



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>Z-2919</u>	<u>Staff Report – April 6th, 2026</u>
Application Type:	Zoning Map Amendment
Project Address(es):	300 Marguerite Ave (Tax Parcel : 078.-12-34.0)
Summary of Proposed Action:	<p>The applicant is proposing a companion Resubdivision application (R-2026-19), to combine two parcels, 234 and 300 Marguerite Ave., into one new lot for additional land to maintain a driveway.</p> <p>In the case of Resubdivision R-2026-19, 300 Marguerite 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 300 Marguerite Ave. from R3 to R2.</p>
Owner/Applicant	Reginal Ware (Owner/Applicant)
Existing Zone District:	The 234 Marguerite Ave is located in the Small Lot Residential The 300 Marguerite Ave is located in the Low Density Residential (R2) Zone District.
Surrounding Zone Districts:	The neighboring properties to the east are located in the Low Density Residential (R2) Zone District; the properties to the west are located in the Small Lot Residential (R3) Zone District.
Companion Application(s)	R-2026-19 Resubdivision of 2 parcels into one new lot
Scope of Work:	The scope of work is to change the zone district of 300 Marguerite Ave. to prevent a split zone district between the lots involved in companion resubdivision application R-2026-19
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 300 Marguerite Ave. is currently 38.47 FT and is nonconforming. The proposed lot width is 97.44 FT, which would create one conforming lot. - To process the companion Resubdivision, this Zoning Map Amendment for 300 Marguerite 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. - 300 Marguerite is currently occupied by a single dwelling unit. and the new

