

AGENDA
CITY PLANNING COMMISSION
Tuesday, October 13, 2026
6:00 P.M.
CITY HALL COMMON COUNCIL CHAMBERS

- I. Call to Order
- II. Approval of the minutes of the September 22, 2026 Planning Commission Meeting
- III. Public Hearing

- A. Old Business

R-2026-10 Pg. 4

Resubdivision Approval Extension
971 Spencer St. and 901 W Hiawatha Blvd.
RSVP CP Syracuse NY LLC (Owner/Applicant at 901 W Hiawatha Blvd.)
Angelo LaFace of Angelo LaFace Irrv. Trust (Owner 971 Spencer St.)
CM Commercial Zone District

- B. New Business

R-2026-31 and Z-2924 Pg. 35 and 26

Resubdivision and Zoning Map Amendment
500, 410-12 and 408 Newell St. and 102-16 Edmund Ave.
South Side Community Growth Foundation Inc. (Owner/Applicant)
R1 Single-Unit Residential Zone District (102-116 Edmund Ave.)
R3 Small Lot Residential Zone District (408, 410-12, and 500 W Newell St.)

Application R-2026-75 Pg. 87

Resubdivision
311 W Hiawatha Blvd.
EH26, LLC (Owner)
LI Light Industry and Employment Zone District

MaSPR-2026-36 Pg. 108

Major Site Plan Review
601-21 S Geddes St.
Spanish Action League of Onondaga County, Inc. (Owner)
Christian Freeman of Keplinger-Freeman Associates (Applicant)
MX-2 Neighborhood Center Zone District

MaSPR-2026-37 Pg. 152

Major Site Plan Review
316 Delaware St.
Spanish Action League of Onondaga County, Inc. (Owner)
Christian Freeman of Keplinger-Freeman Associates (Applicant)
R5 High-Density Residential Zone District

SP-2026-58 Pg. 192

Special Use Permit
2030 E Erie Blvd.

Chao Li (Owner/Applicant)
MX-3 Mixed Use Transition Zone District

IV. Other Business

3S-2026-14 Pg. 235
3-Mile Limit Subdivision Review
4077 Abbey Rd.
Limestone Ridge, LLC. (Owner)

V. Adjourn

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<u>R-2026-10</u>	<u>Staff Report – October 13, 2026</u>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	971 Spencer Street (115.-01-02.0) & 901 Hiawatha Boulevard West (115.-01-01.0)
<i>Summary of Proposed Action:</i>	The applicant intends to convey 3548 SF of property from 901 Hiawatha Boulevard West to 971 Spencer Street. This action will unencumber 971 Spencer St. from a structural encroachment along the western boundary by moving the property line 12.5 ft towards the east. No physical work is proposed beyond moving the property line. Total square footage of New Lot 1A: 0.896 Acres (39028 SF) Total square footage of New Lot 2A: 4.069 Acres (177267 SF)
<i>Owner/Applicant</i>	RSVP CP Syracuse NY LLC (Owner/Applicant 901 of Hiawatha Boulevard West) Angelo LaFace of Angelo LaFace Irrv. Trust (Owner of 971 Spencer Street)
<i>Existing Zone District:</i>	The two parcels involved in the resubdivision are located in the Commercial (CM) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east and west are located in the Commercial (CM) Zone District. The neighboring property to the north, which is kitty-corner, is located in the Light Industry and Employment (LI) Zone District. The neighboring properties to the south, which are on the opposite side of I-690, are located in the Light Industry and Employment (LI) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant would like to convey 3548 SF of property from 901 Hiawatha Boulevard West to 971 Spencer Street by moving a shared property line 12.5 ft towards the east. This action will unencumber 971 Spencer St. from a structural encroachment along the western boundary by moving the property line 12.5 ft towards the east.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivided lots both meet the Dimensional Standards of the Commercial (CM) Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.12 B for land use types approved in accordance with the SZO. - There are no lot area requirements for the Commercial (CM) Zone District. - There are no lot width minimums for the Commercial (CM) Zone District <u>Facts on Project</u> - The land use of “Mini-storage” is currently permitted by Special Use Permit in the Commercial (CM) Zone District. 901 Hiawatha Boulevard West, which contains a mini-storage facility, was established by right when the parcel was zoned “Industrial District, Class A”. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1A will be 971 Spencer St. & lot 2A will be 901 Hiawatha Blvd West.
<i>Staff Recommendation:</i>	Staff recommend approving this project
<i>Recommended Conditions if Approved:</i>	1. The applicant shall successfully file the resubdivision map of R-2026-10 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
<i>Zoning Procedural</i>	971 Spencer St.:

History:	- SP-71-20 Approved, Truckomat: Truck wash with Gas Pumps. 901 Hiawatha Blvd W.: - SR-13-03 Approved, Ground Sign - AS-92-18 Approved, Roof Sign - AS-89-007 Approved, Off-Premise Advertising (Park) - R-86-10 Approved, Realign two lots into two new lots.
Summary of Zoning History:	971 Spencer St. was first developed by Special Use Permit as a Truck wash with Gas Pumps and they were granted a waiver of sidewalks, curbing & curb cut. The property was resubdivided in 1986 to enlarge the neighboring parcel 901 Hiawatha Blvd W. by 65787 SF (1.510 Acres). 901 Hiawatha Blvd W. contains a mini-storage facility.
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:	<u>Existing Lots</u> 971 Spencer St. The subject property at 971 Spencer St. is an irregularly shaped parcel with a lot size of 42,576 SF (0.977 Acres). The property has one street frontage with 150 FT of frontage along Spencer St. which is located on the northern property line. The western property line borders 901 Hiawatha Blvd W for 290 FT. The eastern property line borders 971 Spencer St. for 290 FT and the southern property line borders 901 Hiawatha Blvd W. for 150 FT. The property is currently uninhabited with a commercial building on site. 901 Hiawatha Blvd W. The subject property at 901 Hiawatha Blvd W. is an irregularly shaped parcel measuring 173,719 SF (3.988 Acres). The property has three street frontages: with 427.96 FT of frontage along Spencer St. which is located on the northern property line, 294 FT of frontage along Hiawatha Blvd W. which is located on the western property line, and 591.83 FT of frontage along I-690 which is located on the southern property line. The eastern property line has borders 971 Spencer St. for 290 FT & 955 Spencer St for 118.92 FT. An additional 150 FT along the northern property is shared with 971 Spencer St. The property contains a “Mini-Storage” land use type business. <u>Proposed Lot</u> Lot 1A The subject property at 971 Spencer St. is an irregularly shaped parcel with a lot size of 42576 SF (0.977 Acres). The property has one street frontage with 137.5 FT of frontage along Spencer St. which is located on the northern property line. The western property line borders 901 Hiawatha Blvd W for 290 FT. The eastern property line borders 971 Spencer St. for 290 FT and the southern property line borders 901 Hiawatha Blvd W. for 137.5 FT. The property is currently uninhabited with a commercial building on site. Lot 2A The subject property at 901 Hiawatha Blvd W. is an irregularly shaped parcel measuring 173719 SF (3.988 Acres). The property has three street frontages: with 440.46 FT of frontage along Spencer St. which is located on the northern property line, 294 FT of frontage along

	Hiawatha Blvd W. which is located on the western property line, and 591.83 FT of frontage along I-690 which is located on the southern property line. The eastern property line has borders 971 Spencer St. for 290 FT & 955 Spencer St for 118.92 FT. An additional 137.5 FT along the northern property is shared with 971 Spencer St.
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
- “Resubdivision on Part of Farm Lots 319, 320 & 321 of the Onondaga Salt Springs Reservation, Also Being Lot 1 & Lot 2 of the Syracuse Plywood Tract, Filed July 18, 1986 as Map No. 6458. Lot 1 into New Lot “1A” and Lot 2 into New Lot “2A”, City of Syracuse. Known as No. 901 Hiawatha Boulevard West & 971 Spencer St., City of Syracuse, County of Onondaga, State of New York” Drawn by G.C.H. Stamped by Douglas R. Lehr. of Lehr Land Surveyors D.P.C. Dated 04/07/26. Scale 1” = 30’

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/>



To: Michael Murabito Esq.
333 West Washington Street
Suite 200
Syracuse, NY 13202

6/10/2026

Re: Application Completeness for Lot Alteration R-2026-10, 971 SPENCER ST

Dear Mr. Murabito,

On 6/10/2026, Rebeca Baker determined the proposed project R-2026-10, at 971 SPENCER 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.

INTERNAL USE ONLY**Your Submission Details****Submission Number:**

R-2026-10

Status:
Staff Review**Message:****Applicant Name:**
MICHAEL MURABITO**Primary Location:**
971 SPENCER ST, 13204**Primary APN:**
115.-01-02.0**Submission Type:**
Zoning Applications > Resubdivision/Lot Alteration**Last Updated:**
June 11, 2026**Submission URL:**
<https://app.onscamino.com/syracusenyc/dashboard/submissions/672234/guide>**Contact the agency for more help** (315) 448-8600 zoning@syr.gov hpan@syr.gov
adillon@syr.gov 300 South State St.,
Syracuse**① Getting Started****○ Welcome to the City of Syracuse's Online Application Portal****Step is Completed By:** Applicant

INTERNAL USE ONLY**Data Fields****Variance**

1 Agent Signature Date

05/20/2026

2 Owner Signature Date

Property Owner

1 Property Owner Name

Carmena Rachetta

General Project Information

1 If yes to Site Changes, please describe

2 Does this project include Site Changes?

No

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

4 Does this project include Façade (Exterior) Alterations?

No

5 If yes to New Construction, please describe

6 Does this project include New Construction?

No

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

- -

INTERNAL USE ONLY**10 Resubdivision/Lot Alteration Project Description**

RSVP is owner of 115.-01-01 and under contract the proposed subdivided strip to be consolidated into a single parcel. Currently the western edge property line of 115.-01-02 runs through the eastern most building of 115.-01-01. RSVP wishes to ensure all of buildings on 115.-01-01 are within its boundary lines and thus allowing for their title company to insure an unencumbered parcel.

11 Current Days and Hours of Operation**12 Proposed Land Use(s)**

Storage Facility

13 Current Land Use(s)

storage facility (115.-01-01)

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

RSVP CP Syracuse NY LLC 901 Hiawatha Boulevard West 115.-01-01 Angelo LaFace (Angelo LaFace Irrv. Trust) 971 Spencer Street 115.-01-02 Current owner of parcel 115.-01-01 RSVP CP Syracuse (NY) LLC ("RSVP") RSVP has purchased 115.-01-01 (see attached deed) and under contract for the proposed strip to be subdivided from 115.-01-02 (see attached)

15 Resubdivision/Lot Alteration Project Name

971 Spencer Street

16 Total Area

2090.0

17 Number of Lots

1.0

18 Subdivision Name

971 Spencer Street

19 Companion Zoning Applications (if applicable, list any related zoning applications)**20 Current Number of Dwelling Units**

0.0

21 Authorized Agent Name

Michael Murabito

INTERNAL USE ONLY**1 Agent Address**

333 W. Washington St, STE 200, Syracuse NY 13202

Property Owner Information

1 Property Owner Address

971 Spencer Street, Syracuse NY 13204



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 the property under review give my endorsement of this application.

Print owner's name: Carmena Rachetta

Signature:

Date:

Mailing address: 971 Spencer Street, Syracuse NY 13204

Print authorized agent's name: Michael Murabito

Date: 05/20/2026

Signature: MICHAEL MURABITO

Mailing address: 333 W. Washington St, STE 200, Syracuse NY 13202

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Short Environmental Assessment Form

Part 1 - Project Information

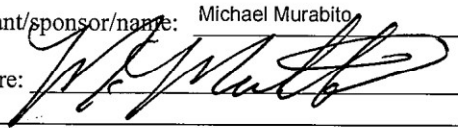
Instructions for Completing

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: Resubdivision of 971 Spencer St.			
Project Location (describe, and attach a location map): 971 Spencer St, Syracuse NY 13204, commercial property.			
Brief Description of Proposed Action: Client/Owners of 901 Hiawatha Boulevard West (115.-01-01) "Parcel 1" are contracted to purchase a resubdivided parcel of 971 Spencer St. Syracuse NY 13204 "Parcel 2" due to the West boundary line of Parcel 2 runs through the middle of one of the improvements on Parcel 1. This project is constructively a boundary line adjustment so that owners of Parcel 1 can have the entirety of Parcel 1 covered on their title insurance, and to correct a long standing boundary discrepancy between these two parcels.			
Name of Applicant or Sponsor: Harris Beach Murtha PLLC, Attn:Michael Murabito		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 333 W Washington St. STE 200			
City/PO: Syracuse		State: NY	Zip Code: 13202
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		approx .05 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?		1.07 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
Not applicable - this amounts to a lot line adjustment	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☒	☐	
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		
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 ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	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:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Michael Murabito Date: 03/10/2026 Signature:  Title: Attorney		

[illegible]

OWNERS:
901 HAWATHA BLVD. WEST SYRACUSE, NY
TAX ID: 115-01-01
RSVP CP SYRACUSE (NY) LLC
TAX ID: 115-01-02
971 SPENCER ST. SYRACUSE, NY
CARMENA RACHETTA AS TRUSTEE OF THE
ANGELO LAFACE 2021 IRREVOCABLE TRUST
INSTRUMENT NO. 2024-00017023

I HEREBY CERTIFY THAT THIS IS AN
ACCURATE MAP MADE FROM AN ACTUAL SURVEY.

LICENSED LAND SURVEYOR

DOUGLAS R. LEHR

NYLS 49223

RESUBDIVISION ON PART OF FARM LOTS 319, 320 & 321 OF THE ONONDAGA
SALT SPRINGS RESERVATION, ALSO BEING LOT 1 & LOT 2 OF THE STRADGEE
FLINTED TRACT LOTS 18, 19 AND 20, AS MAP NO. 64608, LOT 1 INTO
LOT 17A AND LOT 2 INTO NEW LOT 2A, CITY OF SYRACUSE.

ASHEM AS NO. 801 HANNAH BOULEVARD WEST & 671 SPENCER STREET,
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK.

FIELD DATE: 03 APRIL 2025	MAP DATE: 07 APRIL 2025	SCALE: 1"=30'	DRAWN BY: JH
REVISIONS:		DRAWING NO. 25-B-22	

Project: R-2026-10

Date: 7/12/2026

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?	☒	☐

Project: R-2026-0248

Date: 7/20/2026

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 Name of Lead Agency	7/20/2026 Date
Walter Bowler Print or Type Name of Responsible Officer in Lead Agency	Chairperson Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Parcel History

01/01/1900 - 07/13/2026

Tax Map #: 115.-01-02.0

Owners: Angelo LaFace, Angelo LaFace Irrv Trust, ANTONIO PETRULLA ANTONIO D'AGOSTINO
Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
971 Spencer St	09/13/13	Completed Complaint	Pot Holes in Road	Completed	2013-22360 huge pothole would like to discuss fixing it..
971 Spencer St	07/22/15	Completed Complaint	Street Repair Special Req	Completed	2015-20224 caller states that this is the 4th request for repair in front of this address and it is damaged badly and buses are traveling in and out several times a day. Please repair.....
971 Spencer St	10/12/18	Completed Complaint	Sewer Dept/Special Reqst	Completed	2018-31767 charged sewer main
971 Spencer St	04/16/19	Completed Complaint	Sewer Dept/Special Reqst	Completed	2019-08845 vent overflow
971 Spencer St	07/17/19	Completed Complaint	Sewer Back Up	Completed	2019-19775 bu
971 Spencer St	01/14/21	Completed Complaint	Sewer Back Up	Completed	2021-01493 BU VENT FLUSH

Parcel History

01/01/1900 - 07/13/2026

Tax Map #: 115.-01-01.0

Owners: RSVP CP SYRACUSE (NY) LLC

Zoning: CM

Address	Date	Transaction	Transaction Type	Status	Description
901 Hiawatha Blvd W & Spencer	06/11/86	Project	Resubdivision	Approved	R-86-10 REALIGN 2 LOTS INTO 2 NEW LOTS
901 Hiawatha Blvd W & Spencer	06/01/89	Project	Off Premise Advertising	Approved with	AS-89-007 Off-premise advertising (Park).
901 Hiawatha Blvd W & Spencer	07/31/92	Project	Roof Sign	Approved with	AS-92-18 ADMINISTRATIVE PERMIT (ROOF SIGN)
901 Hiawatha Blvd W & Spencer	06/03/13	Project	Site Plan Review	Approved	SR-13-03 MODIFY (MAINTAIN) GROUND SIGN
901 Hiawatha Blvd W & Spencer	06/10/13	Permit Application	Sign	Issued	11411 Install/maintain existing ground sign per attached zoning resolution. Work to include new sign box installation per attached specs. Sign shall measure 8 x5', as approval shows. Separate permits required for electric if work being performed.
901 Hiawatha Blvd W & Spencer	06/17/13	Inspection	Progress Inspection	In Progress	
901 Hiawatha Blvd W & Spencer	08/26/13	Inspection	Final Inspection	Pass	
901 Hiawatha Blvd W & Spencer	02/27/15	Completed Permit	Sign	Certificate Issued	11411 Install/maintain existing ground sign per attached zoning resolution. Work to include new sign box installation per attached specs. Sign shall measure 8 x5', as approval shows. Separate permits required for electric if work being performed. Certificate of Completion #11411
901 Hiawatha Blvd W & Spencer	08/11/15	Completed Complaint	Pot Holes in Road	Completed	2015-18938 pot hole in front of mall. repaired but needs to be done again.
901 Hiawatha Blvd W & Spencer	05/22/18	Completed Complaint	Pot Holes in Road	Completed	2018-13659 potholes at entrance to buisnness on Spencer st side
901 Hiawatha Blvd W & Spencer	07/28/18	Completed Complaint	Pot Holes in Road	Completed	2018-20145 onto spencer end of our property of pot holes please inspect asap and repair
901 Hiawatha Blvd W & Spencer	04/24/20	Completed Complaint	Catch Basin: Clean	Admin-Closed	2015-20767 clean all catch basins howie
901 Hiawatha Blvd W & Spencer	01/30/26	Inspection	Codes - Licensing	In Progress	
901 Hiawatha Blvd W & Spencer	02/02/26	Inspection	Complaint Inspection	N/A	
901 Hiawatha Blvd W & Spencer	02/17/26	Inspection	Fire Prevention - Licensing	Fail	
901 Hiawatha Blvd W & Spencer	02/17/26	Inspection	Codes - Licensing	Fail	
901 Hiawatha Blvd W & Spencer	02/17/26	Inspection	Codes - Licensing	In Progress	

Address	Date	Transaction	Transaction Type	Status	Description
901 Hiawatha Blvd W & Spencer	02/17/26	Violation	2025 FCNYS - Section 1104.3 - Exit Sign Illumination	Closed	
901 Hiawatha Blvd W & Spencer	04/24/26	Inspection	Codes - Licensing	Pass	
901 Hiawatha Blvd W & Spencer	05/05/26	Completed Complaint	Certificate of Inspection	Certificate: Issued	2026-00614 C of I

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-10

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	7/20/2026 CPC Meeting		
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	-The bearings Hiawatha and Spencer Sts can be confirmed and AGREE with the Official City Plats for the area. The portion that can not be confirmed via plats has been verified by other means. -The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 559
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 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		
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<u>Z-2924</u>	<i>Staff Report – October 13th, 2026</i>
<i>Application Type:</i>	Zoning Map Amendment
<i>Project Address(es):</i>	102-116 Edmund Avenue (Tax ID: 075.-05-18.0) 408 West Newell Street (Tax ID: 075.-05-16.0) 410-412 West Newell Street (Tax ID: 075.-05-17.0) 500 West Newell Street (Tax ID: 075.-05-19.0)
<i>Summary of Proposed Action:</i>	The applicant is proposing a companion Resubdivision application (R-2026-31), to combine four lots (102-116 Edmund Avenue, 408, 410-412 & 500 West Newell Street) into one new lot. In the case of Resubdivision application (R-2026-31), 102-116 Edmund Avenue is located in the R1: Single-Unit Residential Zone District; and 410-412 & 500 West Newell Street are located in the R3: Small Lot Residential 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 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). This Zoning Map Amendment application is to change the Zone District of 408, 410-412 & 500 West Newell Street from R3 to R1.
<i>Owner/Applicant</i>	South Side Community Growth Foundation, INC. (Applicant & Owner of all parcels) Danchell Hicks & Thandekah Eysaman of South Side Community Growth Foundation, INC. (Applicant’s representatives)
<i>Existing Zone District:</i>	408 West Newell Street, 410-412 West Newell Street, and 500 West Newell Street are located in the Small Lot Residential (R-3) Zone District. 102-116 Edmund Avenue is located in the Single-Unit Residential (R-1) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east and west are located in the Single-Unit Residential (R-1) Zone District. The neighboring properties to the south are located in the Small Lot Residential (R-3) Zone District.
<i>Companion Application(s)</i>	R-2026-31 Resubdivision application to combine four lots into one new lot. This Resubdivision application is to be reviewed by The City Planning Commission in conjunction with this Zoning Map Amendment.
<i>Scope of Work:</i>	The scope of work is to change the zone district of 408, 410-412 & 500 West Newell Street from R3 to R1 to prevent a split zone district between the lots involved in companion resubdivision application R-2026-31.
<i>Staff Analysis /Facts on Project:</i>	Factors: - The proposed resubdivided lot 1A meets the Dimensional Standards of the R1 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.2 B for all listed land use types. - No lot area or minimum lot width requirements are listed for the “Assembly”

	land use type, which is permitted by right, thus conforming to the SZO.
Staff Recommendation:	Staff recommend approving the project
Recommended conditions if approved	- Applicant shall successfully file the resubdivision map of R-2026-31 in the Onondaga County Clerk's office within 62 days of the Common Council's approval of the companion application: Z-2924 – Zoning Map Amendment
Zoning Procedural History:	102-16 Edmund Ave: - SP-73-15 Approved 5/17/1973 Establish the “Brighton Family Center”. - SP-73-15 Approved 9/15/1975 Granted relieve from a visual buffer condition from the original approval. - V-76-022 Approved 5/3/2024 Erect a chain link fence. - SP-73-15M1 Approved 6/13/2013 To modify program services and signage. 500 Newell St. W. - V-79-059 Approved 10/2/1979 To expand/convert a three-bedroom residential building into offices for a “Non-Profit Center” to be purchased by Peter C. & Helen F Herron & Catholic Charities.
Summary of Zoning History:	This property, most recently sold by Catholic Charities of Onondaga County, has been used as a community center since 1973 after being purchased from the City of Syracuse by various foundations that provided support and funds to establish the Brighton Family Center. The applicants John Costello & Jack Balinsky brought forth a concept that was supported by the following organizations: United Way, Catholic Charities, Catholic Social Services, PEACE, City Department of Parks & Recreation; funding organization were: Roseman Gifford Foundation, Carrier Foundation, GE Employees Association, and the Junior League Community Foundation. Approval was granted May 17th, 1973. Just over two years later, the original Special Use Permit was modified on September 15, 1975 offering relieve from a condition requiring additional “visual buffers from adjoining properties”. A variance for fencing was approved in 1976. Another variance was approved to expand/convert a three-bedroom residential structure located at 500 Newell St. W. into offices for the “Brighton Family Center” located at 100 Edmund Ave (what is not 102-16 Edmund Ave). at this time Documents indicated the center was to be purchased by Peter C. & Helen F Herron & Catholic Charities. The Special Use Permit was modified again in 2013 to expand services to include: elementary & teen after school programing, respite program for the parents of minors with developmental disabilities, summer lunch programs, monthly fresh food giveaways and Medicaid service coordinators. This update modified the name from “Catholic Charities: Diocese of Syracuse, Onondaga County” to include the “Bishop Foery Foundation.” The South Side Community Growth Foundation, INC now intends to continue this use by connecting neighbors, community-based organizations and government, and investing in the neighborhood, the Foundation helps community members access the resources they need to thrive, support the Southside’s children, and secure a bright future for the community.
Code Enforcement	See attached code enforcement history.

History:	
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	<u>Existing Lots:</u> 102-16 Edmund Ave. The subject property at 102-16 Edmund Ave. is an irregularly shaped parcel with a lot size of 42,888.96 sq ft (0.985 Acres). The property has one street frontage with 40 FT of frontage along Edmund Ave. which is located on the southern property line. The remaining portion of the southern property line borders: 408 Newell St. W. for 34 FT, 410-12 Newell St. W. for 44.17 FT, 500 Newell St. W. for 44 FT and & 502 Newell St. W. for 43 FT. The western property line borders: 502 Newell St. W. for 132 FT, 102 Raymond Ave. for 72 FT, 104 Raymond Ave. for 37 FT and 106-12 Raymond Ave. for 179 FT. The northern property line borders 635 Lafayette Ave. W. for 40 FT, 621 Lafayette Ave. W. for 30.17 FT and 611 Lafayette Ave. W. for 27 FT. The eastern property borders: 110 Richardson Ave. for 19 FT, 116 Richardson Ave. for 41 FT, 122 Richardson Ave for 35 FT, 126 Richardson Ave. 35 FT, 128 Richardson Ave. for 35 FT, 134 Richardson Ave. for 35 FT, 138 Richardson Ave. for 35 FT, 140-42 Richardson Ave. 35 FT & 144 Richardson Ave. 18 FT. This lot contains a 5,832 SF structure historically utilized as a “Non-Profit Community Center” with a parking lot. 408 Newell St. W. The subject property at 408 West Newell Street is a regularly shaped parcel with a lot size of 5676 sq ft (0.13 Acres). The property has one street frontage with 43 FT of frontage along Newell St. W. which is located on the southern property line. The western property line borders 410-12 Newell St. W for 132 ft and the northern property line borders 102-16 Edmund Ave. for 43 ft. The eastern property line borders: 144 Richardson Ave. for 17 FT, 148 Richardson Ave. for 35 FT, 152 Richardson Ave. for 35 FT & 156 Richardson Ave. for 45 FT. This lot is a vacant residential parcel. 410-12 Newell St. W. The subject property at 410-12 West Newell Street is a regularly shaped parcel with a lot size of 5830 sq ft (0.133 Acres). The property has two street frontages with 44.17 FT of frontage along Newell St. W., which is located on the southern property line and 132 FT of frontage along Edmund Ave., which is located on the western property line. The northern property line borders 102-16 Edmund Ave. for 44.17 ft and the eastern property line borders: 408 Newell St. W. for 132 FT. This lot is a vacant residential parcel. 500 Newell St. W. The subject property at 500 West Newell Street is a regularly shaped parcel with a lot size of 5808 sq ft (0.133 Acres). The property has two street frontages with 44 FT of frontage along Newell St. W., which is located on the southern property line and 132 FT of frontage along Edmund Ave., which is located on the eastern property line. The northern property line borders 102-16 Edmund Ave. for 44 ft and the western property line borders: 502 Newell St. W. for 132 FT. This lot contains a “legally established non-conforming” residential structure that was converted to offices, storage and security/maintenance personnel quarters to be used solely by and “in conjunction with the non-profit community center located at 100 Edmund Ave.

	<u>Proposed Lot</u> 1A 102-16 Edmund Ave. The subject property at 102-16 Edmund Ave. is an irregularly shaped parcel with a lot size of 60203 sq ft (1.382 Acres). This parcel forms a U-shape around Edmund Ave. which is located on the southern side of the parcel. The property has two street frontages with 131.17 FT of frontage along Newell St. W. which is located on the southern property line and 304 FT of continuous frontage around Edmund Ave, the parcel forms a golf like shape around Edmund Ave which terminates 132 ft from Newell St. W. The western property line borders: 502 Newell St. W. for 132 FT, 102 Raymond Ave. for 72 FT, 104 Raymond Ave. for 37 FT and 106-12 Raymond Ave. for 179 FT. The northern property line borders 635 Lafayette Ave. W. for 40 FT, 621 Lafayette Ave. W. for 30.17 FT and 611 Lafayette Ave. W. for 27 FT. The eastern property borders: 110 Richardson Ave. for 19 FT, 116 Richardson Ave. for 41 FT, 122 Richardson Ave for 35 FT, 126 Richardson Ave. 35 FT, 128 Richardson Ave. for 35 FT, 134 Richardson Ave. for 35 FT, 138 Richardson Ave. for 35 FT, 140-42 Richardson Ave. 35 FT & 144 Richardson Ave. 35 FT., 148 Richardson Ave. for 35 FT, 152 Richardson Ave. for 35 FT & 156 Richardson Ave. for 45 FT.
<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 to be reviewed by the Onondaga County Planning Board.

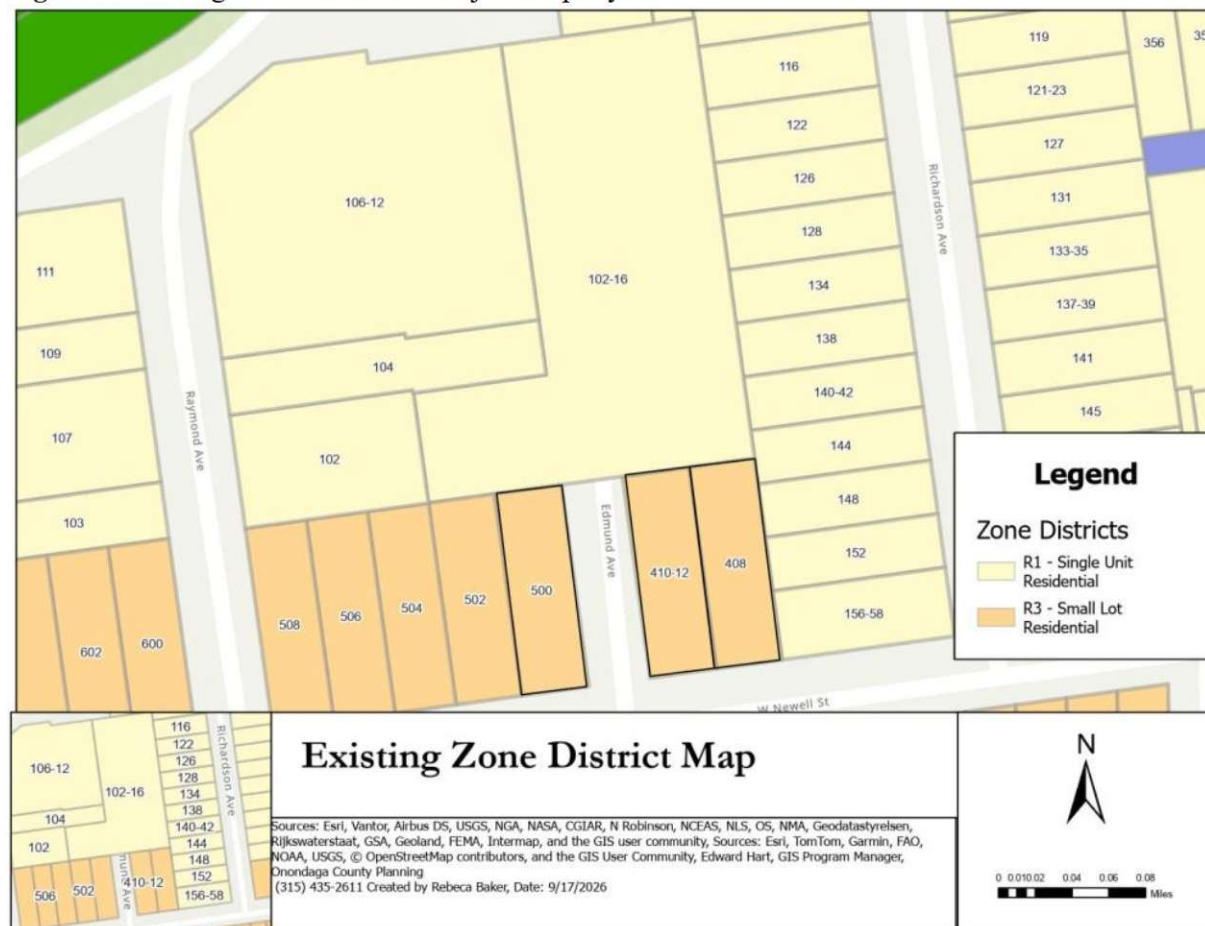
Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
- “Edmund Resubdivision Final Plat: Resubdivision of Lots 1-10, Block A, 2-4, Block B & Part of Edmund Ave., Edwards Tract, Filed 11/24/1888 as Map No. 523, Known as 102-116 Edmund Ave., 408-412 & 500 Newell St., City of Syracuse, County of Onondaga, City of New York” Stamped by Douglas R. Lehr of Lehr Land Surveyors D.P.C, Dated 08/18/2026. Scale 1” = 20’

Attachments:

- Resubdivision Application
- Code Enforcement History
- Zoning Amendment Maps

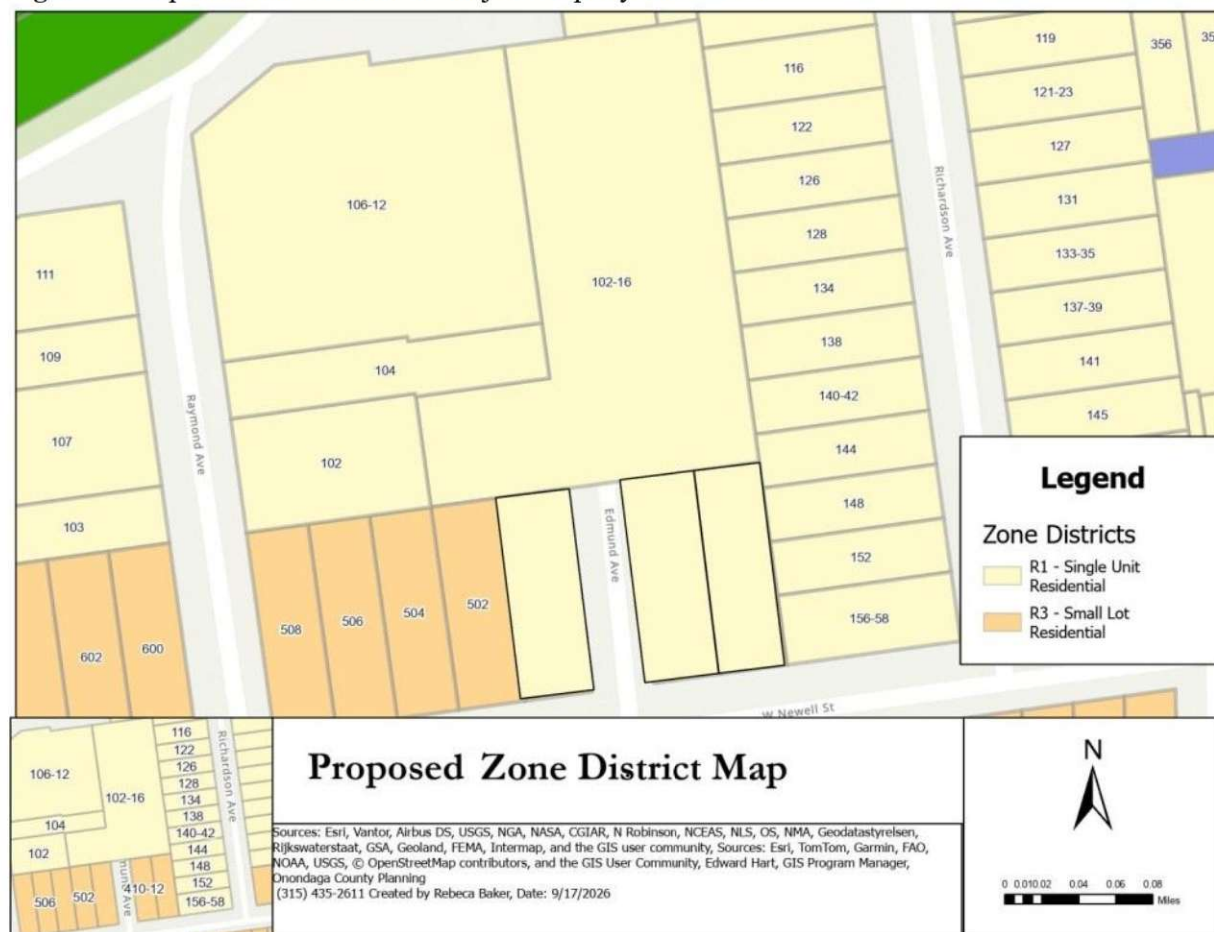
Figure 1: Existing Zone District of Subject Property for Z-2924



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

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

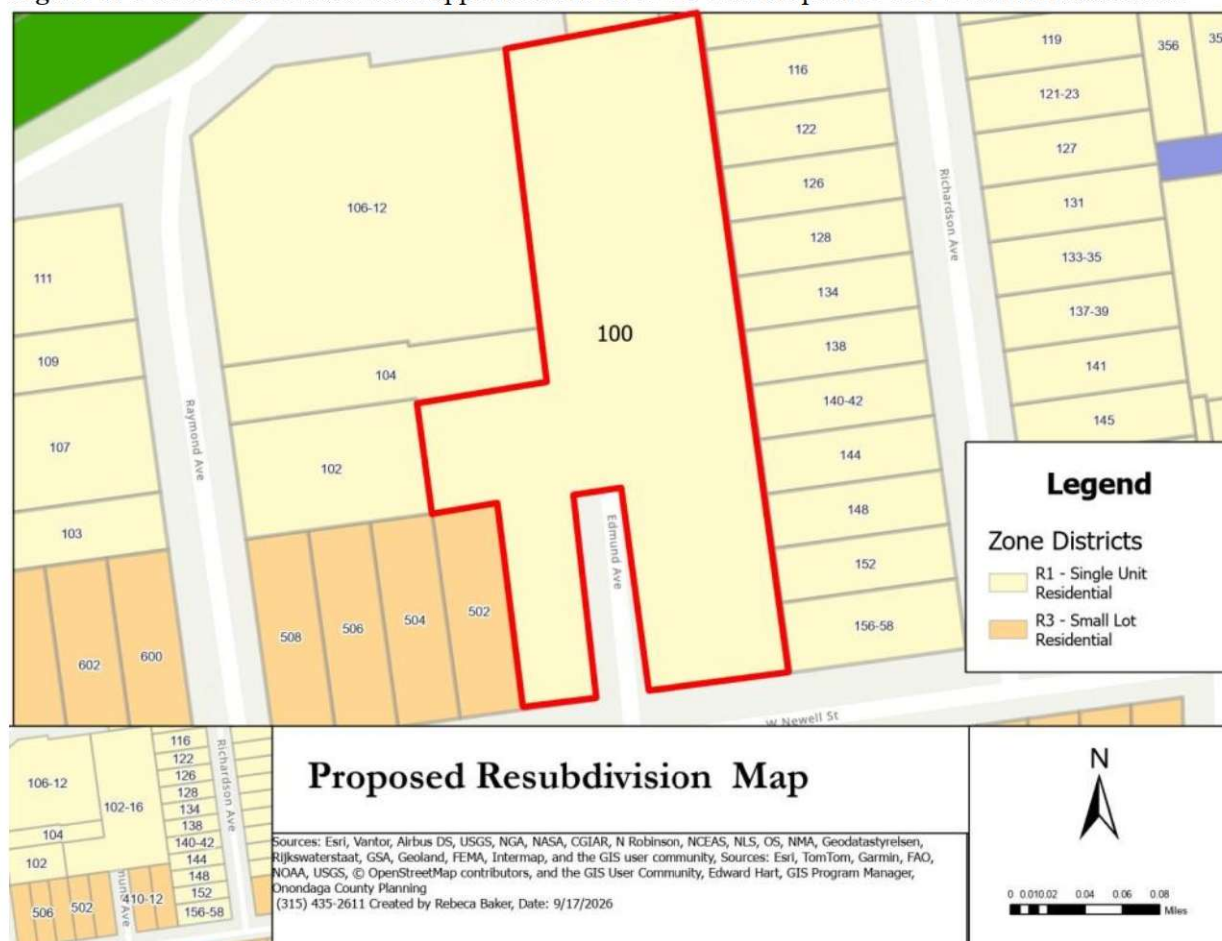
Figure 2: Proposed Zone District of Subject Property for Z-2924



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-2026-31 with Proposed Zone District Amendment



Description: Figure 3 shows the outline of the Proposed Zone District of R-2026-31 with the four properties combined.
 Image Source: Modified City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

Figure 4: Aerial Imagery of Subject Property for R-2026-31 & Z-2924



Description: Figure 4 shows satellite imagery of lots proposed for resubdivision on the property.

