



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>R-2026-35</u>	<u>Staff Report –May 18th, 2026</u>
Application Type:	Resubdivision
Project Address:	225 Croly St. (Tax ID: 037.-08-39.0) & 229 Croly St. (Tax ID: 037.-08-38.0)
Summary of Proposed Action:	<p>The applicant intends to subdivide two existing lots into two new lots for the future construction of Single-Unit Detached Dwellings. These homes will be one-story and contain three bedrooms & two bathrooms. The applicant has proposed this resubdivision to allow each home equal yard space as the slope on the southern side of new Lot 59A limits usable land.</p> <p>Total square footage of New Lot 63A: 0.19 Acres / 8316 SF Total square footage of New Lot 59A: 0.246 Acres / 10741 SF</p>
Owner/Applicant	Greater Syracuse Property Development Corporation
Existing Zone District:	The subject parcels involved in the resubdivision are located in the Single-Unit Residential (R1) Zone District
Surrounding Zone Districts:	The neighboring properties to the east, west, south and north are all located in the Single-Unit Residential (R1) Zone District, there is an area of Low Density Residential (R2) Zone District parcels to the west followed by a large area of Neighborhood Center Mixed Use (MX-2) Zone District to the northwest.
Companion Application(s)	N/A
Scope of Work:	The applicant proposes subdivide two vacant lots into two new lots.
Facts on Project & Staff Analysis:	<p><u>Dimensional Standards</u></p> <p>Lot 63A:</p> <ul style="list-style-type: none"> - The proposed resubdivided lot meets the Dimensional Standards of the R1 Single-Unit Residential Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.2 B for single-unit dwellings. - 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 8316 SF, thus conforming for their proposed use type. - The lot width minimum for Single-Unit Detached Dwellings in the R1 Single-Unit Residential Zone District is 40 FT, and the proposed lot width along Croly St. is 72 FT and the which meets the SZO. <p>Lot 59A:</p> <ul style="list-style-type: none"> - The proposed resubdivided lot meets the Dimensional Standards of the R1 Single-Unit Residential Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.2 B for single-unit dwellings. - 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 10741 SF, thus conforming for their proposed use type. - The lot width minimum for Single-Unit Detached Dwellings in the R1 Single-Unit Residential Zone District is 40 FT, and the proposed lot width along Croly St. is 93 FT and the which meets the SZO. <p><u>Facts on Project</u></p> <ul style="list-style-type: none"> - The land use of “Single-Unit Detached Dwelling” is permitted by right in the R1 Zone District. - The proposed resubdivision will allow the construction of two single family homes with equal usable yard space.

	- According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 63A will be 225 Croly St. and lot 59A will be 229 Croly St..
Staff Recommendation:	Staff recommend approving this project.
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-35 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
Zoning Procedural History:	- No History
Summary of Zoning History:	225 Croly St., previously contained a six-unit apartment building that was demolished in 2000 via permit number 44245. The lot then remained vacant. 229 Croly St., previously contained a six-unit apartment Building was demolished in 2010 via permit number 98264. The lot then remained vacant.
Code Enforcement History:	See attached Code Enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<p>Existing Lot</p> <p>225 Croly St. The subject property at 225 Croly St. is a regularly shaped parcel with a lot size of 7389 SF (0.17 Acres). The property has one street frontage with 64 FT of frontage on Croly St. along the western boundary. The northern property line borders 217 Croly St. for 115.5 FT. The eastern boundary 326 Bruce St. for 41.25 FT & 328 Bruce St. 22.75. The southern property line boards 225 Croly St. for 115.5 FT.</p> <p>229 Croly St. The subject property at 229 Croly St. is a regularly shaped parcel with a lot size of 11667 SF (0.27 Acres). The property has one street frontage with 101 FT of frontage on Croly St. along the western boundary. The eastern boundary 336 Bruce St for 41.25 FT., 332 Bruce St. for 41.25 FT & 328 Bruce St. for 18.5 FT. The northern property line borders 225 Croly St. for 115.5 FT. The southern property line boards 237 Croly St. for 115.5 FT.</p> <p>Proposed Lots</p> <p>63A The proposed lot 63A, to be known as 225 Croly St. is a regularly shaped parcel with a lot size of 8316 SF (0.19 Acres). The property has one street frontage with 72 FT of frontage on Croly St. along the western boundary. The northern property line borders 217 Croly St. for 115.5 FT. The eastern boundary 326 Bruce St. for 41.25 FT & 328 Bruce St. 30.75. The southern property line boards 225 Croly St. for 115.5 FT.</p> <p>59A The proposed lot 59A, to be known as 229 Croly St. is a regularly shaped parcel with a lot size of 10667 SF (0.246 Acres). The property has one street frontage with 93 FT of frontage on Croly St. along the western boundary. The eastern boundary 336 Bruce St for 41.25 FT., 332 Bruce St. for 41.25 FT & 328 Bruce St. for 10.5 FT. The northern property line borders 225 Croly St. for 115.5 FT. The southern property line boards 237 Croly St. for 115.5 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.

