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

R-2026-84	***Staff Report –November 2nd, 2026***
Application Type:	Resubdivision
Project Address:	225 Hazelwood Ave (Tax ID: 035.-02-42.0) & 229 Hazelwood Ave (Tax ID: 035.-02-41.0)
Summary of Proposed Action:	The applicant intends to resubdivide two existing lots into four new lots. The applicant is proposing to combine two vacant lots to establish four new lots for the future construction of four "Single-Unit Attached Dwellings" built in clusters of two. Total square footage of New Lot A: 0.069 Acres (3,000 SF) Total square footage of New Lot B: 0.069 Acres (3,000 SF) Total square footage of New Lot C: 0.069 Acres (3,000 SF) Total square footage of New Lot D: 0.069 Acres (3,000 SF)
Owner/Applicant	Greater Syracuse Property Development Corporation (Applicant & Owners of 225 & 229 Hazelwood Ave)
Existing Zone District:	The two parcels involved in the resubdivsion are located in the Single-Unit Residential (R1) Zone District.
Surrounding Zone Districts:	The neighboring properties to the north, east, west and south are located in the Single-Unit Residential (R1) Zone District.
Companion Application(s)	N/A
Scope of Work:	The applicant proposes combining two vacant lots to establish four new lots for the future construction of four "Single-Unit Attached Dwellings", which will be built in clusters of two. Each proposed dwelling unit will have an attached single car garage. The first floor will contain an open concept living area and half bath, and the second floor will contain two bedrooms and one full bath.
Facts on Project & Staff Analysis:	**Dimensional Standards** - 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 Attached Dwellings". - The lot area requirement for the residential use type of "Single-Unit Attached Dwellings" in the R1 Zone District is 3,000 SF, the proposed lots will be 3,000 SF, thus conforming for the proposed use type. - The lot width minimum for "Single-Unit Attached Dwellings" in the R1 Zone District is 20 FT, and the proposed lot width along Hazelwood Ave. is 25 FT, thus conforming to the requirement of SZO for the proposed use. **Facts on Project** - The proposed land use of "Single-Unit Attached Dwelling" is permitted by right in the R1 Zone District. - The According to the Onondaga County Planning Agency's confirmation letter: o The new 9-1-1 street address for lot A will be 225 Hazelwood Ave. o The new 9-1-1 street address for lot B will be 227 Hazelwood Ave. o The new 9-1-1 street address for lot C will be 229 Hazelwood Ave. o The new 9-1-1 street address for lot D will be 231 Hazelwood Ave.
Staff Recommendation:	Staff recommend **approving** this project.

RB

Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-84 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The applicant shall apply for and obtain all applicable permits for site improvements from the Central Permit Office.
Zoning Procedural History:	225 & 229 Hazelwood Ave.: - V-61-023 | Approved 6/21/1961 | Established a 20 foot setback for lots 1 through 14 and a 10 foot setback for lots 15 and 16 on the north side of the 200 Block of Hazelwood Ave.
Summary of Zoning History:	- The historical variance, V-61-23, was processed as a remedy after the owner lots 1-16 inquired about extending Hazelwood Ave. through "Homer Weaton Park" to connect to Ball Ave. The street extension proposal was brought before the Planning Commission by the Department of Planning and was denied between January and July of 1961.
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:** **225 Hazelwood Ave.** The subject property at 225 Hazelwood Ave. is a regularly shaped parcel with a lot size of 7200 sq ft (0.165 Acres). The property has one street frontage, with 60 feet of frontage along Hazelwood Ave., which is located on the southern property line. The eastern property line borders 229 Hazelwood Ave. for 120 feet. The northern property line borders 201-07 Seeley Rd for 60 feet. The western property line borders 221 Hazelwood Ave for 120 Feet. The parcel is vacant. **229 Hazelwood Ave.** The subject property at 229 Hazelwood Ave. is a regularly shaped parcel with a lot size of 4,800 sq ft (0.11 Acres). The property has one street frontage, with 40 feet of frontage along Hazelwood Ave., which is located on the southern property line. The eastern property line borders 223 Hazelwood Ave. for 120 feet. The northern property line borders 201-07 Seeley Rd for 40 feet. The western property line borders 225 Hazelwood Ave for 120 Feet. The parcel is vacant. **Proposed Lots:** **Lot "A"** The proposed lot A, to be known as 225 Hazelwood Ave., is a regularly shaped parcel with a lot size of 3,000 sq ft (0.69 Acres). The property has one street frontage, with 25 feet of frontage along Hazelwood Ave., which is located on the southern property line. The eastern property line borders proposed lot B, to be known as 227 Hazelwood Ave., for 120 feet. The northern property line borders 201-07 Seeley Rd for 25 feet. The western property line borders 221 Hazelwood Ave. for 120 Feet. The parcel is currently vacant, and the applicant's buyer intends to build a "Single-Unit Attached Dwelling".

