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-2026-85	***Staff Report –November 2nd, 2026***
Application Type:	Resubdivision
Project Address:	509 Seymour St. (Tax ID: 097.-04-19.1) & 513 Seymour St. (Tax ID: 097.-04-17.1)
Summary of Proposed Action:	The applicant intends to combine a portion of a vacant lot with a lot containing a "Detached Single-Unit Dwelling" resulting in resulting in two lots, one of which measures more than 10,000 SF. Applicant intends to sell a 1320 square foot portion of the vacant lot located at 509 Seymour St. to the owner of 513 Seymour St. The owner of 513 Seymour St. intends to utilize the additional square footage as yard space and the remaining portion of 509 Seymour St. will be reserved for future new construction. 509 Seymour St. is located in the Low Density Residential (R2) Zone District & 513 Seymour St. is located in the Small Lot Residential (R3) Zone District. To avoid creating a "Split Zoned" parcel, Zoning Staff is proposing Zoning Map Amendment Z-2925 for consideration as a companion application. Total square footage of New Lot 16C: 0.237 Acres (10,329 SF) Total square footage of New Lot 17C: 0.177 Acres (7,722 SF)
Owner/Applicant	Greater Syracuse Property Development Corporation (Applicant & Owner of 509 Seymour St.) Sunshine Dyer (Owner of 513 Seymour St.)
Existing Zone District:	509 Seymour St. is located in the Low Density Residential (R2) Zone District & 513 Seymour St. is located in the Small Lot Residential (R3) Zone District.
Surrounding Zone Districts:	The neighboring properties in the surrounding area are located in the Low Density Residential (R2) Zone District & Small Lot Residential (R3) Zone District.
Companion Application(s)	**Z-2925 is a Zoning Map Amendment** to rezone a 1320 square foot portion of 509 Seymour St. which is located in the Low Density Residential (R2) Zone District to match the Zone District of 513 Seymour St. which is located in the Small Lot Residential (R3) Zone District.
Scope of Work:	The applicant proposes combining combine a 1320 square feet portion of a vacant lot with a lot containing a "Detached Single-Unit Dwelling" resulting in one lot measuring more than 10,000 SF.
Facts on Project & Staff Analysis:	**Dimensional Standards** 513 Seymour St. - The proposed resubdivided lot meets the Dimensional Standards of the R3 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.4 B for "Single-Unit Detached Dwellings". - The lot area requirement for the residential use type of "Single-Unit Detached Dwelling" in the R3 Zone District is 3,500 SF, and the proposed lot will be 10,329 SF, thus conforming for the existing use. - The lot width minimum for "Single-Unit Detached Dwellings" in the R3 Zone District is 35 FT, and the proposed lot width along Seymour St. is 78.25 FT, thus conforming to the requirement of SZO for that use. 509 Seymour St. - The proposed resubdivided lot meets the Dimensional Standards of the R2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.3 B for "Single-Unit Detached Dwelling" & "Two-Unit Dwellings". - The lot area requirement for the residential use type of "Single-Unit Detached

	Dwelling" in the R2 Zone District is 4,000 SF, and the proposed lot will be 7,722 SF, thus conforming for that use. - The lot area requirement for the residential use type of "Two-Unit Dwelling" in the R2 Zone District is 3,000 SF for each dwelling unit, and the proposed lot will be 7,722 SF, thus conforming for that use. - The lot width minimum for "Single-Unit Detached Dwellings" in the R2 Zone District is 40 FT, and the proposed lot width along Seymour St. is 58.5 FT, thus conforming to the requirement of SZO for that use. - There is no lot width minimum for "Two-Unit Detached Dwellings" in the R2 Zone District. **Facts on Project** - The land use of "Single-Unit Detached Dwelling" & "Two-Unit Detached Dwelling" are permitted by right in the R2 & R3 Zone District. - The According to the Onondaga County Planning Agency's confirmation letter, the 9-1-1 street address for lot 16C will remain 513 Seymour Street and the new 9-1-1 street address for lot 17C will be 509 & 511 Seymour Street.
Staff Recommendation:	Staff recommend **approving** this project
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-85 in the Onondaga County Clerk's office within 62 days of the Common Councils approval of Zoning Map Amendment Z-2925.
Zoning Procedural History:	- R-20-40 | Approved 6/8/2020 | Combined properties situated at 418, 420 Shonnard St and 509, 511, 513, 515, 517 Seymour St into five new lots - creating a pedestrian walkway between Shonnard St. and Seymour St.
Summary of Zoning History:	R-20-40, Established an alternate path for the pedestrian walkway between Shonnard St. and Seymour St. by combining seven properties situated at 418, 420 Shonnard St and 509, 511, 513, 515, 517 Seymour St into five new lots. The final Resubdivision Map for this project was filed with the Onondaga County Clerk's Office on 6/31/2021 and is number Map # 13146. A similar walkway exists between Gifford St. and Seymour St., it is addressed "631 Gifford St", and Zoned Open Space.
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:** **513 Seymour St.** The subject property at 513 Seymour St. is a regularly shaped parcel with a lot size of 9,009 sq ft (0.207 Acres). The property has one street frontage, with 68.25 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders 515 Seymour St. for 132 FT. The southern property line boarders: 515 Seymour St. for 21.25 FT, 416 Shonnard St. for 33 FT, and 412-14 Shonnard St. for 14 FT. The eastern property line borders 509 Seymour St. for 132 FT. The parcel contains a "Single-Unit Detached Dwelling".

