CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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Department of Neighborhood and Business Development
Jake Dishaw, Zoning Administrator
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Z-2925	***Staff Report – November 2nd, 2026***
Application Type:	Zoning Map Amendment
Project Address(es):	509 Seymour St. (Tax ID: 097.-04-19.1) & 513 Seymour St. (Tax ID: 097.-04-17.1)
Summary of Proposed Action:	The applicant is proposing a companion Resubdivision application (R-2026-85), combine a portion of a vacant lot with a lot containing a "Detached Single-Unit Dwelling" resulting in one lot measuring more than 10,000 SF. In the case of Resubdivision application (R-2026-85), 513 Seymour St. is located in the R3: Small Lot Residential Zone District; and 509 Seymour St. is located in the R2: Low Density Residential Zone District which is triggering this Zoning Map Amendment. With the adoption of Syracuse Zoning Ordinance (SZO), including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under SZO, but to allow for appropriate flexibility, staff will analyze proposed Resubdivsion 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). **This Zoning Map Amendment application is to change a portion of the Zone District of 509 Seymour St. from R2 to R3.**
Owner/Applicant	Greater Syracuse Property Development Corporation (Applicant & Owner of 509 Seymour St.) Sunshine Dyer (Owner of 513 Seymour St.)
Existing Zone District:	509 Seymour St. is located in the Low Density Residential (R2) Zone District & 513 Seymour St. is located in the Small Lot Residential (R3) Zone District.
Surrounding Zone Districts:	The neighboring properties in the surrounding area are located in the Low Density Residential (R2) Zone District & Small Lot Residential (R3) Zone District.
Companion Application(s)	R-2026-85 | Resubdivision application to combine a portion of a vacant lot with a lot containing a "Detached Single-Unit Dwelling" resulting in two lots, one of which measures more than 10,000 SF. This Resubdivision application is to be reviewed by The City Planning Commission in conjunction with this Zoning Map Amendment.
Scope of Work:	The scope of work is to change the zone district of a 1320 square foot portion of the vacant lot located at 509 Seymour St. from R2 to R3 to prevent a split zone district between the lots involved in companion resubdivision application R-2026-85.
Staff Analysis /Facts on Project:	**Factors:** - The land use of "Single-Unit Detached Dwelling" & "Two-Unit Detached Dwelling" are permitted by right in the R2 & R3 Zone District. - The proposed new lots meet the dimensional standards of their respective Zone Districts. - The According to the Onondaga County Planning Agency's confirmation letter, the 9-1-1 street address for lot 16C will remain 513 Seymour Street and the new 9-1-1 street address for lot 17C will be 509 & 511 Seymour Street.

Staff Recommendation:	**Staff recommend approving the project**
Recommended conditions if approved	- Applicant shall successfully file the resubdivision map of R-2026-85 in the Onondaga County Clerk's office within 62 days of the Common Council's approval of the companion application Zoning Map Amendment Z-2925.
Zoning Procedural History:	513 Seymour St. & 509 Seymour St. - R-20-40 | Approved 6/8/2020 | Cobined properties situated at 418, 420 Shonnard St and 509, 511, 513, 515, 517 Seymour St into five new lots - creating a pedestrian walkway between Shonnard St. and Seymour St.
Summary of Zoning History:	R-20-40, Established an alternate path for the pedestrian walkway between Shonnard St. and Seymour St. by combining seven properties situated at 418, 420 Shonnard St and 509, 511, 513, 515, 517 Seymour St into five new lots. The final Resubdivision Map for this project was filed with the Onondaga County Clerk's Office on 6/31/2021 and is number Map # 13146. A similar walkway exists between Gifford St. and Seymour St., it is addressed "631 Gifford St", and Zoned Open Space.
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:	**Existing Lots:** **513 Seymour St.** The subject property at 513 Seymour St. is a regularly shaped parcel with a lot size of 9,009 sq ft (0.207 Acres). The property has one street frontage, with 68.25 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders 515 Seymour St. for 132 FT. The southern property line boarders: 515 Seymour St. for 21.25 FT, 416 Shonnard St. for 33 FT, and 412-14 Shonnard St. for 14 FT. The eastern property line borders 509 Seymour St. for 132 FT. The parcel contains a "Single-Unit Detached Dwelling". **509 Seymour St.** The subject property at 509 Seymour St. is a regularly shaped parcel with a lot size of 9,042 sq ft (0.237 Acres). The property has one street frontage, with 68.5 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders: 513 Seymour St. for 132 FT. The southern property line borders 412-14 Shonnard St. for 57.5 FT and 408-10 Shonnard St. for 11 FT . The eastern property line borders 505-07 Seymour St for 132 FT. The parcel is a vacant residential lot. **Proposed Lots:** **16C** The proposed lot 16C, to be known as 513 Seymour St., is a regularly shaped parcel with a lot size of 10,329 SF (0.207 Acres). The property has one street frontage, with 78.25 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders 515 Seymour St. for 132 FT. The southern property line boarders: 515 Seymour St. for 21.25 FT, 416 Shonnard St. for 33 FT, and 412-14 Shonnard St. for 14 FT. The eastern property line borders 509 Seymour St. for 132 FT. The parcel contains a

