



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

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

Z-2917	Staff Report – March 16th, 2026
Application Type:	Zoning Map Amendment
Project Address(es):	910 Bellevue Ave. (Tax ID: 092.-14-30.0)
Summary of Proposed Action:	<p>The applicant is proposing a companion Resubdivision application (R-25-67), to combine two parcels, 910 Bellevue Ave. and 900 Bellevue Ave. into one new lot for additional land to develop fencing and a driveway.</p> <p>In the case of Resubdivision R-25-67, 910 Bellevue Ave. is in R3 Zone District resulting in that the new property will be split zone district between the R3 and R2 zone district (which the other subject parcels are located in) which is triggering this Zoning Map Amendment. With the adoption of Syracuse Zoning Ordinance (SZO), including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under SZO, but to allow for appropriate flexibility, staff will analyze proposed Resubdivision that will result in split zone districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a split zone district this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to SZO, Art. 5, Sec. 5.6A. Because of the City’s aforementioned policy regarding split zone districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to SZO, Art. 5, Sec. 5.3D. The CPC’s recommendation will then be heard by the Common Council pursuant to SZO, Art. 5, Sec. 5.6A(3).</p> <p>This zoning map amendment application is to change the Zone District of 910 Bellevue Ave. from R3 to R2.</p>
Owner/Applicant	G. Diaz Enterprises, LLC (Owner) Greater Syracuse Property Development Corporation (Representative)
Existing Zone District:	910 Bellevue Ave. is located within the Small Lot Residential (R3) Zone District.
Surrounding Zone Districts:	The neighboring properties to the east and west are located in the Low Density Residential (R2) Zone District. The neighboring properties to the south are located in the Single-Unit Residential (R1) Zone District. The neighboring properties to the north are located in the High Density (R5) Zone District.
Companion Application(s)	R-25-67 Resubdivision of 2 parcels into one new lot
Scope of Work:	The scope of work is the change the zone district of 910 Bellevue Ave. to prevent a split zone district between the lots involved in companion resubdivision application R-25-67.
Staff Analysis /Facts on Project:	<p>Factors:</p> <ul style="list-style-type: none"> - The newly created lot will comply with the dimensional standards for “single-unit dwelling land use in the R2 zone district pursuant to SZO, Article 2, Section 2.3B. - The lot width of 910 Bellevue Ave. is currently 33 FT and is nonconforming. The proposed lot width is 101.48 FT, which would create one conforming lot. - To process the companion Resubdivision, this Zoning Map Amendment for 910 Bellevue Ave. is necessary to prevent a new parcel with a split zone district as the other property involved in the companion Resubdivision application is designated as being in the R2 Zone District. - 900 Bellevue Ave. is currently vacant land, and the new dimensions of the

Z-2917

	<p>combined lot will comply with the R2 Zone District Dimensional Standards.</p> <ul style="list-style-type: none"> - Due to its narrow width and extended length, this parcel is likely to remain vacant, as these dimensions make independent development challenging without consolidation with adjacent properties. - Approving this Zoning Map Amendment would allow the applicant enough lot area and width to potentially increase the number of dwelling units on the property and allow enough room to create a driveway.
Staff Recommendation:	Staff recommend approving the project
Recommended conditions if approved	<ul style="list-style-type: none"> - Applicant shall successfully file maps at Onondaga County Clerk’s Office of Companion Resubdivision application R-25-67 within 62 days of approval upon the Common Council's approval of the companion application Z-2917 – Zoning Map Amendment
Zoning Procedural History:	<ul style="list-style-type: none"> - No Zoning History Available
Summary of Zoning History:	<ul style="list-style-type: none"> - N/A
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing property characteristics</u> The subject property at 910 Bellevue Ave. is an irregularly shaped parcel with a lot size of 5,873 SF(0.11 Acres). The property is one street frontage with 33 FT of frontage along Bellevue Ave. The eastern property line borders 900 Bellevue Ave. for 70 FT. The western property line borders 914-16 Bellevue Ave. for 131.67 FT. The northern property line borders 907 W Onondaga St. Rear and 118 Malcolm St. for 94.04 FT. The property is improved by a 2.5-Story Frame House.</p>
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 meet the criteria to be reviewed by the Onondaga County Planning Board

- Application Submittals:** The application submitted the following in support of the proposed project:
- Resubdivision Application
 - Proposed Resubdivision on Part of Lot 17 & 18, Block 481, City of Syracuse to be New Lot 18A. County of Onondaga, State of New York. Drawn by McCully Surveying PLLC Dated 11/25/2025. Scale As Noted.

Attachments:

Resubdivision Application	IPS Comments from City Departments
Code Enforcement History	Zoning Amendment Maps

Context Maps:

Figure 1: Zone District of Subject Property

Description: Figure 1 shows the Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