	Lot "B" The proposed lot B, to be known as 227 Hazelwood Ave., is a regularly shaped parcel with a lot size of 3,000 sq ft (0.69 Acres). The property has one street frontage, with 25 feet of frontage along Hazelwood Ave., which is located on the southern property line. The eastern property line borders proposed lot C, to be known as 229 Hazelwood Ave., for 120 feet. The northern property line borders 201-07 Seeley Rd for 25 feet. The western property line borders Proposed lot A to be known as 225 Hazelwood Ave for 120 Feet. The parcel is currently vacant, and the applicant's buyer intends to build a "Single-Unit Attached Dwelling". Lot "C" The proposed lot C, to be known as 229 Hazelwood Ave., is a regularly shaped parcel with a lot size of 3,000 sq ft (0.69 Acres). The property has one street frontage, with 25 feet of frontage along Hazelwood Ave., which is located on the southern property line. The eastern property line borders proposed lot D, to be known as 231 Hazelwood Ave., for 120 feet. The northern property line borders 201-07 Seeley Rd for 25 feet. The western property line borders Proposed lot B to be known as 227 Hazelwood Ave for 120 Feet. The parcel is currently vacant, and the applicant's buyer intends to build a "Single-Unit Attached Dwelling". Lot "D" The proposed lot D, to be known as 231 Hazelwood Ave., is a regularly shaped parcel with a lot size of 3,000 sq ft (0.69 Acres). The property has one street frontage, with 25 feet of frontage along Hazelwood Ave., which is located on the southern property line. The eastern property line borders 237 Hazelwood Ave., for 120 feet. The northern property line borders 201-07 Seeley Rd for 25 feet. The western property line borders Proposed lot C to be known as 229 Hazelwood Ave for 120 Feet. The parcel is currently vacant, and the applicant's buyer intends to build a "Single-Unit Attached Dwelling".
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 Lots 7, 8, & 8A of the Montclair Annex, Amended. Map # 4380, To be New Lots A, B, C, D. Known as No. Hazelwood Ave, City of Syracuse, County of Onondaga, City of New York" Drawn by Michael J. McCully Land Surveying PLCC. Stamped by Michael J. McCully, Dated 08/04/2026. Scale 1" = 20'".
- Concept Site Plans for the proposed land use: "New Construction Project" Hazelwood Town Houses 225-229 Hazelwood Ave, Syracuse, NY.

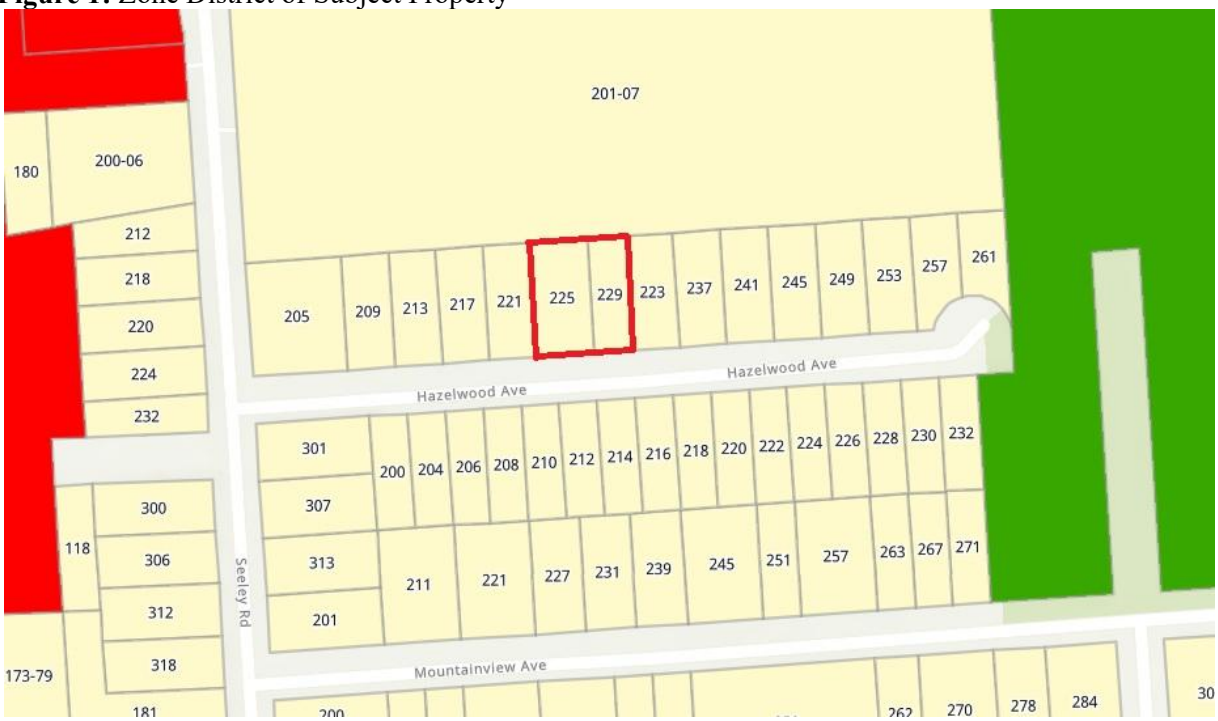
R-2026-84

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 1
- Camino 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

Noah Garcia
Director of Zoning

Haohui Pan
Assistant Director of Zoning

Conor Rourke
Land Use & Zoning Attorney

Masihullah Omary
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative Specialist

To: Katelyn Wright
Greater Syracuse Property Development Corporation
1941 S. Salina St. Syracuse, NY 13205

10/13/2026

Re: Application Completeness for Lot Alteration R-2026-84, 225 Hazelwood Ave.