R-2026-84

	509 Seymour St. The subject property at 509 Seymour St. is a regularly shaped parcel with a lot size of 9,042 sq ft (0.237 Acres). The property has one street frontage, with 68.5 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders: 513 Seymour St. for 132 FT. The southern property line borders 412-14 Shonnard St. for 57.5 FT and 408-10 Shonnard St. for 11 FT . The eastern property line borders 505-07 Seymour St for 132 FT. The parcel is a vacant residential lot. **Proposed Lots:** **16C** The proposed lot 16C, to be known as 513 Seymour St., is a regularly shaped parcel with a lot size of 10,329 SF (0.207 Acres). The property has one street frontage, with 78.25 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders 515 Seymour St. for 132 FT. The southern property line boarders: 515 Seymour St. for 21.25 FT, 416 Shonnard St. for 33 FT, and 412-14 Shonnard St. for 14 FT. The eastern property line borders 509 Seymour St. for 132 FT. The parcel contains a "Single-Unit Detached Dwelling". **17C** The proposed lot 17C, to be known as 509 & 511 Seymour St. is a regularly shaped parcel with a lot size of 7722 SF (0.237 Acres). The property has one street frontage, with 58.5 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders: 513 Seymour St. for 132 FT. The southern property line borders 412-14 Shonnard St. for 47.5 FT and 408-10 Shonnard St. for 11 FT. The eastern property line borders 505-07 Seymour St for 132 FT. The parcel is a vacant residential 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
- "Proposed Resubdivision Map on Lots 16 A & 17 A – Map #13146, Amended to be New Lots 16C & 17C. Known as No. 513 and 509 Seymour Street, City of Syracuse, County of Onondaga, City of New York" Drawn by Michael J. McCully Land Surveying PLCC. Stamped by Michael J. McCully, Dated 10/02/2026, Scale 1" = 20'."

Attachments:

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

R-2026-84

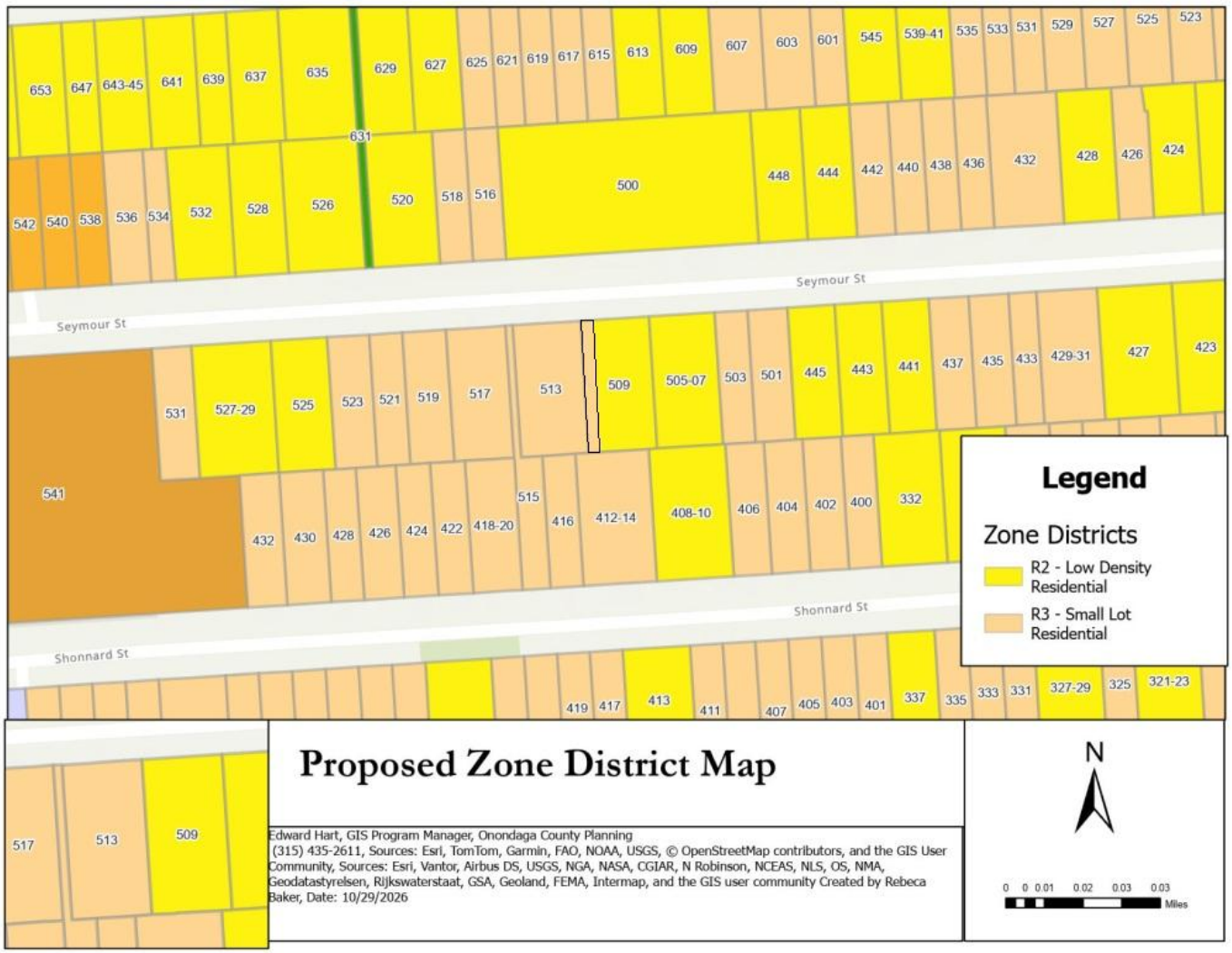
Context Maps:

Figure 1: Zone District of Subject Property



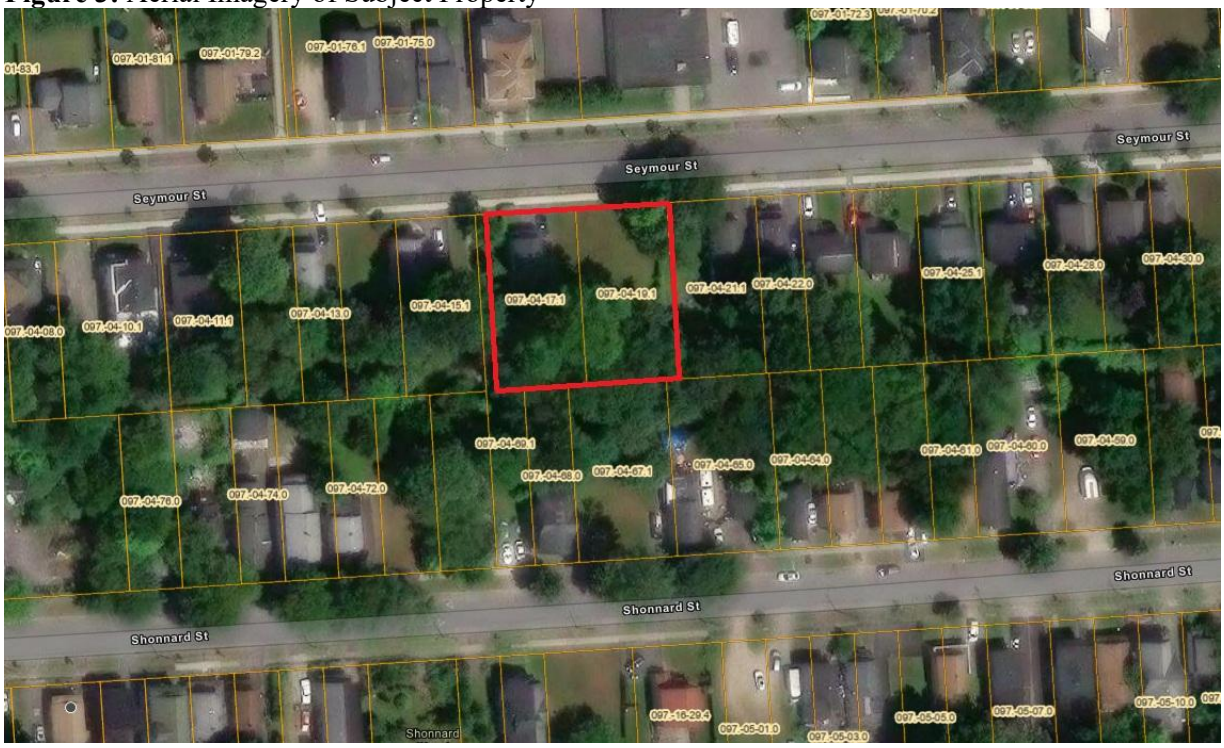
Description: Figure 1 shows the current Zone District of the subject property. Please see Figure 2 which reflects the Proposed Zoning Map Amendment Z-2925.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Proposed Zone District of Subject Property



