



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

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

<i>R-2026-38</i>	<i>Staff Report –May 18th, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	205-07 Hudson St. (Tax ID: 086.-05-30.0) & 209-15 Hudson St. (Tax ID: 086.-05-27.2)
<i>Summary of Proposed Action:</i>	The applicant intends to combine a vacant lot in the R5 High Density Residential Zone District with the adjacent two-family residential parcel that is located in the R2 Low Density Residential Zone District. Both parcels are in the flood plain. The applicant intends to install fencing and use the lot as additional yard space. Total square footage of New Lot 16A: 0.368 Acres / 16030 SF
<i>Owner/Applicant</i>	205-07 Hudson St. is owned by Greater Syracuse Property Development Corporation 209-15 Hudson St. is owned by John L. Rodriguez
<i>Existing Zone District:</i>	The subject parcels involved in the resubdivision are located in the Low Density Residential R2 Zone District (205-7 Hudson St.) & in the High Density Residential R5 Zone District (209-15 Hudson St.)
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east are located in the Neighborhood Center Mixed Use MX-2 Zone District. The property to the north is High Density Residential R5 Zone. The properties to the west and south are a mix of Low Density Residential R2 Zone District, Small Lot Residential R3 Zone District, and the Urban Neighborhood Mixed Use MX-1 Zone District.
<i>Companion Application(s)</i>	Z-2921 Zone Map Amendment to change 205-09 Hudson from R5 to R2.
<i>Scope of Work:</i>	The applicant proposes combining a vacant lot with a two-family residential parcel.
<i>Facts on Project & Staff Analysis:</i>	<p><u>Dimensional Standards</u></p> <p>Lot 16A:</p> <ul style="list-style-type: none"> - The proposed resubdivided lot meets the Dimensional Standards of the R2 Low Density Residential Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.3 B for two-unit dwellings. - The lot area requirement for the residential use type of “Two-Unit Detached Dwelling” in the Rr Zone District is 3,000 SF, and the proposed lot will be 16030 SF, thus conforming for their proposed use type. - There is no lot width minimum for Two-Unit Detached Dwellings in the R2 Low Density Residential Zone District, the proposed lot width along Hudson St. is 132 FT. <p><u>Facts on Project</u></p> <ul style="list-style-type: none"> - The land use of “Two-Unit Detached Dwelling” is permitted by right in the R2 Zone District. - The proposed resubdivision will eliminate a small lot in the flood plain with 33 ft of street frontage. - The two-family home located at 209-15 Hudson St. is currently marked and addressed as 213 Hudson St. for USPS purposes. The home has two electric meters. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 16A will be 211 & 213 Hudson St.
<i>Staff Recommendation:</i>	Staff recommend approving this project.
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file maps at the Onondaga County Clerk’s Office of Companion Resubdivision application R-2026-38 within 62 days of approval upon the Common Council’s approval of the companion application Z-2921 – Zoning

	<p>Map Amendment.</p> <p>2. The applicant shall apply for a fence permit before installing a new fence.</p>
Zoning Procedural History:	- N/A
Summary of Zoning History:	<p>205-07 Hudson St. previously contained a two-family home that was demolished via permit #95736 which was issued on 2/8/2010 and deemed completed on 4/23/2010.</p> <p>The lot know as 209-15 Hudson St. was previously two separate parcels, known as 209 & 213 Hudson St., each parcel contained one detached structure. The single-family home on what was 209 Hudson St was demolished in 2007 via permit # 84177. The mechanism in which lot 13 (previously 209 Hudson St.) was joined with lots 16 & 19 (previously 213 Hudson St.) is unknown. There is currently one two-family home located at 209-15 Hudson St. The home is addressed for mailing purposes as 213 Hudson St. The owner of the subject property installed a fence on the property via permit # 48007 in 2023. The structure is currently vacant.</p>
Code Enforcement History:	See attached Code Enforcement history.
Zoning Violations:	N/A
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p><u>Existing Lot</u></p> <p>205-07 Hudson St.</p> <p>The subject property at 205-07 Hudson St. is a regularly shaped parcel with a lot size of 2940 SF (0.068 Acres). The property has one street frontage on the western boundary with 33 FT of frontage along Hudson St. The northern property line borders 321-25 Bellevue Ave & Hudson St for 90 FT. The eastern property line borders 319 Bellevue Ave for 33 FT. The southern property line borders 209-15 Hudson St. for 90 FT.</p> <p>209-15 Hudson St.</p> <p>The subject property at 209-15 Hudson St. is a regularly shaped parcel with a lot size of 13068 SF (0.3 Acres). The property has one street frontage on the western boundary with 99 FT of frontage along Hudson St. The northern property line borders 205-07 Hudson St. for 90 feet and 319 Bellevue Ave. for 42 FT. The eastern property line boarders 620-22 South Ave for 66 FT and 626-28 South Ave for 33 FT. The southern property line borders 221 Hudson St. for 132 FT.</p> <p><u>Proposed Lots</u></p> <p>16A</p> <p>The proposed lot 16A is an irregularly shaped parcel with a lot size of 16030 SF (0.368 Acres). The property has one street frontage, on the western boundary, measuring 132 FT along Hudson St. The southern property line borders 221 Hudson St. for 132 FT. The eastern property line boarders 620-22 South Ave for 66 FT, 626-28 South Ave for 33 FT and 319 Bellevue Ave for 33 FT. The northern property line borders 321-25 Bellevue Ave & Hudson St for 90 ft and 319 Bellevue Ave for 42 FT.</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 for Onondaga County’s review.