Dear Katelyn Wright,

On 10/15/2026, Rebeca Baker determined the proposed project R-2026-84, at 225 Hazelwood Ave.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.

INTERNAL USE ONLY

Data Fields

General Project Information

1 **If yes to Site Changes, please describe**

Our buyer plans to build four single-family townhomes. See attached plans.

2 **Does this project include Site Changes?**

Yes

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

All new construction. See attached plans.

4 **Does this project include Façade (Exterior) Alterations?**

Yes

5 **If yes to New Construction, please describe**

Our buyer plans to build four single-family townhomes. See attached plans.

6 **Does this project include New Construction?**

Yes

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

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

No

9 **Number of on-site parking spaces**

4.0

10 **Resubdivision/Lot Alteration Project Description**

We are proposing to split 225 and 229 Hazelwood into four equal sized lots. We have a buyer under contract who plans to build townhomes on these lots.

11 **Current Days and Hours of Operation**

n/a

12 **Proposed Land Use(s)**

INTERNAL USE ONLY

13 **Current Land Use(s)**

Vacant Land

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

15 **Resubdivision/Lot Alteration Project Name**

225 and 229 Hazelwood

16 **Total Area**

12000.0

17 **Number of Lots**

2.0

18 **Subdivision Name**

225 and 229 Hazelwood resubdivision

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

site plan review

20 **Current Number of Dwelling Units**

0.0

Resubdivision/Lot Alteration/Three-Mile Limits Application

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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.	
Print owner's name: Greater Syracuse Property Development Corporation	
Signature: Katelyn Wright	Date: 10/06/2026
Mailing address: 1941 S Salina St; Syracuse NY 13205	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/06/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/06/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/06/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 10/06/2026
Mailing address:	
Phone:	Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application

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

Print applicant's name: Greater Syracuse Property Development Corporation	
Signature: Katelyn Wright	Date: 10/06/2026
Mailing address: 1941 S Salina St; Syracuse NY 13205	
Phone:	Email:
Print authorized representative's name (if applicable):	
Signature:	Date: 10/06/2026
Mailing address:	
Phone:	Email:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted.

PLEASE NOTE:

- **If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization.**

- **If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative.**

- **Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.**

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:

225 and 229 Hazelwood Ave resubdivision

Project Location (describe, and attach a location map):

225 and 229 Hazelwood Ave; Syracuse NY 13224

Brief Description of Proposed Action:

We are proposing to split 225 and 229 Hazelwood into four equal sized lots. We have a buyer under contract who plans to build townhomes on these lots.

Name of Applicant or Sponsor:	Telephone: 315-422-2302
Greater Syracuse Property Development Corporation	E-Mail:

Address:

1941 S Salina St

City/PO:	State:	Zip Code:
Syracuse	NY	13205

	NO	YES
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.	☑	☐
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: Building Permit and Site Plan Review	☐	☑

3. a. Total acreage of the site of the proposed action? .26 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? .26 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ 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?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
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
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
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:		
n/a will be reviewed with their building permit application	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
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
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
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? This location is in the vicinity of Bats Listed as Endangered or Threatened	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
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:		
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:		
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:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Greater Syracuse Property Development Corporation Date: 10/5/26