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

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<u>R-2026-31</u>	<u>Staff Report – October 13th, 2026</u>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	102-116 Edmund Avenue (Tax ID: 075.-05-18.0) 408 West Newell Street (Tax ID: 075.-05-16.0) 410-412 West Newell Street (Tax ID: 075.-05-17.0) 500 West Newell Street (Tax ID: 075.-05-19.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine four lots into one new lot. The applicant is proposing to merge: two vacant residential lots, a lot containing a converted residential structure, and a lot containing a 5,832 SF structure historically utilized as a “Non-Profit Community Center”. Pursuant to SZO Art. 3 Sec. 3.2 E Table 3.1, the continuation of this land use is permitted by right and the use type is now known as “Assembly”. The applicant’s proposal is accompanied by Zoning Map Amendment Z-2924 which is a proposal to rezone 408, 410-412 and 500 West Newell Street from R3 Small Lot Residential to R1 Single-Unit Residential. Total square footage of New Lot 1A: 1.382 Acres (60,203.4 SF)
<i>Owner/Applicant</i>	South Side Community Growth Foundation, INC. (Applicant & Owner of all parcels) Danchell Hicks & Thandekah Eysaman of South Side Community Growth Foundation, INC. (Applicant’s representatives)
<i>Existing Zone District:</i>	408 West Newell Street, 410-412 West Newell Street, and 500 West Newell Street are located in the Small Lot Residential (R-3) Zone District. 102-116 Edmund Avenue is located in the Single-Unit Residential (R-1) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east and west are located in the Single-Unit Residential (R-1) Zone District. The neighboring properties to the south are located in the Small Lot Residential (R-3) Zone District.
<i>Companion Application(s)</i>	Z-2924 A proposal to rezone 408, 410-412 and 500 West Newell Street from R3 Small Lot Residential to R1 Single-Unit Residential to prevent the creation of a split zoned parcel.
<i>Scope of Work:</i>	The applicant intends to combine four lots into one new lot. The full scope of their project has yet to be determined. It is confirmed that SSCGF, INC will be operating a community center on the proposed new parcel.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - 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 all listed land use types. - No lot area or minimum lot width requirements are listed for the “Assembly” land use type, which is permitted by right, thus conforming to the SZO. <u>Facts on Project</u> - The principal structure located at 102-16 Edmund Ave. has an existing front setback of 92.7 FT from the primary street frontage along Edmund Ave, thus conforming to SZO Art. 2 Sec 2.2 B. Additionally, the principal structure is located 224.7 ft from the secondary frontage along Newell St. W. - The Principal Structure is located 14.7 FT from the western property line and 24.3 FT from the eastern property line, thus conforming to SZO Art. 2 Sec 2.2 B Side Setback requirements. - The Principal Structure is located 76.18 FT from the northern property line, thus conforming to SZO Art. 2 Sec 2.2 B Rear Setback requirement of 15% of the new

	Lot 1A depth, which is 420 FT, defining the rear setback requirement as 64 FT. - What is now the principal structure on 500 Newell St. W. will become an Accessory Structure on the proposed new Lot 1A. This structure is a legally established non-conforming structure as it does not conform to the R3: Small Lot Residential Zone District Side Setback requirement of 4 ft along the western property line; as such it will not comply with the same Side Setback requirement of the proposed R1: Single-Unit Residential Zone District. The structure is located 2.7 Ft from the western boundary, 17.1 ft from the southern boundary, 16.6 ft from the eastern boundary and approximately 152 ft from the northern property boundary directly rear of the structure. - Detached Accessory Structures shall have 4 FT Side & Rear Setbacks Pursuant to SZO Art. 2 Sec. 2.2 B. - Accessory Structures shall not be placed in the front setback pursuant to SZO Art. 2 Sec 2.2 B & Sec 2.3 B. - Accessory Structures shall not exceed 16 ft in height to the peak of the roof pursuant to SZO Art. 2Sec 2.2 B & Sec 2.3 B. - The existing variance V-79-059, permitting the conversion and use of the structure at 500 Newell St. W. established their subsidiary relationship and use nearly 47 years ago, as such Zoning Staff believes this proposal does not violate the SZO as it will not increase the degree of the nonconformity in any way. - The land use of “Assembly” is permitted by right in the R1 Zone District. - The “Assembly” land use type falls under “Community and Cultural Facilities” and is defined pursuant to SZO Art 3 Sec 3.6 B (1) a. 1. as: “A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, or promote discourse. Examples include community centers, places of worship, meeting or lecture halls, exhibition rooms, or auditoria. If an assembly use is ancillary to any principal use other than an institutional use and has a gross floor area of less than 5,000 square feet, it is considered part of that use and is not considered a separate principal use.” - Pursuant to SZO Art. 1 Sec 1.4 A. (4) No lot of record that did not exist on the effective date of this Ordinance shall be created by subdivision or otherwise that does not comply with this Ordinance. - This proposal does not create a lot that does not comply with the Syracuse Zoning ordinance; the legally established non-conforming structure located at 500 Newell St. W. is permitted to be maintained Pursuant to SZO Art. 1 Sec. 1.5 D (1): “Structural Alterations, Renovations, and Additions Alterations, renovations, and additions to a nonconforming structure may be made only to the extent that such improvements to the nonconforming structure conform to all applicable regulations prescribed in this Ordinance, as amended, and only to the extent that any nonconforming use related to such structure is not expanded.” - The According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1A will be 100 Edmund Avenue.
Staff Recommendation:	Staff recommend approving this project
Recommended Conditions if Approved:	1. Applicant shall successfully file the resubdivision map of R-2026-31 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The applicant shall apply for all applicable permits for future site improvements from the Central Permit Office.

<i>Zoning Procedural History:</i>	102-16 Edmund Ave: - SP-73-15 Approved 5/17/1973 Establish the “Brighton Family Center”. - SP-73-15 Approved 9/15/1975 Granted relieve from a visual buffer condition from the original approval. - V-76-022 Approved 5/3/2024 Erect a chain link fence. - SP-73-15M1 Approved 6/13/2013 To modify program services and signage. 500 Newell St. W. - V-79-059 Approved 10/2/1979 To expand/convert a three-bedroom residential building into offices for a “Non-Profit Center” to be purchased by Peter C. & Helen F Herron & Catholic Charities.
<i>Summary of Zoning History:</i>	This property, most recently sold by Catholic Charities of Onondaga County, has been used as a community center since 1973 after being purchased from the City of Syracuse by various foundations that provided support and funds to establish the Brighton Family Center. The applicants John Costello & Jack Balinsky brought forth a concept that was supported by the following organizations: United Way, Catholic Charities, Catholic Social Services, PEACE, City Department of Parks & Recreation; funding organization were: Roseman Gifford Foundation, Carrier Foundation, GE Employees Association, and the Junior League Community Foundation. Approval was granted May 17th, 1973. Just over two years later, the original Special Use Permit was modified on September 15, 1975 offering relieve from a condition requiring additional “visual buffers from adjoining properties”. A variance for fencing was approved in 1976. Another variance was approved to expand/convert a three-bedroom residential structure located at 500 Newell St. W. into offices for the “Brighton Family Center” located at 100 Edmund Ave (what is not 102-16 Edmund Ave). at this time Documents indicated the center was to be purchased by Peter C. & Helen F Herron & Catholic Charities. The Special Use Permit was modified again in 2013 to expand services to include: elementary & teen after school programing, respite program for the parents of minors with developmental disabilities, summer lunch programs, monthly fresh food giveaways and Medicaid service coordinators. This update modified the name from “Catholic Charities: Diocese of Syracuse, Onondaga County” to include the “Bishop Foery Foundation.” The South Side Community Growth Foundation, INC now intends to continue this use by connecting neighbors, community-based organizations and government, and investing in the neighborhood, the Foundation helps community members access the resources they need to thrive, support the Southside’s children, and secure a bright future for the community.
<i>Code Enforcement History:</i>	See attached Code Enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.

*Property
Characteristics:*

Existing Lots

102-16 Edmund Ave.

The subject property at 102-16 Edmund Ave. is an irregularly shaped parcel with a lot size of 42,888.96 sq ft (0.985 Acres). The property has one street frontage with 40 FT of frontage along Edmund Ave. which is located on the southern property line. The remaining portion of the southern property line borders: 408 Newell St. W. for 34 FT, 410-12 Newell St. W. for 44.17 FT, 500 Newell St. W. for 44 FT and & 502 Newell St. W. for 43 FT. The western property line borders: 502 Newell St. W. for 132 FT, 102 Raymond Ave. for 72 FT, 104 Raymond Ave. for 37 FT and 106-12 Raymond Ave. for 179 FT. The northern property line borders 635 Lafayette Ave. W. for 40 FT, 621 Lafayette Ave. W. for 30.17 FT and 611 Lafayette Ave. W. for 27 FT. The eastern property borders: 110 Richardson Ave. for 19 FT, 116 Richardson Ave. for 41 FT, 122 Richardson Ave for 35 FT, 126 Richardson Ave. 35 FT, 128 Richardson Ave. for 35 FT, 134 Richardson Ave. for 35 FT, 138 Richardson Ave. for 35 FT, 140-42 Richardson Ave. 35 FT & 144 Richardson Ave. 18 FT. This lot contains a 5,832 SF structure historically utilized as a “Non-Profit Community Center” with a parking lot.

408 Newell St. W.

The subject property at 408 West Newell Street is a regularly shaped parcel with a lot size of 5676 sq ft (0.13 Acres). The property has one street frontage with 43 FT of frontage along Newell St. W. which is located on the southern property line. The western property line borders 410-12 Newell St. W for 132 ft and the northern property line borders 102-16 Edmund Ave. for 43 ft. The eastern property line borders: 144 Richardson Ave. for 17 FT, 148 Richardson Ave. for 35 FT, 152 Richardson Ave. for 35 FT & 156 Richardson Ave. for 45 FT. This lot is a vacant residential parcel.

410-12 Newell St. W.

The subject property at 410-12 West Newell Street is a regularly shaped parcel with a lot size of 5830 sq ft (0.133 Acres). The property has two street frontages with 44.17 FT of frontage along Newell St. W., which is located on the southern property line and 132 FT of frontage along Edmund Ave., which is located on the western property line. The northern property line borders 102-16 Edmund Ave. for 44.17 ft and the eastern property line borders: 408 Newell St. W. for 132 FT. This lot is a vacant residential parcel.

500 Newell St. W.

The subject property at 500 West Newell Street is a regularly shaped parcel with a lot size of 5808 sq ft (0.133 Acres). The property has two street frontages with 44 FT of frontage along Newell St. W., which is located on the southern property line and 132 FT of frontage along Edmund Ave., which is located on the eastern property line. The northern property line borders 102-16 Edmund Ave. for 44 ft and the western property line borders: 502 Newell St. W. for 132 FT. This lot contains a “legally established non-conforming” residential structure that was converted to offices, storage and security/maintenance personnel quarters to be used solely by and “in conjunction with the non-profit community center located at 100 Edmund Ave.

Proposed Lot

1A

102-16 Edmund Ave.

	The subject property at 102-16 Edmund Ave. is an irregularly shaped parcel with a lot size of 60203 sq ft (1.382 Acres). This parcel forms a U-shape around Edmund Ave. which is located on the southern side of the parcel. The property has two street frontages with 131.17 FT of frontage along Newell St. W. which is located on the southern property line and 304 FT of continuous frontage around Edmund Ave, the parcel forms a golf like shape around Edmund Ave which terminates 132 ft from Newell St. W. The western property line borders: 502 Newell St. W. for 132 FT, 102 Raymond Ave. for 72 FT, 104 Raymond Ave. for 37 FT and 106-12 Raymond Ave. for 179 FT. The northern property line borders 635 Lafayette Ave. W. for 40 FT, 621 Lafayette Ave. W. for 30.17 FT and 611 Lafayette Ave. W. for 27 FT. The eastern property borders: 110 Richardson Ave. for 19 FT, 116 Richardson Ave. for 41 FT, 122 Richardson Ave for 35 FT, 126 Richardson Ave. 35 FT, 128 Richardson Ave. for 35 FT, 134 Richardson Ave. for 35 FT, 138 Richardson Ave. for 35 FT, 140-42 Richardson Ave. 35 FT & 144 Richardson Ave. 35 FT., 148 Richardson Ave. for 35 FT, 152 Richardson Ave. for 35 FT & 156 Richardson Ave. for 45 FT.
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
- “Edmund Resubdivision Final Plat: Resubdivision of Lots 1-10, Block A, 2-4, Block B & Part of Edmund Ave., Edwards Tract, Filed 11/24/1888 as Map No. 523, Known as 102-116 Edmund Ave., 408-412 & 500 Newell St., City of Syracuse, County of Onondaga, City of New York” Stamped by Douglas R. Lehr of Lehr Land Surveyors D.P.C, Dated 08/18/2026. Scale 1” = 20’

Attachments:

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

Context Maps:

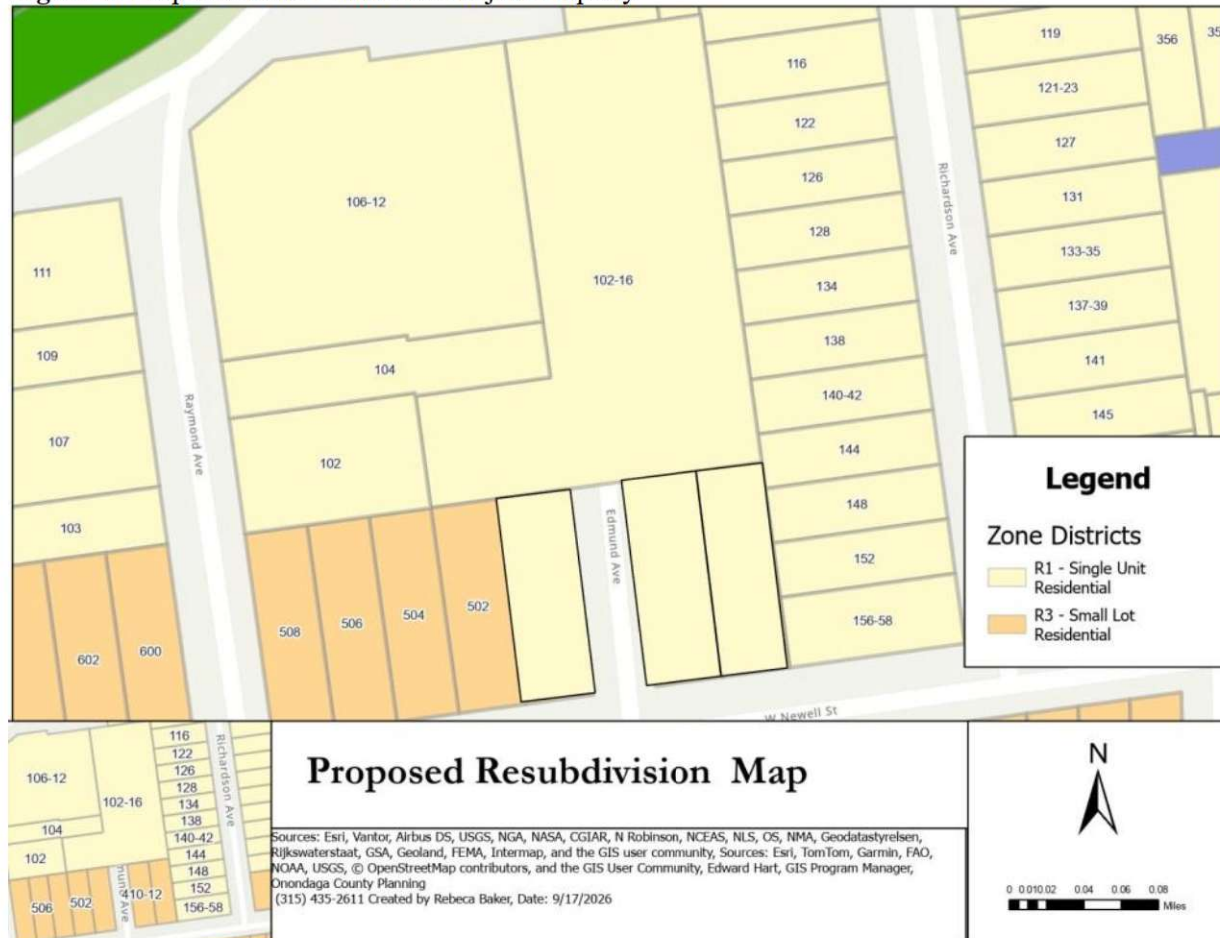
Figure 1: Current Zone District of Subject Property



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: Proposed Zone District of Subject Property



Description: Figure 2 shows updated Zone District imagery of the subject property as proposed by Z-2924.

Figure 3: Aerial Imagery of Subject Property



Description: Figure 3 shows satellite imagery of the subject property.

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

To: Danchell Hicks, Director of Housing & Community Development
South Side Community Growth Foundation, INC.
401 West Division St.,
Unit 12107
Syracuse, New York 13218

8/11/2026

Re: Application Completeness for Lot Alteration R-2026-31, 102-116 Edmund Avenue

Dear Danchell Hicks,

On 8/11/2026, Rebeca Baker determined the proposed project R-2026-31, at 102-116 Edmund Avenue 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**Your Submission Details****Submission Number:**

R-2026-31

Status:**Preliminary Staff Review****Message:****Applicant Name:**

Danchell Hicks

Applicant Email:

danchell@southsidegrowth.org

Primary Location:

102-16 EDMUND AVE, 13205

Primary APN:

075.-05-18.0

Submission Type:

Zoning Applications > Resubdivision/Lot Alteration

Last Updated:

August 7, 2026

Submission URL:<https://app.oncamino.com/syracusenyc/dashboard/submissions/739025/guide>**Contact the agency for more help** (315) 448-8600 zoning@syr.gov hpan@syr.gov
adillon@syr.gov 300 South State St.,
Syracuse**① Getting Started****○ Welcome to the City of Syracuse's Online Application Portal****Step is Completed By:** Applicant

INTERNAL USE ONLY

Data Fields

General Project Information

1 If yes to Site Changes, please describe

2 Does this project include Site Changes?

No

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

The full scope of the project has yet to be determined, at this time SSCGF, INC is looking to reactivate the existing community center. This can include exterior changes and upgrades.

4 Does this project include Façade (Exterior) Alterations?

Yes

5 If yes to New Construction, please describe

6 Does this project include New Construction?

No

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

The full scope of the project has yet to be determined, at this time SSCGF, INC is looking to reactivate the existing community center.

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

No

9 Number of on-site parking spaces

10.0

10 Resubdivision/Lot Alteration Project Description

We would like to consolidate the four recently purchased parcels into a single lot through a re-subdivision application. This action simplifies future development, funding applications and streamlines the process for obtaining 501(c)(3) tax exemptions.

11 Current Days and Hours of Operation

N/A

12 Proposed Land Use(s)

INTERNAL USE ONLY**13 Current Land Use(s)**

R-1

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

Tax Map Designations: Street Addresses: 075.-05-16.0 408 West Newell Street 075.-05-17.0 410-412 West Newell Street 075.-05-19.0 500 West Newell Street 075.-05-18.0 102-116 Edmund Avenue Previous owner was Catholic Charities of the Roman Catholic Diocese of Syracuse, N. Y. and the new owner are South Side Community Growth Foundation, INC. Acquired on April 15th, 2026

15 Resubdivision/Lot Alteration Project Name

South Side Community Campus

16 Total Area

0.65

17 Number of Lots

4.0

18 Subdivision Name

South Side Community Campus

19 Companion Zoning Applications (if applicable, list any related zoning applications)**20 Current Number of Dwelling Units**

2.0

Owner/Owner's Agent Certification

<i>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.</i>	
Print owner's name: South Side Community Growth Foundation Inc.	
Signature: <i>South Side Community Growth Foundation Inc.</i>	Date: 08/07/2026
Mailing address: 401 West Division Street Unit 12107 Syracuse, NY 13218	
Phone: 315-217-1395	Email:
Print owner's name: Chedy Hampson	
Signature: <i>Chedy Hampson</i>	Date: 08/07/2026
Mailing address: 451 S. Warren Street 2nd floor Syracuse, NY 13202	
Phone:	Email:
Print owner's name:	
Signature:	Date: 08/07/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 08/07/2026
Mailing address:	
Phone:	Email:
Print owner's name:	
Signature:	Date: 08/07/2026
Mailing address:	
Phone:	Email:

Print applicant's name: South Side Community Growth Foundation Inc.	
Signature: <i>South Side Community Growth Foundation Inc.</i>	Date: 08/07/2026
Mailing address: 401 West Division Street Unit 12107 Syracuse, NY 13218	
Phone:	g
Print authorized representative's name (if applicable): Thandekah Eysaman	
Signature: <i>Thandekah Eysaman</i>	Date: 08/07/2026
Mailing address: 401 West Division Street Unit 12107 Syracuse, NY 13218	
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

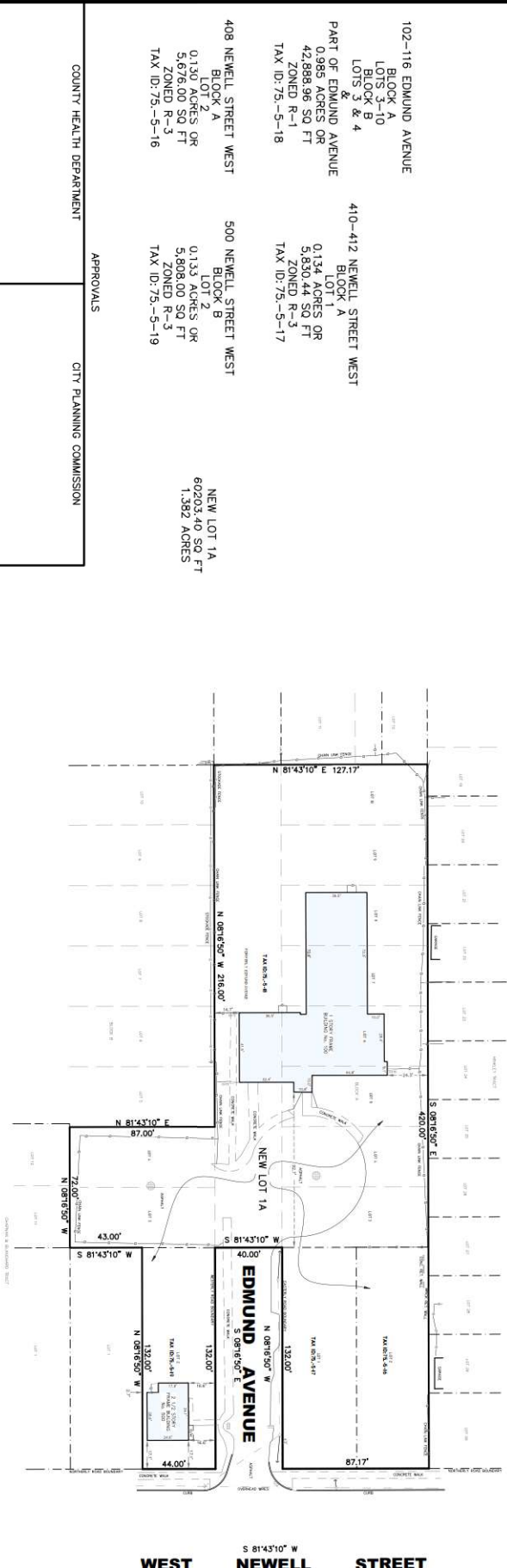
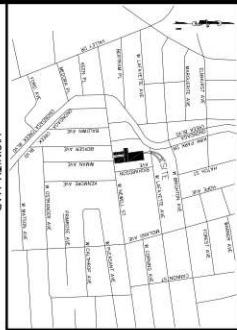
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
South Side Community Growth Foundation Inc.			
Name of Action or Project: SSG Community Center Resub division			
Project Location (describe, and attach a location map): 102 116 Edmund Ave, 408 Newell Street West, 500 Newell Street West and 410 412 Newell Street West			
Brief Description of Proposed Action: We would like to consolidate the four recently purchased parcels into a single lot through a re subdivision application. This action simplifies future development, funding applications and streamlines the process for obtaining 501(c)(3) tax exemptions. It will not impact anything physically on the sites. We would also like to close Edmund Ave as a private road as it does not directly lead to anything, but the parcel owned by South Side Community Growth Foundation.			
Name of Applicant or Sponsor: South Side Community Growth Foundation Inc.		Telephone: E-Mail:	
Address: 401 West Division Street			
City/PO: Unit 12107 Syracuse		State: NY	Zip Code: 13218
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		1.382 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?		1.382 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
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: _____ _____	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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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		
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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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: _____ _____	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>South Side Community Growth Foundation Inc.</u> Date: <u>8/4/2026</u> Signature: <u>Thandekah Esyaman</u> Title: <u>Executive Director</u>		



WEST NEWELL STREET

COUNTY HEALTH DEPARTMENT

CITY PLANNING COMMISSION

102-116 EDMUND AVENUE
BLOCK A
LOTS 3-10
BLOCK B
LOTS 2 & 4
PART OF EDMUND AVENUE
0.985 ACRES OR
42,888.96 SQ FT
ZONED R-1
TAX ID: 75-5-18

410-412 NEWELL STREET WEST
BLOCK A
0.134 ACRES OR
5,830.44 SQ FT
ZONED R-3
TAX ID: 75-5-17

408 NEWELL STREET WEST
BLOCK A
0.130 ACRES OR
5,676.00 SQ FT
ZONED R-3
TAX ID: 75-5-16

500 NEWELL STREET WEST
BLOCK B
0.133 ACRES OR
5,808.00 SQ FT
ZONED R-3
TAX ID: 75-5-19

NEW LOT 1A
60203.40 SQ FT
1.382 ACRES

ASSESSMENT

FINANCE

ENGINEERING

EDMUND RESUBDIVISION
FINAL PLOT

NO.	DATE	DESCRIPTION	BY

LEPER
LAND ENGINEERING & PLANNING, P.C.
116 S. MAIN ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.LEPERENGINEERING.COM

APPROVED FOR RECORD
BY: [Signature]
DATE: 05/27/2020
CITY OF DENVER
PLANNING DEPARTMENT

RECORDING
BY: [Signature]
DATE: 06/18/2020
COUNTY OF DENVER
CLERK OF COURTS

RECORDING BY: JESSICA L. HARRIS, J.A. HARRIS & ASSOCIATES, P.C.
EDMUND AND EDWARDS TRACT, PLOTTED 11/24/1989 AS MAP NO. 523

OWNER: 102-116 EDMUND AVE., 408-412 & 500 NEWELL ST.
CITY OF DENVER, COLORADO 80202
FILED DATE: 03/27/2020
MAP DATE: 06/18/2020
SCALE: 1"=40'±
SHEET: 1 OF 1

Project: R-2026-31

Date: 10/9/2026

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?	☒	☐

Project: R-2026-01248

Date: 10/13/2026

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 Name of Lead Agency	10/13/2026 Date
Steven Kulick Print or Type Name of Responsible Officer in Lead Agency	Chairperson Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Action by the
City Planning Commission

SP-73-15
May 17, 1973

A RESOLUTION APPROVING A SPECIAL PERMIT
FOR A NON-PROFIT COMMUNITY CENTER AT 103-105
and 102-116 Edmund Avenue

We, the duly appointed members of the City Planning Commission of the City of Syracuse do this 17th day of May, 1973, adopt the following resolution:

WHEREAS, Brighton Family Center, prospective purchaser, has requested a Special Permit, pursuant to Part B, Section I, Article 1, Paragraph 3b, and Part C, Section IV, Article 2 of the Zoning Rules and Regulations of the City of Syracuse, to develop a non-profit neighborhood community center on property situated at 103-105 Edmund Ave. and 102-116 Edmund Avenue, in a Residential District, Class A-1 zone; and

WHEREAS, according to Part C, Section IV, Article 2 of the Zoning Rules and Regulations, "non-profit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered as distinguished from a program intended to serve all or a substantial part of the city" are permitted upon the issuance of a Special Permit; and

WHEREAS, a Public Hearing was held on the subject application before the City Planning Commission on May 17, 1973 at 9:30 A.M. in the Public Hearing Room, Room 104, 300 East Fayette Street, Syracuse, New York, and all those attending who desired to be heard were heard and their testimony duly recorded; and

WHEREAS, the proposal and all submittals and testimony have been reviewed by the City Planning Commission; and

WHEREAS, the City Planning Commission has noted the following in its review of this application:

- 1) Edmund Avenue is an undeveloped paper street, one block in length, running north and south between W. Newell St. and W. Lafayette Ave.

The subject property consists of the following:

- a) 103-105 Edmund Avenue, being lots 3 and 4 of Block B, Edwards Tract.
- b) 102-106 Edmund Ave, being lots 3 through 10, Block A of the Edwards Tract
- c) A 40' x 387.97' of the interior portion of the right-of-way of Edmund Avenue.

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Two

- 2) All of the above-listed subject property is vacant, undeveloped land.
- 3) Taken together, the subject property comprises an L-shaped parcel having a total lot area of approximately 39,800 sq. ft.
- 4) The subject property is zoned Residential District, Class A-1. The zoning of other nearby property is Residential District, Class A-1 and Residential District, Class AA.
- 5) Land use in the immediate area is predominately one and two family dwellings and Roosevelt Junior High School is situated to the north, across West Lafayette Avenue.
- 6) Brighton Family Center proposes to purchase the subject property, presently owned by the City of Syracuse, for the purpose of constructing and operating a non-profit neighborhood community center thereon.
- 7) Components of the proposed community center program are as follows:
 - a) Pre-school (ages 3-5 years): Maximum 100 children per week on a rotating basis, each attending one session day per week (maximum 15 per season). Emphasis on relationship to authority and to each other, and educational concepts.
 - b) Elementary (ages 5-12 years): Group Recreational Program held after school hours; 250 children total in this program on rotating basis; 50 maximum per day. Maximum 7 per group. Group activities - games, crafts, etc. Teaches relationship to authority and to each other.
 - c) Adult and parent programs: Social, educational, and recreational programs.
 - d) Senior citizen program: Weekly and monthly meetings and programs.
- 8) The applicant has stated no program is proposed or intended for teen-agers.
- 9) Brighton Family Center would employ five to six full-time staff members at this center.

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Three

- 10) The applicant has operated the same type of neighborhood program for more than a year and a half by utilizing space primarily in the Lafayette Methodist Church, 2026 Midland Avenue and secondarily in St. Anthony's Church, 1515 Midland Avenue.
- 11) The proposed building would be one-story in height and would contain a gross floor area of approximately 7,300 sq. ft. Site development would include vehicular access from West Newell Street with a circular driveway in front of the building and a parking area for 14 vehicles provided. A pedestrian pathway but no vehicular access would be provided to West Lafayette Avenue. A 25' x 40' outdoor play area for pre-school children is also designated on the site.
- 12) An application for the abandonment of the interior 40 ft. by 287.97 ft. portion of the right-of-way of Edmund Avenue has been filed and is being processed.

WHEREAS, the area to be served by the proposed neighborhood center is generally that of the McKinley-Brighton School District, general boundaries being as follows:

East Colvin Street to the north
Onondaga Creek to the west
I-81 to the east
Matson Avenue to the south

WHEREAS, the subject property is appropriately situated to serve this general area of the City; and

WHEREAS, the subject proposal would provide a permanent location for the community center, provide more adequate facilities for its programs, and would permit consolidation of existing activities to better serve the neighborhood with more efficient utilization of staff, improved organization and program; and

WHEREAS, the City Planning Commission has reviewed the nature, character and intensity of the proposed use and development, the site layout, location, the general area in which the property is situated, and the pedestrian and traffic characteristics of the proposed use and of the area, and made the following findings:

- 1) The proposal will be in harmony with the character of the neighborhood and with the appropriate and orderly development of the surrounding area and will not hinder nor discourage nor adversely affect the use of adjacent land and buildings nor impair their value. The subject property is adequately sized for the proposed use and development; adequate on-site areas

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Four

are available for parking and vehicular and pedestrian access. The siting of the building centrally on the property and the screening and fencing proposed for subject property will further minimize the impact of the proposed use upon adjacent properties.

- 2) The proposal will not be detrimental to the normal pedestrian and vehicular traffic and circulation of the area. The site is readily accessible by vehicle to the area it is intended to serve; it is within walking distance for many participants in the program; and adequate on-site parking and vehicular maneuvering space for staff and visitors is provided.
- 3) The proposal will not be detrimental to the area in which it is situated by reason of dust, noise, odor, fumes, explosion, or glare.
- 4) The proposal is appropriate and timely.

NOW THEREFORE BE IT RESOLVED that We, the duly authorized members of the City Planning Commission of the City of Syracuse, DO HEREBY APPROVE the application for Special Permit to operate a non-profit community center on property known as 103-105 Edmund Avenue and 102-116 Edmund Avenue; and

BE IT FURTHER RESOLVED that said Special Permit be approved subject to compliance with the following conditions:

1. All site development of the subject premises as a non-profit community center as described herein shall be completed within eighteen (18) months of the date of concurrence with this resolution by the Common Council of the City of Syracuse.
2. Development and use of the subject property shall be in accordance with the following submitted plan:

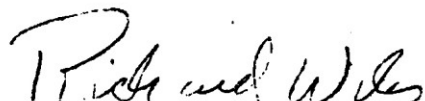
"Brighton Family Center, Edmund Avenue, Syracuse, N.Y., Project 7303, Preliminary; dated: 2/15/73; Scale: as shown;" said plan including a Site Plan, Floor Plan, and South Elevation.
3. Prior to construction of the proposed building, the various properties shall be resubdivided into one parcel and a resub-division map duly filed in the Office of the County Clerk.
4. The perimeter of the subject property shall be adequately fenced, screened and planted to provide an effective visual buffer from adjoining properties.
5. The activities of the community center shall be restricted to those recited herein, and all activities shall be properly supervised so as not to disturb the normal activities of the neighborhood.

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Five

6. The premises shall be maintained in a neat, orderly and safe condition at all times.
7. The structure, property and operation shall comply with all relevant regulatory or licensing provisions applicable thereto by any properly constituted Federal, State, County or City authorities, and building and fire and/or other regulations of the City of Syracuse Fire Marshal, Division of Home Improvement, and Bureau of Safety Inspection shall be met.
8. Any signage to identify the subject building shall conform with Part B, Section I, Article 10, "Signs in Residential Districts," Subsection 3b, of the Zoning Rules and Regulations of the City of Syracuse.

BE IT FURTHER RESOLVED, that this resolution is subject to the consent and approval of the Common Council of the City of Syracuse.



Richard Wiles, Chairman
City Planning Commission

mg

CITY CLERK'S OFFICE

June 26, 1973

I, LOUIS F. ADORNATO, City Clerk of the City
of Syracuse, New York, do hereby certify
that the attached is a true copy of an ordinance:

Adopted by the
Common Council on June 18, 1973

Approved by the
Board of Estimate on _____

Approved by the
Mayor on June 26, 1973

Louis F. Adornato

City Clerk

TO:

MAYOR
CORPORATION COUNSEL
COMM. FINANCE
BUR. ACCOUNTS
CITY AUDITOR
DIR. BUDGET ADMIN.
CITY ENGINEER
COMM. ASSESSMENT
COMM. PUBLIC WORKS
COMM. PURCHASE
COMM. PARKS & RECREATION
COMM. TRANSPORTATION
CHIEF OF POLICE
CHIEF OF FIRE
COMM. AVIATION

DIR. PLANNING ✓
COMM. URBAN IMPROVEMENT
CITY SCHOOL DISTRICT
FED. & STATE AID COORDINATOR
DPW BOOKKEEPER
TAX SEARCH
REAL ESTATE

(Over)



GENERAL Ordinance No. 24 1973

ORDINANCE APPROVING RESOLUTION FOR A
SPECIAL PERMIT TO OPERATE A NON-PROFIT
COMMUNITY CENTER AT 103-105 EDMUND AVE.
AND 102-116 EDMUND AVE.

BE IT ORDAINED, that the following resolution adopted
by the City Planning Commission on May 31, 1973 approving the
application of Brighton Family Center, prospective purchaser,
for a Special Permit to utilize property at 103-105 Edmund
Ave. and 102-116 Edmund Ave., Syracuse, New York as a non-profit
neighborhood community center in a Residential District, Class A-1
zone in accordance with the provisions of Part C, Section IV,
Article 2 of the Zoning Rules and Regulations of the City of Syracuse,
as amended, in the manner and upon the conditions therein stated
be and the same hereby is consented to and approved, namely:

Action by the
City Planning Commission

SP-73-15
May 17, 1973

A RESOLUTION APPROVING A SPECIAL PERMIT
FOR A NON-PROFIT COMMUNITY CENTER AT 103-105
and 102-116 Edmund Avenue

We, the duly appointed members of the City Planning Commission of the City of Syracuse do this 17th day of May, 1973, adopt the following resolution:

- WHEREAS, Brighton Family Center, prospective purchaser, has requested a Special Permit, pursuant to Part B, Section I, Article 1, Paragraph 3b, and Part C, Section IV, Article 2 of the Zoning Rules and Regulations of the City of Syracuse, to develop a non-profit neighborhood community center on property situated at 103-105 Edmund Ave. and 102-116 Edmund Avenue, in a Residential District, Class A-1 zone; and
- WHEREAS, according to Part C, Section IV, Article 2 of the Zoning Rules and Regulations, "non-profit community centers with locational requirements dictated by the neighborhood service nature of the program to be offered as distinguished from a program intended to serve all or a substantial part of the city" are permitted upon the issuance of a Special Permit; and
- WHEREAS, a Public Hearing was held on the subject application before the City Planning Commission on May 17, 1973 at 9:30 A.M. in the Public Hearing Room, Room 104, 300 East Fayette Street, Syracuse, New York, and all those attending who desired to be heard were heard and their testimony duly recorded; and
- WHEREAS, the proposal and all submittals and testimony have been reviewed by the City Planning Commission; and
- WHEREAS, the City Planning Commission has noted the following in its review of this application:
- 1) Edmund Avenue is an undeveloped paper street, one block in length, running north and south between W. Newell St. and W. Lafayette Ave.

The subject property consists of the following:

- a) 103-105 Edmund Avenue, being lots 3 and 4 of Block B, Edwards Tract.
- b) 102-106 Edmund Ave, being lots 3 through 10, Block A of the Edwards Tract
- c) A 40' x 387.97' of the interior portion of the ~~right-of-way~~ of Edmund Avenue.

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Two

- 2) All of the above-listed subject property is vacant, undeveloped land.
- 3) Taken together, the subject property comprises an L-shaped parcel having a total lot area of approximately 39,800 sq. ft.
- 4) The subject property is zoned Residential District, Class A-1. The zoning of other nearby property is Residential District, Class A-1 and Residential District, Class AA.
- 5) Land use in the immediate area is predominately one and two family dwellings and Roosevelt Junior High School is situated to the north, across West Lafayette Avenue.
- 6) Brighton Family Center proposes to purchase the subject property, presently owned by the City of Syracuse, for the purpose of constructing and operating a non-profit neighborhood community center thereon.
- 7) Components of the proposed community center program are as follows:
 - a) Pre-school (ages 3-5 years): Maximum 100 children per week on a rotating basis, each attending one session day per week (maximum 15 per season). Emphasis on relationship to authority and to each other, and educational concepts.
 - b) Elementary (ages 5-12 years): Group Recreational Program held after school hours; 250 children total in this program on rotating basis; 50 maximum per day. Maximum 7 per group. Group activities - games, crafts, etc. Teaches relationship to authority and to each other.
 - c) Adult and parent programs: Social, educational, and recreational programs.
 - d) Senior citizen program: Weekly and monthly meetings and programs.
- 8) The applicant has stated no program is proposed or intended for teen-agers.
- 9) Brighton Family Center would employ five to six full-time staff members at this center.

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Three

- 10) The applicant has operated the same type of neighborhood program for more than a year and a half by utilizing space primarily in the Lafayette Methodist Church, 2026 Midland Avenue and secondarily in St. Anthony's Church, 1515 Midland Avenue.
- 11) The proposed building would be one-story in height and would contain a gross floor area of approximately 7,300 sq. ft. Site development would include vehicular access from West Newell Street with a circular driveway in front of the building and a parking area for 14 vehicles provided. A pedestrian pathway but no vehicular access would be provided to West Lafayette Avenue. A 25' x 40' outdoor play area for pre-school children is also designated on the site.
- 12) An application for the abandonment of the interior 40 ft. by 287.97 ft. portion of the right-of-way of Edmund Avenue has been filed and is being processed.

WHEREAS, the area to be served by the proposed neighborhood center is generally that of the McKinley-Brighton School District, general boundaries being as follows:

East Colvin Street to the north
Onondaga Creek to the west
I-81 to the east
Matson Avenue to the south

WHEREAS, the subject property is appropriately situated to serve this general area of the City; and

WHEREAS, the subject proposal would provide a permanent location for the community center, provide more adequate facilities for its programs, and would permit consolidation of existing activities to better serve the neighborhood with more efficient utilization of staff, improved organization and program; and

WHEREAS, the City Planning Commission has reviewed the nature, character and intensity of the proposed use and development, the site layout, location, the general area in which the property is situated, and the pedestrian and traffic characteristics of the proposed use and of the area, and made the following findings:

- 1) The proposal will be in harmony with the character of the neighborhood and with the appropriate and orderly development of the surrounding area and will not hinder nor discourage nor adversely affect the use of adjacent land and buildings nor impair their value. The subject property is adequately sized for the proposed use and development; adequate on-site areas

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Four

are available for parking and vehicular and pedestrian access. The siting of the building centrally on the property and the screening and fencing proposed for subject property will further minimize the impact of the proposed use upon adjacent properties.

- 2) The proposal will not be detrimental to the normal pedestrian and vehicular traffic and circulation of the area. The site is readily accessible by vehicle to the area it is intended to serve; it is within walking distance for many participants in the program; and adequate on-site parking and vehicular maneuvering space for staff and visitors is provided.
- 3) The proposal will not be detrimental to the area in which it is situated by reason of dust, noise, odor, fumes, explosion, or glare.
- 4) The proposal is appropriate and timely.

NOW THEREFORE BE IT RESOLVED that We, the duly authorized members of the City Planning Commission of the City of Syracuse, DO HEREBY APPROVE the application for Special Permit to operate a non-profit community center on property known as 103-105 Edmund Avenue and 102-116 Edmund Avenue; and

BE IT FURTHER RESOLVED that said Special Permit be approved subject to compliance with the following conditions:

1. All site development of the subject premises as a non-profit community center as described herein shall be completed within eighteen (18) months of the date of concurrence with this resolution by the Common Council of the City of Syracuse.
2. Development and use of the subject property shall be in accordance with the following submitted plan:

"Brighton Family Center, Edmund Avenue, Syracuse, N.Y., Project 7303, Preliminary; dated: 2/15/73; Scale: as shown;" said plan including a Site Plan, Floor Plan, and South Elevation.
3. Prior to construction of the proposed building, the various properties shall be resubdivided into one parcel and a resubdivision map duly filed in the Office of the County Clerk.
4. The perimeter of the subject property shall be adequately fenced, screened and planted to provide an effective visual buffer from adjoining properties.
5. The activities of the community center shall be restricted to those recited herein, and all activities shall be properly supervised so as not to disturb the normal activities of the neighborhood.

