CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
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Z-2927	***Staff Report – November 23rd, 2026***
Application Type:	Zoning Map Amendment
Project Address(es):	221-23 Cannon St. (Tax ID: 077.-02-39.0) 231-33 Cannon St. (Tax ID: 077.-02-38.0)
Summary of Proposed Action:	The applicant is proposing a companion Resubdivision application (R-2026-91), to convey a 3,884 SF portion of one vacant lot to another vacant lot resulting in two new lots measuring less than 10,000 SF. These new lots will be reserved for the future residential construction. In the case of Resubdivision application (R-2026-91), 221-23 Cannon St. is located in the R3: Small Lot Residential Zone District; and 231-33 Cannon St. is located in the R2: Low 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 a 3,884 SF portion of the lot located at 231-33 Cannon St. from R2 to R3.**
Owner/Applicant	Greater Syracuse Property Development Corporation (Applicant & Owner of 221-23 Cannon St. and 231-33 Cannon St.)
Existing Zone District:	221-23 Cannon St. is located in the Small Lot Residential (R3) Zone District; and 231-33 Cannon St. is located in the Low Density Residential (R2) Zone District.
Surrounding Zone Districts:	The neighboring properties are in both the Small Lot Residential (R3) Zone District and Low Density Residential (R2) Zone District; these two zone districts are intermixed in the surrounding area.
Companion Application(s)	R-2026-91 | Resubdivision application to convey a 3,884 SF portion of one vacant lot (231-33 Cannon St.) to another vacant lot (221-23 Cannon St.) resulting in two new lots 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 a 3,884 SF portion of 231-33 Cannon St. from R2 to R3 to prevent a split zone district between the lots involved in companion resubdivision application R-2026-91.
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 & R3 Zone District. - Pursuant to SZO Art. 3 Sec. 3.2 E. Table 3.1: "Table of Allowed Uses" all permitted land use types in the R2 & R3 Zone District are identical except for the "Day Care Center" land use type, which is permitted by right in the R3 Zone and permitted by Special use Permit in the R2 Zone District.

	- The variations in the Dimensional Standards between the R2 & R3 Zone Districts are relative to minimum lot widths and minimum lot area per dwelling unit; These variations would not permit an increase in density beyond the existing permitted development potential. - Each of the existing lots (with their exiting zone districts) would be permitted to establish one "Two-Unit Detached Dwelling" by right, thus establishing a density of four dwelling units in total. Under specific circumstances, owner occupants could establish one an additional dwelling unit per lot through the ADU process. - The proposed re subdivision crates two new lots; and the proposed zone change will not have an impact on the neighborhood characteristics. - Each of the proposed new lots meet the dimensional standards for both the R2 & R3 Zone Districts. - The According to the Onondaga County Planning Agency's confirmation letter, the 9-1-1 street address for lot A will be 221 Cannon St. and lot B will be 231 Cannon St.
Staff Recommendation:	**Staff recommend approving the project**
Recommended conditions if approved	- Applicant shall successfully file the resubdivision map of R-2026-91 in the Onondaga County Clerk's office within 62 days of the Common Council's approval of this application: Zoning Map Amendment Z-2927.
Zoning Procedural History:	221-23 Cannon St. - Demolition of a Single-Unit Dwelling completed 7/12/2021. Permit number 44383 231-33 Cannon St. - Demolition of a Two-Unit Dwelling completed 12/13/2021. Permit number 44384
Summary of Zoning History:	The Greater Syracuse Property Development Corporation obtained both The properties located at 221-23 Cannon St. and 231-33 Cannon St. in 2016 and the existing structures on each lot were demolished in 2021.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The existing & proposed lots do not have zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	**Existing Lots:** **221-23 Cannon St.** The subject property at 221-23 Cannon St. is an irregularly shaped parcel with a lot size of 4455 SQ FT (0.102 Acres). The property has one street frontage, with 35 FT of frontage along Cannon St., which is located on the western property line. The northern property line borders 217 Cannon St. for 120 FT and 213 Cannon St. for 10 FT. The eastern property line boarders: 213 Cannon St. for 35 FT. The southern property line borders 231-33 Cannon St. for 129.85 FT. The parcel is vacant. **231-33 Cannon St.** The subject property at 231-33 Cannon St. is an irregularly shaped parcel with a lot size of 12,201 SQ FT (0.102 Acres). The property has one street frontage, with 83.11 FT of frontage along Cannon St., which is located on the western property line. The northern