R-2026-38

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision on Lots 19, 16, 13, and Part of Lot 7 - Block 3, Solvay Tract. Known as No. 213 Hudson Street City of Syracuse, County of Onondaga State of New York” Drawn by Michael J. McCully, Stamped by Michael J. McCully Land Surveying PLLC. Dated 12/18/25. Scale 1” = 30’

Attachments

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

Context Maps:

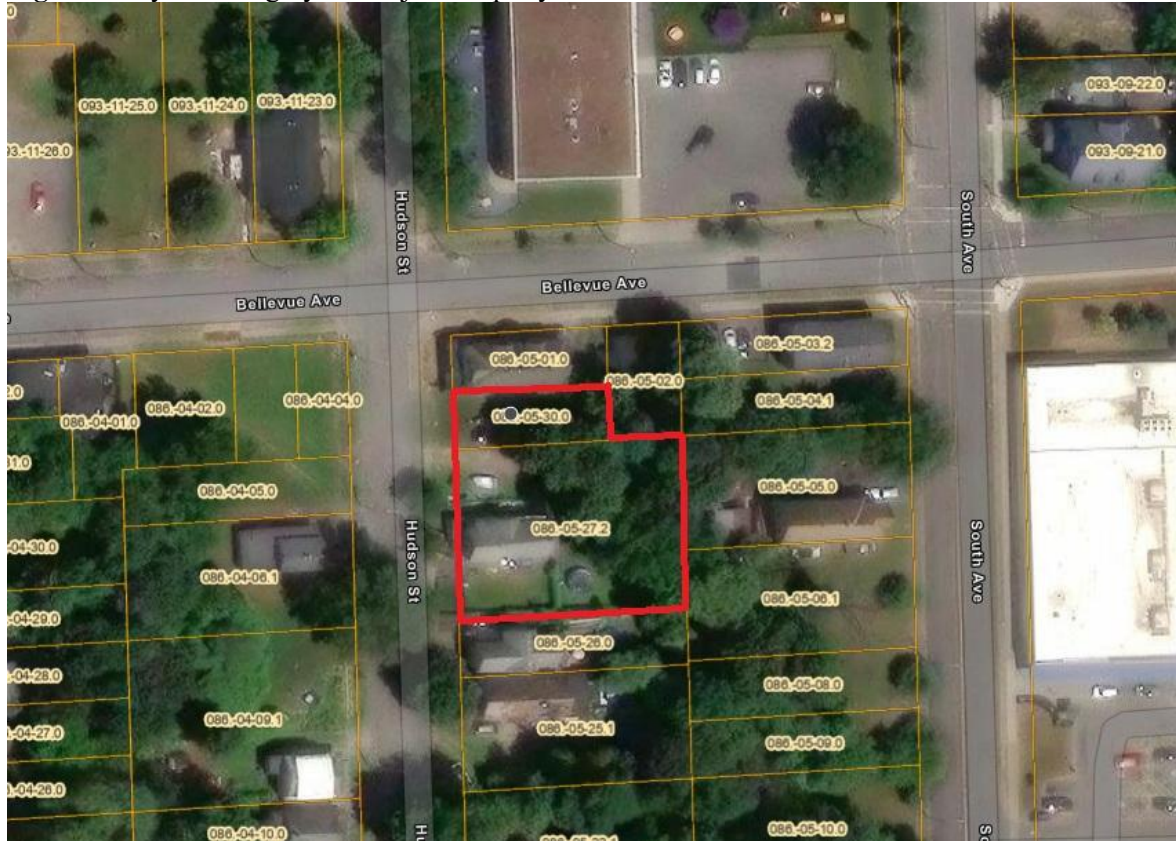
Figure 1: Zone District of Subject Property



