



**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><b>MaSPR-25-34</b></i>	<i><b>Staff Report – February 23, 2026</b></i>
<i><b>Application Type:</b></i>	Major Site Plan Review
<i><b>Project Address:</b></i>	908 Harrison St. (Tax Map ID: 049.-03-17.3)
<i><b>Summary of Proposed Action:</b></i>	<p>The applicant intends to convert existing 60 apartment units to 60 hotel rooms within an existing 4-story apartment building. The existing 20 apartment units on the fourth floor will remain unchanged.</p> <p>The proposed “Mixed-use development” land use type, which consisted of “Hotel” and “Multi-dwelling unit” land use types, is permitted by right in the MX-4 Zone District.</p> <p>No exterior changes to the building and the site are proposed.</p> <p>Total site area: 0.53 Acres / 23,087 SF</p>
<i><b>Owner/Applicant</b></i>	Norm Swanson, 908 Harrison St., LLC (Owner) CHA Consulting (Applicant & Representative)
<i><b>Existing Zone District:</b></i>	Urban Core (MX-4) Zone District
<i><b>Surrounding Zone Districts:</b></i>	The neighboring properties to the north, south, and west are in the Urban Core, MX-4 Zone District. Neighboring properties to the East are in Syracuse University’s Planned Institutional District, PID District.
<i><b>Companion Application(s)</b></i>	N/A
<i><b>Scope of Work:</b></i>	<p><b><u>Exterior work:</u></b></p> <ul style="list-style-type: none"> <li>- Establishment of 12 bike parking spaces.</li> </ul> <p><b><u>Interior work:</u></b></p> <ul style="list-style-type: none"> <li>- Conversion of the existing 60 apartment units into 60 hotel guest rooms.</li> </ul>
<i><b>Facts on Project:</b></i>	<p><b><u>Existing Conditions</u></b></p> <ul style="list-style-type: none"> <li>- The subject property is currently improved by a four-story apartment building with 80 apartment units and 30 off-street parking spaces.</li> </ul> <p><b><u>Nonconformities</u></b></p> <ul style="list-style-type: none"> <li>- The existing parking lot layout is nonconforming, as it contains a run of 15 consecutive parking spaces, whereas landscaping islands are required when more than 12 consecutive spaces are provided. However, the previous Project Site Review Modification PR-14-01M1 granted this parking layout, so it is legal nonconforming site feature and is not subject to comply with the current Zoning standard, pursuant Syracuse Zoning Ordinance, Art.1, Sec.1.5 F (4)a &amp; b.</li> </ul> <p><b><u>Dimensional Standards</u></b></p> <ul style="list-style-type: none"> <li>- The existing lot meets all Dimensional standards of the MX-4 Zone District.</li> </ul>

**Use Specific Standards**

- The introduction of hotel land use type will turn the current apartment building with apartment units only into a mixed-use building. Therefore, the existing 20 residential units are subject to comply with Mixed Income Set Aside due to this redevelopment. Pursuant to Syracuse Zoning Ordinance, the applicant shall provide 10% (2 units) as affordable dwelling units certified by the Department of Neighborhood and Business Development. The applicant has submitted an affordable unit's provision commitment letter to the Neighborhood and Business Development Department (NBD) for certification.

**Local Land Use and Residential Compatibility**

- The subject property is located in Urban Core (MX-4), where the "Mixed-use development" land use type consisted of "Hotel" and "Multi-dwelling unit" land use types are permitted by right. The introduction of hotel land use type diversifies the land uses in the Syracuse University campus area, which currently lacks hotel accommodations for campus visitors including student's parents. The proposed land use type also responds to community demand created by the conversion of former Crown Plaza Hotel was converted into apartment building.

**Off-Street Parking and Loading**

- Snow storage area is re-designated at eastside of parking lot, preventing excessive snow from being pushed to encroach onto adjacent properties.
- Since the existing number and layout of parking spaces and vehicle circulation will remain unchanged, traffic volumes are expected to remain at current levels. As no new curb cut is proposed, the sole access to the parking lot will continue to be from the frontage of the adjacent parcel at 601 S Crouse Ave.
- The proposal to install a new bike for 12 parking spaces will provide additional transportation options for hotel guests traveling short distances within the Syracuse University campus area and downtown.

**Landscaping, Buffering, and Screening**

- All the existing landscaping buffers and screening will remain.

**Site, Building Design, and Exterior Lighting**

- N/A ; No changes proposed on building design, exterior lighting and site.

**Signage**

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

**Historic Preservation**

- This property is not on the City's Historic Properties list, so it is not required to be reviewed by the Landmark Preservation Board.

**Additional Standards, Building Placement, and Transparency**

- All existing building conditions met the standards and transparency.

	<p><b><u>Additional Information</u></b></p> <ul style="list-style-type: none"> <li>- The elevators will be re-programmed for accessing floors/room specific to guest's key card, similar to a lot of the larger hotels/convention center facilities in large cities. The Hotel guest only get access to specific floor and room by security key cards.</li> </ul>
	<p><b><u>Major Site Plan Approval Criteria</u></b></p> <p><b>Consistency with the General Purpose and Intent of the Ordinance:</b> The proposed mixed-use building aligns with the MX-4 District's intent to encourage various commercial uses and pedestrian-friendly commercial corridors. The introduction of hotel use and mixed-use development diversifies the Syracuse University campus area providing additional hoteling, affordable apartments options.</p> <p><b>Consistency with Dimensional &amp; Design Development Standard of Zoning Ordinance:</b> The project meets all applicable dimensional standards for the MX-4 District and introduces new bicycle parking, landscaping, snow storage, and maintain traffic flow at the same level.</p> <p><b>Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans:</b> The proposed modification of the building is consistent with the Comprehensive Plan and adopted City policies by supporting commercial use's diversity and providing a hotel that is walkable to Syracuse University campus and downtown.</p>
<p><b><i>Staff Recommendation:</i></b></p>	<p><b>Staff recommend approving this project.</b></p>
<p><b><i>Recommend conditions if approved:</i></b></p>	<ol style="list-style-type: none"> <li>1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval)</li> <li>2. The applicant shall designate at least 10% of the 20 apartment units as affordable dwelling units.</li> <li>3. Affordable dwelling units must comply with City income and rent restrictions regardless of a change in Building or property ownership.</li> <li>4. All Affordable Dwelling Units must be certified by the City's Department of Neighborhood and Business Development administrative procedures.</li> <li>5. The affordability requirement shall be effective for 30 years from the date the Certificate of Occupancy is issued.</li> <li>6. The applicant shall restore lawns area between sidewalk and curblines along Harrison St.</li> <li>7. All on-site bike racks shall be staple style, wave style is not permitted.</li> </ol>
<p><b><i>Zoning Procedural History:</i></b></p>	<ul style="list-style-type: none"> <li>- <b>SP-10-03:</b> A Special Permit application to allow transitional parking on a residential lot. Withdrawn on February 20<sup>th</sup>, 2010.</li> <li>- <b>V-09-12M3:</b> A Use Variance Modification approved by the Board of Zoning Appeals on April 10<sup>th</sup>, 2014, to construct a four-story, 80-unit multi-unit structure.</li> <li>- <b>PR-14-01:</b> A project Site Review, approved on May 6<sup>th</sup>, 2014, via zoning administrator decision, to allow the construction of a four-story, 80-unit multi-unit dwelling structure.</li> <li>- <b>PR-14-01M1:</b> A Project Site Review Modification, approved on November</li> </ul>

	<p>4<sup>th</sup>, 2015, via zoning administrator decision, to modify the residential entrance and parking lot layouts.</p> <ul style="list-style-type: none"> <li>- <b>R-23-72:</b> A resubdivision to divide one parcel into two new parcels</li> </ul>
<b>Summary of Zoning History:</b>	<p>Before resubdivision R-23-72 to split the parcels separately for Skyler Hotel and Skyler Common apartments use, the old parcel- 601-615 South Crouse Ave contained two commercial uses.</p> <p>601-615 South Crouse Ave has undergone a series of zoning approvals over the past two decades that steadily transitioned the site from multi-unit residential approvals to hotel occupancy ( now at 601 S Crouse Ave) and later to larger-scale multi-unit residential redevelopment.( the existing apartment at 908 Harrison St.)</p> <p>By 2014, the development direction pivoted back toward multi-unit residential density. In April 2014, a Use Variance Modification (V-09-12M3) was approved to construct a four-story, eighty-unit multi-unit dwelling( the subject building), followed by Project Site Review (PR-14-01) approval in May 2014 for the same building. Additional modifications through 2015 addressed site logistics, including parking lot layout adjustments and accessibility improvements.</p>
<b>Code Enforcement History:</b>	See attached code enforcement history.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p><b><u>Existing property characteristics</u></b></p> <p>The subject property at 908 Harrison St. is an irregular shaped parcel with a lot size of 23,087 SF (0.53 Acres). The property has one street frontages with 169.12 FT of Northern frontage along Harrison St. To the west, the property line border 601 S Crouse St. for 141 FT. To the south, the property line borders 601 S Crouse St. and 610 University Ave. for 177.49 FT. To the east, the property line borders 610 University Ave. for 132 FT; The parcel is currently occupied by a 4- story apartment building.</p>
<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal was reviewed by the Onondaga County Planning Board on 1/12/2026 with no position.

