



CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>R-25-74</i>	<i>Staff Report – February 23rd, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	1408 Park St & Danforth St & C. (Tax ID: 007.-11-06.0)
<i>Summary of Proposed Action:</i>	<p>The applicant intends to divide one lot into two new lots for separately siting two existing residential land use type and Assembly land use type.</p> <p>The new parcel with residential land use type will be sold to a new owner.</p> <p>Total square footage of New Lot 1: 2.79 Acres (121,532 SF) Total square footage of New Lot 2: 0.17 Acres (7,452 SF)</p> <p>No scope of work is proposed beyond the property line resubdivision</p>
<i>Owner/Applicant</i>	St. John the Baptist Parish (Owner) Barclay Damon LLP (Applicant)
<i>Existing Zone District:</i>	The parcel involved in the resubdivision is located in the Medium Density Residential Residential (R4) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east, west, south and north are located in the Urban Neighborhood (MX-1) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes dividing one lot into new two lots where divide Single-unit dwelling and Assembly land use type.
<i>Facts on Project & Staff Analysis:</i>	<p><u>Dimensional Standards</u></p> <ul style="list-style-type: none"> - The proposed resubdivided lots meet the Dimensional Standards of the R4 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.5 B for single-unit dwelling detached dwellings, and Assembly use. - The lot width minimum for Single-Unit Detached Dwellings in the R4 Zone District is 40 FT, The proposed lot 2 width for lot is 54 FT, thus conforming.; The lot area requirement Dwelling” in the R4 Zone District is 4,000 SF, and the proposed lot is 7,452 SF, thus conforming for their proposed use type. - No minimum lot width and area is required for Assembly use. - The existing structural coverages for St. John the Baptist church building is ; 18,314 SF (14.1%) ; two-story building at 406 Court St. is 4,361 SF (3.3%); and Ihan School of Excellence is 12,325 SF (9.6%); the Single-dwelling detached building is 2,280 SF (1.76%); The total structure coverage is 28.76% - The existing parking and driveway coverage is 47,491, covering 36.8% of the lot. - Upon the resubdivision, the total structure coverage at lot 1 will be 28.79, under the 30% maximum allowance; the total driveway pavement will cover 45,416 SF (37%). - At lot 2, the structural coverage is 2,280 SF covering 30% of the lot area, while the driveway & Parking covers 2,075 SF or 27.8%. <p><u>Other Facts on Project</u></p> <ul style="list-style-type: none"> - The land use of “Single-Unit Detached Dwelling” and “Assembly” are permitted by right in the R4 Zone District. - The proposed resubdivision will statistically eliminate the existing nonconforming use by designating two completely different land use types into each parcel - According to the Onondaga County Planning Agency’s confirmation letter, the

	<p>new 9-1-1 street address for lot 1 will be 1400 St (Ihsan School of Excellence), 1406 St.(4-story brick building), & 1408 Part St. (St. John the Baptist), 406 Court St.(2 story building)</p> <ul style="list-style-type: none"> - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 2 will be 410 Court St.
Staff Recommendation:	Staff recommend approving this project.
Recommended Conditions if Approved:	<ol style="list-style-type: none"> 1. Applicant shall successfully file the resubdivision map of R-25-74 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
Zoning Procedural History:	<ul style="list-style-type: none"> - CA-18-01 Cert of Appropriateness Approved - CA-89-26 Cert of Appropriateness, Door & Light Replacement-Doors Approved, Lights-Denied - PS-77-04 Protected site, Exterior Designation St. John The Baptist Approved
Summary of Zoning History:	The property owner- St. John the Baptist Parish has been utilizing the property for religion purposes with the church structures and religious school with several Landmark preservation view and approval, while the only residential house remains its integrity for Single-unit Dwelling.
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:	<p><u>Existing property characteristics</u></p> <p>1408 Park St. The subject property at 1408 Park St. is an irregularly shaped parcel with a lot size of 128.984 SF (2.96 Acres). The property has four street frontages: 399.05 FT of southern frontage along Park St.; The northern frontage consists of two segments (101 FT & 145.8 FT) along the Carbon St. while the rest of northern property line borders 805 Carbon St. for 251 FT. ;The western frontage is 296.99 FT along the Court St., while the rest of western property line borders 412 and 414 Court St. for 99 FT.; The eastern frontage consists of two segments (132 FT & 158.01 FT), while the rest of eastern property line borders 605 and 607 Danforth St. for 370 FT.</p> <p><u>Proposed property characteristic upon Resubdivision R-25-74</u></p> <p>1408 Park St. The proposed new property at 1408 Park St. will be an irregularly shaped parcel with a lot size of 128.984 SF (2.96 Acres). The property has four street frontages: 399.05 FT of southern frontage along Park St.; The northern frontage consists of two segments (101 FT & 145.8 FT) along the Carbon St. while the rest of northern property line will border 805 Carbon St. for 251 FT. ;The western frontage is 242.99 FT along the Court St., while the rest of western property line will border 410, 412 and 414 Court St. for 330 FT.; The eastern frontage consists of two segments (132 FT & 158.01 FT), while the rest of eastern property line will border 605 and 607 Danforth St. for 370 FT.</p> <p>410 Court St. The proposed new lot at 410 Court St. will be a rectangular shaped parcel with a lot size of 7,452 SF (0.171 Acres). The property will have one street frontage with 54 FT of Western</p>

