Special Permit to operate a non-profit community center on property known as 103-105 Edmund Avenue and 102-116 Edmund Avenue; and

BE IT FURTHER RESOLVED that said Special Permit be approved subject to compliance with the following conditions:

1. All site development of the subject premises as a non-profit community center as described herein shall be completed within eighteen (18) months of the date of concurrence with this resolution by the Common Council of the City of Syracuse.

2. Development and use of the subject property shall be in accordance with the following submitted plan:

   "Brighton Family Center, Edmund Avenue, Syracuse, N.Y., Project 7303, Preliminary; dated: 2/15/73; Scale: as shown;" said plan including a Site Plan, Floor Plan, and South Elevation.

3. Prior to construction of the proposed building, the various properties shall be resubdivided into one parcel and a resubdivision map duly filed in the Office of the County Clerk.

4. The perimeter of the subject property shall be adequately fenced, screened and planted to provide an effective visual buffer from adjoining properties.

5. The activities of the community center shall be restricted to those recited herein, and all activities shall be properly supervised so as not to disturb the normal activities of the neighborhood.

6. The premises shall be maintained in a neat, orderly and safe condition at all times.

7. The structure, property and operation shall comply with all relevant regulatory or licensing provisions applicable thereto by any properly constituted Federal, State, County or City authorities, and building and fire and/or other regulations of the City of Syracuse Fire Marshal, Division of Home Improvement, and Bureau of Safety Inspection shall be met.

8. Any signage to identify the subject building shall conform with Part B, Section I, Article 10, "Signs in Residential Districts," Subsection 3b, of the Zoning Rules and Regulations of the City of Syracuse.

BE IT FURTHER RESOLVED, that this resolution is subject to the consent and approval of the Common Council of the City of Syracuse.

Richard Wiles

Richard Wiles, Chairman
City Planning Commission

mg

SP-73-15

S-53

CITY OF SYRACUSE

CITY CLERK'S OFFICE

June 26, 1973

I, LOUIS F. ADORNATO, City Clerk of the City of Syracuse, New York, do hereby certify that the attached is a true copy of an ordinance:

Adopted by the
Common Council on June 18, 1973

Approved by the
Board of Estimate on _____

Approved by the
Mayor on June 26, 1973

Louis F. Adornato

City Clerk

TO:

MAYOR
CORPORATION COUNSEL
COMM. FINANCE
BUR. ACCOUNTS
CITY AUDITOR
DIR. BUDGET ADMIN.
CITY ENGINEER
COMM. ASSESSMENT
COMM. PUBLIC WORKS
COMM. PURCHASE
COMM. PARKS & RECREATION
COMM. TRANSPORTATION
CHIEF OF POLICE
CHIEF OF FIRE
COMM. AVIATION

DIR. PLANNING ✓
COMM. URBAN IMPROVEMENT
CITY SCHOOL DISTRICT
FED. & STATE AID COORDINATOR
DPW BOOKKEEPER
TAX SEARCH
REAL ESTATE

JUN 1973
RECEIVED
SYRACUSE - ONOND. CO.
PLANNING AGENCY

(Over)

GENERAL Ordinance No. 24 1973

ORDINANCE APPROVING RESOLUTION FOR A SPECIAL PERMIT TO OPERATE A NON-PROFIT COMMUNITY CENTER AT 103-105 EDMUND AVE. AND 102-116 EDMUND AVE.

BE IT ORDAINED, that the following resolution adopted by the City Planning Commission on May 31, 1973 approving the application of Brighton Family Center, prospective purchaser, for a Special Permit to utilize property at 103-105 Edmund Ave. and 102-116 Edmund Ave., Syracuse, New York as a non-profit neighborhood community center in a Residential District, Class A-1 zone in accordance with the provisions of Part C, Section IV, Article 2 of the Zoning Rules and Regulations of the City of Syracuse, as amended, in the manner and upon the conditions therein stated be and the same hereby is consented to and approved, namely:

Action by the
City Planning Commission

SP-73-15
May 17,1973

A RESOLUTION APPROVING A SPECIAL PERMIT FOR A NON-PROFIT COMMUNITY CENTER AT 103-105 and 102-116 Edmund Avenue

We, the duly appointed members of the City Planning Commission of the City of Syracuse do this 17th day of May, 1973, adopt the following resolution:

WHEREAS, Brighton Family Center, prospective purchaser, has requested a Special Permit, pursuant to Part B, Section I, Article 1, Paragraph 3b, and Part C, Section IV,Article 2 of the Zoning Rules and Regulations of the City of Syracuse, to develop a non-profit neighborhood community center on property situated at 103-105 Edmund Ave. and 102-116 Edmund Avenue, in a Residential District, Class A-1 zone; and

WHEREAS, according to Part C, Section IV, Article 2 of the Zoning Rules and Regulations, "non-profit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered as distinguished from a program intended to serve all or a substantial part of the city" are permitted upon the issuance of a Special Permit; and

WHEREAS, a Public Hearing was held on the subject application before the City Planning Commission on May 17, 1973 at 9:30 A.M. in the Public Hearing Room, Room 104, 300 East Fayette Street,Syracuse, New York, and all those attending who desired to be heard were heard and their testimony duly recorded; and

WHEREAS, the proposal and all submittals and testimony have been reviewed by the City Planning Commission; and

WHEREAS, the City Planning Commission has noted the following in its review of this application:

1) Edmund Avenue is an undeveloped paper street, one block in length, running north and south between W. Newell St. and W. Lafayette Ave.

The subject property consists of the following:

a) 103-105 Edmund Avenue, being lots 3 and 4 of Block B, Edwards Tract.

b) 102-106 Edmund Ave, being lots 3 through 10, Block A of the Edwards Tract

c) A 40' x 387.97 ' of the interior portion of the right-of-way of Edmund Avenue.

2) All of the above-listed subject property is vacant, undeveloped land.

3) Taken together, the subject property comprises an L-shaped parcel having a total lot area of approximately 39,800 sq. ft.

4) The subject property is zoned Residential District, Class A-1. The zoning of other nearby property is Residential District, Class A-1 and Residential District, Class AA.

5) Land use in the immediate area is predominately one and two family dwellings and Roosevelt Junior High School is situated to the north, across West Lafayette Avenue.

6) Brighton Family Center proposes to purchase the subject property, presently owned by the City of Syracuse, for the purpose of constructing and operating a non-profit neighborhood community center thereon.

7) Components of the proposed community center program are as follows:

   a) Pre-school (ages 3-5 years): Maximum 100 children per week on a rotating basis, each attending one session day per week (maximum 15 per season). Emphasis on relationship to authority and to each other, and educational concepts.

   b) Elementary (ages 5-12 years): Group Recreational Program held after school hours; 250 children total in this program on rotating basis; 50 maximum per day. Maximum 7 per group. Group activities - games, crafts, etc. Teaches relationship to authority and to each other.

   c) Adult and parent programs: Social, educational, and recreational programs.

   d) Senior citizen program: Weekly and monthly meetings and programs.

8) The applicant has stated no program is proposed or intended for teen-agers.