	property line borders 221-23 Cannon St. for 129.85 FT. The eastern property line boarders 218-32 Webster Ave. for 41.45 FT and 236-38 Webster Ave. for 39.5 FT. The southern property line borders 218-32 Webster Ave for 130 FT and 242 Webster Ave. for 20.3 FT. The parcel is vacant. **Proposed Lots:** **A** The proposed new lot to be known as 221 Cannon St. is an irregularly shaped parcel with a lot size of 8,359 SQ FT (0.192 Acres). The property has one street frontage, with 61.38 FT of frontage along Cannon St., which is located on the western property line. The northern property line borders 217 Cannon St. for 120 FT and 213 Cannon St. for 32.07 FT (cumulatively). The eastern property line boarders: 213 Cannon St. for 35 FT and 218-32 Webster Ave. for 26 FT. The southern property line borders 231-33 Cannon St. for 149.55 FT. The parcel is vacant. **B** The proposed new lot to be known as 231 Cannon St. is an irregularly shaped parcel with a lot size of 8317 SQ FT (0.190 Acres). The property has one street frontage, with 56.73 FT of frontage along Cannon St., which is located on the western property line. The northern property line borders 221-23 Cannon St. for 149.55 FT. The eastern property line boarders 218-32 Webster Ave. for 15.4 FT and 236-38 Webster Ave. for 39.5 FT. The southern property line borders 218-32 Webster Ave for 130 FT and 242 Webster Ave. for 20.3 FT. The parcel is vacant.
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.

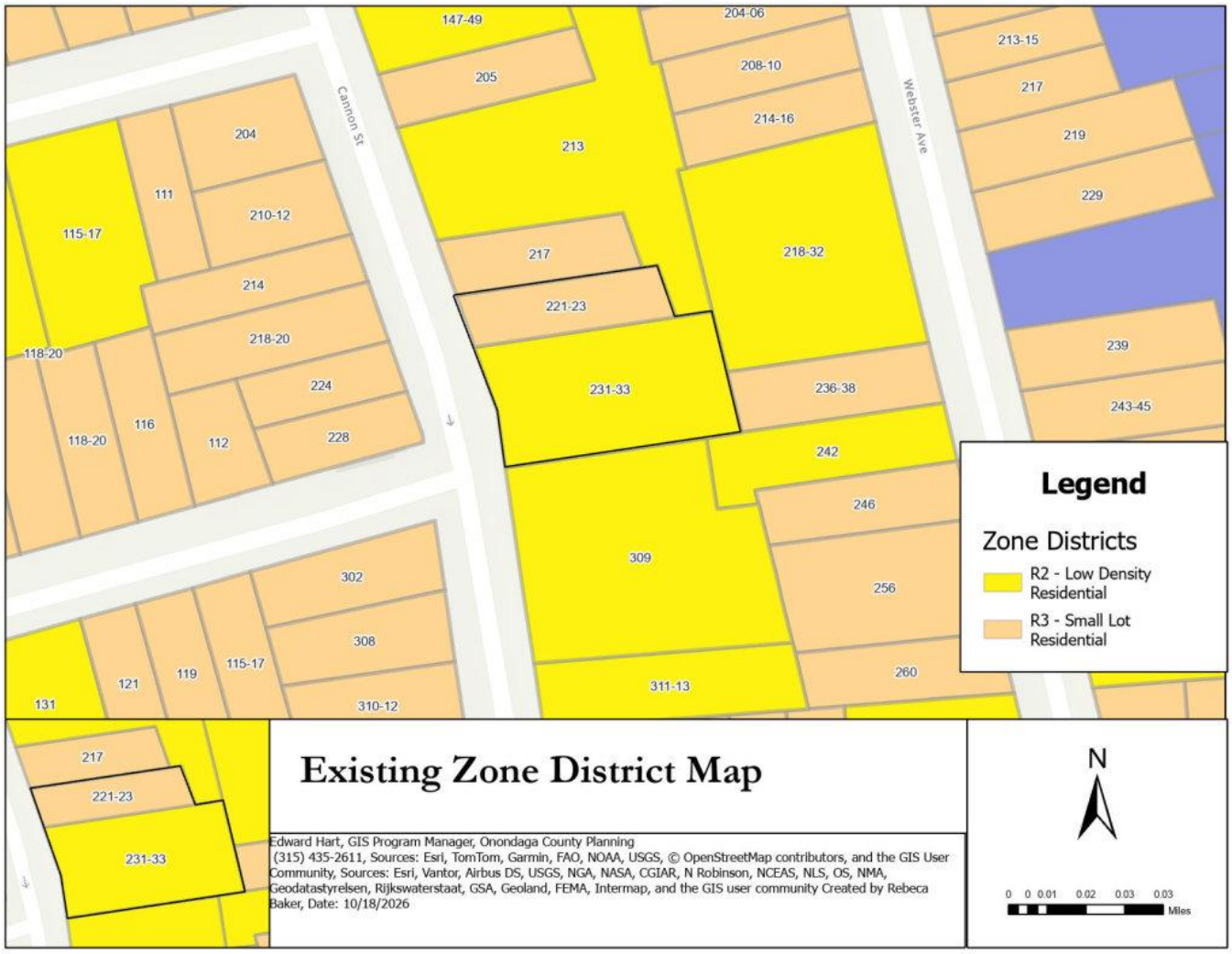
Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
  "Proposed Resubdivision on Part of the Tolman Tract, To be New Lots A & B. Known as 221 Cannon St. and 231 Cannon St., City of Syracuse, County of Onondaga, State of New York" Drawn by Michael J. McCully Land Surveying PLCC. Stamped by Michael J. McCully, Dated 10/23/2026, Scale 1" = 20'."