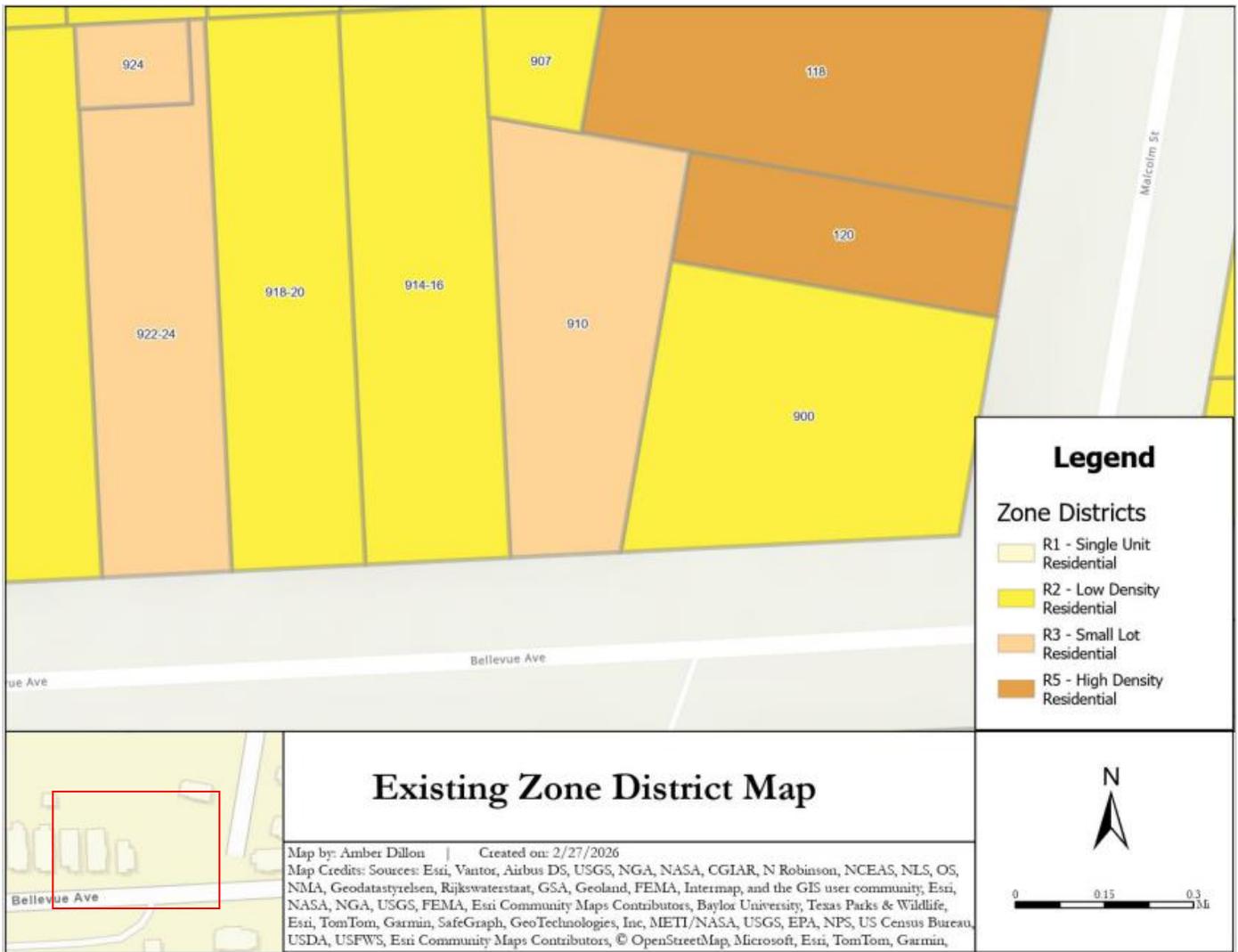


Figure 2: Aerial Imagery of Subject Property

Description: Figure 2 shows satellite imagery of lots proposed for resubdivision on the property.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>



Figure 3: Proposed Zone District Map of 910 Bellevue Ave.

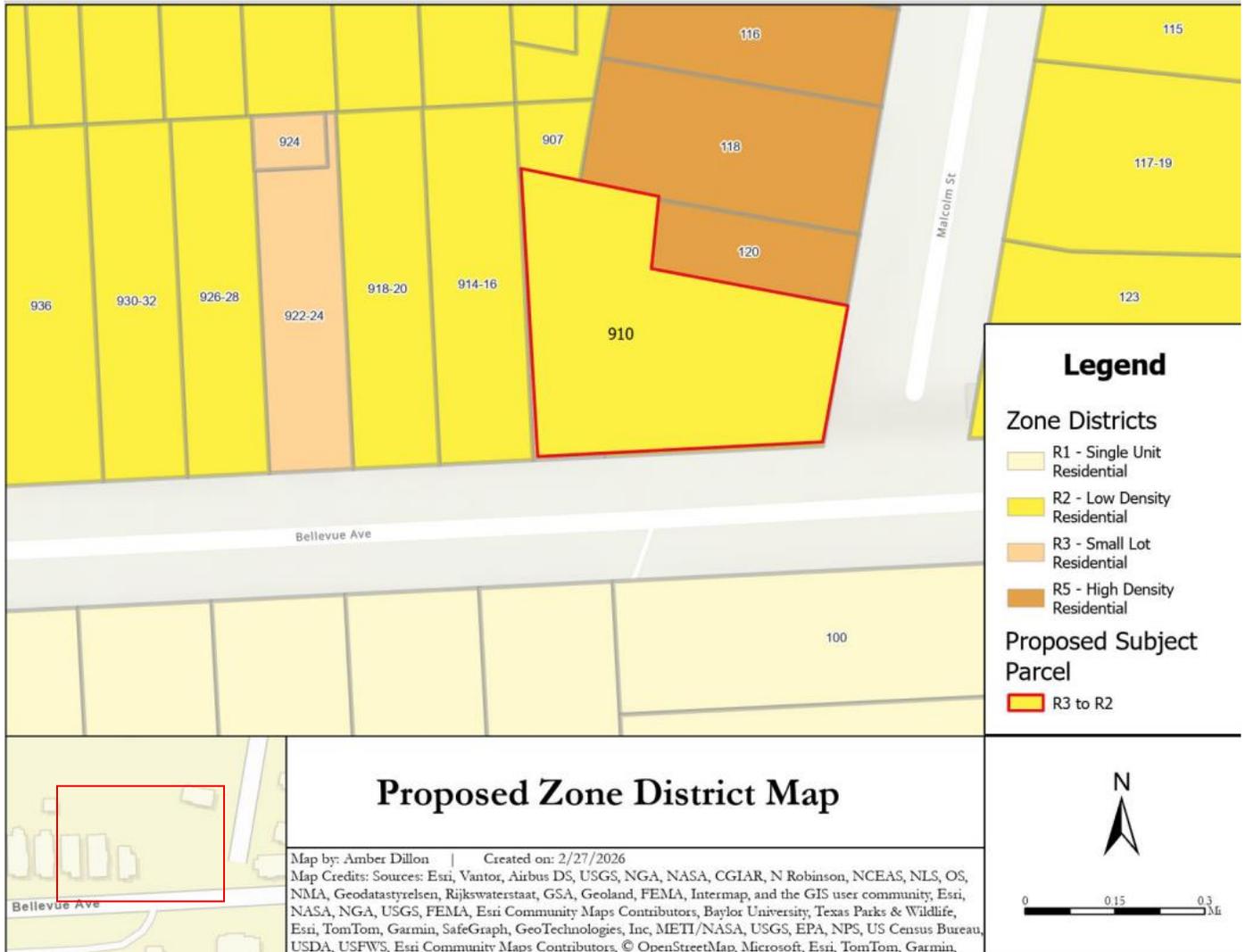


Figure 3 shows the proposed dimensions and Zone District of the combined properties.