Proposed Zoning Map Amendment Z-2925.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map Edited

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

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative Specialist

To: Shannon Knickerbocker
Greater Syracuse Property Development Corporation
1941 S. Salina St.
Syracuse, NY 13205

CC: Sunshine Dyer
513 Seymour St.
Syracuse, NY 13205

10/15/2026

Re: Application Completeness for Lot Alteration R-2026-85, 509 Seymour St.

Dear Shannon Knickerbocker,

On 10/15/2026, Rebeca Baker determined the proposed project R-2026-85, 509 Seymour St. 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.

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov *
www.syr.gov/Departments/Zoning-Administration

Office Use Filing Date: Case: Zoning District:

REQUESTED *(Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)*

		Subdivision Name	Number of Lots	Total Area
☑	Resubdivsion:	Merge two residential parcels	2	17946.72 SF
☐	Lot Alteration:	* Lot "16C" to be 10329 SF & Lot "17C" to be 7722 SF		

	TAX ASSESSMENT ADDRESS(ES)	TAX MAP ID(S) (000.-00-00.0)	OWNER(S)	DATE ACQUIRED
1)	509 Seymour St	097.-04-19.1	GSPDC	4/23/2014
2)	513 Seymour St	097.-04-17.1	Sunshine Dyer	3/17/2014
3)				
4)				

As listed in the Department of Assessment property tax records at http://syrgov.net/Assessment.aspx - 315-448-8280.

COMPANION ZONING APPLICATION(S) *(List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)*

1) _____ 2) _____ 3) _____

PROJECT CONSTRUCTION *(Check all that apply and briefly describe, as applicable.)*

☐ Demolition (full and partial): _____
☐ New Construction: _____
☐ Façade (Exterior) Alterations: _____
☐ Site Changes: _____

PROJECT INFORMATION *(Briefly describe, as applicable.)*

Project Name:	Merge two residential parcels * Into two New Lots
Current Land Use(s):	Residential
Proposed Land Use(s):	Residential
Number of Dwelling Units:	1
Days and Hours of Operation:	n/a residential
Number of Onsite Parking Spaces:	

PROJECT DESCRIPTION *(Provide a brief description of the project, including purpose or need, and justification.)*

Applicant proposes to merge 10 feet of the vacant lot at 509 Seymour St. with the single-family residential parcel at 513 Seymour St. Buyer intends to use the lot as additional yard space. Remaining parcel at 509 Seymour will be a site for future new construction.

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**

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

No

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**

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

No

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

10 **Resubdivision/Lot Alteration Project Description**

Applicant proposes to merge 10 feet of the vacant lot at 509 Seymour St. with the single-family residential parcel at 513 Seymour St. Buyer intends to use the lot as additional yard space. Remaining parcel at 509 Seymour will be a site for future new construction.

11 **Current Days and Hours of Operation**

N/A

12 **Proposed Land Use(s)**

Residential

Residential

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

509 Seymour St. 097.-04-19.1 GSPDC 4/23/2014 513 Seymour St. 097.-04-17.1 Sunshine Dyer 3/17/2014

15 Resubdivision/Lot Alteration Project Name

Merge two residential parcels

16 Total Area

17946.72

17 Number of Lots

2.0

18 Subdivision Name

Merge two residential parcels

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

20 Current Number of Dwelling Units

1.0

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: Katelyn Wright	
Signature: Katelyn Wright	Date: [redacted]
Mailing address: 1941 S. Salina St.	
Phon [redacted]	Email: [redacted]
Print	
Signature:	Date: 10/13/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/13/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/13/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/13/2026
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: Katelyn Wright	
Signature: Katelyn Wright	Date: [redacted]
Mailing address: 1941 S. Salina St.	
Phone: [redacted]	Email: [redacted]
Print authorized representative's name (if applicable):	
Signature:	Date: 10/13/2026
Mailing address:	
Phone:	Email:

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

PLEASE NOTE:

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

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

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

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.**

First Name	Last Name	Title	Company			
Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation			
Street Address	Apt / Suite / Other	City	St	Zip	Phone:	[redacted]
1941 S. Salina St.		Syracuse	NY	13205	Email:	
* Signature: Katelyn Wright			Date: 10/5/26			