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: Hybrid 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/>



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

<u>Z-2921</u>	<u>Staff Report –May 18th, 2026</u>
Application Type:	Zoning Map Amendment
Project Address:	205-07 Hudson St (Tax ID: 086.-05-30.0)
Summary of Proposed Action:	<p>The applicant is proposing a companion Resubdivision application (R-2026-38), to combine two parcels, 205-07 Hudson St and 209-15 Hudson St., into one new lot for additional yard space and fencing</p> <p>In the case of Resubdivision R-2026-38, 205-07 Hudson St is in R5 Zone District resulting in the new property being split zone district between the R5 and R2 zone district (which the other subject parcels are located in)which is triggering this Zoning Map Amendment. With the adoption of the 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>Total square footage of New Lot 16A: 0.368 Acres / 16,030 SF</p>
Owner/Applicant	205-07 Hudson St. is owned by Greater Syracuse Property Development Corporation 209-15 Hudson St. is owned by John L. Rodriguez
Existing Zone District:	The subject parcels involved in the resubdivision are located in the Low Density Residential R2 Zone District (205-7 Hudson St.) & in the High Density Residential R5 Zone District (209-15 Hudson St.)
Surrounding Zone Districts:	The neighboring properties to the east are located in the Neighborhood Center Mixed Use MX-2 Zone District. The property to the north is High Density Residential R5 Zone. The properties to the west and south are a mix of Low Density Residential R2 Zone District, Small Lot Residential R3 Zone District, and the Urban Neighborhood Mixed Use MX-1 Zone District.
Companion Application(s)	R-2026-38 Resubdivision to combine 205-07 Hudson St & 209-15 into one lot.
Scope of Work:	The applicant proposes to change 205-07 Hudson St from R5 to R2.
Facts on Project & Staff Analysis:	<p><u>Dimensional Standards</u></p> <p>Lot 16A:</p> <ul style="list-style-type: none"> - The proposed resubdivided lot meets the Dimensional Standards of the R2 Low Density Residential Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.3 B for two-unit dwellings. - The lot area requirement for the residential use type of “Two-Unit Detached Dwelling” in the Rr Zone District is 3,000 SF, and the proposed lot will be 16030 SF, thus conforming for their proposed use type. - There is no lot width minimum for Two-Unit Detached Dwellings in the R2 Low Density Residential Zone District, the proposed lot width along Hudson St. is 132 FT.

	<p><u>Facts on Project</u></p> <ul style="list-style-type: none"> - The land use of “Two-Unit Detached Dwelling” is permitted by right in the R2 Zone District. - The proposed resubdivision will eliminate a small lot in the flood plain with 33 ft of street frontage. - The two-family home located at 209-15 Hudson St. is currently marked and addressed as 213 Hudson St. for USPS purposes. The home has two electric meters. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 16A will be 211 & 213 Hudson St.
<i>Staff Recommendation:</i>	Staff recommend approving this project.
<i>Recommended Conditions if Approved:</i>	<ol style="list-style-type: none"> 1. Applicant shall successfully file maps at the Onondaga County Clerk’s Office of Companion Resubdivision application R-2026-38 within 62 days of approval upon the Common Council’s approval of the companion application Z-2921 – Zoning Map Amendment.
<i>Zoning Procedural History:</i>	<ul style="list-style-type: none"> - N/A
<i>Summary of Zoning History:</i>	<p>205-07 Hudson St. previously contained a two-family home that was demolished via permit #95736 which was issued on 2/8/2010 and deemed completed on 4/23/2010.</p> <p>The lot know as 209-15 Hudson St. was previously two separate parcels, known as 209 & 213 Hudson St., each parcel contained one detached structure. The single-family home on what was 209 Hudson St was demolished in 2007 via permit # 84177. The mechanism in which lot 13 (previously 209 Hudson St.) was joined with lots 16 & 19 (previously 213 Hudson St.) is unknown. There is currently one two-family home located at 209-15 Hudson St. The home is addressed for mailing purposes as 213 Hudson St. The owner of the subject property installed a fence on the property via permit # 48007 in 2023. The structure is currently vacant.</p>
<i>Code Enforcement History:</i>	See attached Code Enforcement history.
<i>Zoning Violations:</i>	N/A
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<p><u>Existing Lot</u></p> <p>205-07 Hudson St. The subject property at 205-07 Hudson St. is a regularly shaped parcel with a lot size of 2940 SF (0.068 Acres). The property has one street frontage on the western boundary with 33 FT of frontage along Hudson St. The northern property line borders 321-25 Bellevue Ave & Hudson St for 90 FT. The eastern property line borders 319 Bellevue Ave for 33 FT. The southern property line boards 209-15 Hudson St. for 90 FT.</p> <p>209-15 Hudson St. The subject property at 209-15 Hudson St. is a regularly shaped parcel with a lot size of 13068 SF (0.3 Acres). The property has one street frontage on the western boundary with 99 FT of frontage along Hudson St. The northern property line borders 205-07 Hudson St. for 90 feet and 319 Bellevue Ave. for 42 FT. The eastern property line boards 620-22 South Ave for 66 FT and 626-28 South Ave for 33 FT. The southern property line borders 221 Hudson St. for 132 FT.</p>

