



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

<u>MaSPR-25-32</u>	<u>Staff Report – March 16, 2026</u>
Application Type:	Major Site Plan Review
Project Address:	311 Comstock Ave. (Tax Map ID: 047.-20-17.0)
Summary of Proposed Action:	<p>The applicant intends to demolish an existing vacant buildings and construct a three-story multi-unit building to establish “Dwelling, Multi-Unit” land use type on the first through third floor.</p> <p>The “Dwelling, Multi-Unit” land use type is permitted by right under the regulations of the High Density Residential (R5) Zone District.</p> <p>Site changes include reconfiguring three on-site off-street parking spaces and providing new landscaping and screening improvement with repairs to an existing retaining wall.</p> <p>Total site area: 0.13 Acres / 5,800 SF</p>
Owner/Applicant	Louis Zarif, Comstock Euclid Holdings LLC (Owner) Jared McCormick, DM Architectural, DPC (Applicant & Representative)
Existing Zone District:	High Density Residential (R5) Zone District
Surrounding Zone Districts:	The neighboring properties to the north, east, and south are also within the R5 Zone District; the neighboring properties across Comstock Ave. to the west are in the Planned Institutional District (PID) Zone District.
Companion Application(s)	N/A
Scope of Work:	<p>Exterior work:</p> <ol style="list-style-type: none"> (1) Demolishing the existing 2 ½ story wood frame apartment house. (2) Constructing a new 3 story wood frame apartment house with 6 dwelling units including three two-bedroom units, one three-bedroom unit, and three four-bedroom units. (3) Site work to maintain and reestablish existing parking area with three parking spots along easement area. (4) Landscaping, grading, and drainage design alterations to route water to new structures and systems. (5) New walkway and steps to allow access to existing city sidewalk along Comstock Ave. (6) New retaining wall and site walls along existing property lines and rear of the parking area. <p>Interior work:</p> <ol style="list-style-type: none"> (1) Building out new interior of the 3-story wood frame apartment house. (2) Establishing “Dwelling, Multi Unit” land use type for 6 dwelling units.

Facts on Project:

Existing Conditions

- The existing site has one 2 ½ story wood frame apartment house which has been vacant, but no VPR was ever applied for.

Nonconformities

- One nonconformities exist on the site; the southeastern corner of the structures is only 3.7 FT from the property line where 4 is required in the R5 zone district. The new proposed site configuration will address and fix this nonconformity.

Dimensional Standards

- The existing lot meets all Dimensional standards of the R5 Zone District.
- The existing coverage is complaint with all maximum coverage requirements.
- The proposed coverage is also in compliance with all maximum coverage requirements, 40% structural where 40% is permitted for all multi-unit land use types, 19% parking and driveway surfaces where 30% is permitted, 4% nonnatural surfaces where 10% is permitted.

Use Specific Standards

- The proposed six dwelling units do not meet the threshold for having affordable units. Therefore, no affordable unit is required to be provided by this project.

Local Land Use and Residential Compatibility

- The site is in the High Density Residential Zone District (R5), where the “Dwelling, Multi Unit” land use type is permitted by right.
- The surrounding land use types include one- and two-unit dwellings to the north and northeast, and multi-unit dwellings to the south and east.

Off-Street Parking and Loading

- Snow storage area is designated at the south of the parking lot near the retaining wall, preventing excessive snow from being pushed to encroach into the ROW or onto adjacent properties.
- The proposed parking lot in the rear is accessible from either Harrison St. or Ostrom Ave. along a shared driveway.
- The six apartment units require minimum three parking spaces.
- No bicycle parking is required by the Syracuse Zoning Ordinance (SZO).

Landscaping, Buffering, and Screening

- The proposed landscaping plan is compliant with all requirements of SZO.

Site, Building Design, and Exterior Lighting

- The new structure conforms to all setbacks and will improve pedestrian paths, parking areas, and drainage across the site.

Signage

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

	<p><u>Historic Preservation</u></p> <ul style="list-style-type: none"> - This property is not on the City’s Historic Properties list and does not require by the Landmark Preservation Board. <p><u>Additional Standards, Building Placement, and Transparency</u></p> <ul style="list-style-type: none"> - The existing buildings are compliant in window transparency, the proposed window installation meets the minimum transparency requirement by providing at least 30% transparency for the street facing façade first floor and 15% on the second through third floor.
<p><i>Staff Analysis:</i></p>	<p><u>Major Site Plan Approval Criteria</u></p> <p>Consistency with the General Purpose and Intent of the Ordinance: The proposed three-story residential building aligns with the R5 Zone District’s intent to provide higher density land uses and is compatible with surrounding medium to high density residential uses.</p> <p>Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the R5 Zone District and introduces sidewalk access, landscaping, snow storage, and improved vehicle parking. Lot coverage is kept in line with the requirements of the R5 Zone District and required transparency percentages are met for both the ground floor and second and third story apartments.</p> <p>Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed restoration and conversion of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties, promoting middle density housing.</p>
<p><i>Staff Recommendation:</i></p>	<p>Staff recommend approving this project.</p>
<p><i>Recommend conditions if approved:</i></p>	<ol style="list-style-type: none"> 1. The applicant shall comply with the general conditions for approval on the Site Plan Review application. (See the attached sheet General Conditions for Site Plan Review Approval) 2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties.
<p><i>Zoning Procedural History:</i></p>	<ul style="list-style-type: none"> - RR-18-0786 Issued for sleeping rooms, no apartments listed Approved - 1/25/1991 Property is legal for 1 family dwelling
<p><i>Summary of Zoning History:</i></p>	<p>This property has historically been utilized for both commercial and residential uses. A porch was added to the property in 1953 and is no longer present on the property. This property has incurred multiple illegal occupations dating back to 1970 when The <i>Syracuse New Times</i> housed an office there. An additional illegal occupation of the third floor was documented in 1983. Lastly, the property housed a comedy club known as “The Playground” from 03/02/2022 to 10/01/2025.</p>

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:	<u>Existing property characteristics</u> The subject property at 311 Comstock Ave. is a regularly shaped parcel with a lot size of 5,800 SF (0.13Acres). The property has one street frontage with 50 FT of Western frontage along Comstock Ave. To the north, the property line borders 305 Comstock Ave. for 117 FT. To the south, the property line borders 313 Comstock Ave. for 117 FT. To the east, the property line borders 1202 Harrison St. for 50 FT; The parcel is current vacant.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal does not require review by the Onondaga County Planning Board.