First Name	Last Name	Title	Company			
Sunshine	Dyer					
Street Address	Apt / Suite / Other	City	St	Zip	Phone:	[redacted]
513 Seymour St		Syracuse	NY	13204	Email:	
* Signature: Sunshine Dyer			Date: 10/9/26			

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

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

*** 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)*

First Name	Last Name	Title	Company			
Katelyn	Wright	Executive Director	Greater Syracuse Pro			[redacted]
Street Address	Apt / Suite / Other	City	St	Zip	Pho	
1941 S. Salina St		Syracuse	NY	13205	Em	

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

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

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

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

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Merge two residential parcels

Project Location (describe, and attach a location map):

509 and 513 Seymour St. in the City of Syracuse between Geddes St. and Oswego St.

Brief Description of Proposed Action:

Applicant proposes to merge 10 feet of the vacant lot at 509 Seymour with the residential parcel at 513 Seymour St.
Buyer intends to use it as additional yard space. The remaining parcel at 509 Seymour will be used as a site for future new construction.

Name of Applicant or Sponsor:	Tele	[redacted]
Greater Syracue Property Development Corporation	E-M	

Address:

1941 S. Salina St.

City/PO:	State:	Zip Code:
Syracuse	NY	13205

	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? .412 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? .412 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

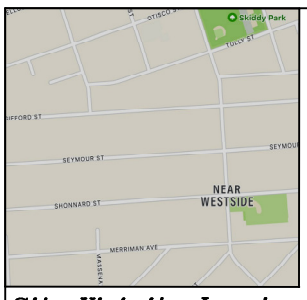
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, 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: _____		
~~1~~9. 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: Katelyn Wright Date: 10/5/26