9) Brighton Family Center would employ five to six full-time staff members at this center.

10) The applicant has operated the same type of neighborhood program for more than a year and a half by utilizing space primarily in the Lafayette Methodist Church, 2026 Midland Avenue and secondarily in St. Anthony's Church, 1515 Midland Avenue.

11) The proposed building would be one-story in height and would contain a gross floor area of approximately 7,300 sq. ft. Site development would include vehicular access from West Newell Street with a circular driveway in front of the building and a parking area for 14 vehicles provided. A pedestrian pathway but no vehicular access would be provided to West Lafayette Avenue. A 25' x 40' outdoor play area for pre-school children is also designated on the site.

12) An application for the abandonment of the interior 40 ft. by 287.97 ft. portion of the right-of-way of Edmund Avenue has been filed and is being processed.

WHEREAS, the area to be served by the proposed neighborhood center is generally that of the McKinley-Brighton School District, general boundaries being as follows:

East Colvin Street to the north
Onondaga Creek to the west
I-81 to the east
Matson Avenue to the south

WHEREAS, the subject property is appropriately situated to serve this general area of the City; and

WHEREAS, the subject proposal would provide a permanent location for the community center, provide more adequate facilities for its programs, and would permit consolidation of existing activities to better serve the neighborhood with more efficient utilization of staff, improved organization and program; and

WHEREAS, the City Planning Commission has reviewed the nature, character and intensity of the proposed use and development, the site layout, location, the general area in which the property is situated, and the pedestrian and traffic characteristics of the proposed use and of the area, and made the following findings:

1) The proposal will be in harmony with the character of the neighborhood and with the appropriate and orderly development of the surrounding area and will not hinder nor discourage nor adversely affect the use of adjacent land and buildings nor impair their value. The subject property is adequately sized for the proposed use and development; adequate on-site areas

are available for parking and vehicular and pedestrian access. The siting of the building centrally on the property and the screening and fencing proposed for subject property will further minimize the impact of the proposed use upon adjacent properties.

2) The proposal will not be detrimental to the normal pedestrian and vehicular traffic and circulation of the area. The site is readily accessible by vehicle to the area it is intended to serve; it is within walking distance for many participants in the program; and adequate on-site parking and vehicular maneuvering space for staff and visitors is provided.

3) The proposal will not be detrimental to the area in which it is situated by reason of dust, noise, odor, fumes, explosion, or glare.

4) The proposal is appropriate and timely.

NOW THEREFORE BE IT RESOLVED that We, the duly authorized members of the City Planning Commission of the City of Syracuse, DO HEREBY APPROVE the application for Special Permit to operate a non-profit community center on property known as 103-105 Edmund Avenue and 102-116 Edmund Avenue; and

BE IT FURTHER RESOLVED that said Special Permit be approved subject to compliance with the following conditions:

1. All site development of the subject premises as a non-profit community center as described herein shall be completed within eighteen (18) months of the date of concurrence with this resolution by the Common Council of the City of Syracuse.

2. Development and use of the subject property shall be in accordance with the following submitted plan:

   "Brighton Family Center, Edmund Avenue, Syracuse, N.Y., Project 7303, Preliminary; dated: 2/15/73; Scale: as shown;" said plan including a Site Plan, Floor Plan, and South Elevation.

3. Prior to construction of the proposed building, the various properties shall be resubdivided into one parcel and a resubdivision map duly filed in the Office of the County Clerk.

4. The perimeter of the subject property shall be adequately fenced, screened and planted to provide an effective visual buffer from adjoining properties.

5. The activities of the community center shall be restricted to those recited herein, and all activities shall be properly supervised so as not to disturb the normal activities of the neighborhood.

6. The premises shall be maintained in a neat, orderly and safe condition at all times.

7. The structure, property and operation shall comply with all relevant regulatory or licensing provisions applicable thereto by any properly constituted Federal, State, County or City authorities, and building and fire and/or other regulations of the City of Syracuse Fire Marshal, Division of Home Improvement, and Bureau of Safety Inspection shall be met.

8. Any signage to identify the subject building shall conform with Part B, Section I, Article 10, "Signs in Residential Districts," Subsection 3b, of the Zoning Rules and Regulations of the City of Syracuse.

BE IT FURTHER RESOLVED, that this resolution is subject to the consent and approval of the Common Council of the City of Syracuse.

Richard Wiles

Richard Wiles, Chairman
City Planning Commission

mg

Action by the
City Planning Commission

SP-73-15
September 15,1975

A RESOLUTION APPROVING A NON-SUBSTANTIAL MODIFICATION OF AN EXISTING SPECIAL PERMIT FOR PROPERTY LOCATED AT 103-105 AND 102-116 EDMUND AVENUE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 15th day of September, 1975, adopt the following resolution:

WHEREAS, Brighton Family Center received special permit approval from the City Planning Commission and Common Council effective June 18, 1973 to develop and operate a non-profit community center on properties identified as 103-105 and 102-116 Edmund Avenue, inclusive of a portion of abandoned Edmund Avenue; and

WHEREAS, said approval was conditioned in part on the provision of adequate fencing, screening and plantings "to provide an effective visual buffer from adjoining properties"; and

WHEREAS, the applicant now requests that the aforementioned condition be waived since the contiguous properties are already buffered with sufficient natural growth to enhance the appearance of the subject property while providing sufficient screening to meet the intent of the prior special permit approval. Furthermore, the installation of further visual screening would require the removal of a neighbor's fence and garden which are being permitted temporarily to remain on the subject property; and

WHEREAS, the request is considered a non-substantial modification of an existing special permit, in accordance with Part C, Section IV Special Permits, Article 1 Information and Procedures.

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the Syracuse City Planning Commission, DO HEREBY APPROVE the waiver of condition #4 of existing special permit approval SP-73-15 pertaining to fencing, screening and landscape treatment of property located at 103-105 and 102-116 Edmund Avenue inclusive of a portion of abandoned Edmund Avenue, although said approval shall not prohibit the installation of fencing, screening or landscaping in the future.

Richard Wiles, Chairman
City Planning Commission

Action by the
City Planning Commission

SP-73-15
September 15,1975

A RESOLUTION APPROVING A NON-SUBSTANTIAL MODIFICATION OF AN EXISTING SPECIAL PERMIT FOR PROPERTY LOCATED AT 103-105 AND 102-116 EDMUND AVENUE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 15th day of September, 1975, adopt the following resolution:

WHEREAS, Brighton Family Center received special permit approval from the City Planning Commission and Common Council effective June 18, 1973 to develop and operate a non-profit community center on properties identified as 103-105 and 102-116 Edmund Avenue, inclusive of a portion of abandoned Edmund Avenue; and

WHEREAS, said approval was conditioned in part on the provision of adequate fencing, screening and plantings "to provide an effective visual buffer from adjoining properties";and

WHEREAS, the applicant now requests that the aforementioned condition be waived since the contiguous properties are already buffered with sufficient natural growth to enhance the appearance of the subject property while providing sufficient screening to meet the intent of the prior special permit approval. Furthermore, the installation of further visual screening would require the removal of a neighbor's fence and garden which are being permitted temporarily to remain on the subject property; and

WHEREAS, the request is considered a non-substantial modification of an existing special permit, in accordance with Part C, Section IV Special Permits, Article 1 Information and Procedures.