Signature: Katelyn Wright Title: Executive Director

PRINT FORM

225 Hazelwood Ave
035.-02-42.0

And 229 Hazelwood Ave
035.-02-41.0

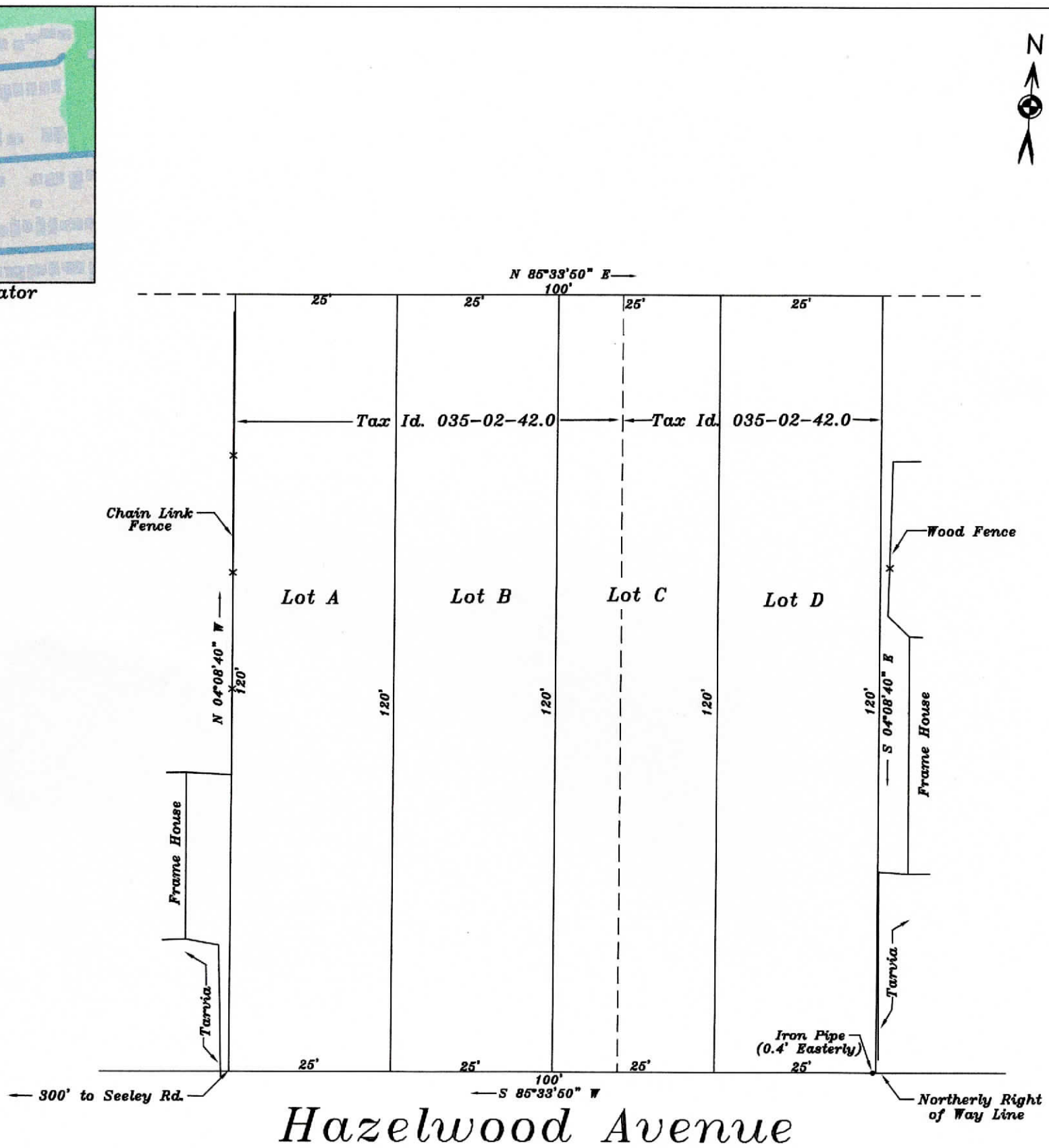
Both owned by Greater Syracuse Property Development Corporation.



Katelyn Wright, Executive Director
Greater Syracuse Property Development Corporation
1941 S Salina St
Syracuse NY 13205
315-422-2302



Site Vicinity Locator
(not to scale)



Hazelwood Avenue
(Open – 50' Wide)

Approvals

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 A Area = 3000 Sq. Ft.
*New Lot B Area = 3000 Sq. Ft.
*New Lot C Area = 3000 Sq. Ft.
*New Lot D Area = 3000 Sq. Ft.
*Parcel(s) Owner : Greater Syracuse Property Development Corporation

Date of Fieldwork: 08-03-26
Tax Id#: 035-02-41.0 & 42.0
Deed: 5620/825
Abstract: Not Provided

Proposed Only

Michael J. McCully
Land Surveying PLLC
5875 Fieldstone Drive
Cazenovia New York 13035
Phone : (315) 815-5034

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully *NYSLLS 050696*

STATE OF NEW YORK
MICHAEL J. McCULLY
050696
LICENSED LAND SURVEYOR

Proposed Resubdivision Lots 7, 8, & 8A of Montclair Annex, Amended. Map #4380. To be New Lots A, B, C, D.

Known as No. Hazelwood Avenue, City of Syracuse, County of Onondaga State of New York

Drawn by: PFOB | *Scale: 1"= 20'*

Date(s): 08-04-26

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 2026, Michael J McCully Land Surveying, PLLC, all rights reserved.



C1	SITE PLAN
A201	SCALE: 1/16" = 1'-0"

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ARCHITECTS
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Syracuse, New York 13202
www.in-ARCHITECTS.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NEW CONSTRUCTION PROJECT:

HAZELWOOD TOWNHOUSES

225-229 HAZELWOOD AVE
SYRACUSE, NY

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

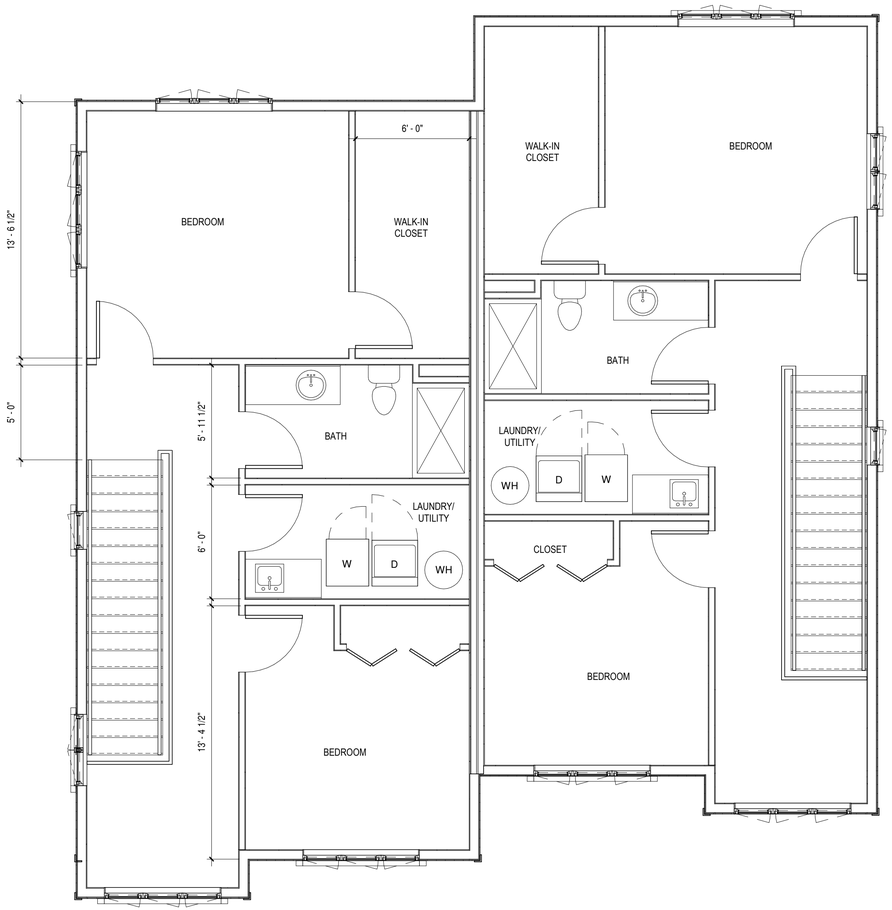
REVISIONS		
NO.	DESCRIPTION	DATE

SITE PLAN

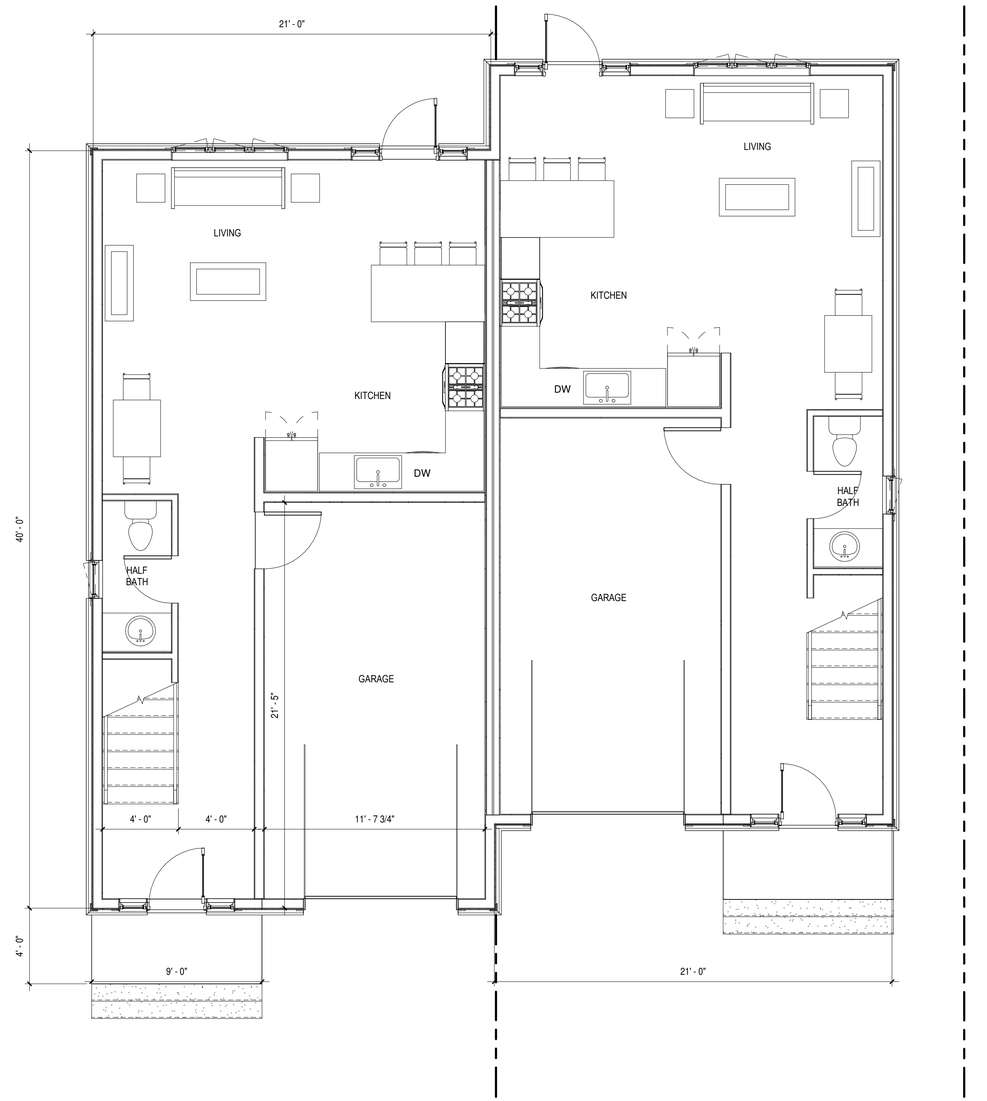
Project Status	SCHEMATIC
Date	02/11/2026
Project Number	26004
Drawn By	KDA
Checked By	JRK