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1
- Site Plan Package (Sheet A-1, L-1, L-0) New Apartment House, 311 Comstock Avenue, Syracuse, New York 13210; Laguna Properties LLC, 3135 MT. Acmar CT, San Diego CA 92111; Drawn by DM Architectural DPC, Dated: 12/23/2025; Scale: 1/8" = 1' As shown
- Floor Plan Layout (Sheet A-1) New Apartment House, Floor plans, 311 Comstock Avenue, Syracuse, New York 13210; Laguna Properties LLC, 3135 MT. Acmar CT, San Diego CA 92111; Drawn by DM Architectural DPC; Dated 12/23/2025, ; Scale: 1/8" = 1' As shown
- Property Survey: Known as Highlands of Syracuse, Lot # 5. Block 418, City of Syracuse, County of Onondaga, State of New York; Drawn by H.W. Clark; Sealed by Licensed Land Surveyor Timothy J. Coyer, Ianuzi & Romans Land Surveying P.C., Dated 03/17/2025, Scale: 1" = 10'

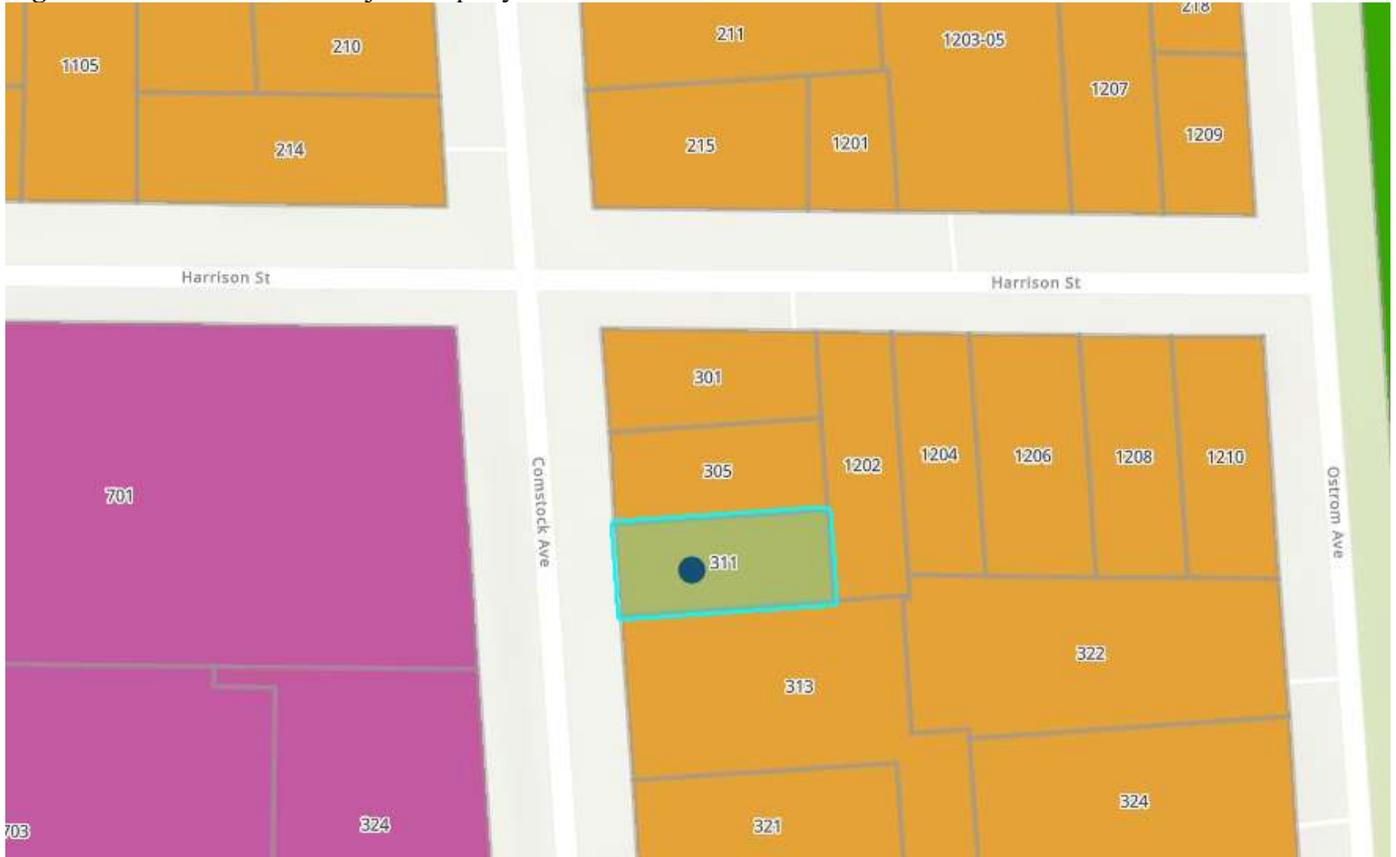
Attachments:

Major Site Plan Review Application
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/>

General Conditions for
Site Plan Review, Special Use Permit
and Project Plan Review Approval

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public.
2. All necessary permits relating to this proposal shall be obtained by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse and all conditions of the approval shall be met within eighteen (18) months of the date of approval of this resolution by the City of Syracuse, or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All Development Standards of Syracuse Zoning Ordinance shall be adhered to.
4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval.
5. Approval of project does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement.
6. Prior to work commencing, all required permits must be obtained from the Central Permitting Office in the Division of Code Enforcement located at One Park Place, 1st Floor, at 300 South State Street, New York.



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

Jared McCormick
DM Architectural DPC
225 Wilkinson St. Suite 104
Syracuse, NY 13204
1/14/2026

Re: Application Completeness for City Planning Commission

Dear Jared,

On 1/14/2026, Noah Garcia determined the proposed project MaSPR-25-32 to be complete.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed document must be submitted to Noah Garcia 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 Noah Garcia 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

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Please click Mark as Complete above to acknowledge understanding of this requirement and next step.

① Major Site Plan Review Process Summary

Group: Zoning

Step is Completed By: Applicant

Please review the attached document to review what a Site Plan Review process looks like for the City of Syracuse. Acknowledge your understanding of the process by clicking Mark as Complete above.

The Site Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Zoning Ordinance.