Action by the
City Planning Commission

SP-73-15
May 31, 1973
Page Five

6. The premises shall be maintained in a neat, orderly and safe condition at all times.
7. The structure, property and operation shall comply with all relevant regulatory or licensing provisions applicable thereto by any properly constituted Federal, State, County or City authorities, and building and fire and/or other regulations of the City of Syracuse Fire Marshal, Division of Home Improvement, and Bureau of Safety Inspection shall be met.
8. Any signage to identify the subject building shall conform with Part B, Section I, Article 10, "Signs in Residential Districts," Subsection 3b, of the Zoning Rules and Regulations of the City of Syracuse.

BE IT FURTHER RESOLVED, that this resolution is subject to the consent and approval of the Common Council of the City of Syracuse.



Richard Wiles, Chairman
City Planning Commission

mg

Action by the
City Planning Commission

SP-73-15
September 15, 1975

A RESOLUTION APPROVING A NON-SUBSTANTIAL MODIFICATION
OF AN EXISTING SPECIAL PERMIT FOR PROPERTY LOCATED
AT 103-105 AND 102-116 EDMUND AVENUE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 15th day of September, 1975, adopt the following resolution:

- WHEREAS, Brighton Family Center received special permit approval from the City Planning Commission and Common Council effective June 18, 1973 to develop and operate a non-profit community center on properties identified as 103-105 and 102-116 Edmund Avenue, inclusive of a portion of abandoned Edmund Avenue; and
- WHEREAS, said approval was conditioned in part on the provision of adequate fencing, screening and plantings "to provide an effective visual buffer from adjoining properties"; and
- WHEREAS, the applicant now requests that the aforementioned condition be waived since the contiguous properties are already buffered with sufficient natural growth to enhance the appearance of the subject property while providing sufficient screening to meet the intent of the prior special permit approval. Furthermore, the installation of further visual screening would require the removal of a neighbor's fence and garden which are being permitted temporarily to remain on the subject property; and
- WHEREAS, the request is considered a non-substantial modification of an existing special permit, in accordance with Part C, Section IV Special Permits, Article 1 Information and Procedures.

NOW THEREFORE BE IT RESOLVED that We, the duly appointed members of the Syracuse City Planning Commission, DO HEREBY APPROVE the waiver of condition #4 of existing special permit approval SP-73-15 pertaining to fencing, screening and landscape treatment of property located at 103-105 and 102-116 Edmund Avenue inclusive of a portion of abandoned Edmund Avenue, although said approval shall not prohibit the installation of fencing, screening or landscaping in the future.


Richard Wiles, Chairman
City Planning Commission

Action by the
City Planning Commission

SP-73-15
September 15, 1975

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City Planning Commission

Action by the
City Planning Commission

SP-73-15
September 15, 1975

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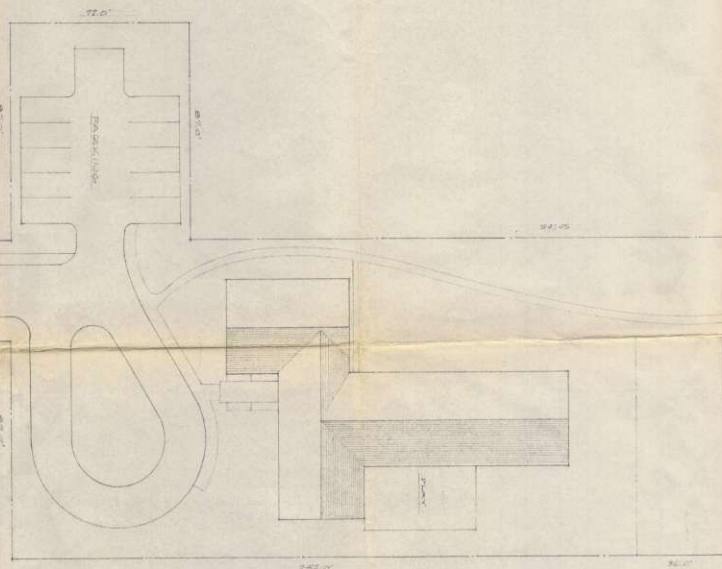

Richard Wiles, Chairman
City Planning Commission

WEST NEWELL STREET

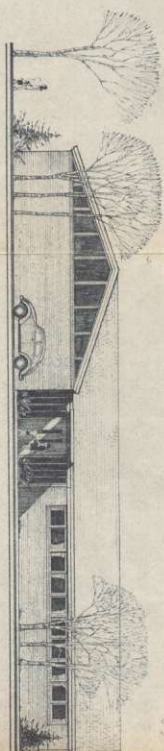
LA FAYETTE AVE

EDMUND AVE

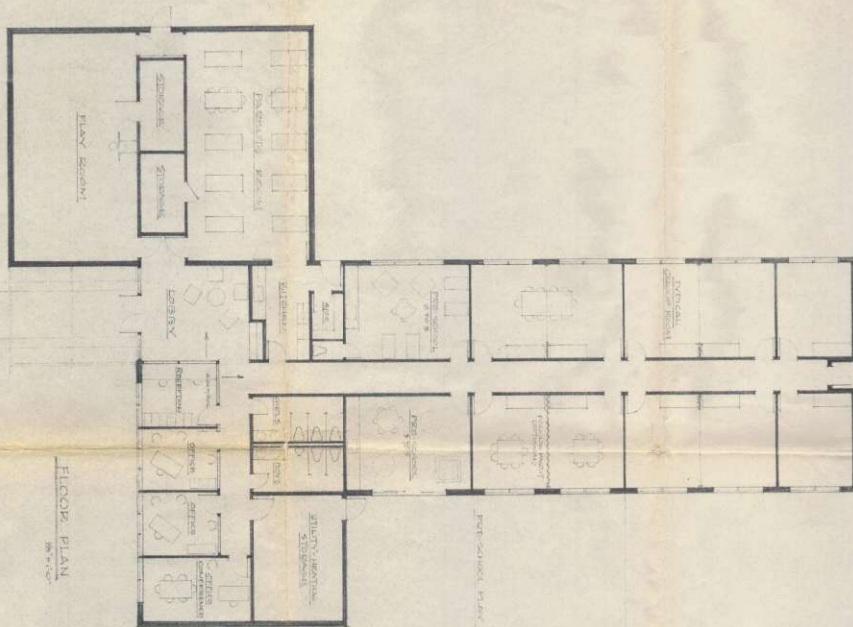
SITE PLAN



SOUTH ELEVATION



FLOOR PLAN



SP 73-15

BRIGHTON FAMILY CENTER

EDMUND AVE

SYRACUSE, NEW YORK

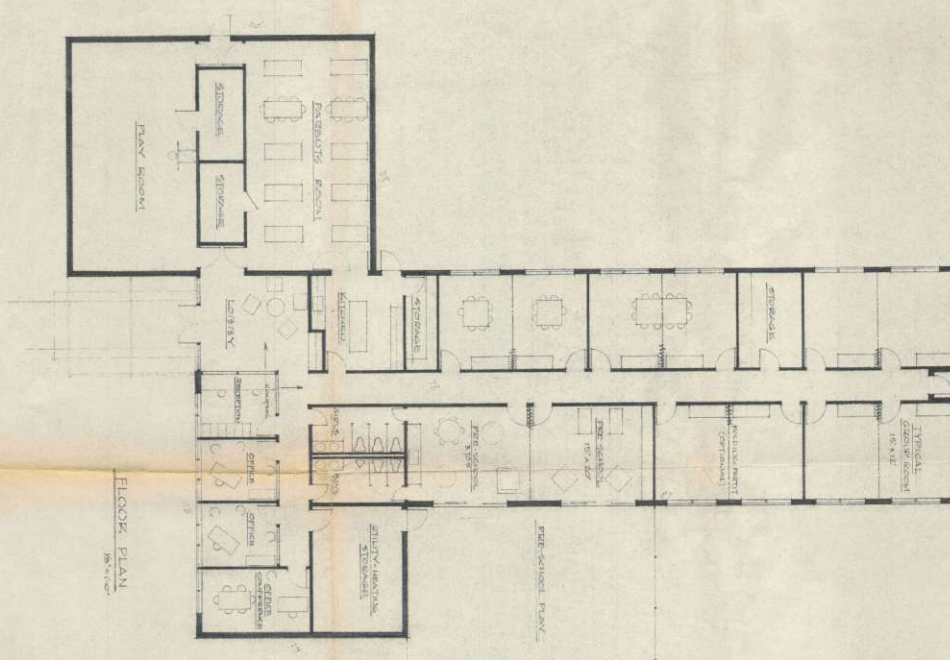
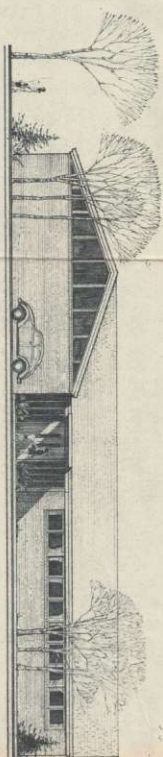
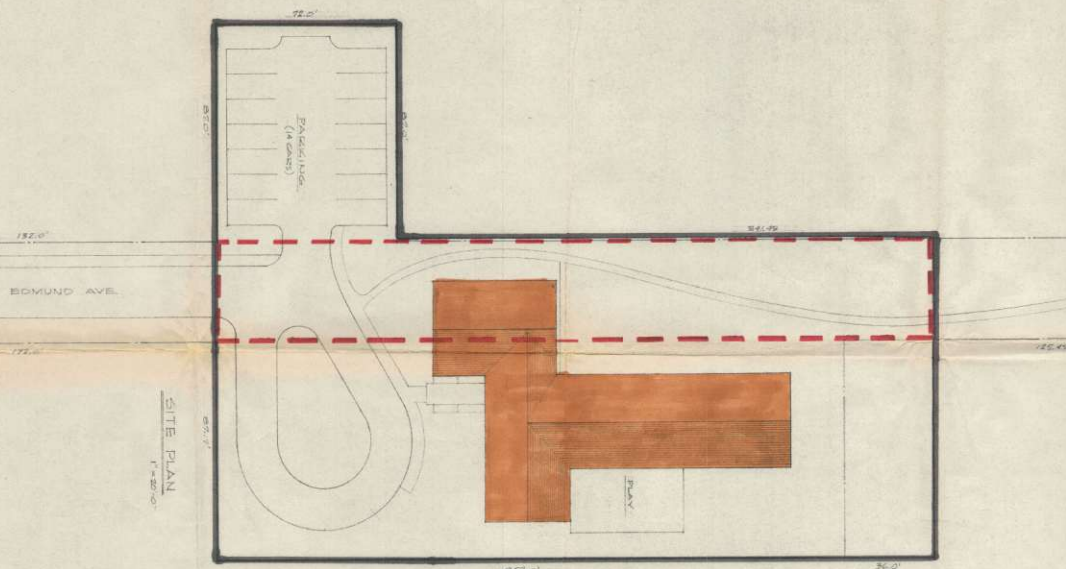


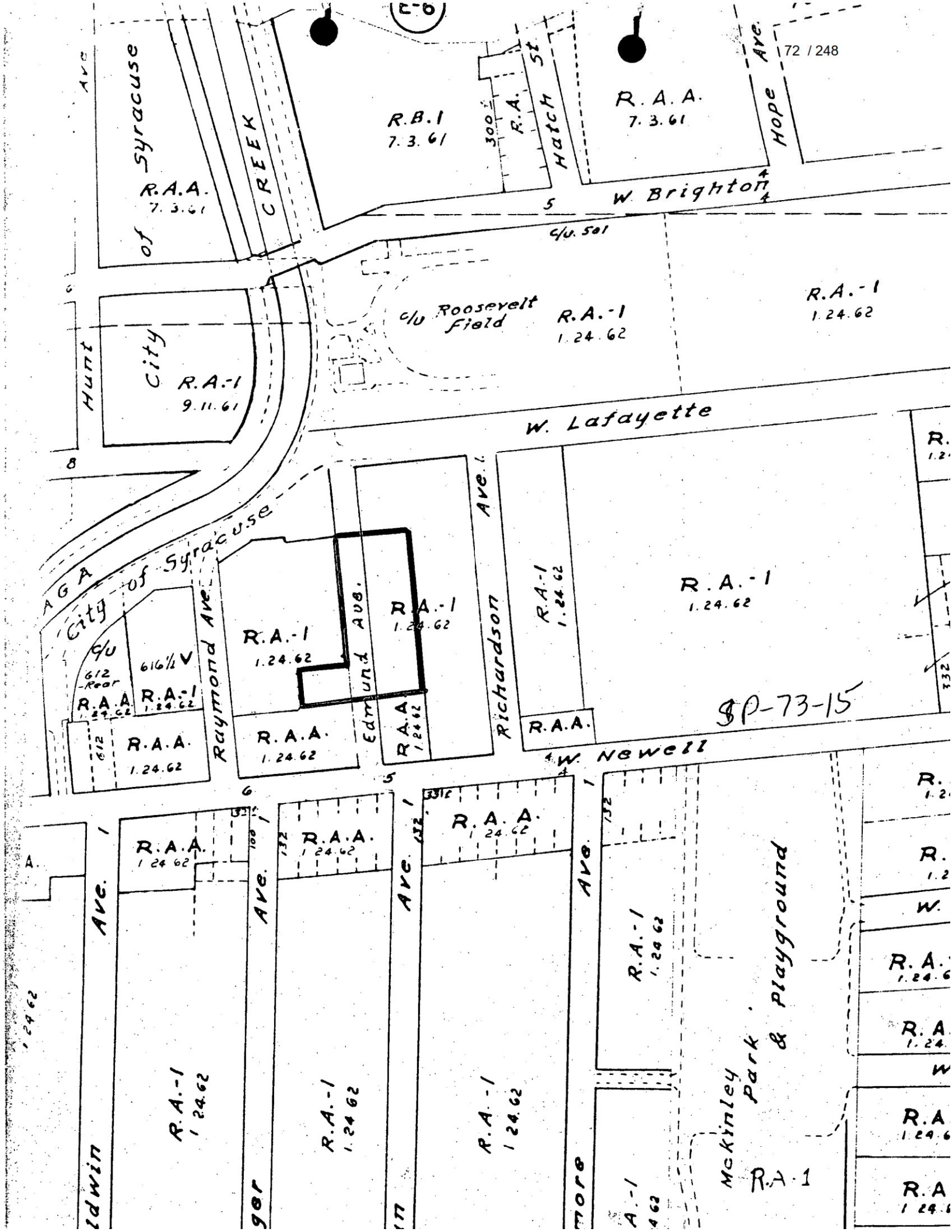
CURTIN-KANE-GERE-ASHLEY ARCHITECTS A.I.A.
112 DEWITT STREET SYRACUSE, NEW YORK 13203

Project 73-15

drawn by C.K.G.
drawing number 1

date 2/19/73





72 / 248

R.B.1
7.3.61

R.A.A.
7.3.61

R.A.A.
7.3.61

c/o. 501

c/o Roosevelt
Field

R.A.-1
1.24.62

R.A.-1
1.24.62

R.A.-1
9.11.61

W. Lafayette

R.A.-1
1.24.62

R.A.-1
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R.A.-1
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R.A.-1
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R.A.A.
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R.A.A.
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R.A.A.

GP-73-15

W. Newell

R.A.A.
1.24.62

R.A.A.
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R.A.A.
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R.A.-1
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R.A.
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R.A.
1.24.62



HUNT ST
W. LAFAYETTE AV. 485

222

Creek

PARKWAY

ATHLETIC FIELD

CLUB HO
BR & STONE

W. LAFAYETTE AV.

ONONDAGA BLVD.

CREEK

ONONDAGA

248

B

RAYMOND AV.

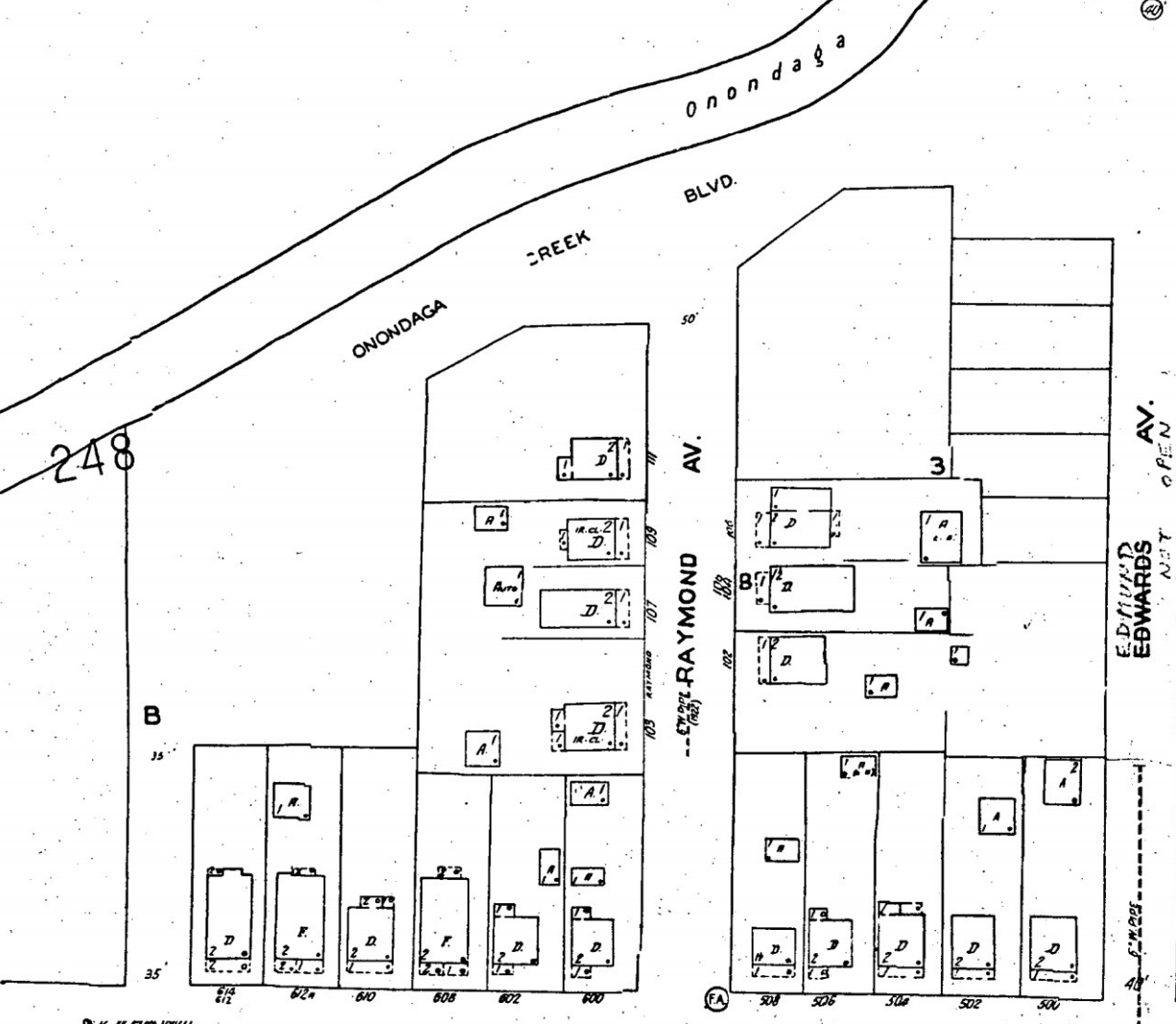
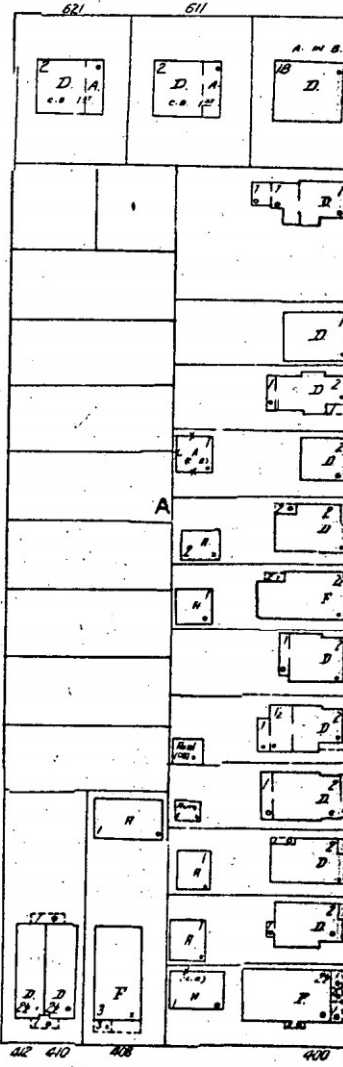
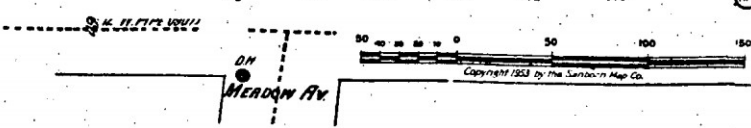
EDWARDS AV.

OPEN

W. NEWELL

233

SP-73-15



BOARD OF ZONING APPEALS
CITY OF SYRACUSE, NEW YORK

Application: V-79-59

Release Date: 10/2/79

I, William O. Thomas, Secretary of the Board of Zoning Appeals of the City of Syracuse, do hereby certify that the attached is a true copy of a resolution introduced by Mr. Lamanna and adopted by the Board of Zoning Appeals on September 13, 1979, by the following vote:

AYES: Piper, Murphy, Lamanna, Carter, Mancuso

NAYS: None

Filed with the Secretary of the Board on October 2, 1979.


William O. Thomas Secretary
Board of Zoning Appeals

Board of Zoning Appeals
City of Syracuse, New York

V-79-59

A RESOLUTION GRANTING A VARIANCE AT
500 WEST NEWELL STREET

- WHEREAS, Application No. V-79-59, a request for a Variance has been duly filed with the Secretary of the Board of Zoning Appeals by Peter C. and Helen F. Herron and the Catholic Charities; and
- WHEREAS, said application requests a variance of Part B, Section I, Article 4 of the Zoning Rules and Regulations of the City of Syracuse, as amended, to permit the operation of a non-profit community center at 500 West Newell Street, by waiving the uses permitted within a Residential District, Class AA zone; and
- WHEREAS, members of the Board viewed the property on or before September 12, 1979; and
- WHEREAS, after due notice a public hearing was held by the Board of Zoning Appeals on September 13, 1979 at 1:00 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 duly recorded; and
- WHEREAS, all testimony has been carefully considered, and the pertinent facts related to size and configuration of the subject property and the surrounding zoning and land uses have been noted; and
- WHEREAS, the Residential District, Class AA zone, allows by special permit, non-profit community centers with locational requirements dictated by the neighborhood service nature of the program offered; and
- WHEREAS, the proposed use will be used in conjunction with the non-profit community center located at 100 Edmund Avenue but will not itself qualify for a special permit because of the office and storage functions involved in the proposed use, hence a variance is required; and
- WHEREAS, the majority of program participants will continue to use the premises at 100 Edmund Avenue; and
- WHEREAS, the subject house at 500 West Newell Street will be converted to offices, storage, and security/maintenance personnel quarters (as indicated in the attached Program Space Usage schedule); and

Board of Zoning Appeals
City of Syracuse, New York

V-79-59
Page Two

WHEREAS, pursuant to the State Environmental Quality Review Regulations, the board has reviewed the subject proposal, which is an unlisted action, and has determined that the proposal will not have any significant impact; and

WHEREAS, the proposal is not possible without a variance;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Appeals that Application No. V-79-59, by Peter C. and Helen F. Herron and the Catholic Charities, for a Variance of Part B, Section I, Article 4 of the Zoning Rules and Regulations of the City of Syracuse, as amended, to permit the operation of a non-profit community center at 500 West Newell Street, by waiving the uses permitted within a Residential District, Class AA zone be granted on the following grounds:

1. The strict application of the provisions of the zoning ordinance would result in unnecessary hardship inconsistent with the general purpose and intent of the zoning ordinance of the City of Syracuse
2. The exceptional and extraordinary circumstances and conditions applying to the property involved and to the intended use and development of the property do not apply generally to other properties or uses in the same zoning district or neighborhood
3. The granting of such a variance will not be of 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 unnecessary hardship;

BE IT FURTHER RESOLVED that said variance is granted subject to the condition that it comply with all other pertinent requirements of the Zoning Rules and Regulations of the City of Syracuse, as amended;

BE IT FURTHER RESOLVED that said variance is granted subject to the following conditions:

1. All construction and improvements shall be in accordance with plans submitted with the application and on file in the Syracuse-Onondaga County Planning Agency (see attachments)
2. Any construction, improvements, additions or other activities required of the applicant in order to comply with the conditions of this approval shall be completed within one year of the release date of this resolution or within such reasonable time less than one year as determined appropriate by the Director of the Division of Buildings and Property Rehabilitation

Board of Zoning Appeals
City of Syracuse, New York

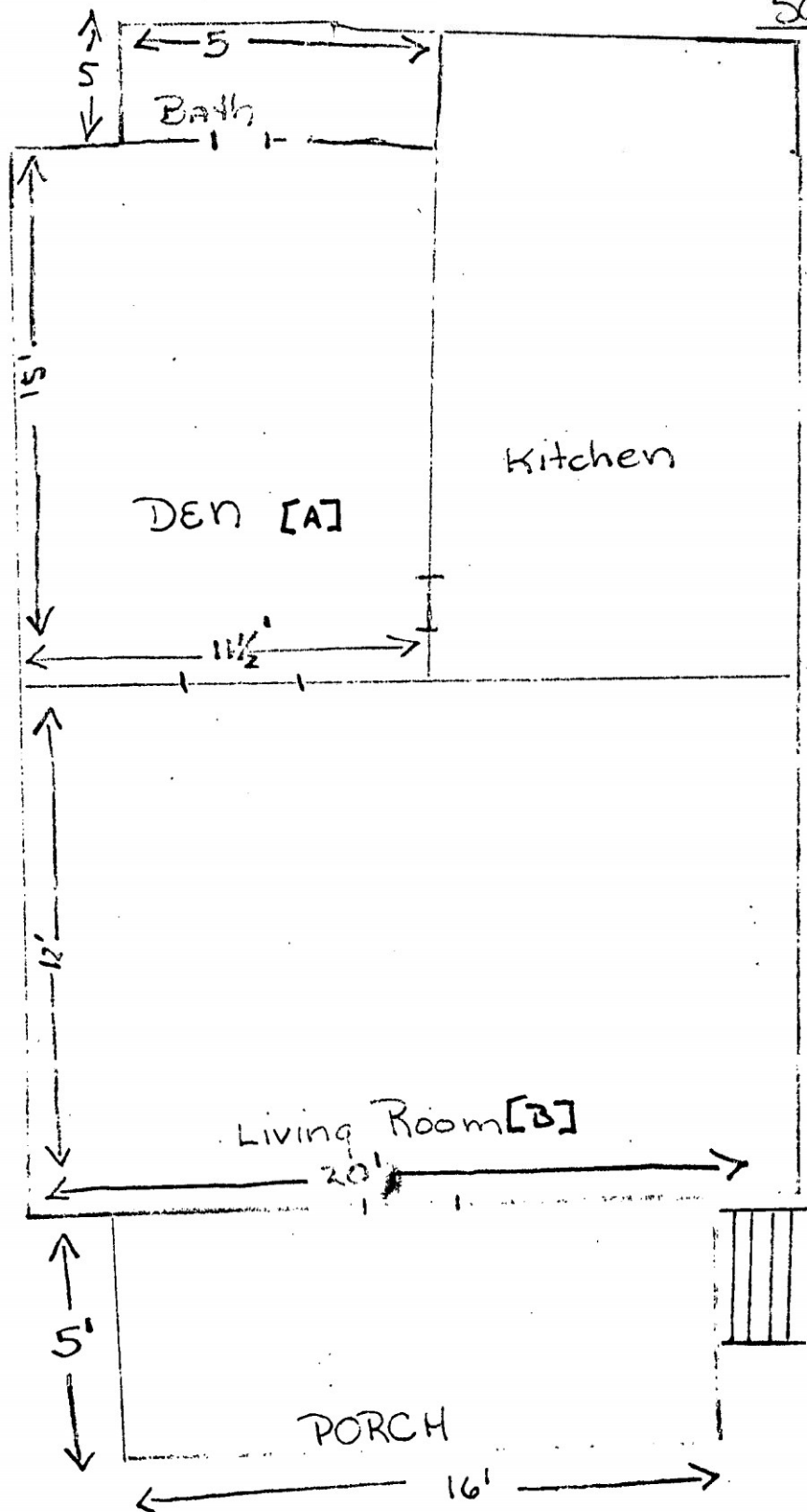
V-79-59
Page Three

3. This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county or city authorities including the issuance of a permit by the Division of Buildings and Property Rehabilitation;

BE IT FURTHER RESOLVED that the Director of the Division of Buildings and Property Rehabilitation is hereby authorized to issue the necessary permits and to enforce the terms and conditions of this resolution.

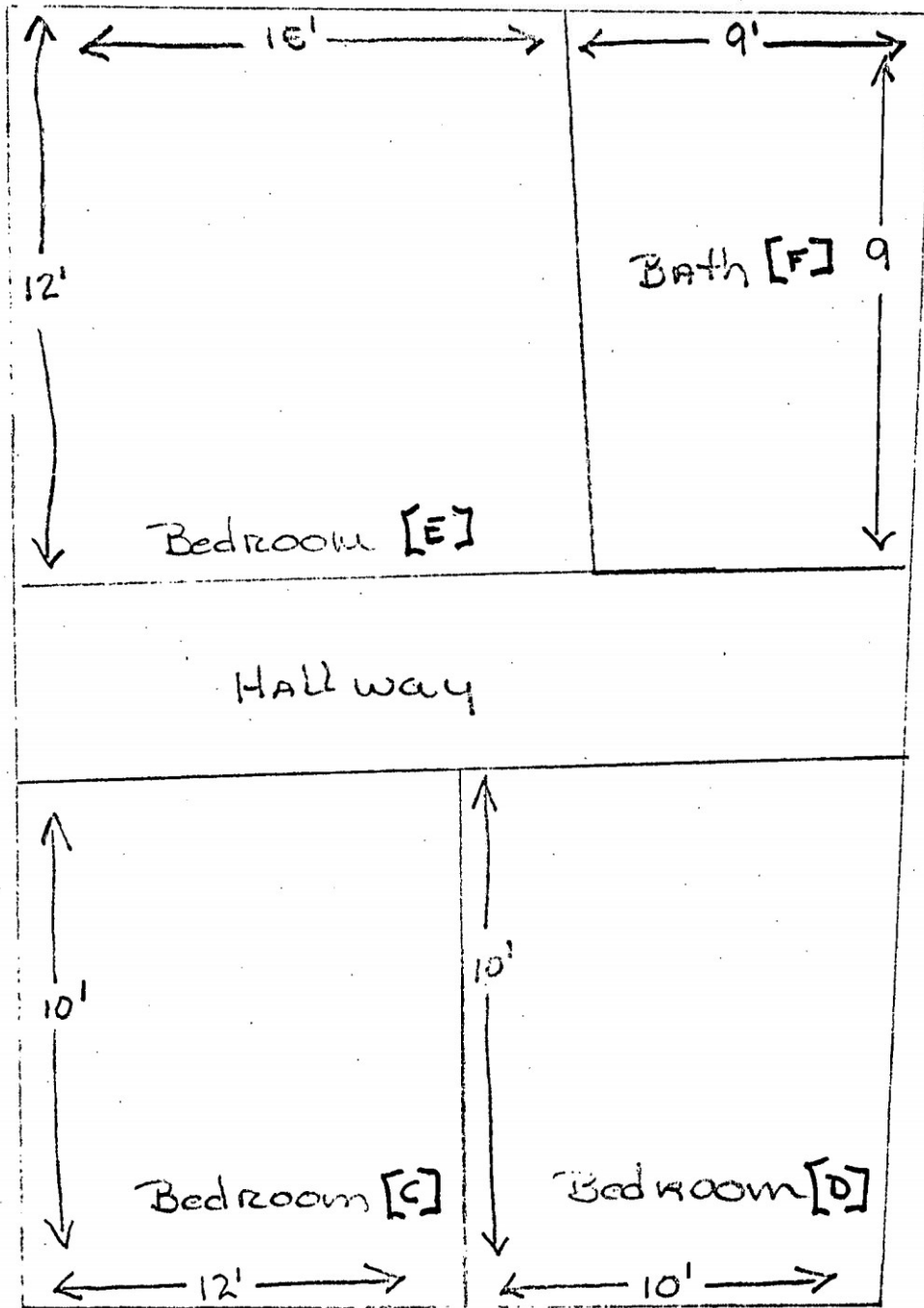
Edward Murphy, Acting Chairman
Board of Zoning Appeals

/bm

1st FLOOR500 W. HANELL ST.

79-59

500 W. Newell St.



79-59

FRONT

20

52
80 / 248
Front Flat
1/4" = 1 FOOT
1/4" = 1 FOOT

WAS 7 ROOM FLAT
CHANGES IN 1
ROOM ONLY AND
ARE SHOWN IN
GREEN



RANGE
SINK
BROOM
CLOSET

LAV. Toilet Bath

Living Room

Bedroom

FRONT
FLAT

FRONT
FLAT

REAR
FLAT

Living Room

Bedroom

REAR
FLAT

OUTSIDE
STAIRS

Kitchen

BATH

den.

122 WAYNE ST.
SYRACUSE, N.Y.

BACK PORCH

REAR FLAT

1/4" = 1 FOOT
1/4" = 1 FOOT

19-59

including
optional
17-79
ag
B

V-79-59
operate a non-profit community center

81 / 248

7



500 W. Newell St.



rear of subject property

DN
9/10/79

Parcel History

01/01/1900 - 10/06/2026

Tax Map #: 075.-05-18.0

Owners: South Side Community Growth

Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
102-16 Edmund Ave	05/17/73	Project	SP - Other	Approved	SP-73-15 NON-PROFIT COMMUNITY CENTER
102-16 Edmund Ave	06/17/76	Project	Variance (Converted)	Approved	V-76-022 To erect a chain link fence. aka 102-16 Edmund Av
102-16 Edmund Ave	06/24/13	Project	SP - Gas. Service Station	Approved	SP-73-15M1 MODIFY PROGRAM SERVICES AND SIGNAGE
102-16 Edmund Ave	06/24/15	Permit Application	Electric (Meter Set)	Issued	19903 reconnect Est# 19757655
102-16 Edmund Ave	06/25/15	Inspection	Inspector Notification	Pass	
102-16 Edmund Ave	06/26/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	07/29/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	09/15/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	10/20/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	11/24/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	12/03/15	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	01/08/16	Permit Application	Com. Reno/Rem/Chg Occ	Issued	22413 bathroom renovations
102-16 Edmund Ave	01/11/16	Inspection	Inspector Notification	Pass	
102-16 Edmund Ave	01/22/16	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	01/29/16	Inspection	Progress Inspection	In Progress	
102-16 Edmund Ave	02/08/16	Permit Application	Electric	Issued	22642 Electrical - Bishop Foery Center
102-16 Edmund Ave	02/08/16	Inspection	Progress Inspection	Pass	
102-16 Edmund Ave	02/09/16	Inspection	Inspector Notification	Pass	
102-16 Edmund Ave	02/10/16	Inspection	Service Inspection	In Progress	
102-16 Edmund Ave	02/11/16	Completed Permit	Electric (Meter Set)	Completed - No	19903 reconnect Est# 19757655 Completed #19903
102-16 Edmund Ave	02/12/16	Inspection	Insulation Before Enclosing	Pass	
102-16 Edmund Ave	02/23/16	Inspection	Final Inspection	Pass	
102-16 Edmund Ave	03/01/16	Inspection	Final Inspection	Pass	

Address	Date	Transaction	Transaction Type	Status	Description
102-16 Edmund Ave	03/01/16	Completed Permit	Electric	Certificate Issued	22642 Electrical - Bishop Foery Center Certificate of Completion #22642
102-16 Edmund Ave	03/09/16	Inspection	Final Inspection	Pass	
102-16 Edmund Ave	03/10/16	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	22413 bathroom renovations Certificate of Completion #22413
102-16 Edmund Ave	05/01/26	Inspection	Complaint Inspection	N/A	
102-16 Edmund Ave	05/01/26	Inspection	Complaint Inspection	N/A	
102-16 Edmund Ave	05/01/26	Inspection	Complaint Inspection	N/A	
102-16 Edmund Ave	05/04/26	Completed Complaint	Certificate of Inspection	Admin-Closed	2026-02443 C of I

Address	Date	Transaction	Transaction Type	Status	Description
500 Newell St W & Edmund Ave	10/02/79	Project	Variance (Converted)	Approved	V-79-059 To expand a building for a non-profit community center.
500 Newell St W & Edmund Ave	06/18/14	Inspection	Complaint Inspection	Fail	
500 Newell St W & Edmund Ave	06/18/14	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
500 Newell St W & Edmund Ave	09/04/14	Inspection	Progress Inspection	Pass	
500 Newell St W & Edmund Ave	10/31/14	Completed Complaint	Overgrowth: Private, Occ	Completed	2014-16328

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-31

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	10/13/2026 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# 006
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	-No objection to re-subdivision. -Any future construction/development on these lots will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	-This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Engineering Sewer	Conditionally Approved	Mirza Malkoc	-All installation & restoration work to be done to City of Syracuse specifications & details.
Landmark Preservation	N/A		

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<u>R-2026-75</u>	<u>Staff Report –October 13, 2026</u>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	311 Hiawatha Blvd West, (Tax ID: 116.-02-01.1)
<i>Summary of Proposed Action:</i>	The applicant intends to divide one lot into two new lots. The existing Embassy Suites Hotel will remain on a portion of the existing lot, inclusive of all required parking and circulation. The newly formed lot will be maintained as parking lot, as no development is proposed at this time. Total square footage of New Lot H-1: 5.604 Acres (244,860.64 SF) Total square footage of New Lot H-2: 1.040 Acres (45,397.49 SF)
<i>Owner/Applicant</i>	Shoham Amin of CHA Consulting, Inc. (Applicant & Owner of 311 Hiawatha Blvd West) Brian Bouchard (Secondary Applicant & Owner's Representative)
<i>Existing Zone District:</i>	The parcel involved in the resubdivision is located in the Light Industry and Employment (LI) Zone District
<i>Surrounding Zone Districts:</i>	The adjacent properties are all located in the Light Industry and Employment (LI) Zone District, on the opposing side of I-81 there are properties in the Transition Mixed Use MX-3 Zone District & Urban Core Mixed Use MX-4 Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes dividing one commercial parcel into two new parcels. The existing Embassy Suites Hotel will remain on a portion of the existing lot; the remaining portion of the existing lot will establish a new parking lot. No modifications to the site are proposed.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> - The proposed resubdivided lot meets the Dimensional Standards of the LI Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec. 2.13 B for all approved land use types. - There are no lot area requirements for the LI Zone District. - There is no lot width minimum for the LI Zone District. <u>Facts on Project</u> - The land use of "Hotel" is permitted by right in the LI Zone District. - Pursuant to SZO Art. 4 Sec. 4.4 C (1) Table 4.1, new Lot H-1, which contains the Hotel, is required to have 209 parking spaces; the proposed Lot H-1 provides 264 parking spaces, thus conforming. - The land use of "Parking lot" is permitted by right in the LI Zone District. - According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for lot H-1 will be 311 Hiawatha Boulevard West and lot H-2 will be 301 Hiawatha Boulevard West.
<i>Staff Recommendation:</i>	Staff recommend approving this project
<i>Recommended Conditions if Approved:</i>	1. Applicant shall successfully file the resubdivision map of R-2026-75 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The owner Shall pay all County taxes due for October before the Final Plat Map will be signed. 3. If Lot H-2 is to be sold, the Applicant shall update the 15 ft Right of Way & Utility Easement granted to the City of Syracuse which was recorded on 03/09/2017.

