



**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

<b><u>R-2026-11</u></b>	<b><u>Staff Report –April 6, 2026</u></b>
<b><i>Application Type:</i></b>	Resubdivision
<b><i>Project Address:</i></b>	808 Velasko Rd. (Tax ID: 089.-09-09.0), 100 Ethel Ave ( Tax ID: 089.-09-19.0)
<b><i>Summary of Proposed Action:</i></b>	The applicant intends to combine two lots into one new lot.  Total square footage of New Lot 808: 0.503 Acres
<b><i>Owner/Applicant</i></b>	Richard & Karen Ryan, Irrevocable Trust (Owner of 808 Velasko Rd) Greater Syracuse Property Development Corporation (Owner/Applicant of 100 Ethel Ave)
<b><i>Existing Zone District:</i></b>	The two parcels involved in the resubdivision are located in the Single-Unit Residential (R1) Zone District.
<b><i>Surrounding Zone Districts:</i></b>	The neighboring properties to the east, west, south and north are all located in the Single-Unit Residential (R1) Zone District.
<b><i>Companion Application(s)</i></b>	N/A
<b><i>Scope of Work:</i></b>	The applicant proposes combining a vacant nonconforming parcel with a residential parcel.
<b><i>Facts on Project &amp; Staff Analysis:</i></b>	<p><b><u>Dimensional Standards</u></b></p> <ul style="list-style-type: none"> <li>- The proposed resubdivided lot meets the Dimensional Standards of the R1 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.2 B for single-unit dwellings.</li> <li>- The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R1 Zone District is 4,000 SF, and the proposed lot will be 21,910 SF, thus conforming for their proposed use type.</li> <li>- The lot width minimum for Single-Unit Detached Dwellings in the R1 Zone District is 40 FT, and the proposed unchanged lot width along Velasko Rd is 106 FT which meets the SZO.</li> </ul> <p><b><u>Facts on Project</u></b></p> <ul style="list-style-type: none"> <li>- The land use of “Single-Unit Detached Dwelling” is permitted by right in the R1 Zone District.</li> <li>- The proposed resubdivision will eliminate a nonconforming lot of only 86 SF by combining it with a 0.501-acre lot to create a conforming lot. A stone retaining wall runs along the eastern boundary of this property (along Velasko Rd) eliminating possible driveway access to the residential house from Velasko Rd.</li> <li>- 808 Velasko Rd utilizes an existing driveway for property access via Ethal Ave.</li> <li>- The stone retaining wall encroaches into Velasko Rd.</li> <li>- According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 808 will be 808 Velasko Rd.</li> </ul>
<b><i>Staff Recommendation:</i></b>	Staff recommend approving this project
<b><i>Recommended Conditions if Approved:</i></b>	<ol style="list-style-type: none"> <li>1. Applicant shall successfully file the resubdivision map of R-2026-11 in the Onondaga County Clerk's office within 62 days of resubdivision approval.</li> <li>2. Per City Mapping Engineering, the applicant shall gain a Waiver of Encroachment and establish a Maintenance Agreement addressing the retaining wall along Velasko Rd.</li> </ol>
<b><i>Zoning Procedural History:</i></b>	- No Zoning Procedural History, this property has been utilized as a single family home since being built in 1935.
<b><i>Summary of Zoning History:</i></b>	- N/A