	"Single-Unit Detached Dwelling". **17C** The proposed lot 17C, to be known as 509 & 511 Seymour St. is a regularly shaped parcel with a lot size of 7722 SF (0.237 Acres). The property has one street frontage, with 58.5 FT of frontage along Seymour St., which is located on the northern property line. The western property line borders: 513 Seymour St. for 132 FT. The southern property line borders 412-14 Shonnard St. for 47.5 FT and 408-10 Shonnard St. for 11 FT. The eastern property line borders 505-07 Seymour St for 132 FT. The parcel is a vacant residential lot.
SEQR Determination:	Pursuant to the 6 NYCRR §617.2(al) the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

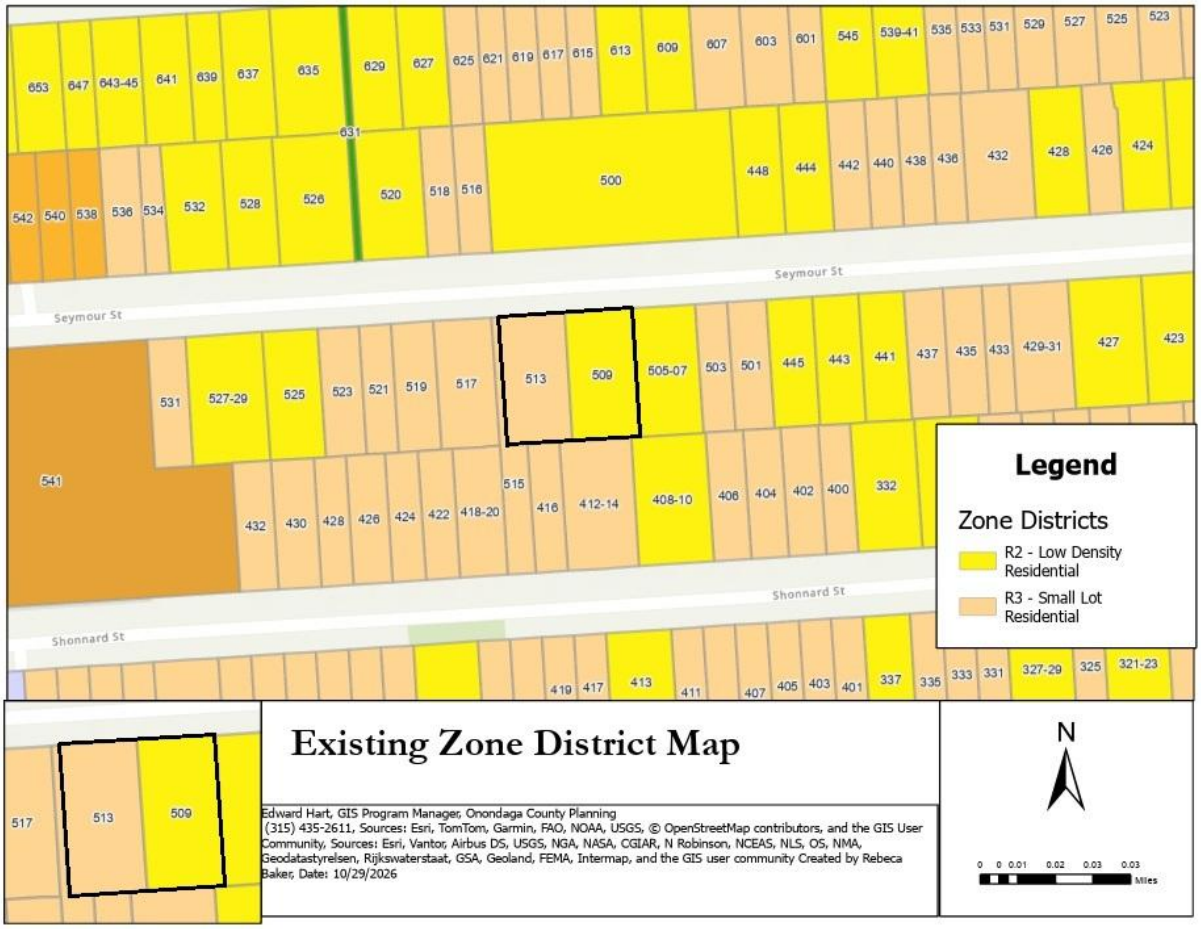
Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
- "Proposed Resubdivision Map on Lots 16 A & 17 A – Map #13146, Amended to be New Lots 16C & 17C. Known as No. 513 and 509 Seymour Street, City of Syracuse, County of Onondaga, City of New York" Drawn by Michael J. McCully Land Surveying PLCC. Stamped by Michael J. McCully, Dated 10/02/2026, Scale 1" = 20'."