Attachments:

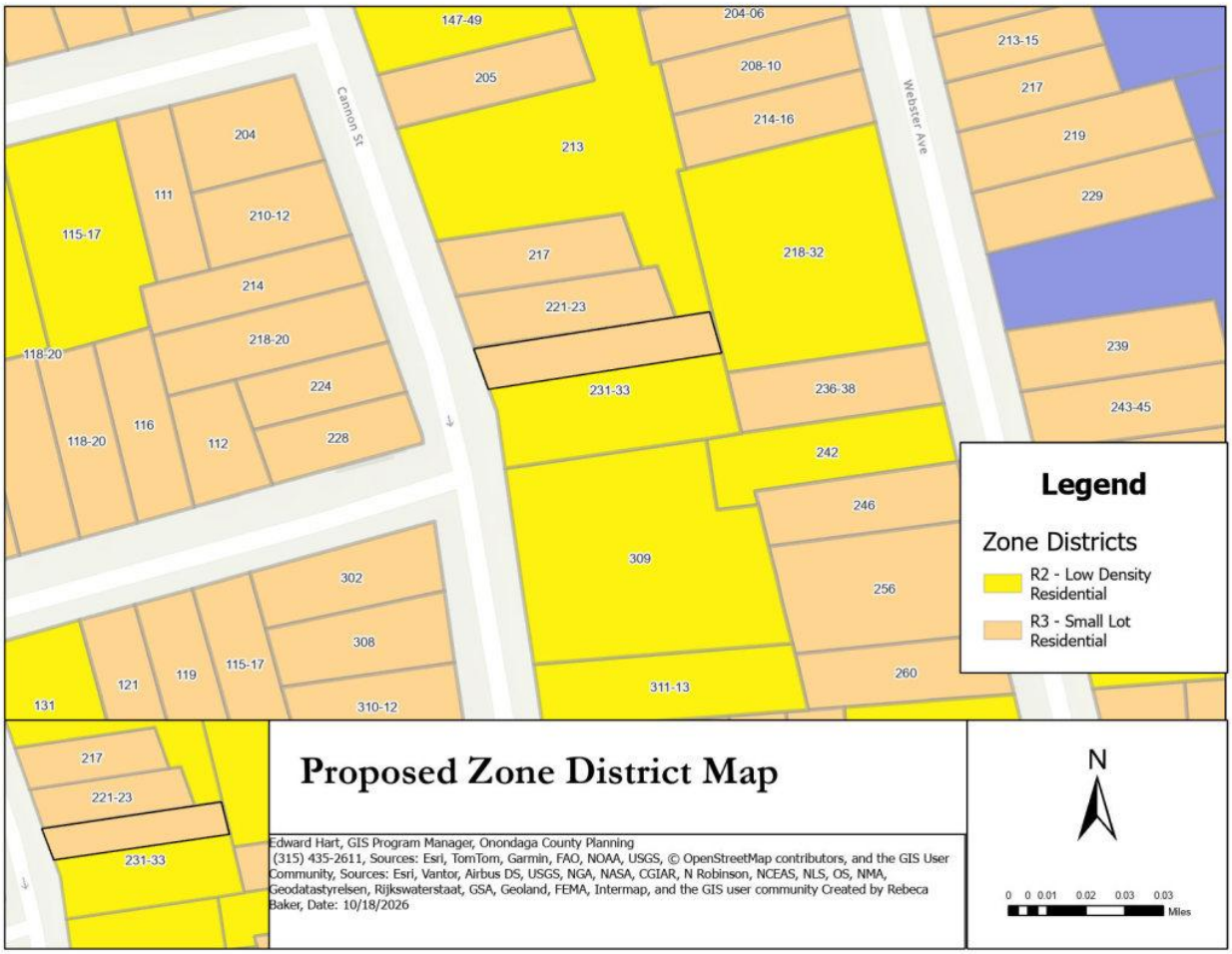
- Resubdivision Application
- Code Enforcement History
- Zoning Amendment Maps