<b>Code Enforcement History:</b>	See attached Code Enforcement history.	
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.	
<b>Summary of Changes:</b>	This is not a continued application.	
<b>Property Characteristics:</b>	<p><b><u>Existing Lots</u></b></p> <p><b>808 Velasko Rd.</b> The subject property at 808 Velasko Rd. is an irregularly shaped parcel with a lot size of 21,823 SF (0.501 Acres). The property has two street frontages with 106 FT of frontage along Velasko Rd and 34 FT along Ethal Ave. The northern property line borders 716 Velasko Rd for 175 FT. The western property line boards 317 Overlook Dr. for 94 FT and 104 Ethel Ave for 110 FT. The southern property line borders 104 Ethel Ave for 32 FT, Ethel Ave for 34 FT, &amp; 810 Velasko Rd for 108 FT. The Eastern property line borders 100 Ethel Ave. for 43 FT, 810 Velasko Rd for 55 FT and Velasko Rd 106 FT.</p> <p><b>100 Ethel Ave.</b> The subject property at 100 Ethel Ave is a regularly shaped parcel measuring 86 SF. The northern property line borders 808 Velasko for 2 FT. The eastern property line borders 814 Velasko Rd for 43 FT. The Southern property line has 2 FT of street frontage along Ethel Ave. Western property line borders 808 Velasko Rd for 43 FT. The property is currently vacant land.</p> <p><b><u>Proposed Lot</u></b></p> <p><b>808 Velasko Rd.</b> The proposed lot 808 is an irregularly shaped parcel with a lot size of 21,910 SF (0.503 Acres). The property has two street frontages with 106 FT of frontage along Velasko Rd and 36 FT along Ethal Ave. The northern property line borders 716 Velasko Rd for 175 FT. The western property line boards 317 Overlook Dr. for 94 FT and 104 Ethel Ave for 110 FT. The southern property line borders 104 Ethel Ave for 32 FT, Ethel Ave for 36 FT, &amp; 810 Velasko Rd for 108 FT. The Eastern property line borders 100 Ethel Ave. for 43 FT, 810 Velasko Rd for 55 FT and Velasko Rd 106 FT.</p>	
	<b>SEQR Determination:</b>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
	<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria for Onondaga County’s review

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Final Plan Resubdivision of Part of Lots 54-57 – Adams Track & Part of Lot 74 – Town of Onondaga fmly. Into New Lot 808 know as No. 808 Velsko Road City of Syracuse – Onondaga County, N.Y.” Drawn by Cottrell Land Surveyors, PC. Stamped by Gary Ensign Cottrell Dated 12/16/25. Scale 1” = 30’



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**Attachments:**

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

**Context Maps:**

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



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

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

Figure 2: Aerial Imagery of Subject Property



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

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



# Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

**Jacob R. Dishaw**  
Zoning Administrator

**Zhitong Wu**  
Director of Zoning

**Meira Hertzberg**  
Land Use & Zoning  
Attorney

**Haohui Pan**  
Zoning Planner II

**Amber Dillon**  
Zoning Planner II

**Noah Garcia**  
Zoning Planner II

**Eric Auwaerter**  
Zoning Administration  
Specialist

To: Greater Syracuse Property Development Corporation (GSPDC)  
1941 S Salina St.  
Syracuse, NY, 13204  
3/3/2026

Re: Application Completeness for City Planning Commission

Dear Terri and Katelyn,

On 3/3/2026, Amber Dillon determined the proposed project R-2026-11 to be complete for the resubdivision of 808 Velasko Road.

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

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

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

**GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.**

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202  
Office 315 448 8640 [zoning@syr.gov](mailto:zoning@syr.gov) [www.syr.gov](http://www.syr.gov)

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](mailto:zoning@syr.gov) \*

\*\*[www.syr.gov/Departments/Zoning-Administration](http://www.syr.gov/Departments/Zoning-Administration)\*\*

Office Use Filing Date: 3/3/26 Case: R-2026-11 Zoning District: R1

**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	2221.60 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) 100 Ethel Ave	089.-09-19.0	GSPDC	8/15/2024
2) 808 Velasko Rd.	089.-09-09.0	Richard & Karen Ryan	5/14/2024
3)		Irrv Trust	
4)			

As listed in the Department of Assessment property tax records at <http://syrgov.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 2 residential parcels  
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: 1

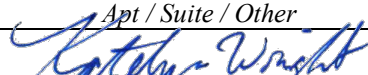
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need, and justification.)

100 Ethel Ave is a narrow 2' wide strip of land alongside the driveway for 808 Velasco Rd. This resubdivision will correct this probable survey error.