<i>Zoning Procedural History:</i>	- R-23-66 Approved 12/11/2023 Resubdivision to eliminate the irregular and non-conforming lot (301 Rear Hiawatha Blvd); and to establish two new lots to be known as 311 Hiawatha Blvd West (Tax ID: 116.-02-01.1) & 560 Solar St (Tax ID: 116.-02-01.2).
<i>Summary of Zoning History:</i>	- Previous to the construction of “Embassy Suites” 311 Hiawatha Blvd West was a parking lot owned by Destiny USA Land Co., LLC. - The existing Hotel was built in 2017.
<i>Code Enforcement History:</i>	See attached Code Enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing Lots</u> 311 Hiawatha Blvd West The subject property at 311 Hiawatha Blvd W. is an irregularly shaped parcel with a lot size of 290,258.13 sq ft (6.6 Acres). The property has one street frontage with 557.64 FT of frontage along Hiawatha Blvd W., which is located on the northwesterly property line. The northeasterly property line borders 560 Solar St for approximately 526.41 FT. The southwesterly property line also borders 560 Solar St for 520.57 FT and the southeasterly property line borders 560 Solar St for 527.56 FT. *560 Solar St is a U-shaped parcel. The subject parcel contains a Hotel. <u>Proposed Lot</u> H-1 The proposed lot H-1, to be known as 311 Hiawatha Blvd W. is an irregularly shaped parcel with a lot size of 244,860.64 SF (5.6 Acres). The property has one street frontage with 415.64 FT of frontage along Hiawatha Blvd W., which is located on the northwesterly property line. The additional northwesterly section of the property line borders the proposed Lot H-2 for 144.58 FT. The northeasterly property line borders proposed Lot H-2 for 302.74 FT and 560 Solar St for 222.04 FT. The southwesterly property line also borders 560 Solar St for 520.57 FT and the southeasterly property line borders 560 Solar St for 527.56 FT. The parcel known as 560 Solar St is a U-shaped parcel. The proposed subject parcel contains a seven-story Hotel with surrounding parking. H-2 The proposed lot H-2, to be known as 301 Hiawatha Blvd W. is an irregularly shaped parcel with a lot size of 45,397.49 SF (1.04 Acres). The property has one street frontage with 142 FT of frontage along Hiawatha Blvd W., which is located on the northwesterly property line. The northeasterly property line borders 560 Solar St for approximately 304.37 FT. The southwesterly property line also borders 311 Hiawatha Blvd W. for 302.74 FT and the southeasterly property line borders 311 Hiawatha Blvd W. for 144.58 FT. The parcel known as 560 Solar St is a U-shaped parcel. The proposed subject parcel contains an established parking lot.
<i>SEQR Determination:</i>	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:

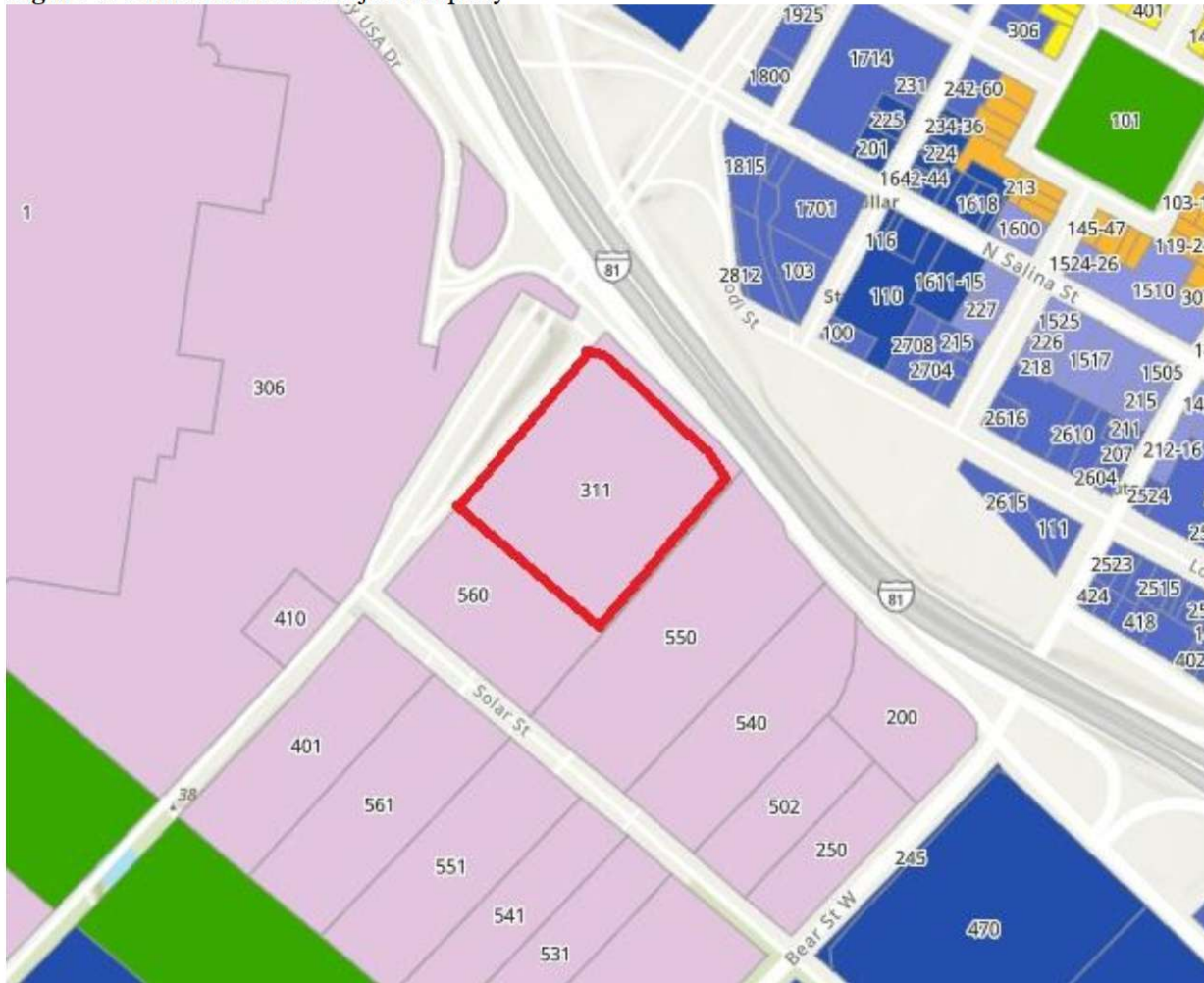
- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Subdivision Plat Lands Now or Formerly of EH26, LLC. For Lot H of the destiny USA Real Estate LLC Subdivision (FM 13756) Into New Lots H-1 & H-2 # 311 Hiawatha Boulevard West, City of Syracuse, County of Onondaga, City of New York” Drawn & Stamped by David J Uhrinec of C. T. Male Associates, Dated 09/22/2023. Scale 1” = 40’

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/>

To: Shoham Amin
EH26, LLC
1621 N Kent St
Arlington, VA 22209

CC: Brian Bouchard
CHA Consulting, Inc

8/14/2026

Re: Application Completeness for Lot Alteration R-2026-75, 311 Hiawatha Blvd W.

Dear Shoham Amin,

On 8/14/2026, Rebeca Baker determined the proposed project R-2026-75, at 311 Hiawatha Blvd W. 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.

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.net/Zoning.aspx

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>
☐ Resubdivision:			
☒ Lot Alteration:	311 Hiawatha Blvd West - Subdivision	2	6.64

<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) 311 Hiawatha Blvd West	116.00-02-01.1	EH26, LLC	11/4/2024
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

As listed in the Department of Assessment property tax records at <http://syr.gov.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) none 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

☐ Demolition (full and partial):	none
☐ New Construction:	none
☐ Façade (Exterior) Alterations:	none
☐ Site Changes:	none

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	311 Hiawatha Blvd West - Subdivision
Current Land Use(s):	Existing Hotel
Proposed Land Use(s):	TBD (Future Development)
Number of Dwelling Units:	
Days and Hours of Operation:	
Number of Onsite Parking Spaces:	

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

Subdivision of one (1) existing parcel into two (2) new lots. The existing Embassy Suites Hotel will remain on a portion of the existing lot, inclusive of all required parking and circulation. The newly formed lot will offer an opportunity for future development of approximately 1.0 acre of land.

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.**

Shoham Amin Authorized Signatory EH26, LLC

First Name	Last Name	Title	Company	Phone:
1515 North Courthouse Road	Suite 710	Arlington	VA 22201	
Street Address	Apt / Suite / Other	City	St	Zip
* Signature:			Date:	

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

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

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

*** 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)

First Name	Last Name	Title	Company	Phone:
Street Address			Apt / Suite / Other	City
St			Zip	Email:

First Name	Last Name	Title	Company	Phone:
Street Address			Apt / Suite / Other	City
St			Zip	Email:

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

Brian Bouchard Section Manager CHA Consulting Inc

First Name	Last Name	Title	Company	Phone:
300 S. State St	Suite 600	Syracuse	NY 13202	
Street Address	Apt / Suite / Other	City	St	Zip
* Signature:			Date:	

First Name	Last Name	Title	Company	Phone:
Street Address			Apt / Suite / Other	City
St			Zip	Email:

Short Environmental Assessment Form

Part 1 - Project Information

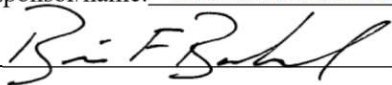
Instructions for Completing

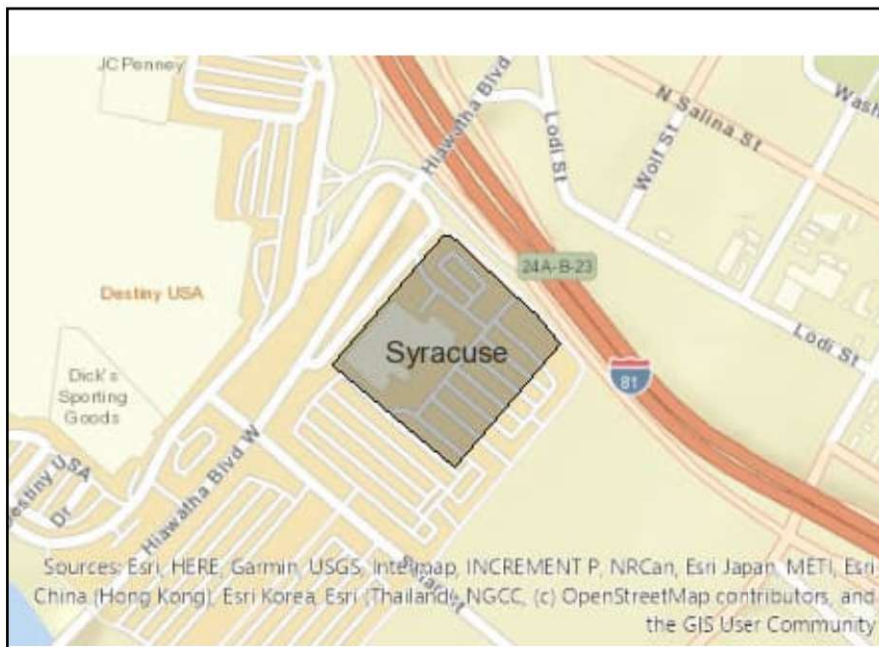
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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 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:			
Project Location (describe, and attach a location map): Subdivision - 311 Hiawatha Blvd, Syracuse NY			
Brief Description of Proposed Action: Subdivision of one (1) existing parcel into two (2) new lots. The existing Embassy Suites Hotel will remain on a portion of the existing lot, inclusive of all required parking and circulation. The newly formed lot will offer an opportunity for future development of approximately 1.0 acre of land.			
Name of Applicant or Sponsor:		Telephone: [REDACTED]	
CHA Consulting, Inc (c/o Brian Bouchard)		E-Mail: [REDACTED]	
Address: 300 S. State Street, Suite 600			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. Total acreage of the site of the proposed action?		1.05 acres	
b. Total acreage to be physically disturbed?		none acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.65 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): Highway I-81, parking			
☐ 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 ☒ ☒
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: _____	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: _____ _____	NO ☒ ☒	YES ☐ ☐	

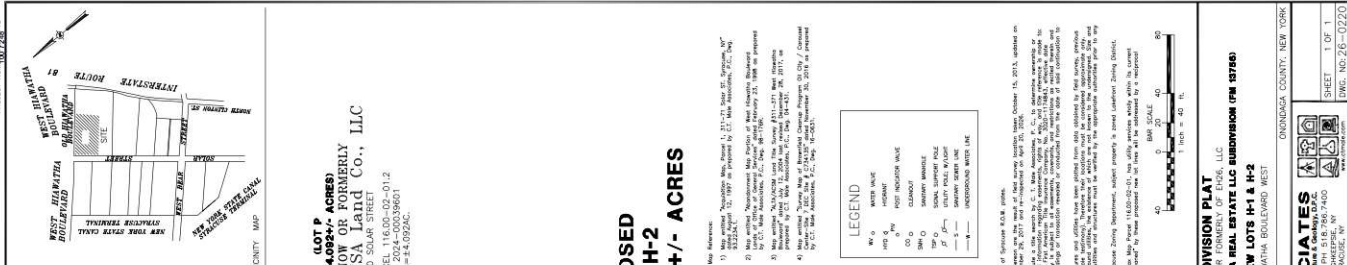
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Lake Sturgeon	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: Existing City of Syracuse stormwater system		
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:	☒	☐
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:	☒	☐
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: Oil City/Carousel Center - 9 Brownfield Cleanup Program	☐	☒
21. Is the project located within, or within ½ mile of, a disadvantaged community?	NO	YES
If No, could impacts from the project affect a disadvantaged community?	☐	☒
If Yes to either question in 21, answer the following question.	☐	☐
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): The action is for subdivision only and will not have any environmental impacts.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: CHA Consulting (C/o) Brian Baughard Date: 8/12/2026		
Signature:  Title: Project Manager		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Lake Sturgeon
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes



DAVID M. SLEIGH P.L.S. NO. 000105		I HEREBY CERTIFY THAT THIS IS AN ACQUISITIVE SUBDIVISION PLAT PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I MEET THE CURRENT STANDARDS STATED IN THE VARIOUS CODES OF ETHICS AND STANDARDS OF PRACTICE OF THE NATIONAL ASSOCIATION OF REALTORS. I HAVE REVIEWED THE RECORDS OF THE COUNTY CLERK OF THE SUBDIVISION BOUNDARY LOCATION IS SHOWN TO BE 110,000. THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SEAL OF THE SURVEYOR.	DATE APR 29, 2024	DAVID M. SLEIGH PLS # 000105	REVISIONS RECORD/DESCRIPTION	DATE	REVISIONS RECORD/DESCRIPTION	DATE	REVISIONS RECORD/DESCRIPTION	DATE
					REVISIONS RECORD/DESCRIPTION	DATE	REVISIONS RECORD/DESCRIPTION	DATE		
DAVID M. SLEIGH P.L.S. NO. 000105										

LEGAL DESCRIPTION
 PROPOSED LOT H-1 EMBASSY SUITES SUBDIVISION
 5.604± Acres

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondaga, State of New York, lying generally Northeasterly of Solar Street and generally Southeasterly of Old Hiawatha Boulevard being a portion of Salt Marsh Lots 27, 28 ½ and 28 of the Onondaga Salt Springs Reservation, and being more particularly bounded and described as follows:

BEGINNING at a point in the Southwesterly street boundary of Old Hiawatha Boulevard, said point being located North 40 deg. 26 min. 20 sec. East, 295.76 feet from its point of intersection with the Southeasterly boundary of Old Hiawatha Boulevard with the Northeasterly street boundary of Solar Street;

Thence continuing North 40 deg. 26 min. 20 sec. East, along the Southeasterly boundary of Old Hiawatha Boulevard, 415.64 feet to a point;

Thence through the lands of EH26, LLC as described in Instrument No. 2024-00039601, the following two (2) courses and distances:

- 1) South 49 deg. 33 min. 40 sec. West, 302.74 feet to a point; and
- 2) North 39 deg. 34 min. 30 sec. East, 144.58 feet to a point on the division line between the said lands of EH26, LLC on the west and the lands of DestiNY USA Land Co., LLC as described in Instrument No. 2024-00039602 on the east;

Thence along said division line, the following two (2) courses and distances:

- 1) South 48 deg. 50 min. 30 sec. East, 98.63 feet to a point; thence
- 2) South 38 deg. 58 min. 21 sec. East, 123.41 feet to a point on the division line between the said lands of EH26, LLC on the north and the lands of DestiNY USA Land Co., LLC as described in D.B. 5243 at Page 376 on the south;

Thence South 40 deg. 26 min. 20 sec. West along said division line, 527.56 feet to a point; thence North 50 deg. 31 min. 16 sec. West through the said lands of EH26, LLC, 520.57 feet to the point or place of beginning.

.

LEGAL DESCRIPTION
 PROPOSED LOT H-2 EMBASSY SUITES SUBDIVISION
 1.040± Acres

All that certain tract, piece or parcel of land, situate in the City of Syracuse, County of Onondaga, State of New York, lying generally Northeasterly of Solar Street and generally Southeasterly of Old Hiawatha Boulevard being a portion of Salt Marsh Lots 27, 28 ½ and 28 of the Onondaga Salt Springs Reservation, and being more particularly bounded and described as follows:

BEGINNING at a point in the Southwesterly street boundary of Old Hiawatha Boulevard, said point being located North 40 deg. 26 min. 20 sec. East, 711.40 feet from its point of intersection with the Southeasterly boundary of Old Hiawatha Boulevard with the Northeasterly street boundary of Solar Street;

Thence continuing North 40 deg. 26 min. 20 sec. East, along the Southeasterly boundary of Old Hiawatha Boulevard, 142.00 feet to a point on the division line between the lands of EH26, LLC as described in Instrument No. 2024-00039601 on the west and the lands of DestiNY USA Land Co., LLC as described in Instrument No. 2024-00039602 on the east;

Thence along said division line, the following three (3) courses and distances:

- 1) along the arc of a curve to the right having a radius of 52.51 feet, length of 41.07 feet and chord of South 69 deg. 28 min. 52 sec. East 40.03 to a point;
- 2) South 47 deg. 04 min. 23 sec. East, 251.92 feet to a point; and
- 3) South 48 deg. 50 min. 30 sec. East, 11.25 feet to a point;

Thence through the said lands of EH26, LLC, the following two (2) courses and distances:

- 1) South 39 deg. 34 min. 30 sec. West, 144.58 feet to a point; and
- 2) North 49 deg. 33 min. 40 sec. East, 302.74 feet to the point or place of beginning.

Project: R-2026-75

Date: 10/8/2026

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?	☒	☐

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 Name of Lead Agency	10/13/2026 Date
Steven Kulick Print or Type Name of Responsible Officer in Lead Agency	Chairperson Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-75**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	10/13/2026 CPC Meeting		
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	-No issue with the resubdivision as shown, however it should be noted that, as with the previous version of this subdivision this will create a additional land locked parcel as Old Hiawatha is not an open ROW, and the 0.6' "strip of" lot P essentially close access to the parcel. This was addressed with the previous subdivision application granting an easement between Destiny and EH26, Should either parcel change ownership this easement may require updating. Otherwise, no issue.
Engineering Design and Construction	Approved	Mirza Malkoc	-No objection to re-subdivision. -Future construction/development will be subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	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	Approved	Vinny Esposito	-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		

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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>MaSPR-2026-36</i>	<i>Staff Report – October 13, 2026</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	601-21 S Geddes St. & Seymour St. (Tax Map ID: 097.-04-84.1)
<i>Summary of Proposed Action:</i>	The applicant intends construct a 28,348 sqft 4-story mixed use building with 18 dwelling units and commercial. Commercial and “Dwelling, Multi-Unit” land use types are permitted by right under the regulations of the MX-3 Zone District. Any proposed commercial businesses will required separate Site Plan Review approval. Site changes include constructing the 4 story 18 dwelling unit structure fronting along Seymour and S Geddes St. and paving a parking area I the rear with 4 parking spaces, and a dumpster enclosure. Total site area: 0.42 Acres / 18,169 sq ft
<i>Owner/Applicant</i>	Raul Russi/Spanish Action League of Onondaga County, Inc. (Owner) Christian Freeman (Applicant/Representative) Holmes-King Kallquist & Associates, Architects, LLP (Architect)
<i>Existing Zone District:</i>	Neighborhood Center (MX-2) Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, east, and south are within the Mixed-Use Transition, MX-3 Zone District; the neighboring properties to the east are within the Urban Neighborhood, MX-1 Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	Exterior work: (1) Construction of 4 story mixed-use building with 18 dwelling units. (2) Paving of parking area for 4 space parking lot in the rear accessible from Seymour St. (3) Construction of a dumpster enclosure in the rear parking lot. Interior work: (1) Building out 1st floor for 3 commercial space respectively for spaces and the 2nd through 4th floor for 18 dwelling units.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - The existing lot is vacant open space. <u>Nonconformities</u> - No nonconformities exist on the site or in the proposed new structure. <u>Dimensional Standards</u> - The proposed lot would meet all Dimensional standards of the MX-2 Zone District. - The proposed lot would have total coverage of 63% whereas 85% total coverage is permitted for Mixed-Use / Mixed-Income projects in the MX-2 zone district.

Use Specific Standards

- No use specific standards apply as there are no nearby residentially zoned districts.
- The project is under the minimum to require affordable units, however the applicant is proposing affordable housing and therefore qualified for a 50% parking reduction and one additional story to the building.

Local Land Use and Residential Compatibility

- The site is Neighborhood Center Zone District (MX-2), where the commercial use types including “Office”, “Retail, General”, and “Dwelling, Multi-Unit” are permitted by right, which diversifies the land uses at this intersection of S Geddes St. and Seymour St., where land use types primarily consist of Assembly, Restaurant, Gasoline Fueling Station, Automobile Sales, Automobile Repair. Additional opportunities for “Dwelling, Multi-unit” residences at this location would be extremely beneficial to this area.

Off-Street Parking and Loading

- 9 parking spaces are required for 18 dwelling units, after reductions the total amount of parking required is 3 spaces, due to reductions based on Mixed-Use in MX-2, Proximity to public transit, and the surplus of bicycle parking available.
- The proposed parking lot design will provide a new vehicle circulation path, striped parking space, landscaped islands, better directing the vehicle inflow and outflow comparing the existing all paved area.

Landscaping, Buffering, and Screening

- The proposed green space buffer, fencing and adequate building setback along the front side and rear portions of the lot are all compliant with SZO.

Site, Building Design, and Exterior Lighting

- The proposed building design is configured for ingress from both S Geddes St. and the rear parking lot, minor pathways to the front façade would be within the ROW from the existing sidewalk, and a new curb cut would be necessary along Seymour St. for the parking area

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

- This property is not on the City’s Historic Properties list and does not require review by the Landmark Preservation Board.

Additional Standards, Building Placement, and Transparency

- The proposed structure would conform to all setback requirements, transparency, and screening requirements.

MaSPR-25-36

<i>Staff Analysis:</i>	<u>Major Site Plan Approval Criteria</u> Consistency with the General Purpose and Intent of the Ordinance: The proposed four-story commercial building aligns with the MX-2 District's intent to encourage various commercial uses and pedestrian-friendly commercial corridors. The introduction of commercial and residential uses diversifies the corridor's land use mix and activates a long vacant parcel with a useful structure. Consistency with Dimensional & Design Development Standard of Zoning Ordinance: The project meets all applicable dimensional standards for the MX-2 District and introduces sidewalk access, parking, landscaping, snow storage, and vehicle circulation. Lot coverage is increased substantially however it is still under the maximum for the zone district and required transparency percentages are met for both the ground commercial spaces and the 2nd through 4th floor Multi-Unit Dwellings. Consistency with the Comprehensive Plan and Other Adopted City Policies and Plans: The proposed restoration and construction of the building is consistent with the Comprehensive Plan and adopted City policies by supporting reinvestment in vacant properties, promoting small, middle scale business and introducing additional housing.
	<i>Staff Recommendation:</i> Staff recommend approving this project.
<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the Site Plan application. (See the attached sheet General Conditions for Site Plan Approval) 2. The applicant shall comply with the comments and requests of the Onondaga County Planning Board. 3. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 4. The applicant shall coordinate with City and County departments to obtain proper permits and approvals for all proposed work.

MaSPR-25-36

Zoning Procedural History:	AS-75-27 Temporary wall and projecting sign Approved w/ Conditions, never completed SP-76-27 Package food Pizza Shop and wall sign Approved SP-12-07 To Establish a Restaurant <i>Geddes St. Tavern</i> Denied w/o Prejudice SP-12-09 To Establish a Restaurant <i>Geddes St. Tavern</i> Approved R-16-05 Combine 4 properties into one (601-07, 609, and 619 S Geddes St., and 557 Seymour St. into one new lot Approved MaSPR-23-04 To construct an 18 dwelling unit mixed-use structure Approved, expired December 2025
Summary of Zoning History:	In 1975 a temporary wall and projecting sign was approved, but never completed for Richard's Of Course. In 1976 a Pizza Restaurant known as <i>Paisano's Pizza</i> was approved via special use permit, and existing signage was legalized. In 2009 demolition permits were issued for the existing 2-story wood frame commercial building after a period of vacancy and partial collapse. In 2012 two applications were made for a Restaurant known as <i>Geddes St. Tavern</i>. In 2013, a vehicle damaged the building on the lot, and a demolition permit was issued in 2014, removing the last building on this portion of the block. In 2016, the 4 properties listed above were combined into one new lot. In 2023 the site was approved for a mixed-use structure with 18 dwelling units and a commercial use on the first floor, however the structure was never completed and the approval expired after one extension.
Code Enforcement History:	See attached code enforcement history.
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This application was originally reviewed and approved under MaSPR-23-04 in 2023, a time extension was granted until December 2025, however no additional time extension was requesting resulting in the project becoming null and void.
Property Characteristics:	Existing property characteristics The subject property at 601-21 S Geddes St. & Seymour St. is an irregularly shaped parcel with a lot size of 18,169 sq ft (0.42 Acres). The property has two street frontages with 140.21 ft of frontage to the west along S Geddes St., and 114 ft of frontage to the north along Seymour St. To the west, the property line borders 555 Seymour St. for 132 ft. To the south, the property line borders 625-45 Geddes St S & Shonnard St. and 468 Shonnard St. for 161.28 ft. The parcel is currently vacant, a portion to the north east is paved with concrete and several concrete barriers are in place to prevent parking from the neighboring property.
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 was reviewed by the Onondaga County Planning Board on 11/01/2023 with no comment.

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

- Major Site Plan Review Application

MaSPR-25-36

- Short Environmental Assessment Form Part 1
- Floor Plan Package (Sheets A1.1, A1.2, A2.1, A2.2) Schematic Drawings for La Liga Westside Village 601 South Geddes Street, Syracuse, New York; Drawn by Holmes, King, Kallquist & Associates, Architects, LLP, Dated 9/11/2025; Scale: As Noted
- Site Plan Layout (Sheets L1.1, L2.1, L3.1, L4.1, L5.1, and P1.1) Schematic Drawings for La Liga Westside Village 601 South Geddes Street, Syracuse, New York; Drawn by Holmes, King, Kallquist & Associates, Architects, LLP; Dated 8/17/2023; Scale: As Noted
- Boundary and Topographic Survey Map for Scattered Site Projects, 601-21 South Geddes Street, Onondaga County, City of Syracuse, New York; Drawn by C.T. Male Associates DPC; Dated 2/17/2023; Scale: 1"=20'

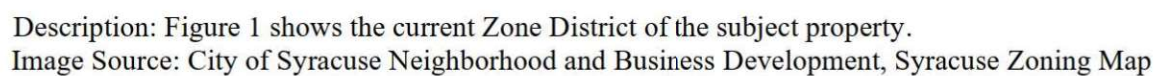
Attachments:

Major Site Plan Review Application
Code Enforcement History

IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



NMG

MaSPR-25-36



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
Zoning Administrative
Specialist

Raul Russi
Spanish Action League of Onondaga County
700 Oswego St.
Syracuse, NY 13204

CC: Christian Freeman
Keplinger Freeman Assoc.
6320 Fly Rd. #109
Syracuse, NY 13057

8/31/2026

Re: Application Completeness for City Planning Commission for 301-21 S Geddes St.

Dear Raul,

On 8/31/2026, Noah Garcia determined the proposed project MaSPR-2026-32 at 301-21 S Geddes St. to be **complete**.

The proposed project will be sent to all involved agencies for review. 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 document must be submitted to Noah Garcia 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 Noah Garcia 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

Your Submission Details

Submission Number:

MaSPR-2026-36

Status:

Staff Review

Message:

Applicant Name:

Christian Freeman

Applicant Email:

Primary Location:

601-21 GEDDES ST S & SEYMOUR ST, 13204

Primary APN:

097.-04-84.1

Submission Type:

Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:

August 31, 2026

Submission URL:

<https://app.oncamino.com/syracuse/ny/dashboard/submissions/830748/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov zwu@syr.gov hpan@syr.gov

300 South State St.,
Syracuse

① Getting Started

☐ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place

300 South State St.

Syracuse, NY 13202

② Apply for a Permit

☒ Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Major Site Plan Review Process Summary

Group: Zoning

Step is Completed By: Applicant

Please review the attached document to review what a Site Plan Review process looks like for the City of Syracuse. Acknowledge your understanding of the process by clicking Mark as Complete above.

The Site Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Z Ordinance.

1	Pre-Application Conference	<i>Option for minor; required for major site plan</i>
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>
3	Staff Review and Action	<i>Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan</i>
4	Scheduling and Notice of Public Hearings	<i>Optional for minor; required for major site plan</i>
5	Review and Decision	<i>Does not apply for minor; review and decision by City Planning Commission for major</i>
6	Post-Decision Actions and Limitations	<i>Site plan expires after one year (unless extended)</i>

3 Required Information

Site Plan Review Details

Group: Zoning

Step is Completed By: Applicant

Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

4 Required Supplemental Documentation

Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the streetscape, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.

☒ **Upload As Built Property Surveys**

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Group: Zoning

Step is Completed By: Applicant

Please upload as built property surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).

☒ **Upload Site Plans**

Group: Zoning

Step is Completed By: Applicant

Please upload site plans illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

☒ **Upload Floor Plans**

Group: Zoning

Step is Completed By: Applicant

Please upload floor plans for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land use.

☐ **Additional Optional Documents**

Group: Zoning

Step is Completed By: Applicant

The following plans may be required by staff after review: Grading, utility, drainage, landscaping, lighting, sewer and water hook ups, location of fire and emergency zones, energy distribution facilities, demolition plans, and a stormwater management plan. If you have any of these documents available, please upload to this step.

☒ **5 Application Attestation & Signature**

☒ **Owner/Owner's Agent Certification**

Group: Zoning

Step is Completed By: Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.

☒ **6 Acknowledgement**

☒ **Download, Complete, and Upload Power of Attorney**

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.

☒ **7 Reviews**

☐ **Zoning Review**

Group: Zoning

Step is Completed By: Agency

☐ **DPW Traffic Control Review**

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

☐ **DPW Transportation Review**

Group: DPW

Step is Completed By: Agency

120 / 248

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

☐ **DPW Sanitation and Sewers Review**

Step is Completed By: Agency

☐ **Engineering- Design and Construction Review**

Step is Completed By: Agency

☐ **Engineering- Mapping Review**

Step is Completed By: Agency

☐ **Engineering- SWPPP Review**

Step is Completed By: Agency

☐ **Parks and Forestry Review**

Group: Parks

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

1 Are you the property owner?

Yes

No

Data Fields

General Project Information

1 Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change on Accessory Land Use Type

2 Proposed Number of Dwelling Units (if applicable)

18.0

3 Current Number of Dwelling Units (if applicable)

0.0

4 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Mixed Use Development

5 Will this project include site changes?

Yes

6 Will this project include exterior alterations?

No

7 Will this project include new construction?

Yes

8 Will this project include demolition (full or partial)?

Yes

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

Other La Liga West Side Housing projects - Major Site Plan and Variance for 304-326 Delaware project (Windows on Kellogg), Minor Site Plan / Administrative for 112-128 Delaware, 222-226 Delaware, 406-412 Delaware/411 Delaware

10 Proposed Onsite Parking

4

11 Current Onsite Parking

0

12 Proposed Hours of Operation

24/7 residence - 7am to 6pm retail

13 Current Hours of Operation

n/a

14 Proposed Use of the Property

Mixed Use Building

15 Current Use of the Property

vacant

16 Lot Size (sq ft)

18,169

17 Business/Project Name

La Liga West Side Housing

Project Details

Construction of a 28,348 sf 4 story mixed use building (18 units) on the 0.42-acre lot. Site features include bike racks (6 spaces), off street parking (4 spaces), (1) dual-mounted EV charger, foundation plantings, tree plantings, & screened waste enclosure. Connections from units will extend into ROW street Scape. Site is MX2 Neighborhood Center.



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: Raul Rossi

Signature: *xxx*

Date: 07/24/2026

Mailing address: xxx

Phone: xxx

Email: xxx

Print applicant's name: Raul Rossi

Signature: *xxx*

Date: 07/24/2026

Mailing address: xxx

Phone: xxx

Email: xxx

Print authorized representative's name (if applicable):
 Christian Freeman

Signature: *Christian Freeman*

Date: 07/24/2026

Mailing address: 6320 Fly Road East Syracuse NY 13057

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.**

BENCHMARK SET
NAIL SET

LEGEND

1. ☐ **DOWN**
 2. ☐ **DATE POST**
 3. ☐ **STANDARD VARIATION**
 4. ☐ **CHANCE IN POLE**
 5. ☐ **SQUARE CHORDS**
 6. ☐ **UTILITY POLE OF LIGHT**
 7. ☐ **UTILITY POLE**
 8. ☐ **CHANCE**
 9. ☐ **WATER VALVE**
 10. ☐ **OUR VALUE**
 11. ☐ **GO TO HERE**
 12. ☐ **FROM ROAD FOUND**
 13. ☐ **UNDERGROUND TUBE**
 14. ☐ **CHANCE OF PERIOD**
 15. ☐ **OVER-CHARGED**
 16. ☐ **CALL LINE**
 17. ☐ **WATER LINE**

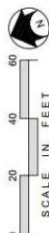
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CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DAVID M. SUSKI	PLS # 50105	02/17/2023	DATE
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ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A

PLANNED BY: ELBERT P.L.S. NO. 100105	DATE: 12/5/2023	REVISIONS RECORD/DESCRIPTION 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 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1. ANY/ALL FILL REQUIRED BELOW PAVING SUBGRADE SHALL ONLY BE COURSE AGGREGATE FILL OR SUBBASE COURSE MATERIALS.

- [illegible]

GRADING, DRAINAGE & UTILITY NOTES

1. FRET EXISTING LINE AND GRADE.
2. FRET, FRET TYPE AND SIZE OF EXISTING GRANITE CURB.
3. FRET, FRET TYPE, NUMBER AND SIZE OF EXISTING LATERAL AND SANITARY LINES TO BE REMOVED. FRET TO BE REMOVED MUST BE REMOVED TO THE LARGEST AVAILABLE ANGLE.
4. FRET CONNECTION LATERAL, TO EXISTING COMBINED SANITARY & STORM PIPE PER CITY OF STAGGERS CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL DO A TIE IN CONNECTION AT EXISTING EXTERIOR WALL.
5. FRET CONNECTION LATERAL, TO EXISTING COMBINED SANITARY & STORM PIPE, FOR FUTURE TIE IN CONNECTION AT BUILDING REAR.
6. CONSTRUCTING LATERAL.
7. INSTALL SANITARY CLEANOUT PER DETAIL 11.15.4.
8. FRET AND TRAP PER DETAIL.
9. APPROXIMATE LOCATION OF FOOT DRAIN. REFER TO ARCHITECTURAL PLANS.
10. INSTALL FOOT DRAIN PER DETAIL 11.15.4 AND PER DETAIL 11.15.3.1.
11. INSTALL DOWNSPOUT PER DETAIL 6.11.1.
12. INSTALL 4" WATER MAIN TO OPEN A SET OF BUILDING, AND SET UP OF FOOT BUILDING OR EXISTING PROTECTION LINE. EXISTING BUILDING COORDINATE WITH CONNECTION WITH CITY OF STAGGERS DEPARTMENT OF PUBLIC WORKS.
13. APPROXIMATE LOCATION OF FLOOD PIPE CONNECTION. SEE ARCHITECTURAL PLANS FOR FLOOD PIPE CONNECTION AND FOOT PIPE LOCATION.
14. INSTALL 4" FLOOD PIPE TRAP. FLOOD PIPE DETAIL 11.6.2.
15. EXISTING HYDRAULIC TO BE REMOVED AND BE PROTECTED.
16. INSTALL 6" HYDRAULIC TO BE REMOVED AND BE PROTECTED.
17. INSTALL 6" HYDRAULIC TO BE REMOVED AND BE PROTECTED.
18. CONTRACTOR TO OBTAIN ALL NECESSARY CITY, ROAD PERMITS, INVOICES OF WORK, APPROVED TRAFFIC CONTROL, TRAFFIC SIGNS AND FLAGGING.

PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION
1			
2	10/20/2022	CHP	QTY COMMENTS
3	10/18/2026	CHP	QTY REVISION
4	9/25/2026	CHP	QTY REV REVISION

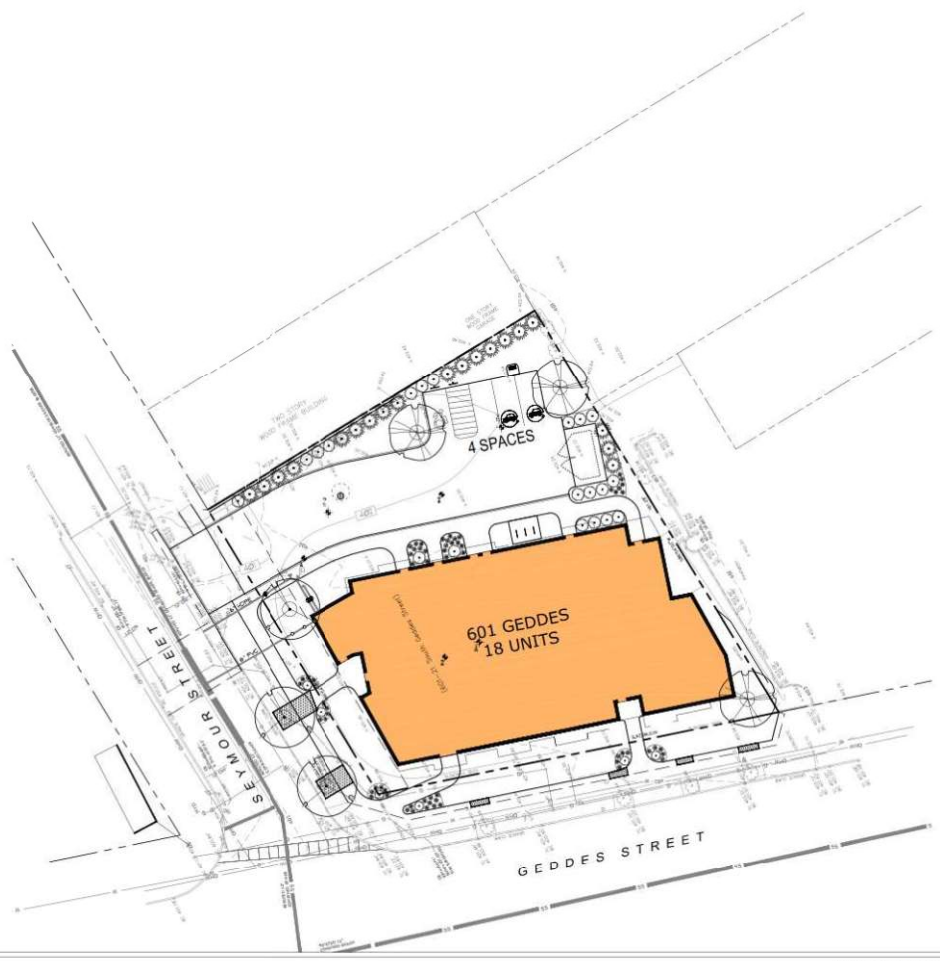
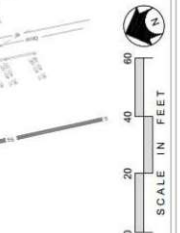
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESCRIBED. NO PARTS OF THE CONTRACT SHALL BE USED FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

10TH GEDESSE STREET
 SYRACUSE, NEW YORK
 HOLMES • KING • KALLQUIST
 & Associates, Architects, LLP
 575 NORTH SALINA STREET, SYRACUSE, NY 13208
 P: (315) 476-8371 FAX: (315) 476-5420
 WWW.HKKARCHITECTS.COM

127
601

248



601 GEDDES PLANTING

- PROVIDE 18" DIA. SCREENING AT WALK JUNCTIONS AT 601 AND GEDDES ST.
- PROVIDE 18" DIA. SCREENING AT WALK JUNCTIONS AT 601 AND SEYMOUR ST.
- PROVIDE 18" DIA. SCREENING AT WALK JUNCTIONS AT 601 AND GEDDES ST.
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- PROVIDE 18" DIA. SCREENING AT WALK JUNCTIONS AT 601 AND SEYMOUR ST.



PROGRESS SET
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
1	09/15/2017	ISSUED FOR PERMIT
2	09/15/2017	REVISED PER CITY COMMENTS
3	09/15/2017	REVISED PER CITY COMMENTS
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5	09/15/2017	REVISED PER CITY COMMENTS
6	09/15/2017	REVISED PER CITY COMMENTS
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100	09/15/2017	REVISED PER CITY COMMENTS

DATE: 09/15/2017
DRAWN BY: CDF
SCALE: AS NOTED

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
601 SOUTH GEDDES STREET
SYRACUSE, NEW YORK

HOLMES & KING - KALLOUJIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
WWW.HOLMESANDKING.COM

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THIS DRAWING IS THE PROPERTY OF HOLMES & KING - KALLOUJIST & ASSOCIATES, ARCHITECTS, LLP
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ON THE DRAWING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM HOLMES & KING - KALLOUJIST & ASSOCIATES, ARCHITECTS, LLP

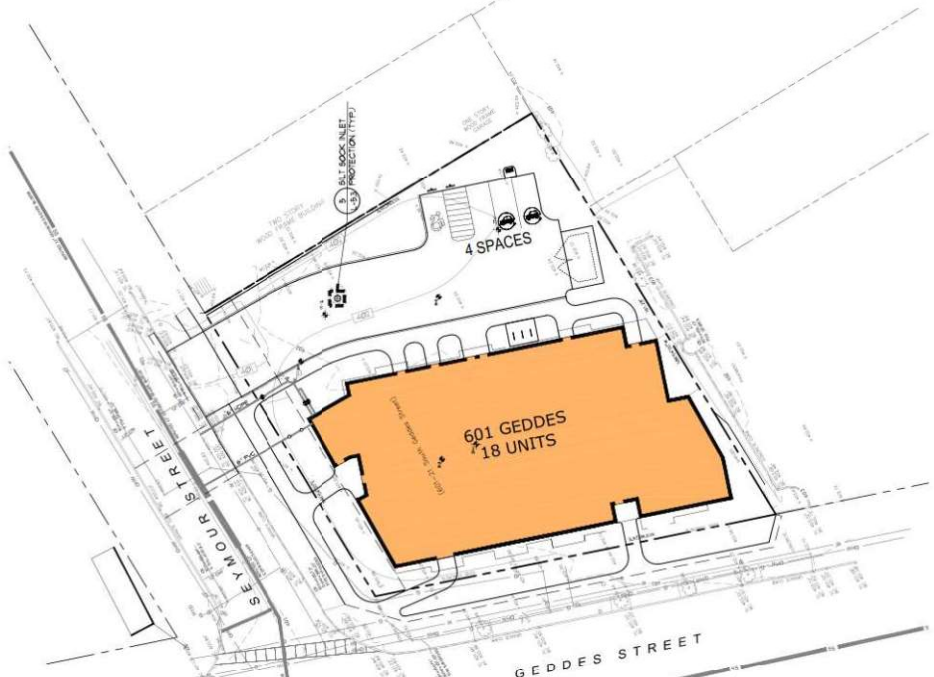
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Figure 5. V/F filter monitor implementation

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 BULK FENCE

 SEDIMENT TRAP & CATCHMENT

 SLOPE PROTECTION

 CONSTRUCTION ENTRANCE

 CHECK DAM

REV	DATE	DRAWN BY	DESCRIPTION
01			
#1	10/20/20	CHP	QTY COMMENTS
#2	10/4/2018	CHP	QTY MEASUREMENT
#3	9/25/2018	CHP	QTY REV MEASUREMENT

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE LOANED ONLY TO THE ASB DESIGNATED OFFICE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AT THE BIDDING AND AWARD STAGE.