1	Pre-Application Conference	<i>Option for minor; required for major site plan</i>
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>
3	Staff Review and Action	<i>Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan</i>
4	Scheduling and Notice of Public Hearings	<i>Optional for minor; required for major site plan</i>
5	Review and Decision	<i>Does not apply for minor; review and decision by City Planning Commission for major</i>
6	Post-Decision Actions and Limitations	<i>Site plan expires after one year (unless extended)</i>

Submittal and Internal Review

Hearings and Decision-Making

③ Required Information

① Site Plan Review Details

Step is Completed By: Applicant

① Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

④ Required Supplemental Documentation

① Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

① Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs 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.

Upload As Built Property Surveys

Group: Zoning

Step is Completed By: Applicant

Please upload as built property surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

Upload Site Plans

Group: Zoning

Step is Completed By: Applicant

Please upload site plans illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

Upload Floor Plans

Group: Zoning

Step is Completed By: Applicant

Please upload floor plans for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land use.

Additional Optional Documents

Group: Zoning

Step is Completed By: Applicant

The following plans may be required by staff after review: Grading, utility, drainage, landscaping, lighting, sewer and water hook ups, location of fire and emergency zones, energy distribution facilities, demolition plans, and a stormwater management plan. If you have any of these documents available, please upload to this step.

5 **Application Attestation & Signature**

Application Attestation & Signature

Group: Central Permit Office

Timeline: 1 days

Step is Completed By: Applicant

6 **Acknowledgement**

Download, Complete, and Upload Power of Attorney

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.

7 **Reviews**

Zoning Review

Group: Zoning

Step is Completed By: Agency

DPW Traffic Control Review

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

DPW Transportation Review

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

DPW Sanitation and Sewers Review

Step is Completed By: Agency

Engineering- Design and Construction Review

Step is Completed By: Agency

Engineering- Mapping Review

Step is Completed By: Agency

Engineering- SWPPP Review

Step is Completed By: Agency

Parks and Forestry Review

Group: Parks

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

⑧ Hearing Scheduling

Scheduling and Notice of Public Hearings

Group: Zoning

Step is Completed By: Agency

Questions and Answers

1 Are you the property owner?

Data Fields

General Project Information

1 Proposed Number of Dwelling Units (if applicable)

0.0

2 Current Number of Dwelling Units (if applicable)

0.0

3 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Residential-Commercial Use

4 Will this project include site changes?

Yes

5 Will this project include exterior alterations?

Yes

6 Will this project include new construction?

Yes

7 Will this project include demolition (full or partial)?

Yes

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

9 Proposed Onsite Parking

3

10 Current Onsite Parking

3

11 Proposed Hours of Operation

24/7

12 Current Hours of Operation

24/7

13 Current Number of Dwelling Units

2.0

14 Block Number

15 Lot Number

16 Zone District

R5

17 Proposed Number of Dwelling Units

6.0

18 Proposed Use of the Property

Apartments

19 Current Use of the Property

Apartments

20 Lot Size (sq ft)

5835.25

21 Business/Project Name

New Apartment House: 311 Comstock Aven

Project Details

1 Description of Work

Demolition of the existing 2 1/2 story wood frame apartment house and the construction of a new, 3-story wood frame apartment house with an overall area of 2,319 SF. The new structure will contain (6) dwelling/apartment units, (2) each per floor. The new building will be clad with clapboard and shingle siding, single-hung window units and a have a steep slope roof with architectural shingles. New site work will include new parking area pavement, retaining walls and site walls adjoining and along existing property boundaries and new retaining wall at the rear parking area. New landscaping, grading and drainage design with storm water being routed to new storm structures and systems. New sidewalks and pedestrian site steps will created to access the existing city sidewalk along Comstock Ave.

As the below signature, I attest that all required pieces of information have been provided and that all information contained within said application is correct.

Applicant Signature

Jared McCormick

Date

11/17/2025

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

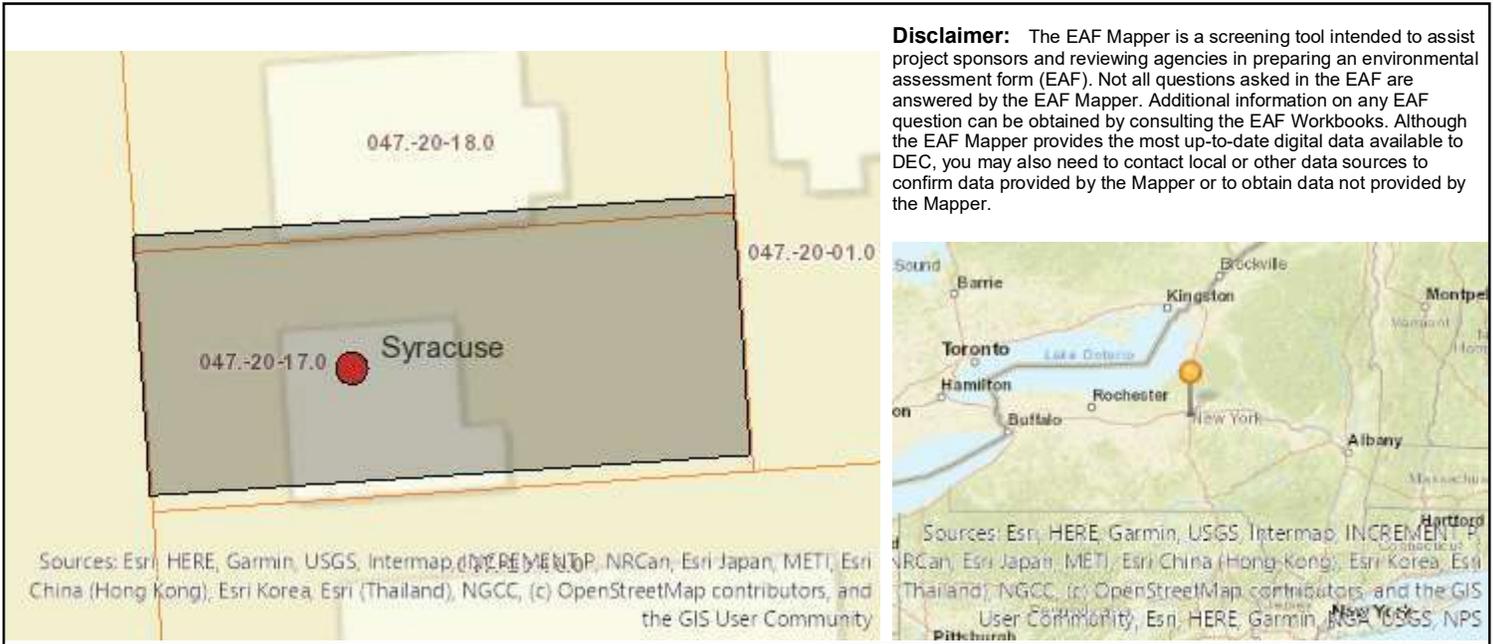
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: New Apartment House: 311 Comstock Avenue			
Project Location (describe, and attach a location map): 311 Comstock Avenue, Syracuse, NY 13210			
Brief Description of Proposed Action: Demolition of the existing 2 1/2 story wood frame apartment house and the construction of a new, 3-story wood frame apartment house with an overall area of 2,319 SF. The new structure will contain (6) dwelling/apartment units, (2) each per floor. The new building will be clad with clapboard and shingle siding, single-hung window units and a have a steep slope roof with architectural shingles. New site work will include new parking area pavement, retaining walls and site walls adjoining and along existing property boundaries and new retaining wall at the rear parking area. New landscaping, grading and drainage design with storm water being routed to new storm structures and systems. New sidewalks and pedestrian site steps will created to access the existing city sidewalk along Comstock Ave.			
Name of Applicant or Sponsor: Jared McCormick			
Address: 225 Wilkinson St, Suite 104b			
City/PO: Syracuse	State: New York	Zip Code: 132024	
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 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? _____ .1339 acres			
b. Total acreage to be physically disturbed? _____ .1339 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .1339 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 checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<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?	<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 <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? 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 type="checkbox"/> Urban <input checked="" 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Jared McCormick</u> Date: <u>11/13/25</u>		
Signature:  Title: <u>Project Manager</u>		
771180DD829040E...		