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

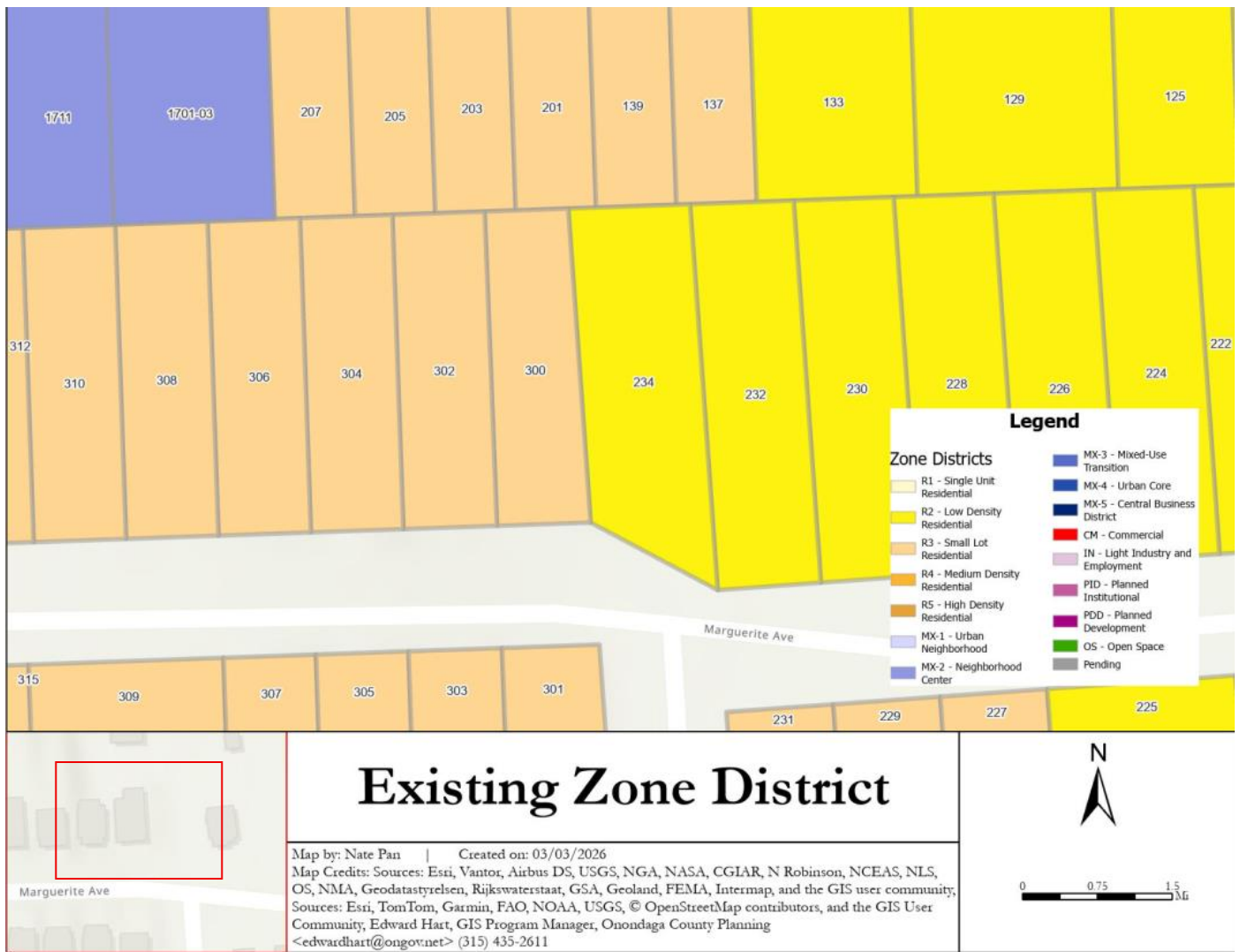
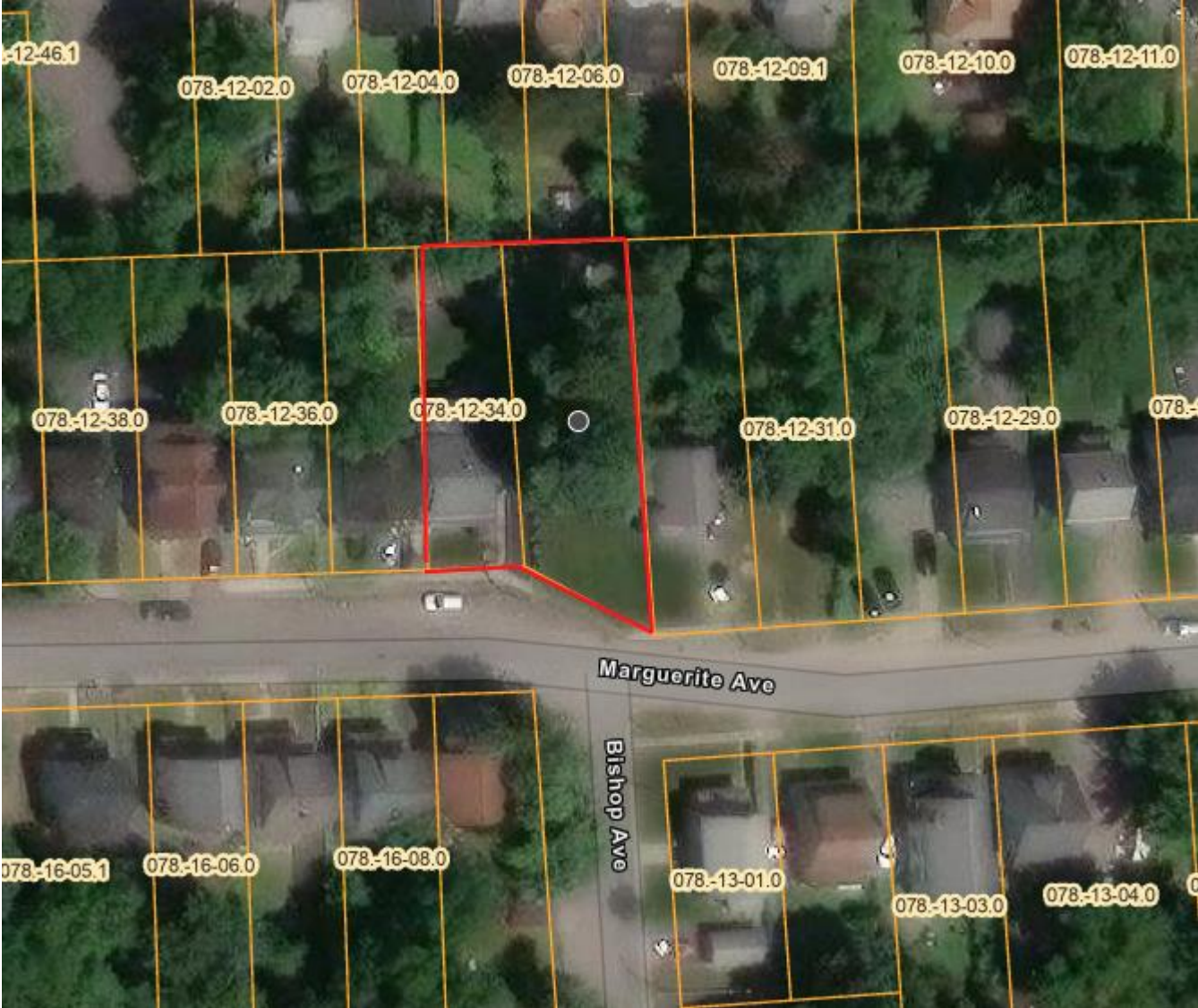


Figure 2: Aerial Imagery of Subject Property



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 300 Marguerite Ave.