A201

2/12/2026 2:57:10 PM
© COPYRIGHT 2026, in-ARCHITECTS, PLLC
S:\26004 Hazelwood Lot- Gerawitz\6 Models\26004 - Hazelwood Townhouses_v24.rvt



C1 SECOND FLOOR PLAN
A202 SCALE: 1/4" = 1'-0"



C3 GROUND FLOOR PLAN
A202 SCALE: 1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

N

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

FLOOR PLAN

Project Status	SCHEMATIC
Date	02/11/2026
Project Number	26004
Drawn By	KDA
Checked By	JRK

A202

2/12/2026 2:57:10 PM
S:\26004 Hazelwood Ldr. Gerwatoski\B Models\26004 - Hazelwood Townhouses_v24.rvt
© COPYRIGHT 2026, in-ARCHITECTS, PLLC



C1	EXTERIOR PERSPECTIVE
A300	SCALE: NOT TO SCALE

in
ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
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NEW CONSTRUCTION PROJECT:

HAZELWOOD TOWNHOUSES

225-229 HAZELWOOD AVE
SYRACUSE, NY

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS

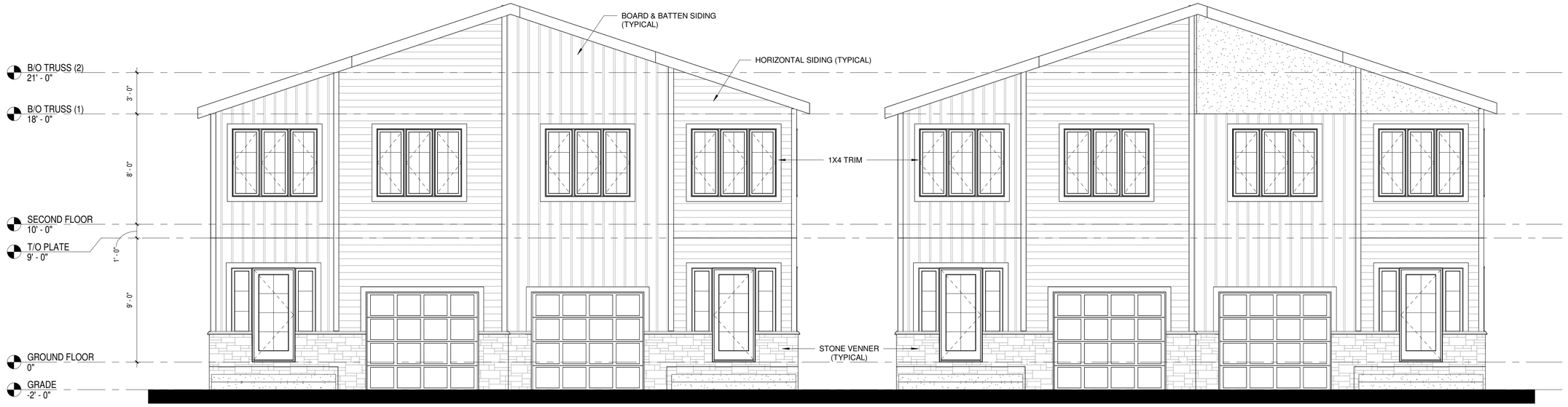
NO.	DESCRIPTION	DATE

EXTERIOR PERSPECTIVE

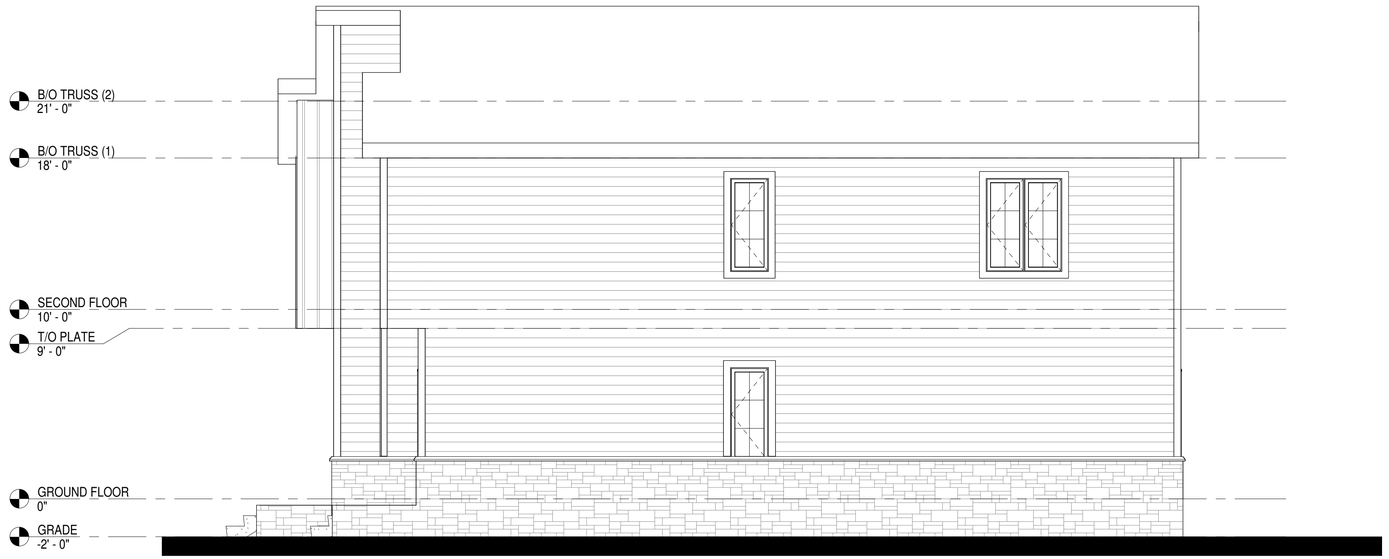
Project Status	SCHEMATIC
Date	02/11/2026
Project Number	26004
Drawn By	KDA
Checked By	JRK

A300

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B1	EXTERIOR ELEVATIONS - SOUTH
A301	SCALE: 1/4" = 1'-0"



0 2' 4' 8'