- Application Submittals:** The application submitted the following in support of the proposed project:
- Major Site Plan Review Application
  - Short Environmental Assessment Form Part 1
  - Property Survey: Final Plan – Temple Development Subdivision Amended Block No. 368, City of Syracuse Onondaga County, New York; Stamped by New York State Licensed Surveyor: Timothy J. Coyer, Ianuzi & Romans Land Surveying, P, C; 10/31/2023; Scale: 1”=20’
  - Floor Plan Package ( Sheet A-100, A-101, A-102, A-103, A-104, A-110, A-111 ) Skyler Commons 908 Harrison Street, Syracuse NY. Drawn by Harrington & Mosher Architects, P.C; Dated 2/09/2015, ; Scale: As shown
  - Site Layout Plan ( Sheet C-101) Skyler Commons Mixed Use, 908 Harrison St; 908 Harrison St. LLC, 505 East Fayette Street, City of Syracuse, New York; Drawn by CHA Consulting LLC ;Dated 1/7/2026; Scale: As shown



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

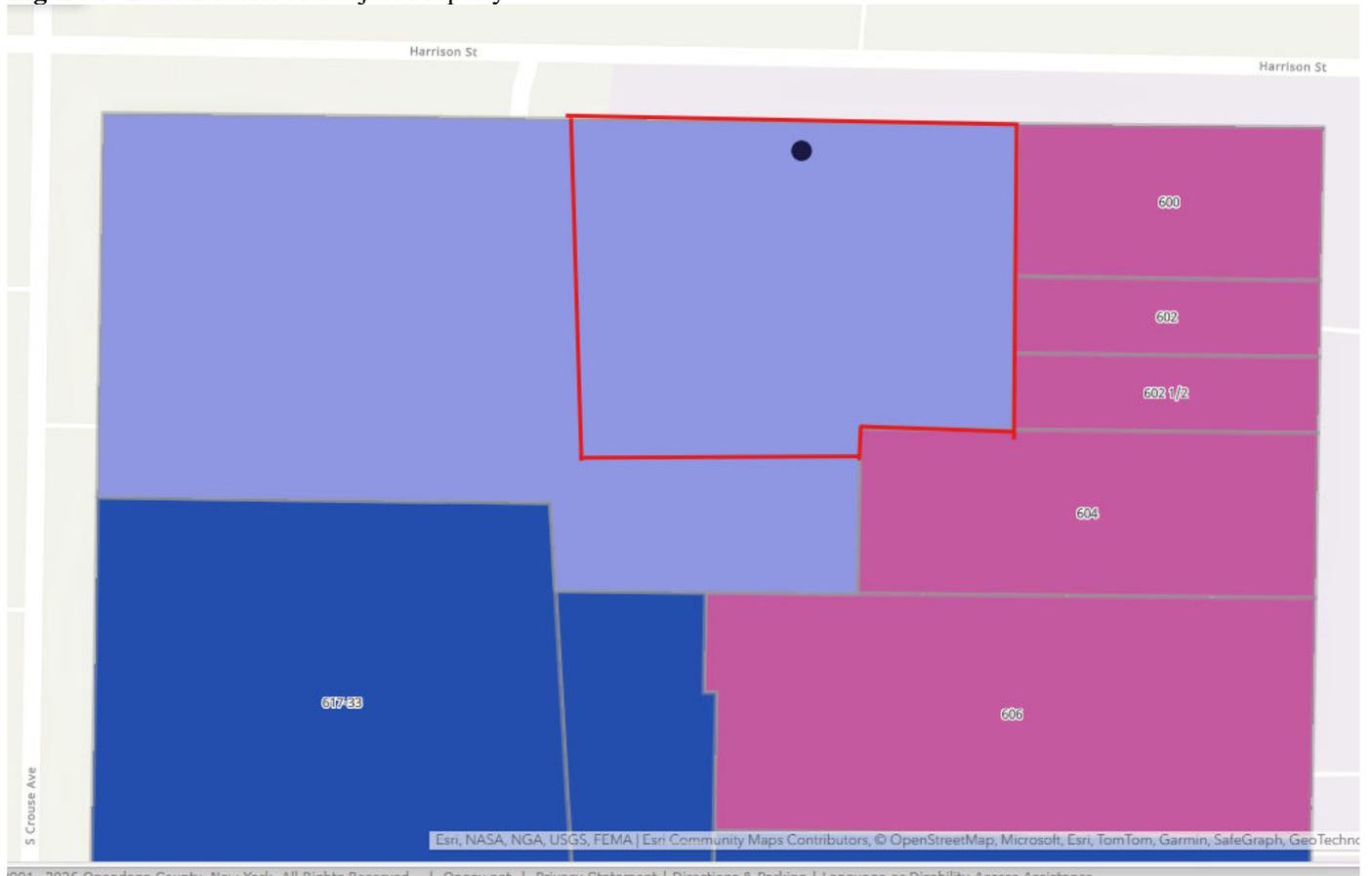
**Attachments:**

Major Site Plan Review Application  
Code Enforcement History

OCPB Comments  
IPS Comments from City Departments

**Context Maps:**

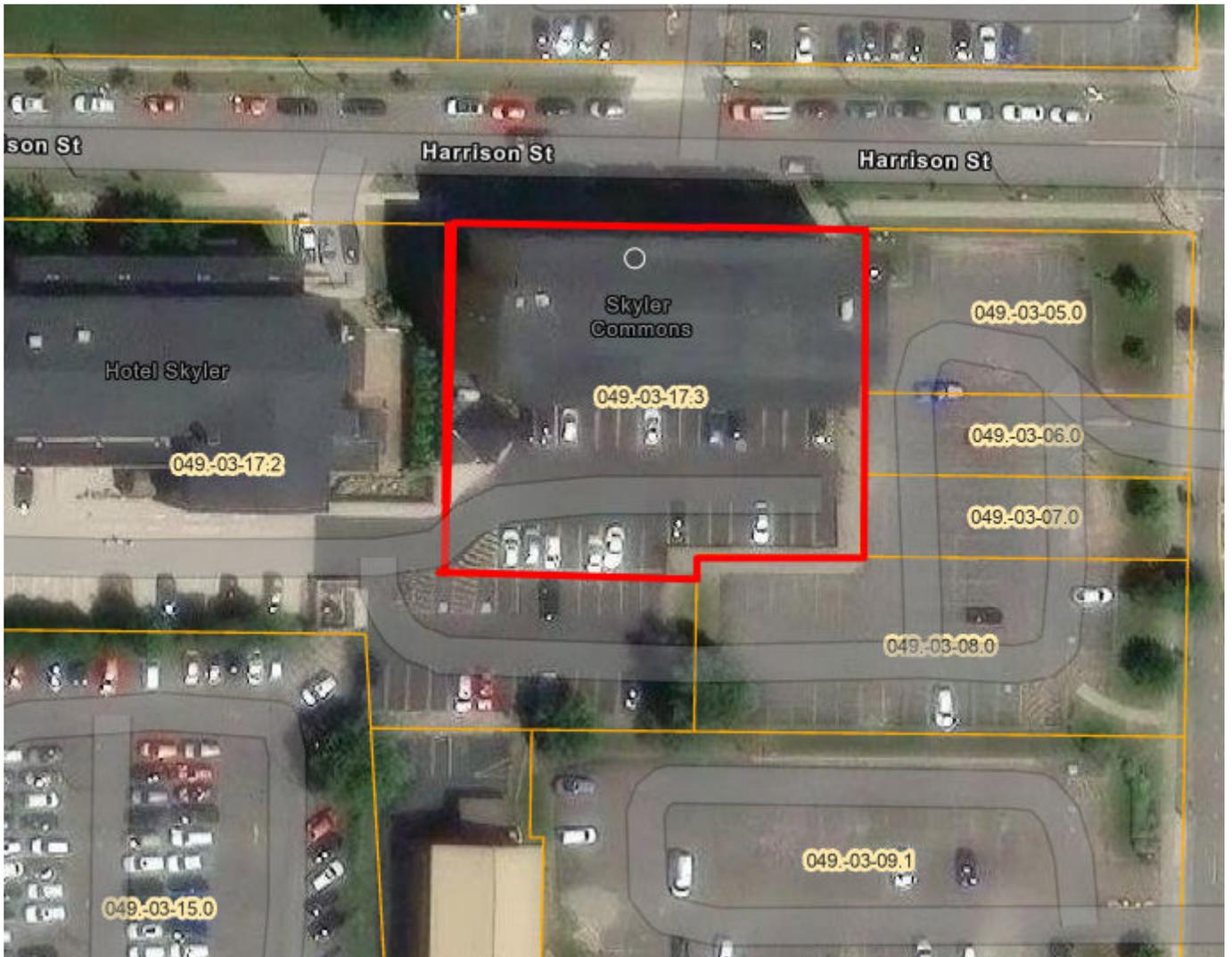
**Figure 1: Zone District of Subject Property**



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

**Shaquoya Johnson**  
Zoning Administration  
Specialist

Norm Swanson  
505 East Fayette Street  
Syracuse, NY 13202  
1/7/2026

C.C: Brian F. Bouchard  
300 S State St, Suite 600  
Syracuse, NY, 13202

Re: Application Completeness for City Planning Commission

Dear Norm Swanson,

On 1/7/2026, Nate Pan determined the proposed project MaSPR-25-34 for the Sklyer Common mixed-use development at 908 Harrison St. to be complete.

The proposed project will be sent to all involved agencies for review. 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 document must be submitted to Nate Pan 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 Nate Pan 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](mailto:zoning@syr.gov) [www.syr.gov](http://www.syr.gov)

ON THIS SITE, M63PP-25-34, IS A MAJOR SITE PLAN REVIEW TO CONVERT 60 OF EXISTING 80 DWELLING UNITS IN SKYLER COMMONS APARTMENTS INTO 60 HOTEL GUESTROOMS AND ESTABLISH A "MIXED USE DEVELOPMENT" LAND USE TYPE LOCATED AT 908 HARRISON ST. THIS MATTER WILL BE DISCUSSED AT A CITY PLANNING COMMISSION MEETING ON MONDAY FEBRUARY 23, 2026, AT 6:00 P.M. IN THE COMMON COUNCIL CHAMBERS, CITY HALL, SYRACUSE, NEW YORK.



January 7, 2026

Syracuse Zoning Administration  
One Park Place  
300 S. State Street, Suite 700  
Syracuse NY 13202

**RE: Site Plan Review (SPR) – Skyler Commons Mixed Use  
908 Harrison Street  
CHA Project No. 084993**

Dear Syracuse Zoning Administration:

CHA, on behalf of the owner, is pleased to submit the following Site Plan Review (SPR) Application for the above referenced project.