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Department of Neighborhood and Business Development
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<u>R-25-67</u>	<i>Staff Report – March 16th, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	900 Bellevue Ave. (Tax ID: 092.-14-29.0) 910 Bellevue Ave. (Tax ID: 092.-14-30.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine two lots into one new lot to install fencing and add a driveway. Total square footage of New Lot 18A: 13,507 SF
<i>Owner/Applicant</i>	Greater Syracuse Development Property Corporation (Owner/Applicant of 900 Bellevue Ave.) G. Diaz Enterprises LLC (Owner of 910 Bellevue Ave.)
<i>Existing Zone District:</i>	900 Bellevue Ave. is located in the Low Density Residential (R2) Zone District. 910 Bellevue Ave. is located in the Small Lot Residential (R3) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east and west are located in the Low Density Residential (R2) Zone District. The neighboring properties to the south are located in the Single-Unit Residential (R1) Zone District. The neighboring properties to the north are located in the High Density (R5) Zone District.
<i>Companion Application(s)</i>	Z-2917 Zoning Map Amendment of 910 Bellevue Ave. from R3 to R2 Zone District
<i>Scope of Work:</i>	The applicant proposes combining two lots into one new lot to create one conforming lot and allow for the potential of the addition of a driveway and fence.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> <ul style="list-style-type: none"> - The proposed resubdivided lot meet the Dimensional Standards of the R2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.3 B - The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R2 Zone District is 4,000 SF, and the proposed lot is 13,507 SF thus conforming for the current land use. - The proposed lot dimensions could also support a two-unit dwelling if the property owner ever proposes an additional unit. - The lot width of 910 Bellevue Ave. is currently 33 FT, and is nonconforming. The proposed lot width is 101.48 FT, which would create one conforming lot. - The current structural coverage of both 900 and 910 Bellevue Ave. are conforming with no specific changes currently proposed.
	<u>Facts on Project</u> <ul style="list-style-type: none"> - The land use of “Single-Unit Detached Dwelling” is permitted by right in the R2 Zone District. - 900 Bellevue Ave. has been vacant land for more than 30 years and used to have an apartment building with 20 units on it, until its demolition. - 910 Bellevue Ave. is currently being rented for a single tenant and is on the Rental Registry. - Before its current occupancy, the house was vacant from 2023 to 2025. - This resubdivision would fix the nonconforming lot width of 910 Bellevue Ave. - New development on 900 Bellevue Ave. is unlikely due to the steep slope the property is located on. - The properties are directly across from the Onondaga Highlands-Swaneola Heights Historic District. - The property According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for the new lot is 910 Bellevue Ave.

Staff Recommendation:	Staff recommend approving this project.
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-25-67 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
Zoning Procedural History:	- No Zoning History Available
Summary of Zoning History:	N/A
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing Lot</u></p> <p>900 Bellevue Ave. The subject property at 900 Bellevue Ave. is an irregularly shaped parcel with a lot size of 7,635 SF (0.14 Acres). The property has two street frontages with 66 FT of frontage along Malcolm St. and 101.48 FT of frontage along Bellevue Ave. The western property line borders 910 Bellevue Ave. for 70 FT. The northern property line borders 175 and 171 Matther St. for 33 FT. The northern property line borders 120 Malcolm St. for 99 FT. The property is currently vacant land.</p> <p>910 Bellevue Ave. The subject property at 910 Bellevue Ave. is an irregularly shaped parcel with a lot size of 5,873 SF(0.11 Acres). The property is one street frontage with 33 FT of frontage along Bellevue Ave. The eastern property line borders 900 Bellevue Ave. for 70 FT. The western property line borders 914-16 Bellevue Ave. for 131.67 FT. The northern property line borders 907 W Onondaga St. Rear and 118 Malcolm St. for 94.04 FT. The property is improved by a 2.5-Story Frame House.</p> <p><u>Proposed Lots</u></p> <p>910 Bellevue Ave. The proposed new lot at 910 Bellevue Ave. will be an irregularly shaped parcel with a lot size of 13,507 SF (0.25 Acres). The property will have two street frontages with 134.46 FT of frontage along Bellevue Ave and 66 FT of frontage along Malcolm St. The western property line will border 914-16 Bellevue Ave. for 131.67 FT. The northern property line will border 907 W Onondaga St. Rear, 118 Malcolm St. and 120 Malcolm St. for 193.04 FT. The site does not have any proposed changes.</p>
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

R-25-67

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

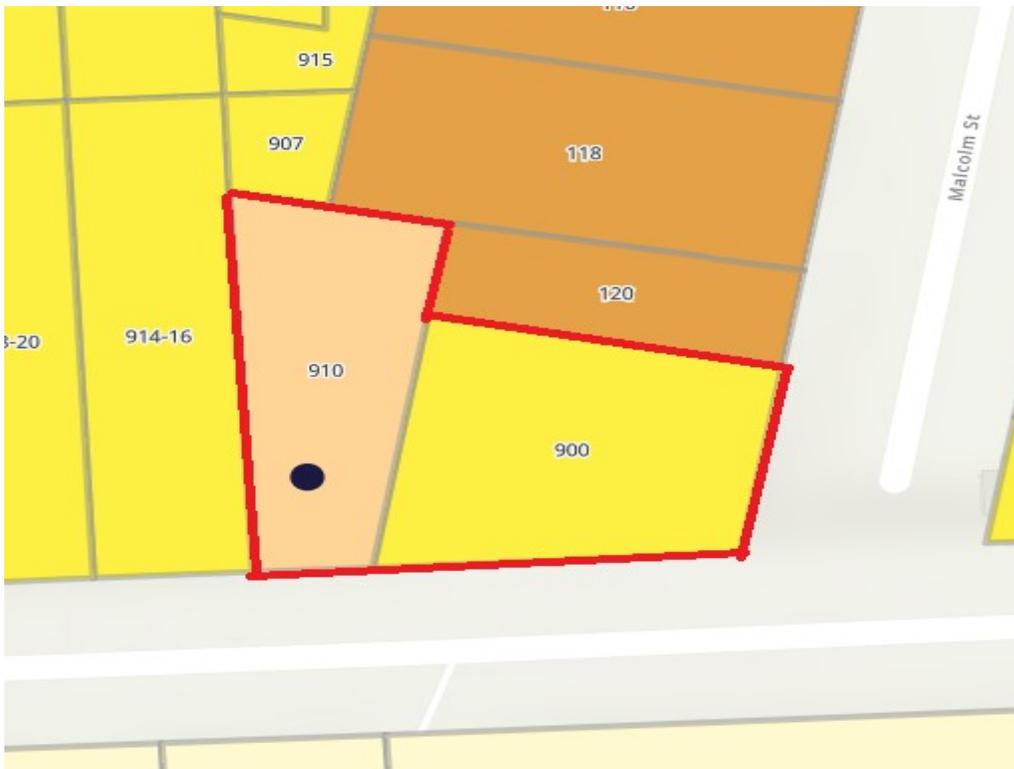
- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision on Part of Lot 17 & 18, Block 481, City of Syracuse to be New Lot 18A. County of Onondaga, State of New York. Drawn by McCully Surveying PLLC Dated 11/25/2025. Scale As Noted.