0 2"
1/4" = 1'-0"

C1	EXTERIOR ELEVATION - EAST
A301	SCALE: 1/4" = 1'-0"

in
ARCHITECTS
239 E. Water Street - 2nd Fl.
Syracuse, New York 13202
www.in-ARCHITECTS.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NEW CONSTRUCTION PROJECT:

HAZELWOOD TOWNHOUSES

225-229 HAZELWOOD AVE
SYRACUSE, NY

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THIS ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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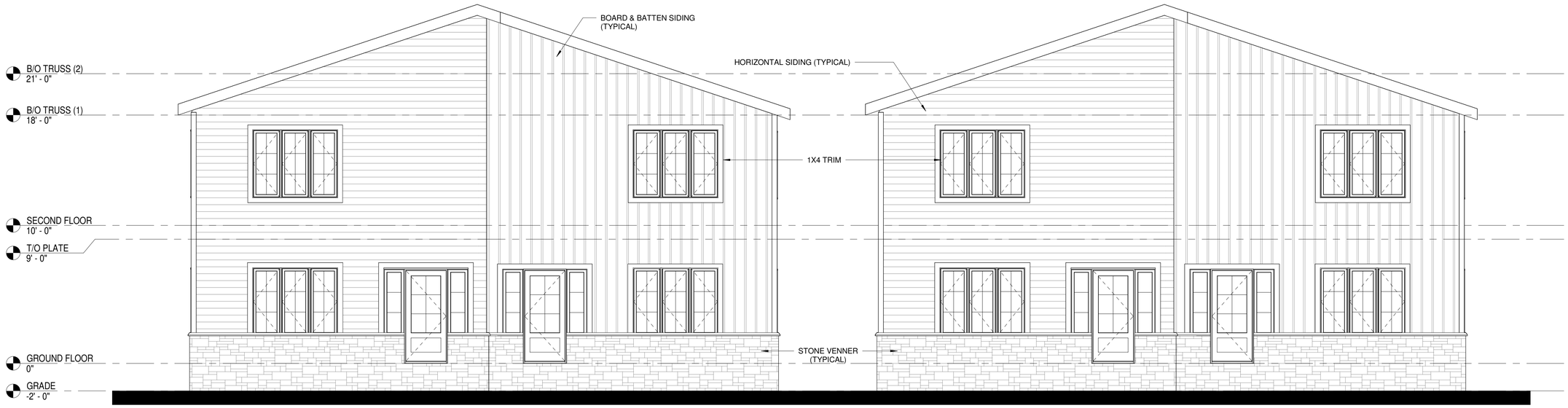
REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

Project Status	SCHEMATIC
Date	02/11/2026
Project Number	26004
Drawn By	Author
Checked By	Checker

A301

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B1	EXTERIOR ELEVATION - NORTH
A302	SCALE: 1/4" = 1'-0"



0 2' 4' 8'
0 2"
1/4" = 1'-0"

C1	EXTERIOR ELEVATION - WEST
A302	SCALE: 1/4" = 1'-0"

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REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

Project Status	SCHEMATIC
Date	02/11/2026
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Drawn By	KDA
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A302

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BOARD OF ZONING APPEALS
CITY OF SYRACUSE, N.Y.

