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

Z-2926	***Staff Report – November 23rd, 2026***
Application Type:	Zoning Map Amendment
Project Address(es):	121 Henderson St. (Tax ID: 018.-04-26.0) 123 Henderson St. (Tax ID: 018.-04-25.0) 127-29 Henderson St. (Tax ID: 018.-04-23.1)
Summary of Proposed Action:	The applicant is proposing a companion Resubdivision application (R-2026-89), to combine two vacant lots with a lot containing a "Detached Two-Unit Dwelling" resulting in one lot measuring less than 10,000 SF. In the case of Resubdivision application (R-2026-89), 121 Henderson St. and 123 Henderson St. are located in the R2: Low Density Residential Zone District; and 127-29 Henderson St. is located in the R4: Medium Density Residential Zone District which is triggering this Zoning Map Amendment. With the adoption of Syracuse Zoning Ordinance (SZO), including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under SZO, but to allow for appropriate flexibility, staff will analyze proposed Resubdivsion that will result in split zone districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a split zone district this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to SZO, Art. 5, Sec. 5.6A. Because of the City's aforementioned policy regarding split zone districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to SZO, Art. 5, Sec. 5.3D. The CPC's recommendation will then be heard by the Common Council pursuant to SZO, Art. 5, Sec. 5.6A(3). **This Zoning Map Amendment application is to change the Zone District of 121 Henderson St. and 123 Henderson St. from R2 to R4.**
Owner/Applicant	Greater Syracuse Property Development Corporation (Applicant & Owner of 121 Henderson St. and 123 Henderson St.) Coral Real Estate LLC (Owner of 127-29 Henderson St.)
Existing Zone District:	121 Henderson St. and 123 Henderson St. are located in the Low Density Residential (R2) Zone District & 127-29 Henderson St. is located in the Medium Density Residential (R4) Zone District.
Surrounding Zone Districts:	The neighboring properties to the north & east are located in the Small Lot Residential (R3) Zone District; the neighboring properties to the west and south are located in the Low Density Residential (R2) Zone District and the properties located on at the intersection of Oak St, Henderson St. & Hawley Ave are located in the Neighborhood Center Mixed Use MX-2 Zone District.
Companion Application(s)	R-2026-89 | Resubdivision application to combine two vacant lots with a lot containing a "Detached Two-Unit Dwelling" resulting in one lot measuring less than 10,000 SF. This Resubdivision application is to be reviewed by the Zoning Administrator after the Common Council's approval of this Zoning Map Amendment.
Scope of Work:	The scope of work is to change the zone district of 121 Henderson St. and 123 Henderson St. from R2 to R4 to prevent a split zone district between the lots involved in companion resubdivision application R-2026-89. The owner of 127-29 Henderson intends to use the lot as green space and potential future parking for their tenants.
Staff Analysis /Facts on Project:	**Factors:** - The land use of "Single-Unit Detached Dwelling" & "Two-Unit Detached

