



CITY OF SYRACUSE, MAYOR SHARON F. OWENS
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Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
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<u>Z-2924</u>	Staff Report – October 13th, 2026
Application Type:	Zoning Map Amendment
Project Address(es):	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)
Summary of Proposed Action:	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.
Owner/Applicant	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)
Existing Zone District:	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.
Surrounding Zone Districts:	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.
Companion Application(s)	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.
Scope of Work:	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.
Staff Analysis /Facts on Project:	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:	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.

	<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.
	<u>SEQR Determination:</u> Pursuant to the 6 NYCRR §617.2(al) the proposal is an Unlisted Action.
	<u>Onondaga County Planning Board Referral:</u> Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

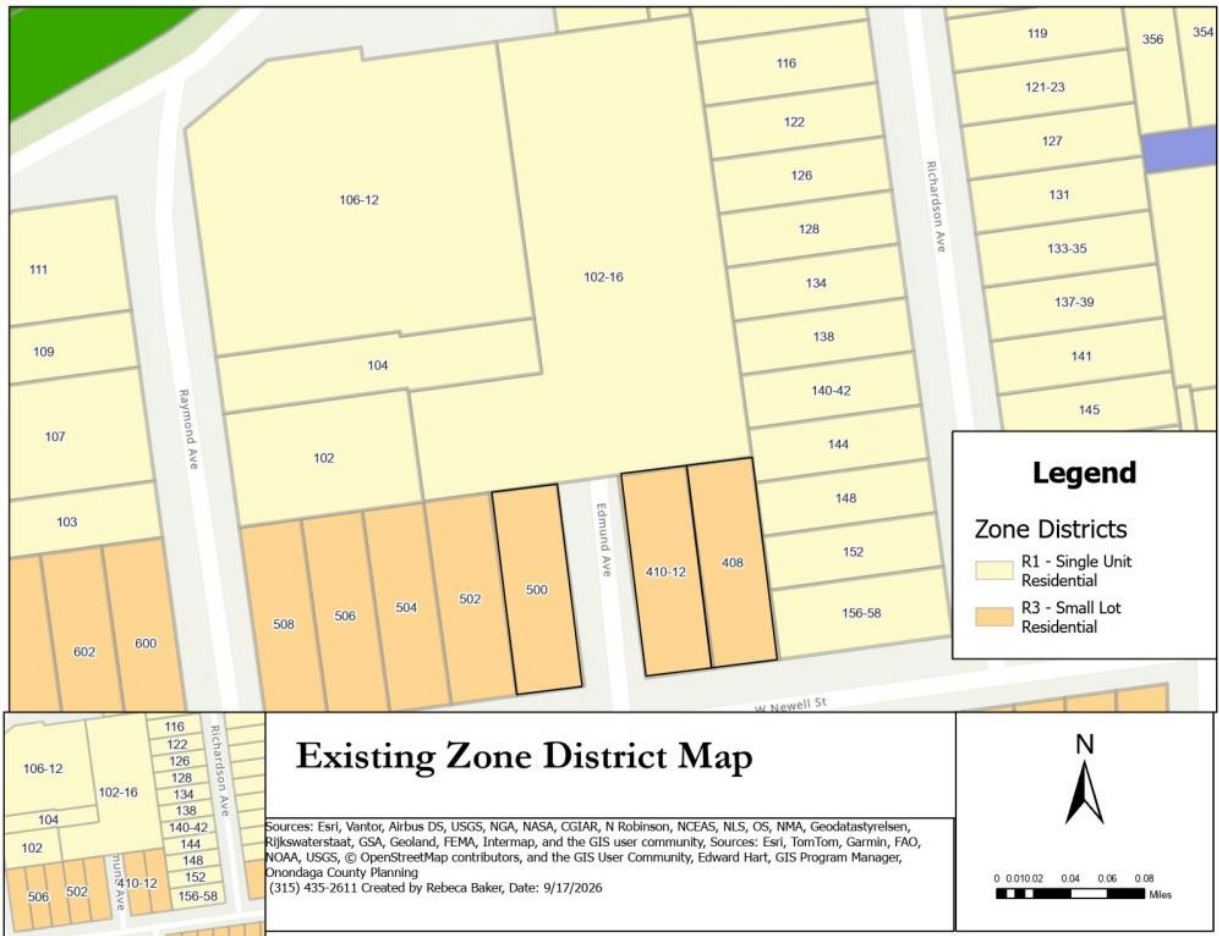
Application Submittals: The application submitted the following in support of the proposed project:

- 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:

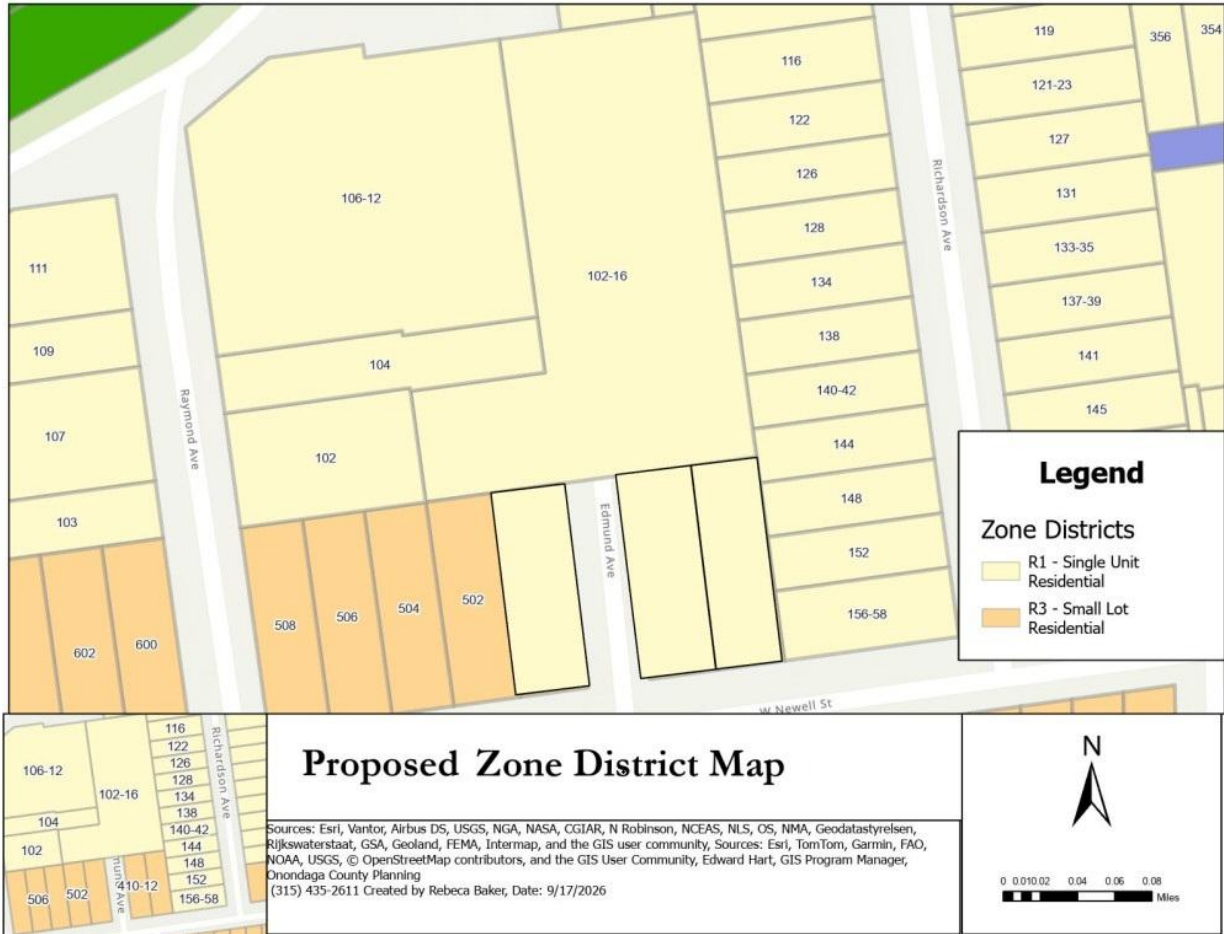
- Resubdivision Application
- Zoning Amendment Maps
- Code Enforcement History