**Site Plan Review (SPR) Application**

The existing Skyler Commons apartment building contains eighty (80) apartment dwelling units. The proposed application is to create a mixed-use project by converting sixty (60) existing apartment units into new hotel rooms, while keeping the remaining twenty (20) dwelling units as apartments.

There will be no changes or modification to the existing site or existing building.

The following parking summary confirms that the change in use will continue to comply with the required parking for the existing site:

- Required Parking
  - 60 hotel rooms X 1 space per room = 60 required spaces
  - 20 dwelling units X 0.5 spaces per unit = 10 required spaces
    - TOTAL Required Parking = 70 required spaces
  
- Allowable Parking Reductions (Article 4.E)
  - 50% reduction for mixed use development
  - 30% reduction for proximity to transit (bus stop within 1,000 feet)
    - TOTAL Parking Reductions = 80%
    - 70 spaces X 0.2 = **14 required spaces**
    - Existing Parking Provided = **30 spaces provided**



~350 feet to Bus Stop

The following information is submitted for review and approval:

- Site Plan Review (SPR) Application Form
- Short Environmental Assessment Form (EAF)
- Architectural Floor Plans
- Site Survey
- Site Plan

Should you have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or [bbouchard@chasolutions.com](mailto:bbouchard@chasolutions.com)

Very truly yours,

Brian F. Bouchard, P.E.  
Project Engineer V

BFB

Cc:

V:\Projects\ANY\K6\084993.000\07\_Permitting\Local\2026-1-7 - Revised Hotel Conversion App\0 - Cover Letter SPR - Skyler Commons Mixed Use-11-20-25.docx





For Office Use Only	
Zone District:	_____
Application Number:	_____ - _____ - _____
Date:	_____

Office of Zoning Administration  
 300 S State St, Suite 700  
 Syracuse, NY 13202  
 Phone: (315) 448-8640  
 Email: zoning@syrgov.net

**Site Plan Review Application**

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

**General Project Information**

Business/project name: <b>Skyler Commons Mixed Use</b>	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): <b>908 Harrison Street</b>	
Tax Map ID#: <b>049.-03-17.3</b>	Lot size (sq. ft.): <b>23,958 SF</b>
Current use of property: <b>Apartments</b>	Proposed: <b>Hotel / Apartments</b>
Current number of dwelling units (if applicable): <b>80 Dwelling Units</b>	Proposed: <b>20 Dwelling Units 60 Hotel Rooms</b>
Current number of affordable dwelling units (if applicable):	Proposed:
Current onsite parking (if applicable): <b>30 Spaces</b>	Proposed: <b>30 Spaces</b>
Zone District (base and any overlay) of property: <b>Urban Core (MX-4)</b>	
Companion zoning applications (if applicable, list any related zoning applications): <b>none</b>	
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	
Project construction (check all that apply): <b>None (existing)</b> <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes	
Detailed description of the project (required):  <b>The existing apartment building contains 80 dwelling units. The proposal is to create a mixed use development by converting 60 dwelling units into 60 proposed hotel rooms, while retaining the remaining 20 dwelling units as apartments. There will be no changes or modifications to the existing site or building.</b>	



Site Plan Review Application

Office of Zoning Administration
300 S State St, Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syrgov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.
Print owner's name: 908 Harrison St., LLC - Norm Swanson
Signature: [Signature] MEMBERS Date: 1/7/26
Mailing address: 505 East Fayette Street, Syracuse NY 13202
Phone: Email:
Print authorized agent's name: CHA Consulting, Inc. Date: 1/7/26
Signature: [Signature]
Mailing address: 300 S. State Street, Suite 600, Syracuse NY 13202

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- Application - filled out completely, dated, and signed by property owner as instructed
State Environmental Quality Review Act (SEQR) - Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed
Photographs (Color) of the Project Site - keyed to a property survey or site plan
Photographs (Color) of the Streetscape - including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan
Application Fee - \$0

Please submit PDFs of plans into one PDF package containing all applicable submittal requirements detailed below. For projects with multiple sites, separate site plan review applications must be submitted for each project site. Hard copies of plans may be submitted in person. All plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation.

- AS Built Property Survey(s) of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
Site Plan(s) illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

**Date: 11/18/25**

Mr. Norm Swanson  
908 Harrison St., LLC

RE: *Skyler Commons Mixed Use – 908 Harrison Street, Syracuse NY*

Dear Sir or Madam,

I, Norm Swanson, representative for **908 Harrison St., LLC**, owner of the properties listed below, authorize **CHA Consulting, Inc.** and its representatives to submit and sign applications to the **City of Syracuse** and all applicable agencies to obtain the necessary approvals and permits for the proposed **Skyler Commons Mixed Use development** generally located at **908 Harrison Street**. These applications include but are not limited to **City of Syracuse** Boards, Committees, & Commissions, and Building Permits.

The following Tax Map Parcel(s) (TMPs) under my ownership are located within the proposed subject parcels in the **City of Syracuse**.

**TMP# 049.-03-17.3 - 908 Harrison Street, Syracuse NY**

Sincerely,

**Norm Swanson**  
**908 Harrison St., LLC**



**Date: February 9, 2026**

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

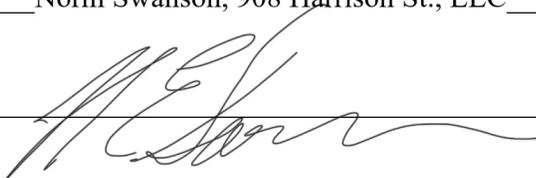
RE: *Skyler Commons Mixed Use – Site Plan Review (908 Harrison Street)*

Dear Sir or Madam,

The purpose of this letter is to inform you that, as part of the requested zoning application, the twenty (20) remaining residential apartment units contained in Skyler Commons intend to comply with the ReZone Syracuse requirement to include 10% of the units as affordable units. Those units will be reserved for households at or below 80% of the area median income, and that the units are not segregated or of different quality. 908 Harrison Street LLC will also commit to providing annual income verification to the Department of Neighborhood and Business Development for qualifying households.

Sincerely,

Name: \_\_\_\_\_ Norm Swanson, 908 Harrison St., LLC \_\_\_\_\_

Signature \_\_\_\_\_  


# Short Environmental Assessment Form

## Part 1 - Project Information

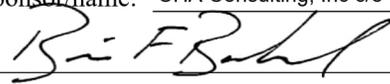
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Skyler Commons Mixed use			
Project Location (describe, and attach a location map): 908 Harrison Street, Syracuse NY			
Brief Description of Proposed Action: The existing apartment building contains 80 dwelling units. The proposed action is to create a mixed use development by converting 60 existing dwelling units into 60 proposed hotel rooms. The remaining 20 dwelling units will remain as apartments. There will be no changes or modifications to the existing site or the existing building.			
Name of Applicant or Sponsor: CHA Consulting, Inc c/o Brian Bouchard			
Address: 300 S. State Street, Suite 600			
City/PO: Syracuse	State: NY	Zip Code: 13202	
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 checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 0.53 acres	
b. Total acreage to be physically disturbed?		_____ zero acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 0.53 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<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			

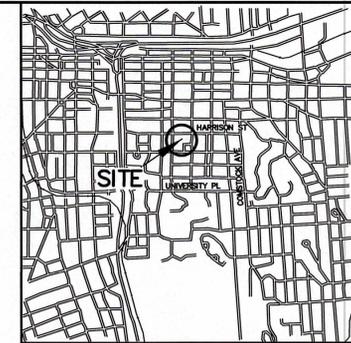
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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 <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? Within 2,000 ft of Walnut Park Historic District & Temple Society of Concord 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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? 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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" 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)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>CHA Consulting, Inc c/o Brian Bouchard</u> Date: <u>1/7/26</u>		
Signature: <u></u> Title: <u>Project Engineer</u>		