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the Syracuse City Planning Commission, DO HEREBY APPROVE the waiver of condition #4 of existing special permit approval SP-73-15 pertaining to fencing, screening and landscape treatment of property located at 103-105 and 102-116 Edmund Avenue inclusive of a portion of abandoned Edmund Avenue, although said approval shall not prohibit the installation of fencing, screening or landscaping in the future.

Richard Wiles, Chairman
City Planning Commission

Action by the
City Planning Commission

SP-73-15
September 15,1975

A RESOLUTION APPROVING A NON-SUBSTANTIAL MODIFICATION OF AN EXISTING SPECIAL PERMIT FOR PROPERTY LOCATED AT 103-105 AND 102-116 EDMUND AVENUE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 15th day of September, 1975, adopt the following resolution:

WHEREAS, Brighton Family Center received special permit approval from the City Planning Commission and Common Council effective June 18, 1973 to develop and operate a non-profit community center on properties identified as 103-105 and 102-116 Edmund Avenue, inclusive of a portion of abandoned Edmund Avenue; and

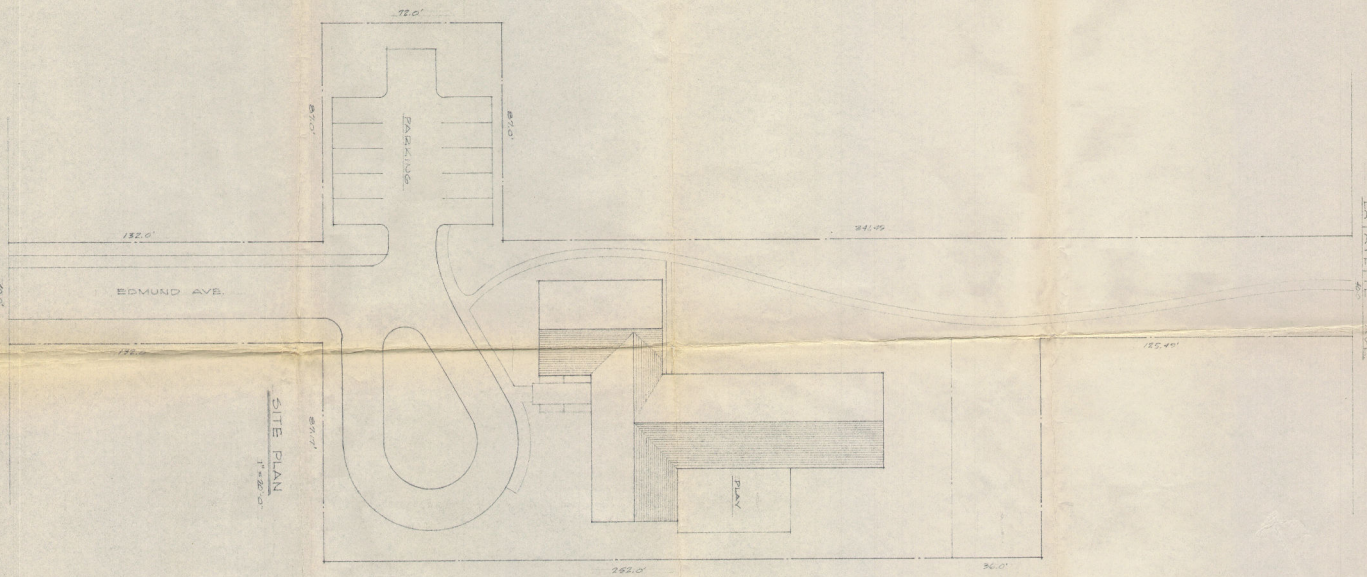
WHEREAS, said approval was conditioned in part on the provision of adequate fencing, screening and plantings "to provide an effective visual buffer from adjoining properties";and

WHEREAS, the applicant now requests that the aforementioned condition be waived since the contiguous properties are already buffered with sufficient natural growth to enhance the appearance of the subject property while providing sufficient screening to meet the intent of the prior special permit approval. Furthermore, the installation of further visual screening would require the removal of a neighbor's fence and garden which are being permitted temporarily to remain on the subject property; and

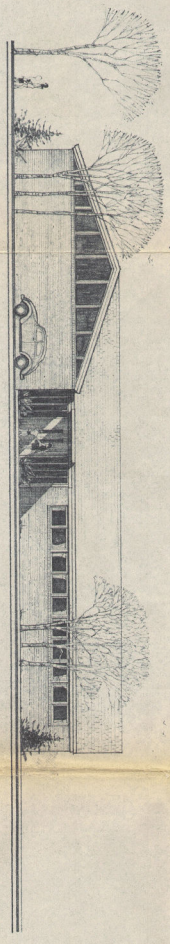
WHEREAS, the request is considered a non-substantial modification of an existing special permit, in accordance with Part C, Section IV Special Permits, Article 1 Information and Procedures.

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the Syracuse City Planning Commission, DO HEREBY APPROVE the waiver of condition #4 of existing special permit approval SP-73-15 pertaining to fencing, screening and landscape treatment of property located at 103-105 and 102-116 Edmund Avenue inclusive of a portion of abandoned Edmund Avenue, although said approval shall not prohibit the installation of fencing, screening or landscaping in the future.

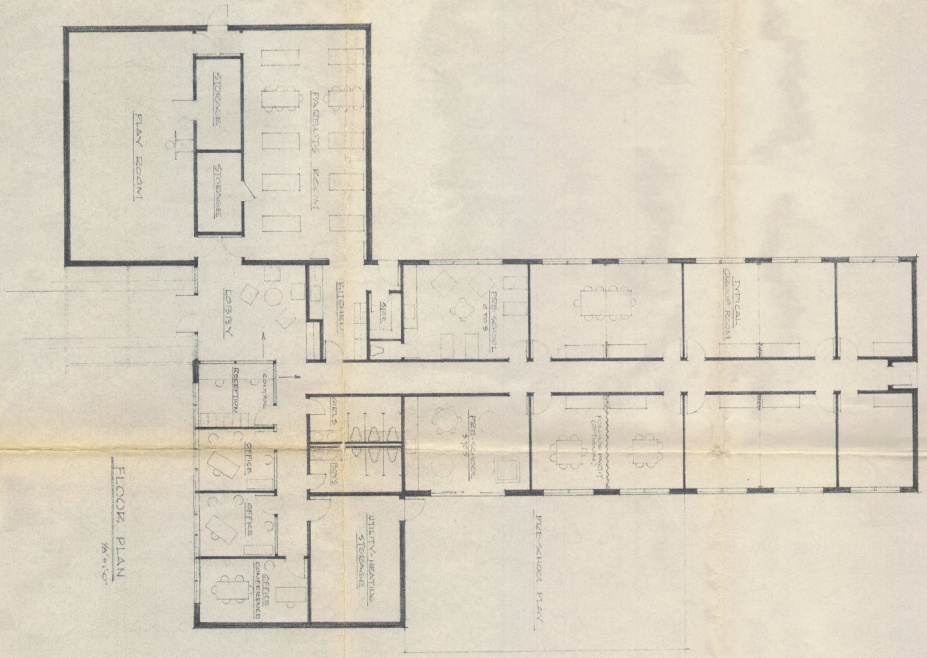
Richard Wiles, Chairman
City Planning Commission