Signature: Katelyn Wright Title: Executive Director

PRINT FORM

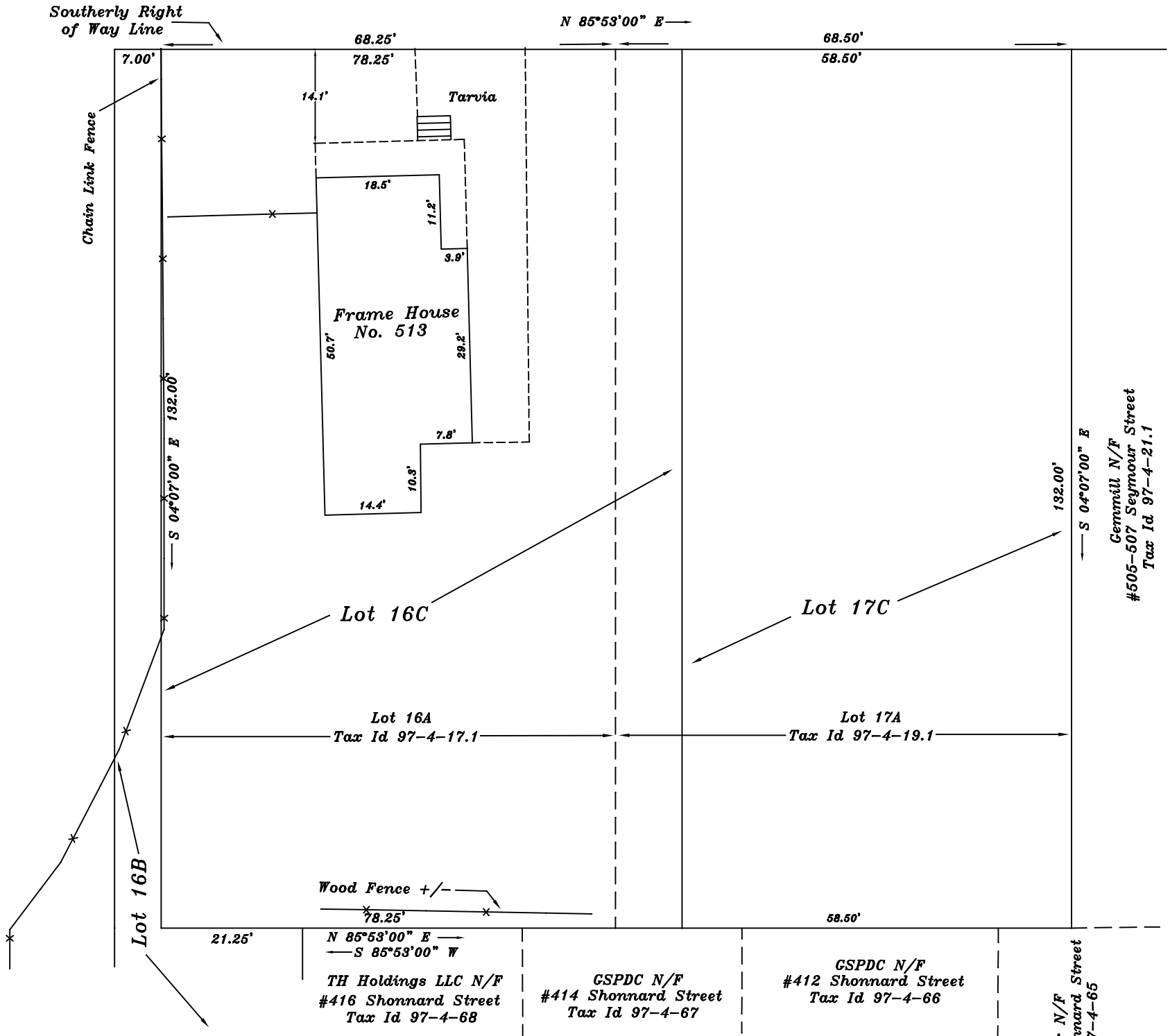


Site Vicinity Locator
(Not to Scale)

Seymour Street

(Open – 66' Wide)





Approvals

Notes/References:

**Survey prepared without the benefit of an up-to-date abstract of title.*
**Adjoiner information obtained using ImageMate Online.*
**Subject parcel(s) has access to public utilities.*
**New Lot 16C Area = 10329.00 Sq.Ft.*
**New Lot 17C Area = 7722.00 Sq.Ft.*
**Map Reference : #13146*
**Parcel(s) Owner : Greater Syracuse Property Development Corporation, Dyer.*

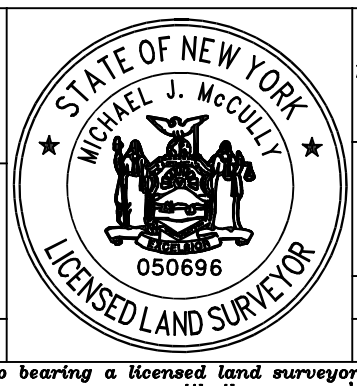
Proposed Only

Date of Fieldwork: 09-11-26
Tax Id#: 97-4-19.1 & 17.1
Deed: N/A
Abstract: Not Provided

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

M.J. McCully *NYSLLS 050696*



Proposed Resubdivision Map on Lots 16A and 17A – Map #13146, Amended to be New Lots 16C & 17C.

Known as No. 513 and 509 Seymour Street, City of Syracuse, County of Onondaga, State of New York.

Drawn by: MBM *Scale: 1"= 20'*

Date(s): 10-02-26

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Overall Project Description



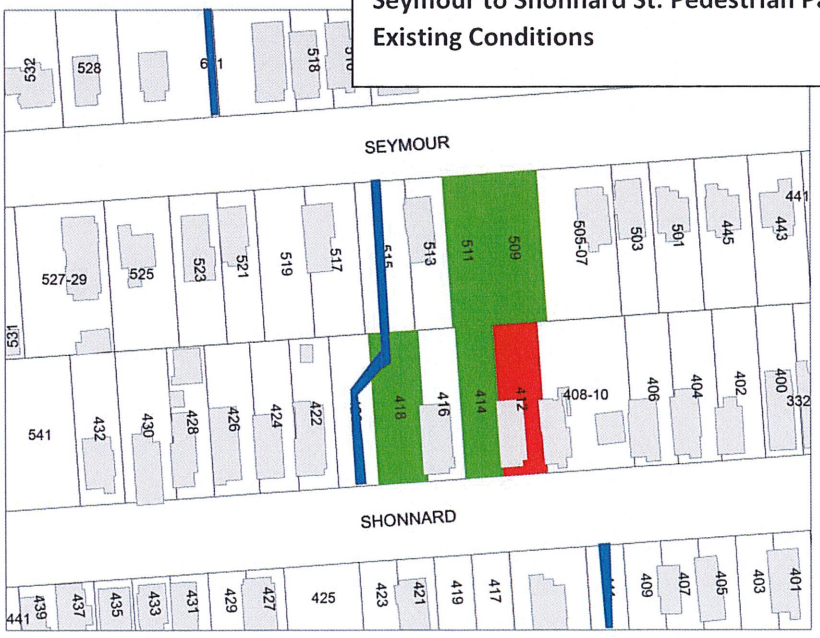
Over the past several years stakeholders of the Near Westside neighborhood have been working on the Westside Walkways Project in an effort to provide pedestrian pathways through some of the longest blocks in the neighborhood.