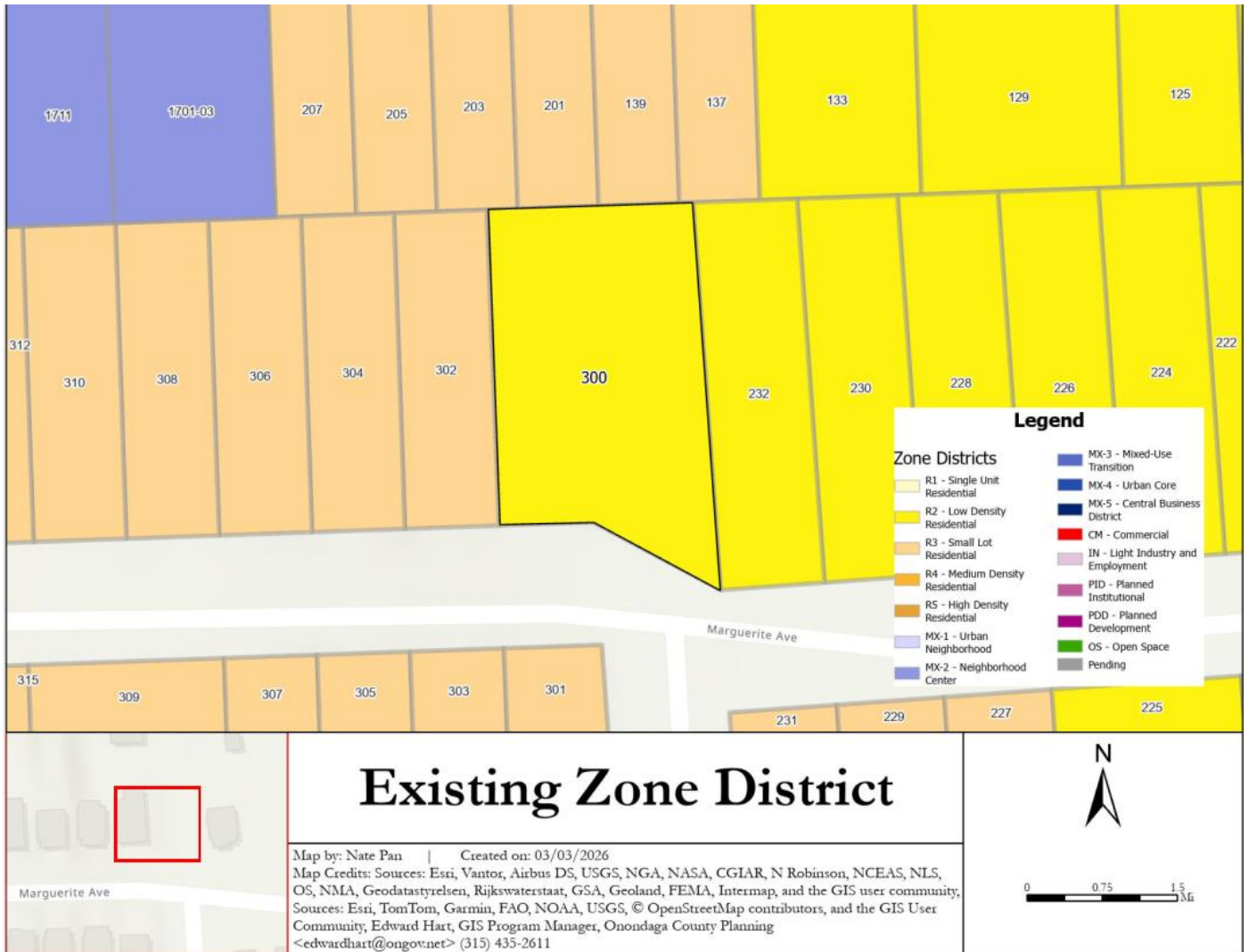


Figure 3 shows the proposed dimensions and Zone District of the combined properties.



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<i>R-2026-19</i>	<i>Staff Report – April 6th, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	234 Marguerite Ave (Tax Parcel: 078.-12-33.0 300 Marguerite Ave (Tax Parcel : 078.-12-34.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine two lots into one new lot to gain additional land space for the driveway and parking. Total square footage of New Lot 15A: 11,873 SF/ 0.273 acres
<i>Owner/Applicant</i>	Reginal Ware (Owner/Applicant)
<i>Existing Zone District:</i>	The 234 Marguerite Ave is located in the Small Lot Residential The 300 Marguerite Ave is located in the Low Density Residential (R2) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east are located in the Low Density Residential (R2) Zone District; the properties to the west are located in the Small Lot Residential (R3) Zone District.
<i>Companion Application(s)</i>	Z-2919 Zoning Map Amendment to change 300 Marguerite Ave from R3 to R2 Zone District.
<i>Scope of Work:</i>	The applicant proposes combining the two lots into one lot and accommodating legal use for the existing built driveway. No construction is proposed.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> <ul style="list-style-type: none"> - The proposed resubdivided lot meets 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 11,873 SF thus conforming to the current land use. While the current lot width of 300 Marguerite Ave. is 38.47 FT, nonconforming to the minimum requirement of 40 FT, the proposed lot width will obtain a conforming lot width of 97.44 FT, - The current side setback of the structure at 300 Marguertie Ave. is 3.33 FT where 4 FT is required, thus the setback is nonconforming.
	<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. - The driveway on the property is currently located on 234 Marguerite Ave., and this resubdivision would be the only approach to allow the driveway to be used. - 234 Marguerite was owned by the City of Syracuse and has been a vacant lot for more than 20 years. The applicant has been utilizing a portion of the land as driveway and well maintaining the rest of the piece. In 2025, the applicant purchased Marguertie Ave from the City to formally establish the driveway. - The proposed resubdivision will reduce administrative complexity by allowing the property owner to pay a single tax bill. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 15A will be 300 Marguerite Ave.
<i>Staff Recommendation:</i>	Staff recommend approving this project.
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file maps at Onondaga County Clerk’s Office of Companion Resubdivision application R-2026-19 within 62 days of approval upon the Common Council’s approval of the companion application Z-2919 – Zoning Map Amendment
<i>Zoning Procedural</i>	300 Marguerite Ave