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 59, 60, 61, 62 & 63 Block 12 of the Fairview Tract to be New Lots 59A & 63A, Known as No. 225 & No. 229 Croly St., City of Syracuse, County of Onondaga State of New York” Drawn by Michael J. McCully, Stamped by Michael J. McCully Land Surveying PLLC. Dated 9/11/25. Scale 1” = 20’

Attachments

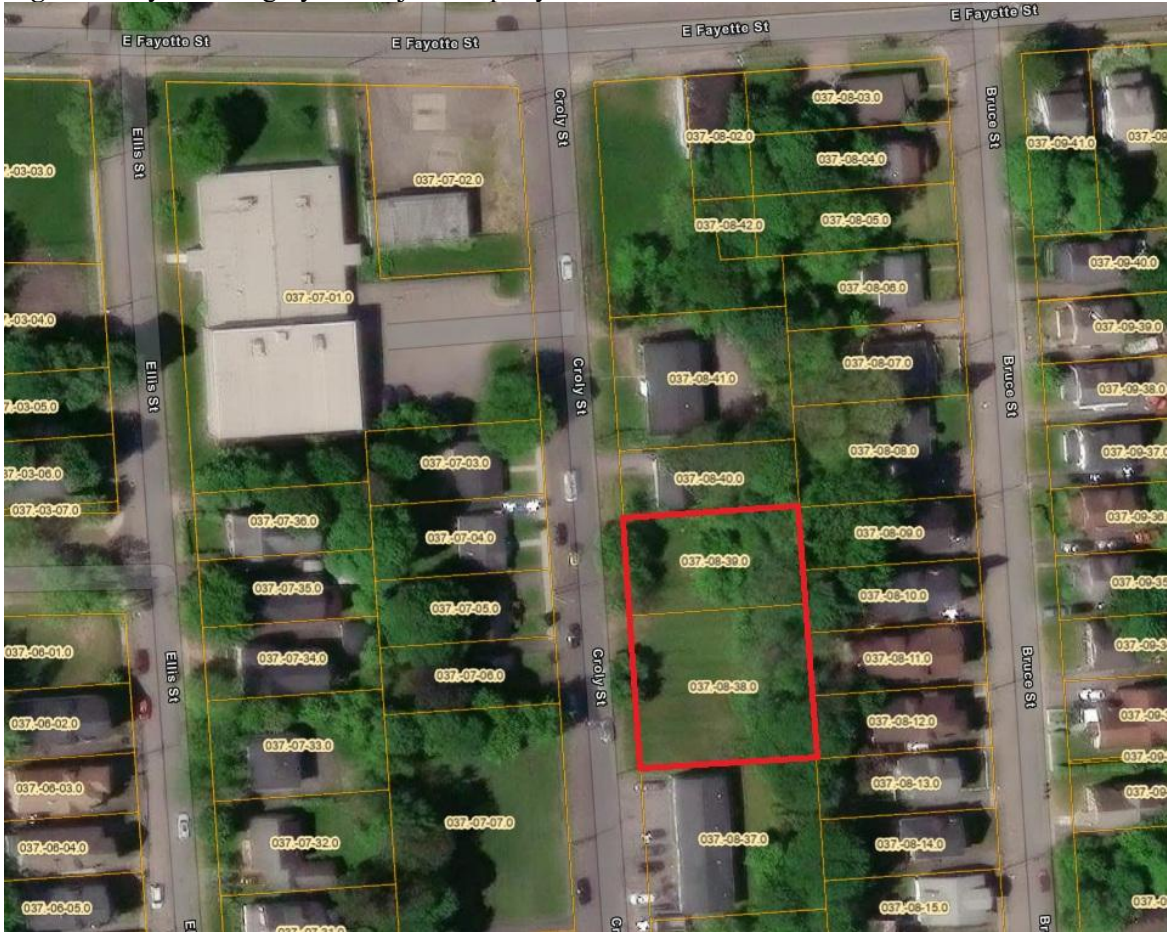
- Resubdivision Application
- Short Environmental Assessment Form Part 1
- IPS Comments from City Departments
- Code Enforcement History