Attachments:

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

Context Maps:

Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



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

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

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION
One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202
315-448-8640 * zoning@syr.gov *
****www.syr.gov/Departments/Zoning-Administration****

Office Use Filing Date: Case: Zoning District:

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	Merge 2 residential parcels	2	13547.16 SF
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 900 Bellevue Ave	092.-14-29.0	GSPDC	8/7/2025
2) 910 Bellevue Ave	092.-14-30.0	G. Diaz Enterprises, LLC	1/30/2023
3)			
4)			

As listed in the Department of Assessment property tax records at <http://syr.gov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) _____ 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

- Demolition (full and partial): _____
- New Construction: _____
- Façade (Exterior) Alterations: _____
- Site Changes: _____

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: Merge 900 and 910 Bellevue Ave.
Current Land Use(s): Residential
Proposed Land Use(s): Residential
Number of Dwelling Units: 1
Days and Hours of Operation: N/A residential
Number of Onsite Parking Spaces: 0 current - 1 future

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

Applicant proposes to merge a vacant lot with residential parcel. Buyer plans to install fencing and a driveway.

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S. Salina St.		Syracuse	NY	13205	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	
* Signature: <i>Katelyn Wright</i>			Date: 12/01/2025		

Gabriel	Diaz		G. Diaz Enterprises, LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
2017 Valley Dr.		Syracuse	NY	13207	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	
* Signature: <i>Gabriel Diaz</i>			Date: 12/4/25		

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

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

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S. Salina St		Syracuse	NY	13205	Phone: 315-422-2301
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> kwright@syracuselandbank.org
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>	<i>Phone:</i>	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i> <i>Zip</i>	<i>Email:</i>	

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

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

Short Environmental Assessment Form

Part 1 - Project Information

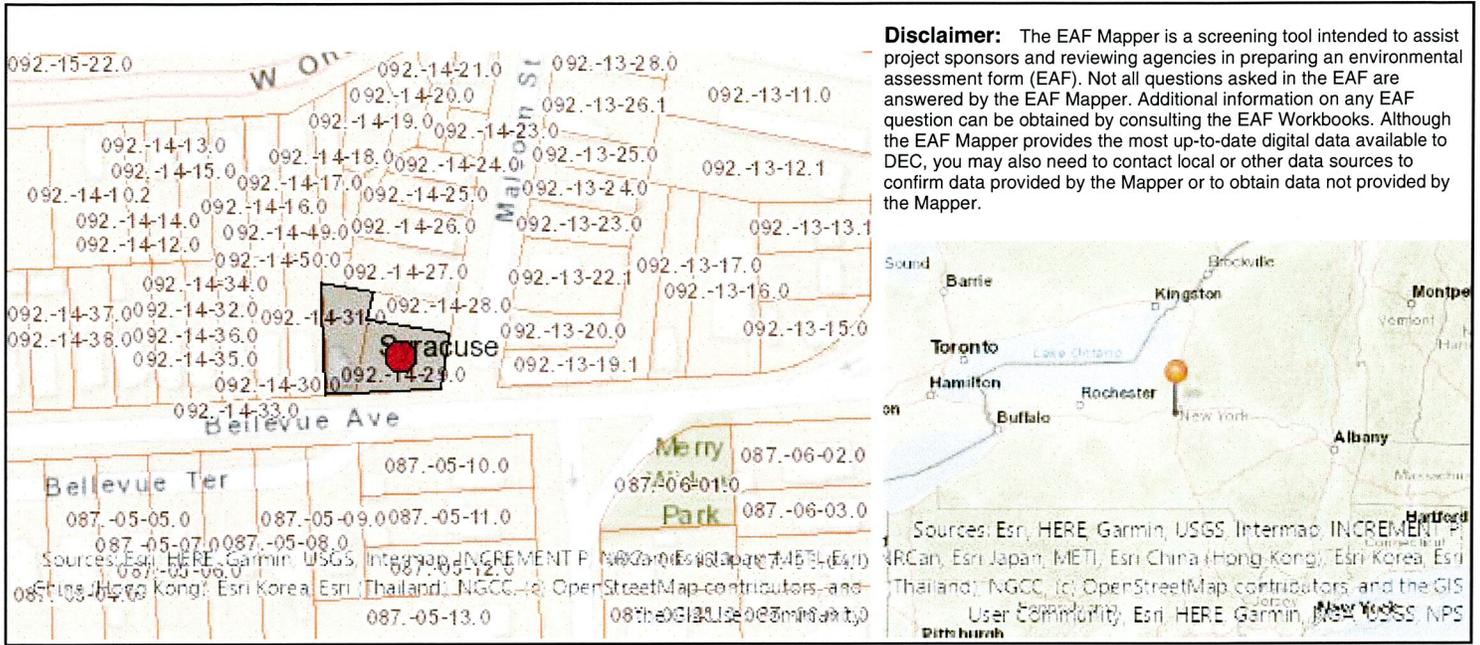
Instructions for Completing

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: Merge 900 and 910 Bellevue Ave			
Project Location (describe, and attach a location map): 900 and 910 Bellevue Ave in the City of Syracuse between Malcom St. and Dudley St.			
Brief Description of Proposed Action: Applicant proposes to merge a vacant lot at 900 Bellevue with a residential parcel at 910 Bellevue Ave. Purchaser will install fencing and in the future will install a driveway.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation	Telephone: [REDACTED]	E-Mail: [REDACTED]	
Address: 1941 S. Salina St.			
City/PO: Syracuse	State: NY	Zip Code: 13205	
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? _____ .311 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .311 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
several listed houses on Bellevue Terrace but none can be seen from 910 Bellevue Ave.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