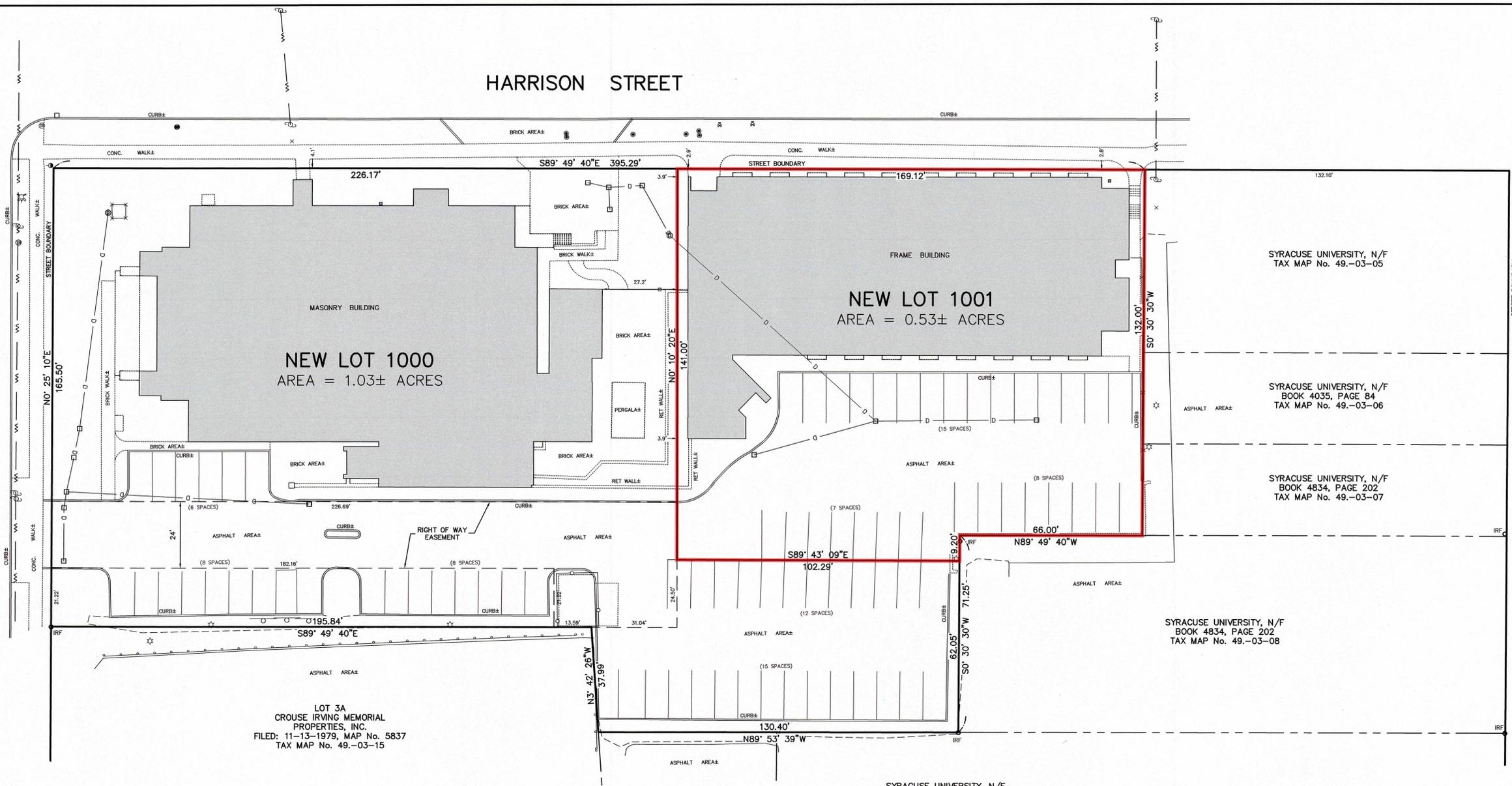
SOUTH CROUSE AVENUE

HARRISON STREET

UNIVERSITY AVENUE



Scale: 1" = 2000'



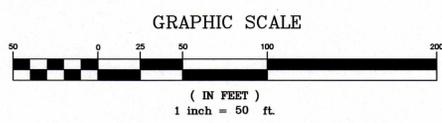
- LEGEND:**
- ☆ LS indicates light stand
  - indicates utility pole, anchor & overhead lines
  - IPF indicates iron pipe and/or monument found
  - MON. FND indicates monument found
  - indicates bollard
  - indicates sign
  - 12" CSP indicates storm culvert
  - 6" G indicates gas main, gas valve & gas line marker
  - 8" W indicates water main, water valve & hydrant
  - 18" D indicates storm sewer, catch basin & manhole
  - 8" S indicates sanitary sewer, sewer vent & manhole
  - TEL indicates underground telephone line, manhole & box
  - ELEC indicates underground electric line & manhole
  - CATV indicates underground television cable & box
  - indicates 6" diameter bollard (typical)
  - ⊙ indicates 6" diameter monitoring well (typical)
  - ⊙ indicates grease trap manhole
  - ⊙ indicates manhole
  - indicates boundary line
  - - - indicates adjacent parcel line
  - - - indicates old/original parcel line
  - - - indicates easement line
  - - - indicates centerline road

Doc ID: 064978310002 Type: MAP  
 Recorded: 03/27/2024 at 11:08:45 AM  
 Fee Amt: \$10.00 Page 1 of 2  
 Onondaga County, NY  
 Emily Essi Bersani County Clerk  
 File # **13634**

BULK REGULATIONS	
PRESENT ZONE:	MX-4 Urban Core
Minimum Lot Area	3,200 SF
Minimum Building Line	N/A
Minimum Lot Depth	N/A
Minimum Front Yard Setback	N/A
Minimum Rear Yard Setback	N/A
Minimum Side Yard Setback	N/A
Maximum Coverage	80/95%
Building Height	N/A

**NOTES:**

Total area: 1.56± acres.  
 Zoning: MX-4 Urban Core District  
 Total number of lots: One (1) existing, Two (2) proposed  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.  
 Tax Map No. 49.-03-17.1



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

*[Signature]*  
 N.Y.S. Licensed Land Surveyor

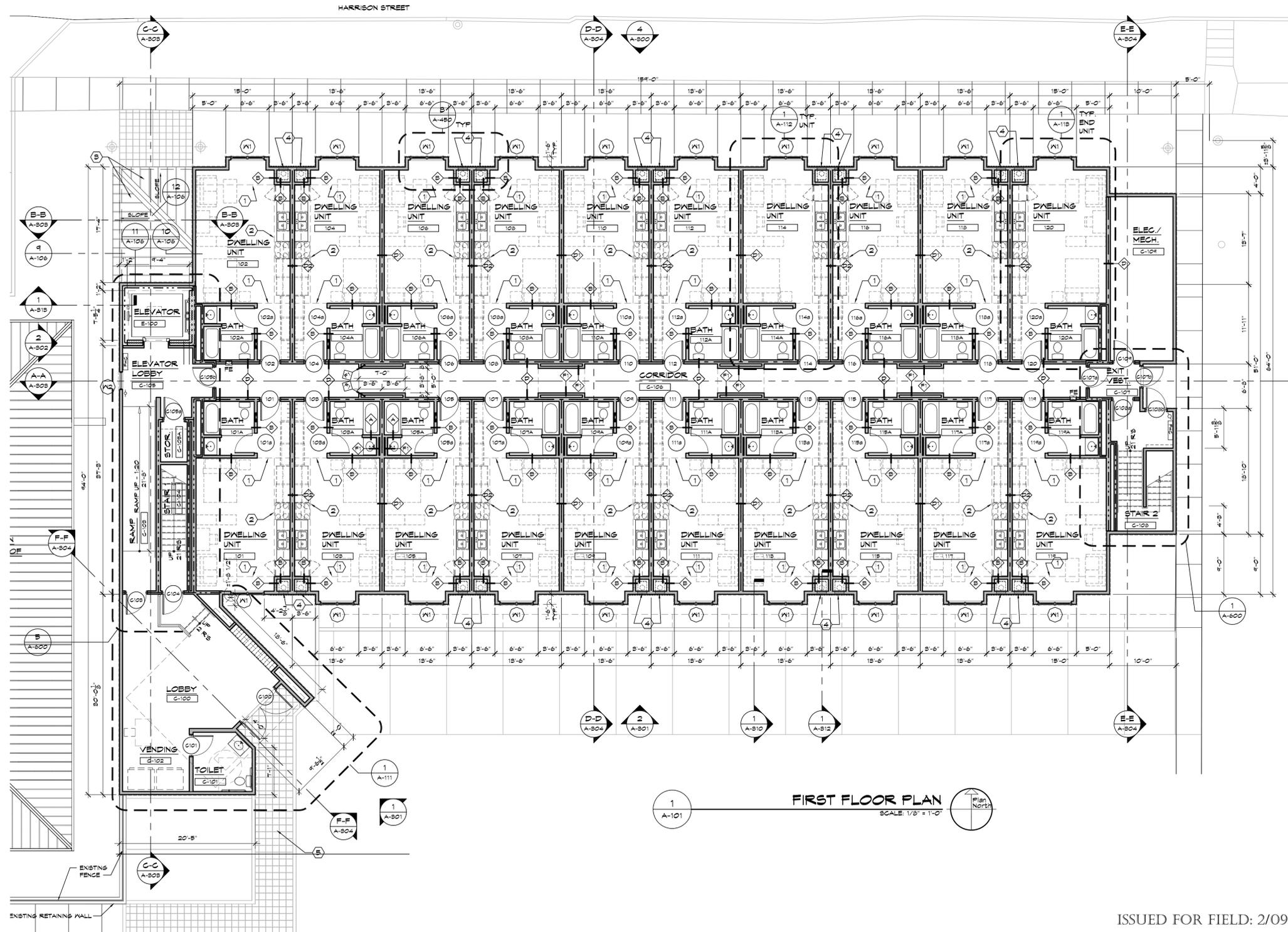
Subject to any statement of facts an accurate and up to date abstract of title will show.  
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

CITY OF SYRACUSE FINANCE DEPT. The City of Syracuse hereby certifies that all property taxes due on this property have been paid as of this date: <u>2/16/2024</u> <i>[Signature]</i> Veronica H. Voss, Deputy Commissioner	CITY OF SYRACUSE DEPT. OF ENGINEERING <b>CITY OF SYRACUSE, NY</b> DEPARTMENT OF ENGINEERING FINAL TRACT PLAN APPROVED 3/11/2024 <i>[Signature]</i> Matthew E. Kellum, P.E.	CITY OF SYRACUSE PLANNING COMMISSION Syracuse Planning Commission SYRACUSE, NEW YORK APPROVED 12/11/2023 BY <i>[Signature]</i> Kate Pan	CITY OF SYRACUSE ASSESSMENT Date Reviewed: <u>2-9-24</u> <i>[Signature]</i> Ann E. Gallagher 1st Deputy Commissioner of Assessment	ONONDAGA COUNTY HEALTH DEPT. ONONDAGA COUNTY HEALTH DEPARTMENT DIVISION OF ENVIRONMENTAL HEALTH JAN 26 2024 This Plan has been reviewed by the Onondaga County Health Department. Subdivision approval by this Department is not required. <i>[Signature]</i> Bureau of Public Health Engineering
--	--	--	--	---

REVISIONS (Empty table)	<b>FINAL PLAN</b> <b>TEMPLE DEVELOPMENT SUBDIVISION</b> <b>AMENDED</b> <b>BLOCK No. 368</b> CITY OF SYRACUSE ONONDAGA COUNTY, NEW YORK	
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	DATE: OCTOBER 31, 2023 SCALE: 1" = 20' FILE No.: 2286.115	SHEET No. F.B. No. X



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- FIRST FLOOR PLAN KEY NOTES:**
- 1 LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE.
  - 2 LINE OF STORAGE SHELF ABOVE.
  - 3 STANDING SEAM METAL ROOFING.
  - 4 THROUGH WALL LOUVER AT FTAC UNIT BEHIND CONTS. METAL MESH SCREEN. SEE EXT. ELEVATIONS AND WALL SECTIONS.
  - 5 UNIT FAYERS AT WALKWAY. SEE SITE DRAWINGS FOR DETAILS.