Context Maps:

Figure 1: Zone District of Subject Property



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/>



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
1941 S Salina Street
Syracuse, NY 13204

04/22/2026

Re: Application Completeness for Lot Alteration R-2026-35 229 Croly St.

Dear Katelyn,

On 04/22/2026, Rebeca Baker determined the proposed project R-2026-35, at 229 Croly 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 type="checkbox"/> Resubdivision:			
<input checked="" type="checkbox"/> Lot Alteration:	Move lot line to create buildable parcels	2	18817.92 SF

<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) <u>229 Croly St.</u>	<u>037.-08-38.0</u>	<u>GSPDC</u>	<u>12/22/2016</u>
2) <u>225 Croly St.</u>	<u>037.-08-39.0</u>	<u>GSPDC</u>	<u>12/30/2025</u>
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:	Move lot line to create 2 buildable parcels
Current Land Use(s):	Residential
Proposed Land Use(s):	Residential
Number of Dwelling Units:	0
Days and Hours of Operation:	N/A residential
Number of Onsite Parking Spaces:	0

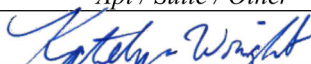
PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need, and justification.)

The Land Bank proposes to move the lot line between 225 and 229 Croly St to create 2 buildable lots. We plan to build a 1-story, 3 bedroom, 2 bathroom, single-family house on each parcel. They will be sold to owner-occupants. Because there is a steep slope on the southern side of 229 Croly St, the southern lot will have 93' of frontage while the northern lot will only have 72' of frontage. This gives both lots 72' of usable yard space.

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	<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> 4/2/2026		

<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>		

<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)

Katelyn	Wright	Executive Director	Greater Syracuse Property Development Corporation		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
1941 S. Salina St		Syracuse	NY	13205	<i>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