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



TO: Syracuse Planning Commission
FROM: Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank
RE Resubdivision Justification (900 Bellevue Ave with 910 Bellevue Ave)
DATE: 12/3/2025

The Land Bank recently acquired the vacant lot at 900 Bellevue Ave from the City of Syracuse. Gabriel Diaz, of G. Diaz Enterprises, LLC, owns the single-family rental property at 910 Bellevue Ave. The house does not have a driveway. The owner would like to purchase the property to fence it in to prevent cut throughs from Malcolm St and to install a driveway for the use of his tenants.

Following is the justification for the resubdivision of these two properties:

- The configuration of the lot is such that there is no other logical buyer.
- Our housing development partners have indicated that the lot is not desirable for new construction because the additional engineering that would be required to build on steeply sloped lots is cost prohibitive.
- Merging the two lots provides the homeowner of 910 Bellevue Ave the opportunity to install a driveway to provide offstreet parking on this busy street for his tenants.
- The resubdivision will not alter the character of the neighborhood. The parcel is already vacant and not likely to be built upon soon. Erasing the lot line will not exacerbate the existing challenge of de- densification, the visual reminders of which will remain whether or not the lots are merged. Since infill development is unlikely, the vacant lot requires interim stewardship, ideally by the adjoining property owner who can provide daily care.
- Merging the parcels will ensure that the property owner will receive one tax bill and that the vacant lot does not become 'orphaned' again at a later date. It will make the process of applying for driveway and fence permits easier.
- This proposal offers the opportunity to put the vacant parcel back into taxable and productive use. The new property owners will assume responsibility for the properties' maintenance and pay taxes on the land. This will help to stabilize and enhance the property values in the neighborhood.