SITE PLAN
1"=30'-0"



SOUTH ELEVATION



FLOOR PLAN
1/8"=1'-0"

SP 73-15

project 7203

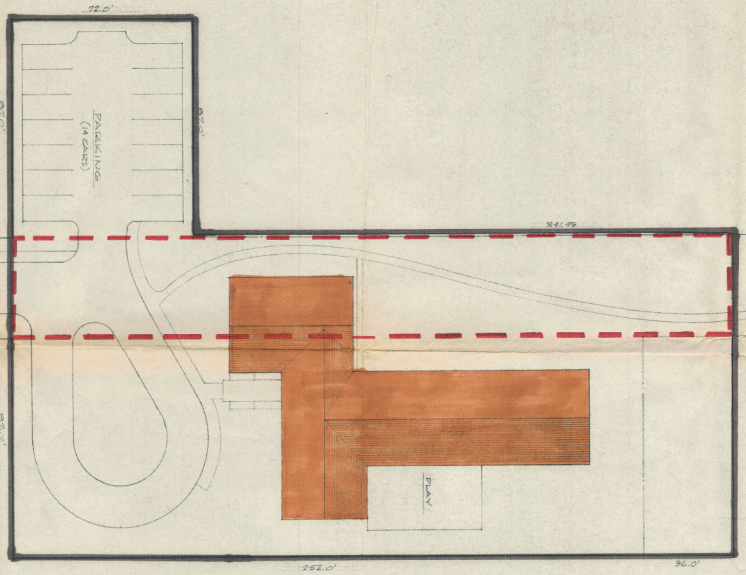
drawn by CEC
drawing number
PRELIMINARY

date 1/16/73

BRIGHTON FAMILY CENTER

EDMOND AVENUE SYRACUSE, NEW YORK

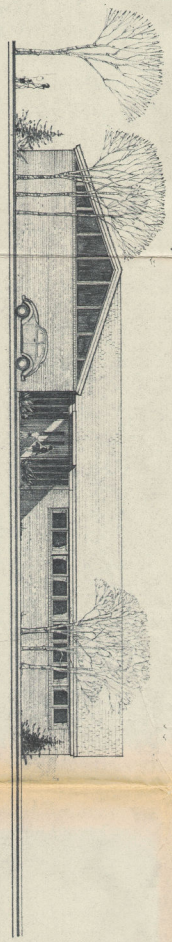
CKGA
CURTIN · KANE · GERE · ASHLEY ARCHITECTS A.I.A.
112 DEWITT STREET SYRACUSE, NEW YORK 13203



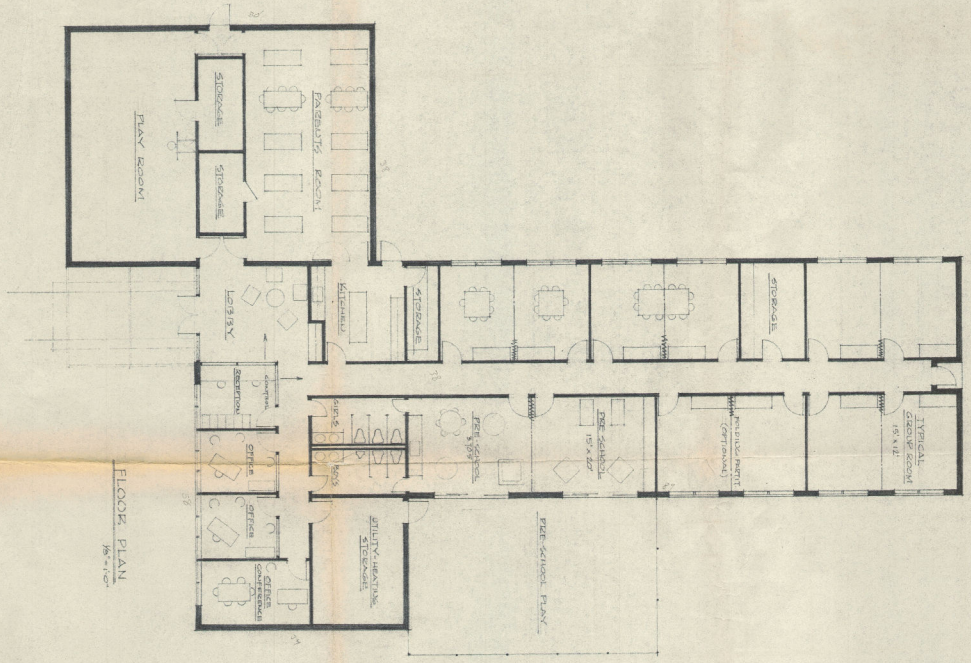
WEST NEWELL STREET

LA FAYETTE AVE.

SITE PLAN
1"=20'-0"



SOUTH ELEVATION



FLOOR PLAN
1/8"=1'-0"