- FIRST FLOOR PLAN GENERAL NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.
  2. PROVIDE 4" DOOR BUCK FOR ALL INTERIOR DOORS UNLESS NOTED OTHERWISE.
  3. REFER TO DWGS. A-002 FOR PARTITION TYPES.
  4. REFER TO DWGS. A-004 FOR DOOR SCHEDULE.
  5. REFER TO DWGS. A-201 FOR ROOM FINISHES.
  6. REFER TO DWGS. A-211 FOR REFL. CLG. PLAN.
  7. PROVIDE 3/4" X 2" PLYWOOD BLOCKING IN WALLS FOR TOILET ROOM ACCESSORIES. HANDRAILS IN STAIRWAYS AND ALL MEC. WALL MOUNTED ITEMS.

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SYRACUSE, N.Y.

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FIRST FLOOR PLAN

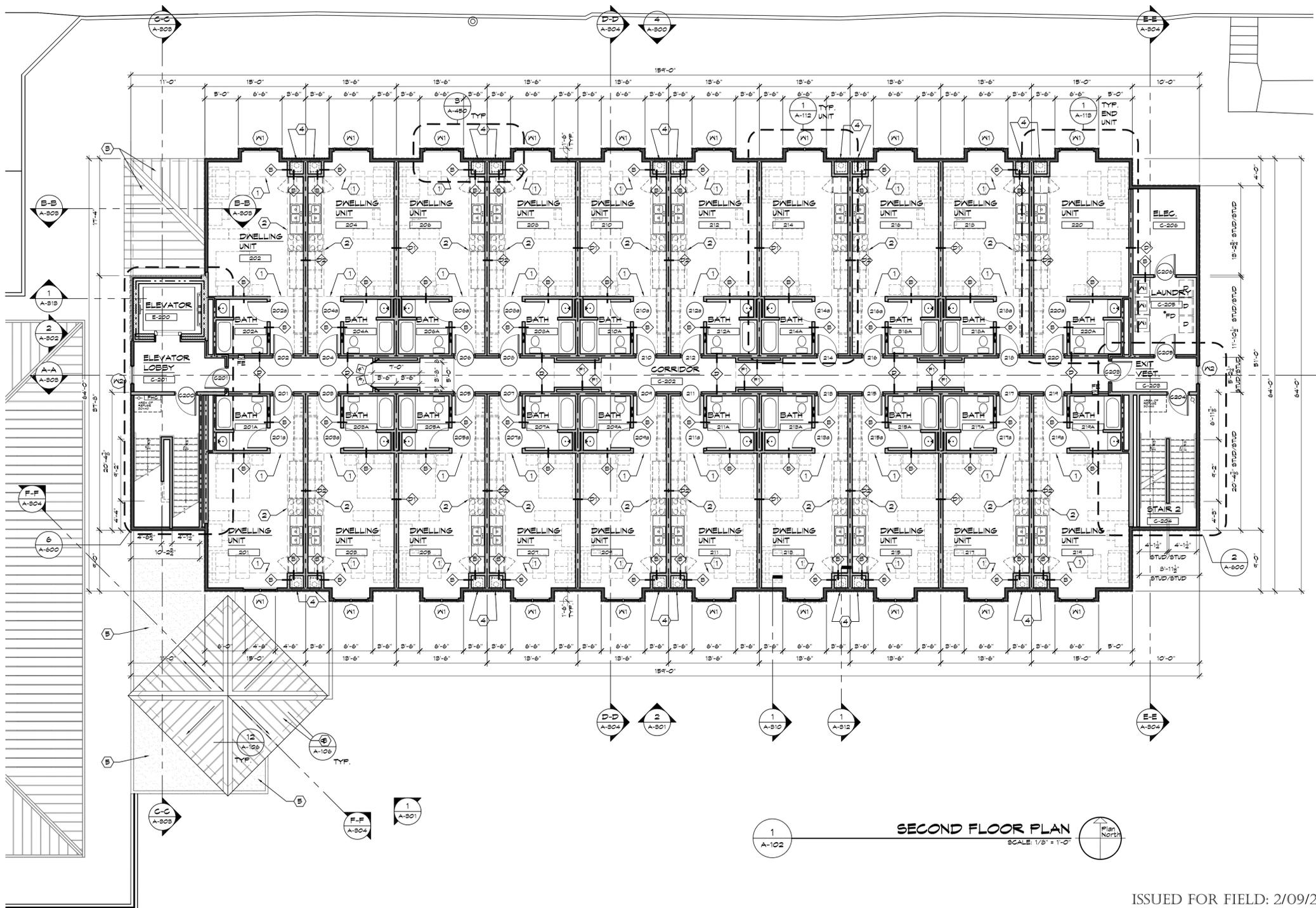
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DRWN BY: DEM  
CHKD BY: EIH  
ARCHITECTS SEAL SIGNATURE

JOB NO. 1320  
SHEET NO. A-101

ISSUED FOR FIELD: 2/09/2015

- SECOND FLOOR PLAN KEY NOTES:**
- 1 LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE.
  - 2 LINE OF STORAGE SHELF ABOVE.
  - 3 STANDING SEAM METAL ROOFING.
  - 4 THROUGH WALL LOUVER AT FTAC UNIT BEHIND CONTS. METAL MESH SCREEN. SEE EXT. ELEVATIONS AND WALL SECTIONS.
  - 5 SINGLE FLY EPDM ROOFING SYSTEM. SEE A-106 FOR DETAILS.

- SECOND FLOOR PLAN GENERAL NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.
  2. PROVIDE 4" DOOR BUCK FOR ALL INTERIOR DOORS UNLESS NOTED OTHERWISE.
  3. REFER TO DWGS. A-002 FOR PARTITION TYPES.
  4. REFER TO DWGS. A-004 FOR DOOR SCHEDULE.
  5. REFER TO DWGS. A-202 FOR ROOM FINISHES.
  6. REFER TO DWGS. A-212 FOR REFL. CLG. PLAN.
  7. PROVIDE 3/4"x2" PLYWOOD BLOCKING IN WALLS FOR TOILET ROOM ACCESSORIES, HANDRAILS IN STAIRWAYS AND ALL MEC. WALL MOUNTED ITEMS.



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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SYRACUSE, N.Y.

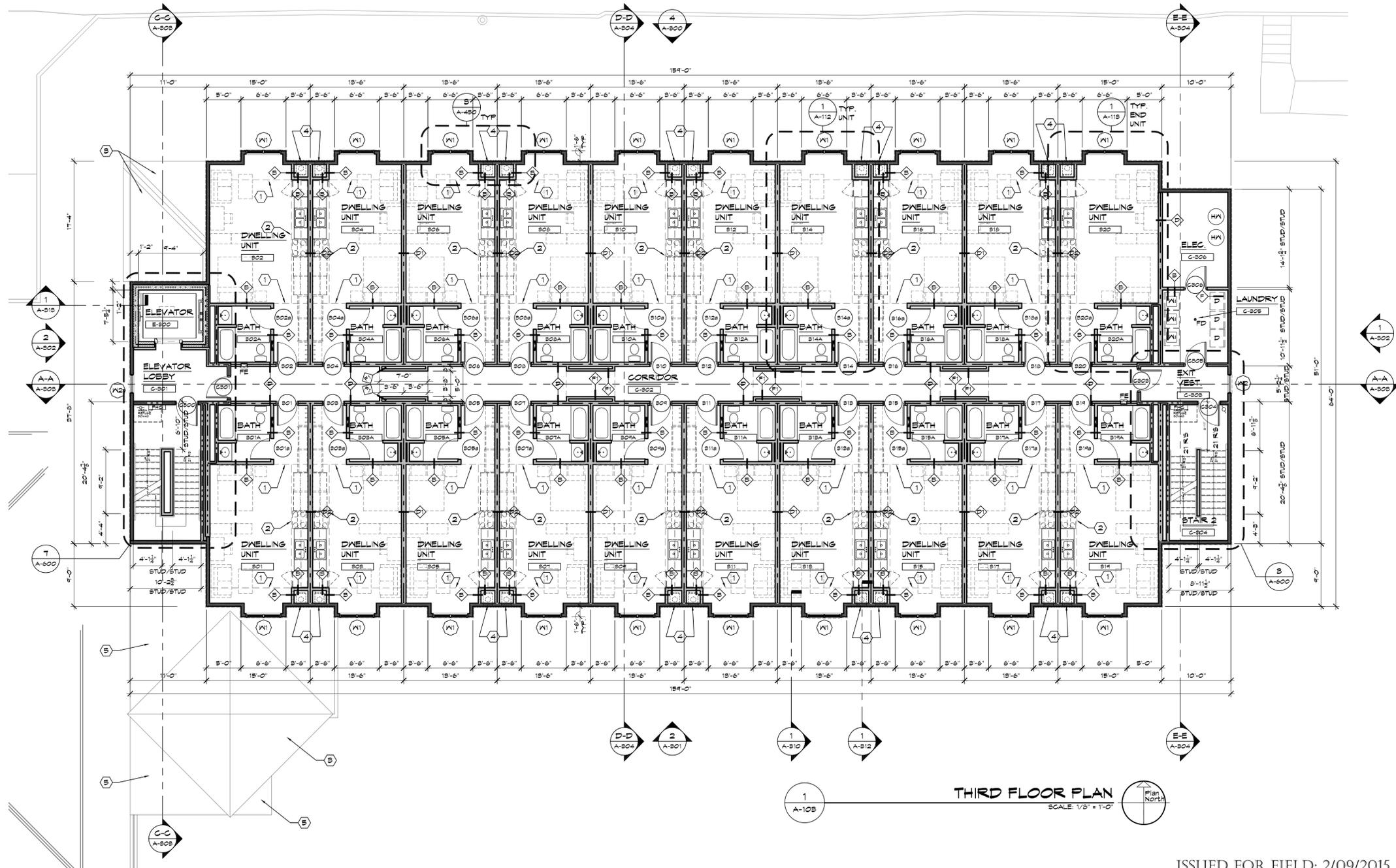
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SECOND FLOOR PLAN  
SCALE: AS NOTED  
DRWN BY: DEM  
CHKD BY: EIH  
ARCHITECTS SEAL SIGNATURE  
JOB NO.: 1320  
SHEET NO.: A-102  
ISSUED FOR FIELD: 2/09/2015

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- THIRD FLOOR PLAN KEY NOTES:**
- ① LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE.
  - ② LINE OF STORAGE SHELF ABOVE.
  - ③ STANDING SEAM METAL ROOF BELOW.
  - ④ THROUGH WALL LOUVER AT PTAC UNIT BEHIND CONTS. METAL MESH SCREEN. SEE EXT. ELEVATIONS AND WALL SECTIONS.
  - ⑤ SINGLE FLY EPDM ROOF BELOW.