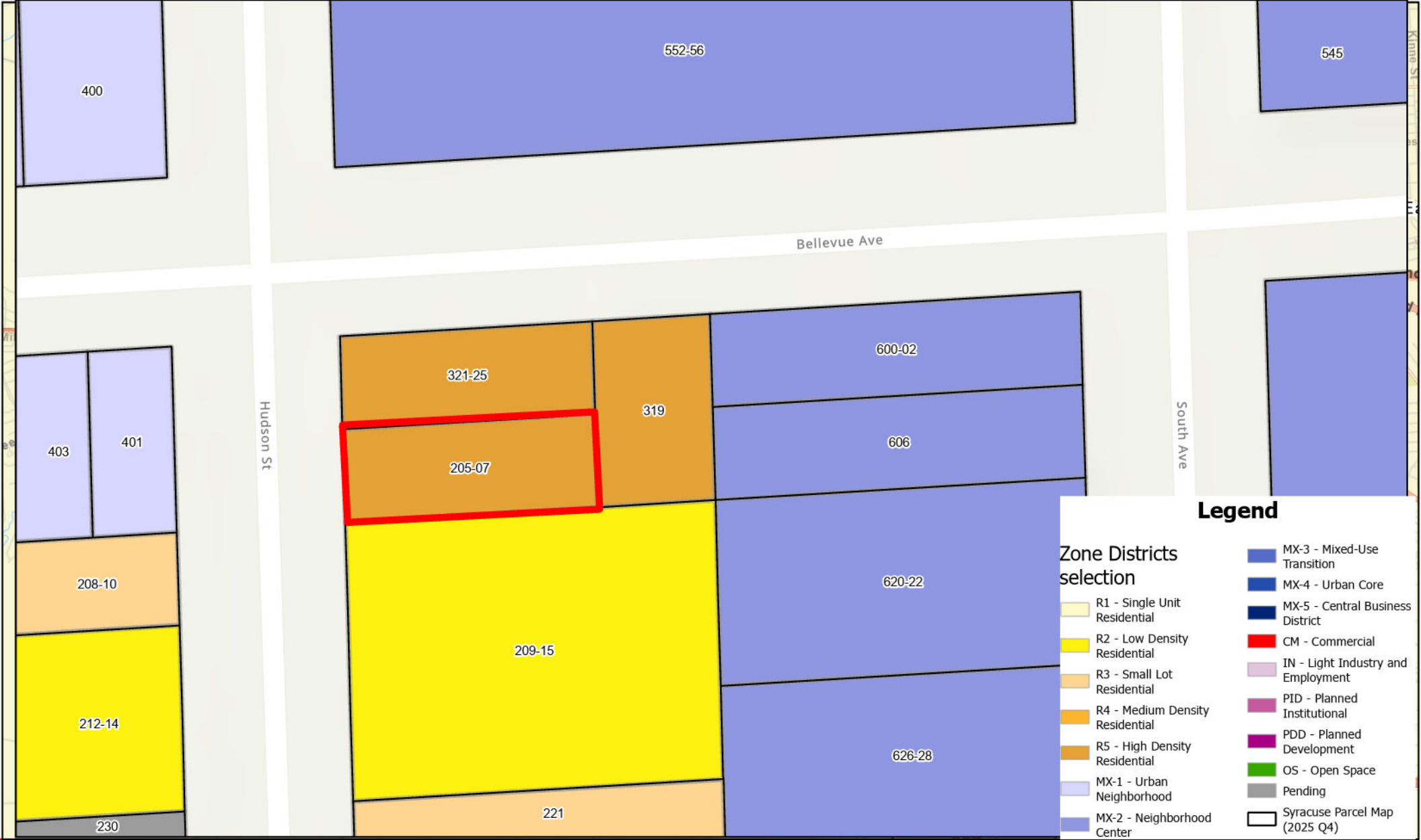
	<p><u>Proposed Lots</u> 16A The proposed lot 16A is an irregularly shaped parcel with a lot size of 16030 SF (0.368 Acres). The property has one street frontage, on the western boundary, measuring 132 FT along Hudson St. The southern property line borders 221 Hudson St. for 132 FT. The eastern property line borders 620-22 South Ave for 66 FT, 626-28 South Ave for 33 FT and 319 Bellevue Ave for 33 FT. The northern property line borders 321-25 Bellevue Ave & Hudson St for 90 ft and 319 Bellevue Ave for 42 FT.</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	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
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Attachments