WORK-AS-NOTED	
---------------	--

SCHEMATIC DR
601 S

248
L5.



1. LOOKING SOUTH FROM SEYMOUR STREET ALONG SOUTH GEDDES



2. LOOKING NORTH ALONG SOUTH GEDDES STREET



3. LOOKING EAST FROM ACROSS SOUTH GEDDES STREET



4. LOOKING NORTHEAST ACROSS THE SITE FROM SOUTHWEST CORNER



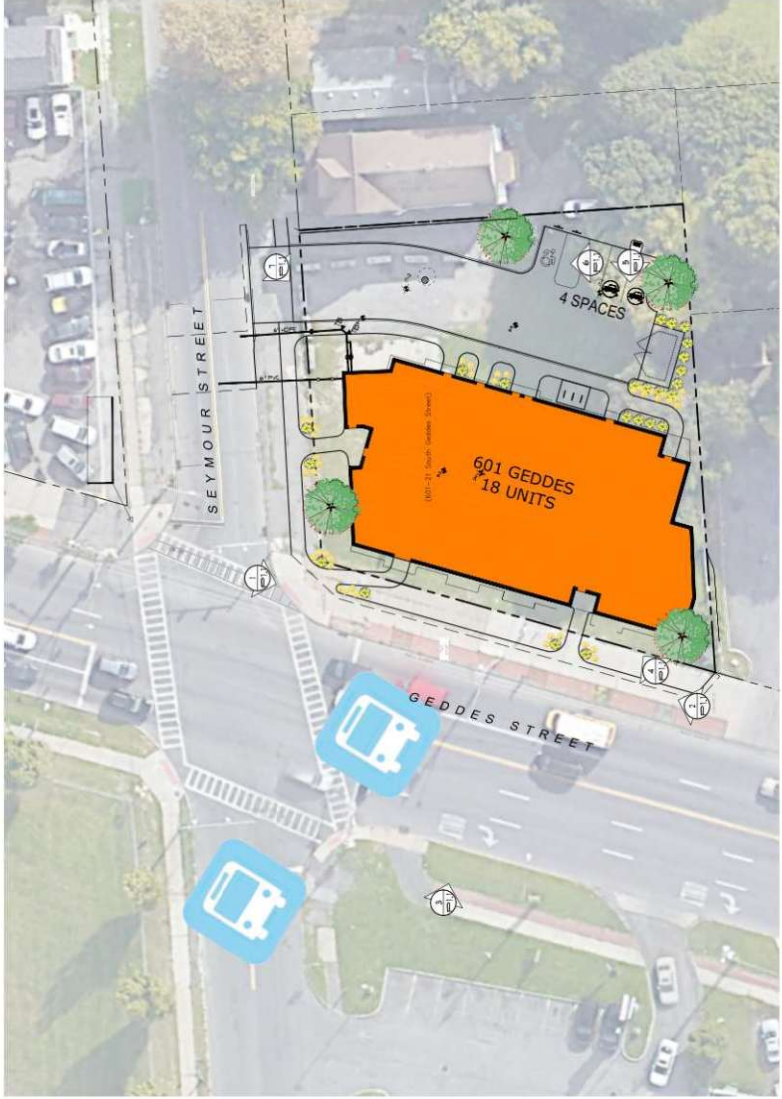
5. LOOKING WEST FROM SOUTH EAST CORNER



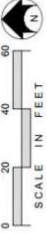
6. LOOKING NORTH FROM SOUTHEAST CORNER OF SITE



7. LOOKING SOUTHWEST FROM NORTH EAST CORNER OF SITE



LOCATION MAP



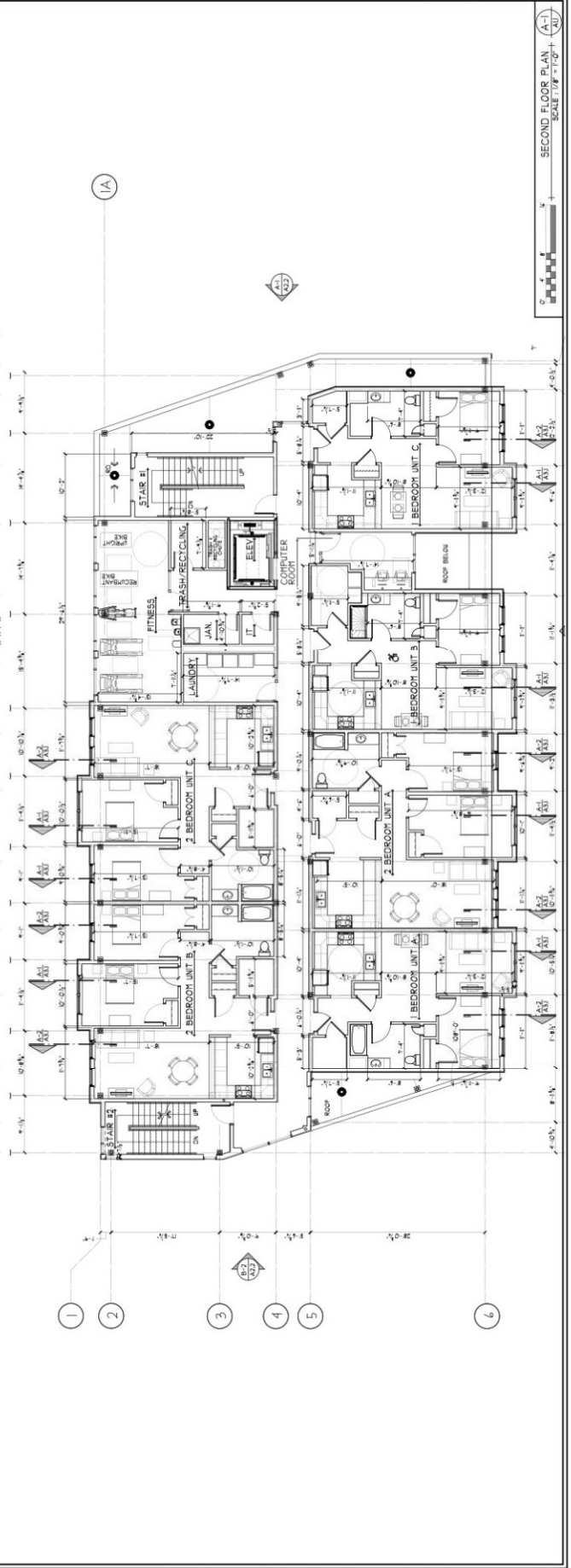
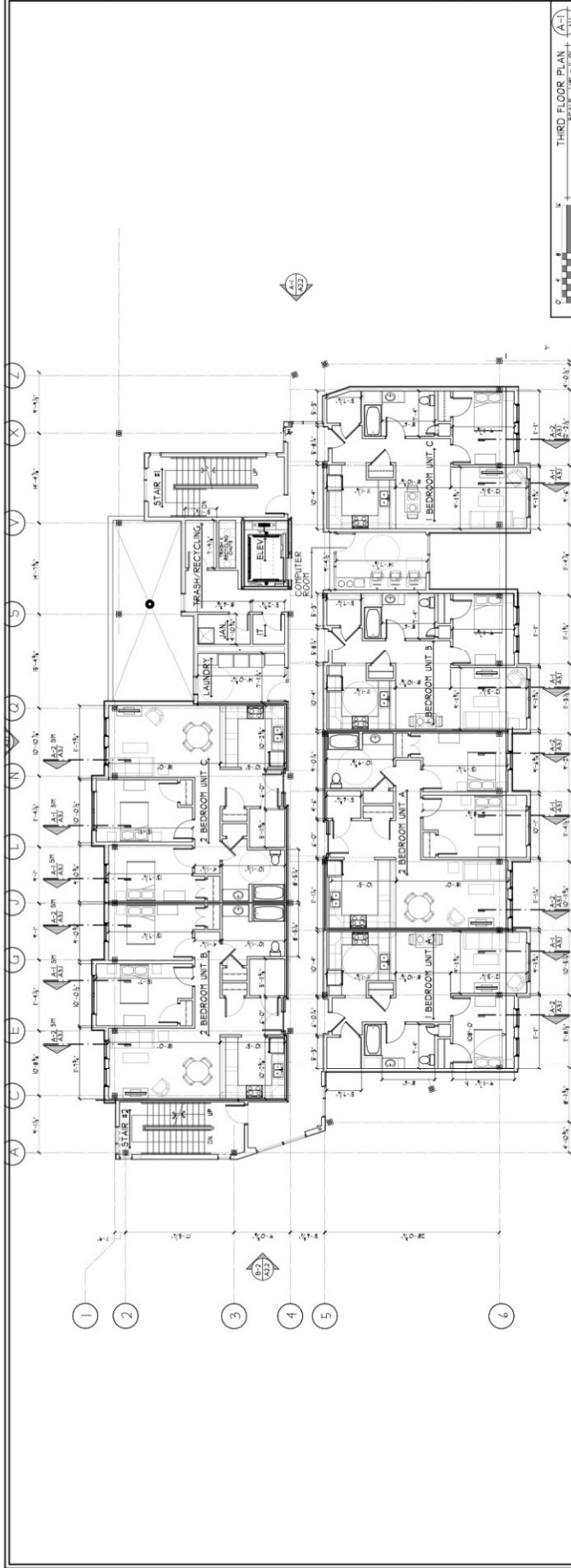
PHOTOBOOK

P1.1

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
601 SOUTH GEDDES STREET
SYRACUSE, NEW YORK
HOLMES + KING + KALLOUSETZ & Associates, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420
WWW.HOLMESHKCALLOUSETZ.COM

PROGRESS SET
NOT FOR
CONSTRUCTION

REVISED
FREEMAN
ASSOCIATES
INDUSTRIAL DEVELOPMENT
PHONE: (315) 482-7700



NO.	DATE	REVISION	DESCRIPTION
1	08/10/2008	1	ISSUED FOR PERMIT
2	08/10/2008	2	ISSUED FOR CONSTRUCTION
3	08/10/2008	3	ISSUED FOR CONSTRUCTION
4	08/10/2008	4	ISSUED FOR CONSTRUCTION
5	08/10/2008	5	ISSUED FOR CONSTRUCTION
6	08/10/2008	6	ISSUED FOR CONSTRUCTION
7	08/10/2008	7	ISSUED FOR CONSTRUCTION
8	08/10/2008	8	ISSUED FOR CONSTRUCTION
9	08/10/2008	9	ISSUED FOR CONSTRUCTION
10	08/10/2008	10	ISSUED FOR CONSTRUCTION

HOLMES • KING • KALLQUIST
SYRACUSE, NEW YORK

601 SOUTH GEDDES STREET
SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
WWW.HKKARCHITECTS.COM

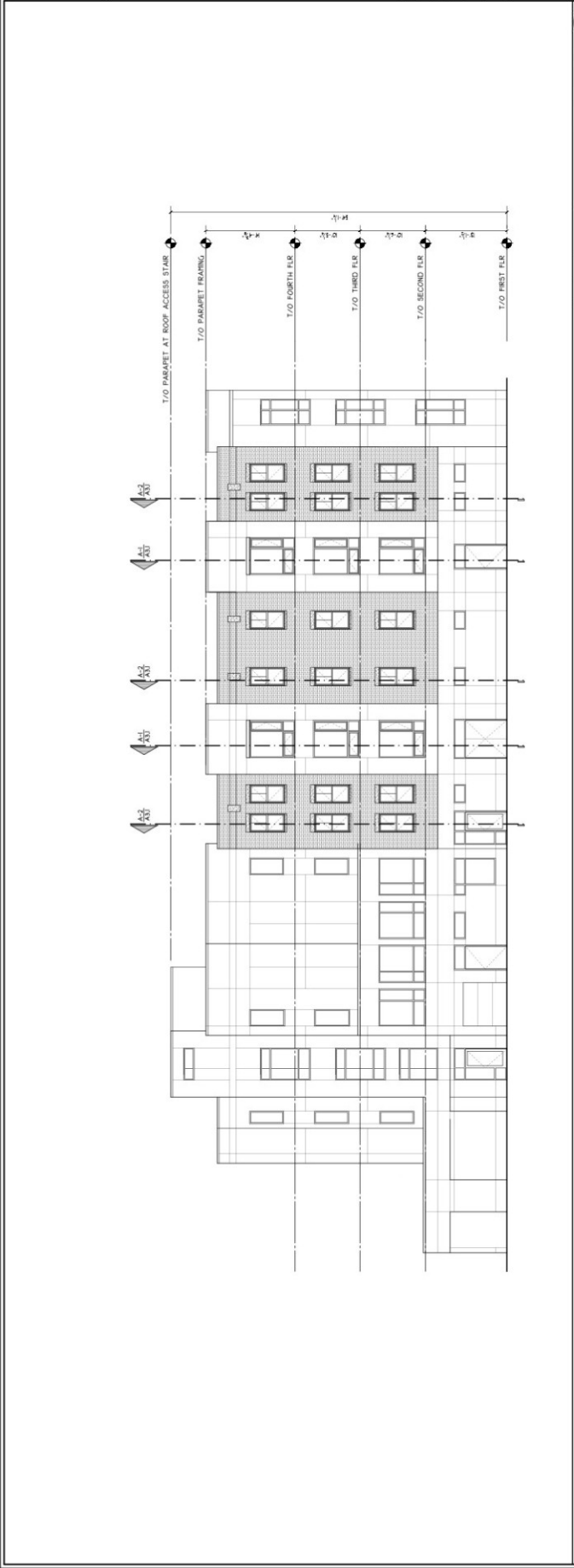
FLOOR PLAN 132

A1.1

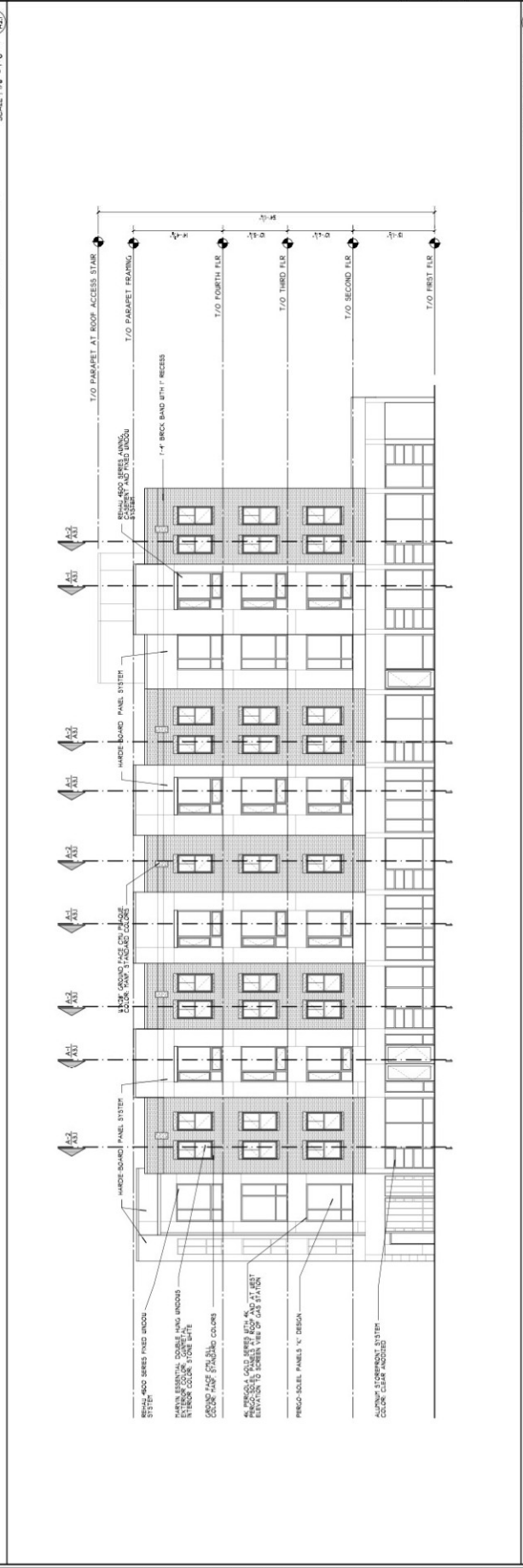
SITE FIVE OF SIX

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE

DATE: 08/10/2008
DRAWN BY: MCM
SCALE: AS NOTED



REAR ELEVATION (A-1)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (A-1)
SCALE: 1/8" = 1'-0"

601 SOUTH GEDDES STREET
SYRACUSE, NEW YORK

HOLMES • KING • KALLQUIST & Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
WWW.HKKARCHITECTS.COM

EXTERIOR ELEVATIONS

A2.1

SHEET 5 OF 6

NO.	DATE	REVISION DESCRIPTION
1	08/10/2011	ISSUED
2	08/10/2011	DATE: 08/10/2011
3	08/10/2011	DRAWN BY: JK
4	08/10/2011	SCALE: 1/8" = 1'-0"

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 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: La Liga Westside Village - 601 Geddes Street			
Project Location (describe, and attach a location map): 601-21 Geddes St, southeastern corner at the intersection of Geddes and Seymour St.			
Brief Description of Proposed Action: Construction of a 28,348 sf, 4-story mixed use building (18 units) on the 0.42-acre lot. Site features include bike racks (6 spaces), off street parking (4 spaces), (1) dual-mounted EV charger, foundation plantings, & a screened waste enclosure. Connection from units will extend into Right-of-Way streetscape. Site is zoned as MX-2 Neighborhood Center.			
Name of Applicant or Sponsor: Raul Russi, Acacia Network		Telephone: E-Mail: 	
Address: 300 East 175th Street			
City/PO: Bronx		State: NY	Zip Code: 10457
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:		NO ☒	YES ☐
3. a. Total acreage of the site of the proposed action?		0.42 acres	
b. Total acreage to be physically disturbed?		0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.96 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
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: Per NYS HCR requirements. _____	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: _____ _____	NO ☐ ☒	YES ☒ ☐	

SEAF 2026

EAF Mapper Summary Report

Friday, July 24, 2026 1:13 PM

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]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: MaSPR-2026-36

Date: 10/13/2026

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?	☒	☐

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

Name of Lead Agency

10/13/2026

Date

Steven Kulick

Print or Type Name of Responsible Officer in Lead Agency

Chairperson

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



J.Ryan McMahon, II
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 01, 2023

OCPB Case # Z-23-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Christian Freeman, PLA for the property located at 601-621 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a 28,348 sf four-story mixed-use building with 18 apartments and 2,500sf of commercial storefront, on a 0.37-acre parcel in a Neighborhood Center (MX-2) zoning district; and
- WHEREAS, the site is among the commercial businesses along South Geddes Street, located on the western end of the residential neighborhoods of the Near West Side of Syracuse; Fowler High School's athletic fields, a liquor store, and an automobile service station are nearby; residential parcels are adjacent on Seymour Street; the adjacent parcel to the south, on the corner of South Geddes and Shonnard Streets, contains a gas station; and
- WHEREAS, the site is a vacant parcel on the corner of South Geddes and Seymour Streets; the remnants of an asphalt driveway and concrete pad are located in the northwest corner of the site; and
- WHEREAS, it is noted on the local application a variance will be sought from parking requirements at this site, that variance has not yet been referred to this Board for review; and
- WHEREAS, per the Site Plan dated 8/17/23, the applicant is proposing to construct the 18-unit building along the South Geddes Street frontage with a driveway from Seymour Street leading to four parking spaces, rear access to the building, bike racks, and the dumpster enclosure; sidewalks are shown along both frontages and leading to multiple buildings entry points; and
- WHEREAS, the building will have one and two-bedroom units on three floors (2nd-4th), a fitness room, computer room, and a second floor patio; the first floor layout and details regarding the commercial tenant space(s) were not included with this referral; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), South Geddes Street has public transit service and bus stops are located across South Geddes Street from the site; and
- WHEREAS, the site is served by public drinking water and the building will require a new connection; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area and the new building will require connection;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) is required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:734042, 734022, C734160) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); per the Neighborhood Plan dated 9/26/23, part of the site is located in an "Archaeological Buffer Areas";
 ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.



Martin E. Voss, Chairman
 Onondaga County Planning Board

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** City of Syracuse Planning Commission

Fax: 435-2439 **Phone:** 435-2611

Re: **Applicant:** Christian Freeman, PLA
 Address: at 601-621 South Geddes Street
 Referral Type: SITE PLAN
 OCPB Date: November 01, 2023
 OCPB Action: No Position
 OCPB Case #: Z-23-271

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- ☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- ☐ Approved the proposed action as modified by the OCPB.
- ☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*
- ☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- ☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- ☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- ☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)
- ☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

Address	Date	Transaction	Transaction Type	Status	Description
619-21 Geddes St S	01/20/75	Project	Off Premise Advertising	Approved with	AS-75-005 Temporary wall and projecting sign. aka 619-21 Geddes St S
619-21 Geddes St S	08/31/76	Project	SP - Restaurant	Approved	SP-76-27 Package food restaurant (Pizza shop). Wall sign app. 4/12/77 aka 619-21 Geddes St S
619-21 Geddes St S	01/11/16	Project	Resubdivision	Approved	R-16-05A Combine four properties situated at 601- 07, 609 and 619-21 S Geddes St and 557 Seymour St into one new Lot Map filed: 3/4/2016 - Map #12159
619-21 Geddes St S	02/08/16	Complaint	Vacant Lot: Trash/Debris	Needs Review	2016-02808 Trash all over lot, especially in back corner.
619-21 Geddes St S	03/15/16	Completed Complaint	Vacant Lot: Trash/Debris	Completed	2016-04406 Trash lining the back of the property along the fence.

Parcel History

01/01/1900 - 10/08/2026

Tax Map #: 097.-04-84.1

Owners: GSPDC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
601-21 Geddes St S & Seymour St	08/20/19	Complaint	Demolition	Referred to	D2019-0113
601-21 Geddes St S & Seymour St	03/17/20	Completed Complaint	Trash/Debris-Private, Occ	Completed	2020-04542 Trash all over property. PER THE MAYOR OFFICE
601-21 Geddes St S & Seymour St	10/01/21	Complaint	Demolition	Closed-	D2021-0129
601-21 Geddes St S & Seymour St	07/06/23	Project	Pre-Development	No Action	202 19 Tax Parcels are to be combined into (6) properties to be built in the La Liga Westside Village Project: 601 Geddes, 100 Dudley, 406 Delaware, 304 Delaware, 226 Delaware, and 112 Delaware. The project includes the building of 67 units across (5) of the (6) properties, excluding the 100 Dudley property which will have parking and a community garden. The 601 Geddes building is 4 stories, 3 stories with 18 residential units provided; all other buildings in the project are 3 stories.
601-21 Geddes St S & Seymour St	10/05/23	Project	Major Site Plan Review	Approved	MaSPR-23-04 18-unit multi-family building and retail tenant on ground floor.
601-21 Geddes St S & Seymour St	11/24/25	Completed Complaint	Vacant Lot	Completed	V2025-0918 CARS ON VAC LOT
601-21 Geddes St S & Seymour St	11/24/25	Inspection	Vacant - New Complaint Inspection	Pass	
601-21 Geddes St S & Seymour St	12/08/25	Inspection	Vacant Property - Routine Inspection	Pass	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-36

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Noah Garcia	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Galfrancesco	MaSPR-2026-36 DPW Traffic Control Review complete 9-9-26 Conditionally Approved: - No sidewalk closures, lane restrictions, road closures, or work shall be performed in the ROW as part of site work, without proper permits first being obtained. - Applicant will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW. - It is the applicant's responsibility to ensure that the WZTC plan submitted during permit process is compliant with all MUTCD regulations, State and local laws. MUTCD compliant protection of pedestrian and vehicular traffic must be detailed in WZTC plan. Illegible or non-compliant WZTC plans may delay permit approval.

DPW Transportation	Conditionally Approved	Neil Burke	N/A
Engineering- SWPPP	Conditionally Approved	Mirza Malkoc	- • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
Parks and Forestry	Approved	Jeff Romano	Forestry requests; (2) trees to be planted along Seymour St with structural soils (5x15'x3') under adjacent walk. Along Geddes St, include structural soil (5x10x3') adjacent to each existing street tree (4 total). Species recommendations; Celtis, Zelkova, Gleditsia. Existing (4) street trees; minimize disturbance within the drip line. Protect root zone from storage of materials and compaction for the duration of construction.
Engineering - Mapping Review	Approved	Ray Willis	Work shown should have no impact on Mapping Division assets in the area.

Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP Department before applying for the building permit.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	New sewer lateral connection must be inspected by the City Sewer department. Street cuts must be inspected by the City DPW. SWPPP must be approved by the City Engineer. Erosion and sediment controls must be in place prior to start of construction. All existing sewer laterals must be cut and capped at the curb line.

Landmark Preservation	Not Required	Kate Auwaerter	Not NR Listed
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<u>MaSPR-2026-37</u>	<u>Staff Report –October 13, 2026</u>		
<u>Application Type:</u>	Major Site Plan Review		
<u>Project Address:</u>	316 Delaware Street (Tax Map ID: 092.-09-25.1)		
<u>Summary of Proposed Action:</u>	The applicant proposes to construct a new three-story dwelling multi-units residential building containing 29 residential units, at 316 Delaware Street. The building footprint is 13,580 SF. The proposed unit distribution comprises 1-bedroom, 2-bedroom and 3-bedroom dwelling units across all three floors. <table> <tr> <td> First-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: One unit </td><td> Second-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five Units </td></tr> </table> Third Floor Distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five units Dwelling multi-units land use types are permitted by right under the regulations of the R-5 Zone District. Site changes include construction of 15 Parking spaces including 1 ADA parking spaces. Provision of new landscaping and screening. Proposed site area: 0.86 Acres / 37,395 SF.	First-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: One unit	Second-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five Units
First-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: One unit	Second-Floor distribution: Three Bedroom: Three units Two Bedroom: Three units One Bedroom: Five Units		
<u>Owner/Applicant</u>	Raul Russi/Spanish Action League of Onondaga County, Inc. (Owner) Christian Freeman (Applicant/Representative) Holmes-King Kallquist & Associates, Architects, LLP (Architect)		
<u>Existing Zone District:</u>	High Density Residential, R5 Zone District		
<u>Surrounding Zone Districts:</u>	The neighboring properties to the north lie within Low Density Residential, R2 zone district. The Neighboring properties to the south, east and west lie within High Density Residential, R5 Zone District.		
<u>Companion Application(s)</u>	V-2026-18 Applicant proposes a Transparency variance on the ground floor in the R-5 Zone District, which was approved by BZA on 10/8/2026.		
<u>Scope of Work:</u>	<u>Exterior work:</u> (1) Removal of existing site elements, asphalt/concrete pavement cutting, top-soil stripping, and tree protection. (2) Construction of a new three-story, 13,580 SF footprint multi-dwelling residential building containing 29 units. (3) Installation of an asphalt parking lot providing 15 spaces (including 1 ADA accessible space and 2 EV charging stalls), installation of concrete curb stops, and pavement striping. (4) Installation of new concrete sidewalks, drive-way curb cuts, and handicap-accessible ramps along street frontages. (5) Construction of a dedicated trash/recycling enclosure with evergreen shrub screening.		

	(6) Installation of 4-foot black vinyl-coated chain-link perimeter fencing, a 4-foot-wide swing gate, and 6 Dero bicycle racks at North side of the building. (7) Construction of an outdoor playground 2,200 SF located at the North side of the building featuring a Surface Play synthetic shock-absorbing carpet system, metal raised bed planters, and outdoor Damor bench seating. <u>Interior work:</u> (1) Construction of a new three-story building with a 13,580 SF footprint, housing 29 residential multi-family units (1-bedroom, 2-bedroom and 3-bedroom unit layouts across the upper floors and ground level). (2) Installation of an elevator serving all three floors, along with two enclosed stairwells for vertical egress and roof access. (3) Construction of ground-floor main entrance vestibule, reception/lobby area, package delivery room, visitor & conference room, break room, and four dedicated administrative offices. community playroom with an adjacent kitchenette, a centralized tenant laundry room, a bike storage room and a dog grooming station. (4) Construction of second-floor fitness areas, men's and women's. (5) Construct of mechanical room, electrical room, transformer room, maintenance storage spaces, trash compactor room that include 4 dumpsters (420 SF), and mail room on the ground floor.
<i>Facts on Project:</i>	<u>Existing Conditions</u> - Vacant lot <u>Nonconformities</u> - No nonconformities exist or are proposed except for the deficient transparency on the ground floor. <u>Dimensional Standards</u> - The existing lot meets all Dimensional standards of the R-5 Zone District. - The proposed building footprint occupies 13,580 SF. The project successfully reduced structure site coverage from 40% to 39%, and reduced parking coverage from 40% to 17%. This distribution complies with R-5 development standards. The building transparency is a deficient but is approved by BZA via Area Variance (V-2026-18) on 10/8/2026. <u>Use Specific Standards</u> - Applicant proposes to designate 100% of the residential units (29 Units) as affordable housing. All units will be reserved for household earnings at or below 60% of the area median income. <u>Local Land Use and Residential Compatibility</u> - The subject site is located within the R5 High-Density Residential Zone District, where "Dwelling, Multi-Unit" land uses are permitted by right. The proposed three-story, 29-unit residential building directly supports the intent of the R5 district by introducing high-density residential housing that is physically and functionally compatible with the surrounding residential context. At the West side of the building is parcel 418 Delaware St two-story residential building, at the South of the building is 341-43 Delaware Street

two-story building (EI Buen Seventh-day Adventist Church), at the North side of the building parcels 221 Grace St & 320 Kellogg St. is two-story residential building. At the East of the building parcel 226 Delaware St & Kellogg St. is a two-story two-family residential building.

Off-Street Parking and Loading

- The proposed 29-unit multi-dwelling development provides 15 off-street parking spaces including 1 ADA-accessible and 2 EV charger spaces facilities to serve its residents and visitors.
- Alternative transportation is supported through dedicated outdoor bicycle racks adjacent to the site amenities, as well as an indoor ground-floor bike storage room.
- The parcel is directly adjacent to multiple Centro bus stops along Delaware Street, Grace Street, and Kellogg Street, facilitating transit access for residents.
- Vehicular access to the parking lot is provided via driveway curb cut along the Grace Street, West side of the building.

Landscaping, Buffering, and Screening

- Foundation plantings are provided at building entrances, along with streetscape plantings situated at walkway junctions and additional street trees planted along public frontages at North side of the building.
- The site features 3 shrubs set up linearly along the outside of site fencing. This screening is located along the northern property line to provide visual separation from adjacent residential properties.
- Dedicated evergreen shrub screening is installed around the exterior trash and recycling enclosure to obscure service views from public view and adjacent rights-of-way.
- Dedicated landscape plantings surround the synthetic surface playground area, complemented by metal raised bed planters and 6 FT DuMor bench seating to enhance site aesthetics and usability.

Site, Building Design, and Exterior Lighting

- The proposed three-story structure is oriented parallel to Delaware Street, anchoring the middle lot along Delaware Street, Grace Street, and Kellogg Street. The architectural design incorporates distinctive brick tower elements, varied exterior cladding materials, and modulated window fenestrations to provide visual articulation and break up the building mass along all three public rights-of-way.
- Primary residential access is provided via a clearly defined main entrance vestibule located along the primary south frontage facing Delaware Street. Secondary access points are integrated to connect internal corridors directly to the parking area and outdoor amenities, ensuring active pedestrian connectivity between the sidewalk, parking, and building facilities.

Signage

- Any proposed signage requires separate building permits subject to review by the Zoning Administration, Central Permit Office, and Preservation Planner if applicable.

Historic Preservation

- This property is not listed on the City's Historic Properties registry.

Additional Standards, Building Placement, and Transparency

- Pursuant to the R5 High-Density Residential Zone District development standards, the proposed three-story structure adheres to applicable placement and dimensional criteria. The building footprint is positioned to maintain established front, side, and rear yard setback requirements relative to its three public street frontages along Delaware Street, Grace Street, and Kellogg Street, establishing a strong architectural anchor for the corner lot.

- The subjected property is irregularly shape and yard setbacks comply with the R5 Zone District.

Yard Setbacks	Required	Provided
Front	10 FT	10 FT
Side	4 FT	21 FT
Rear	20 FT	22 FT

- The proposed deviations from the 30% transparency mandate across all three street elevations was approved by BZA (V-2026-18) on 10/8/2026.

Major Site Plan Approval Criteria**Consistency with the General Purpose and Intent of the Ordinance:**

The proposed three-story multi-dwelling residential building directly aligns with the intent and purpose of the R-5 High-Density Residential Zone District. By establishing 29 residential units on a currently vacant lot, the project reinforces high-density residential development while maintaining compatibility with the surrounding residential context. The inclusion of tenant amenities, outdoor green spaces, and transit-adjacent infrastructure further advances the city's housing and neighborhood development goals.

Consistency with Dimensional and Design Development Standards:

The project complies with the principal dimensional development standards of the R5 Zone District regarding lot coverage, height, setbacks and overall building placement. Applicant submitted a transparency variance for the ground-floor (V-2026-18) which was approved by Board of Zoning Appeals on 10/8/2026.

Consistency with the Comprehensive Plan and City Policies:

The proposed development is fully consistent with the City of Syracuse Comprehensive Plan and adopted municipal growth policies. The project transforms an underutilized vacant parcel into productive, modern housing stock, supporting urban infill development, enhancing pedestrian accessibility, and utilizing existing public infrastructure and mass transit networks (Centro bus lines) without creating negative physical or environmental impacts on the surrounding neighborhood.

*Staff Analysis:**Staff Recommendation:***Staff recommend approving this project.**

<i>Recommend conditions if approved:</i>	1. The applicant shall comply with the general conditions for approval on the major site plan application. 2. Snow storage shall be maintained on-site in the designated area and shall not encroach into the public right-of-way or adjacent properties. 3. All site plantings, street trees, and evergreen screening surrounding the trash/recycling enclosure, must be maintained in good condition. Any dead or diseased vegetation must be replaced in kind. 4. Any proposed exterior site or building signage shall require separate building permits and review by the Zoning Administration and Central Permit Office.
<i>Summary of Zoning History:</i>	C-0167 Conditional Use for a funeral home, denied on 4/5/1944 R-23-53 Resubdivision to Merge 6 lots (304, 310-312, 316, 320, 322-326, Delaware St, and 223 Grace St) into one new lot, approved on 9/1/2023 <u>316 Delaware St:</u> (old lot before Resubdivision): No zoning history, vacant lot, house demolition finished 10/1/2021. There was a denied Conditional Use 4/5/1944 for Undertaking Establishment <u>322-26 Delaware St:</u> no zoning history, vacant lot, demolition completed on 6/24/2022 <u>223 Grace St:</u> no zoning history, vacant lot, demolition of a two-family house completed on 7/21/2022
<i>Code Enforcement History:</i>	No code enforcement history available.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 316 Delaware St. is an irregularly shaped parcel with a lot size of 37,395 SF (0.86 Acres). The property has three street frontages. To the North, the property line border parcel 221 Grace St & 320 Kellogg St., to the East, the property line border to Kellogg St., To the West , the property line border to Grace St., and To the South, the property line border to Delaware St.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2 (al), The project is a type Unlisted Action
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n.

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

- Major Site Plan Review Application
- Short Environmental Assessment Form Part 1; dated 8/10/2026
- Site Photographs
- Resubdivision Plat for lots 1, 2, 25 & 26 of City Block 325 (Kellogg Tract) Into New Lot 1A of City Block 325, (to be known as 316 Delaware Street,) prepared by C.T. Male Associates; dated: 06/26/2023; scaled as noted.
- Overall Plan and Neighborhood Plan (Sheet L1.0), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP;

dated: 9/26/2023; scaled as noted.

- Site Preparation Plan (Sheet L1.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Layout Plan (Sheet L3.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Site Planting Plan (Sheet L4.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 07/25/2023; scaled as noted.
- Floor Plans and Roof Plans (Sheet A1.0 through A1.2), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted.
- Exterior Elevations (Sheet A2.1), prepared by Holmes-Kinh Kallquist & Associates, Architects, LLP; dated: 10/23/2023; scaled as noted:

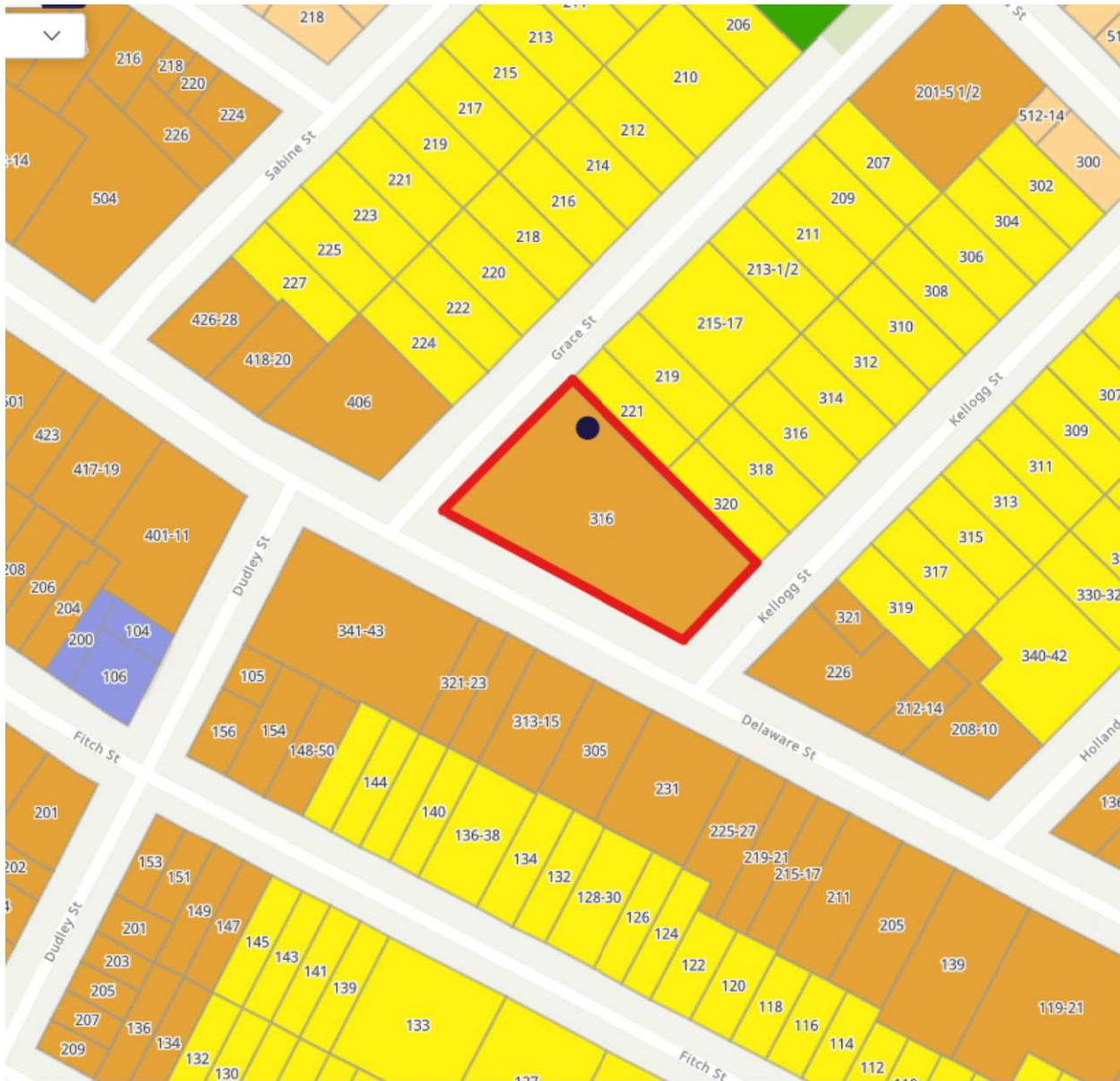
Attachments:

Major Site Plan Review Application

Comments from City Departments

Context Maps:

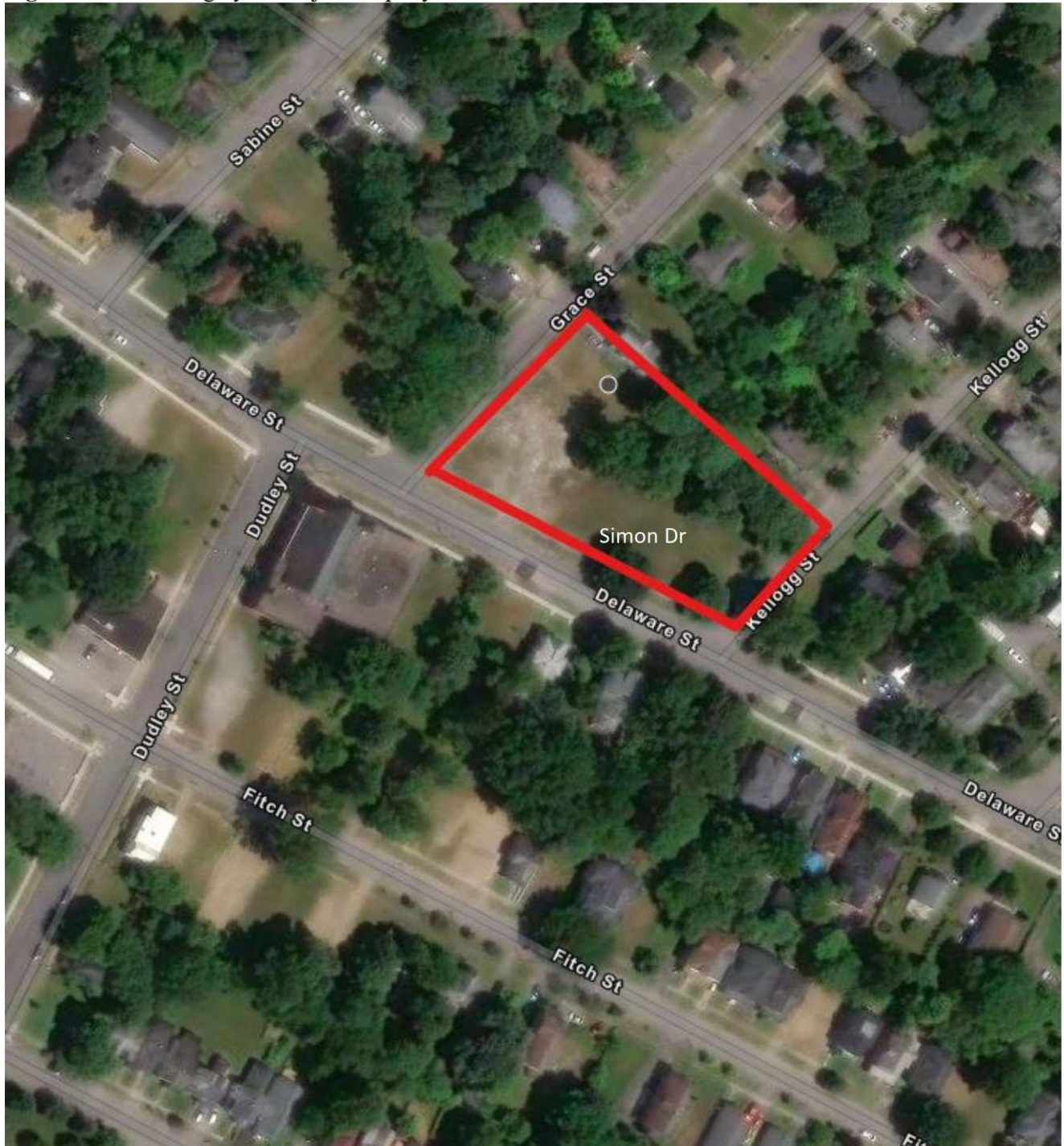
Figure 1: Zone District of Subject Property



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/>



Raul Russi
 Spanish Action League of Onondaga County, Inc.
 300 E 175th Street
 Bronx, 10457
 8/31/2026

Re: Application Completeness for City Planning Commission for 316 Delaware St.