Attachments:

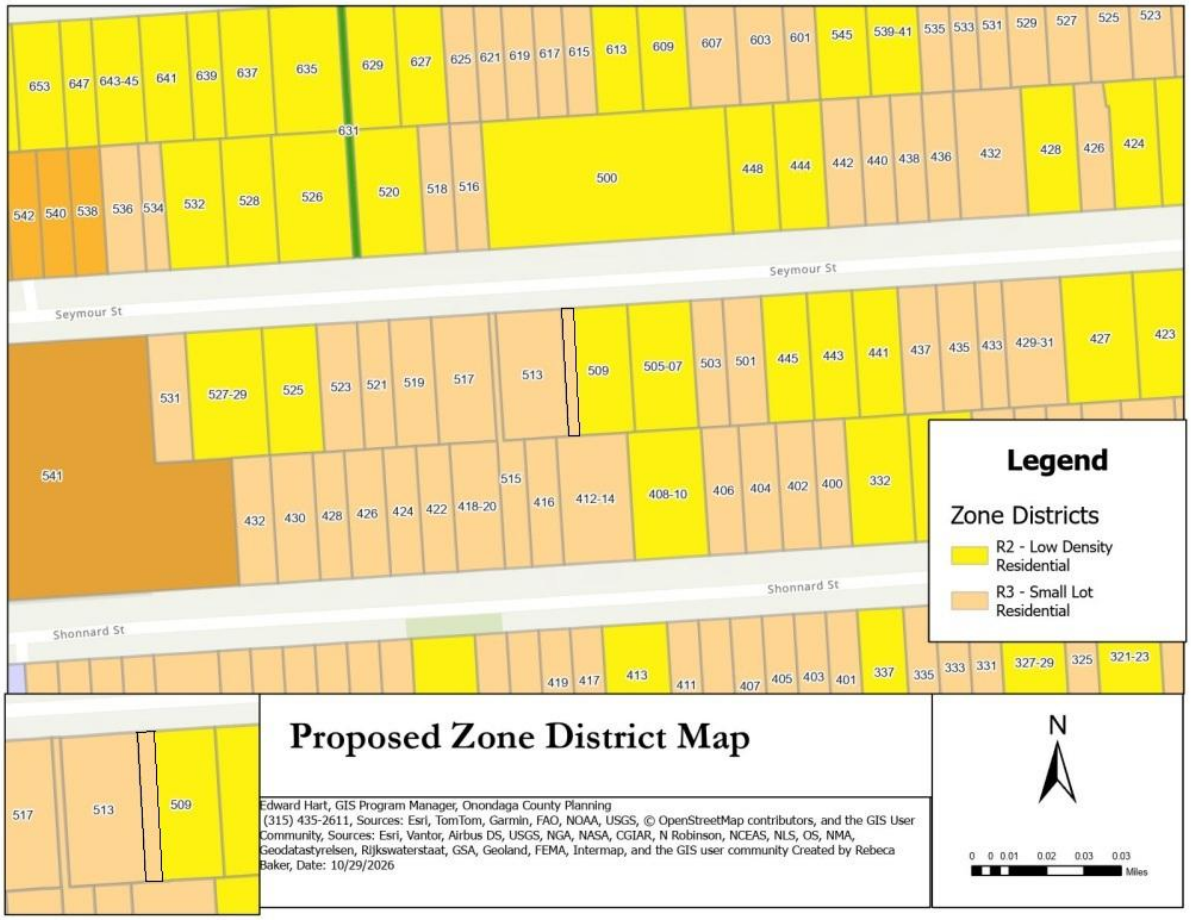
- Resubdivision Application
- Code Enforcement History
- Zoning Amendment Maps