**City of Syracuse Office of Zoning Administration**

**PROPERTY OWNER(S) (required)**

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

<b>Katelyn</b>	<b>Wright</b>	<b>Executive Director</b>	<b>Greater Syracuse Property Development Corporation</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<b>1941 S. Salina St.</b>		<b>Syracuse</b>	<b>NY</b>	<b>13205</b>	<i>Phone:</i> [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> [REDACTED]
<i>* Signature:</i> 			<i>Date:</i> 02/02/2026		

<b>Richard &amp; Karen</b>	<b>Ryan</b>				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<b>808 Velasko Rd</b>		<b>Syracuse</b>	<b>NY</b>	<b>13207</b>	<i>Phone:</i> [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> [REDACTED]
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</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>
<i>* Signature:</i>			<i>Date:</i>		

**\* 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)**

<b>Katelyn</b>	<b>Wright</b>	<b>Executive Director</b>	<b>Greater Syracuse Property Development Corporation</b>		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<b>1941 S. Salina St</b>		<b>Syracuse</b>	<b>NY</b>	<b>13205</b>	<i>Phone:</i> [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i> [REDACTED]

<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

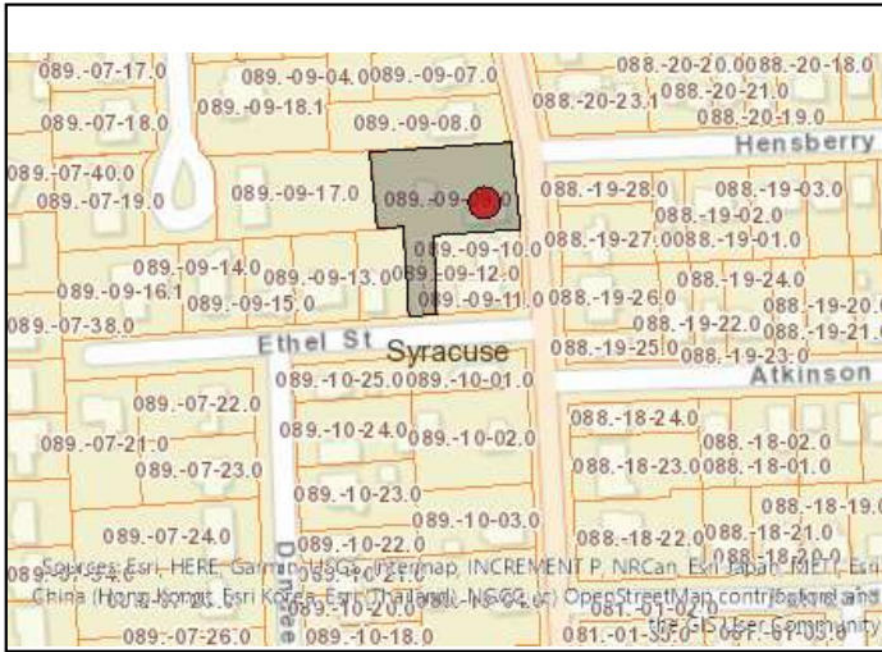
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Merge two residential parcels			
Project Location (describe, and attach a location map): 100 Ethel Ave in the City of Syracuse between Velasco Rd and Dundee Dr.			
Brief Description of Proposed Action: 100 Ethel Ave is a narrow 2' wide strip of land alongside the driveway for 808 Velasco Rd. This resubdivision will correct this probable survey error.			
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 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.051 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?		.051 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <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 <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 checked="" type="checkbox"/>	YES <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"/>	YES <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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>2/2/2026</u>		
Signature: <u></u> Title: <u>Executive Director</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]	No
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