SP 73-15

RECEIVED
OCT 1973
CITY PLANNING

drawn by CKG
drawing number
PRELIMINARY

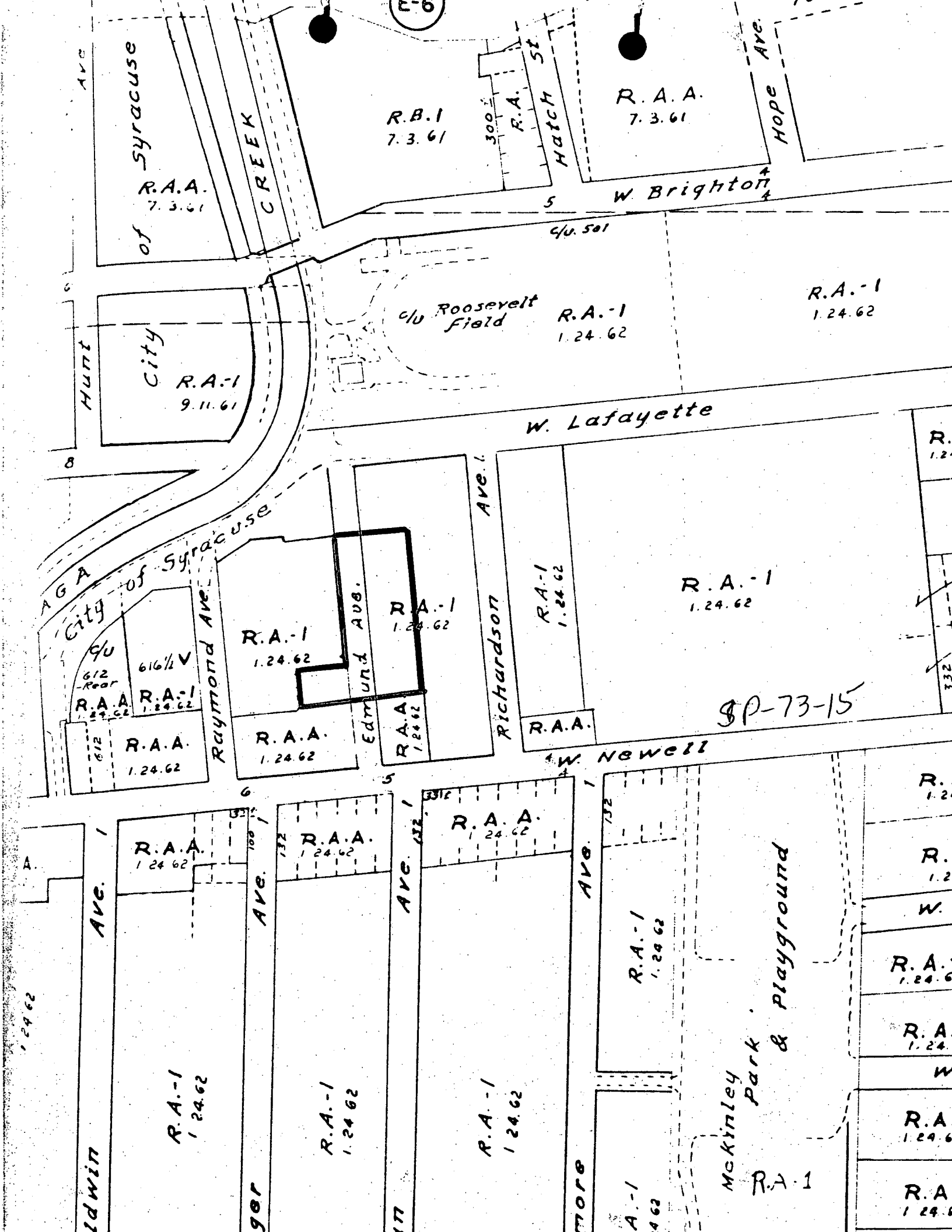
project 7303

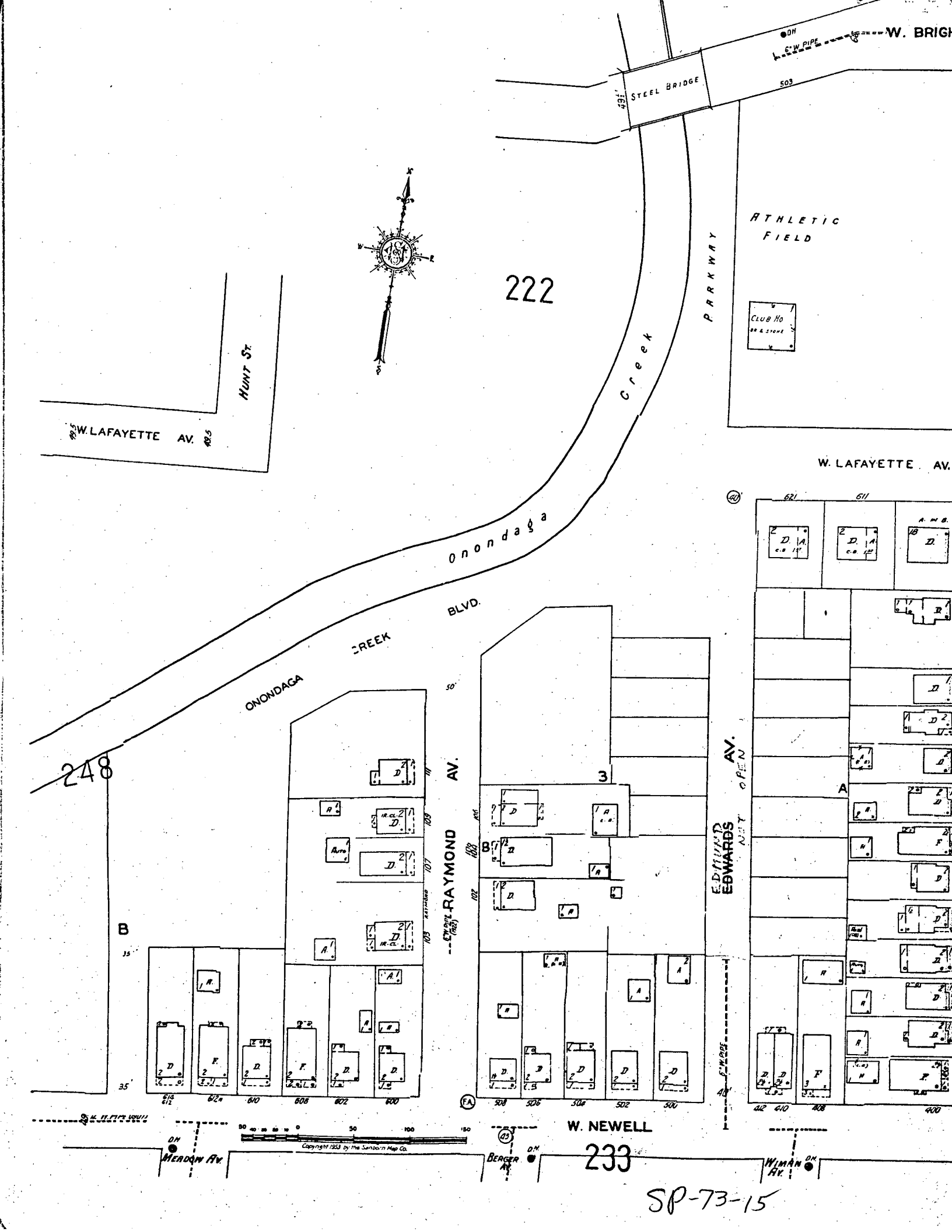
date 10/8/73

BRIGHTON FAMILY CENTER

EDMUND AVENUE SYRACUSE, NEW YORK

CKGA
CURTIN · KANE · GERE · ASHLEY ARCHITECTS A.I.A.
112 DEWITT STREET SYRACUSE, NEW YORK 13203


R.B.1
7.3.61
R.A.A.
7.3.61
R.A.A.
7.3.61
Syracuse
CREEK
Hatch St
Hope Ave.
W. Brighton
c/u. 501
c/u Roosevelt Field
R.A.-1
1.24.62
R.A.-1
1.24.62
City
R.A.-1
9.11.61
Hunt
W. Lafayette
City of Syracuse
Raymond Ave.
Edmund Ave.
Richardson Ave.
c/u
612 Rear
616½ V
R.A.A.
1.24.62
R.A.-1
1.24.62
R.A.A.
1.24.62
R.A.-1
1.24.62
R.A.-1
1.24.62
R.A.-1
1.24.62
R.A.A.
1.24.62
R.A.A.
1.24.62
SP-73-15
W. Newell
R.A.A.
1.24.62
R.A.A.
1.24.62
R.A.A.
1.24.62
R.A.-1
1.24.62
R.A.-1
1.24.62
R.A.-1
1.24.62
McKinley Park & Playground
R.A.-1


W. BRIGH
C.I.W. PIPE
STEEL BRIDGE
43½'
503
ATHLETIC FIELD
CLUB HO
222
PARKWAY
Creek
HUNT ST.
W. LAFAYETTE AV.
W. LAFAYETTE AV.
Onondaga
BLVD.
CREEK
ONONDAGA
248
RAYMOND AV.
EDWARD EDWARDS AV.
OPEN
NOT
3
A
B
621
611
612
610
608
602
600
508
506
504
502
500
412
410
408
400
W. NEWELL
233
MEADOW AV.
BERGER AV.
WIMAN AV.
Copyright 1953 by the Sanborn Map Co.