One, segment of the path, pictured on the left has been completed. This segment cuts through the 600 block of Gifford to the 500 block of Seymour Street. The pathway is owned by the City of Syracuse. It is a 7' wide parcel with the address of 631 Seymour and Gifford St. Improvements include cement sidewalks, fencing, solar lighting and bollards to prevent vehicular traffic. The resubdivision that established this pathway was approved by the Planning Commission on July 20, 2015 (R-15-39) is attached for reference.

This current resubdivision will formalize another segment of the pathway that stretches between Seymour and Shonnard Streets. Today, a tarvia path exists but it is not straight and is therefore less desirable in terms of public safety and visibility.

Existing

Seymour to Shonnard St. Pedestrian Path
Existing Conditions



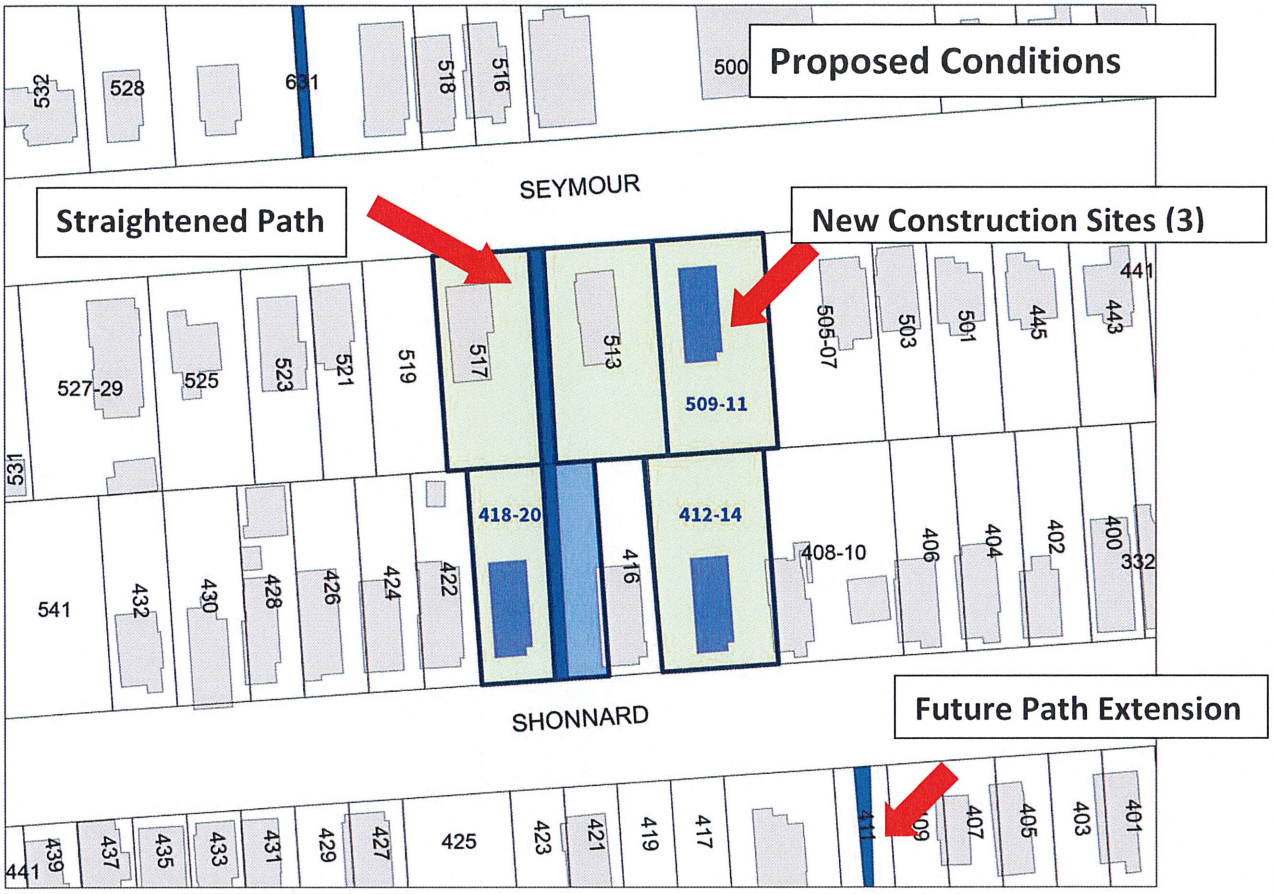


Current walkway at 515 Seymour Street looking South – 513 Seymour Street at left

This resubdivision will create a 7' wide parcel that extends through 515 Seymour Street on a straight path to 418 Shonnard Street. Once straightened, the path will align perfectly with an existing police camera on Shonnard Street. Fencing will be realigned and funding will be sought for cement sidewalks and improved lighting.

The balance of 515 Seymour will be sold to the adjoining neighbors at 513 Seymour Street and 517 Seymour Street.