A RESOLUTION

Granting A VARIANCE for the
200 Block of Hazelwood Avenue

WHEREAS, Application No. V-61-23, a request for a Variance, has been duly filed with the Secretary of the Board of Zoning Appeals by Stevemark Realty Corporation, and

WHEREAS, said application requests a Variance of Article 5.3.3-A of the Zoning Rules and Regulations of the City of Syracuse, as amended, to permit the erection of 16 single family dwellings on the north side of the 200 block of Hazelwood Avenue by Reducing the required front yard set-back from 30 to 20 feet for lots 1 through 14 and from 30 to 10 feet for lots 15 and 16, as denoted on the Montclair Annex Amended tract map.

WHEREAS, all members of the Board viewed the property on or before July 21, 1961, and

WHEREAS, after due notice a public hearing was held by the Board of Zoning Appeals on July 21, 1961 at 2 p.m. in the Common Council Chamber, City Hall, Syracuse, New York to consider the application and

WHEREAS, at said hearing all those who desired to be heard were heard and their testimony recorded, and

WHEREAS, all testimony has been carefully considered and the following pertinent facts noted:

(1) The subject property consists of 16 vacant lots which are located on the north side of the 200 block of Hazelwood Avenue. The property is 120' deep and each lot with the exception of numbers 8 and 8-A has a 50 foot frontage. The property is otherwise known as Montclair Annex Amended.

(2) Land Use conforms to the zoning in that the adjacent neighborhood is predominantly single family residential in character with commercial uses located on Erie Blvd., East.

(3) The subject property first came to the attention of the Department of Planning in January 1961 when the owner requested that Hazelwood Avenue be extended to Ball Avenue. This request was denied by the Planning Commission because such an extension would necessitate a right-of-way through an existing City Park.

(4) Since Hazelwood Avenue is 800 feet in length, it was understandable to leave it as a dead end street. The Commissioner of Planning therefore, recommended that the owner, Mr. Harris Sarkin, resubdivide the property at the east end of Hazelwood Avenue in such a manner as to shorten the overall length of said street and provide a turn-around to facilitate the movement of both passenger and service vehicles within this block.

(5) Mr. Sarkin considered this recommendation unjust since he would not only have to dedicate more land to the city to provide for the cul-de-sac, but the cul-de-sac would take up a portion of four lots making each undesirable for building purposes. Two alternate plans of a cul-de-sac treatment for Hazelwood Avenue were discussed with Mr. Sarkin.

(6) The final plan showing the twenty and ten foot set-back lines and the dedication of the turn-around was approved by the Commissioner of Planning on July 10, 1961.

(7) Lot 8-A, otherwise known as Parcel 34, is not presently owned by Mr. Sarkin, but Has been included in this application for a variance. This was done because negotiations for the purchase of this parcel are now in progress.

(8) Approval of the subdivision was given on the condition that Lot 8 would be combined with Lot 7 or Lot 8-A before the development of either of these lots.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ZONING APPEALS that Application NO. V-61-23 a request by Stevemark Realty Corporation for a Variance of Article 5.3.3-A of the Zoning Rules and Regulations of the City of Syracuse, as amended, to permit the erection of 16 single family dwellings on the north side of the 200 block of Hazelwood Avenue by reducing the required front yard set-back from 30 to 20 feet for lots 1 through 14 and from 30 to 10 feet for lots 15 and 16, as denoted on the Montclair Annex Amended tract map be GRANTED on the following grounds:

(1) The strict application of the provisions of the Zoning Ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of the zoning ordinances of the City of Syracuse because "The topography of these lots would make it difficult to construct houses in conformance with the required minimum 30 foot set back line."

(2) The exceptional or extraordinary circumstance or condition applying to the property involved or to the intended use or development of the property that do not apply generally to

other properties or uses in the same zoning district or neighborhood "is the difference in elevation between Hazelwood Avenue and the rear lot lines of the subject property."

(3) The granting of such variances will not be a substantial detriment to the public interest or to the property or improvements in such district in which the variance is sought, and will not materially impair the purpose of the zoning ordinance of the City of Syracuse.

(4) The variance granted is the minimum necessary to relieve the existing hardship, and

BE IT FURTHER RESOLVED THAT the Superintendent of Buildings is hereby authorized to issue the necessary permits and to enforce the terms and conditions of the resolution.

Agency Use Only [If applicable]

Project: R-2026-84

Date: 10/28/2026

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?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
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?	☑	☐
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?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project: R-2026-84

Date: 11/2/2026

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	11/2/2026
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 - 10/23/2026
Tax Map #: 035.-02-42.0
Owners: GSPDC
Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
225 Hazelwood Ave	05/07/13	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-09824 | trash all over- vacant house
225 Hazelwood Ave	05/07/13	Inspection	Complaint Inspection	<None>	

City of Syracuse

Parcel History

01/01/1900 - 10/23/2026
Tax Map #: 035.-02-41.0
Owners: GSPDC
Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
229 Hazelwood Ave	08/09/61	Project	Variance (Converted)	Approved	V-61-023 | to erect a dwelling, waiving front yard setback req. 16 lots included in case.

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivsion **R-2026-84**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	11/2/2026 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# 603
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	- No objection to re-subdivision. Storm and Sanitary sewer available Construction/development will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	-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	Mirza Malkoc	-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.
Landmark Preservation	N/A		