900 Bellevue Ave (vacant lot) from Dead End of Malcolm St

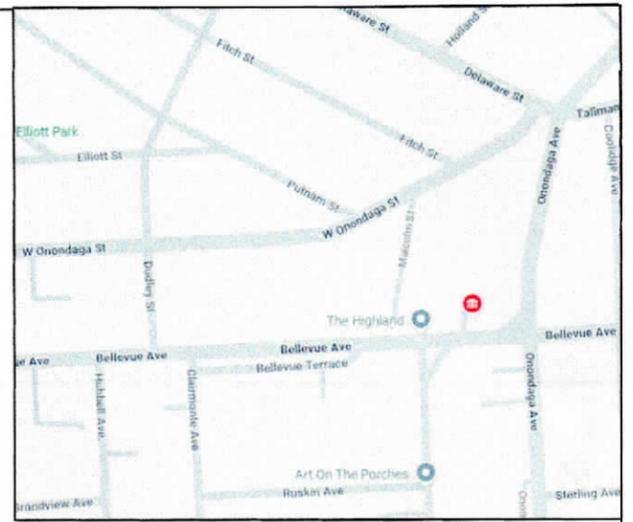


900 Bellevue Ave (Vacant Lot) from Bellevue Ave

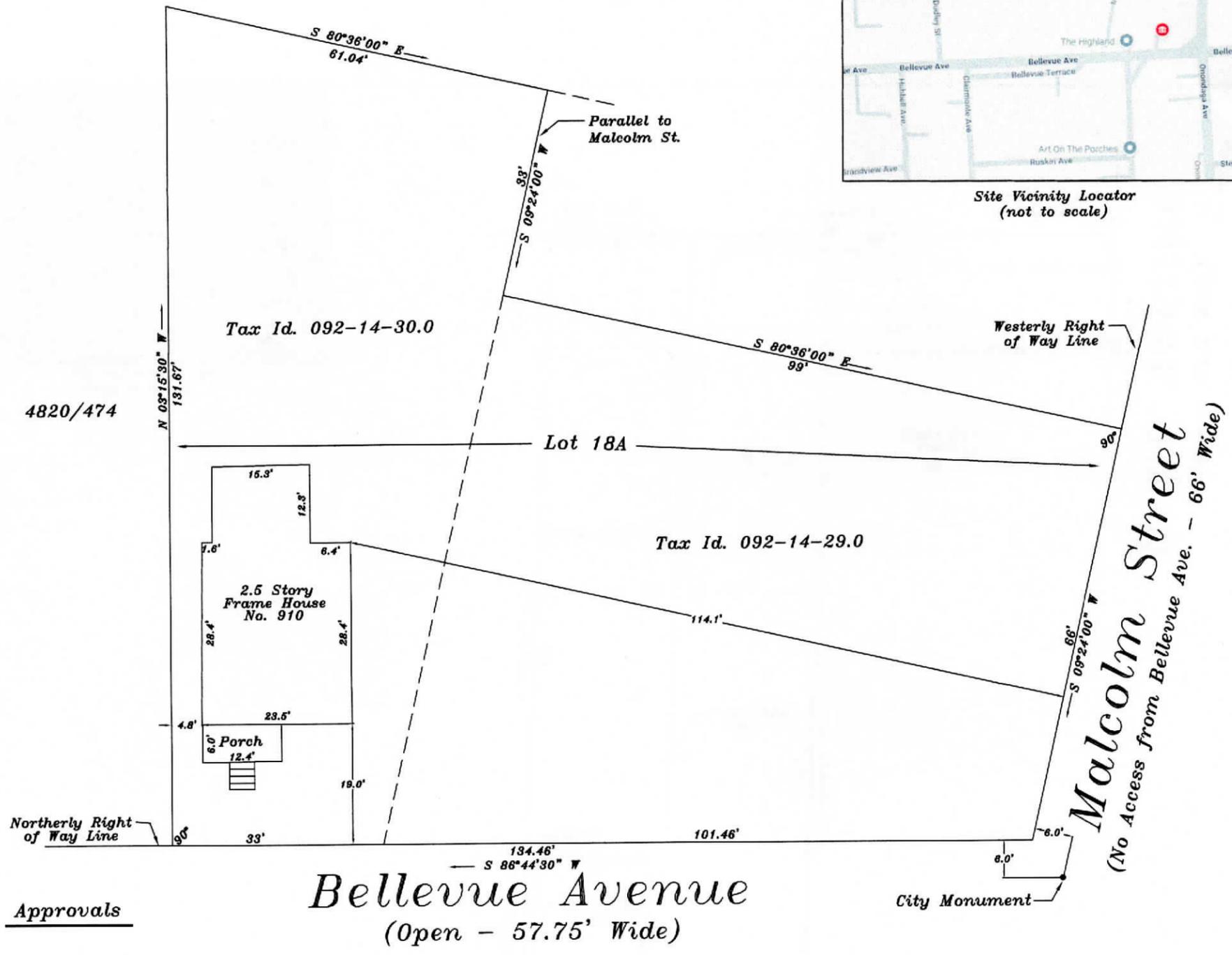


910 Bellevue Ave with vacant lot (900 Bellevue Ave) at right





Site Vicinity Locator
(not to scale)



Approvals

Bellevue Avenue
(Open - 57.75' Wide)

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *Lot 18A Area = 13507 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation & G. Diaz Enterprises, LLC.

Date of Fieldwork: 11-24-25
 Tax Id#: 092-14-29 & 30
 Deed: 2023/11560 & 3738/22
 Abstract: Not Provided

Proposed Only

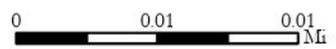
<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Part of Lot 17 & 18, Block 481 - City of Syracuse To be New Lot 18A</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p> <p><i>[Signature]</i></p> <p>M.J. McCully NYSLLS 050696</p>		<p>Known as No. 910 Bellevue Avenue, City of Syracuse, County of Onondaga State of New York</p>
		<p>Drawn by: PFOB Scale: 1" = 20' Date(s): 11-25-25</p>

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Certifications on this boundary survey map signify that the map was prepared with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map. The certifications herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate. Copyright 2025, Michael J McCully Land Surveying, PLLC, all rights reserved.



Legend

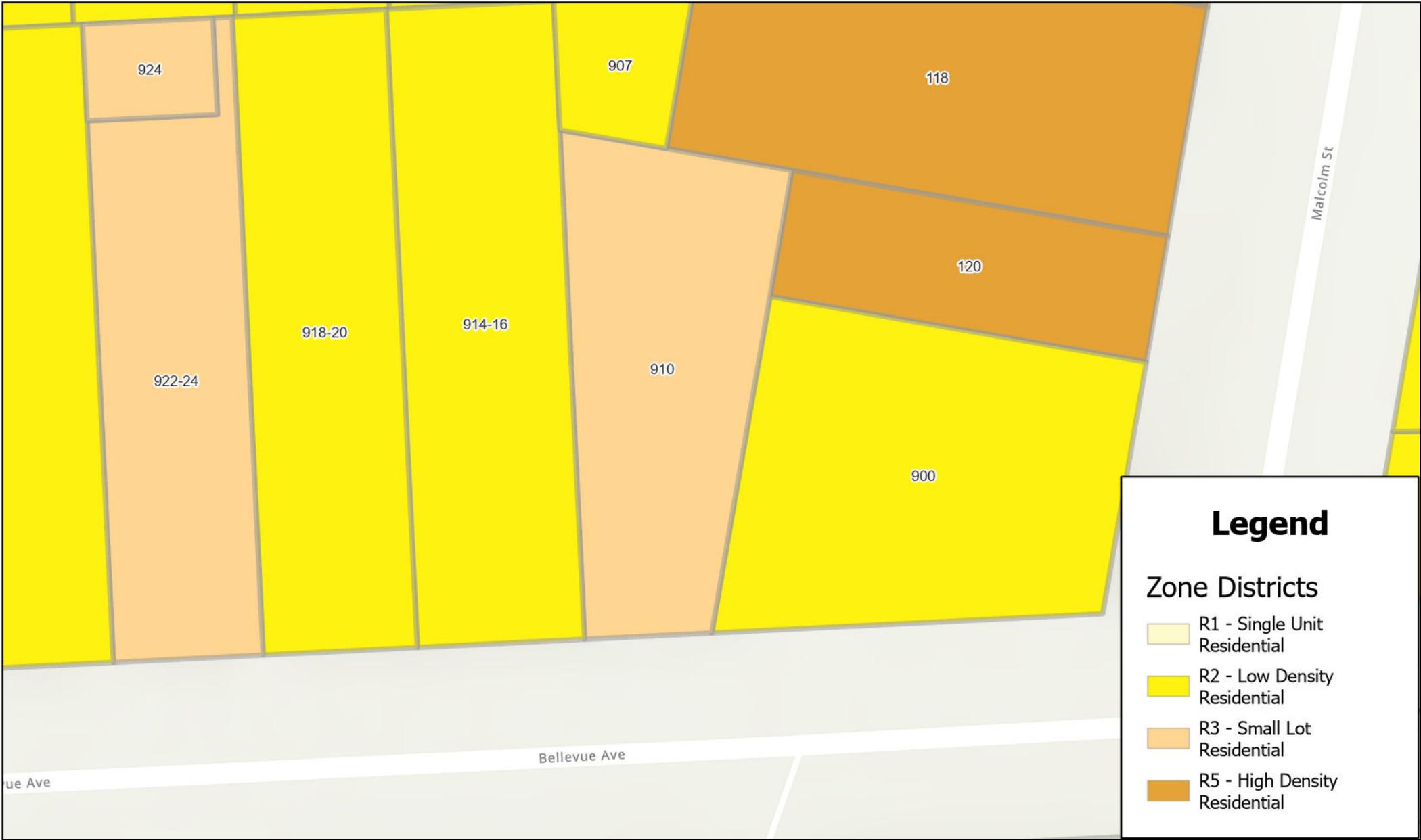
-  Tax Parcel Boundaries
-  Subject Parcel Boundary