On the east side of 513 Seymour St, 14' of 509 Seymour will also be merged with 513. The balance of 509 Seymour will be merged with 511 Seymour to create a new construction site for a two-family home built by Housing Visions.



On the Shonnard Street side, the vacant lot at 420 Shonnard Street which formerly contained a portion of the path and the balance of 418 Shonnard Street will be merged to create a new construction site for a two-family house built by Housing Visions. These two new houses, in addition to another related subdivision at 412 and 414 Shonnard Street are part of the Mayor's Resurgent Neighborhoods Initiative. Phase I will include 25 two-family homes and 25 single family homes built in targeted clusters.

It is hoped that in the future we will be able to sell the easterly side of 418 Shonnard Street to the owner of 416 Shonnard Street. That transaction is not possible at this time due to code violations of the current landlord. However, the plan is to line both sides of the 7' walkway with fencing to make it appear visually the same as the existing path between Gifford and Seymour Streets.

Agency Use Only [If applicable]

Project: R-2026-84

Date: 10/29/2026

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-2026-84

Date: 11/2/2026

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	11/2/2026
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 10/23/2026
Tax Map #: 097.-04-19.0
Owners: GSPDC
Zoning: RAA

Address	Date	Transaction	Transaction Type	Status	Description
509 Seymour St	05/18/20	Project	Resubdivision	Approved	R-20-40 F | Combine seven properties situated at 418, 420 Shonnard St and 509, 511, 513, 515, 517 Seymour St into five new lots - creating a pedestrian walkway between Shonnard and Seymour St Mylar Filed: 6/30/21 Map #: 13146

City of Syracuse

Parcel History

01/01/1900 - 10/23/2026
Tax Map #: 097.-04-17.0
Owners: Sunshine A Booker
Zoning: RAA

Address	Date	Transaction	Transaction Type	Status	Description
513 Seymour St	04/05/12	Completed Complaint	Sewer Back Up	Completed	2012-07437 | sewer bu
513 Seymour St	04/15/12	Completed Complaint	Sewer Back Up	Completed	2012-08165 | b/u will be home sun morning 9-1
513 Seymour St	04/16/12	Completed Complaint	Sewer Back Up	Completed	2012-08336 | sewer bu customer will be home 4/17/12 as per mark ziolko
513 Seymour St	05/18/16	Complaint	Building/Grounds Special	Needs Review	[redacted] e the fence at the to shonnard st. reported holes in the fence and now trespassers are encroaching upon her property and committing larcenies. please repair fence
513 Seymour St	07/21/17	Completed Complaint	Bulk Household Items	Completed	2017-20697 | couch
513 Seymour St	07/24/17	Completed Complaint	Illegal Trash Set Out	Completed	2017-21109 | code violation (heavy can)
513 Seymour St	10/02/18	Completed Complaint	Illegal Trash Set Out	Completed	2018-29200 | code violation
513 Seymour St	12/03/19	Completed Complaint	Bulk Household Items	Completed	2019-30661 | extra trash kl
513 Seymour St	05/18/20	Project	Resubdivision	Approved	R-20-40 | Combine seven properties situated at 418, 420 Shonnard St and 509, 511, 513, 515, 517 Seymour St into five new lots - creating a pedestrian walkway between Shonnard and Seymour St Mylar Filed: 6/30/21 Map #: 13146
513 Seymour St	12/14/20	Permit Application	Res. Remodel/Chg Occ	Issued	43306 | Roof
513 Seymour St	12/15/20	Inspection	Inspector Notification	In Progress	
513 Seymour St	01/19/21	Inspection	Progress Inspection	In Progress	
513 Seymour St	01/22/21	Inspection	Progress Inspection	In Progress	
513 Seymour St	01/25/21	Inspection	Final Inspection	Pass	
513 Seymour St	01/26/21	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	43306 | Roof | Certificate of Completion #43306

City of Syracuse

Parcel History

01/01/1900 - 10/23/2026
Tax Map #: 097.-04-19.1
Owners: GSPDC
Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
509 Seymour St	10/20/26	Project	Zone Change	Active	Z-2925 | Rezoning a portion of 509 Seymour St. from R2 to R3 to match 513 Seymour St for the R-2026-85 resubdivision.

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivsion **R-2026-85**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	11/2/2026 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# 061
Engineering Design and Construction	Conditionally Approved	**Mirza Malkoc**	-No objection to re-subdivision. combined sewer available on Seymour -Any future construction/development on vacant lot will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally 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	Conditionally Approved	**Mirza Malkoc**	-No impact to sewers -Future construction on new/vacant lot will require new lateral to main
Landmark Preservation	N/A		