R-25-74

	frontage along Court St. The northern property line will border 412 Court Ave. and 1408 Park St. for 138 FT. The eastern property line will border 1408 Park St. for 54 FT. The southern property line will border 140 Park St. for 138 FT.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-1, 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:

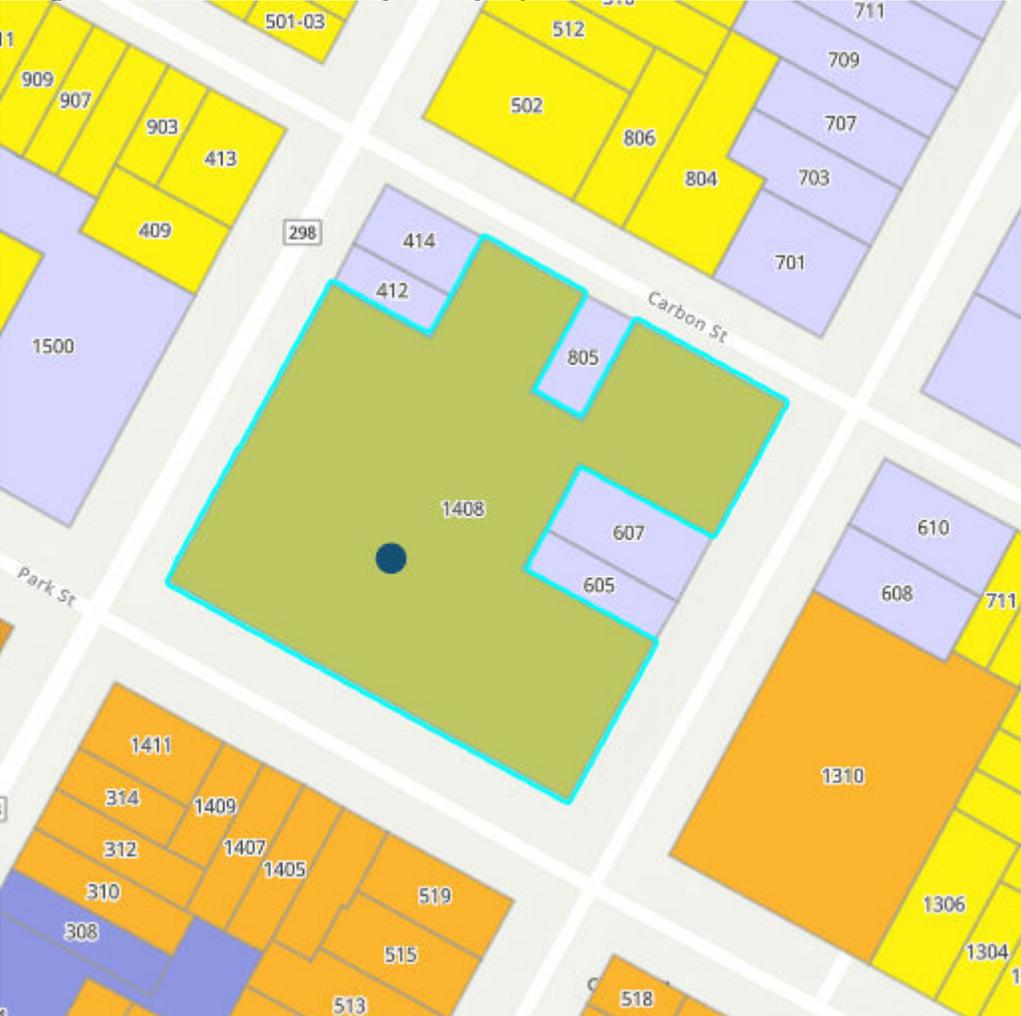
- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Preliminary Resubdivision St. John the Baptist Church: Location survey on Part of Block No. 71, City of Syracuse. Carbon Street, Court Street, Danforth Street & Park Street, City of Syracuse, County of Onondaga, State of New York. Drawn by Douglas R. LEHR, LEHR Land Surveyors D.P.C ; Filed Date: 11/4/2025; Dated 12/5/2025. Scale: 1”=30’