History:	<ul style="list-style-type: none"> - C-0463 Conditional Use to permit a two-dwelling unit in Res A Zone. <p>234 Marguerite Ave</p> <ul style="list-style-type: none"> - No Zoning History available.
Summary of Zoning History:	<p>300 Marguerite Ave had approval for a two -dwellings unit use, while it is permitted by right under the current Zoning Ordinance. The existing land use type is a single detached dwelling unit.</p>
Code Enforcement History:	<p>See attached code enforcement history.</p>
Zoning Violations:	<p>The proposed lot has no zoning violations.</p>
Summary of Changes:	<p>This is not a continued application.</p>
Property Characteristics:	<p><u>Existing Lots</u></p> <p>234 Marguerite Ave. The subject property at 234 Marguerite Ave. is an irregularly shaped rectangle parcel with a lot size of 7,069 SF (0.162 Acres). The property has one street frontage with 58.97 FT of southern frontage along Marguerite Ave. The northern property line borders 201, 139 and 137 Elmhurst Ave. for 50.03 FT. The eastern property line borders 232 Marguerite Ave. for 158.27 FT. The western property line borders 300 Marguerite Ave. for 128.84 FT. The property is currently vacant.</p> <p>300 Marguerite Ave. The subject property at 300 Marguerite Ave. is an irregularly shaped rectangle parcel with a lot size of 4,804 SF (0.111 Acres). The property has one street frontage of 38.47 FT along Marguerite Ave. The northern property line borders 203 and 201 Elmhurst Ave. for 34.47 FT. The eastern property line borders 234 Marguerite Ave. for 128.84 FT. The western property line borders 302 Marguerite Ave. for 128.75 FT. The property is improved by a 2-story house and a rear yard garage.</p> <p><u>Proposed Lots</u></p> <p>300 Marguerite Ave. The proposed property at 300 Marguerite Ave. is an irregularly shaped rectangle parcel with a lot size of 11,873 SF (0.273 Acres). The property has one street frontage of 97.44 FT along Marguerite Ave. The northern property line borders 203,201, 139, 137 Elmhurst Ave. for 84.5 FT. The eastern property line borders 232 Marguerite Ave. for 158.27 FT. The western property line borders 302 Marguerite Ave. for 128.75 FT. The property is improved by a 2-story house and a rear yard garage.</p>
SEQR Determination:	<p>Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.</p>
Onondaga County Planning Board Referral:	<p>Pursuant to GML §239-1, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.</p>

R-2026-19

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

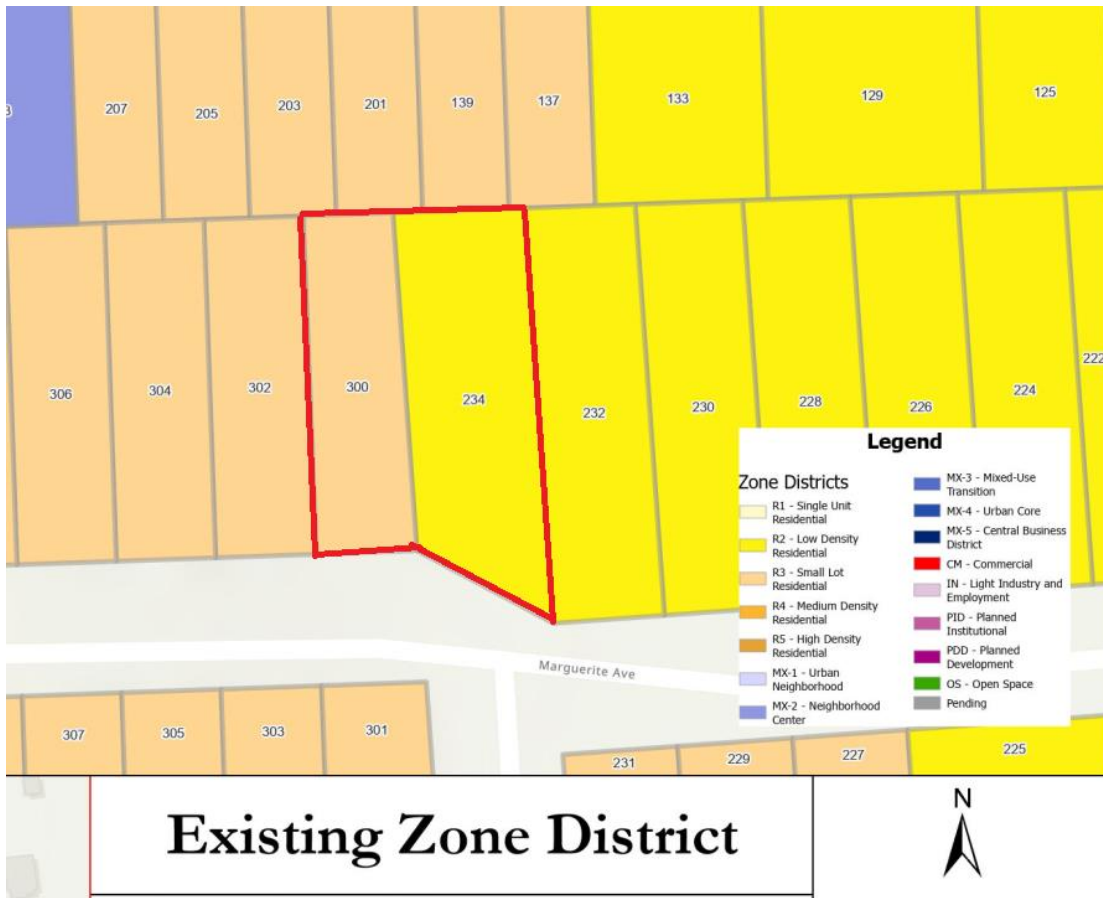
- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision on Part of Lot 15 in Block 1- Clift Tract & Part of Former Bishop Avenue into New Lot: 15A, City of Syracuse, County of Onondaga, State of New York. To be known as: 300 Marguerite Ave. Drawn by New York State Licensed Land Surveyor : Colin M Krafft; Land Lines Surveying P,C Dated 3/9/2026. Scale: 1”= 20’