SP-73-15

BOARD OF ZONING APPEALS

CITY OF SYRACUSE, NEW YORK

Application: V-79-59 Release Date: 10/2/79

I, William O. Thomas, Secretary of the Board of Zoning Appeals of the City of Syracuse, do hereby certify that the attached is a true copy of a resolution introduced by Mr. Lamanna and adopted by the Board of Zoning Appeals on September 13, 1979, by the following vote:

AYES: Piper, Murphy, Lamanna, Carter, Mancuso

NAYS: None

Filed with the Secretary of the Board on October 2, 1979.

William O. Thomas Secretary
Board of Zoning Appeals

Board of Zoning Appeals
City of Syracuse, New York

V-79-59

A RESOLUTION GRANTING A VARIANCE AT
500 WEST NEWELL STREET

WHEREAS, Application No. V-79-59, a request for a Variance has been duly filed with the Secretary of the Board of Zoning Appeals by Peter C. and Helen F. Herron and the Catholic Charities; and

WHEREAS, said application requests a variance of Part B, Section I, Article 4 of the Zoning Rules and Regulations of the City of Syracuse, as amended, to permit the operation of a non-profit community center at 500 West Newell Street, by waiving the uses permitted within a Residential District, Class AA zone; and

WHEREAS, members of the Board viewed the property on or before September 12, 1979; and

WHEREAS, after due notice a public hearing was held by the Board of Zoning Appeals on September 13, 1979 at 1:00 P.M. in the Common Council Chamber, City Hall, Syracuse, New York to consider the application; and

WHEREAS, at said hearing all those who desired to be heard were heard and their testimony duly recorded; and

WHEREAS, all testimony has been carefully considered, and the pertinent facts related to size and configuration of the subject property and the surrounding zoning and land uses have been noted; and

WHEREAS, the Residential District, Class AA zone, allows by special permit, non-profit community centers with locational requirements dictated by the neighborhood service nature of the program offered; and

WHEREAS, the proposed use will be used in conjunction with the non-profit community center located at 100 Edmund Avenue but will not itself qualify for a special permit because of the office and storage functions involved in the proposed use, hence a variance is required; and

WHEREAS, the majority of program participants will continue to use the premises at 100 Edmund Avenue; and

WHEREAS, the subject house at 500 West Newell Street will be converted to offices, storage, and security/maintenance personnel quarters (as indicated in the attached Program Space Usage schedule); and

WHEREAS, pursuant to the State Environmental Quality Review Regulations, the board has reviewed the subject proposal, which is an unlisted action, and has determined that the proposal will not have any significant impact; and

WHEREAS, the proposal is not possible without a variance;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Appeals that Application No. V-79-59, by Peter C. and Helen F. Herron and the Catholic Charities, for a Variance of Part B, Section I, Article 4 of the Zoning Rules and Regulations of the City of Syracuse, as amended, to permit the operation of a non-profit community center at 500 West Newell Street, by waiving the uses permitted within a Residential District, Class AA zone be granted on the following grounds:

1. The strict application of the provisions of the zoning ordinance would result in unnecessary hardship inconsistent with the general purpose and intent of the zoning ordinance of the City of Syracuse

2. The exceptional and extraordinary circumstances and conditions applying to the property involved and to the intended use and development of the property do not apply generally to other properties or uses in the same zoning district or neighborhood

3. The granting of such a variance will not be of substantial detriment to the public interest or to the property or improvements in such district in which the variance is sought and will not materially impair the purpose of the zoning ordinance of the City of Syracuse

4. The variance granted is the minimum necessary to relieve the existing unnecessary hardship;

BE IT FURTHER RESOLVED that said variance is granted subject to the condition that it comply with all other pertinent requirements of the Zoning Rules and Regulations of the City of Syracuse, as amended;

BE IT FURTHER RESOLVED that said variance is granted subject to the following conditions:

1. All construction and improvements shall be in accordance with plans submitted with the application and on file in the Syracuse-Onondaga County Planning Agency (see attachments)

2. Any construction, improvements, additions or other activities required of the applicant in order to comply with the conditions of this approval shall be completed within one year of the release date of this resolution or within such reasonable time less than one year as determined appropriate by the Director of the Division of Buildings and Property Rehabilitation

3. This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county or city authorities including the issuance of a permit by the Division of Buildings and Property Rehabilitation;

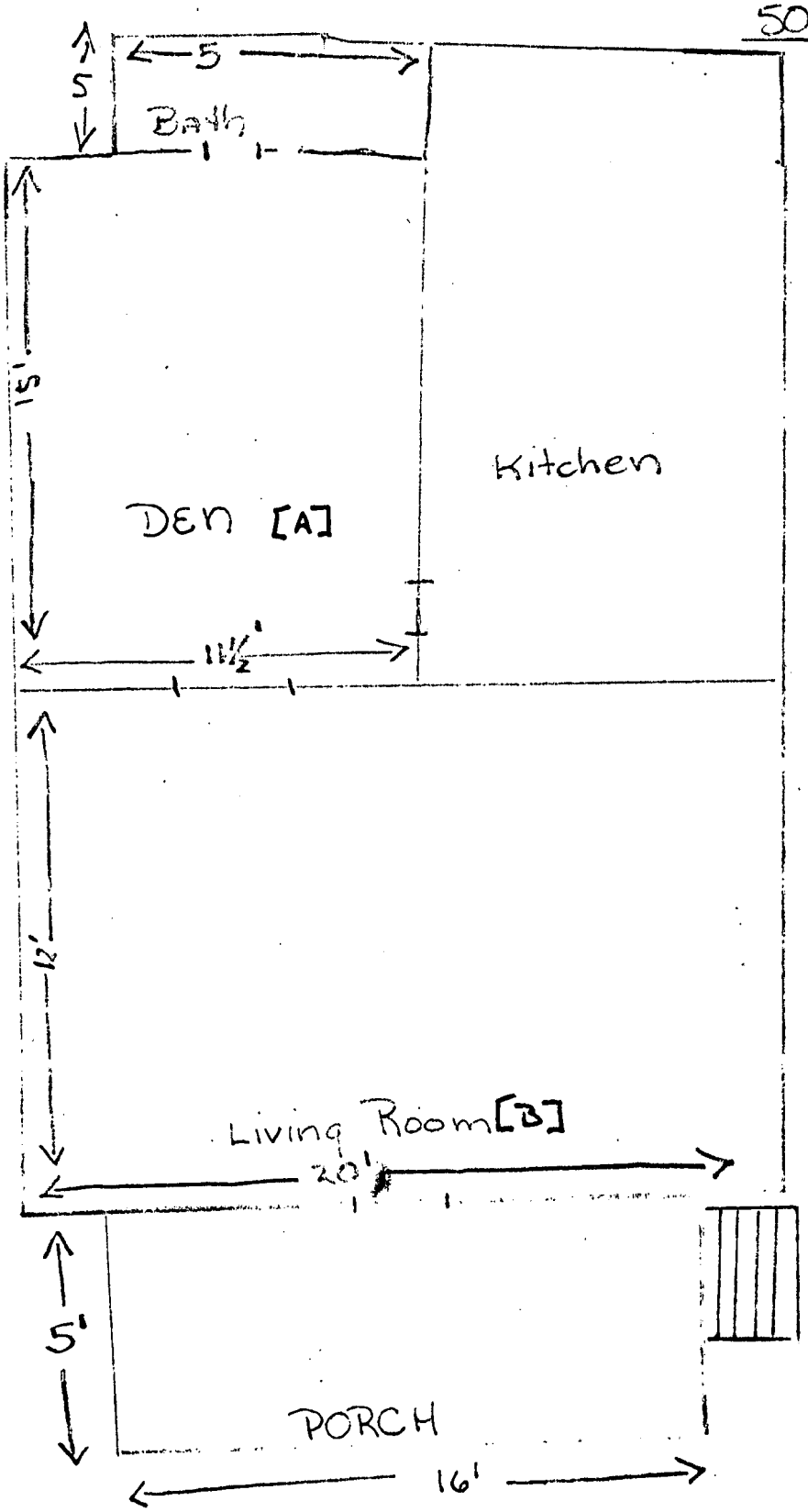
BE IT FURTHER RESOLVED that the Director of the Division of Buildings and Property Rehabilitation is hereby authorized to issue the necessary permits and to enforce the terms and conditions of this resolution.