	Dwelling" are permitted by right in the R2 & R4 Zone District. - "Multi-Unit Dwellings" are permitted by right in the R4 Zone district; and Pursuant to SZO Art. 2 Sec 2.5 B, establishing a "Multi-Unit Dwelling" in this zone district requires a minimum of 1500 SF of lot space per dwelling unit. The proposed new lot is to be 7305 SF; Pursuant to SZO Art. 5 Sec. 5.5 B, the maximum administrative adjustment for lot size is 5%, therefor the proposed new lot is limited to a total of 4 dwelling units. - Pursuant to SZO Art. 1 Sec. 1.5 E (2): Construction on Nonconforming Lots, subsection a., "An attached or detached single-unit dwelling may be constructed on a nonconforming lot in any zone district where such use is permitted so long as the new construction meets all of the setback minimums, and does not exceed height or lot coverage maximum as detailed in this code for the subject zone district." Therefore, the exiting nonconforming lots located at 121 & 123 Henderson St. could cumulatively accommodate a maximum of 2 dwelling units. This finding indicates the proposed Zone change will not change the existing density or have a negative effect on the surrounding neighborhood. - The proposed new lot meets the dimensional standards of the R4 Zone District. - The According to the Onondaga County Planning Agency's confirmation letter, the 9-1-1 street address for lot 27A will be 127 & 129 Henderson Street.
Staff Recommendation:	**Staff recommend approving the project**
Recommended conditions if approved	- Applicant shall successfully file the resubdivision map of R-2026-89 in the Onondaga County Clerk's office within 62 days of the Common Council's approval of this application: Zoning Map Amendment Z-2926.
Zoning Procedural History:	121 Henderson St. - Certificate of completion issued on 5/11/2001 for the demolition of a Two-Unit Detached Dwelling. 123 Henderson St. - Certificate of completion issued on 12/15/2015 for the demolition of a Two-Unit Detached Dwelling. 127-29 Henderson St. - Was established on 3/11/2002 by combining the properties located at 125 Henderson St and 127 Henderson St. *Certificate of completion issued on 05/30/2001 for the demolition of a Two-Unit Detached Dwelling located at 125 Henderson St.
Summary of Zoning History:	The exiting R2 lots along Henderson St. are nonconforming for the Low Density Residential (R2) Zone District. Five of these lots are vacant land.
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:** **127-29 Henderson St.** The subject property at 127-29 Henderson St. is a regularly shaped parcel with a lot size of 3532 SQ FT (0.081 Acres). The property has one street frontage, with 68 FT of frontage along Henderson St., which is located on the southern property line. The western property

	line borders 123 Henderson St. for 51.9 FT. The northern property line boarders: 207 Oak St. for 70.67 FT. The eastern property line borders 201-03 Oak St. for 51.9 FT. The parcel contains a "Two-Unit Detached Dwelling". **123 Henderson St.** The subject property at 123 Henderson St. is an irregularly shaped parcel with a lot size of 2194 SQ FT (0.050 Acres). The property has one street frontage, with 34 FT of frontage along Henderson St., which is located on the southern property line. The western property line borders 121 Henderson St. for 51.9 FT, plus an additional 11.39 FT as the property line extends due west. The northern property line boarders: 350-52 Gertrude St for 34 FT and 354-56 Gertrude St. for 5.94 FT. The eastern property line borders 207 Oak St for 21.97 FT and 127-29 Henderson St. for 51.9 FT. The parcel is a vacant lot. **121 Henderson St.** The subject property at 121 Henderson St. is an irregularly shaped parcel with a lot size of 1579 SQ FT (0.036 Acres). The property has one street frontage, with 33 FT of frontage along Henderson St., which is located on the southern property line. The western property line borders 119 Henderson St. for 39.23 FT. The northern property line boarders: 346-48 Gertrude St for 25.03 FT and 123 Henderson St. for 11.39 FT. The eastern property line borders 123 Henderson St. for 51.9 FT. The parcel is a vacant lot. **Proposed Lots:** **27A** The subject property at 127 & 129 Henderson St. is an irregularly shaped parcel with a lot size of 7305 SQ FT (0.168 Acres). The property has one street frontage, with 135 FT of frontage along Henderson St., which is located on the southern property line. The western property line borders 119 Henderson St. for 39.23 FT. The northern property line boarders: 346-48 Gertrude St for 25.03 FT, 350-52 Gertrude St. for 34 FT, 354-56 Gertrude St for 5.94 FT and 207 Oak St for 92.64 FT. The eastern property line borders 201-03 Oak St. for 51.9 FT. The parcel will contain "Two-Unit Detached Dwelling".
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 to be reviewed by the Onondaga County Planning Board.