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.

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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



BENCHMARKS:
 BENCHMARK NO. 1 - MAG NAIL SET ON NORTH SIDE
 UTILITY POLE NM 13 1' UP
 ELEV=557.00



LOCATION PLAN
 Scale: 1" = 250'

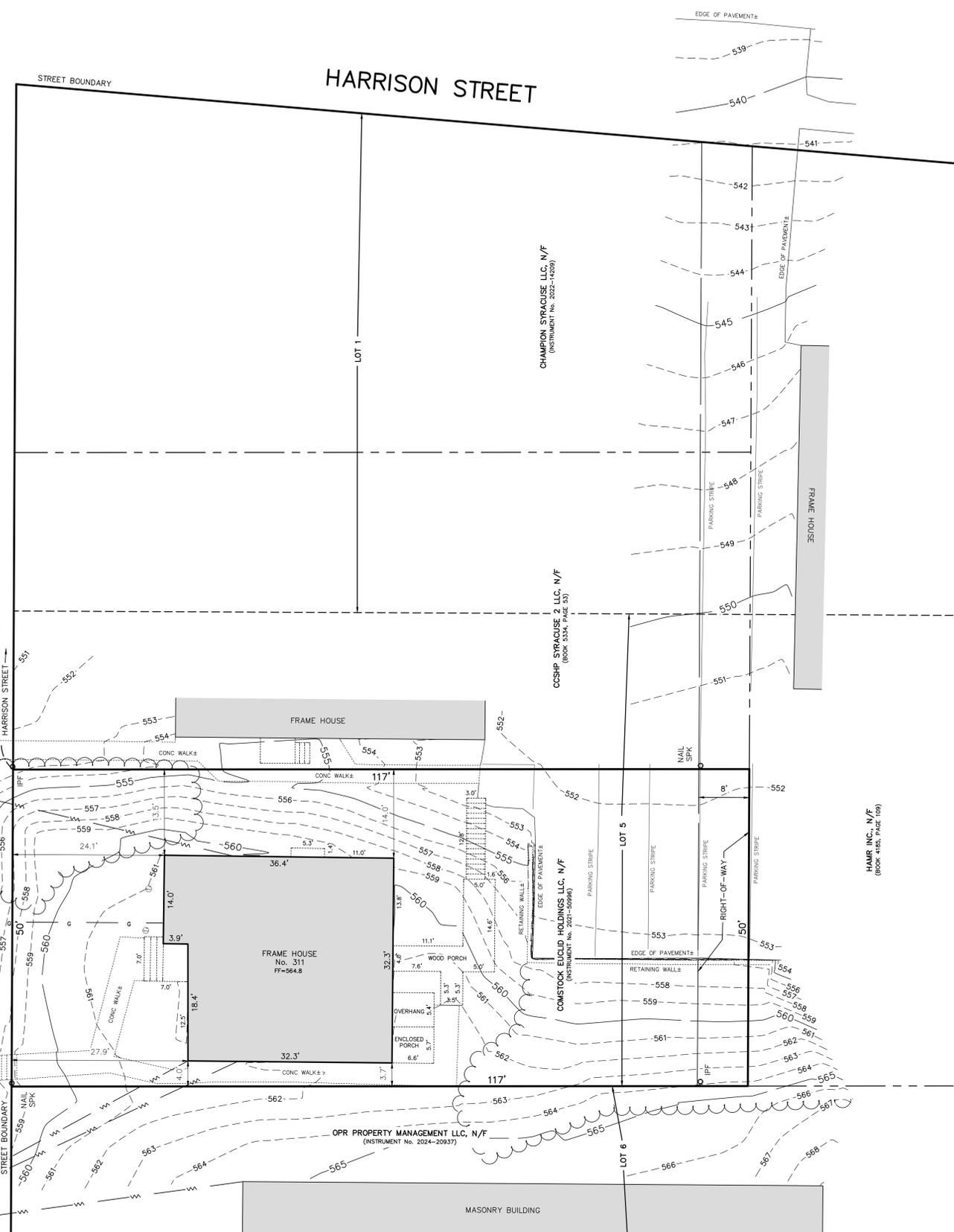
TRACT MAP:
 By: H.w. Clarke
 Date Filed: October 23, 1889
 Map No.: 569

NOTES:
 Total area: 5835.23± sq.ft.
 Present Zone: R5 High Density Residential
 Elevations referred to NAVD 88.
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts of the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Januzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.
 The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 360595 217 F, Effective date: November 4, 2016.
 Tax Map No. 47.-20-17
 C.E.P. 169

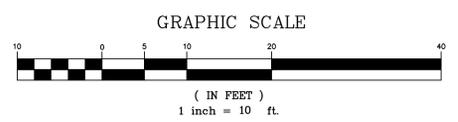
- LEGEND:**
- indicates original grade
 - LS indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IFF MON FND indicates iron pipe and/or monument found
 - indicates bollard
 - indicates deciduous tree
 - indicates shrub
 - indicates sign
 - indicates storm culvert
 - indicates gas main, gas valve & gas line marker
 - indicates water main, water valve & hydrant
 - indicates storm sewer, catch basin & manhole
 - indicates sanitary sewer, sewer vent & manhole
 - indicates underground telephone line, manhole & box
 - indicates underground electric line & manhole
 - indicates underground television cable & box
 - indicates edge of trees and brush
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

Subject to any statement of facts on 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.