- Proposed map of Zone change.
- Short Environmental Assessment Form Part 1
- IPS Comments from City Departments
- Code Enforcement History

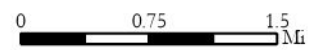


Legend

- Zone Districts selection**
- R1 - Single Unit Residential
 - R2 - Low Density Residential
 - R3 - Small Lot Residential
 - R4 - Medium Density Residential
 - R5 - High Density Residential
 - MX-1 - Urban Neighborhood
 - MX-2 - Neighborhood Center
 - MX-3 - Mixed-Use Transition
 - MX-4 - Urban Core
 - MX-5 - Central Business District
 - CM - Commercial
 - IN - Light Industry and Employment
 - PID - Planned Institutional
 - PDD - Planned Development
 - OS - Open Space
 - Pending
 - Syracuse Parcel Map (2025 Q4)

Selected Zone District

Map by: Nate Pan | Created on: 5/15/2026
 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, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Edward Hart, GIS Program Manager, Onondaga County Planning
 <edwardhart@ongov.net> (315) 435-2611, Onondaga County Finance Department, Division of Real



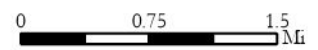


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- Zone Districts selection**
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Selected Zone District

Map by: Nate Pan | Created on: 5/15/2026
 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, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Edward Hart, GIS Program Manager, Onondaga County Planning
 <edwardhart@ongov.net> (315) 435-2611, Onondaga County Finance Department, Division of Real





Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

To: Greater Syracuse Property Development Corporation (GSPDC)
1941 S Salina St.
Syracuse, NY 13205

04/23/2026

Re: Application Completeness for Lot Alteration R-2026-38, 205-07 HUDSON ST

Dear Katelyn,

On 04/23/2026, Rebeca Baker determined the proposed project R-2026-38, at 205-07 HUDSON ST has all the required submittals for the application to be complete.

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

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

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 two residential parcels	2	16160.76 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) 205-07 Hudson St.	086.-05-30.0	GSPDC	8/30/2018
2) 209-15 Hudson St.	086.-05-27.2	John L. Rodriguez	5/30/2017
3)			
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 two residential parcels
Current Land Use(s): Residential
Proposed Land Use(s): Residential
Number of Dwelling Units: 2
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.)

The vacant lot at 205-07 Hudson St is located in the floodplain and is otherwise non-buildable due to its small size and frontage. The applicant proposes to merge 205-07 Hudson St. with the adjacent two-family residential parcel at 209-15 Hudson St. The property owner intends to install fencing and use the lot as additional yard space.

NOTE - Onondaga County would like this address reflected as 213 Hudson St. THis is the adress used by the US Post Office.

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.**

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: [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>Katelyn Wright</i>			Date: 02/12/2025		

John	Rodriguez				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
209-15 Hudson St		Syracuse	NY	13205	Phone: [REDACTED]
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: <i>John Luis Rodriguez</i>			Date: 4-8-2026		

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

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

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: [REDACTED]
<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>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Phone:</i>
<i>* Signature:</i>			<i>Date:</i>		