- THIRD FLOOR PLAN GENERAL NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.
  2. PROVIDE 4" DOOR BUCK FOR ALL INTERIOR DOORS UNLESS NOTED OTHERWISE.
  3. REFER TO DWGS. A-002 FOR PARTITION TYPES.
  4. REFER TO DWGS. A-005 FOR DOOR SCHEDULE.
  5. REFER TO DWGS. A-203 FOR ROOM FINISHES.
  6. REFER TO DWGS. A-218 FOR REFL. CLG. PLAN.
  7. PROVIDE 3/4" X 2" PLYWOOD BLOCKING IN WALLS FOR TOILET ROOM ACCESSORIES, HANDRAILS IN STAIRWAYS AND ALL MEC. WALL MOUNTED ITEMS.



**THIRD FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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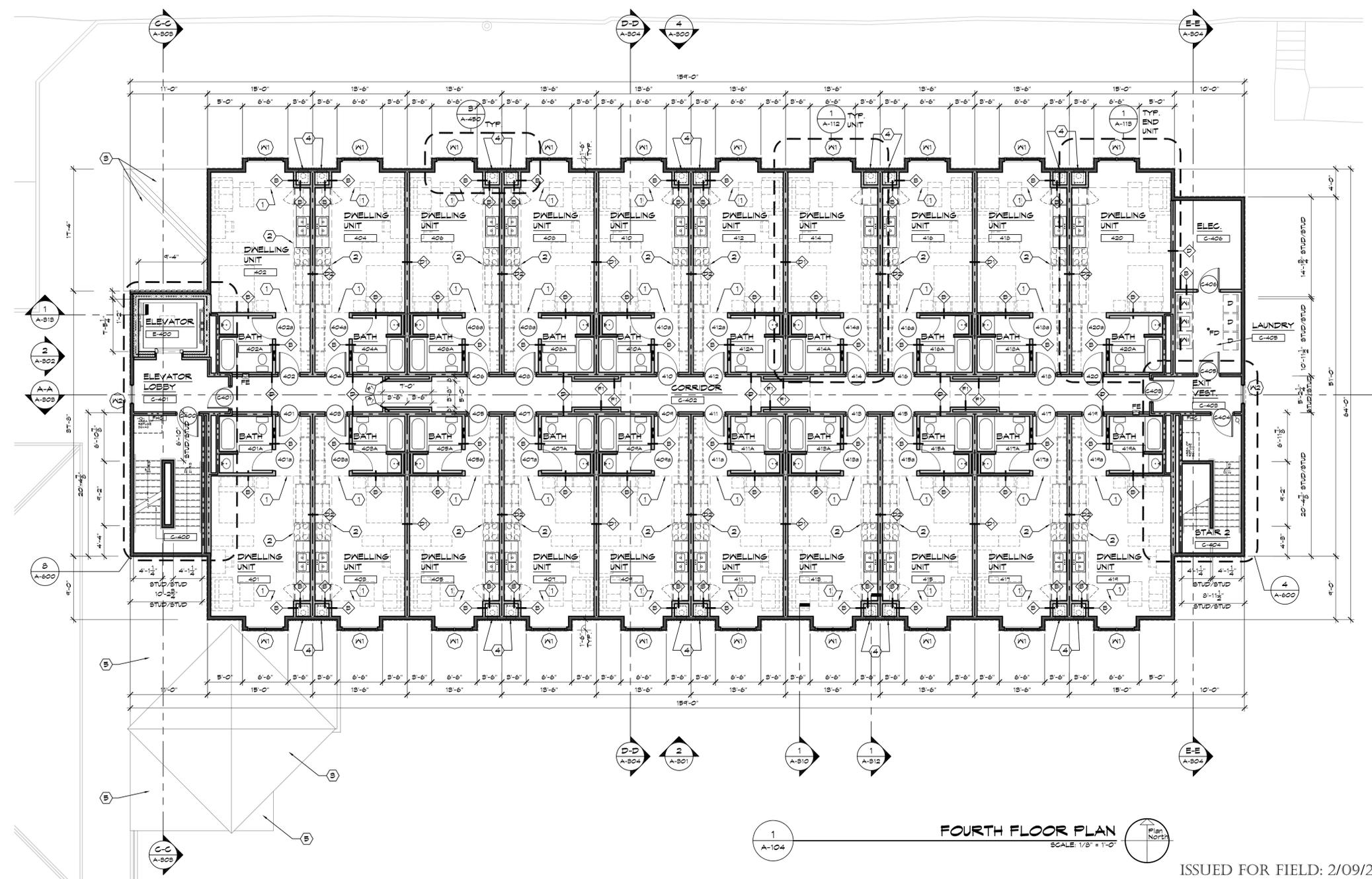
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THIRD FLOOR PLAN  
 SCALE: AS NOTED  
 DRWN BY: DEM  
 CHKD BY: EIH  
 ARCHITECTS SEAL SIGNATURE

JOB NO. 1320  
 SHEET NO. A-103  
 ISSUED FOR FIELD: 2/09/2015

- FOURTH FLOOR PLAN KEY NOTES:**
- ① LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE.
  - ② LINE OF STORAGE SHELF ABOVE.
  - ③ STANDING SEAM METAL ROOF BELOW.
  - ④ THROUGH WALL LOUVER AT FTAC UNIT BEHIND CONTS. METAL MESH SCREEN. SEE EXT. ELEVATIONS AND WALL SECTIONS.
  - ⑤ SINGLE FLY EPDM ROOF BELOW.

- FOURTH FLOOR PLAN GENERAL NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.
  2. PROVIDE 4" DOOR BUCK FOR ALL INTERIOR DOORS UNLESS NOTED OTHERWISE.
  3. REFER TO DWGS. A-002 FOR PARTITION TYPES.
  4. REFER TO DWGS. A-005 FOR DOOR SCHEDULE.
  5. REFER TO DWGS. A-204 FOR ROOM FINISHES.
  6. REFER TO DWGS. A-214 FOR REFL. CLG. PLAN.
  7. PROVIDE 3/4"X2" PLYWOOD BLOCKING IN WALLS FOR TOILET ROOM ACCESSORIES, HANDRAILS IN STAIRWAYS AND ALL MEC. WALL MOUNTED ITEMS.



**FOURTH FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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908 HARRISON STREET  
SYRACUSE, N.Y.

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**FOURTH FLOOR PLAN**

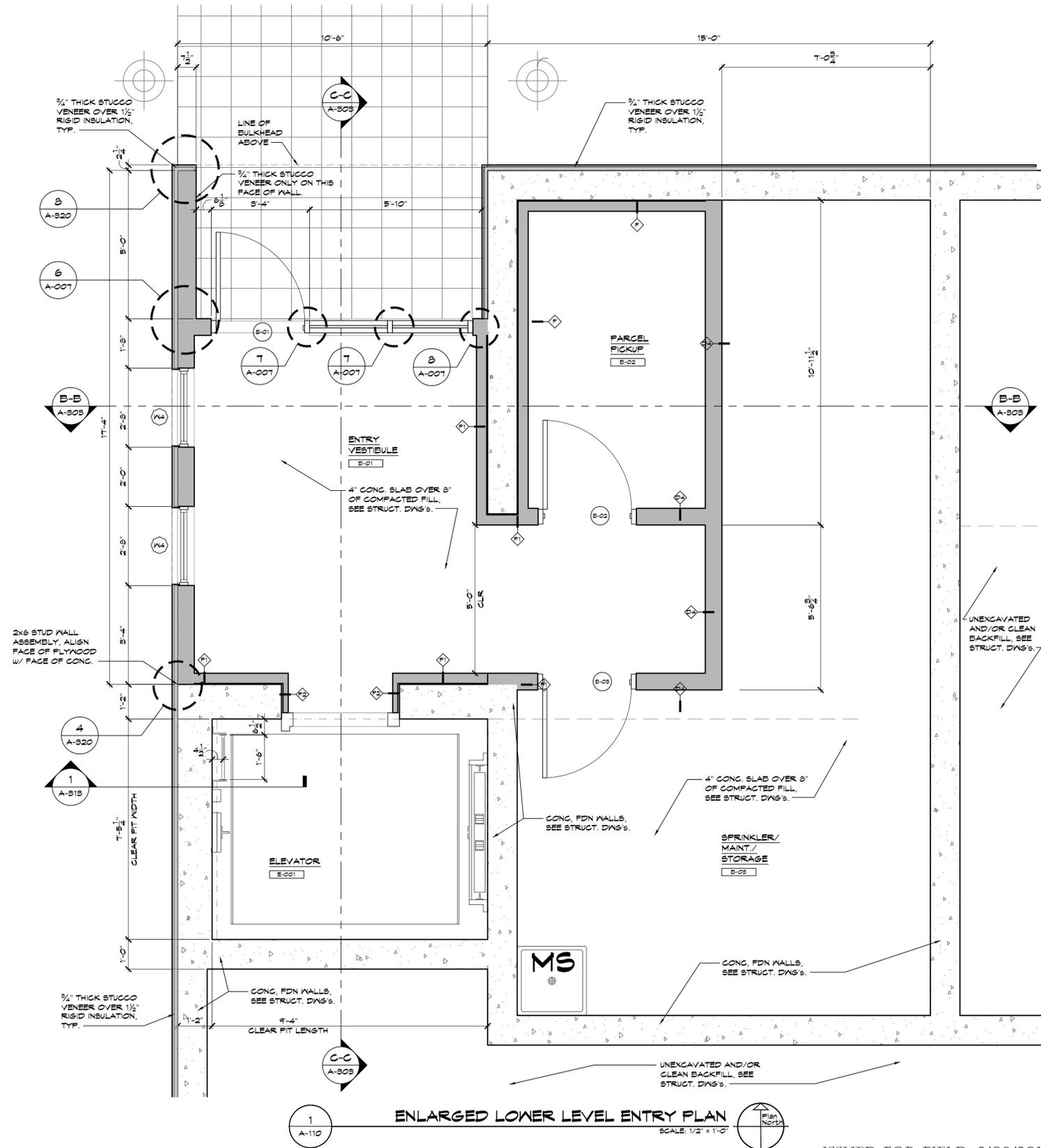
SCALE: AS NOTED  
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SHEET NO. A-104