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- Code Enforcement History
- IPS Comments from City Departments

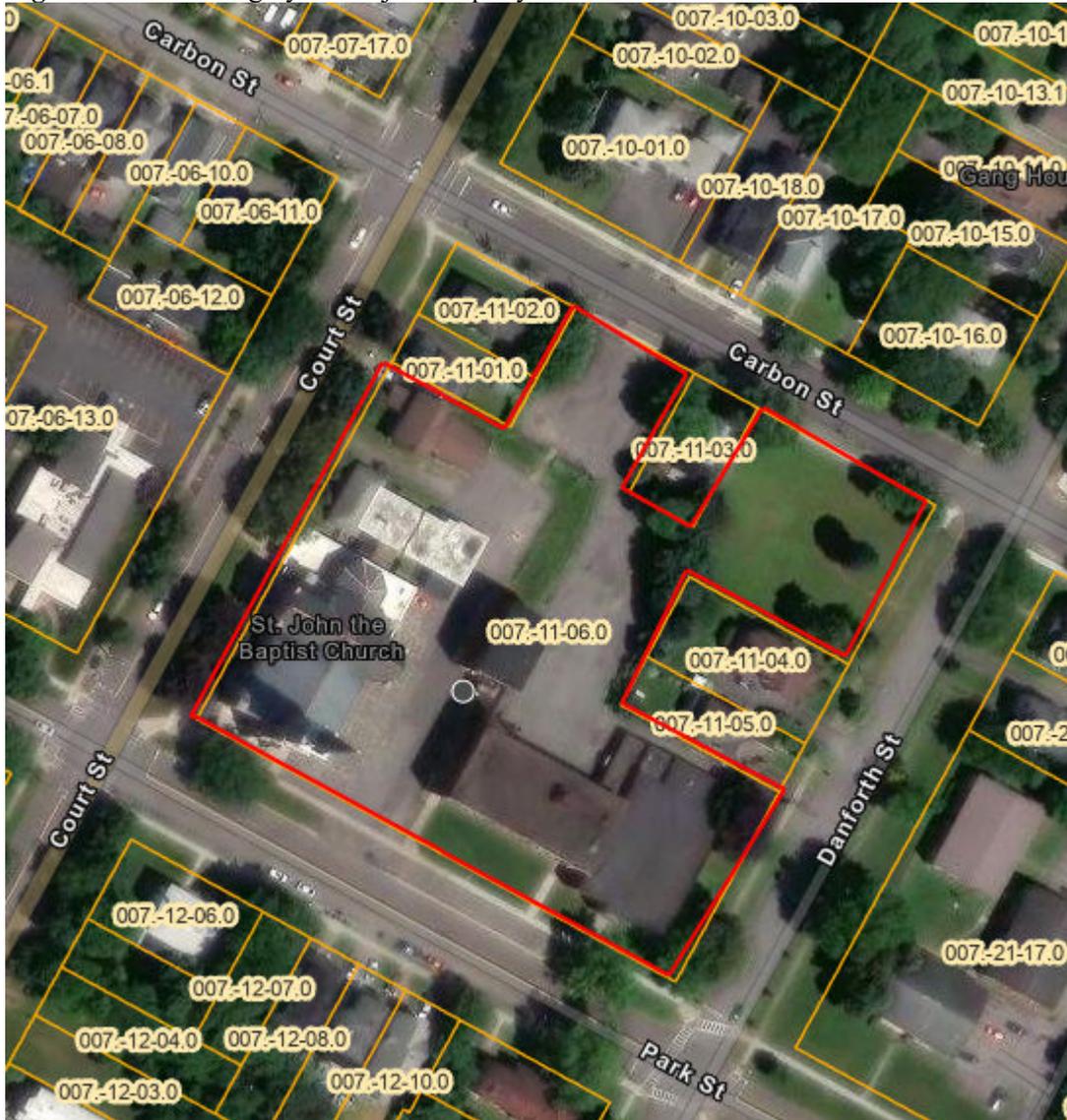
Context Maps:

Figure 1: Zone District of Subject Property



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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Meira Hertzberg
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Amber Dillon
Zoning Planner II

Noah Garcia
Zoning Planner II

Eric Auwaerter
Zoning Administration
Specialist

To: St. John the Baptist Church
406 Court Street
Syracuse, NY, 13208

2/11/2026

Re: Application Completeness for City Planning Commission

Dear Father Foley,

On 2/01/2026, Amber Dillon determined the proposed project R-25-74 to be complete for the resubdivision of 1408 Park Street.

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 Amber Dillon 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 Amber Dillon at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office 315 448 8640 zoning@syr.gov www.syr.gov

BARCLAY DAMON^{LLP}

John P. Sindoni
Partner

December 10, 2025

VIA ELECTRONIC MAIL

City of Syracuse Planning Commission
c/o Office of Zoning Administration
300 South State Street, 7th Floor
Syracuse, NY 13202
zoning@syr.gov

Re: 1408 Park Street & Danforth Street
Resubdivision Application Request

Dear Chair Kulick and Members of the Planning Commission:

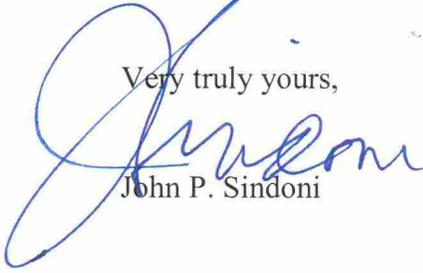
Barclay Damon LLP represents St. John the Baptist Parish (“Applicant”). The Applicant is the record property owner of 1408 Park Street & Danforth Street, SBL 07.-11-6 (“Property”), which is approximately 129,000 square feet in size. The Applicant proposes to resubdivide the Property to create two new lots, so that an existing residential structure will be situated on its own lot, separate from the Parish complex.

The Applicant respectfully requests Resubdivision approval from the City Planning Commission. As such, enclosed, please find the following:

1. Resubdivision/Lot Alteration Application Form;
2. State Environmental Quality Review Act Short Environmental Assessment Form;
3. Resubdivision Map drafted by Lehr Land Surveyors;

Please let me know if anything additional is required. Thank you for your consideration.

Very truly yours,


John P. Sindoni

JPS/hal
Enclosures

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.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	St. John the Baptist Church Subdivision	2	128,981 sq.ft.
<input type="checkbox"/> Lot Alteration:			

	<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1)	1408 Park St. & Danforth St.	07.-11-6	St. John the Baptist	1871
2)				
3)				
4)				

As listed in the Department of Assessment property tax records at <http://syr.gov.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: St. John the Baptist Church Subdivision
Current Land Use(s): Religious
Proposed Land Use(s): No Change
Number of Dwelling Units: _____
Days and Hours of Operation: _____
Number of Onsite Parking Spaces: No Change

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

St. John the Baptist Church wishes to resubdivide their existing property into two new lots. One lot is anticipated to be sold, and the remaining land will continue to be owned and maintained by St. John the Baptist Church. The lot to be sold is occupied by an existing residential structure.

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.

St. John the Baptist Church	Fr. Foley	Pastor			
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
406 Court Street		Syracuse	NY 13208		
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>		
* Signature: <i>Rv. Paul Foley</i>			Date: <i>12/10/2025</i>		

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

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

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

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

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

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

John	Sindoni	Attorney for Owner/Applicant	Barclay Damon LLP	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
125 E. Jefferson Street		Syracuse	NY 13202	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	
Heather	Lamendola		Barclay Damon LLP	
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	
125 E. Jefferson Street		Syracuse	NY 13202	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

Complete all items in Part 1. You may also provide any additional information 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				
St. John the Baptist Church				
Name of Action or Project: St. John the Baptist Church Resubdivision				
Project Location (describe, and attach a location map): 1408 Park Street & Danforth Street				
Brief Description of Proposed Action: Resubdivision of one existing property into two new lots.				
Name of Applicant or Sponsor: St. John the Baptist Church				
Address: 406 Court Street				
City/PO: Syracuse	State: NY	Zip Code: 13208		
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.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3 +/- 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? _____ 3+/- acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: <u>Unknown. Information from EAF mapper summary report.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Rev. Brendan Foley</u> Date: <u>12/10/2025</u>		
Signature: <u><i>Brendan Foley</i></u> Title: <u>Pastor</u>		