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 2 &3
- Code Enforcement History
- Comments from City Departments

Context Maps:

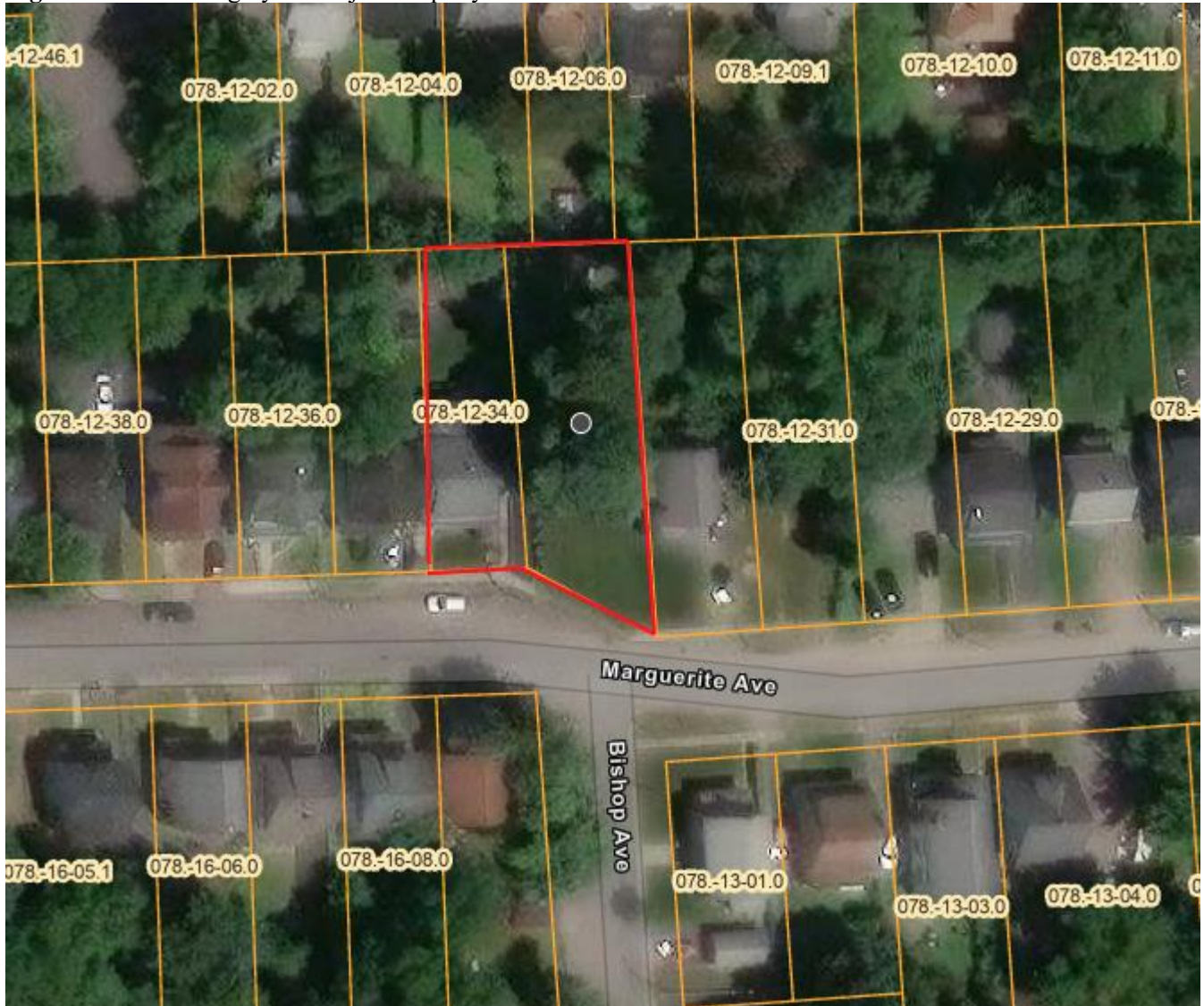
Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



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

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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

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Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Amber Dillon
Zoning Planner II

Noah Garcia
Zoning Planner II

Shaquoya Johnson
Zoning Administration
Specialist

To: Reginal Ware
300 Marguerite Ave
Syracuse, NY, 13207

2/19/2026

Re: Application Completeness for City Planning Commission

Dear Mr. Ware,

On 2/01/2026, Nate Pan determined the proposed project R-2026-19 to be complete for the resubdivision of 234 & 300 Marguerite Ave

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

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Amber Dillon at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Nate Pan at least six (6) business days before the date of the hearing.

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

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202
Office 315 448 8640 zoning@syr.gov www.syr.gov

Questions and Answers

Data Fields

General Project Information

1 If yes to Site Changes, please describe

2 Does this project include Site Changes?

No

3 If yes to Façade (Exterior) Alterations, please describe

4 Does this project include Façade (Exterior) Alterations?

No

5 If yes to New Construction, please describe

6 Does this project include New Construction?

No

7 If yes to Demolition (full and partial), please describe

8 Does this project include Demolition (full and partial)?

No

9 Number of on-site parking spaces

3.0

10 Resubdivision/Lot Alteration Project Description

Combine two lots at 300 Marguerite Ave (Tax Parcel : 078.-12-34.0) and 234 Marguerite Ave (Tax Parcel: 078.-12-33.0) into one new lot.