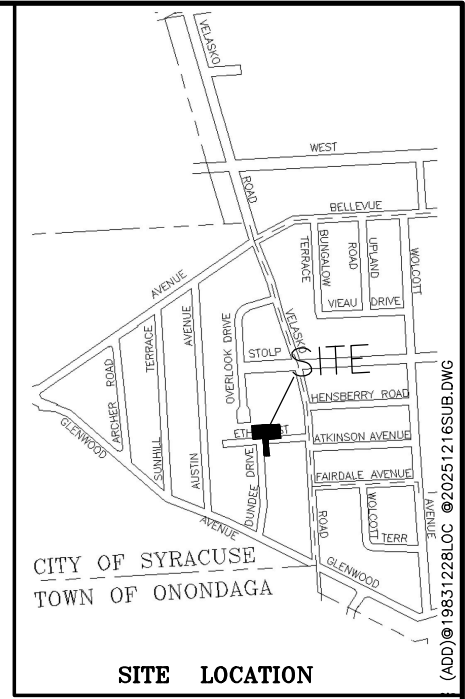
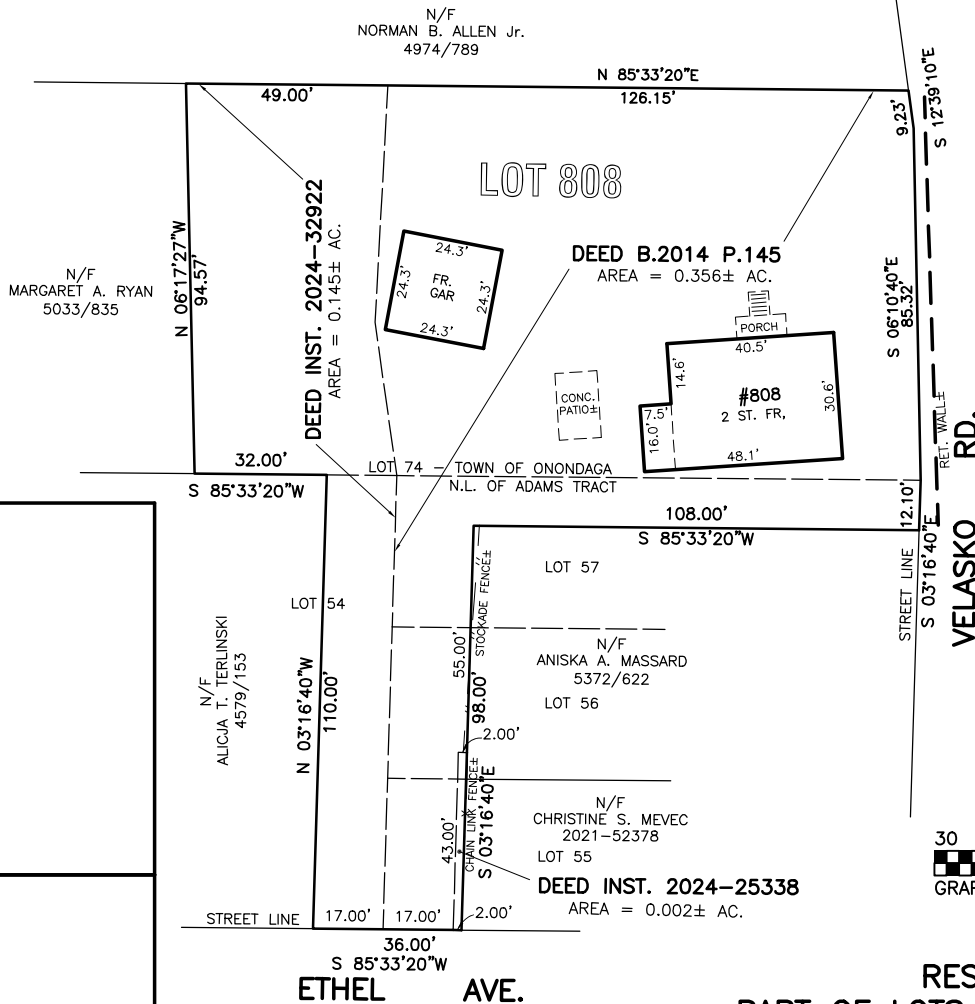
THE UNDERSIGNED CERTIFIES THAT THIS MAP WAS MADE FROM AN ACTUAL SURVEY ON 01-08-2004 VOID WITHOUT SIGNER'S EMBOSSED SEAL.



NOT A VALID SUBDIVISION WITHOUT RECORDING DATA OF THE MAP FILING WITH THE ONONDAGA COUNTY CLERK'S OFFICE.