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



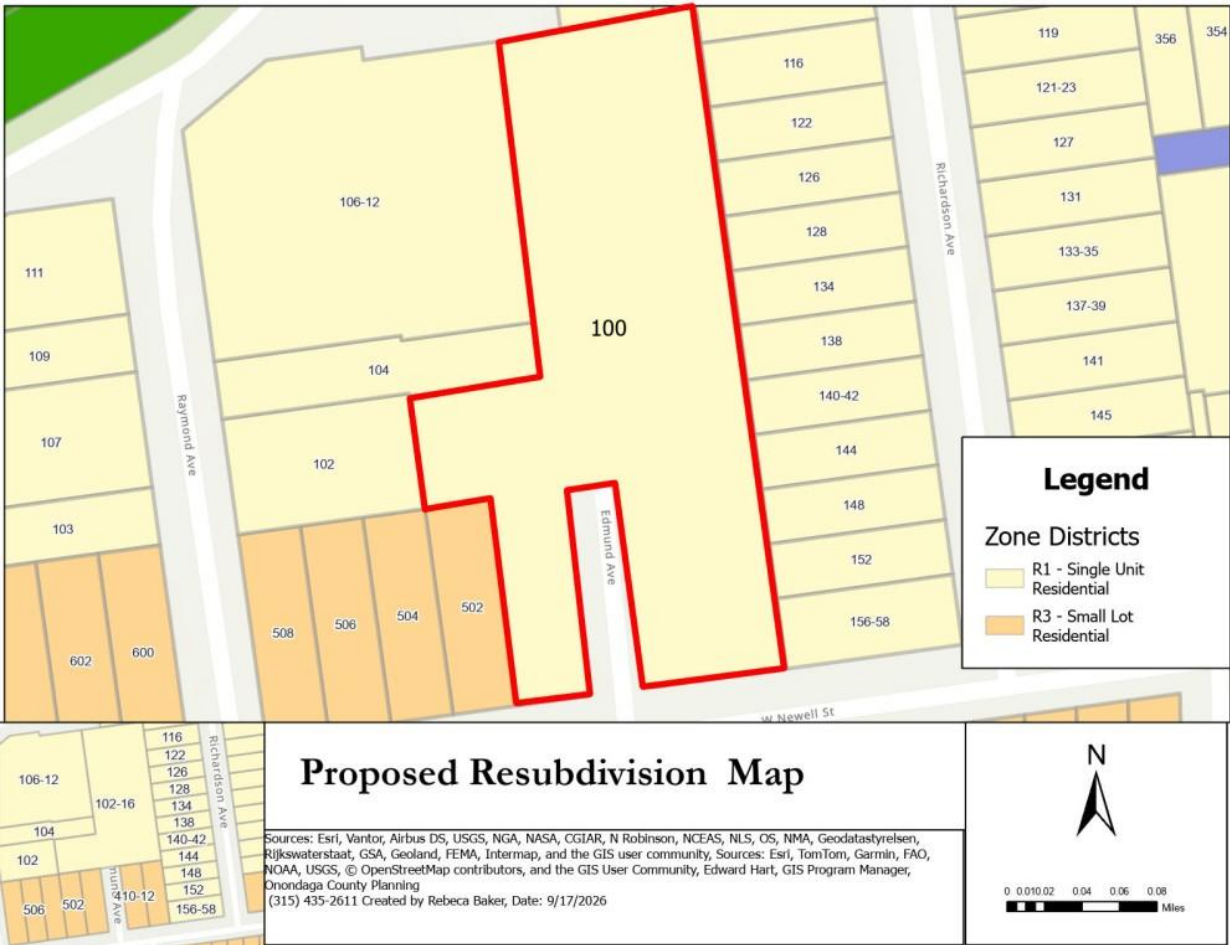
Description: Figure 1 shows the Existing Zone District of the subject property.
Image Source: City of Syracuse Neighborhood and Business Development, Syracuse Zoning Map

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/>