11 Current Days and Hours of Operation

N/A

12 Proposed Land Use(s)

Single- dwelling unit.

13 Current Land Use(s)

Single- dwelling unit.

14 Please list all Tax Assessment Addresses, Tax Map IDs, Owners, and Date Acquired

INTERNAL USE ONLY

300 Marguerite Ave (Tax Parcel : 078.-12-34.0) 234 Marguerite Ave (Tax Parcel: 078.-12-33.0)

15 Resubdivision/Lot Alteration Project Name

234 & 300 Marguerite Ave Resubdivision

16 Total Area

0.273

17 Number of Lots

2.0

18 Subdivision Name

234 & 300 Marguerite Ave Resubdivision

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

Zoning map amendment (proposed by Zoning office)

20 Current Number of Dwelling Units

1.0

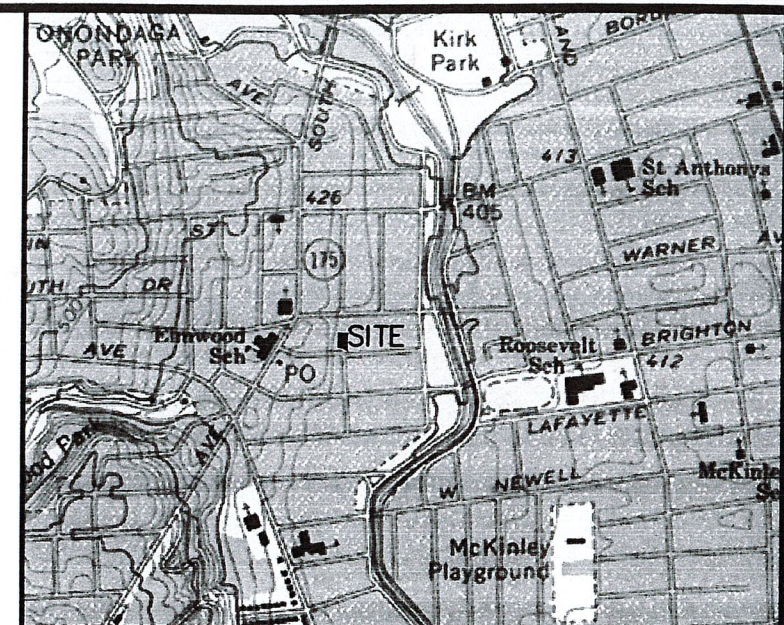
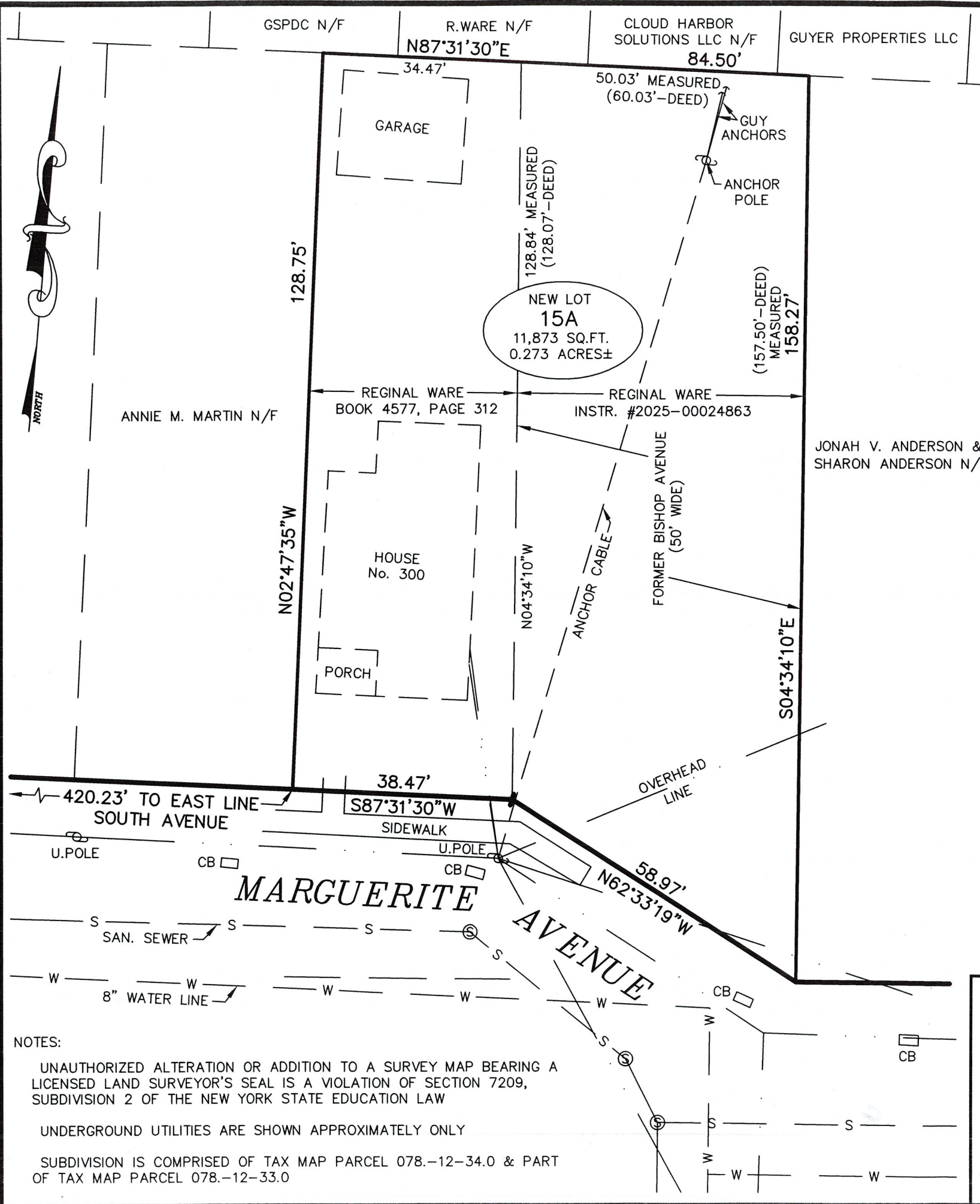
Resubdivision/Lot Alteration/Three-Mile Limits Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov

Owner/Owner's Agent Certification

<i>By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.</i>	
Print owner's name: Reginal Ware	
Signature: <i>Reginal Ware</i>	Date: 02/18/2026
Mailing address: 300 Marguerite Ave	
Phone: [REDACTED]	Email: [REDACTED]
Print owner's name:	
Signature:	Date: 02/18/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 02/18/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 02/18/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 02/18/2026
Mailing address:	
Phone:	Email:



LOCATION PLAN

APPROVALS

NOTES:
 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
 UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY
 SUBDIVISION IS COMPRISED OF TAX MAP PARCEL 078.-12-34.0 & PART OF TAX MAP PARCEL 078.-12-33.0

LAND LINES
 SURVEYING, P.C.
 6181 JAMESVILLE TOLL ROAD
 JAMESVILLE, NEW YORK 13078
 315-492-4604

I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY

 COLIN AND KRAFT
 LICENSE No. 50450

SURVEY SUBJECT TO ANY FACTS THAT AN UP TO DATE ABSTRACT OF TITLE MAY SHOW
 RESUBDIVISION OF PART OF LOT 15 IN BLOCK 1 - CLIFT TRACT & PART OF FORMER BISHOP AVENUE INTO NEW LOT: 15A
 CITY OF SYRACUSE
 COUNTY OF ONONDAGA
 STATE OF NEW YORK
 TO BE KNOWN AS:
 300 MARGUERITE AVENUE
 DRAWN BY: CMK DATE: 3/9/2026
 SCALE: 1"=20' DWG.No.: 250213B

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

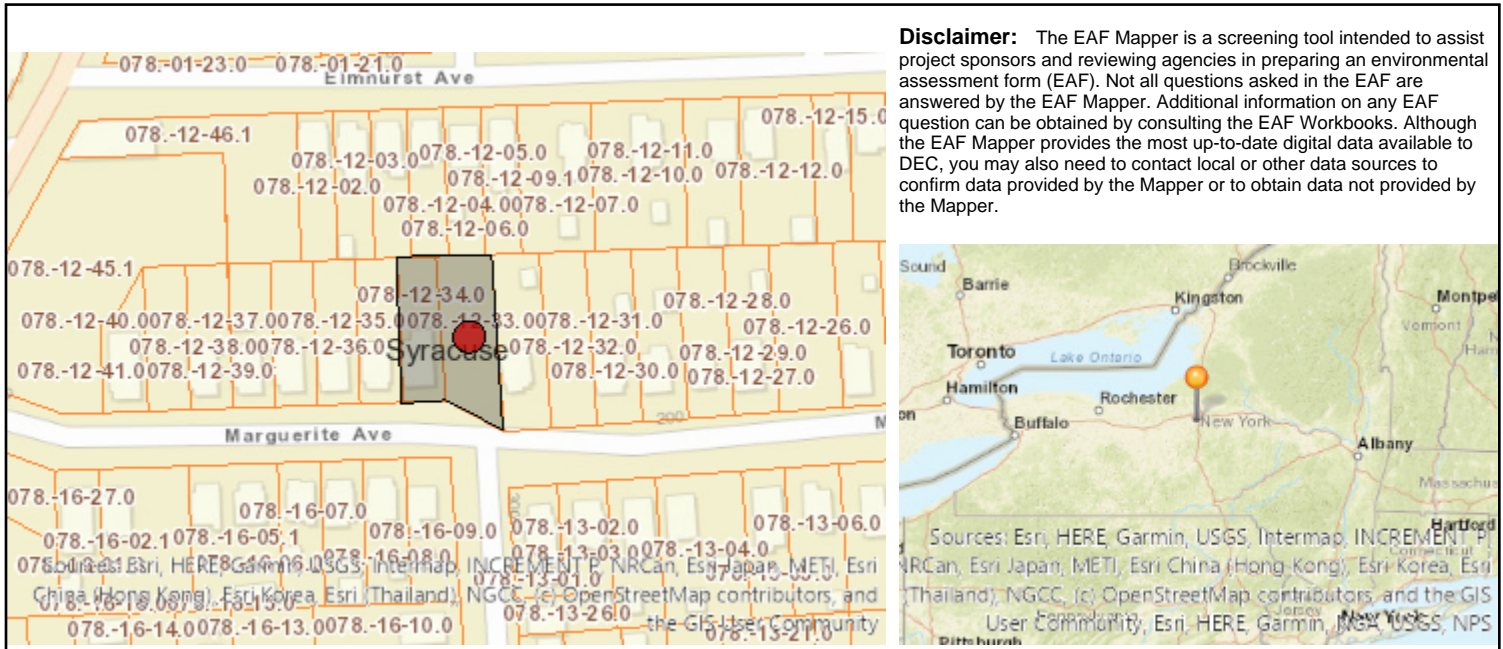
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: 300 & 234 Marguerite Ave Resubdivision			
Project Location (describe, and attach a location map): 300 & 234 Marguerite Ave			
Brief Description of Proposed Action: Resubdivision to combine two lots 300 Marguerite Ave (Tax Parcel : 078.-12-34.0) & 234 Marguerite Ave (Tax Parcel: 078.-12-33.0) into one lot.			
Name of Applicant or Sponsor: Reginal Ware	Telephone:	[REDACTED]	
	E-Mail:	[REDACTED]	
Address: 300 Marguerite Ave			
City/PO: Syracuse	State: NY	Zip Code: 13207	
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	YES
		<input checked="" type="checkbox"/>	<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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.273 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? _____ 0.273 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? 0.1 mile linear distance to historic building (The Well of Hope Church) at 1640 South Ave 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? 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: _____ 1605 South Ave: V00076- Voluntary Cleanup Program	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Reginal Ware</u> Date: <u>2/18/2025</u>		
Signature: <u>Reginal Ware</u> Title: <u>Owner</u>		