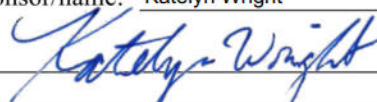
Instructions for Completing

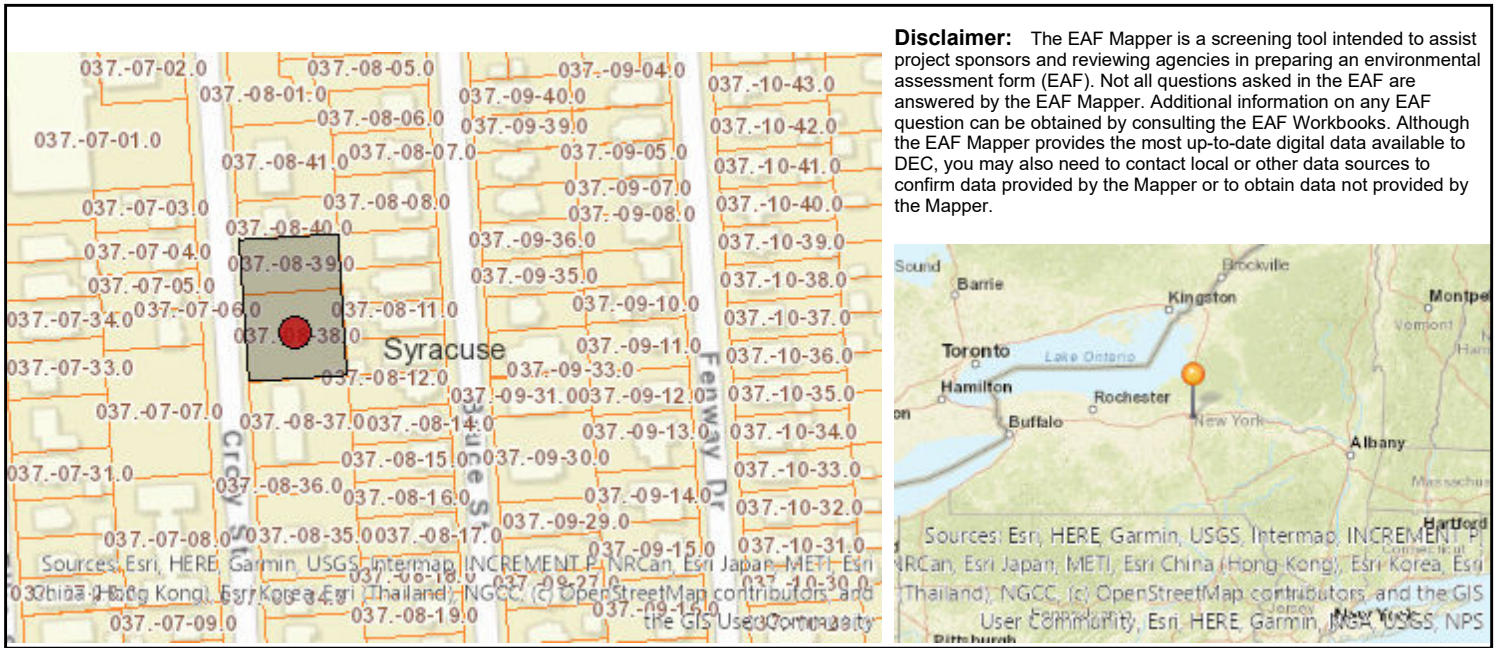
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Split a vacant lot into 2 residential parcels			
Project Location (describe, and attach a location map): 225 and 229 Croly St. in the City of Syracuse between E. Fayette St. and Salt Springs Rd.			
Brief Description of Proposed Action: The Land Bank proposes to move the lot line between 225 and 229 Croly St to create 2 buildable lots. We plan to build a 1-story, 3 bedroom, 2 bathroom, single-family house on each parcel. They will be sold to owner-occupants. Because there is a steep slope on the southern side of 229 Croly St, the southern lot will have 93' of frontage while the northern lot will only have 72' of frontage. This gives both lots 72' of usable yard space.			
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	YES
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:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.432 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? _____ .0432 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			

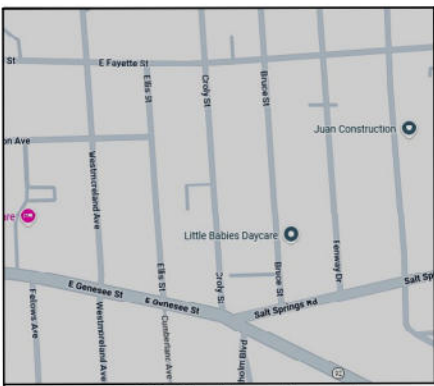
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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 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
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<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?	NO	YES
If Yes, describe: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEC Spills Incidence Database does not show any active spills at this location		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Katelyn Wright</u> Date: <u>4/2/2026</u>		
Signature: <u></u> Title: <u>Executive Director</u>		