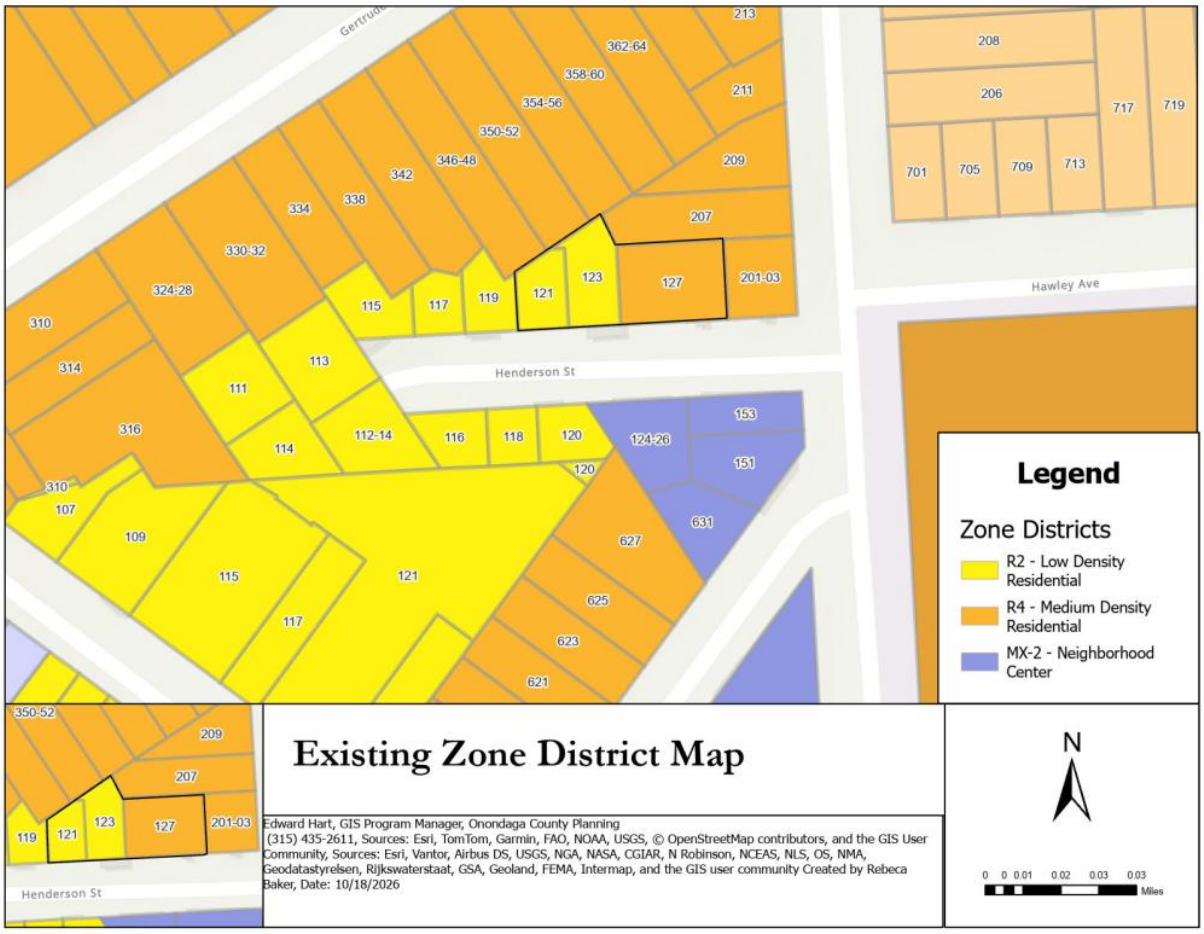
Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
  "Proposed Resubdivision on Part of Lot 27, Block 404 - City of Syracuse, To be New Lot 27A. Known as 127 Henderson Street, City of Syracuse, County of Onondaga, State of New York" Drawn by Michael J. McCully Land Surveying PLCC. Stamped by Michael J. McCully, Dated 10/02/2026, Scale 1" = 20'."