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

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

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

Short Environmental Assessment Form

Part 1 - Project Information

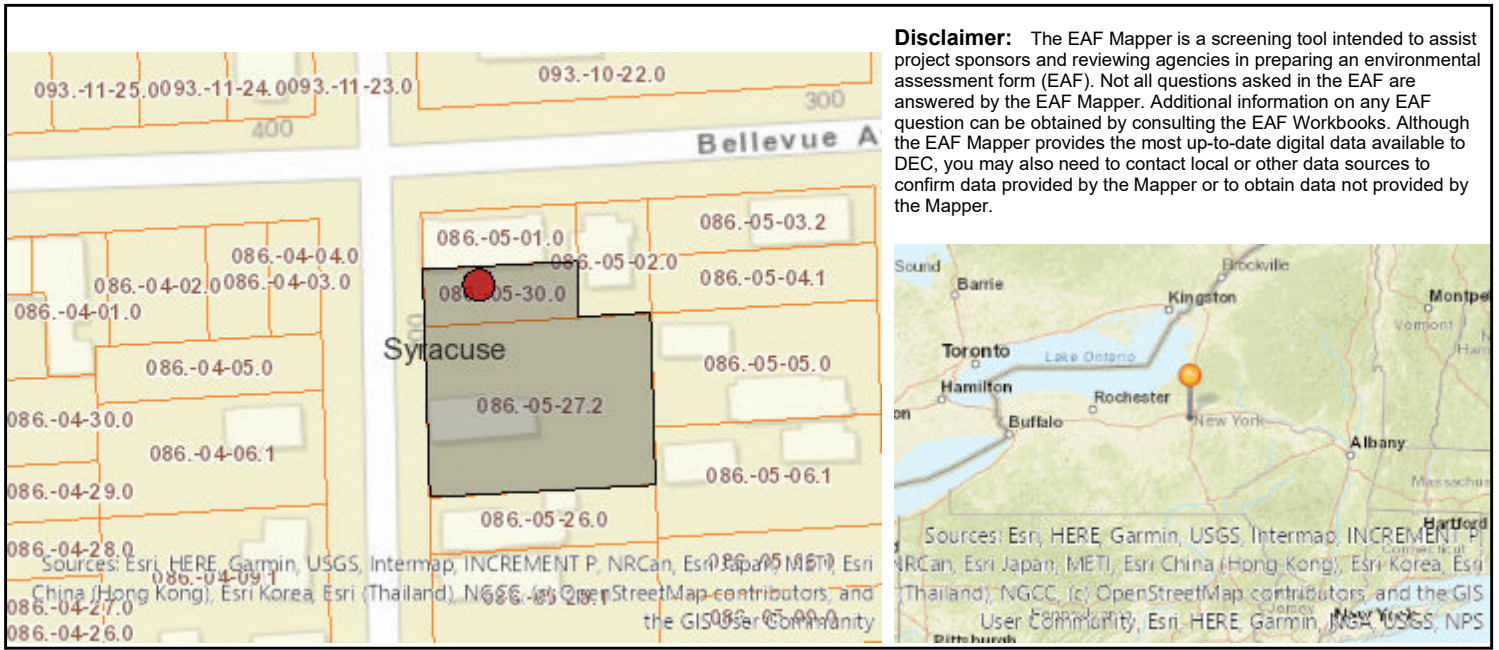
Instructions for Completing

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 two residential parcels			
Project Location (describe, and attach a location map): 205-07 Hudson St. and 209-15 Hudson St. in the City of Syracuse between Bellevue Ave and Sterling Ave.			
Brief Description of Proposed Action: The vacant lot at 205-07 Hudson St is located in the floodplain and is otherwise non-buildable due to its small size and frontage. The applicant proposes to merge 205-07 Hudson St. with the adjacent two-family residential parcel at 209-15 Hudson St. The property owner intends to install fencing and use Hudson lot as additional yard space.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: [REDACTED] E-Mail: kw [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 checked="" 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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.371 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? _____ 0.371 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			