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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Project: R-2026-19, Z-2919

Date: 4/2/2026

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: **R-2026-19, Z-2919**

Date: **4/6/2026**

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.

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.

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

 Name of Lead Agency

4/6/2026

 Date

Steven Kulick

 Print or Type Name of Responsible Officer in Lead Agency

Chairperson

 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 - 03/09/2026
 Tax Map #: 078.-12-34.0
 Owners: Reginal Ware
 Zoning: R3

Address	Date	Transaction	Transaction Type	Status	Description
300 Marguerite Ave & Bishop A	03/01/49	Project	Conditional Use	Approved	C-0463 Cond. use to permit a two-family dwelling in a Res A zone. aka 300 Marguerite Ave & Bishop Ave
300 Marguerite Ave & Bishop A	09/25/15	Completed Complaint	Sewer Back Up	Completed	2015-28886 sewer backup- reggie ware 461-7934
300 Marguerite Ave & Bishop A	10/14/15	Completed Complaint	Sewer Back Up	Completed	2015-28882 sewer backup- reggie ware 461-7934
300 Marguerite Ave & Bishop A	01/24/17	Periodic Inspection	Rental Registry	Invalid - failed to	
300 Marguerite Ave & Bishop A	02/03/17	Completed Complaint	Sewer Back Up	Completed	2017-02998 sewer backup- denise 218-6606
300 Marguerite Ave & Bishop A	02/20/18	Completed Complaint	Sewer Back Up	Completed	2018-04438 bu
300 Marguerite Ave & Bishop A	11/15/18	Periodic Inspection	Rental Registry	RR - Family Based	
300 Marguerite Ave & Bishop A	03/08/19	Violation	SPCC-Sec. 27-133 Registration	Closed	
300 Marguerite Ave & Bishop A	03/25/19	Inspection	Complaint Re-Inspection	In Progress	
300 Marguerite Ave & Bishop A	03/28/19	Completed Complaint	Complaint Reqst - General	Completed	2019-04798 Failure to apply for Rental Registry
300 Marguerite Ave & Bishop A	11/01/22	Periodic Inspection	Rental Registry	RR - Owner	
300 Marguerite Ave & Bishop A	06/18/24	Permit Application	Misc.(deck, fence,ramp)	Issued	50966 Fence
300 Marguerite Ave & Bishop A	06/18/24	Inspection	Inspector Notification	In Progress	
300 Marguerite Ave & Bishop A	07/18/24	Inspection	Progress Inspection	No Progress	
300 Marguerite Ave & Bishop A	08/05/24	Inspection	Progress Inspection	Pass	
300 Marguerite Ave & Bishop A	08/05/24	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	50966 Fence Certificate of Completion #50966

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-19

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Nate Pan	No concerns, see Staff Report
Planning Commission	3/16 CPC meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-Revised drawing agrees with City Records. Moving from On Hold to Approved.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	<ul style="list-style-type: none"> • No objection to re-subdivision. • Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	<ul style="list-style-type: none"> • No stormwater impacts regarding the re-subdivision request. • Site elevations for future construction shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Engineering Sewer	Conditionally Approved	Mirza Malkoc	<ul style="list-style-type: none"> • Sewer facilities are available. • Future construction on a new lot will require new lateral to main,
			<p>construction may be subject to Onondaga County's 1:1 offset to be determined/administered by the City. Onondaga County Plumbing Control shall review and approve the plans as well.</p> <ul style="list-style-type: none"> • All installation & restoration work to be done to City of Syracuse specifications & details.
Landmark Preservation	N/A		