Figure 1: Existing Zone District of Subject Property for Z-2925



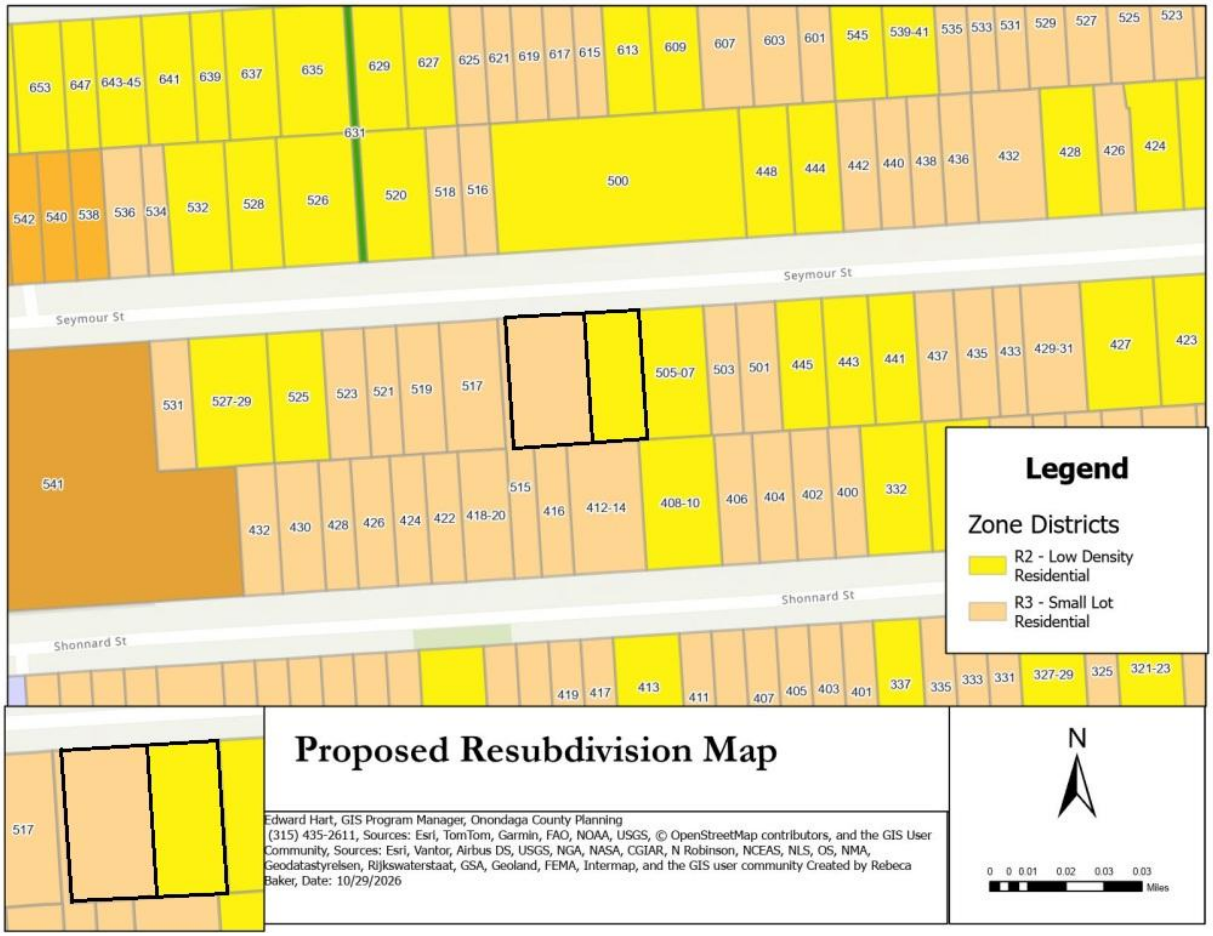
Description: Figure 1 shows the Existing Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 2: Proposed Zone District of Subject Property for Z-2925