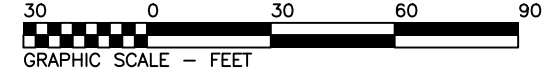
MUNICIPAL APPROVAL

COUNTY HEALTH DEPARTMENT APPROVAL



BOUNDARY CLOSURE PRECISION: 1:167119

TOTAL AREA = 0.503± ACRES



I HEREBY APPROVE THIS TRACT MAP.

RICHARD E. RYAN, OWNER  
808 VELASKO ROAD  
SYRACUSE, NY 13207

I.D: 89-9-9  
FILE: DRAWER 20  
B/P:

**RESUBDIVISION OF  
PART OF LOTS 54-57 - ADAMS TRACT &  
PART OF LOT 74 - TOWN OF ONONDAGA fmy.  
INTO NEW LOT 808  
KNOWN AS No. 808 VELASKO ROAD  
CITY OF SYRACUSE - ONONDAGA COUNTY, N.Y.**

SCALE: 1" = 30'  
12-16-2025

COTTRELL LAND SURVEYORS, PC.  
7308 STATE RTE 173, MANLIUS, NY 13104  
(315)682-8121, WWW.COTTRELLSURVEYORS.COM

VELASKO #808 P.L54-57 ADAMS ON074 SYR #89-9-9 {ETHEL: (ADD)@19831228LOC @20251216SUB.DWG

Project:	R-2026-11
Date:	4/1/2026

**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-2026-11

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

04/06/2026

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)

<b>PRINT FORM</b>
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City of Syracuse

**Parcel History**

01/01/1900 - 04/01/2026

Tax Map #: 089.-09-09.0

Owners: Richard E Ryan, Richard&KarenRyan Irrv Trust

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
808 Velasko Rd To Ethel St	03/26/12	Completed Complaint	Blue Bin Skip	Completed	2012-06056   bb skipped on ethel side (with other houses)
808 Velasko Rd To Ethel St	06/17/14	Completed Complaint	Const/Demo Debris: Req PU	Completed	2014-12625   const debris
808 Velasko Rd To Ethel St	11/20/14	Completed Complaint	Bulk Household Items	Completed	2014-30247   carpet/ padding
808 Velasko Rd To Ethel St	11/08/17	Completed Complaint	Jet Lateral/Main	Completed	2017-32408   flush ticket # 5581
808 Velasko Rd To Ethel St	11/13/17	Permit Application	Road Cut	Issued	PC-0899-17   Greater Syracuse Plumbing EMERGENCY ROAD CUT for s sewer repair at 808 Velasko Rd. Mr Rooter Plumbing
808 Velasko Rd To Ethel St	11/21/17	Permit	Road Cut	Open	PC-0899-17   Greater Syracuse Plumbing EMERGENCY ROAD CUT for s sewer repair at 808 Velasko Rd. Mr Rooter Plumbing   Expires 12/31/9990
808 Velasko Rd To Ethel St	11/29/17	Completed Complaint	Jet Lateral/Main	Completed	2017-33660   flush ticket 5585
808 Velasko Rd To Ethel St	12/21/18	Completed Complaint	Blue Bin Skip	Completed	2018-36102   my blue bin was skipped and I want it picked up today it is on the ethel street side per caller

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

**Resubdivision R-2026-11**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	4/6/2026 CPC Meeting		
Eng. Mapping-Zoning	Conditionally Approved	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. City Plat# 296</p> <p>The retaining wall that encroaches into Velasko should have a waiver of encroachment, and maintenance agreement. There have been issues in the past with maintenance performed and responsibility for other locations on Velasko. Approval of an encroachment complete with a maintenance agreement should be a condition of any resubdivision maps or permits being approved.</p>
Engineering Design and Construction	Approved	<b>Nyezee Goe</b>	No objection to re-subdivision. Storm and Sanitary sewer available. Any future construction/development will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Approved	<b>Nyezee Goe</b>	Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Engineering Sewer	Approved	<b>Nyezee Goe</b>	No impact to sewers
Landmark Preservation	N/A		