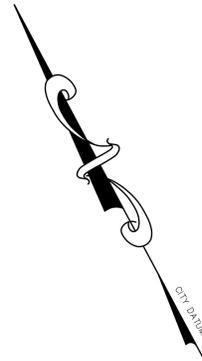
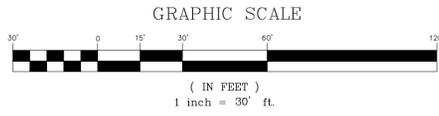
EAF Mapper Summary Report

Friday, November 21, 2025 2:03 PM

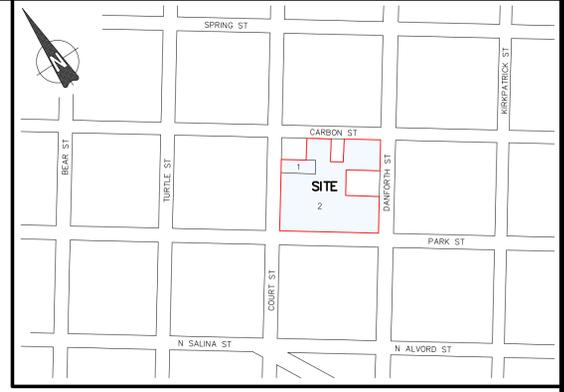
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



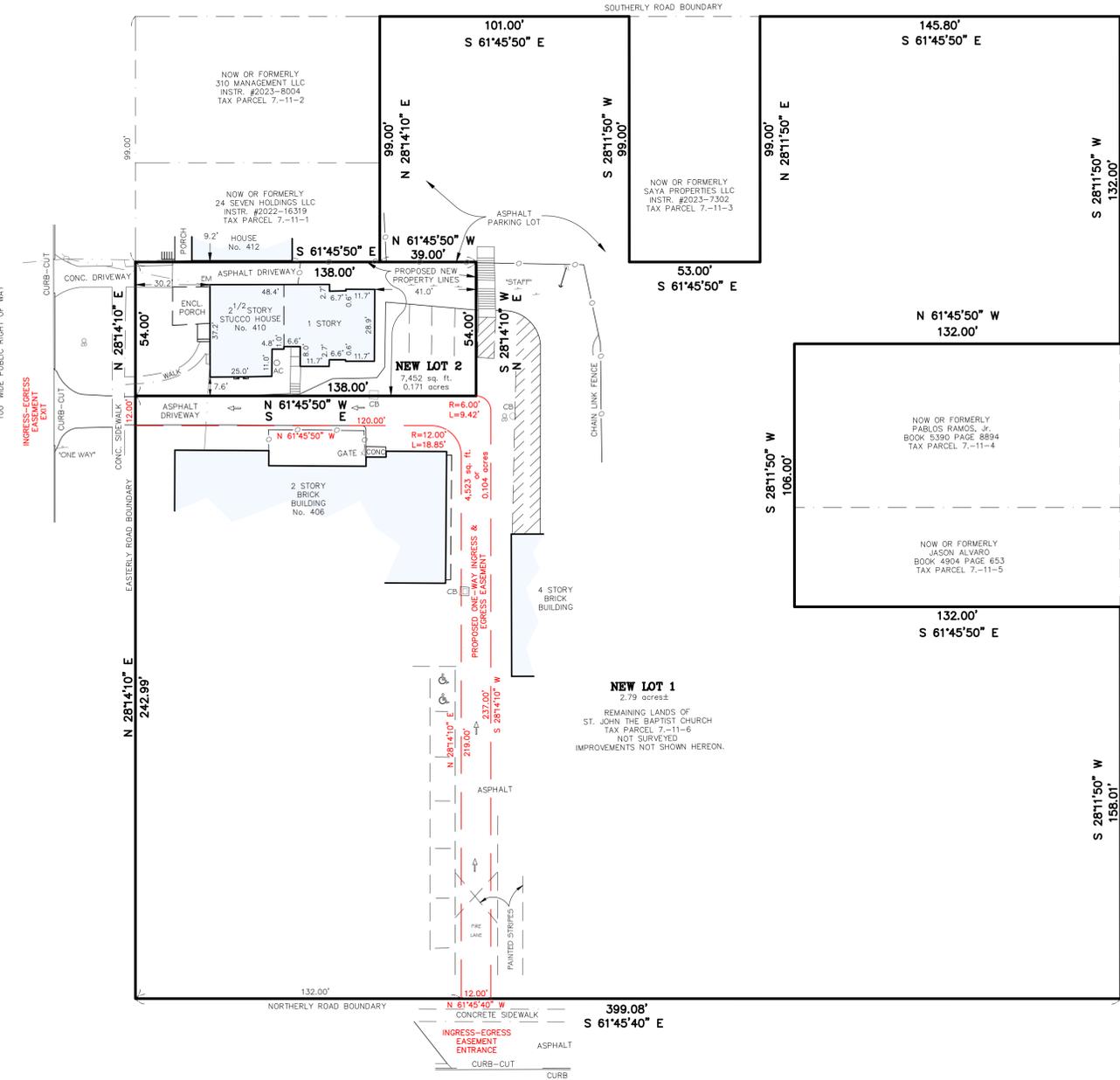
CARBON STREET
66' WIDE PUBLIC RIGHT OF WAY