Dear Christian Freeman,

On 8/31/2026, Masihullah Omary determined the proposed project MaSPR-2026-37 at 316 Delaware St. to be **complete** due to a lack of following materials.

The proposed project will be sent to all involved agencies for review. 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 document must be submitted to Masihullah Omary 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 Masihullah Omary 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.

Your Submission Details

Submission Number:

MaSPR-2026-37

Status:

Staff Review

Message:

Applicant Name:
Christian Freeman

Applicant Email:

Primary Location:
316 DELAWARE ST & GRACE ST, 13204

Primary APN:
092.-09-25.1

Submission Type:
Zoning Applications > Site Plan Review > Major Site Plan Review

Last Updated:
September 14, 2026

Submission URL:
<https://app.oncamino.com/syracusemy/dashboard/submissions/830805/guide>

Contact the agency for more help

 (315) 448-8600
 zoning@syr.gov zwu@syr.gov hpan@syr.gov
 300 South State St.,
Syracuse

① Getting Started

☐ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place
300 South State St.
Syracuse, NY 13202

② Apply for a Permit

☒ Pre-Application Conference is Required for Major Site Plan Review

Group: Zoning

Step is Completed By: Applicant

Based on your responses, this project is considered a Major Site Plan Review. A Pre-Application Conference is required for this. This meeting is an opportunity for the applicant to meet with Zoning staff to review applicable submittal requirements, identify applicable procedures, and identify any issues associated with the proposed development. Please contact 315-448-8640 to schedule.

Major Site Plan Review Process Summary

Group: Zoning

Step is Completed By: Applicant

Please review the attached document to review what a Site Plan Review process looks like for the City of Syracuse. Acknowledge your understanding of the process by clicking Mark as Complete above.

The Site Plan Review procedure is summarized below. For complete details, see Sections 7.3 and 7.4.A of the Z Ordinance.

1	Pre-Application Conference	<i>Option for minor; required for major site plan</i>
2	Application Submittal and Processing	<i>Submit to Office of Zoning Administration</i>
3	Staff Review and Action	<i>Review by Office of Zoning Administration for minor and major; decision by Office of Zoning Administration for minor site plan</i>
4	Scheduling and Notice of Public Hearings	<i>Optional for minor; required for major site plan</i>
5	Review and Decision	<i>Does not apply for minor; review and decision by City Planning Commission for major</i>
6	Post-Decision Actions and Limitations	<i>Site plan expires after one year (unless extended)</i>

3 Required Information

Site Plan Review Details

Group: Zoning

Step is Completed By: Applicant

Complete Environmental Assessment Form Part 1

Group: Zoning

Step is Completed By: Applicant

Please download and use one of the two attachments. Either a **completed and signed** Short Environmental Assessment Form Part 1 or Full Environmental Assessment Form Part 1 shall be uploaded.

If you have no idea on which form to use, please reach out to the Syracuse Office of Zoning Administration at 315-448-8640 or Zoning@syr.gov for guidance.

4 Required Supplemental Documentation

Upload Photographs of the Project Site

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the project site. These should be keyed to a property survey or site plan.

Upload Photographs of the Streetscape

Group: Zoning

Step is Completed By: Applicant

Please upload photographs of the streetscape, including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.



Upload As Built Property Surveys

164 / 248

Group: Zoning

Step is Completed By: Applicant

Please upload as built property surveys of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor).



Upload Site Plans

Group: Zoning

Step is Completed By: Applicant

Please upload site plans illustrating site alterations and post project conditions that are/will be different from the as built property survey including:

- Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
- Demolitions and post demolition conditions
- Structures
- Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
- Loading dock and delivery areas
- Dumpsters and/or trash receptacles
- Landscaping including type, height, and number of plantings
- Screening including parking, dumpsters, and site
- Fencing including type and height
- Lighting including structure heights and luminaries wattage
- Ground signs
- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning



Upload Floor Plans

Group: Zoning

Step is Completed By: Applicant

Please upload floor plans for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land use.



Additional Optional Documents

Group: Zoning

Step is Completed By: Applicant

The following plans may be required by staff after review: Grading, utility, drainage, landscaping, lighting, sewer and water hook ups, location of fire and emergency zones, energy distribution facilities, demolition plans, and a stormwater management plan. If you have any of these documents available, please upload to this step.



Application Attestation & Signature



Owner/Owner's Agent Certification

Group: Zoning

Step is Completed By: Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.



Acknowledgement



Download, Complete, and Upload Power of Attorney

Group: Zoning

Step is Completed By: Applicant

You indicated that you are an authorized agent applying on behalf of the property owner. Please download the attached Durable Power of Attorney, complete it, notarize, and upload back to this step as part of the application.



Reviews



Zoning Review

Group: Zoning

Step is Completed By: Agency



DPW Traffic Control Review

Group: DPW

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.



DPW Transportation Review

Group: DPW

Step is Completed By: Agency

165 / 248

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.



DPW Sanitation and Sewers Review

Step is Completed By: Agency



Engineering- Design and Construction Review

Step is Completed By: Agency



Engineering- Mapping Review

Step is Completed By: Agency



Engineering- SWPPP Review

Step is Completed By: Agency



Parks and Forestry Review

Group: Parks

Step is Completed By: Agency

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

1 Are you the property owner?

Yes

No

Data Fields

General Project Information

1 Proposed Zoning Accessory Land Use Type (Refer to Syracuse Zoning Ordinance)

Proposal involves no change on Accessory Land Use Type

2 Proposed Number of Dwelling Units (if applicable)

29.0

3 Current Number of Dwelling Units (if applicable)

0.0

4 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Dwelling, Multi-unit

5 Will this project include site changes?

Yes

6 Will this project include exterior alterations?

No

7 Will this project include new construction?

Yes

8 Will this project include demolition (full or partial)?

Yes

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

Variance for this project (Windows on Kellogg) La Liga West Side Housing - 601 Geddes (Major Site Plan), Minor Site Plan / Administrative for 112-128 Delaware, 222-226 Delaware, 406-412 Delaware/411 Delaware

10 Proposed Onsite Parking

15

11 Current Onsite Parking

0

12 Proposed Hours of Operation

24/7

13 Current Hours of Operation

n/a

14 Proposed Use of the Property

Multi Unit Dwelling

15 Current Use of the Property

vacant

16 Lot Size (sq ft)

37802

17 Business/Project Name

La Liga West Side Housing

Project Details

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: Spanish Action League of Onondaga County, Inc.

Signature: *Raul Russi* Date: 08/11/2026

Mailing address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Print applicant's name: Spanish Action League of Onondaga County, Inc.

Signature: *Raul Russi* Date: 08/11/2026

Mailing address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Print authorized representative's name (if applicable):
Christian Freeman

Signature: *Christian Freeman* Date: 08/11/2026

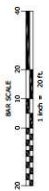
Mailing address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

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.**



☐ CASH
☐ CREDIT
☐ DEBIT
☐ JUNE
☐ JULY
☐ DECEMBER
☐ ONE

Copied from this Point
 Copied from this Point
 High and
 Jan this Point
 Jan this Point
 Secondary Variable
 Water Value
 Same as Silver Line
 Bound (Water Line)
 Proposed (Water Line)
 Building (Proposed) Line
 Estimated Line
 (for not Line)

1.) MAP OF THE KELLOGG TRACT AND THE DAVIS & WHITE TRACT - FILED MAP # 177.

[illegible]

DAVID M. SLISKI PLS # 50105



1. LOOKING WEST ALONG DELAWARE STREET FROM
SOUTHEAST CORNER OF SITE



2. LOOKING WEST ALONG NORTH PROPERTY LINE OF
SITE FROM KELLOGG STREET



3. LOOKING SOUTH TOWARDS INTER SECTION OF DELAWARE
AND KELLOGG STREETS



4. LOOKING SOUTHEAST FROM NORTHWEST CORNER OF SITE



5. LOOKING EAST FROM GRACE STREET ALONG NORTH
PROPERTY LINE OF SITE



6. LOOKING NORTH FROM DELAWARE ALONG GRACE STREET



7. LOOKING EAST ALONG DELAWARE TOWARDS KELLOGG
STREET



LOCATION MAP

SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK
HOLMES & KING & KALLOUST
& Associates, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420
WWW.HOLMESKINGKALLOUST.COM



PROGRESS SET
NOT FOR
CONSTRUCTION

NO.	DATE	BY	REVISION
1	10/1/2011	CP	CONCEPTS
2	10/1/2011	CP	CONCEPTS
3	10/1/2011	CP	CONCEPTS
4	10/1/2011	CP	CONCEPTS

DATE: 08/1/2011
DRAWN BY: CP
SCALE: AS NOTED

KEPINGER
FREEMAN
ASSOCIATES
ARCHITECTS
1000 N. SALINA STREET
SYRACUSE, NY 13208
PHONE: (315) 442-7980

PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION:
01	10/2/2023	CDF	CITY COMMENTS
02	10/6/2028	CDF	CPC RESUBMISSION
			ALL DIMENSIONS AND LOCATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB OR DERIVED THEREFROM. © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE IMMEDIATELY PRIOR TO THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
			JOB NO.: 22071
			DATE: 09/17/23
			DRAWN BY: CDF
			SCALE: AS NOTED

ING FOR LA LIGA WESTSIDE VILLAGE
DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES • KING • KALLOUJIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420
www.hkllp.com



SITE PREPARATION
PLAN - 304-326

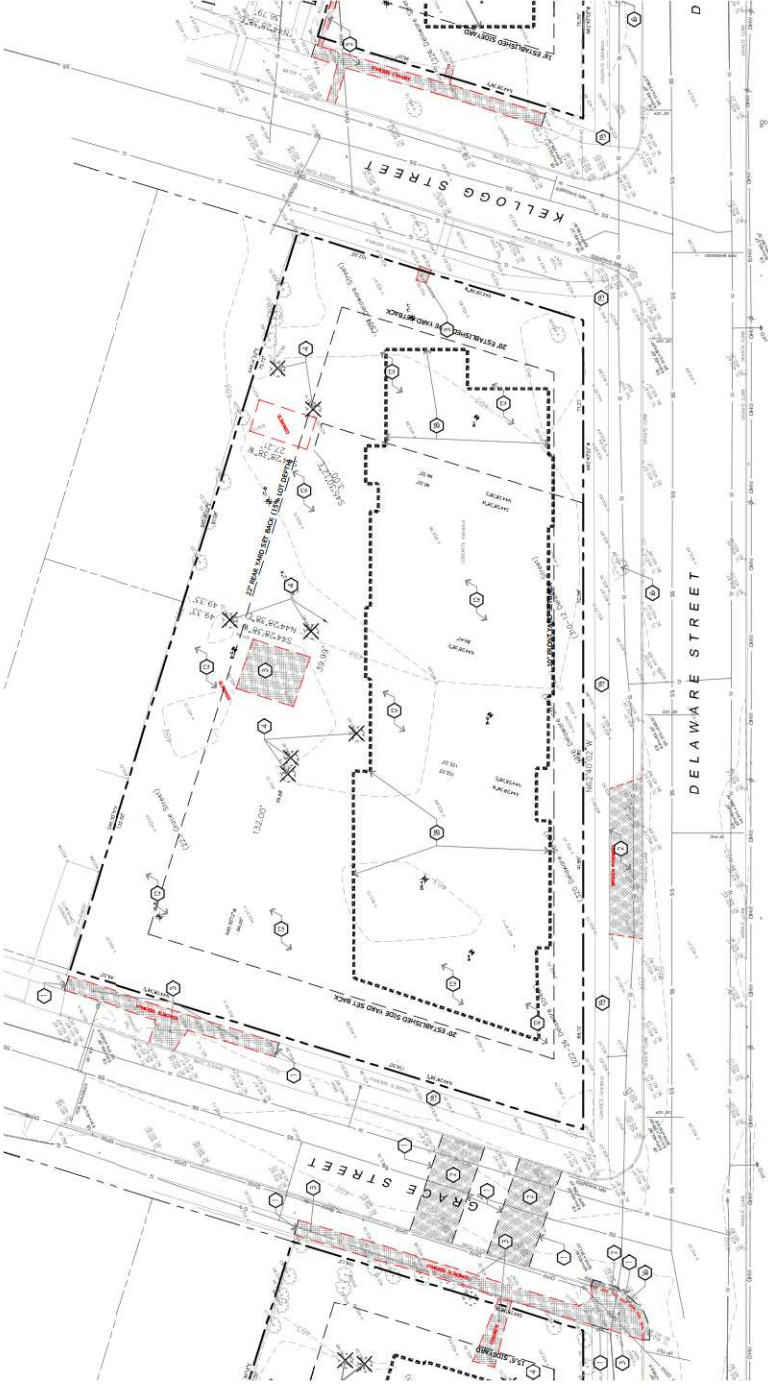
L1.3

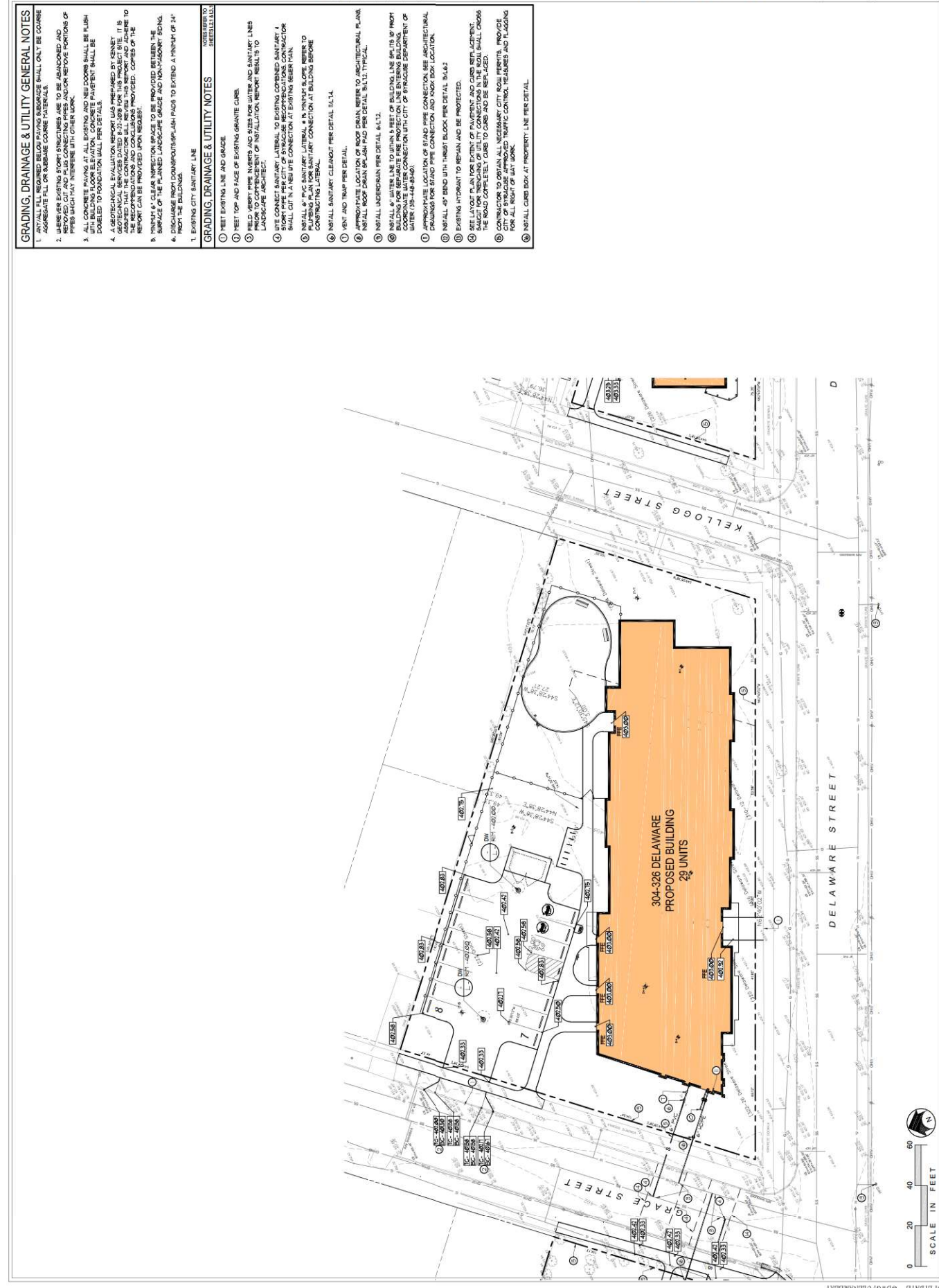
**EXISTING CONDITIONS &
REMOVAL/DEMOLITION NOTES**

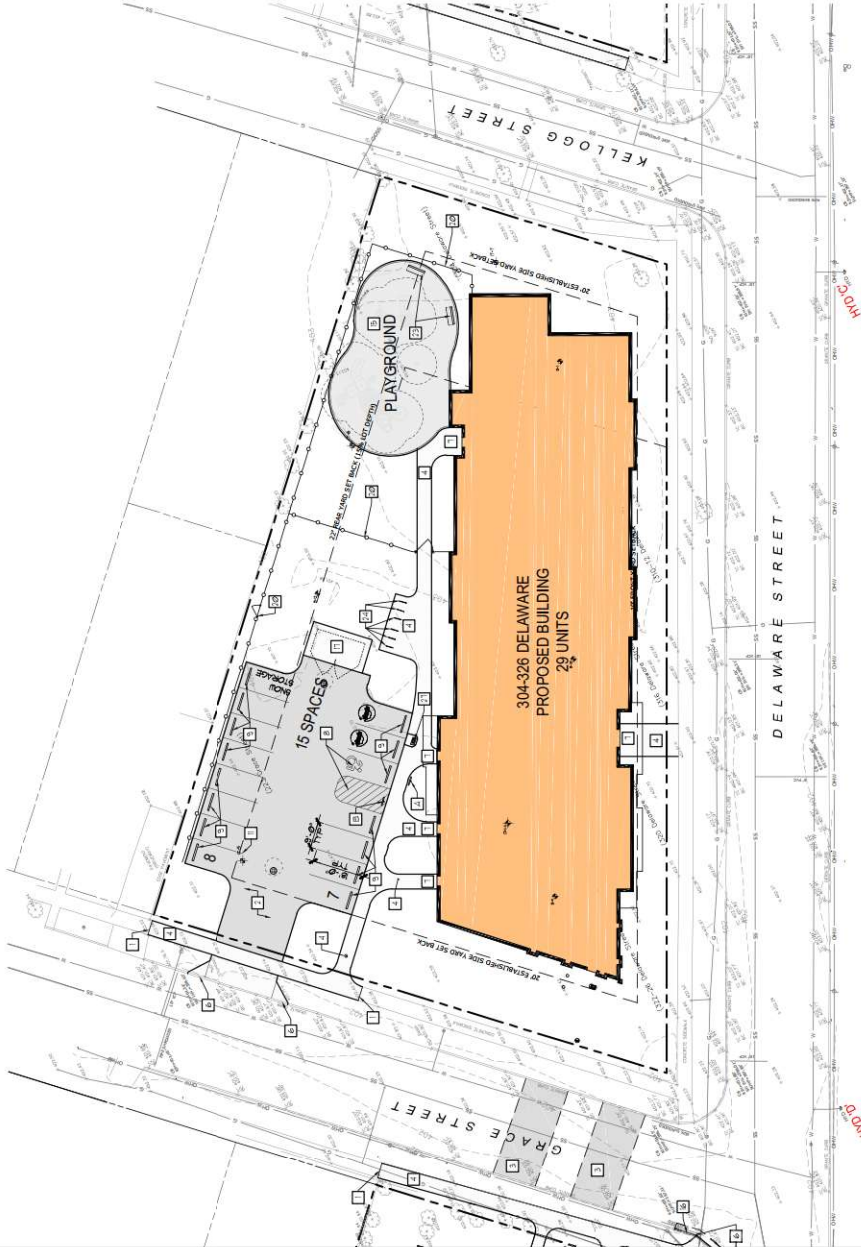
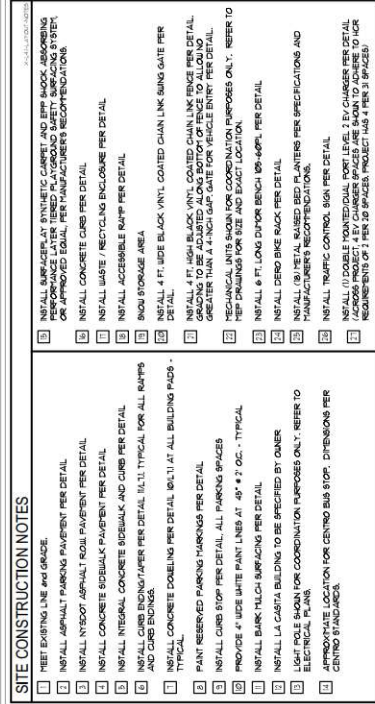
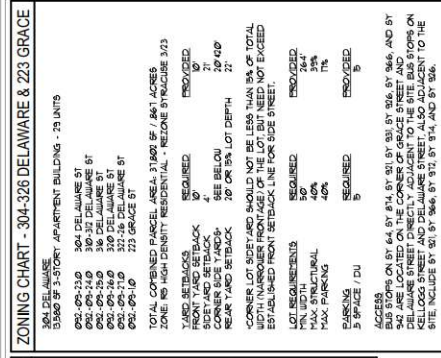
- [illegible]

INFILTRATION TESTING SUMMARY			SOIL CONDITIONS ENCOUNTERED	
DEPTH - FEET	TEST NUMBER	PERMEABILITY RATE GAL/IN/FT	SOIL TYPE	SOIL CONDITIONS ENCOUNTERED
1.0	1	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
1.2	2	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
1.4	3	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
1.6	4	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
1.8	5	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
2.0	6	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
2.2	7	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
2.4	8	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
2.6	9	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
2.8	10	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
3.0	11	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
3.2	12	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
3.4	13	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
3.6	14	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
3.8	15	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
4.0	16	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
4.2	17	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
4.4	18	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
4.6	19	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
4.8	20	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
5.0	21	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
5.2	22	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
5.4	23	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
5.6	24	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
5.8	25	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
6.0	26	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
6.2	27	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
6.4	28	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
6.6	29	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
6.8	30	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
7.0	31	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
7.2	32	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
7.4	33	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
7.6	34	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
7.8	35	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
8.0	36	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
8.2	37	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
8.4	38	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
8.6	39	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
8.8	40	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
9.0	41	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
9.2	42	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
9.4	43	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
9.6	44	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
9.8	45	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
10.0	46	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
10.2	47	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
10.4	48	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
10.6	49	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
10.8	50	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
11.0	51	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
11.2	52	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
11.4	53	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
11.6	54	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
11.8	55	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
12.0	56	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
12.2	57	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
12.4	58	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
12.6	59	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
12.8	60	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
13.0	61	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
13.2	62	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
13.4	63	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
13.6	64	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
13.8	65	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
14.0	66	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
14.2	67	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
14.4	68	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
14.6	69	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
14.8	70	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
15.0	71	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
15.2	72	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
15.4	73	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
15.6	74	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
15.8	75	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
16.0	76	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
16.2	77	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
16.4	78	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
16.6	79	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
16.8	80	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
17.0	81	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
17.2	82	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
17.4	83	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
17.6	84	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
17.8	85	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
18.0	86	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
18.2	87	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
18.4	88	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
18.6	89	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
18.8	90	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
19.0	91	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
19.2	92	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
19.4	93	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
19.6	94	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
19.8	95	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
20.0	96	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
20.2	97	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
20.4	98	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
20.6	99	3.0"	2.0"	POORLY GRAZED SAND WITH SILT
20.8	100	3.0"	2.0"	POORLY GRAZED SAND WITH SILT

FOR BORING (B) AND DEEP HOLE (DH) INFORMATION SEE GEOTECHNICAL REPORT DATED 07/18/2013.







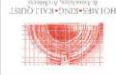
@PLTDATE @DWGFLTNAMEX

SITE LAYOUT PLAN -
304-326

L3.3

DELWARE STREET
NGS FOR LA LIGA WESTSIDE VILLAGE
YRACUSE, NEW YORK

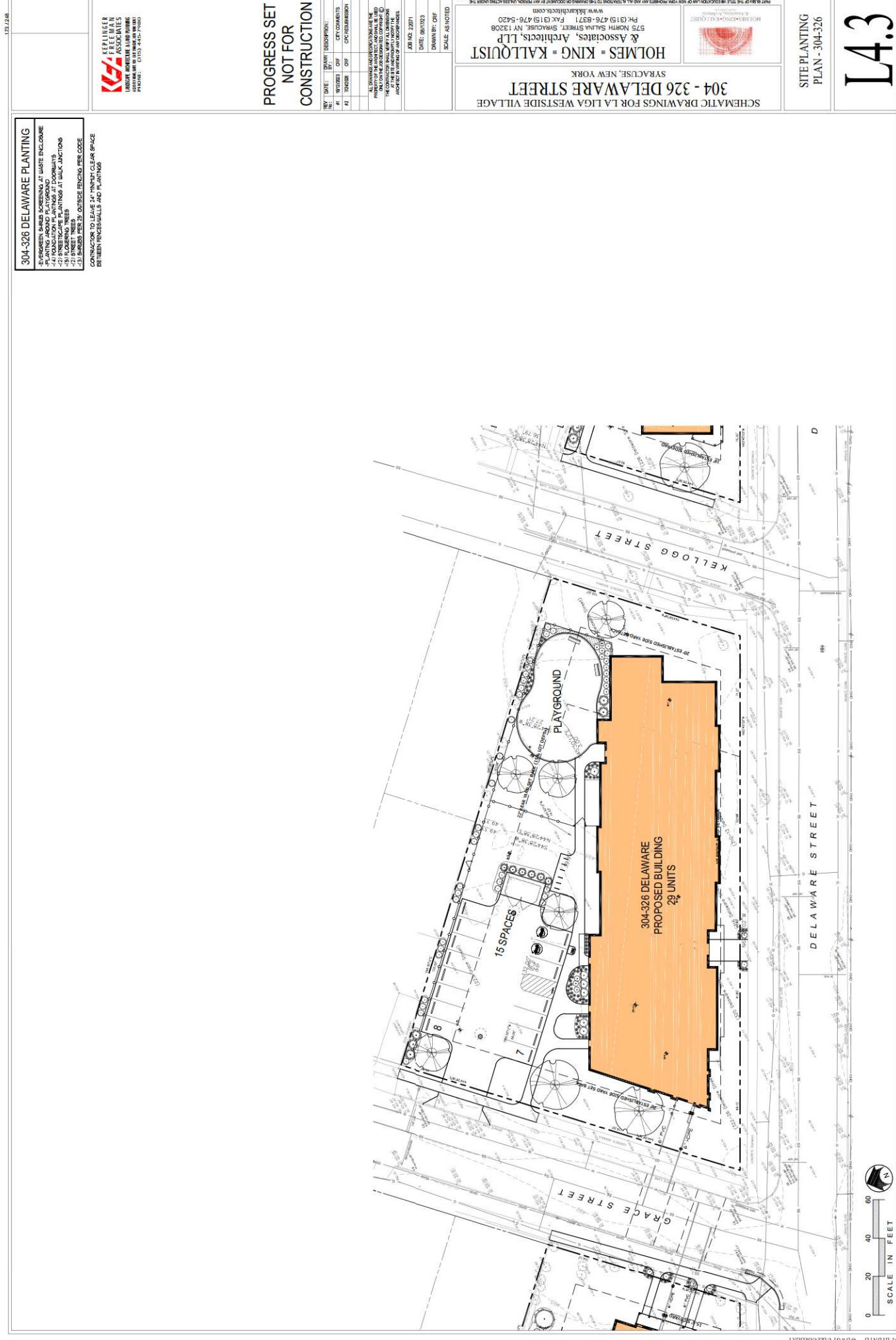
HOLMES • KING • KALLOUJIST
& Associates, Architects, LLP
575 NORTH ALYRA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420
www.hkllp.com



PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE:	DEWBY BY:	DESCRIPTION:
#1	01/12/2023	CRF	CITY COMMENTS
#2	10/21/2028	CRF	CITY RESUBMISSION
ALL DRAWINGS AND SPECIFICATIONS USE THE PROPERTY OF THE ARCHITECT. AND SHALL BE ONLY ON THE JOB DEPARTMENT. COPYRIGHT © THE CONSTRUCTOR SHALL. WITH ALL VARIATIONS BE THE PROPERTY OF THE ARCHITECT. ARCHITECT IN WRITING OF ANY DISCREPANCIES.			
JOB NO. 22071			
DATE: 08/17/2021			
DRAWN BY: CRF			
SCALE AS NOTED			

SCHEMATIC DRAWINGS FOR LA LICA WESTSIDE VILLAGE 304 - 326 DELAWARE STREET SYRACUSE, NEW YORK HOLMES • KING • KALLOUJIST Architects, LLP 575 NORTH SALINA STREET, SYRACUSE, NY 13208 PH (315) 475-8371 FAX (315) 475-4240 WWW.HOLMES-KING.COM	 NOT RECORDED IN OFFICE OF THE CLERK OF THE DISTRICT COURT IN THE CITY OF SYRACUSE, NEW YORK ON APRIL 26, 2012 AT 10:00 AM
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304-326 DELAWARE PLANTING

- 1- EVERGREEN SHADE SCREENING AT WASTE ENCLOSURE PLANTING AROUND PLAYGROUND
- 2- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 3- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 4- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 5- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 6- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
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- 14- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
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- 96- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 97- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 98- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 99- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING
- 100- 12" FLORISSING TREES AT WASTE ENCLOSURE PLANTING

CONTRACTOR TO LEAVE 24" MINIMUM CLEAR SPACE BETWEEN PERIMETER WALLS AND PLANTING

**KEPLINGER
FREEMAN
ASSOCIATES**
ARCHITECTS
1000 W. 10TH AVE. SUITE 100
SYRACUSE, NY 13208
PHONE: (315) 440-7980

**PROGRESS SET
NOT FOR
CONSTRUCTION**

REV	DATE	DESCRIPTION
1	08/11/23	001-000-000-000
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99	08/11/23	001-000-000-000
100	08/11/23	001-000-000-000

DATE: 08/11/23
DRAWN BY: CRF
SCALE: AS NOTED

HOLMES & ASSOCIATES, LLP
SYRACUSE, NEW YORK
304 - 326 DELAWARE STREET
SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE

HOLMES & ASSOCIATES, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420
WWW.HOLMESANDASSOCIATES.COM

**SITE PLANTING
PLAN - 304-326**

L4.3

NOTE:
REFER TO SHEET L5.1 FOR
EROSION CONTROL NOTES



PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	BY	DESCRIPTION
1	08/11/23	DF	01 - CONCEPTS
2	08/11/23	DF	02 - CONCEPTS
3	08/11/23	DF	03 - CONCEPTS
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5	08/11/23	DF	05 - CONCEPTS
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SCALE: AS NOTED

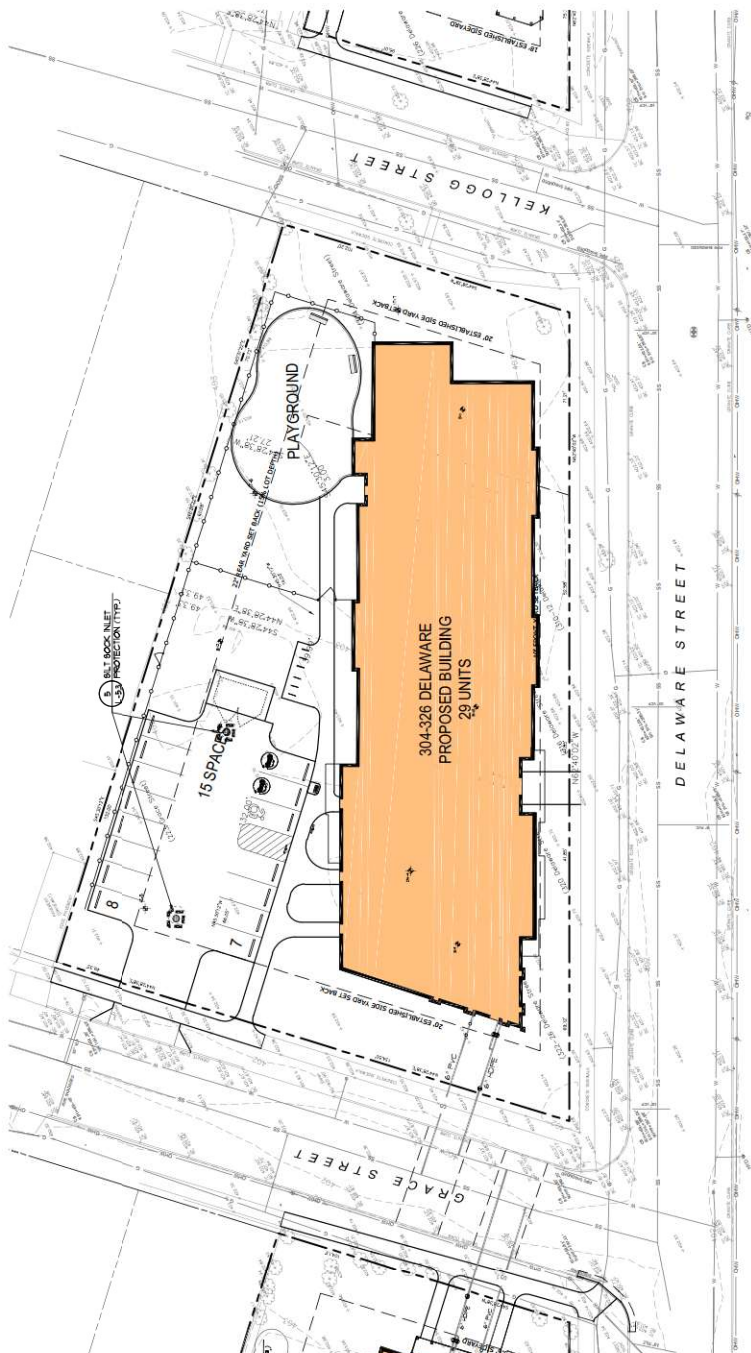
SCHEMATIC DRAWINGS FOR LA LIGA WESTSIDE VILLAGE
304 - 326 DELAWARE STREET
SYRACUSE, NEW YORK

HOLMES + KING + KALLOUIS
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH (315) 476-8371 FAX (315) 476-5420
WWW.HOLMESKINGKALLOUIS.COM

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EROSION CONTROL
PLAN - 304-326

L5.3





LOCATION MAP

PROGRESS SET
NOT FOR
CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION
#1	10/12/2023	DSF	CITY COMMENTS
#2	10/24/2028	DSF	CPC RESUBMISSION
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT © THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.			

JOB NO: 22071
DATE: 08/17/23
DRAWN BY: CRF
SCALE: AS NOTED

KINGS FOR LA LIGA WESTSIDE VILLAGE
 DELAWARE STREET
 SYRACUSE, NEW YORK
 HOLMES = KING = KALLIOUST
 & Associates, LLP
 575 N. ALYDA STREET, SYRACUSE, NY 13208
 PH (315) 476-8921 FAX (315) 476-5420
 www.khassociates.com

CHINESE ACADEMY OF SCIENCES
中国科学院

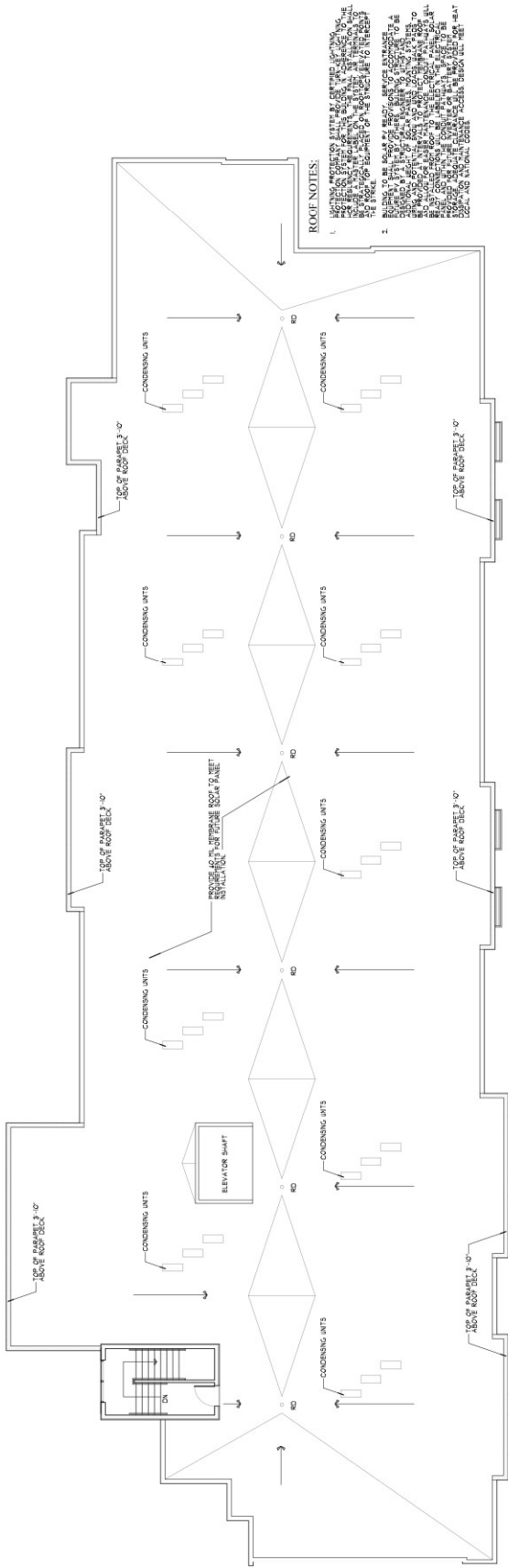
PHOTOBOARD

P13

HOLMES ■ KING ■ KALLIOUST
 & Associates, LLP
 575 NORTH SALINA STREET, SYRACUSE, NY 13208
 PH: (315) 476-8871 FAX: (315) 476-5420
www.hkkarchitects.com

JOB NO: 22071
DATE: 09/11/2025
DRAWN BY: XX
SCALE: 45 NOTE

NO.	DESCRIPTION
	RESERVATION



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 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: La Liga Westside Village - 304-326 Delaware Street			
Project Location (describe, and attach a location map): Parcels 304, 310-312, 316, 320, 322-26 Delaware St and 223 Grace St combined. Between intersections of Grace St & Kellogg St with Delaware St.			
Brief Description of Proposed Action: Construction of a 37,395 sf, 3-story programmed apartment building (29 units) on the 0.87-acre lot. Site features include bike racks (12 spaces), off street parking (15 spaces), (1) dual-mounted EV charger, foundation plantings, & a screened waste enclosure. Connection from units will extend into Right-of-Way streetscape. Site is zoned as R5 High Density Residential.			
Name of Applicant or Sponsor: Raul Russi, Acacia Network		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: [REDACTED]			
City/PO: Bronx		State: NY	Zip Code: 10457
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: BZA variance for fenestration.		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		0.87 acres	
b. Total acreage to be physically disturbed?		0.80 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.96 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☐ ☐	N/A ☐ ☐
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: Per NYS HCR requirements. _____	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: _____ _____	NO ☐ ☒	YES ☒ ☐	☐ ☐

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		
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
	☒	☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
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: Drywells will be utilized to manage stormwater.	NO	YES
	☒	☐
	☒	☐
	☐	☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
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: Adjoining property (State Superfund Site - NYD982531956) is approximately 1,900 ft away from the proposed project site.	NO	YES
	☐	☒
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): This project will adhere to NYS HCR standards which achieve high efficiency energy standards. Standard wastewater discharge and vehicular air emissions will occur. Project site has 29 residential units, & 15 parking spaces (including 2 EV spaces).	NO	YES
	☐	☒
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Raul Russi</u> Date: <u>08/10/26</u> Signature: <u></u> Title: <u>President</u>		

EAF Mapper Summary Report

Friday, July 24, 2026 12:47 PM



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]	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 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	Yes
Part 1 / Question 21 [Disadvantaged Community]	Yes

Project: MaSPR-2026-37

Date: 10/13/2026

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?	☒	☐

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

Name of Lead Agency

9/11/2026

Date

Steven Kulick

Print or Type Name of Responsible Officer in Lead Agency

Chairperson

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



The Spanish Action League of Onondaga County, Inc.