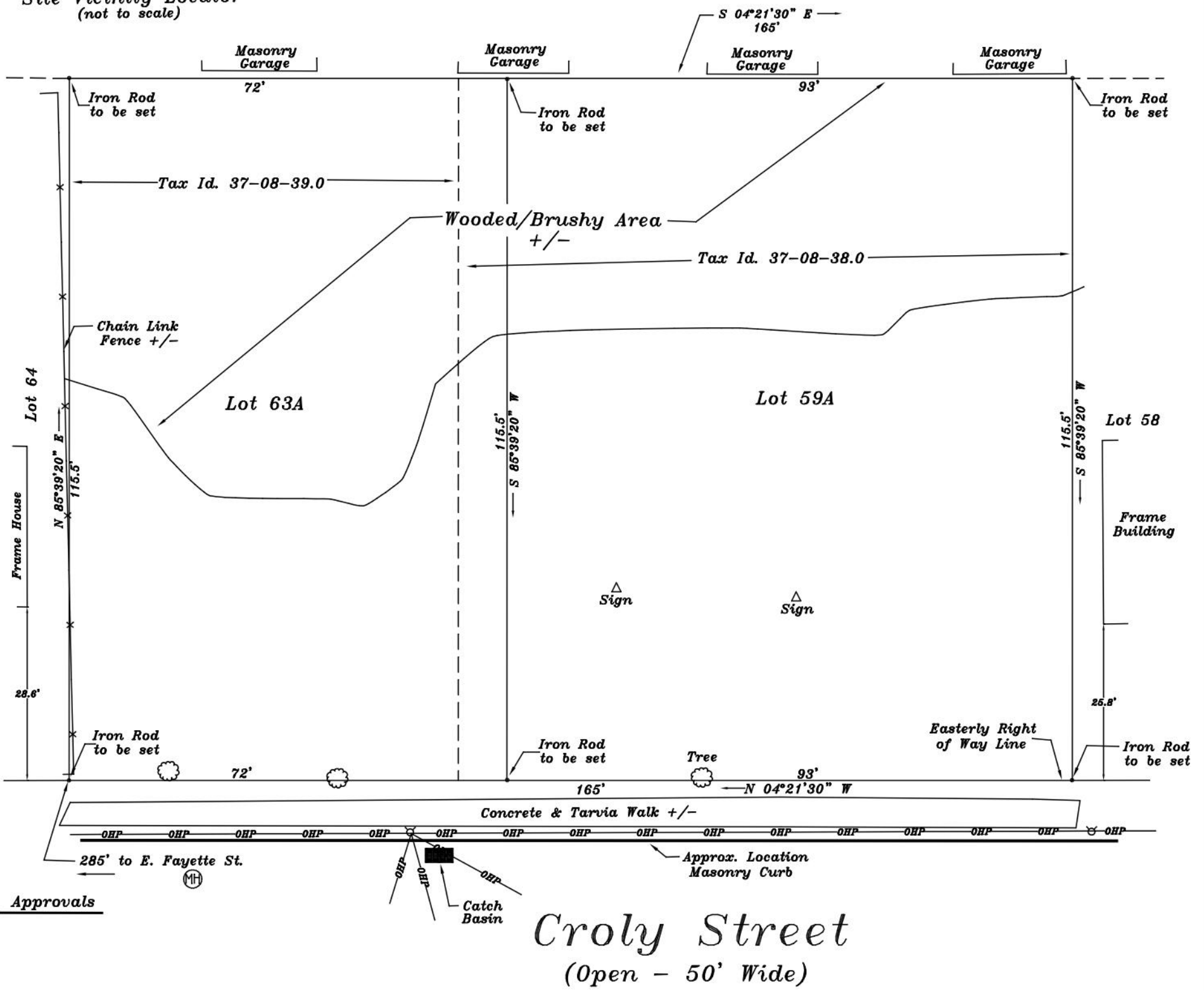


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Site Vicinity Locator
(not to scale)



Approvals

Croly Street (Open - 50' 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 59A Area = 10741 Sq. Ft.
- *New Lot 63A Area = 8316 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation

Date of Fieldwork: 12-17-25 & 1-12-26
 Tax Id#: 37-08-38 & 39
 Deed: 5406/38 & 5406/38
 Abstract: Not Provided

Proposed Only

*Sidewalk and curb location are approximate only due to significant snow accumulation at time of survey

<p>Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034</p>		<p>Proposed Resubdivision on Lots 59, 60, 61, 62, & 63 Block 12 of the Fairview Tract To be New Lot 59A & 63A</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		<p>Known as No. 225 & No. 229 Croly Street, City of Syracuse, County of Onondaga, State of New York</p>
<p>M.J. McCully NYSLLS 050696</p>	<p>Drawn by: PFOB Scale: 1" = 20' Date(s): 12-08-25</p>	

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

Project:	R-2026-35
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-2026-35
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.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
City of Syracuse Planning Commission	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

City of Syracuse

Parcel History

01/01/1900 - 05/06/2026

Tax Map #: 037.-08-39.0

Owners: City Of Syracuse

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
225 Croly St	09/20/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-17744 city cleans lot and leaves trash on curb and no one picks up..

City of Syracuse

Parcel History

01/01/1900 - 05/06/2026

Tax Map #: 037.-08-38.0

Owners: GSPDC

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
229 Croly St	08/16/19	Complaint	Demolition	Referred to	D2019-0081
229 Croly St	10/01/21	Complaint	Demolition	Closed-	D2021-0067

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-35

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	5/18/2026 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# 597
Engineering Design and Construction	Approved Conditionally	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	Approved Conditionally	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 County's 1:1 sewer offset to be determined/administered by the City.
Engineering Sewer	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 County's 1:1 sewer offset to be determined/administered by the City.
Landmark Preservation	N/A		