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**ENLARGED LOWER LEVEL ENTRY PLAN**

SCALE: 1/2" = 1'-0"



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ENLARGED LOWER  
LEVEL ENTRY FLOOR  
PLAN

SCALE: AS NOTED  
DRAWN BY: DEM  
CHKD BY: EHL  
ARCHITECT'S SEAL/SIGNATURE

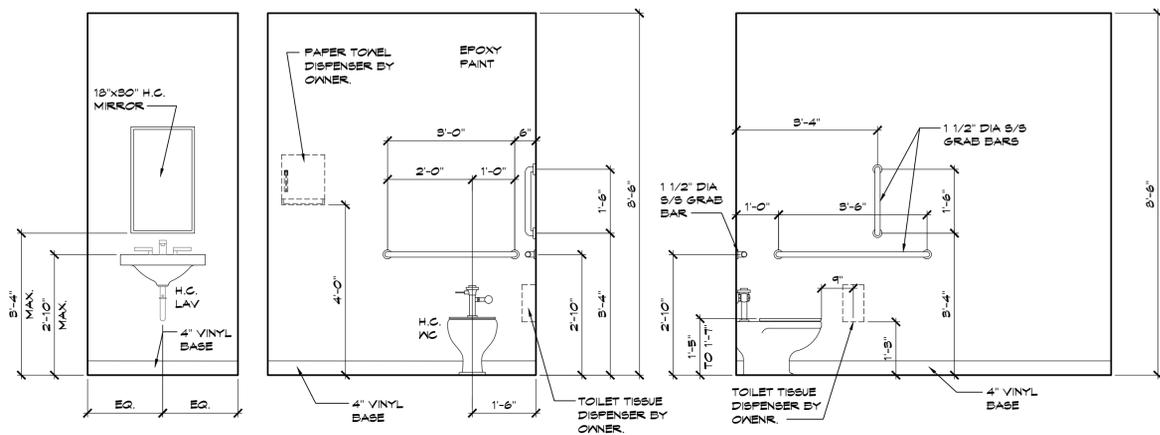
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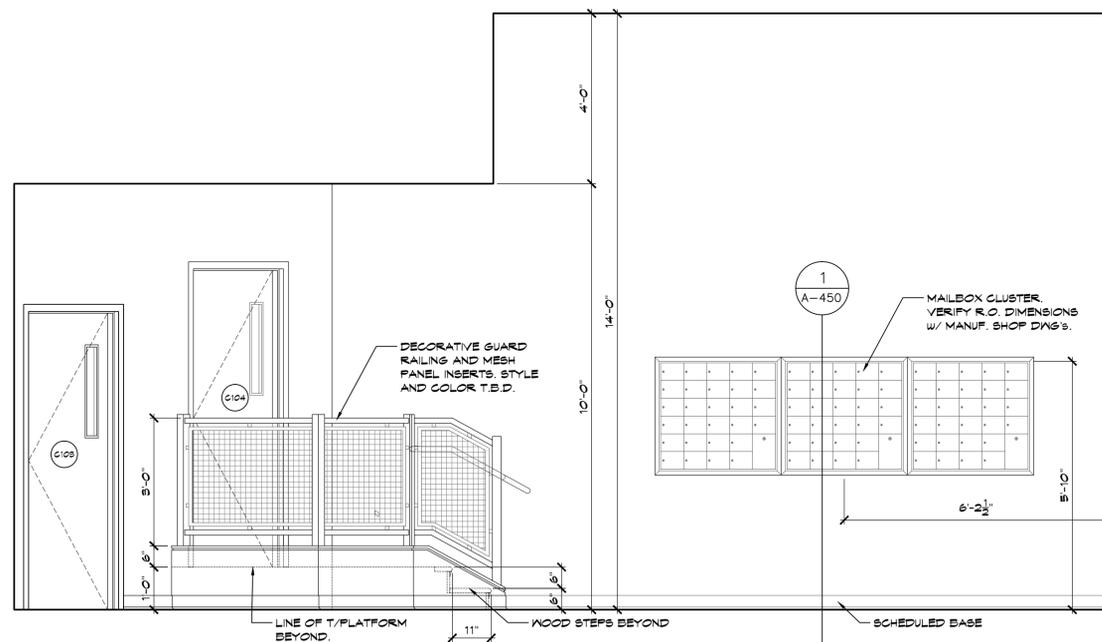
A-110

ISSUED FOR FIELD: 2/09/2015

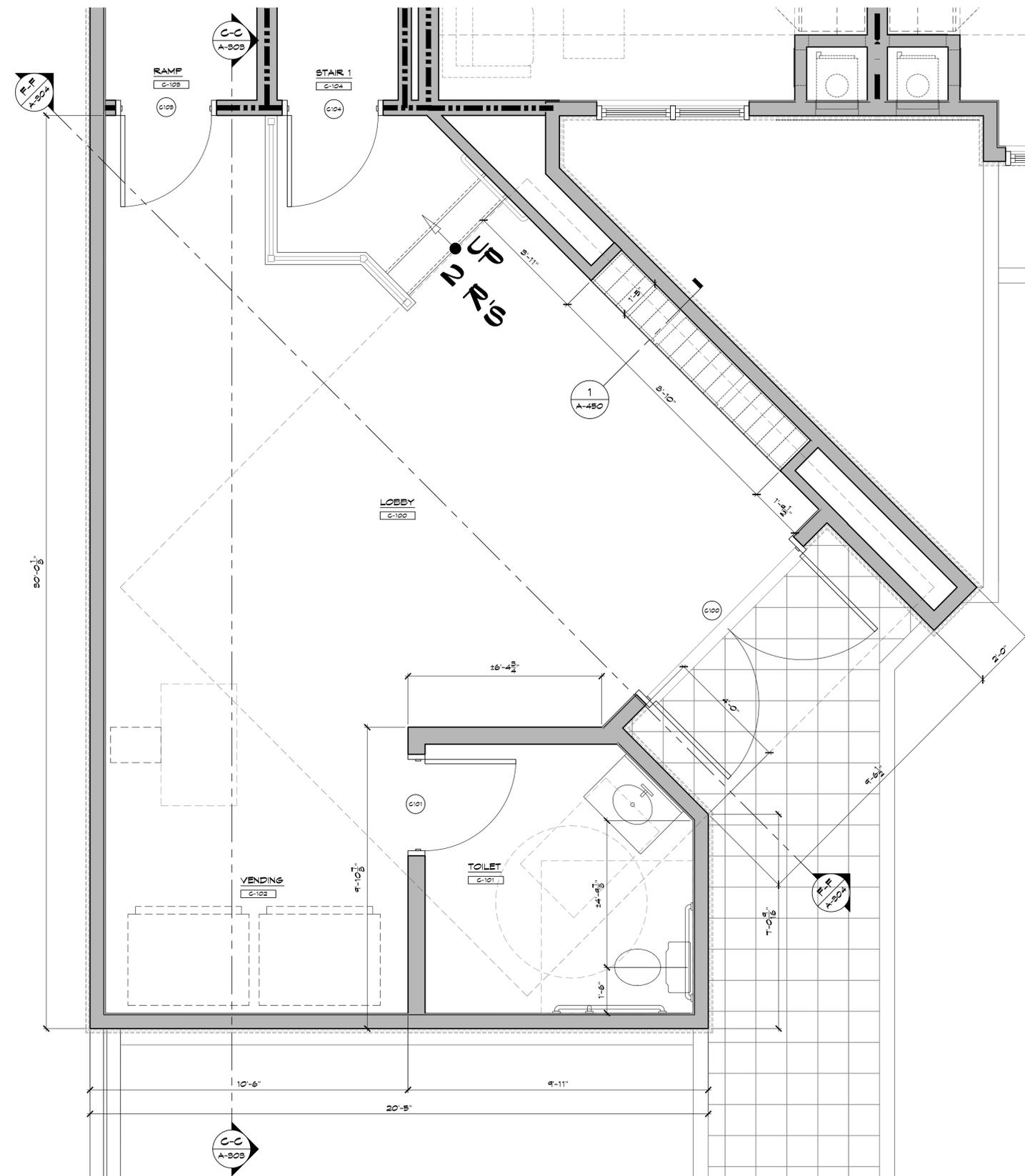
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3 TOILET INTERIOR ELEVATIONS  
SCALE: 1/2" = 1'-0"