Date: September 24, 2026

Syracuse Zoning Administration
300 South State Street, Suite 700
Syracuse NY 13202

RE: 316 Delaware St. & Grace St. Project – Site Plan Review (316 Delaware St. & Grace St.)

Dear Sir or Madam,

The purpose of this letter is to inform you that, as part of the requested zoning application, the twenty-nine (29) residential apartment units contained in 316 Delaware St. & Grace St. Project will be designated as 100% affordable units. Those units will be reserved for households at or below 60% of the area median income, and that the units are not segregated or of different quality. The Spanish Action League of Onondaga County, Inc. will also commit to providing annual income verification to the Department of Neighborhood and Business Development for qualifying households.

Sincerely,

 *Raul Russi*
Raul Russi

09/30/26

President
Spanish Action League of Onondaga County, Inc.

Address	Date	Transaction	Transaction Type	Status	Description
316 Delaware St	04/05/44	Project	Conditional Use	Denied	C-0167 Cond. use to operate a funeral home in a Res. B zone.
316 Delaware St	08/23/19	Complaint	Demolition	Referred to	D2019-0137
316 Delaware St	10/01/21	Complaint	Demolition	Closed-	D2021-0102
316 Delaware St	09/01/23	Project	Resubdivision	Approved	R-23-53C Merge 6 lots (304.310-312,316, 320, 322-326, Delaware St, and 223 Grace St) into one new lot for the construction of 28-units building. Companion site plan review project--La Liga Westside
					Area:0.856 Acres (37287.36 sqft)

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

MaSPR-2026-37

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Masihullah Omary	No concerns, see Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Gafrancesco	N/A
DPW Transportation	Conditionally Approved	Neil Burke	No major issue with proposed build out, however, there are deficiencies that require remedy as part of any permission or approval. • Driveway to be properly dimensioned and adhere to typical allowance of 24' max width including transitions, NYSDOT type 3 opening. • Existing curb-cuts/driveways/low curb from previous building/s are to be identified on plans and replaced with full-reveal granite curbing and restored to topsoil/grass. There are multiple along Grace St and others may also be present. • Parking area, including stalls, drive isles and driveway on private property, are to be curbed. Nose-in parking stalls along the pedestrian walkway are to incorporate durable fixed objects (conc. filled bollard or similar - no wheel stops) to prevent vehicle overhang into the pedestrian zone and to maintain ADA compliant facility in all conditions. • Main door egress points to include compliant pedestrian facilities (conc. sidewalk, etc) leading to/from ROW and/or proposed pedestrian circulation paths, plans show door/s opening to what is assumed to be grass (plans unclear) • Sidewalks are in poor condition and are to be replaced in full along Kellogg Street and any other areas that do not meet City of Syracuse spec/ADA. To be labeled on plans. City has recently reconstructed sidewalks along Delaware and portions of Grace Street which are to be repaired in kind if disturbed. • Bike parking area should include cover from

			weather and/or interior spaces for bike storage where applicable (tenant storage rooms, etc.) • Applicant is encouraged to evaluate potential design interventions associated with the main entrance along Delaware St that leads to a wide stretch of turf grass snow storage (between the sidewalk and curb), where it is presumed persons may be entering existing. This may require encroachment or other permission.
Eng. Mapping-Zoning	Conditionally Approved	Ray Wills	There are a number of City of Syracuse ROW markers in the area of this project. These markers are protected by law and not to be disturbed under any circumstances. There is a mandatory 5' buffer zone surrounding all City ROW markers, any excavation inside of this buffer zone is to be done exclusively by hand and under the direct supervision of the Office of the City Engineer- Mapping and Surveying Division. While it appears the building offset lines along Delaware, Kellogg and Grace Sts should place any construction outside of this zone, these monuments still require protection from site prep work, landscaping, etc. Any work that would fall inside of this buffer zone notify this office at least 72 hours in advance to allow us to coordinate 315-448-8211
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	• All construction in the R.O.W. will require a road cut permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • This is just a reminder that the new Right-Of-Way fees are in effect. Applicant shall be aware of these fees before applying for road cut permit, liability waiver permit, etc. Different fees are charged to the applicant for using the City's Right-Of-Way for road closures, sidewalk closures, closing parking spaces, staging materials in the Right-Of-Way, parking construction vehicles in the Right-Of-Way, etc. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well. • Applicant shall receive the sewer capacity assurance letter from Onondaga County WEP

			Department before applying for the building permit. Department before applying for the building permit.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	• Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W.
DPW Sanitation and Sewers	Conditionally Approved	Vinny Esposito	New sewer lateral connection must be inspected by the City Sewer department. Street cuts must be inspected by the City DPW. Swppp must be approved by the City Engineer. Erosion and sediment controls must be in place prior to start of construction.
Parks and Forestry	Approved	Jeff Romano	Forestry requests; (4) trees to be planted along Delaware St. Along Kellogg St, assuming new walk to be installed (not shown) shall include CU soil for (2) new trees. Along Grace St, provide (2) street trees. Species recommendations; Celtis, Zelkova, Gleditsia. Existing large shade tree; minimize disturbance within the drip line. Protect root zone from storage of materials and compaction for the duration of construction.

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<i>SP-2026-58</i>	<i>Staff Report – October 13, 2026</i>
<i>Application Type:</i>	Special Use Permit
<i>Project Address:</i>	2030 Erie Boulevard East, Syracuse, NY 13224 (Tax ID: 036.-02-02.0)
<i>Summary of Proposed Action:</i>	The applicant requests a Special Use Permit to establish an “Automotive Sales” land use within an existing commercial office building. The applicant intends to rent out office space with parking spaces included to multiple licensed used motor vehicle dealers for office and administrative operations. These units would satisfy state required residency for purchasing cars from auctions and vendors. No vehicle repair, body work, painting, dismantling, or other automotive service operations will occur on the premises. There are no proposed hours of operation. Total site area: 0.65 Acres / 28,325.87 SF
<i>Owner/Applicant</i>	Lydav Villa Inc, Chao Li (Owner)
<i>Existing Zone District:</i>	MX-3: Transition Mixed Use Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are within the Commercial Zone District; the properties practically to the south are within the R5 Zone District, directly adjacent properties to the south are within the MX-3 Zone District; the neighboring properties to the east and west are within the MX-3 Zone District.
<i>Companion Application(s)</i>	N/A
<i>CPTED Compliances:</i>	Staff determined that a CPTED Survey is not necessary for this property.

<i>Scope of Work:</i>	Exterior Scope of Work: Work includes only the striping of the parking area. No additions or alterations to the parking lot or exterior building modifications are proposed. Interior Scope of Work: Establish a used car dealership office location to be rented out to multiple tenants. Work includes already completed renovations done unpermitted; obtaining retroactive permits will be a condition of approval.
<i>Facts on Project:</i>	<u>Facts on Project</u> <u>Existing Conditions</u> The property is an existing 2-story frame commercial office building containing twelve (12) office suites. There are no identified legal nonconformities. <u>Dimensional Standards</u> - The property meets MX-3 dimensional standards with a front setback of 12.3', a west side setback of 2.3', an east side setback of 72.9', and a rear setback of 204'. The property complies with the 2-story minimum building height. The lot coverage is 49.8% (14,116 SF), which complies with the 95% maximum allowance. <u>Use Specific Standards</u> - <u>Drainage, Surfacing and Maintenance</u> The project has been referred to City Engineering for SWPPP review, the reviewer expressed no concern. - <u>Screening</u> Properties in the R5 Zone District to the south do not require screening between them and the parking area as there is a significant slope that obscures sight lines between the two parcels. Screening is not required for neighboring MX-3 Zone District properties. - <u>Marking of Parking Lots, Structures, and Car Sales Lots</u> Parking areas are exclusively on paved parking surfaces. DPW Staff comments include concerns about parking closest to the ROW. These spots may be altered or eliminated in the final site plan review by Zoning. - <u>Bumper and Curb</u> Parking plans do not show parking areas in a configuration that would allow for parking to overhand the public right-of-way. <u>Entrances and Exits</u> As noted by DPW Transportation Review, the parking plans provided show parking spaces obstructing the entrance of the curb cut. These spaces shall be

moved or eliminated in final site plans approved by the Syracuse Zoning Administration.

Proximity to Public Right-of-Way

A condition of approval shall prohibit parking in the public Right-of-Way. As mentioned by DPW review, any work impacting ROW will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW.

Restrictions on Use of Parking Areas

A condition of approval shall be a restriction on the use of parking areas intended for sale and storage, barring prohibited parking space use.

Back-Out Parking

No parking proposed requires back-out parking.

Alley Improvements

This site does not feature an alley.

Lot Frontage

The parcel features 131' of lot frontage along East Erie Boulevard, exceeding the 75 feet requirement.

Code Compliance for Existing Buildings

All existing structures that were previously remodeled without permits will require retroactive permits for work performed and will require code compliance. All new construction will be reviewed and inspected by the appropriate reviewers for compliance with Building Code.

Local Land Use and Residential Compatibility

- The proposed Automotive Sales is compatible with the surrounding neighborhood up the hill and nearby businesses along Erie Boulevard. The use will be consistent with the character of the area and will not adversely impact neighboring properties.

Parking/Loading & Landscaping

- The automotive sales use requires 1 spot per 300 square feet of building area and 1 spot per 5,000 square feet of display area. Based on 1,800 SF of building area and 11,034 SF of outdoor display area, 8 parking spots are required. The site provides 40 available parking spaces, significantly exceeding the minimum requirement. No landscaping is required.

Landscaping, Buffering, and Screening

- There is no proposed landscaping, none is required.

	<u>Site, Building Design, and Exterior Lighting</u> - Site design improvements include striping the parking area. <u>Signage</u> - No signage is proposed in this application, and none is planned for the site. <u>Historic Preservation</u> - This property is not on the City’s Historic Properties list and does not require review by the Landmark Preservation Board. <u>Additional Standards</u> There are no additional standards that apply.
<i>Staff Analysis:</i>	<u>Special Use Permit Approval Criteria</u> Consistency with the Intent of the Zoning Ordinance & Comprehensive Plan and Other City Policies The proposal is consistent with the applicable Syracuse Zoning Ordinance and the City's Comprehensive Plan because it reuses an existing commercial office space without expanding the building or changing its exterior appearance, supporting local economic activity within the MX-3 district. Compatibility with the Surrounding Area The proposed used motor vehicle dealer office is compatible with the surrounding neighborhood and existing commercial development along Erie Boulevard East. The business will not generate excessive noise, odors, vibration, lighting, or environmental impacts typical of industrial automotive uses. Compatible with the development of the general neighborhood and existing land uses The proposed land use to change to “Automotive Sales” is compatible with the East Erie Boulevard corridor, and the slope in the rear separates the property from the residential development preserving neighborhood character. The proposed changes from this SUP will not substantially increase the impact of the property on the neighborhood and the surrounding area. Impacts on pedestrian and vehicular traffic The proposed use will not create adverse impacts on pedestrian or vehicular traffic. The property provides adequate off-street parking and utilizes existing access points from Erie Boulevard East, with low expected vehicle trip volumes from appointment-based customer visits. Minimization of Adverse Impact on Health, Safety, and Welfare The business will operate as an office only, prohibiting vehicle repair, dismantling, or hazardous material storage. The property is fully served by existing public infrastructure, requiring no additional municipal improvements.

	Impacts on development of the subject property and the use of adjacent land and buildings Adjacent buildings along Erie Boulevard East include another automotive use two-buildings to the west, an auto parts store directly to the west, and a restaurant to the east. Across the boulevard is a grocery store, a restaurant, and a Syracuse Police Department building. These neighboring land uses along Erie Boulevard align or are less impactful than the proposed land use. Adequate Supporting Service There are multiple bus stops adjacent to the property providing sufficient public transportation options. In addition, Syracuse Fire Station No. 10 on Genesee St. is located approximately a three-minute drive from the property.
Staff Recommendation:	Staff recommend approving this project.
Recommend conditions if approved:	1. The applicant shall comply with the general conditions for approval on the Special Use Permit. 2. The applicant shall always possess all required New York State Department of Motor Vehicle Licenses for their operation at the subject address. 3. The business shall keep all vehicle storage areas in a neat manner and in accordance with prepared parking plans provided. 4. Vehicles will not be parked within the front Right-of-Way or obstruct the ingress and egress of the property. 5. The applicant shall apply for and obtain permits prior to completing any site-work. 6. The applicant shall apply for retroactive permits for commercial renovations and fencing done without permits prior to applying for this Special Use Permit. 7. Parking is only permitted for the approved number of vehicles on-site and in accordance with the Syracuse Zoning Ordinance and New York State Department of Motor Vehicle. 8. No automotive repair, dismantling, or storage of hazardous materials shall be performed on-site.
Zoning Procedural History:	- AS-75-049 APPROVED Off Premise Advertising Sign. - AS-76-41 APPROVED WITH CONDITIONS To erect one (1) off-premise advertising sign.

<i>Summary of Zoning History:</i>	Until 2023, the property was zoned Commercial, Class A (CA). On July 1, 2023, the property's zoning was updated to Transition Mixed Use Zone District (MX-3). Sign waivers dating back to 1975 and 1976 along with former zoning maps show that the property was continuously zoned CA until ReZone in 2023.
<i>Code Enforcement History:</i>	See attached Code Enforcement History for 2030 East Erie Boulevard.
<i>Zoning Violations:</i>	The proposed lot has no current zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property is a 0.65-acre lot located on the south side of Erie Boulevard East. The site contains an existing 2-story frame building, an asphalt driveway, and a 40-space parking lot.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.5c) (18) and the SEAF dated 1/13/2026 FOR TYPE II ACTION
<i>Onondaga County Planning Board Referral:</i>	The proposal does meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n with the proposed parking striping, and had been referred for an Administrative Review.

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

- Special Use Permit Application, SP-2026-58
- Short Environmental Assessment Form Part 1 (Chao Li, 01/13/26)
- Property Survey, SY36-02-02, 2030 ERIE BLVD E 9-17-26.pdf (Paul James Olszewski, P.L.S., 09/17/2026)
- Floor Plans for basement, first floor, second floor
- Parking Plan "40 PARKING SPACES"
- Owner/Owner's Agent Certification, CHAO LI, LYDAV VILLA INC, Dated 07/20/2026
- Camino Portal Submission Details, SP-2026-58, updated October 5, 2026
- Color Photographs of the Project Site, Posted Notice

Attachments:

Special Use Application from Camino
Special Use Permit Application Form (Camino)
CPC Completeness Letter
Posted Notice
Owner/Agent Certification
Property Survey & Floor Plan

Parking Plans
Site Photos
Short Environmental Assessment Form
Code Enforcement History
Comments from City Departments

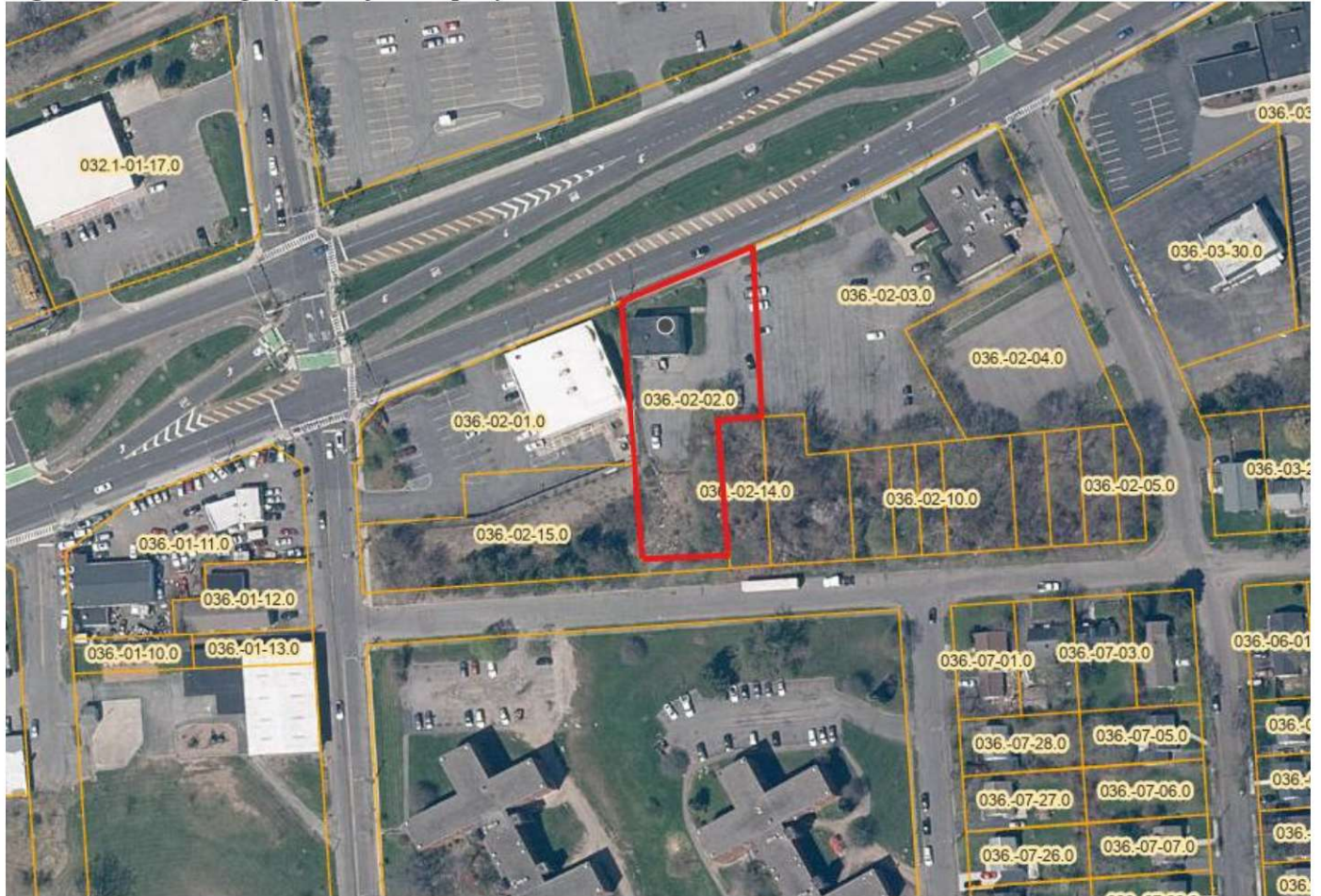
Context Maps:**Figure 1: Zone District of Subject Property**

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

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

Zone District: MX-3: Transition Mixed Use Zone District

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/>

INTERNAL USE ONLY

Your Submission Details

Submission Number:
SP-2026-58

Status:
Scheduling and Notice of City Planning Comission Public Hearings

Message:

Applicant Name:
chao li

Applicant Email:
[REDACTED]

Primary Location:
2030 ERIE BLVD E, 13224

Primary APN:
036.-02-02.0

Submission Type:
Zoning Applications > Special Use Permit

Last Updated:
October 5, 2026

Submission URL:
<https://app.oncamino.com/syracuse/ny/dashboard/submissions/827907/guide>

Contact the agency for more help

(315) 448-8600

zoning@syr.gov zwu@syr.gov hpan@syr.gov ngarcia@syr.gov
adillon@syr.gov

300 South State St.,
Syracuse

1 Getting Started

Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant



Welcome to the City of Syracuse's Online Application Portal.

As part of the application portal, we will inform you of your application and submittal requirements, fees, and renewal cadences.

If you'd like to visit us in person to drop off your application and fees, you can submit it to:

City of Syracuse, Central Permit Office

One Park Place
300 South State St.
Syracuse, NY 13202

2 Apply for a Permit

Pre-Application Conference is Required for Variance

Group: Zoning

Step is Completed By: Applicant



INTERNAL USE ONLY

Group: Zoning

Step is Completed By: Applicant

Please use the blank form in the attachment to provide information on owner/owner's agent if needed.

6 Reviews and Approvals

- Zoning Review

Group: Zoning

Step is Completed By: Agency
- DPW Transportation Review

Group: DPW

Syracuse Staff will comment on this step if there are any questions or concerns related to your application.

Step is Completed By: Agency
- Engineering- SWPPP Review

Step is Completed By: Agency

7 Reviews

- Zoning Review

Group: Zoning

Step is Completed By: Agency

8 Hearing Scheduling

- Scheduling and Notice of Public Hearings

Group: Zoning

Step is Completed By: Agency

INTERNAL USE ONLY

1 Have you already had a pre-conference meeting with the City regarding this application?

Yes No

2 Are you the property owner?

Yes No

3 Is signage being proposed with this application?

Yes No

4 Does this application include proposals for new construction, additions, or change of use?

Yes No

Data Fields

Special Use Permit

1 Criteria 1

The proposed use is a used motor vehicle dealer office within an existing commercial building located at 2030 Erie Boulevard East. The proposal is consistent with the applicable Syracuse Zoning Ordinance, the property's commercial zoning designation, and the City's Comprehensive Plan because it reuses an existing commercial office space without expanding the building or changing its exterior appearance. The proposed office use supports local economic activity, provides employment opportunities, and is compatible with the surrounding commercial corridor along Erie Boulevard East.

2 Criteria 2

The proposed use will comply with all applicable requirements of the Syracuse Zoning Ordinance and all applicable standards of the City of Syracuse. The existing commercial building provides adequate parking, safe vehicle access, utilities, and life safety systems. No structural modifications are proposed. All required permits, inspections, and approvals will be obtained before occupancy, and the business will operate in compliance with all federal, state, and local regulations governing licensed used motor vehicle dealers.

3 Criteria 3

The proposed used motor vehicle dealer office is compatible with the surrounding commercial area along Erie Boulevard East. The use will be located entirely within an existing commercial building and will not alter the exterior appearance or character of the property. The business will operate as an office for vehicle sales and administrative functions, with limited customer traffic and no outdoor repair, dismantling, painting, or other industrial activities. The proposal is consistent with the character of the surrounding commercial corridor and complies with the applicable residential compatibility and distance requirements of the Syracuse Zoning Ordinance.

4 Criteria 4

The proposed use is compatible with the surrounding neighborhood and existing commercial development. The project utilizes existing office space within an established commercial building and does not require expansion of the structure or significant site modifications. The business will not generate excessive noise, odors, vibration, lighting, or environmental impacts and will not adversely affect neighboring properties or businesses. The proposal will contribute to the productive use of an existing commercial property while maintaining the architectural character and integrity of the area.

5 Criteria 5

The proposed office use will not create adverse impacts on pedestrian or vehicular traffic. The property provides adequate off-street parking and existing access points from Erie Boulevard East. Customer visits are expected to be by appointment or limited walk-in traffic, resulting in a low volume of vehicle trips. Existing sidewalks and pedestrian access will remain unobstructed. Emergency vehicles will have full access to the site at all times. Snow removal and parking lot maintenance will continue to be provided to ensure safe vehicle circulation. No changes to traffic patterns, loading areas, or access drives are proposed.

6 Criteria 6

The proposed use will not create hazards or nuisances affecting the surrounding neighborhood. The business will operate as an office only and will not include vehicle repair, body work, painting, dismantling, hazardous material storage, or other activities that could generate excessive noise, fumes, or pollution. The property will be maintained in a clean and orderly condition, and all operations will comply with applicable building, fire, health, and environmental regulations. The proposal will not create conditions that encourage illegal parking, dumping, or unsafe site conditions.

7 Criteria 7

The proposed use will not discourage investment in adjacent properties or negatively affect surrounding property values. The office will occupy existing commercial space within a commercial corridor and will not require changes to building height, setbacks, landscaping, fencing, or exterior appearance. The project supports continued occupancy of an existing commercial building and contributes to the economic vitality of the Erie Boulevard East business district while remaining compatible with neighboring uses.

8 Criteria 8

The proposed use is fully served by existing public infrastructure and governmental services. The property has adequate access to public water, sanitary sewer, electricity, telecommunications, and other necessary utilities. Fire and police protection are readily available, and no additional public infrastructure improvements are required. Existing municipal services are sufficient to support the proposed office use without placing additional burdens on the surrounding community.

General Project Information

1 Current Land Use(s)

2 Sign 2 Location

INTERNAL USE ONLY

4 Sign 2 Size

5 Sign 1 Location

n/a

6 Sign 1 Type

no new sign

7 Sign 1 Size

n/a

8 Nature and Extent of Special Use Requested

The property is an existing commercial office building containing twelve (12) office suites and approximately 50 on-site parking spaces. The applicant proposes to obtain a Special Use Permit to allow used motor vehicle dealer offices within the building. Individual office suites may be leased to licensed used motor vehicle dealers for administrative operations, customer meetings, sales documentation, and other office-related activities. No vehicle repair, body work, painting, dismantling, or other automotive service operations will occur on the premises. The proposed use is consistent with the existing commercial character of the Erie Boulevard East corridor and will utilize the existing building without requiring any exterior modifications or expansion. The applicant has successfully operated a licensed used motor vehicle dealership at the next property, 1918 Erie Boulevard East, for more than ten years. In addition, a similar office building located at 5960 Court Street has successfully operated by leasing individual office suites to licensed used motor vehicle dealers. The proposed use at 2030 Erie Boulevard East follows the same office-based business model and is expected to be compatible with the surrounding commercial area while supporting small licensed dealership businesses.

9 Has the owner obtained a certificate of use?

No

10 Proposed Number of Dwelling Units (if applicable)

10.0

11 Current Number of Dwelling Units (if applicable)

10.0

12 Proposed Zoning Primary Land Use Type (Refer to Syracuse Zoning Ordinance)

Automobile sales

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

14 Proposed Onsite Parking

15 Current Onsite Parking

50

16 Proposed Hours of Operation

17 Current Hours of Operation

n/a

18 Current Number of Dwelling Units

19 Proposed Number of Dwelling Units

20 Proposed Use of the Property

Used car dealer office

21 Current Use of the Property

OFFICE

22 Lot Size (sq ft)

INTERNAL USE ONLY

23 Business/Project Name

LYDAV VILLA INC

INTERNAL USE ONLY

This PDF was generated on October 5, 2026 and may be out of date.



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
Zoning Administrative
Specialist

Chao Li
Lydav Villa Inc.
4872 Clark Lane
Manlius, NY 13104
10/5/2026

Re: Application Completeness for City Planning Commission for 2030 E Erie Blvd

Dear Chao Li,

On October 5, 2026, Samuel Prescott determined the proposed project SP-2026-58 at 2030 East Erie Boulevard to be **complete**.

The proposed project will be sent to all involved agencies for review.

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 document must be submitted to Samuel Prescott 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 Samuel Prescott 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

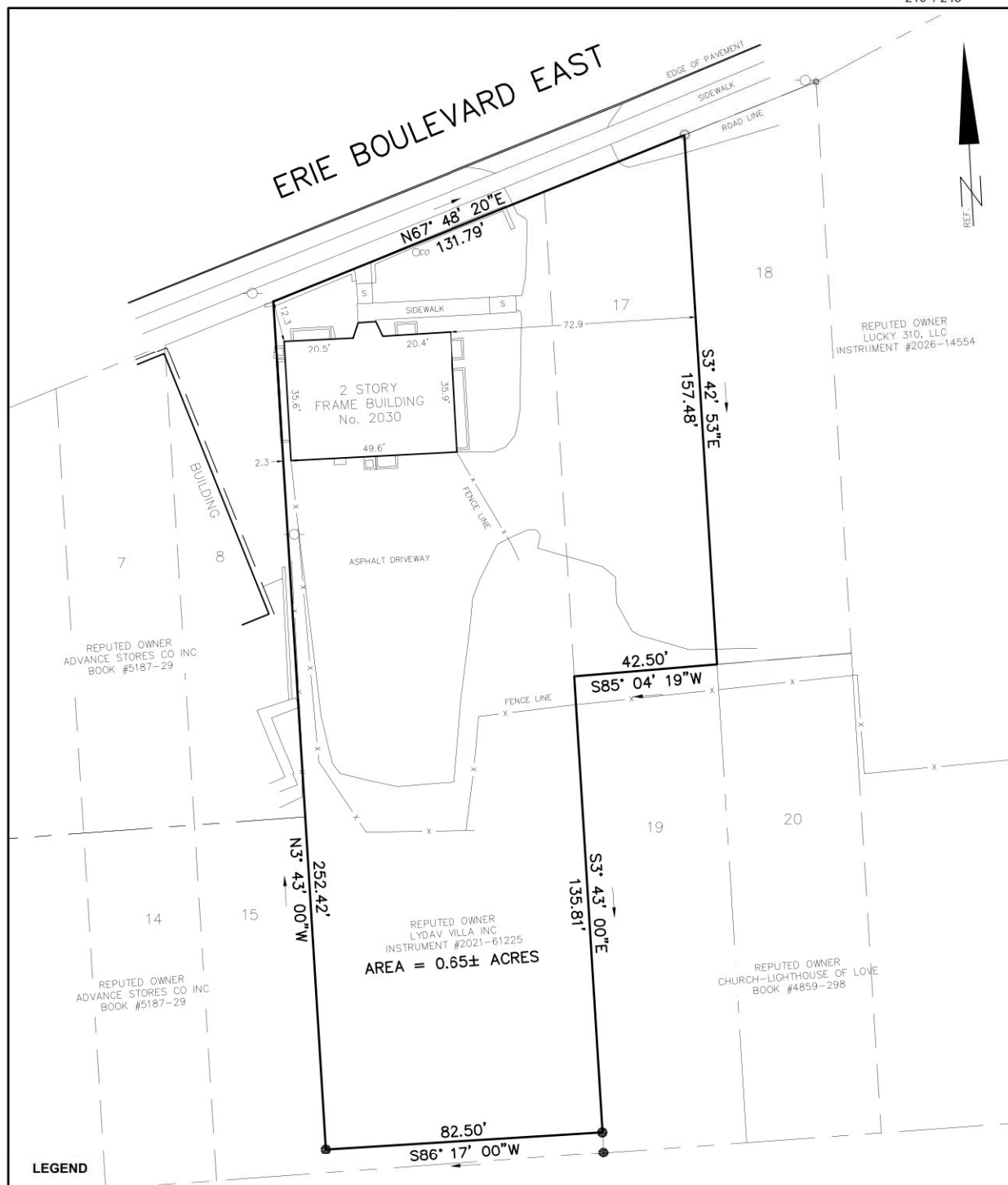
Office 315 448 8640 zoning@syr.gov www.syr.gov

2030

ON THIS SITE, SP-2026-58 IS SPECIAL
USE PERMIT APPLICATION TO ESTABLISH
AUTO SALES. THE PROPERTY IS OWNED BY
CHAO LI AND IS IN THE TRANSITIONAL
MIXED USE ZONE DISTRICT. THIS MATTER
WILL BE DISCUSSED AT A PLANNING
COMMISSION MEETING ON TUESDAY, OCTOBER
13, 2026, AT 6 P.M. IN THE COMMON
COUNCIL CHAMBERS, CITY HALL, SYRACUSE,
NEW YORK. FOR MORE INFORMATION VISIT
SYR.GOV/PC AND SEND COMMENTS TO
ZONING@SYR.GOV

Owner/Owner's Agent Certification

<i>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.</i>	
Print owner's name: CHAO LI	
Signature: <i>Chao Li</i>	Date: 07/20/2026
Mailing address: 4872 Clark Ln, Manlius, NY, 13104	
Phone: [REDACTED]	[REDACTED]
Print applicant's name: LYDAV VILLA INC	
Signature: <i>CHAO LI</i>	Date: 07/20/2026
Mailing address: 4872 Clark Ln, Manlius, NY, 13104	
Phone: [REDACTED]	[REDACTED]
Print authorized representative's name (if applicable):	
Signature:	Date: 07/20/2026
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.	



SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 08-26-2026.

John M. Legnetto
JOHN M. LEGNETTO, P.L.S. LICENSE No. 51109

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY."

PARCEL OF LAND

CITY OF SYRACUSE

COUNTY OF ONONDAGA

STATE OF NEW YORK

PAUL JAMES OLSZEWSKI, P.L.S., PLLC
1326 NEW SENECA TPKE, SUITE B1
SKANEATELES NEW YORK, 13152

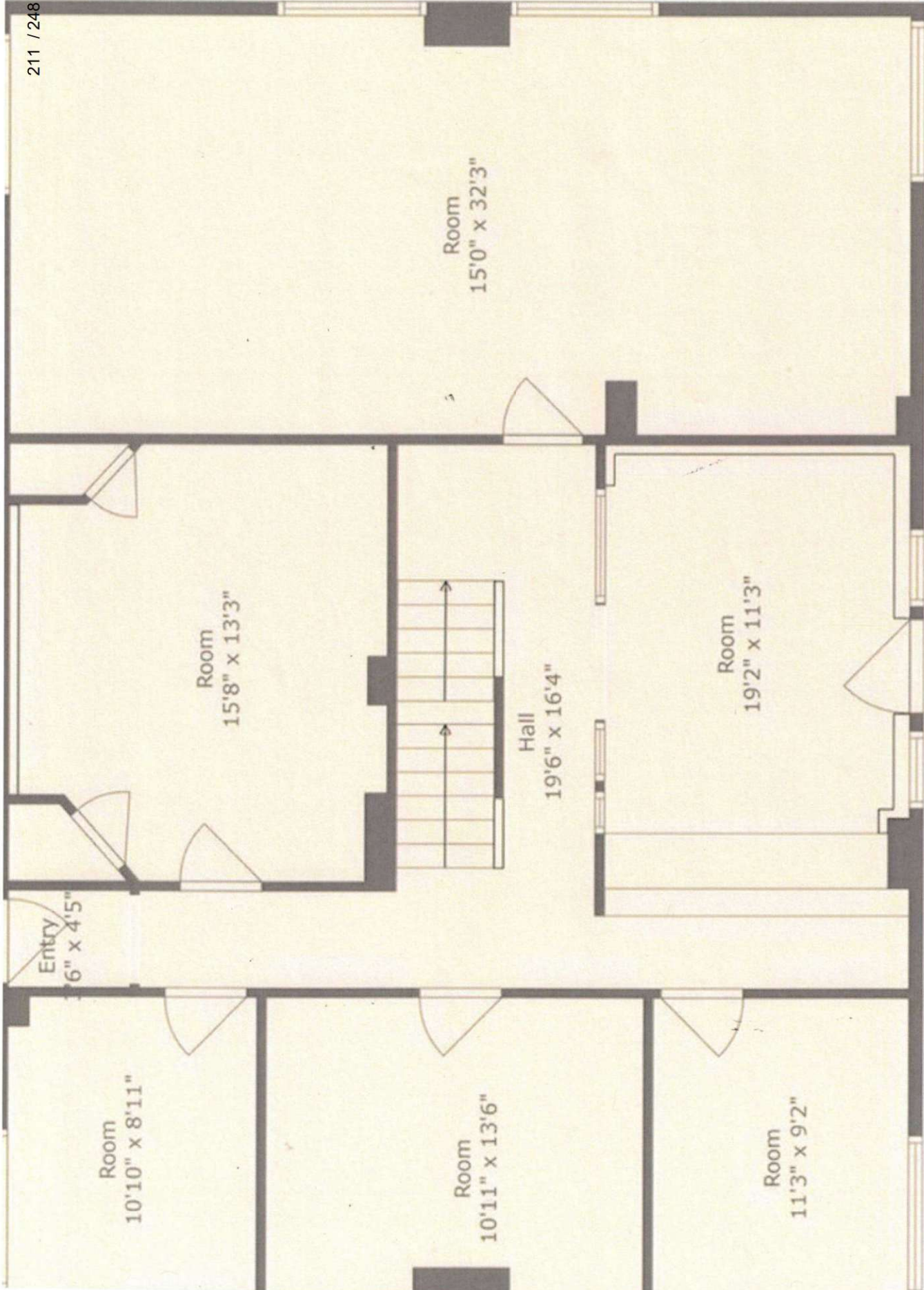
315-488-5552

pjosurvey.com

DATE: SEPTEMBER 17, 2026

SCALE: 1" = 30 FEET

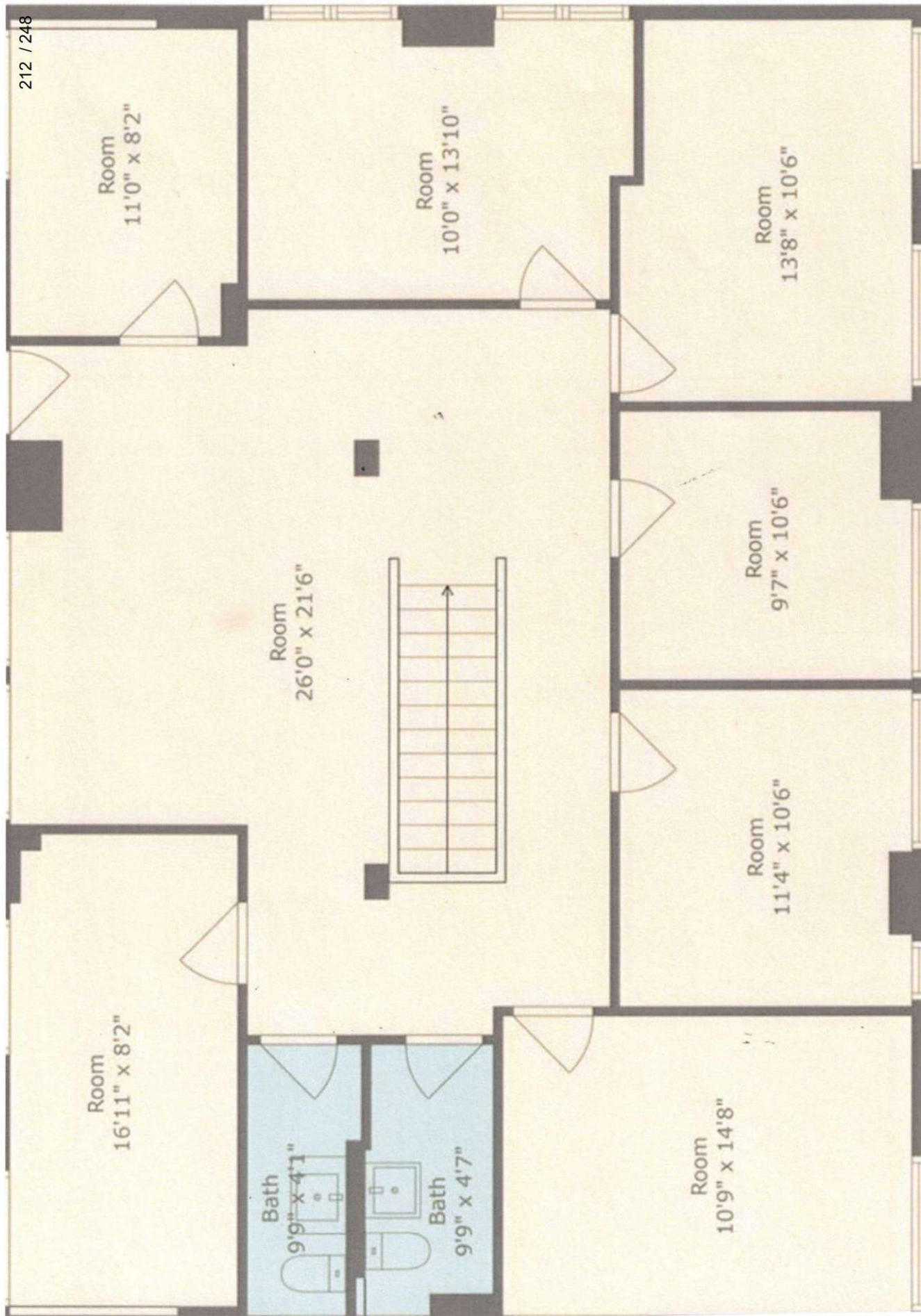
PROJECT No. SY36-02-02



Total GLA: 4123 sq. ft | Total: 4733 sq. ft
Floor 1: 967 sq. ft (Excluded areas 610 sq. ft)
Floor 2: 1578 sq. ft
Floor 3: 1578 sq. ft