VICINITY MAP
NOT TO SCALE

- LEGEND**
- UTILITY POLE
 - GUY WIRE
 - HANDICAP SPACE
 - PAINTED DIRECTIONAL ARROW
 - AC - AIR CONDITIONER
 - CB - CATCH BASIN
 - CONC. - CONCRETE
 - EM - ELECTRIC METER
 - ENCL. - ENCLOSED
 - INSTR. - INSTRUMENT
 - No. - NUMBER
 - ⊗ - CLEAN OUT
 - ⊕ - SIGN ("DENOTATION")
 - CHAIN LINK FENCE
 - OVERHEAD UTILITY LINES
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - PAINTED LINE

COURT STREET
100' WIDE PUBLIC RIGHT OF WAY



PARK STREET
99' WIDE PUBLIC RIGHT OF WAY

DANFORTH STREET
100' WIDE PUBLIC RIGHT OF WAY

NOTES:

This survey was prepared in accordance with the code of practice for land surveyors adopted by New York State Association of Professional Land Surveyors.
Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Survey prepared without the benefit of an abstract.
Location surveys do not include the staking of the property corners except as shown.

APPROVALS

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OWNER
ST. JOHN THE BAPTIST CHURCH
408 COURT STREET
SYRACUSE NY 13208

No.	DATE	DESCRIPTION	BY

 116 SALINA STREET - SUITE 6 LIVERPOOL, NEW YORK 13088 315-451-3333 info@lehrandsurveyors.com	I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACTUAL SURVEY. LICENSED LAND SURVEYOR DOUGLAS R. LEHR NYSLS 49223	LOCATION SURVEY ON PART OF BLOCK No. 71, CITY OF SYRACUSE.
		CARBON STREET, COURT STREET, DANFORTH STREET & PARK STREET, CITY OF SYRACUSE, COUNTY OF ONONDAGA, NY FIELD DATE: 11/4/2025 MAP DATE: 12/5/2025 SCALE: 1"=30' DRAWN BY: TWW REVISIONS: DRAWING No. 25-G-43

PRELIMINARY PLAN
St. JOHN THE BAPTIST CHURCH SUBDIVISION

Project: R-25-74

Date: 2/23/2026

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	R-25-74
Date:	2/23/2026

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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	2/23/2026
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 - 02/09/2026