Figure 1: Existing Zone District of Subject Property for Z-2927



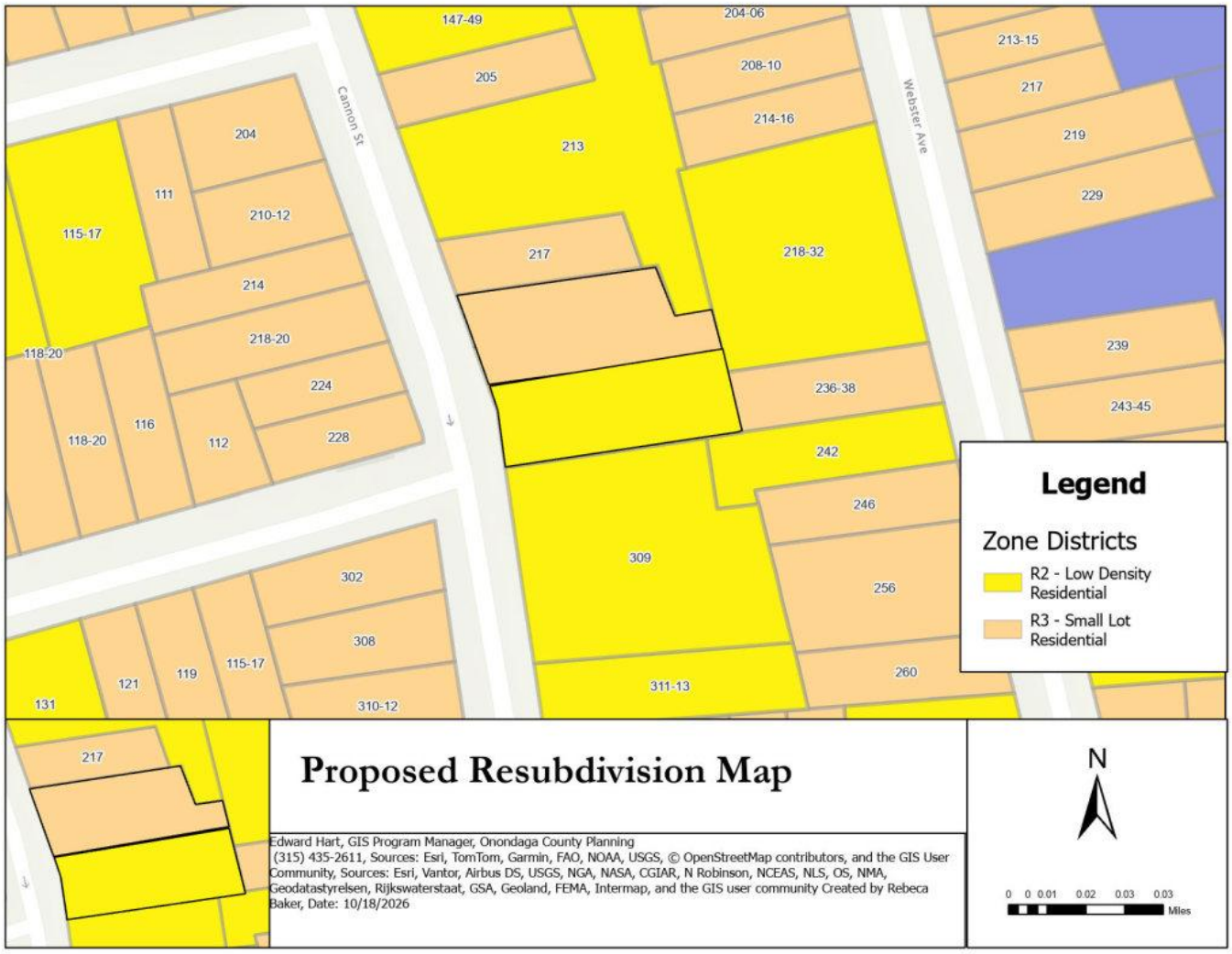
Description: Figure 1 shows the Existing Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Proposed Zone District of Subject Property for Z-2927



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-2026-91 with Proposed Zone District Amendment



Description: Figure 3 shows the outline of the Proposed Zone District of R-2026-91 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-2026-91 & Z-2927



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/