Edward Murphy, Acting Chairman
Board of Zoning Appeals

/bm

1st Floor

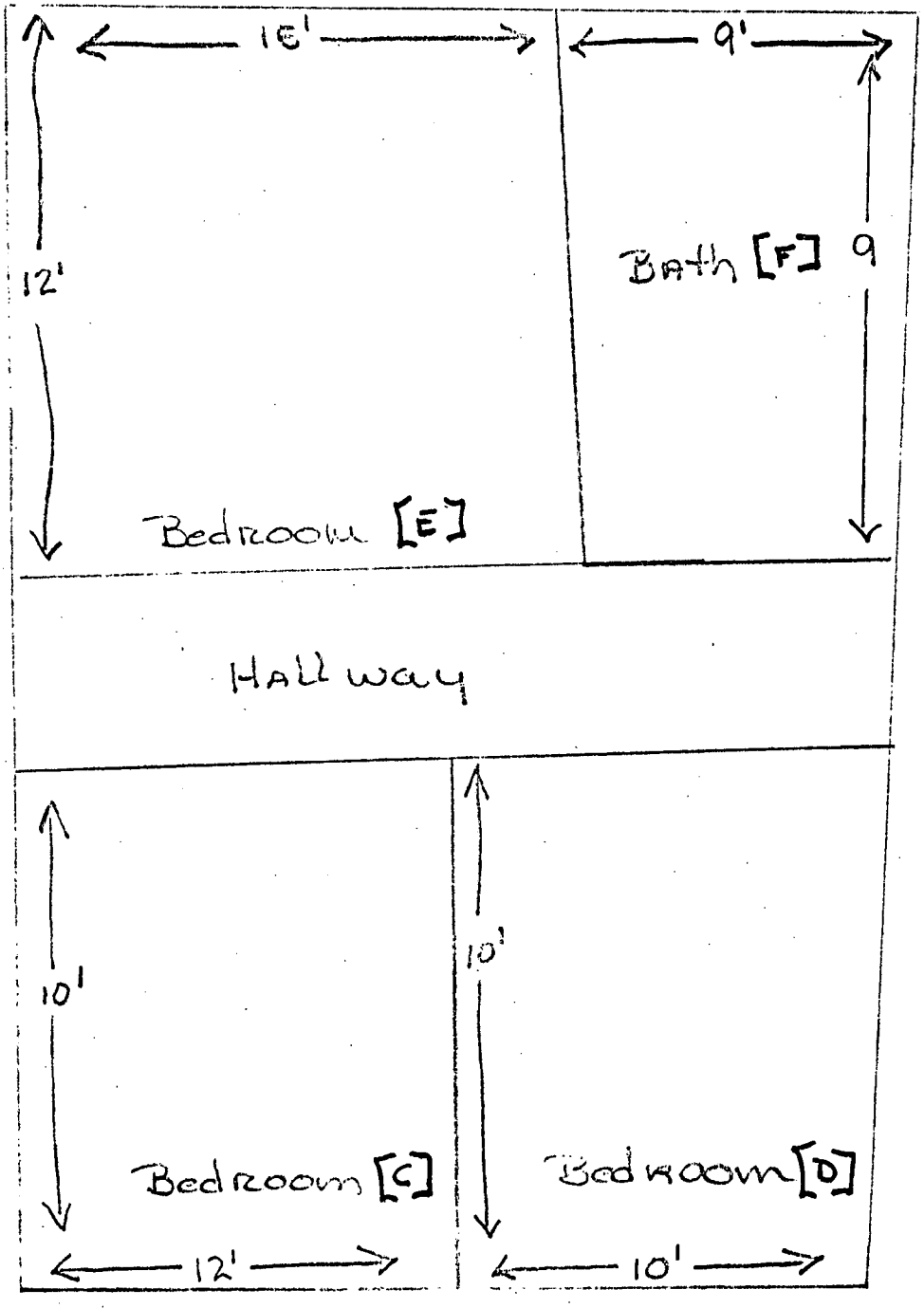
500 W. Newell St.