Tax Map #: 007.-11-06.0

Owners: Church-St John The Bptst

Zoning: R4

Address	Date	Transaction	Transaction Type	Status	Description
1408 Park St & Danforth St & C	02/22/78	Project	Protected Site	Approved	PS-77-04 EXTERIOR DESIGNATION ST. JOHN THE BAPTIST
1408 Park St & Danforth St & C	11/16/89	Project	Cert. of Appropriateness	Converted	CA-89-26 DOOR & LIGHT REPLACEMENT-DOORS APPROVED,LIGHTS-DENIED
1408 Park St & Danforth St & C	09/24/14	Permit Application	Site Work	Issued	16907 replace retaining wall along driveway
1408 Park St & Danforth St & C	10/20/14	Completed Permit	Site Work	Certificate Issued	16907 replace retaining wall along driveway Certificate of Completion #16907
1408 Park St & Danforth St & C	10/21/14	Inspection	Inspector Notification	In Progress	
1408 Park St & Danforth St & C	10/24/14	Inspection	Inspector Notification	In Progress	
1408 Park St & Danforth St & C	10/29/14	Inspection	Final Inspection	Pass	
1408 Park St & Danforth St & C	05/07/15	Inspection	Complaint Inspection	Fail	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 1006.1 Illumination required	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 1008.1.9 - Panic and fire exit hardware	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 1028.1 - General	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 1028.3 - Obstructions	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 304.1 - Waste accumulation prohibited	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 605.4 - Multiplug adapters	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 605.5 - Extension cords	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IFC - Section 605.6 - Unapproved conditions	Closed	
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IMC - Section 702.1 - General	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1408 Park St & Danforth St & C	05/07/15	Violation	2010 IMC - Section 702.3 - Locked doors	Closed	
1408 Park St & Danforth St & C	09/23/15	Permit Application	Electric	Issued	20963 Electric
1408 Park St & Danforth St & C	09/24/15	Inspection	Inspector Notification	In Progress	
1408 Park St & Danforth St & C	10/21/15	Completed Complaint	Blocked/Locked Exits	Completed	2015-09141 locked doors in school see attached
1408 Park St & Danforth St & C	10/21/15	Completed Complaint	Unsafe Conditions	Completed	2015-07644 School doors deadbolted see attached
1408 Park St & Danforth St & C	10/21/15	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	10/21/15	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	10/26/15	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	11/26/15	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	12/10/15	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	02/03/16	Inspection	Complaint Inspection	Fail	
1408 Park St & Danforth St & C	02/03/16	Violation	2010 IMC - Section 109.1 - Administration and Enforcement	Closed	
1408 Park St & Danforth St & C	02/03/16	Violation	2010 IMC - Section 304.1 - General	Closed	
1408 Park St & Danforth St & C	02/05/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	02/11/16	Completed Complaint	Property Maintenance-Ext	Completed	2016-02323 Steeple deteriorating and falling into public way
1408 Park St & Danforth St & C	02/11/16	Inspection	Complaint Re-Inspection	Pass	
1408 Park St & Danforth St & C	02/19/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	03/11/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	03/25/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	04/08/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	04/22/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	05/06/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	05/16/16	Completed Permit	Electric	Certificate Issued	20963 Electric Certificate of Completion #20963
1408 Park St & Danforth St & C	05/20/16	Inspection	Progress Inspection	In Progress	
1408 Park St & Danforth St & C	05/30/16	Inspection	Final Inspection	Pass	
1408 Park St & Danforth St & C	05/11/18	Project	Cert. of Appropriateness	Active	CA-18-01 Steeple Repair