Existing Parcel Boundary Map

Map by: Amber Dillon | Created on: 2/27/2026
 Map Credits: New York State, Microsoft, Vantor, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





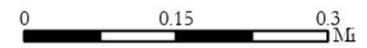
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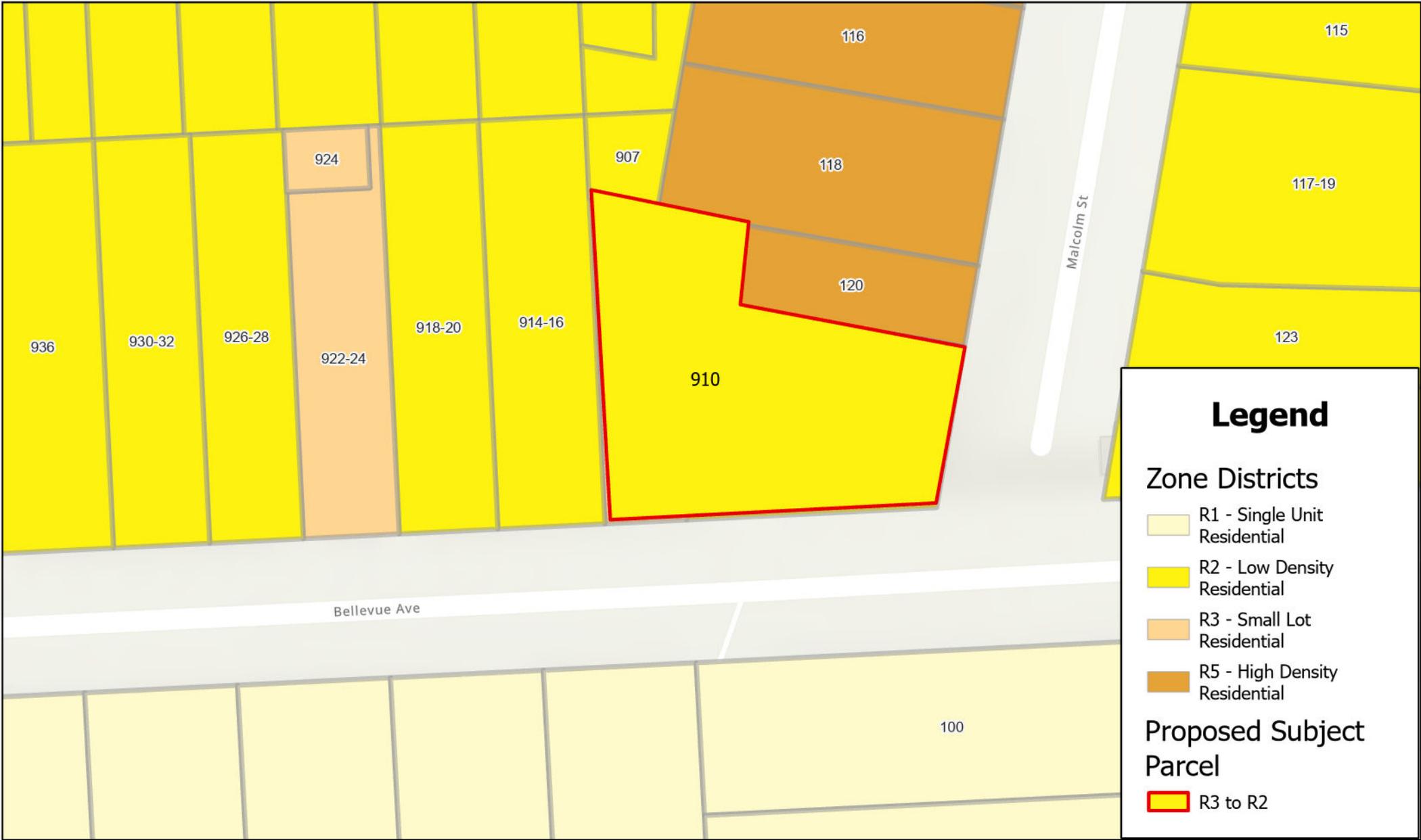
Zone Districts

- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R5 - High Density Residential

Existing Zone District Map

Map by: Amber Dillon | Created on: 2/27/2026
 Map Credits: Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,





Legend

Zone Districts

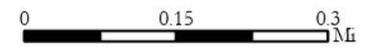
- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R5 - High Density Residential

Proposed Subject Parcel

- R3 to R2

Proposed Zone District Map

Map by: Amber Dillon | Created on: 2/27/2026
 Map Credits: Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,



Project: R-25-67 & Z-2917

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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:	R-25-67& Z-2917
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 Planning Commission <hr/> Name of Lead Agency	3/16/2026 <hr/> Date
Steven Kulick <hr/> Print or Type Name of Responsible Officer in Lead Agency	Chairperson <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

Parcel History

01/01/1900 - 03/09/2026

Tax Map #: 092.-14-29.0

Owners: Pas Rentals & Pprty Hldngs LP, PO BOX 6298 HAS BEEN CLOSED PER

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
900 Bellevue Ave & Malcolm St	01/20/14	Completed Complaint	CleanUp Rqst: Public Prop	Completed	2014-01158 Caller complained about Bellevue Ave, between Hubbell & Summit, along the stone wall is littered with garbage.
900 Bellevue Ave & Malcolm St	05/22/19	Completed Complaint	Overgrowth: Private, Occ	Completed	2019-13361 overgrowth
900 Bellevue Ave & Malcolm St	12/15/25	Project	Resubdivision	Active	R-25-67 Combination of two lots, 900 Bellevue and 910 Bellevue into one new lot for property owner to build a driveway. Companion ZMA Z-2917