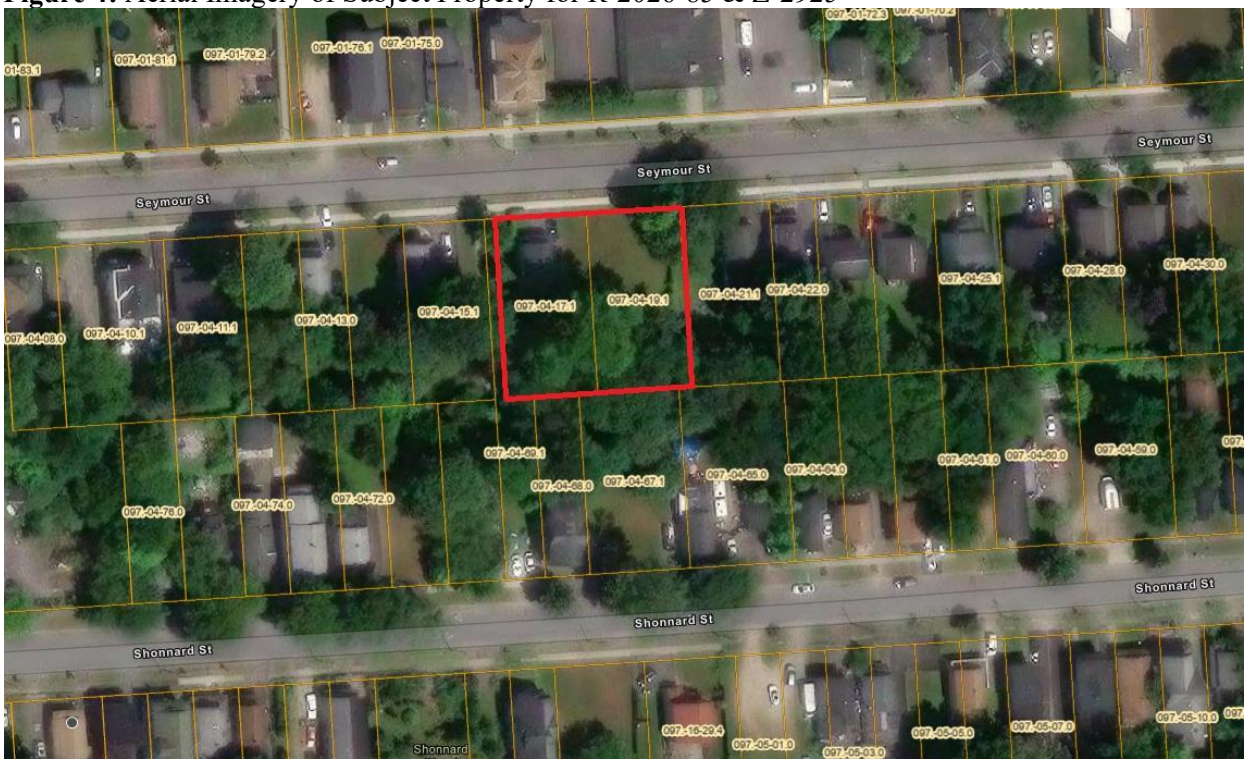
Description: Figure 2 shows the Proposed Zone District of the subject property.
Image Source: Modified City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 3: Outline of Resubdivision application R-2026-85 with Proposed Zone District Amendment



Description: Figure 3 shows the outline of the Proposed Zone District of R-2026-85 with the new lot lines.
Image Source: Modified City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 4: Aerial Imagery of Subject Property for R-2026-85 & Z-2925



Description: Figure 4 shows satellite imagery of lots proposed for resubdivisionon on the property.
Image Source: Onondaga County GIS on the Web, https://spatial.vhb.com/onondaga/