2 LOBBY INTERIOR ELEVATION  
SCALE: 1/2" = 1'-0"



1 ENLARGED LOBBY PLAN  
SCALE: 1/2" = 1'-0"

ISSUED FOR FIELD: 2/09/2015

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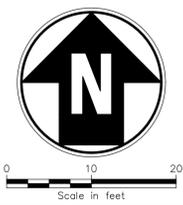
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ENLARGED LOBBY  
FLOOR PLAN

SCALE: AS NOTED  
DRAWN BY: DEM  
CHKD BY: EHI  
ARCHITECT'S SEAL/SIGNATURE

JOB NO. 1320

SHEET NO. A-111



908 HARRISON ST. LLC  
 505 EAST FAYETTE STREET  
 SYRACUSE, NY 13202

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SKYLER COMMONS MIXED USE  
 908 HARRISON STREET  
 SYRACUSE, NY 13210

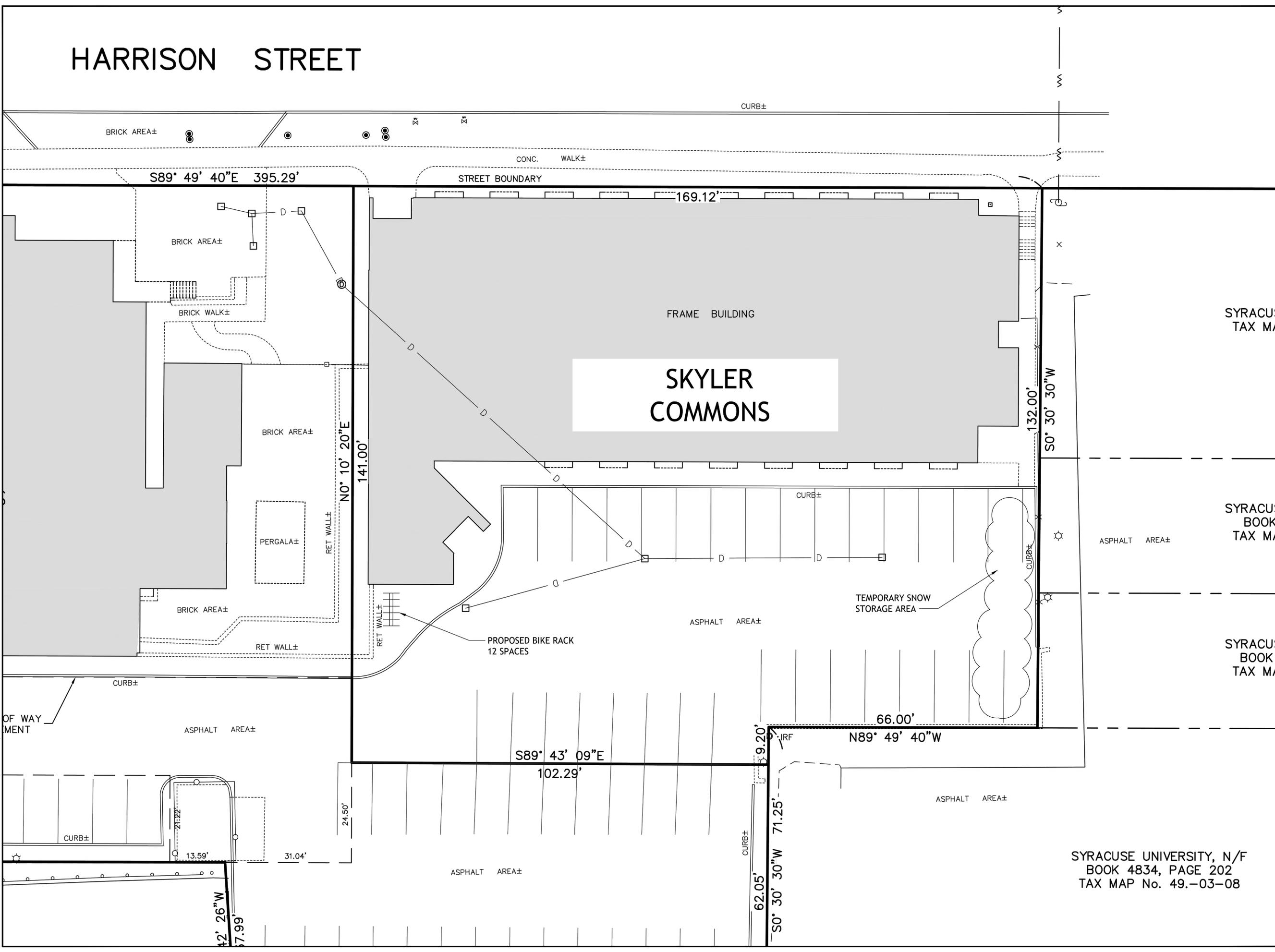
No.	Submittal / Revision	Appr	By	Date

**SITE LAYOUT PLAN**

Designed By: BFB	Drawn By: BFB	Checked By: BFB
Issue Date: 1/7/26	Project No.: 084993	Scale: AS SHOWN

Drawing No.:  
**C-101**

**HARRISON STREET**



SYRACUSE UNIVERSITY, N/F  
 BOOK 4834, PAGE 202  
 TAX MAP No. 49.-03-08

File: V:\PROJECTS\NY\084993\0007 - PERMITTING\LOCAL\2026-1-7 - REVISED HOTEL CONVERSION\_APP\CAD\084993\_C-101-LAY1-17-26.DWG  
 Saved: 1/7/2026 1:18:52 PM  
 Plotted: 1/7/2026 1:18:52 PM  
 Current User: Bouchard, Brian  
 Last Saved By: 3191



# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING

J. Ryan McMahon, II  
COUNTY EXECUTIVE

Troy Waffner  
DIRECTOR OF  
PLANNING

**TO:** Members of the City of Syracuse Planning Commission  
**FROM:** Troy Waffner, Director Of Planning  
**DATE:** Thursday, January 22, 2026  
**RE:** GML Administrative Review - at 908 Harrison Street  
**RECOMMENDATION:** No Position

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Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>. Please contact Onondaga County Department of Planning staff at (315) 435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

**CASE NUMBER:** Z-26-18  
**REFERRING BOARD:** City of Syracuse Planning Commission  
**DATE RECEIVED:** 1/12/2026  
**TYPE OF ACTION:** SITE PLAN  
**APPLICANT:** 908 Harrison St., LLC / Norm Swanson  
**LOCATION:** at 908 Harrison Street  
**WITHIN 500' OF:** Upstate Medical Center, a state-owned facility  
**TAX ID(s):** 049.-03-17.3  
**RELATED CASES:**

**Project Summary:** The applicant is proposing to develop a mixed-use facility by converting 60 of 80 apartments in an existing apartment building, Skyler Commons Apartments, into hotel rooms on a 0.55-acre parcel in an Urban Core (MX-4) zoning district. Per the referral materials, the existing building contains 80 dwelling units across four floors and the proposal is to convert the 60 units on floors 1-3 into hotel rooms. The 20 dwelling units located on the fourth floor will remain as dwelling units. No other site or building changes are proposed.

The site contains the four-story apartment building located along the Harrison Street frontage with a 30-space parking lot to the rear. Access to the building and parking lot is via the adjacent Hotel Skyler driveway to South Crouse Avenue. No changes to the exterior are proposed.

The site is served by drinking water provided by the City of Syracuse and public sewers and no changes to the current infrastructure are proposed. The site is

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

located in the Metropolitan Wastewater Treatment Plant service area.

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) may require capacity assurance due to a possible increase in use. Additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer. The Capacity Assurance Form and approval process can now be found online: <http://ongov.net/wep/connections.html>

ADVISORY NOTE: This referral would be considered exempt from review by the Onondaga County Planning Board (OCPB) per the inter-municipal agreement between Onondaga County and the City, if executed.

**Recommendations:** No Position

For agency contacts and additional information about advisory notes, please visit: <http://ongov.net/planning/ocpbresources.html>

335 Montgomery Street, Syracuse, NY 13202 Phone: 315.435.2611  
Email: [countyplanning@ongov.net](mailto:countyplanning@ongov.net) · Website: [ongov.net/planning/ocpb.html](http://ongov.net/planning/ocpb.html)

Project:	MaSPR-25-34
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:	MaSPR-25-34
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**

## Parcel History

01/01/1900 - 02/09/2026

Tax Map #: 049.-03-17.3

Owners: 908 Harrison St LLC

Zoning:

Address	Date	Transaction	Transaction Type	Status	Description
908 Harrison St	07/23/25	Completed Complaint	Certificate of Compliance	Certificate: Issued	2025-06758   Skylar Apartments
908 Harrison St	01/07/26	Project	Major Site Plan Review	Active	MaSPR-25-34   The applicant intends to create a mixed-use development by converting 60 units from an existing apartment building into 60 hotel rooms ( hotel land use type). The scope of works only include floors 1-3 while floor 4 will remain as 20 dwelling units. No changes or modification are proposed to the existing site or building.



OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: 908 Harrison St Llc  
From: Haohui Pan, Zoning Planner  
Date: 2/17/2026 9:52:17 AM  
Re: Major Site Plan Review MaSPR-25-34  
908 Harrison St, Syracuse, 13210

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](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	01/09/2026	Vinny Esposito	Provided there are no changes to the site the only conditions are that all plumbing must be permitted through WEP Plumbing Control Div.
DPW - Transportation Planner	Conditionally Approved	01/23/2026	Neil Milcarek-Burke	No major concern with project as proposed, however, there are site and ROW deficiencies that require remedy as part of any approval or sitework. - Settled lawn areas between sidewalk and curb line are to be corrected to ensure there is no drop between grass area and edge of walk. - Bike parking is required, including short-term exterior parking utilizing 4+ staple-style racks (no wave racks) located in a conspicuous and well-lit area near the main entrance - existing wave rack does not meet City Bike Plan standard for style or location, and long-term interior storage accommodations as existing layout permits (storage areas, etc.)
Zoning Planner	Pending	01/09/2026		
Planning Commission	Pending	01/09/2026		