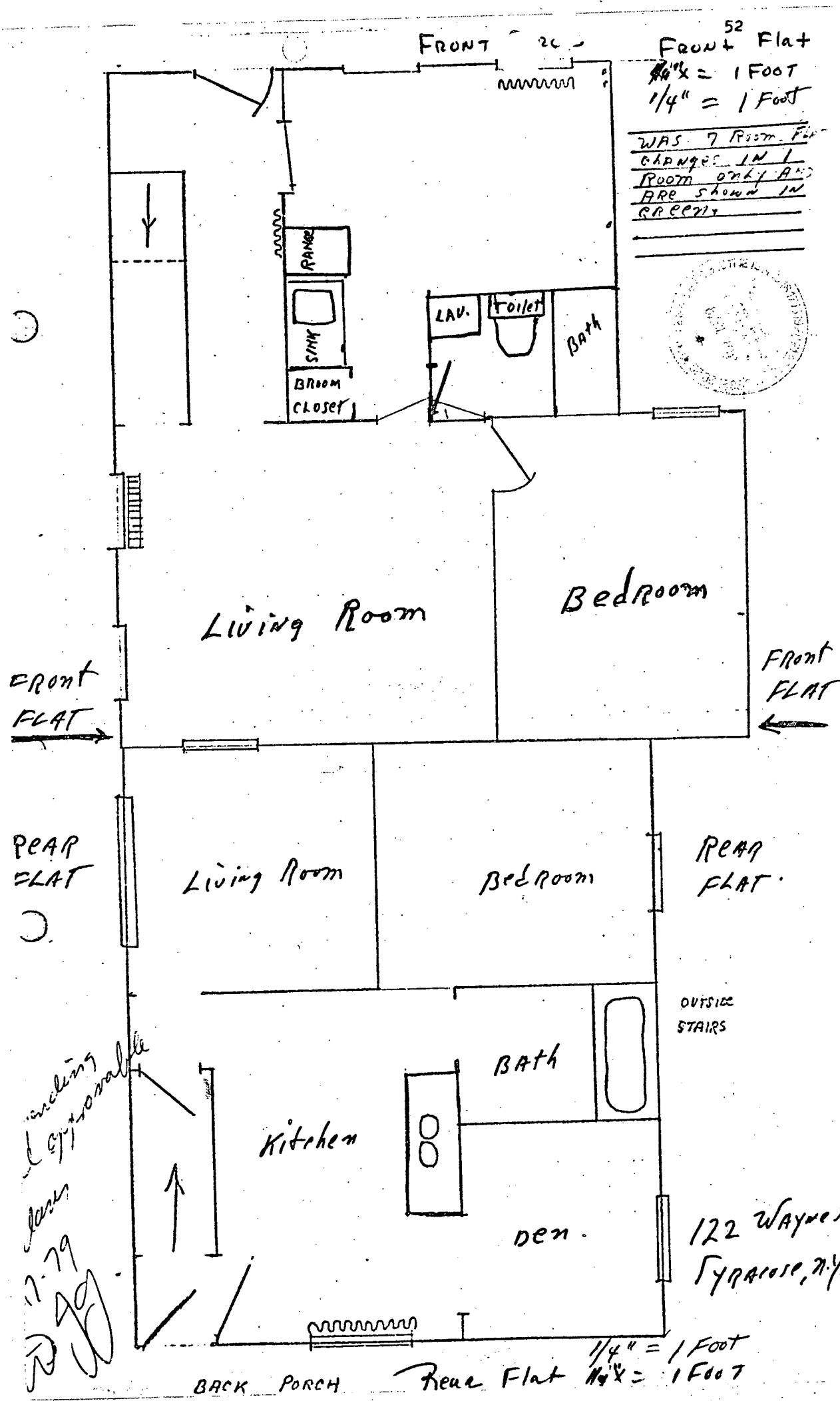
79-59

2nd Floor

500 W. Hewell St.



79-59



52

Front Flat
1/4" = 1 Foot

WAS 7 Room. Flat
CHANGES IN 1
Room only AND
ARE shown IN
GREEN.

122 Wayne St.
Syracuse, N.Y.

19-59

V-79-59
operate a non-profit community center



500 W. Newell St.



rear of subject property

DN
9/10/79

City of Syracuse

Parcel History

01/01/1900 - 10/06/2026
Tax Map #: 075.-05-18.0
Owners: South Side Community Growth
Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
102-16 Edmund Ave	05/17/73	Project	SP - Other	Approved	SP-73-15 | NON-PROFIT COMMUNITY CENTER
102-16 Edmund Ave	06/17/76	Project	Variance (Converted)	Approved	V-76-022 | To erect a chain link fence. aka 102-16 Edmund Av
102-16 Edmund Ave	06/24/13	Project	SP - Gas. Service Station	Approved	SP-73-15M1 | MODIFY PROGRAM SERVICES AND SIGNAGE
102-16 Edmund Ave	06/24/15	Permit Application	Electric (Meter Set)	Issued	19903 | reconnect Esr# 19757655
102-16 Edmund Ave	06/25/15	Inspection	Inspector Notification	Pass	
102-16 Edmund Ave	06/26/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	07/29/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	09/15/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	10/20/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	11/24/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	12/03/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	01/08/16	Permit Application	Com. Reno/Rem/Chg Occ	Issued	22413 | bathroom renovations
102-16 Edmund Ave	01/11/16	Inspection	Inspector Notification	Pass	
102-16 Edmund Ave	01/22/16	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	01/29/16	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	02/08/16	Permit Application	Electric	Issued	22642 | Electrical - Bishop Foery Center
102-16 Edmund Ave	02/08/16	Inspection	Progress Inspection	Pass	
102-16 Edmund Ave	02/09/16	Inspection	Inspector Notification	Pass	
102-16 Edmund Ave	02/10/16	Inspection	Service Inspection	In Progress	
102-16 Edmund Ave	02/11/16	Completed Permit	Electric (Meter Set)	Completed - No	19903 | reconnect Esr# 19757655 | Completed #19903
102-16 Edmund Ave	02/12/16	Inspection	Insulation Before Enclosing	Pass	
102-16 Edmund Ave	02/23/16	Inspection	Final Inspection	Pass	
102-16 Edmund Ave	03/01/16	Inspection	Final Inspection	Pass	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
102-16 Edmund Ave	03/01/16	Completed Permit	Electric	Certificate Issued	22642 | Electrical - Bishop Foery Center | Certificate of Completion #22642
102-16 Edmund Ave	03/09/16	Inspection	Final Inspection	Pass	
102-16 Edmund Ave	03/10/16	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	22413 | bathroom renovations | Certificate of Completion #22413
102-16 Edmund Ave	05/01/26	Inspection	Complaint Inspection	N/A	
102-16 Edmund Ave	05/01/26	Inspection	Complaint Inspection	N/A	
102-16 Edmund Ave	05/01/26	Inspection	Complaint Inspection	N/A	
102-16 Edmund Ave	05/04/26	Completed Complaint	Certificate of Inspection	Admin-Closed	2026-02443 | C of I

City of Syracuse

Parcel History

01/01/1900 - 10/06/2026
Tax Map #: 075.-05-19.0
Owners: South Side Community Growth
Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
500 Newell St W & Edmund Ave	10/02/79	Project	Variance (Converted)	Approved	V-79-059 | To expand a building for a non-profit community center.
500 Newell St W & Edmund Ave	06/18/14	Inspection	Complaint Inspection	Fail	
500 Newell St W & Edmund Ave	06/18/14	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
500 Newell St W & Edmund Ave	09/04/14	Inspection	Progress Inspection	Pass	
500 Newell St W & Edmund Ave	10/31/14	Completed Complaint	Overgrowth: Private, Occ	Completed	2014-16328

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivsion **R-2026-31**

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	Approved	**Ray Wills**	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 006
Engineering Design and Construction	Conditionally Approved	**Mirza Malkoc**	-No objection to re-subdivision. -Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	**Mirza Malkoc**	-This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Engineering Sewer	Conditionally Approved	**Mirza Malkoc**	-All installation & restoration work to be done to City of Syracuse specifications & details.
Landmark Preservation	N/A		