REVISIONS	TOPOGRAPHIC SURVEY PART OF LOT No. 5 HIGHLANDS OF SYRACUSE		
	PART OF BLOCK No. 418 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: MARCH 17, 2025	SHEET No.
		SCALE: 1" = 10'	
		FILE No.: 13725.001	F.B. No. 1765



BENCHMARK No. 1



NEW APARTMENT HOUSE: 311 COMSTOCK AVENUE

311 COMSTOCK AVENUE, SYRACUSE NY 13210

PROJECT TEAM:

OWNER:

COMSTOCK EUCLID HOLDINGS, LLC
68 JAY ST, SUITE 910
BROOKLYN, NY 11201

ARCHITECT:



225 WILKINSON STREET - SUITE 104 SYRACUSE, NY 13204 - DMARCH.PRO

PROJECT CONTACT: JARED MCCORMICK
JARED@DMARCH.PRO
(607) 345-7050



DRAWING INDEX:

DRAWING INDEX (MAJOR SITE PLAN)				
No.	SHEET NAME	DATE	REV.	REV. DATE
G-1	COVERSHEET	11/13/25		
L-0	SITE PHOTO KEY PLAN	11/13/25		
L-1	SITE PLAN	11/13/25		
A-1	FLOOR PLANS	11/13/25		
A-2	BUILDING ELEVATIONS	11/13/25		
A-3	BUILDING ELEVATIONS	11/13/25		

DRAWING ISSUE LOG:

MAJOR SITE PLAN REVIEW 11/13/25

NEW APARTMENT HOUSE:
311 COMSTOCK AVENUE
311 COMSTOCK AVENUE, SYRACUSE NY 13210

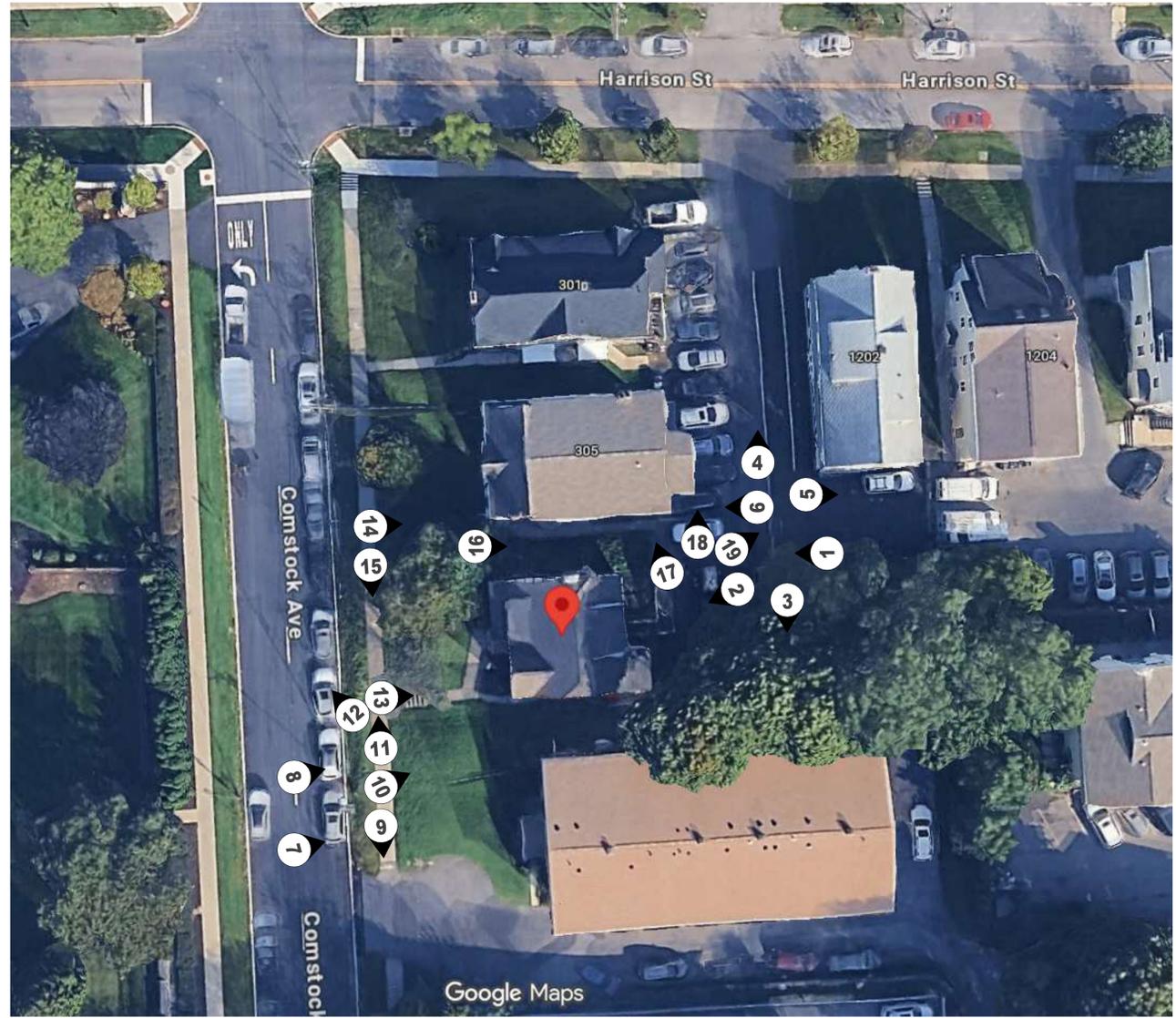


MAJOR SITE PLAN REVIEW

COVERSHEET

SCALE:
11/13/25

G-1



1 SITE PHOTO KEY PLAN
L-0 SCALE: 1/8" = 1'-0"

NEW APARTMENT HOUSE:
311 COMSTOCK AVENUE

311 COMSTOCK AVENUE, SYRACUSE NY 13210

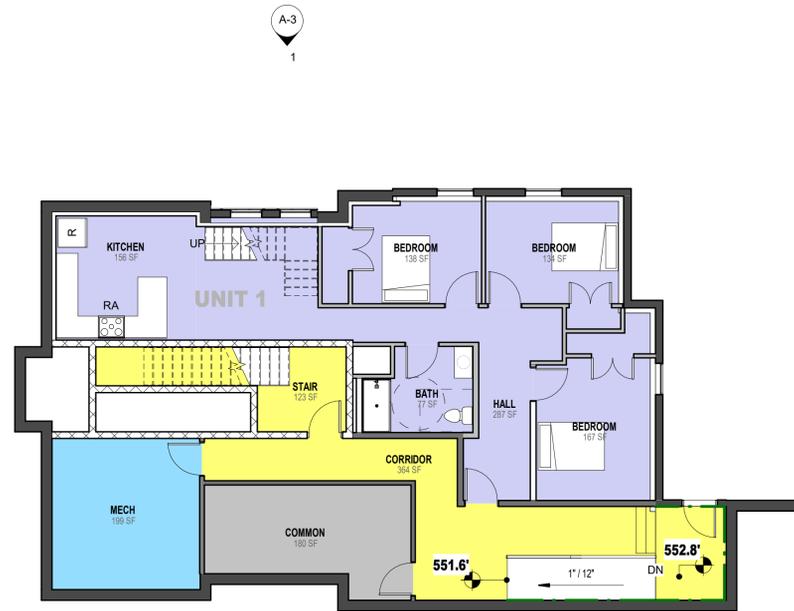


MAJOR SITE PLAN REVIEW

SITE PHOTO KEY PLAN

SCALE: 1/8" = 1'-0"
11/13/25

L-0



1 PROPOSED LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3 PROPOSED 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



4 PROPOSED 3RD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NEW APARTMENT HOUSE:
311 COMSTOCK AVENUE
 311 COMSTOCK AVENUE, SYRACUSE NY 13210



MAJOR SITE PLAN REVIEW

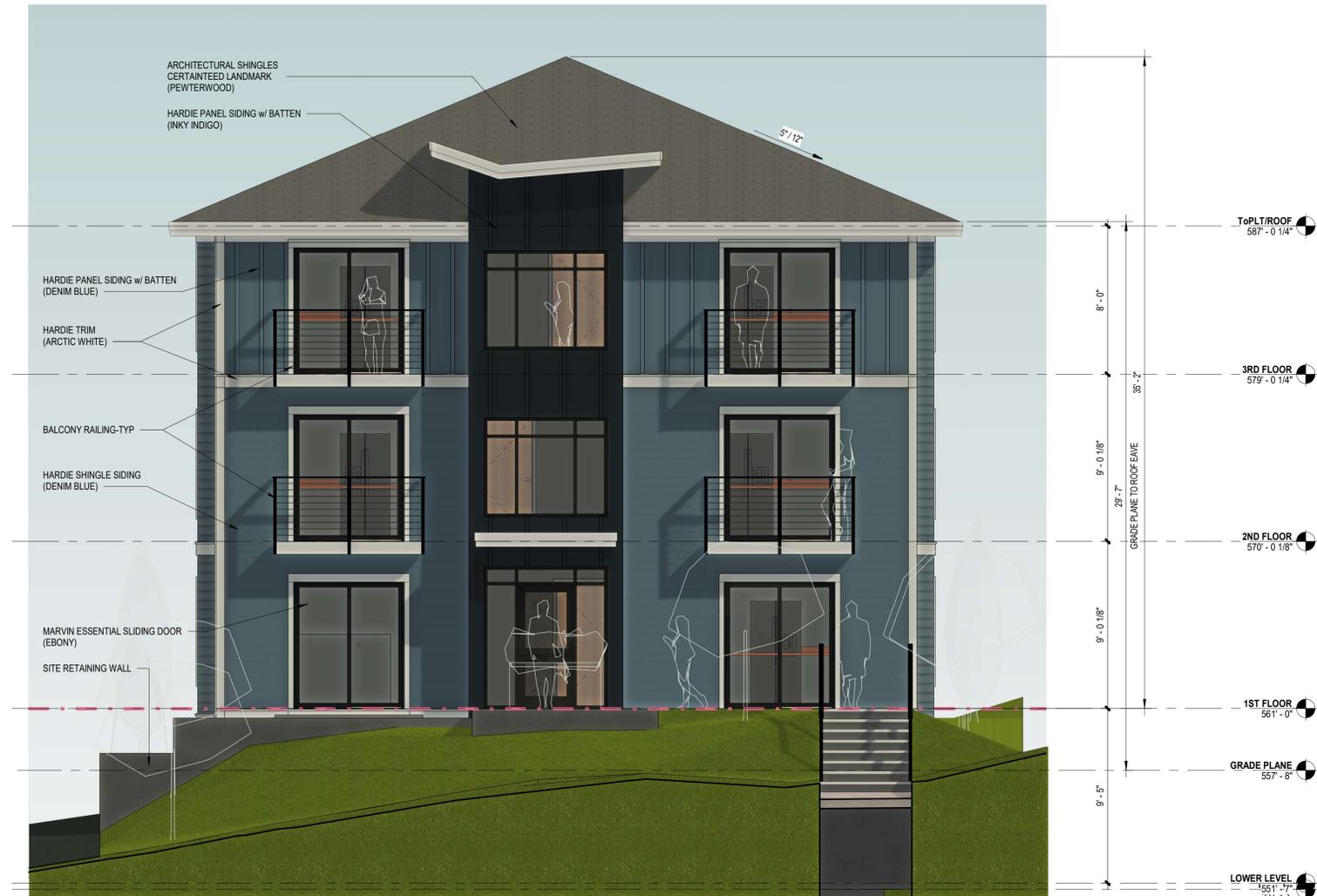
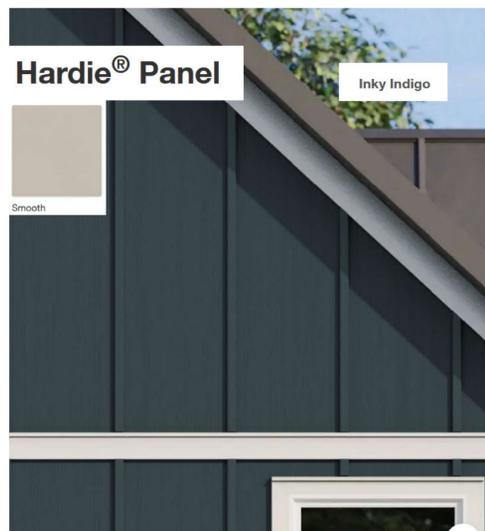
FLOOR PLANS