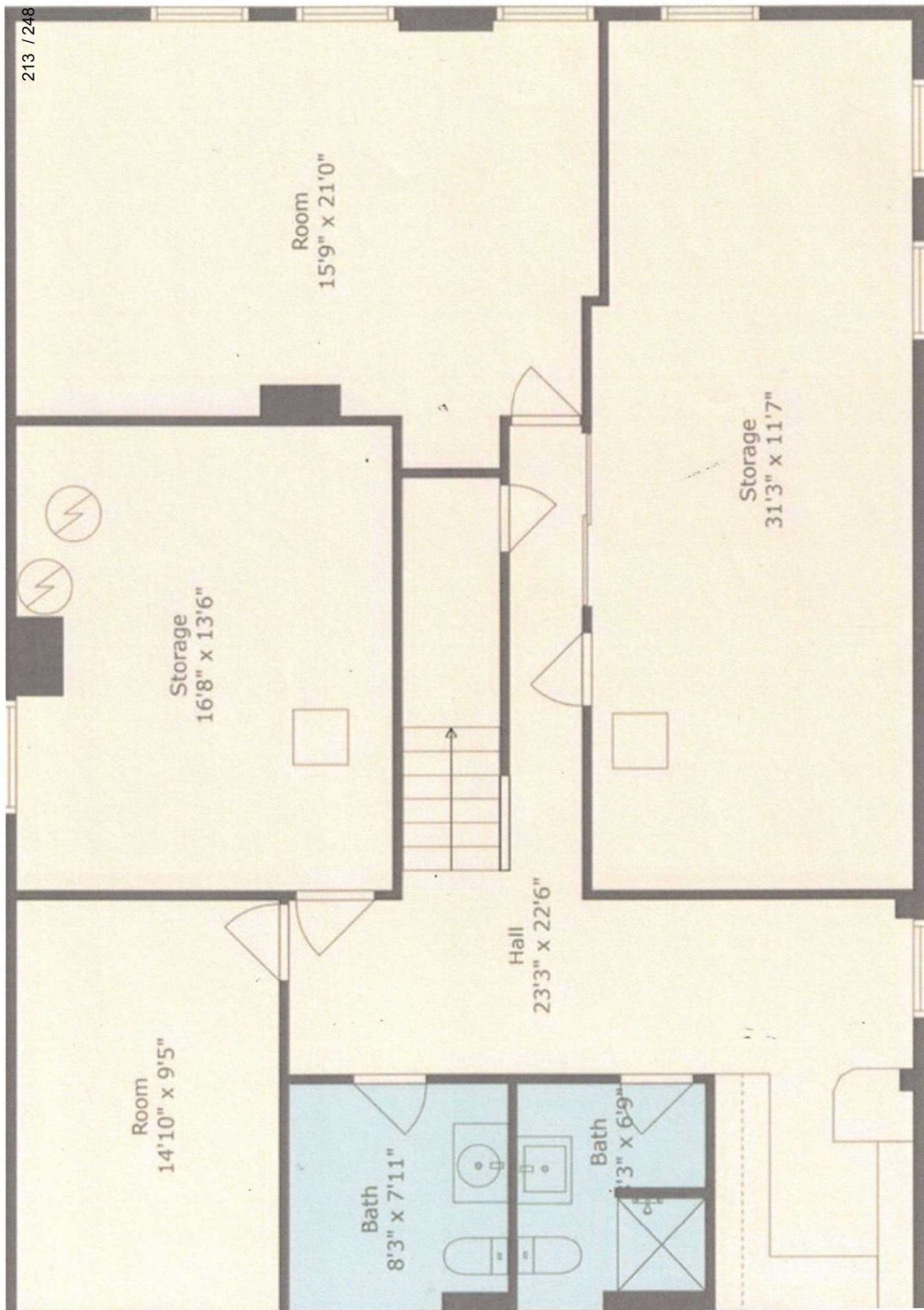
first floor





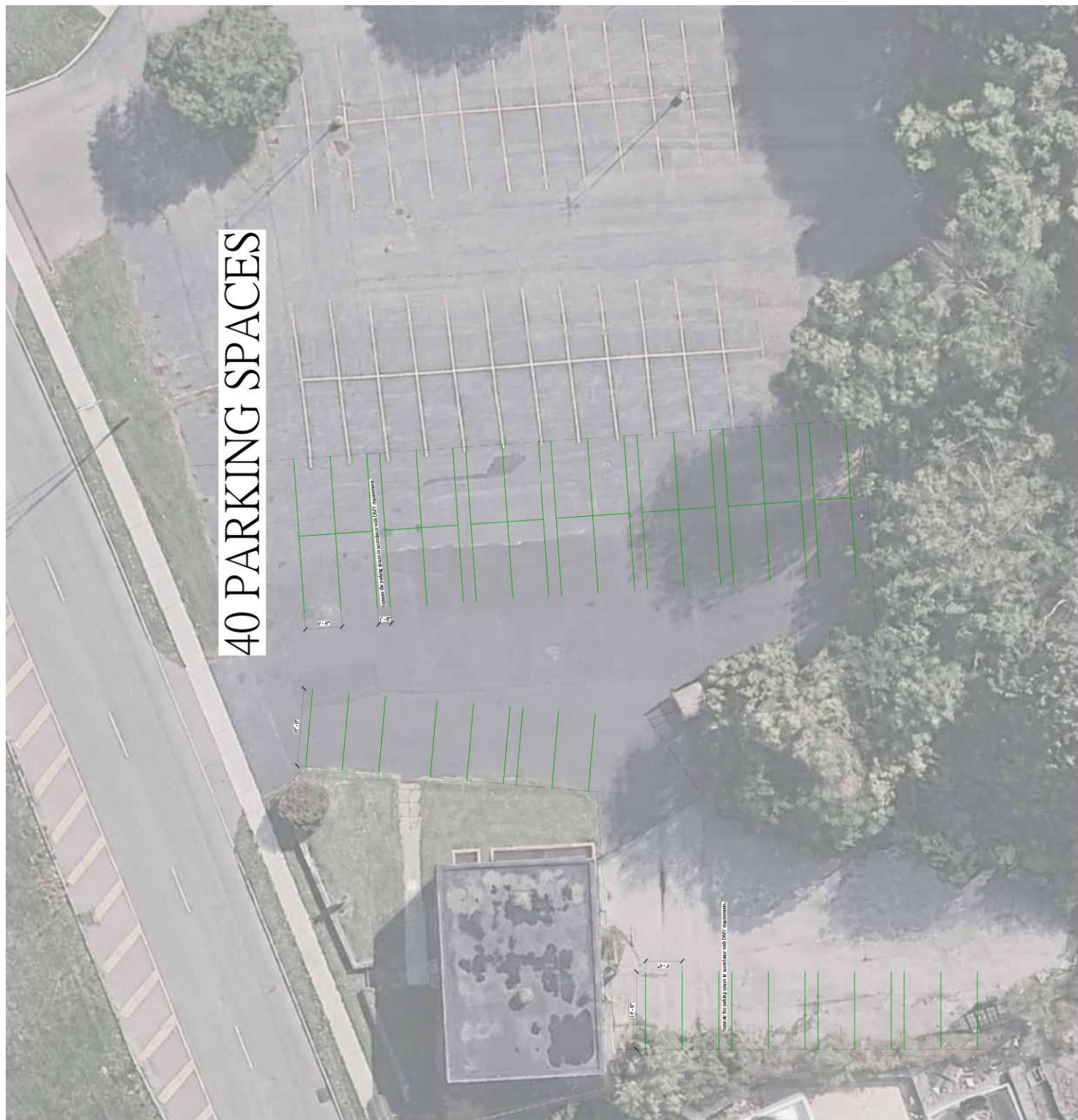
Total GLA: 4123 sq. ft | Total: 4733 sq. ft
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 Floor 2: 1578 sq. ft
 Floor 3: 1578 sq. ft

second floor



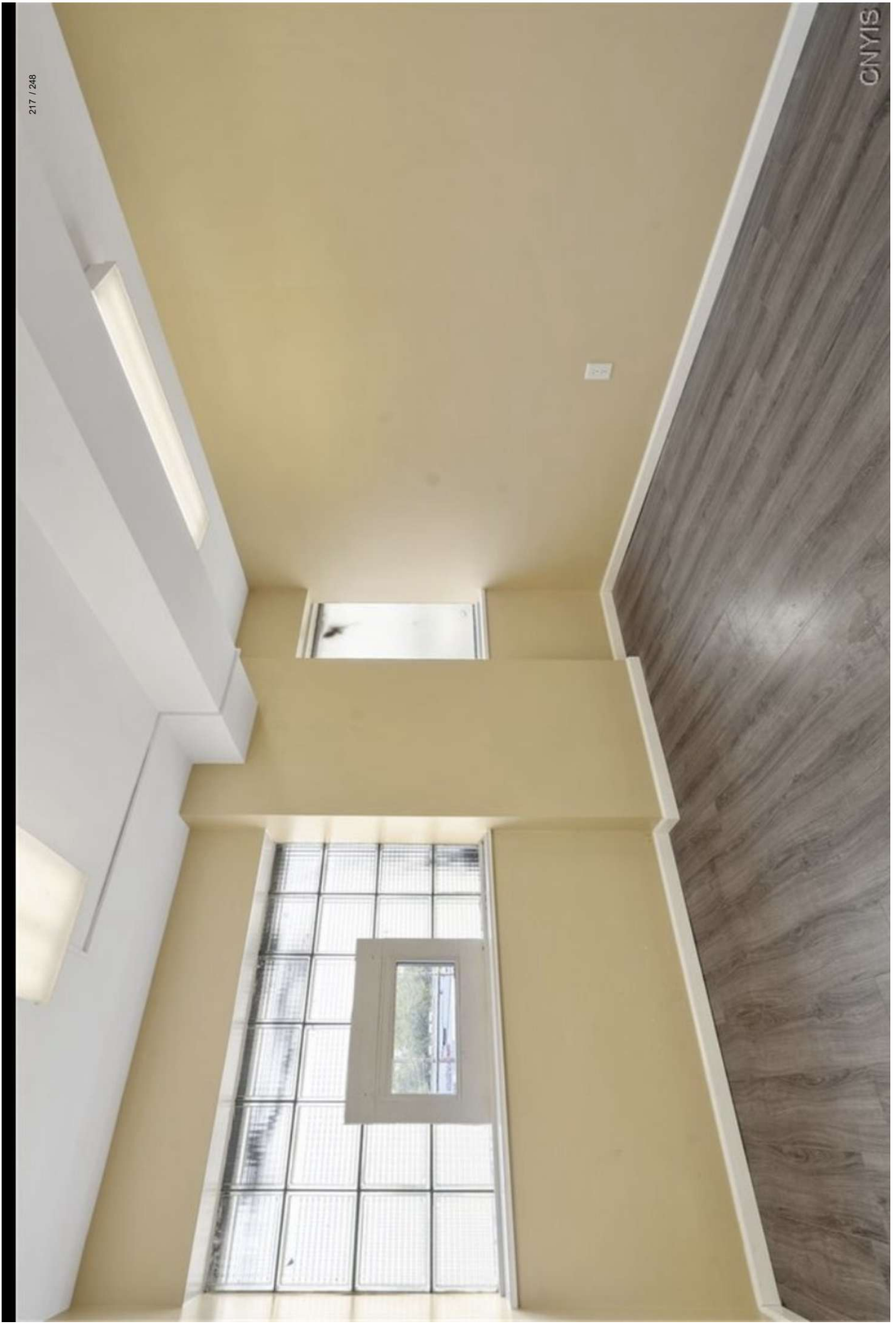
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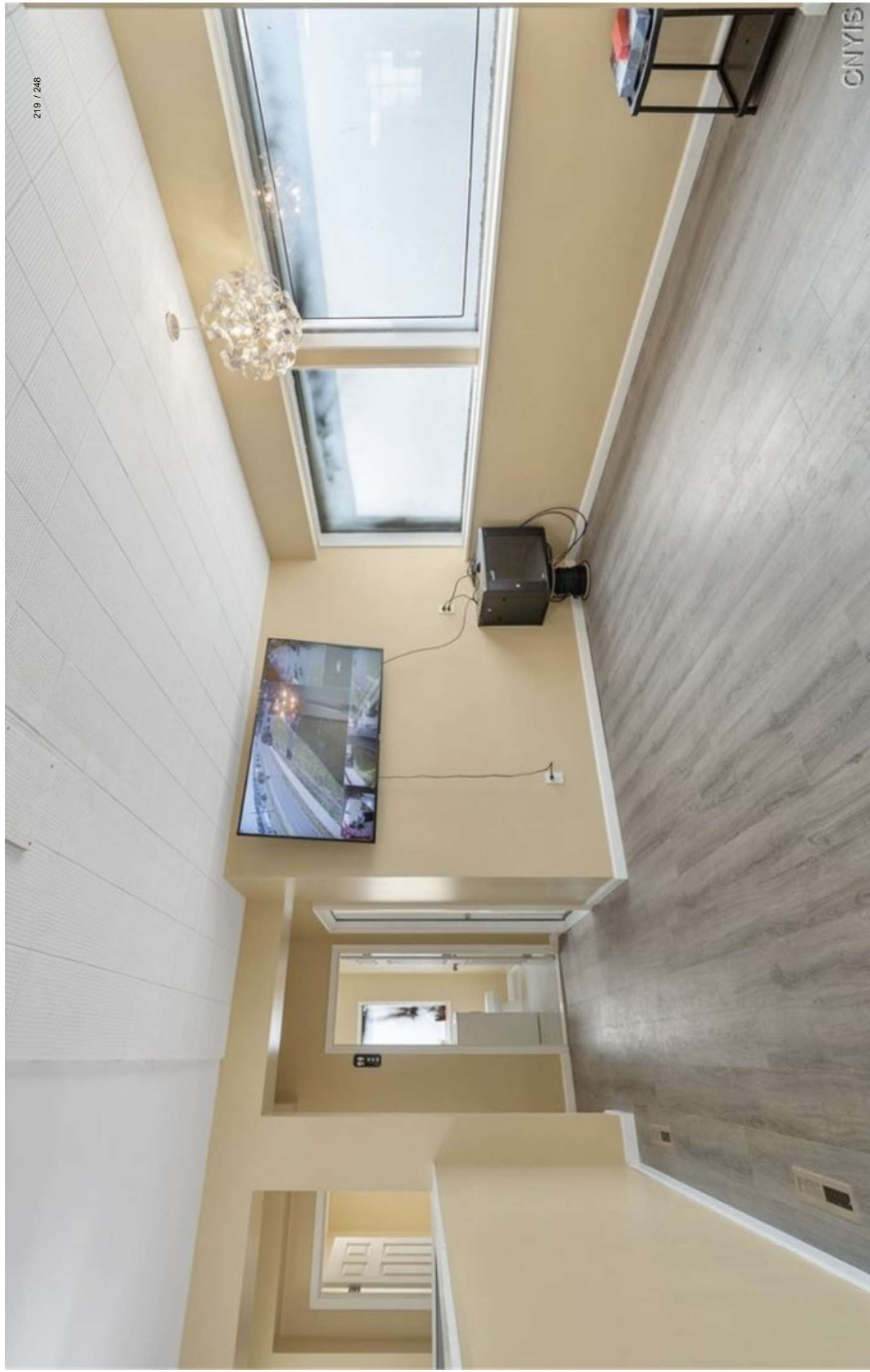






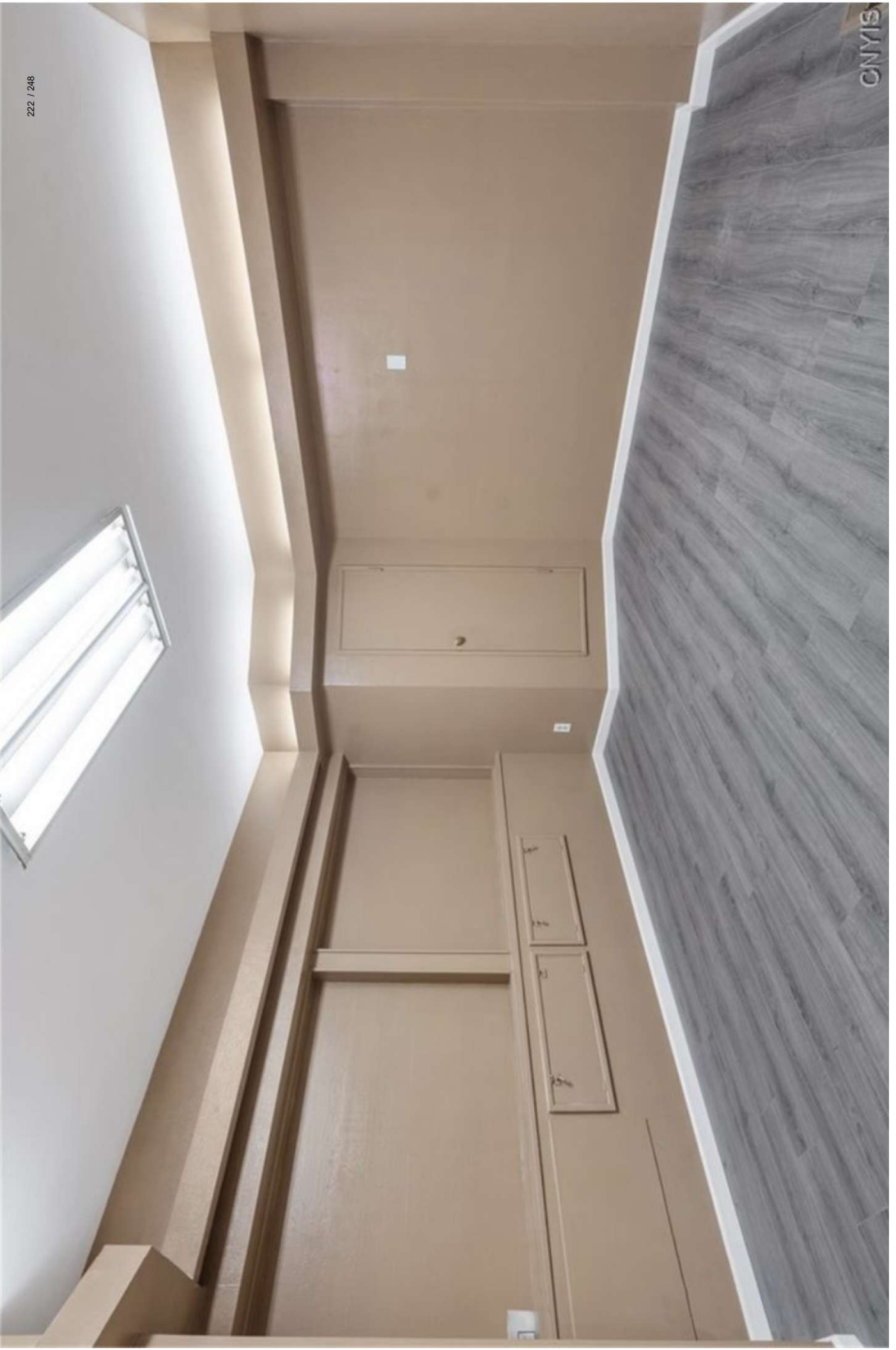




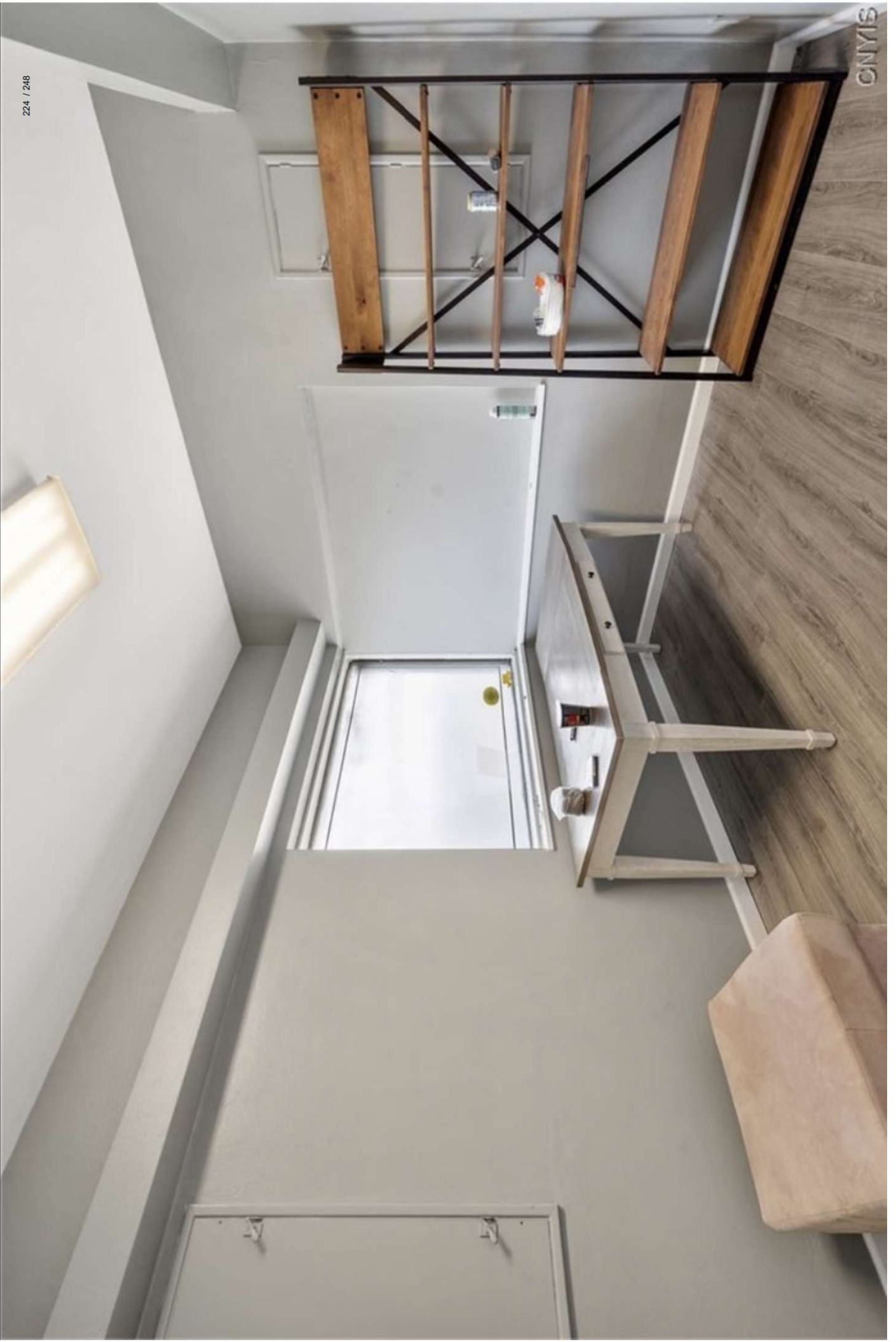












Short Environmental Assessment Form

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: Special Use permit for Used vehicles dealer office							
Project Location (describe, and attach a location map): 2030 Erie Boulevard E, Syracuse, NY 13224							
Brief Description of Proposed Action: The applicant requests a special Use Permit to allow an existing commercial office building containing twelve(12) office suites to be leased to licensed Used Motor vehicle dealers for office and administrative operations. No building expansion, site modifications, vehicle repair, body work, painting, dismantling or other service							
Name of Applicant or Sponsor: CHAO LZ		Telephone: E-Mail:					
Address: 6733 KENNEDY RD							
City/PO: Syracuse NY		State: NY	Zip Code: 13214				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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							

5. Is the proposed action,	NO	YES	NO
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☒	☐	
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: _____ _____ _____			

7. 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		
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 ☐
16. Is the project site located in the 100-year flood plan?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☒	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:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CHAD L2</u> Date: <u>1/12/26</u> Signature: <u>[Signature]</u> Title: <u>Owner</u>		

Project: SP-2026-58

Date: 10/13/2026

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?	☒	☐

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 Name of Lead Agency	10/13/2026 Date
Steven Kulick Print or Type Name of Responsible Officer in Lead Agency	Chairperson Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Parcel History

01/01/1900 - 10/02/2026
 Tax Map #: 036.-02-02.0
 Owners: Lydav Villa Inc
 Zoning: MX-3

Address	Date	Transaction	Transaction Type	Status	Description
2030 Erie Blvd E	06/20/75	Project	Off Premise Advertising	Approved	AS-75-049 OFF PREMISE ADVERTISING SIGN
2030 Erie Blvd E	06/02/76	Project	Off Premise Advertising	Approved	AS-76-041 OFF PREMISE ADVERTISING SIGNAGE
2030 Erie Blvd E	06/22/15	Completed Complaint	Catch Basin: Clean	Completed	2015-16692 cb need cleaning
2030 Erie Blvd E	05/25/21	Inspection	Complaint Inspection	Fail	
2030 Erie Blvd E	05/25/21	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2030 Erie Blvd E	06/16/21	Inspection	Complaint Inspection	Fail	
2030 Erie Blvd E	06/24/21	Inspection	Complaint Re-Inspection	Pass	
2030 Erie Blvd E	07/12/21	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	07/26/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	08/30/21	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	09/07/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	10/01/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	10/20/21	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	10/27/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	11/18/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	12/09/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	05/04/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
2030 Erie Blvd E	06/24/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	07/06/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	09/06/22	Inspection	Vacant Property - Routine Inspection	Fail	
2030 Erie Blvd E	09/06/22	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
2030 Erie Blvd E	09/16/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	11/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/05/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/07/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Closed	
2030 Erie Blvd E	08/02/23	Inspection	Vacant Property - Routine Inspection	N/A	
2030 Erie Blvd E	03/08/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	04/05/24	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
2030 Erie Blvd E	05/13/24	Inspection	Vacant Property - Routine Inspection	N/A	
2030 Erie Blvd E	05/30/24	Completed Complaint	Vacant House	Admin-Closed	2021-14335 OG

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

SP-2026-58

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Samuel Prescott	See Staff Report
Planning Commission	In Review		
DPW Traffic Control	Conditionally Approved	Charles Galfrancesco	SP-2026-58 Conditionally Approved Traffic Control Review 10-6-26 -No concern with proposed SP. -Transportation comments regarding parking spaces shall be addressed. - No sidewalk closures, lane restrictions, road closures, or work shall be performed in the ROW as part of site work, without proper permits obtained. - Applicant will be required to submit an MUTCD compliant work zone traffic control (WZTC) plan when the nature of any site work will affect the ROW.
DPW Transportation	Conditionally Approved	Neil Burke	☐ Parking stalls closest to the ROW appear to be in conflict with ingress/egress via the curb-cut on Erie Boulevard East. Cars pulling into the lot would be blocked partially or in full by parked vehicles as depicted in the site plan. ☐ ADA compliant walkway is required from the main entrance/s to the public ROW. Walkways to be offset from travel lanes to accommodate for snow storage

Engineering- SWPPP	Not Applicable	Mirza Malkoc	- ☐ No objection to the Special Use Permit. - ☐ This is just a reminder that any future development is subject to City review and approval before construction commences.
Parks and Forestry	Approved	Jeff Romano	If project scope triggers revised parking lot design / layout, the applicant should adhere to requirements.
Engineering - Mapping Review	Approved	Ray Willis	Work should have no impact on Mapping Division assets in the area. The proposed work appears to be contained to private property. Any work inside of the ROW would require specialized reviews and permits. Do not deviate from the proposed work without prior written review and authorization from all reviewing departments.

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Other Business

October 13th, 2026

3S-2026-14

Three-Mile Limit Subdivision Review- Town of Onondaga “Limestone - Norton Subdivision” Subdivision of one lot into eight new lots.

Pursuant to the City of Syracuse Three-Mile Limit Review Ordinance, the applicant is submitting this request to subdivide a 26.50+/- lot into eight new lots. The proposed subdivision is located at 4077 Abbey Rd, Syracuse, NY 13209 (Tax ID: 051.-03-07.1).

- Dimensions of New Lots:

New Lot 1: 3.33 Acres/ ~145,054 SF (Tax ID: Not provided)

New Lot 2: 3.32 Acres/ ~144,619 SF (Tax ID: Not provided)

New Lot 3: 3.36 Acres/ ~146,361 SF (Tax ID: Not provided)

New Lot 4: 3.34 Acres/ ~ 145,490 SF (Tax ID: Not provided)

New Lot 5: 3.21 Acres/ ~139,392 SF (Tax ID: Not provided)

*The creation of lot 5 is for conveyance purposes only. Lot 5 is to be combined with the contiguous property currently owned by Benjamin Storie, the owner of 4285 Norton Rd (current Tax ID 051.-03-07.2). A recombined Deed with metes and bounds description will be filed in the Onondaga County Clerk's Office within 30 days of the approval and filing of the subdivision map. The approval of this subdivision is conditioned upon said revised deed being duly filed in the Onondaga County Clerk's Office.

New Lot 6: 2.58 Acres/ ~112,384 SF (Tax ID: Not provided)

New Lot 7: 2.57 Acres/ ~111,949 SF (Tax ID: Not provided)

New Lot 8: 3.27 Acres/ ~142,441 SF (Tax ID: Not provided)

- The Town of Onondaga: Approved the “Preliminary Plat”, waived the hearing on a “Final Plat”, and Approved the “Final Plat” on 8/24/2026. In this action, the lead agency determined that the proposed action will not have a significant impact on the environment pursuant to 6 NYCRR Part 617.

- The application included the approved Subdivision map “Limestone-Norton Subdivision, Part of Farm Lot 155, Town of Onondaga, County of Onondaga, State of New York”, Prepared & Stamped by: Jason D. McCadden, Licensed Land Surveyor, Dated: August 13th 2024, Revised: June 8, 2026, Scale: 1” = 60’.
- The Subdivision map was reviewed & approved by: The City of Syracuse Department of Engineering, Onondaga County Planning Board and Onondaga County Public Health.

Eric Gantley
Limestone Ridge, LLC
5860 McKinley Rd.
Brewerton NY

9/21/2026

Re: Application Completeness for City Planning Commission for 4077 Abbey Road, Syracuse, NY. 13215

Dear Eric Gantley,

On 9/21/2026, Rebeca Baker determined the proposed project 3S-2026-14 at 4077 Abbey Road to be complete.

The proposed project will be sent to all involved agencies for review. 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 document 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.



Your Submission Details

Submission Number:

3S-2026-14

Status:

Staff Review

Message:

Applicant Name:

Jay Holbrook

Applicant Email:

jaydhoby@gmail.com

Primary Location:

4077 Abbey Road, Syracuse, New York 13215

Primary APN:

N/A

Submission Type:

Zoning Applications > Three-Mile Limits

Last Updated:

September 21, 2026

Submission URL:

<https://app.oncamino.com/syracusenyc/dashboard/submissions/847727/guide>

Contact the agency for more help



(315) 448-8600



zoning@syr.gov adillon@syr.gov



300 South State St.,
Syracuse

① Getting Started

○ Welcome to the City of Syracuse's Online Application Portal

Step is Completed By: Applicant

Data Fields

General Project Information

1 Subdivision Project Description

Subdivision of a 26.50 acre parcel into one existing residential lot (Lot 8 - 4077 Abbey Road), one vacant lot to be combined with T.M. Parcel 051-03-07.2 an existing residential lot (Lot 5 - 4285 Norton Road), and six new residential lots.

2 If yes, what was the final approval date?

08/24/2026

3 Has this project received final local approval?

Yes

4 If yes, what was the preliminary approval date?

08/24/2026

5 Has this project received preliminary local approval?

Yes

6 # of Dwelling Units

7.0

7 Number of Proposed Lots

8.0

8 Subdivision Name

Limestone - Norton Subdivision

9 Municipality

Town of Onondaga

10 Proposed Land Use(s)

Residential

11 Current Land Use(s)

Agricultural & Residential

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

4077 Abbey Road, Syracuse, NY. 13215 - 051-03-07.1 - Limestone Ridge, LLC - 12/19/2024



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: Eric Gantley

Signature: *Eric Gantley*

Date: 09/02/2026

Mailing address: 5860 McKinley Road, Brewerton, NY. 13029

Phone: 315-4274117

Email: eric@frigodesign.com

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 09/02/2026

Mailing address:

Phone:

Email:



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: Eric Gantley	
Signature: <i>Eric Gantley</i>	Date: 09/02/2026
Mailing address: 5860 McKinley Road, Brewerton, NY 13029	
Phone: 315-427-4117	Email: eric@frigodesign.com
Print authorized representative's name (if applicable):	
Signature:	Date: 09/02/2026
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.	

**TOWN OF ONONDAGA PLANNING BOARD
RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL,
WAIVING HEARING ON THE FINAL PLAT
AND GRANTING FINAL PLAT APPROVAL**

Dated: August 24, 2026

LIMESTONE-NORTON SUBDIVISION

WHEREAS, Limestone Ridge, LLC, as Owner/Applicant, having duly made an application for preliminary approval of the proposed subdivision in the Town of Onondaga known as the "Limestone-Norton Subdivision;" and

WHEREAS, the requirements of 6 NYCRR Part 617 in the Town of Onondaga Local Law No. 6-1979 have heretofore been satisfied by a Resolution dated August 24, 2026, in which the Planning Board determined that the proposed action will not have a significant effect on the environment; and

WHEREAS, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was commenced on July 13, 2026, and continued until August 24, 2026; and

WHEREAS, notice of said public hearing was published in the manner required by law and confirmation of said publishing has been presented to the Planning Board; and

WHEREAS, all persons desiring to be heard in connection with such proposed subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

WHEREAS, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board, and that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirements for a public hearing on the final application may be waived.

NOW, THEREFORE, upon motion of Mr. Fuller, seconded by Mr. Marshall, it is

RESOLVED, that the Planning Board hereby ratifies and reaffirms the State Environmental Quality Review Act findings adopted by resolution of this Board, dated August 24, 2026, wherein the Board found that the proposed action is an Unlisted Action that would not have a significant adverse effect on the environment; be it further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Preliminary Plat approval on the subdivision known as the “Limestone-Norton Subdivision;” be it further

RESOLVED, that pursuant to Section 276 of the Town Law and the Subdivision Regulations of the Town of Onondaga, the requirement for a public hearing on the Final Plat Plan is hereby waived; be it further

RESOLVED, that the Planning Board of the Town of Onondaga hereby grants Final Plat Plan approval for the subdivision known as the “Limestone-Norton Subdivision,” based on a plan titled “Limestone-Norton Subdivision,” dated June 8, 2026, as prepared by Jason D. McCadden, Land Surveyor, subject to the following:

- (1) the execution and recording with the Onondaga County Clerk’s Office of a Maintenance Covenant and Easement Agreement;
 - (2) confirmation by the Town of Onondaga Code Enforcement Office prior to the issuance of a certificate of occupancy that the stormwater facilities have been constructed in accordance with the construction drawings and Stormwater Pollution Prevention Plan;
- be it further

RESOLVED, that the Planning Board hereby authorizes the Chairman of the Planning Board to sign the Final Plat Plan upon certification that all requirements and conditions set forth herein have been satisfactorily met; be it further

RESOLVED, that pursuant to the Land Subdivision Regulations of the Town of Onondaga, Section 3, Paragraph (f), the final map to be recorded in the Onondaga County Clerk’s

Office shall contain a statement that said subdivision must be commenced within three (3) years from the date of the final approval by the Planning Board, which date shall be considered as the date of the Resolution; be it further

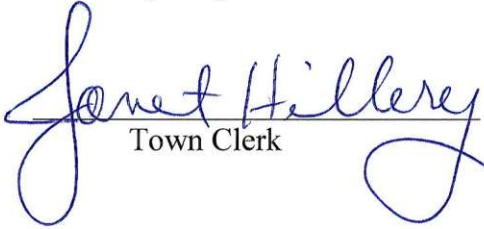
RESOLVED, that except as specifically permitted by the Land Subdivision Regulations of the Town of Onondaga, no site work shall be performed and no building permits or certificates of occupancy shall be issued until all of the foregoing conditions have been satisfied.

The question of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

Marc Malfitano	Chairman	Excused	
Alfred J. Fuller	Board Member	Voting	Yes
David Hillery	Board Member	Voting	Yes
James Hagan	Board Member	Voting	Yes
Otey Marshall	Board Member	Voting	Yes

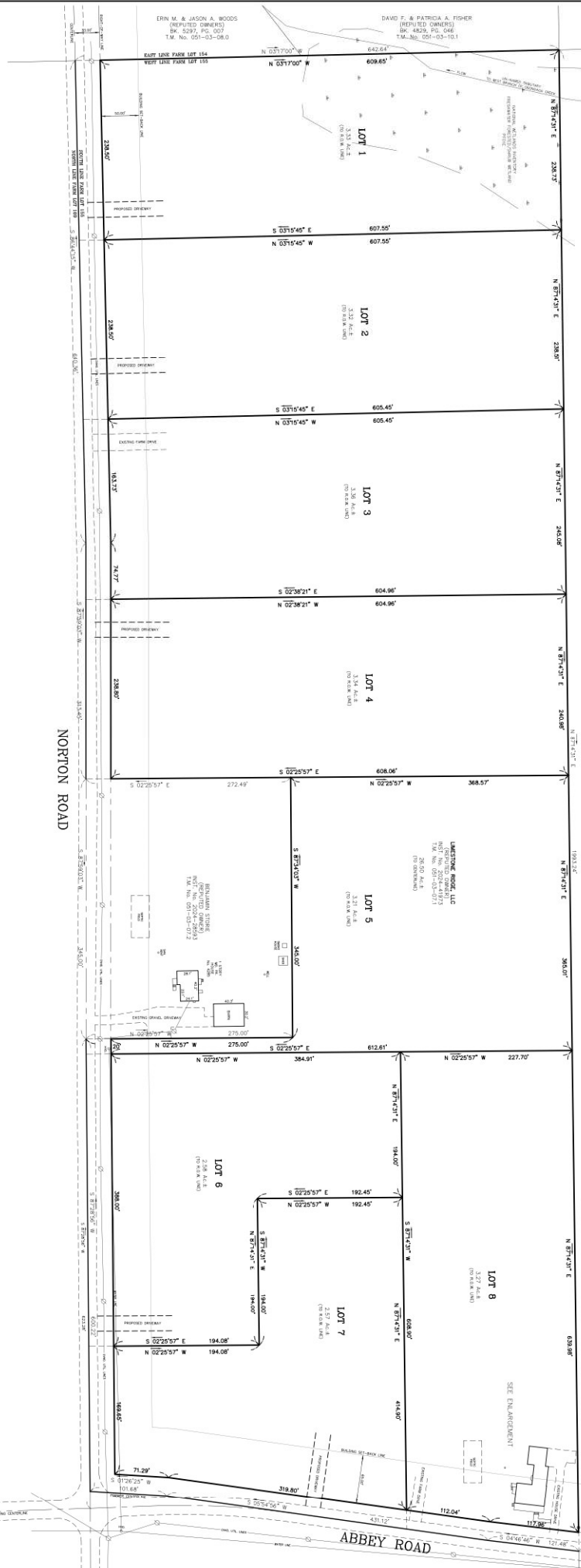
The foregoing Resolution was thereupon declared duly adopted.

DATED: August 24, 2026


Town Clerk

[illegible]

NANCY R. ABBEY IRREVOCABLE TRUST
 INST. NO. 2021-44709
 & DAWN LATTER IRREVOCABLE TRUST
 INST. NO. 2024-16703
 (REPUTED OWNERS)
 TM No. 091-03-05.1

HOUSE ENLARGEMENT
1" = 30'LIMESTONE - NORTON
SUBDIVISION

FINAL PLAN

PART OF FARM LOT 155
COUNTY OF ONONDAGA
TOWN OF ONONDAGA
STATE OF NEW YORK
SURVEY DATE: AUG. 13, 2024
SCALE: 1" = 60'

JASON D. MCCADDEN
LAND SURVEYOR
4215 BROWNING LANE, MARCELLUS, NY 13098
PHONE 315-341-4134



09/30/2026
1.0650507 CUMULATIVE TOTAL INTEREST PAID: 9.8765

07/10/25	PRELIMINARY PLAN COMPLETED
06/20/25	FINAL PLAN COMPLETED

NOTES

- No memorandum set for this way.
- Subject to any easements, covenants, restrictions, rights-of-way, and issues of record.
- This area is zoned R-C, Residential And Country.
- Lot 8 has an existing Waste Water Disposed System
- Norton Road and Abbey Road are County roads.
- with 35 MPH speed limits.

APPROVED BY TOWN

APPROVED BY OWNER

APPROVED BY ONONDAGA CO. HEALTH DEPT.

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **3S-2026-14**

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	10/13/2026 CPC Meeting		
Eng. Mapping-Zoning	Approved	Ray Wills	-No objection to the work proposed, as it lies outside of the plated area and should have no impact on Mapping Division assets or control in the area.
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	
Engineering Sewer	Conditionally Approved	Mirza Malkoc	
Landmark Preservation	N/A		

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General Conditions for
Site Plan Review, Special Use Permit
and Project Plan Review Approval

1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public.
2. All necessary permits relating to this proposal shall be obtained by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse and all conditions of the approval shall be met within eighteen (18) months of the date of approval of this resolution by the City of Syracuse, or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;
3. All Development Standards of Syracuse Zoning Ordinance shall be adhered to.
4. No signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval.
5. Approval of project does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement.
6. Prior to work commencing, all required permits must be obtained from the Central Permitting Office in the Division of Code Enforcement located at One Park Place, 1st Floor, at 300 South State Street, New York.