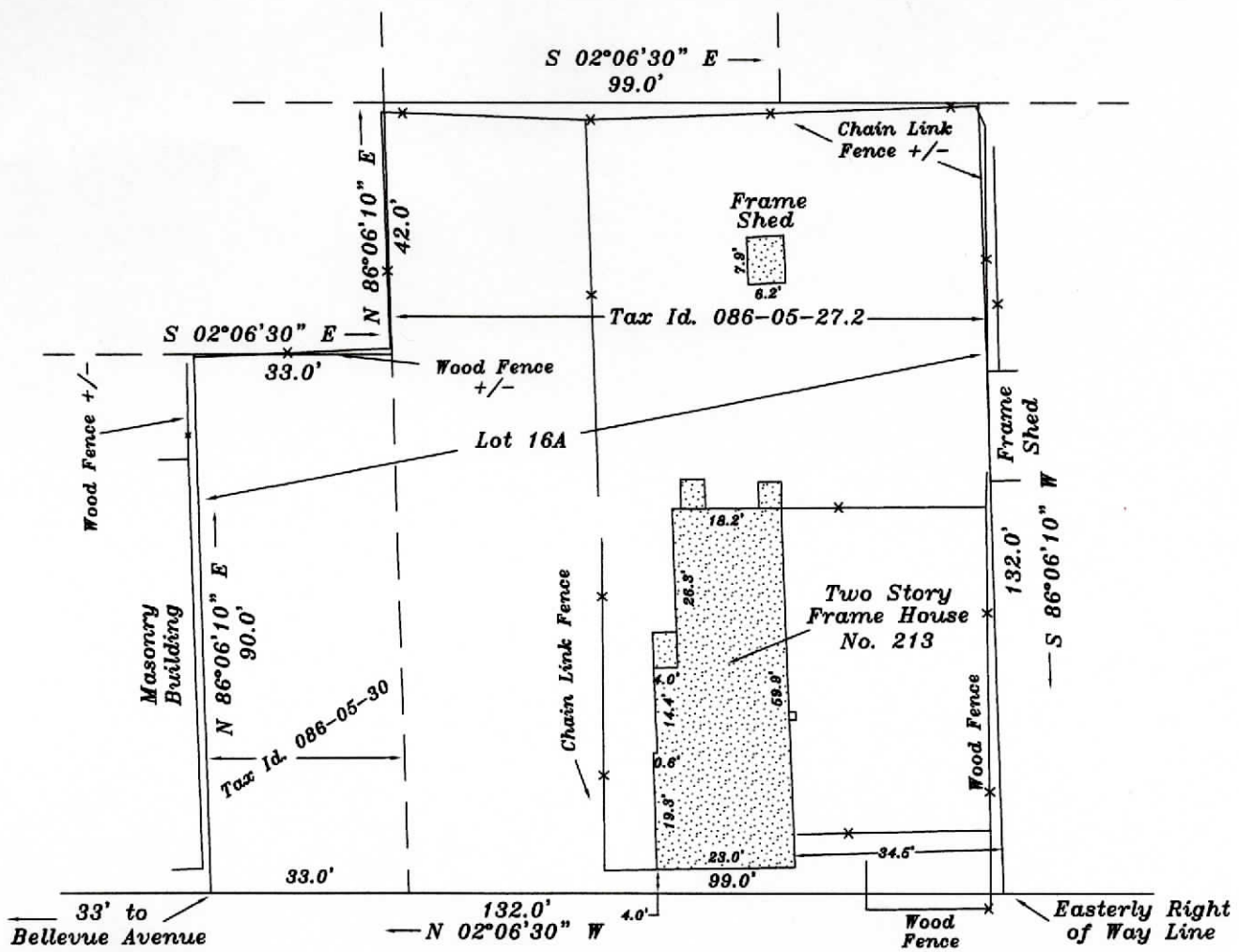
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	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? 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	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? 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"/>	
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"/>	



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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



Site Vicinity Locator
(not to scale)



Approvals

Hudson Street
(Open - 60' 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.
- *New Lot 16A Area = 16030 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation & Rodriguez

Date of Fieldwork: 12-17-2025
Tax Id#: 086-05-30 & 27.2
Deed: 2018/38819 & 5427/461
Abstract: Not Provided

Proposed Only

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 816-5034</p>		<p>Proposed Resubdivision on Lots 19, 16, 13, and Part of Lot 7 - Block 3, Solway Tract.</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>Known as No. 213 Hudson Street, City of Syracuse, County of Onondaga, State of New York.</p>
<p>M.J. McCully NYSLLS 050696</p>	<p>Drawn by: MBM Scale: 1" = 30'</p>	<p>Date(s): 12-18-2025</p>
<p><small>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.</small></p>		