SCALE: 1/8" = 1'-0"
 11/13/25

ROOFING



SIDING



1 A2 PROPOSED WEST ELEVATION (COMSTOCK AVE)
SCALE: 1/4" = 1'-0"

NEW APARTMENT HOUSE:
311 COMSTOCK AVENUE
311 COMSTOCK AVENUE, SYRACUSE NY 13210



MARVIN

Essential Double Hung

The Essential™ Double Hung window, made of Ultrex® fiberglass, offers a classic look with simplified design. Top and bottom sash tilt and remove for easy cleaning and streamlined options offer the right level of customization.

- Fiberglass interior and exterior
- Fits openings up to 4' wide by 6.5' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit into existing window openings

Exterior View

Ultimate Commercial Door

Ebony

The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options.

Material
Extruded Aluminum Exterior | Wood Interior

Exterior Color
19 Color Options + Custom

TrexSelect®
RAILING

Available Colors
RAIL & BALUSTERS

Aluminum balusters

WINDOWS

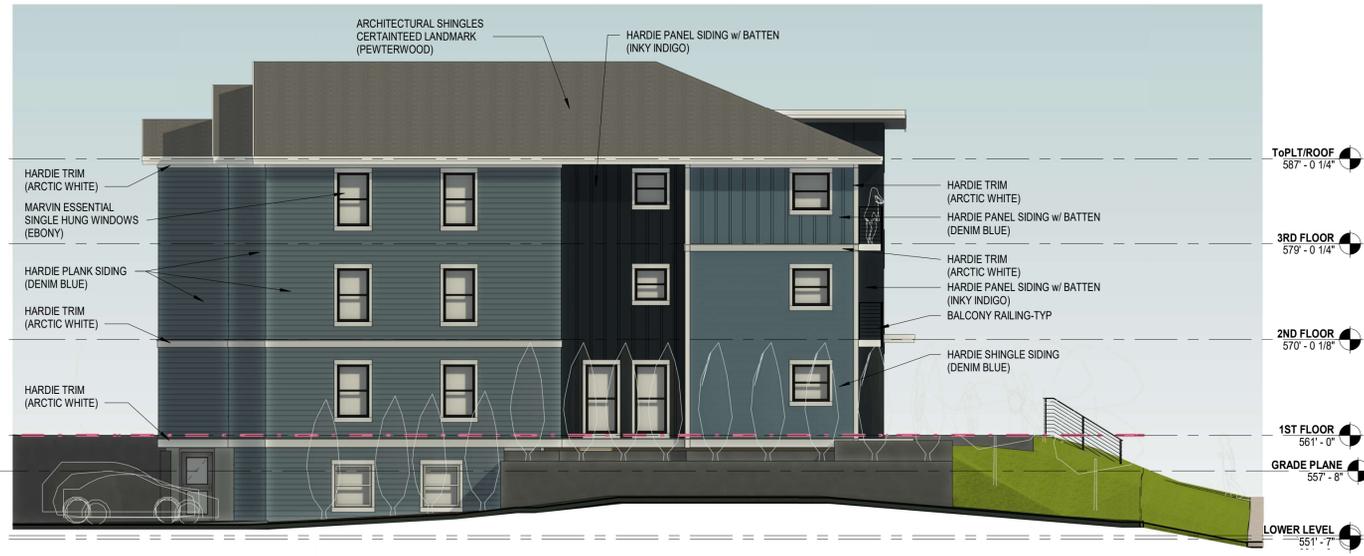
DOORS

RAILINGS

MAJOR SITE PLAN REVIEW

BUILDING ELEVATIONS

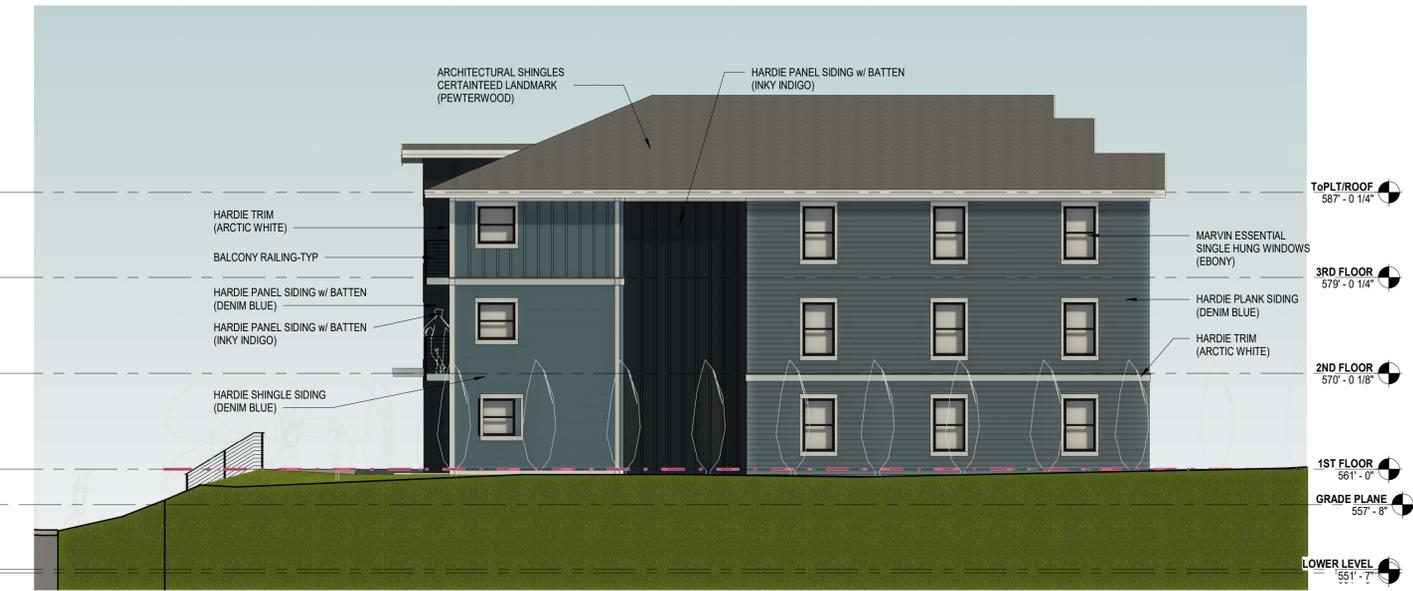
SCALE: 1/4" = 1'-0"
11/13/25



1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NEW APARTMENT HOUSE:
311 COMSTOCK AVENUE
311 COMSTOCK AVENUE, SYRACUSE NY 13210