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1408 Park St & Danforth St & C	01/02/19	Inspection	Complaint Inspection	In Progress	
1408 Park St & Danforth St & C	01/03/19	Completed Complaint	Fire Alarm	Completed	2018-36239 system left in trouble - unable to reset - lock box
1408 Park St & Danforth St & C	01/03/19	Completed Complaint	Fire Alarm	Completed	2019-00154 see weekly - various ongoing issues
1408 Park St & Danforth St & C	01/03/19	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	01/03/19	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	05/15/19	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	05/16/19	Completed Complaint	Fire Alarm	Completed	2019-10918 alarm system left in trouble. We have had multiple activations at the address recently. We need an alarm certification performed. Ishan rents this space from the church. We may need to get the church involved to gain compliance
1408 Park St & Danforth St & C	05/03/23	Complaint	Certificate of Inspection	x Issued	2023-02745 C of I Inspection, Ihsan School of Excellence
1408 Park St & Danforth St & C	05/18/23	Inspection	Complaint Inspection	Fail	
1408 Park St & Danforth St & C	05/18/23	Inspection	Complaint Inspection	Fail	
1408 Park St & Danforth St & C	05/18/23	Inspection	Complaint Inspection	Fail	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS - 1013.1 - Where Required	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS- - 315.3.2 - Means of egress	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS- - 604.5 - Extension cords	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS- - 607.3.3 - Cleaning	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS- - 703.1 - Maintaining protection	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 NYSFC Section 1008.1 - Means of egress illumination	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS- - 604.5 - Extension cords	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 FCNYS- - 703.1 - Maintaining protection	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1408 Park St & Danforth St & C	05/18/23	Violation	SPCC - Section 27-57 (a) (2) - Electrical Wiring and Equipment	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 PMCNYS - Section 605.4 - Wiring	Closed	
1408 Park St & Danforth St & C	05/18/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Closed	
1408 Park St & Danforth St & C	06/20/23	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	06/20/23	Inspection	Fire Prevention - Licensing	Pass	
1408 Park St & Danforth St & C	06/20/23	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	11/14/23	Inspection	Complaint Inspection	Fail	
1408 Park St & Danforth St & C	11/14/23	Violation	2020 FCNYS- - 907.8.5 - Inspection, testing and maintenance	Closed	
1408 Park St & Danforth St & C	11/28/23	Completed Complaint	Fire Alarm	Completed	2023-07801 Fire alarm in trouble during annual school inspection
1408 Park St & Danforth St & C	11/28/23	Inspection	Complaint Inspection	Pass	
1408 Park St & Danforth St & C	07/29/25	Complaint	Certificate of Inspection	Open	2025-07037 1406 C of I - Ihsan School of Excellence
1408 Park St & Danforth St & C	11/25/25	Inspection	School Inspection	Fail	
1408 Park St & Danforth St & C	11/25/25	Inspection	School Inspection	No Progress	
1408 Park St & Danforth St & C	11/25/25	Violation	SPCC - Section 27-57 (a) (19) - Switch/Outlet is Damaged/ Unserviceable	Closed	
1408 Park St & Danforth St & C	11/25/25	Violation	2020 FCNYS- - 1031.10 - Emergency lighting equipment inspection and testing	Closed	
1408 Park St & Danforth St & C	11/25/25	Violation	SPCC - Section 27-57 (a) (16) - Receptacle Outlet/Switch Lacks Cover	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1408 Park St & Danforth St & C	11/25/25	Violation	2020 PMCNYS - Section 703.4.2 - Hold-open devices and closers	Closed	
1408 Park St & Danforth St & C	11/25/25	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Open	
1408 Park St & Danforth St & C	12/01/25	Inspection	Tickle Date (Follow Up)	No Progress	
1408 Park St & Danforth St & C	12/12/25	Inspection	School Inspection	In Progress	
1408 Park St & Danforth St & C	12/31/25	Violation	2025 FCNYS - Section 907.8 - Inspection, Testing and Maintenance	Closed	
1408 Park St & Danforth St & C	12/31/25	Inspection	Tickle Date (Follow Up)	Fail	
1408 Park St & Danforth St & C	01/06/26	Inspection	School Inspection	In Progress	
1408 Park St & Danforth St & C	01/09/26	Project	Resubdivision	Active	R-25-74 Division of one lot, 1408 Park St. into two new lots. no work proposed
1408 Park St & Danforth St & C	01/19/26	Inspection	Tickle Date (Follow Up)	In Progress	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Church-St John The Bptst
From: Amber Dillon, Zoning Planner
Date: 2/20/2026 10:04:17 AM
Re: Resubdivision R-25-74
1408 Park St & Danforth St & C, Syracuse, 13208

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Pending	01/09/2026		
City Engineer - Zoning	Pending	01/09/2026		
Eng. Mapping - Zoning	Conditionally Approved	02/20/2026	Ray Wills	<p>***2/20/26***</p> <p>Hold lifted -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# 519</p> <p>Only the most recently uploaded drawing will be signed by the City Engineer. Please insure this is the only version circulated for signature.</p> <p>1/23/26 The drawings provided only show the bearing for the Court St. frontage of parcel #2, and the easement entrance on Park, all street bearings must be shown for all impact parcels. Placing this on hold to allow the applicant to submit a corrected drawing.</p> <p>***In addition, because the creation of New Lot #2 alters the remaining New Lot #1,</p> <p>Lot #1 needs to be described with bearings</p>

Landmark Preservation Board	Internal Review Complete	02/20/2026	Amber Dillon	No concerns , structure being split off to be sold is a non-contributing structure on the property
Eng. Design & Cons. - Zoning	Conditionally Approved	01/14/2026	Nyezee Goe	<ul style="list-style-type: none"> • 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.
Planning Commission	Pending	01/09/2026		
Finance - Zoning	Internal Review Complete	01/12/2026	Veronica Voss	County 2026 bill must be paid in full before map will be signed. All other taxes for 1408 Park St are paid.
Eng Sewers- Zoning	Internal Review Complete	01/14/2026	Nyezee Goe	<ul style="list-style-type: none"> • Sewer facilities are available. • All installation & restoration work to be done to City of Syracuse specifications & details.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	01/14/2026	Nyezee Goe	<ul style="list-style-type: none"> • No stormwater impacts regarding the re-subdivision request. • Site elevations for future construction shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.