Project:	R-2026-38 & Z-2921
Date:	5/7/2026

**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-2026-38 & Z-2921

Date: 5/18/2026

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

5/18/2026

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Parcel History

01/01/1900 - 05/04/2026

Tax Map #: 086.-05-30.0

Owners: GSPDC

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
205-07 Hudson St	02/06/18	Inspection	Complaint Inspection	Fail	
205-07 Hudson St	02/06/18	Violation	2015 IMPC - 302.8 - Motor Vehicles	Closed	
205-07 Hudson St	02/14/18	Completed Complaint	Zoning Violations	Completed	2018-02937 Cars parking illegally on vacant land in residential neighborhood per neighbor.
205-07 Hudson St	02/14/18	Inspection	Complaint Inspection	Pass	
205-07 Hudson St	08/16/19	Complaint	Demolition	Referred to	D2019-0050
205-07 Hudson St	10/01/21	Complaint	Demolition	Closed-	D2021-0032

City of Syracuse

Parcel History

01/01/1900 - 05/04/2026

Tax Map #: 086.-05-27.2

Owners: John Rodriguez

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
209-15 Hudson St	10/08/15	Completed Complaint	Bulk Household Items	Completed	2015-25226 mat box
209-15 Hudson St	10/13/15	Completed Complaint	Bulk Household Items	Completed	2015-28255 extra trash
209-15 Hudson St	11/02/15	Completed Complaint	Blue Bin: request new BB	Completed	2015-29068 3 blue bins
209-15 Hudson St	02/16/16	Completed Complaint	Bulk Household Items	Completed	2016-02932 1 PIECE OF TWO PIECE SECTIONAL
209-15 Hudson St	02/29/16	Completed Complaint	Bulk Household Items	Completed	2016-03661 213 Hudson: couch
209-15 Hudson St	04/05/16	Completed Complaint	Bulk Household Items	Completed	2016-06955 MAT BOX TWIN 5 BAGS
209-15 Hudson St	10/18/16	Completed Complaint	Bulk Household Items	Completed	2016-29678 couch
209-15 Hudson St	01/06/17	Periodic Inspection	Rental Registry	Invalid - failed to	
209-15 Hudson St	04/28/17	Completed Complaint	Bulk Household Items	Completed	2017-09064 mat box
209-15 Hudson St	07/17/17	Completed Complaint	Bulk Household Items	Completed	2017-19616 boxspring
209-15 Hudson St	09/14/17	Completed Complaint	Quad 2 ConstrDebrisPickUp	Completed	2017-26298 wood & shingles
209-15 Hudson St	03/03/22	Violation	SPCC-Sec. 27-133 Registration	Closed	
209-15 Hudson St	03/03/22	Inspection	Complaint Inspection	Fail	
209-15 Hudson St	03/08/22	Completed Complaint	Rental Registry	Completed	2022-01400 failure to apply to rental registry
209-15 Hudson St	03/08/22	Inspection	Complaint Re-Inspection	Pass	
209-15 Hudson St	07/29/22	Permit Application	Misc.(deck, fence,ramp)	Issued	48007 68' of 4' high open style fencing in the from setback 66' along the south property line at 6' high in the rear setback of the two family residential property. ****Mail returned for Rodriguez @ property_UTF(TS 11/29/2022)
209-15 Hudson St	08/15/22	Inspection	Inspector Notification	In Progress	
209-15 Hudson St	09/22/22	Inspection	Progress Inspection	In Progress	
209-15 Hudson St	06/16/23	Inspection	Final Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
209-15 Hudson St	06/20/23	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	48007 68' of 4' high open style fencing in the from setback 66' along the south property line at 6' high in the rear setback of the two family residential property. ****Mail returned for Rodriguez @ property_UTF(TS 11/29/2022) Certificate of Completion #48007
209-15 Hudson St	03/03/26	Complaint	Property Maintenance-Ext	Open	2026-01349 TD
209-15 Hudson St	03/03/26	Inspection	Complaint Re-Inspection	Pass	
209-15 Hudson St	03/03/26	Inspection	Vacant - New Complaint Inspection	Fail	
209-15 Hudson St	03/03/26	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
209-15 Hudson St	03/13/26	Completed Complaint	Vacant Lot	Completed	V2026-0027 Vac Lot TD
209-15 Hudson St	03/13/26	Inspection	Vacant Property - Routine Inspection	Pass	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-38

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	Approved	Ray Wills	-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# 026
Engineering Design and Construction	Conditionally Approved	Nyezee Goe	-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	Conditionally Approved	Nyezee Goe	-Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf for any future project -Future projects shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. -Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.
Engineering Sewer	Conditionally Approved	Nyezee Goe	-No impact to sewers -Future construction on new lot will require new lateral to main -All installation & restoration work to be done to City of Syracuse specifications & details. -Construction may be subject to Onondaga Countys 1:1 sewer offset to be determined/administered by the City.
Landmark Preservation	N/A		