Attachments:

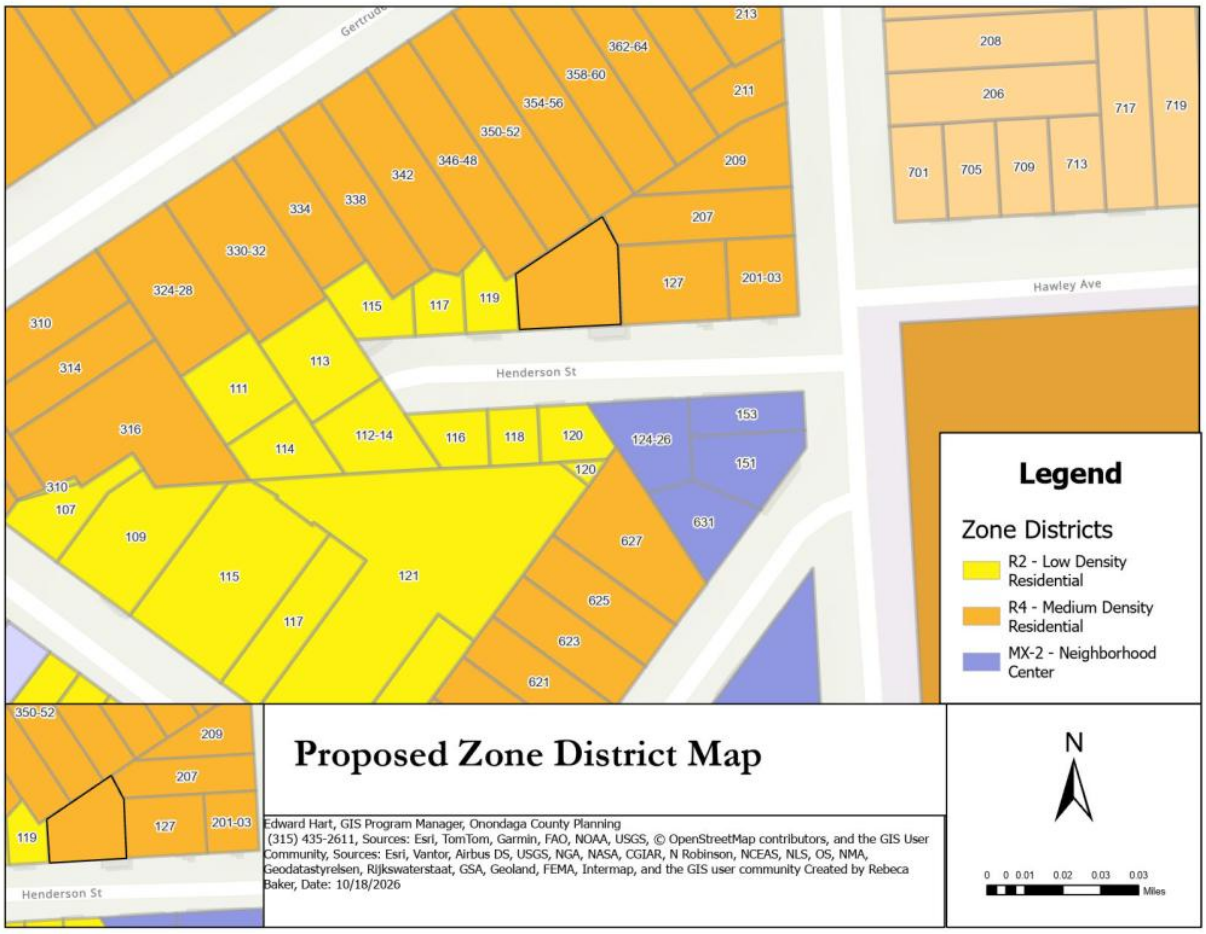
- Resubdivision Application
- Code Enforcement History
- Zoning Amendment Map