DM ARCHITECTURAL DPC
225 WILKINSON STREET - SUITE 104
SYRACUSE, NEW YORK 13204
DMARCH.PRO

MAJOR SITE PLAN REVIEW
BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"
11/13/25

A-3

Project: MaSPR-25-32

Date: 3/13/2026

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:		
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-25-32
Date:	3/16/2026

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 City Planning Commission	3/16/2026
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 - 03/13/2026

Tax Map #: 047.-20-17.0

Owners: Comstock Euclid Holdings LLC, JHF MGMT

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
311 Comstock Ave	02/01/12	Inspection	Complaint Inspection	Pass	
311 Comstock Ave	02/14/12	Completed Complaint	Illegal Trash Set Out	Completed	2012-02686
311 Comstock Ave	03/19/12	Completed Complaint	Trash Skip	Completed	2012-05450 Garbage was skipped and it happens frequently
311 Comstock Ave	03/30/12	Completed Complaint	Trash Skip	Completed	2012-06601 trash skipped
311 Comstock Ave	08/14/12	Completed Complaint	Blue Bin: request new BB	Completed	2012-18142 2 bb needed
311 Comstock Ave	07/30/13	Completed Complaint	Sewer Back Up	Completed	2013-18773 sewer bu
311 Comstock Ave	08/29/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-21229 sani list
311 Comstock Ave	08/29/13	Completed Complaint	Illegal Trash Set Out	Completed	2013-21533 sani list
311 Comstock Ave	09/16/14	Completed Complaint	Complaint Reqst - General	Completed	2014-24704 mat/b ox
311 Comstock Ave	10/27/14	Completed Complaint	Const/Demo Debris: Req PU	Completed	2014-29113 caller states original pile of yard waste was never pick ed up contractor was adding to pile i called her back she said she would have the contractor removed what he added but wants the oringinal pile picked up
311 Comstock Ave	11/04/14	Completed Complaint	Bulk Household Items	Completed	2014-28680 mat box
311 Comstock Ave	11/05/14	Completed Complaint	Yard Waste	Completed	2014-28085 SKIPPED YARD WASTE, 311 COMSTOCK AVENUE ACROSS FROM CHANCELLORS RESIDENCE AT SU CALLER IS ANDREA BUCCI, 430-3693
311 Comstock Ave	11/05/14	Completed Complaint	Yard Waste	Completed	2014-28353 Andrea 4303693 called and stated that 311 Comstock Ave was skipped during yard waste. She requests it be picked up.
311 Comstock Ave	01/15/15	Completed Complaint	Pot Holes in Road	Completed	2015-01252 large pothole
311 Comstock Ave	09/03/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-25142 code violation
311 Comstock Ave	05/20/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-13174 code violation
311 Comstock Ave	10/13/16	Completed Complaint	Bulk Household Items	Completed	2016-29743 couch
311 Comstock Ave	11/16/16	Completed Complaint	Trash Skip	Completed	2016-31990 trash skipped
311 Comstock Ave	08/02/17	Completed Complaint	Bulk Household Items	Completed	2017-22150 10 bags

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
311 Comstock Ave	08/30/18	Periodic Inspection	Rental Registry	RR - Valid/Cert	
311 Comstock Ave	09/18/19	Completed Complaint	Bulk Household Items	Completed	2019-23221 couch
311 Comstock Ave	09/18/19	Completed Complaint	Bulk Household Items	Completed	2019-23799 couch
311 Comstock Ave	12/12/25	Project	Major Site Plan Review	In Review	MaSPR-25-32 Project is on Camino as Maspr-2025-02
311 Comstock Ave	01/21/26	Complaint	Rental Registry	Open	2026-00340 Failure to Apply for RR
311 Comstock Ave	01/21/26	Violation	SPCC-Sec. 27-133 Registration	Open	
311 Comstock Ave	02/13/26	Periodic Inspection	Rental Registry	RR - Application	
311 Comstock Ave	02/18/26	Inspection	Tickle Date (Follow Up)	In Progress	



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Comstock Euclid Holdings LLC
From: Noah Garcia, Zoning Planner
Date: 3/13/2026 12:44:13 PM
Re: Major Site Plan Review MaSPR-25-32
311 Comstock Ave, 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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	12/15/2025	Vinny Esposito	as per camino comments
DPW - Transportation Planner	Conditionally Approved	01/08/2026	Neil Milcarek-Burke	- Man door/point of egress opening is to be protected from vehicles blocking door. Door swing to be protected using conc. filled bollards. - Exterior short-term bike parking required via 2X staple rack/s (no wave racks) in a conspicuous and well-lit area/s near main entrance/s
Zoning Planner	Pending	12/12/2025		
Parks - Forestry	Pending	12/12/2025		
Planning Commission	Pending	12/12/2025		
Eng. Design & Cons. - Zoning	Conditionally Approved	01/07/2026	Mirza Malkoc	<ul style="list-style-type: none"> • All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • Proposed elevations shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • Stormwater facility (i.e. drywell, infiltration basin, etc.) shall be sized accordingly for the proposed impervious area and site condition to prevent adversely impacting adjoining properties and the City's ROW. • Installing a parking lot too close to the property line is not recommended unless designer can show proof that all of the stormwater sheet flow from the site is captured and stored on site.

- The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval.
- Onondaga County Plumbing Control shall review and approve the plans as well.

City Engineer - Zoning	Pending	12/12/2025		
Eng. Mapping - Zoning	Pending	12/12/2025		
Water Engineering - Zoning	Pending	12/12/2025		
Fire Prevention - Zoning	Pending	12/12/2025		
DPW Traffic Control- Zoning	Pending	12/12/2025		