City of Syracuse

Parcel History

01/01/1900 - 03/09/2026

Tax Map #: 092.-14-30.0

Owners: G. Diaz Enterprises, LLC

Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
910 Bellevue Ave	03/30/12	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Open	
910 Bellevue Ave	03/13/13	Completed Complaint	Sewer Back Up	Completed	2013-04977 sewer bu customer will be home phil to dispatch
910 Bellevue Ave	08/27/13	Completed Complaint	Catch Basin: Clean	Completed	2013-21470 cb clean out
910 Bellevue Ave	10/02/13	Permit Application	Res. Remodel/Chg Occ	Issued	12853 Rebuild front porch floor framing and foundation. porch is 6' x 12'8". Front shall have (3)4x4 posts suporting double 2x8 beam..max span is 9'2". 2x8 joists @16" oc. 5/4 decking. 36" high railing constructed to not allow a 4" sphere to pass. Stairs shall be constructed in accordance with section 311.5 of the 2010 NYSRC. 4x4 posts @min 42" below grade on concrete footings. Inspector shall verify.
910 Bellevue Ave	10/02/13	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	12853 Rebuild front porch floor framing and foundation. porch is 6' x 12'8". Front shall have (3)4x4 posts suporting double 2x8 beam..max span is 9'2". 2x8 joists @16" oc. 5/4 decking. 36" high railing constructed to not allow a 4" sphere to pass. Stairs shall be constructed in accordance with section 311.5 of the 2010 NYSRC. 4x4 posts @min 42" below grade on concrete footings. Inspector shall verify. Certificate of Completion #12853
910 Bellevue Ave	10/02/15	Completed Complaint	Catch Basin: Clean	Completed	2015-29245 clean cb
910 Bellevue Ave	01/20/17	Periodic Inspection	Rental Registry	RR - Application	
910 Bellevue Ave	08/14/17	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
910 Bellevue Ave	09/22/17	Completed Complaint	Overgrowth: Private, Occ	Completed	2017-23568
910 Bellevue Ave	06/14/18	Completed Complaint	Pot Holes in Road	Completed	2018-15652 5/25/18 - Large, deep pothole in center of road approximately in front of this address.
910 Bellevue Ave	03/15/19	Violation	SPCC-Sec. 27-133 Registration	Closed	
910 Bellevue Ave	05/21/19	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
910 Bellevue Ave	05/28/19	Completed Complaint	Overgrowth: Private, Occ	Owner Compliance	2019-13224
910 Bellevue Ave	06/11/19	Completed Complaint	Trash Skip	Completed	2019-15594 trash skipped
910 Bellevue Ave	01/30/20	Completed Complaint	Blue Bin Skip	Completed	2020-00927 bb skip also on bellevue terrace
910 Bellevue Ave	02/03/20	Periodic Inspection	Rental Registry	RR - Valid/Cert	
910 Bellevue Ave	02/10/20	Completed Complaint	Complaint Reqst - General	Completed	2019-05486 Failure to apply for Rental Registry
910 Bellevue Ave	10/28/20	Completed Complaint	Sewer Back Up	Completed	2020-27321 SEWER B/U
910 Bellevue Ave	05/04/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
910 Bellevue Ave	05/04/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
910 Bellevue Ave	05/27/21	Completed Complaint	Property Maintenance- Ext	Completed	2021-12123 Overgrowth & TD
910 Bellevue Ave	06/16/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
910 Bellevue Ave	06/16/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
910 Bellevue Ave	07/08/21	Completed Complaint	Property Maintenance- Ext	Completed	2021-16757 og
910 Bellevue Ave	12/22/21	Complaint	Building W/O Permit	Open	2021-24632 Driveway installed without permit
910 Bellevue Ave	06/01/22	Violation	2020 PMCNYS - Section 307.1 - General	Closed	
910 Bellevue Ave	06/01/22	Violation	2020 PMCNYS - Section 605.1 - Installation	Closed	
910 Bellevue Ave	06/01/22	Violation	2020 PMCNYS - Section 305.3 - interior surfaces	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IFC Section 915.1 General	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 704.1 Operable	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 504.1 Plumbing Fixtures And Pipes	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 305.3 Surfaces And Protective Coatings	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 305.4 Stairs And walking Surfaces	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 304.10 Stairs, Decks, Porches	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 305.6 Doors	Closed	
910 Bellevue Ave	06/01/22	Violation	2015 IPMC Section 304.13 Weathertight Window, Door Frames	Closed	
910 Bellevue Ave	08/03/22	Violation	2020 Property Maintenance Code of NYS Part 105.2	Open	
910 Bellevue Ave	04/21/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
910 Bellevue Ave	04/21/23	Violation	2020 PMCNYS - Section 304.8 - Decorative features	Closed	
910 Bellevue Ave	05/23/23	Completed Complaint	Property Maintenance-Int	Admin-Closed	2021-20799 Ceiling in dining caving in, tub leaking, outlets in disrepair, basement leaking, steps in basement in disrepair, rats, ceiling in back room in direpair, roof is leaking,
910 Bellevue Ave	09/16/25	Periodic Inspection	Rental Registry	RR - Valid/Cert	
910 Bellevue Ave	10/01/25	Completed Complaint	Vacant House	Completed	V2023-0563 VPR Owner submitted RREG app 9-10-25 (LDWS required)
910 Bellevue Ave	12/15/25	Project	Zone Change	Active	Z-2917 R3 to R2 companion R-25-67



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Pas Rentals & Pprty Hldngs LP
 From: Amber Dillon, Zoning Planner
 Date: 3/13/2026 10:32:58 AM
 Re: Resubdivision R-25-67
 900 Bellevue Ave & Malcolm St, Syracuse, 13204

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
Zoning Planner	Pending	12/15/2025		
City Engineer - Zoning	Pending	12/15/2025		
Eng. Mapping - Zoning	Conditionally Approved	01/06/2026	Ray Wills	<p>-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements.</p> <p>It should be noted, the map has Malcolm spelled incorrectly, and while this isn't something requiring a denial at this point of review, it is something that MUST BE CORRECTED BEFORE the final drawing is signed as it could cause an incorrect street name to be filed on the tax logs, which has happened in the past. City Plat# 041</p>
Finance - Zoning	Internal Review Complete	12/18/2025	Veronica Voss	900 Bellevue is GSPDC, no taxes due. 910 Bellevue needs to pay the remaining balance of 2025/26 City School \$873.18 for resub map to be signed.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	12/18/2025	Romeo Kpolo	<p>Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W.</p> <p>A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater</p>

than 10,000sf.

Eng Sewers- Zoning	Internal Review Complete	12/18/2025	Romeo Kpolo	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Conditionally Approved	12/18/2025	Romeo Kpolo	Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
City Engineer - Zoning	Pending	12/15/2025		