Figure 1: Existing Zone District of Subject Property for Z-2926



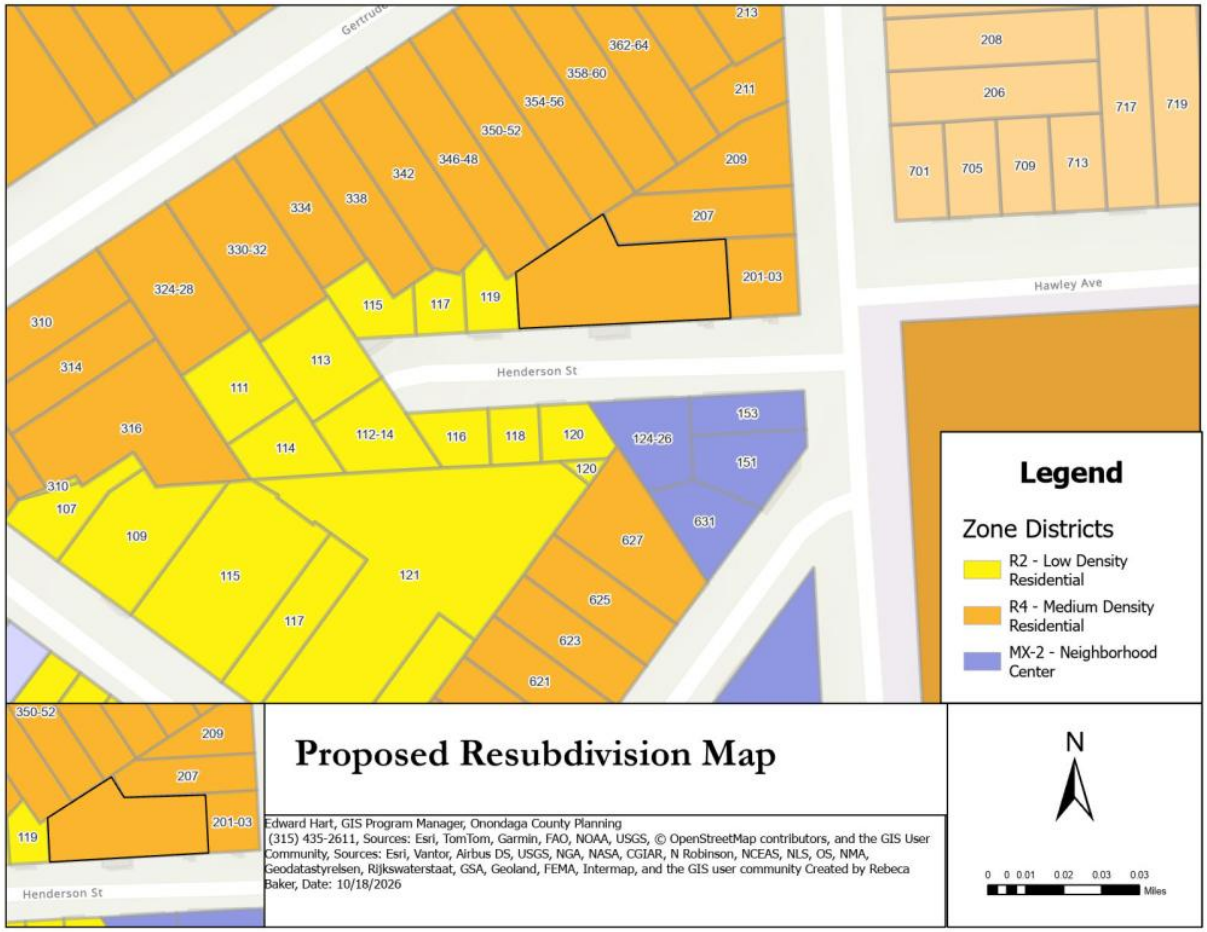
Description: Figure 1 shows the Existing Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Proposed Zone District of Subject Property for Z-2926



Description: Figure 2 shows the Proposed Zone District of the subject property.
Image Source: Modified City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 3: Outline of Resubdivision application R-2026-89 with Proposed Zone District Amendment



Description: Figure 3 shows the outline of the Proposed Zone District of R-2026-89 with the new lot lines.
Image Source: Modified City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 4: Aerial Imagery of Subject Property for R-2026-89 & Z-2926



Description: Figure 4 shows satellite imagery of lots proposed for resubdivisionon on the property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/