



CITY OF SYRACUSE, MAYOR SHARON F. OWENS
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>R-2026-40</u>	<u>Staff Report – July 20, 2026</u>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	303 Emerson Ave. (Tax ID: 111.-25-06.0), 307 Emerson Ave. (Tax ID: 111.-25-05.0) & 401 Hamilton St. (Tax ID: 111.-25-04.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine a portion the lot located at 401 Hamilton St. with two other lots creating two new lots. Total square footage of New Lot 1A: 82056 SF, 1.88 Acres Total square footage of New Lot 2A: 4025 SF, 0.09 Acres
<i>Owner/Applicant</i>	Ss. Peter & Paul Orthodox Church (Owner) Fr. Ambrose Inlow (Applicant)
<i>Existing Zone District:</i>	The three parcels involved in the resubdivision are located in the Low Density Residential (R2) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east, west, south and north are all located in the Low Density Residential (R2) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes combining a portion of land from a residential parcel, containing a Single-Unit Detached Dwelling, with two other adjacent parcels. One of the two parcels, located at 303 Emerson Ave., is primarily vacant land with a 20 FT x 20 FT concrete block garage. The second parcel, located at 307 Emerson Ave., contains: Ss. Peter & Paul Russian Orthodox Church, a Single-Unit Detached Dwelling, a 44 FT x 34 FT concrete block garage, and a sizable parking area that serves the Church congregation.
<i>Facts on Project & Staff Analysis:</i>	<u>Dimensional Standards</u> <u>Lot 1A</u> - The proposed resubdivided lot meets the Dimensional Standards of the R2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.3 B for Single-Unit Detached Dwelling. - The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R2 Zone District is 4,000 SF, and the proposed lot will be 4025 SF, thus conforming for their proposed use type. - The lot width minimum for Single-Unit Detached Dwellings in the R2 Zone District is 40 FT, and the proposed unchanged lot width along Hamilton Ave. is 40.25 FT which meets the SZO. - The lot coverage percentage for structural coverage will change from 16.1 percent to 24.01 percent, which meets the maximum structural lot coverage standard of 30 percent for this Zone District. <u>Lot 2A</u> - The proposed resubdivided lot meets the Dimensional Standards of the R2 Zone District pursuant to the Syracuse Zoning Ordinance Art. 2 Sec.2.3 B for all land use types permitted in this Zone District. - The most stringent lot area requirement in the R2 Zone District is 4,000 SF, and the proposed lot will be 82056 SF, thus conforming for all permitted use types. - The most stringent lot width minimum in the R2 Zone District is 40 FT, and the unchanged primary street frontage lot width along Hamilton St. Ave. is 320.95 FT which meets the SZO. - The total structural coverage will be 8683 SF or 10.58 percent which meets the maximum structural lot coverage of 30 percent for this Zone District.

	- The total parking and driveway surface coverage will be 20222 SF or 24.6 percent, which exceeds the maximum parking and driveway surface coverage of 20 percent for this Zone District. <u>Facts on Project</u> - The land use of “Single-Unit Detached Dwelling” and “Assembly” are permitted by right in the R2 Zone District. - The proposed resubdivision will consolidate green space to the primary parcel owned by Ss. Peter & Paul Orthodox Church which contains the Church building, Rectory and large garage. This action will reduce the non-conforming parking area lot coverage within the allowable limit qualifying it for an administrative adjustment Per SZO Art. 5 Sec. 5.5 B. Table 5.2. - Religious institutional compounds often have separate residential structures occupied by clergy and auxiliary structures utilized by congregants for education/ social assemblies. - Ss. Peter & Paul Orthodox Church hopes to further develop their property in the future in support of their congregants needs. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street address for lot 1A will be 401 & 403 Hamilton St, and the new 9-1-1 street address for lot 2A will be 411 Hamilton St.
<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-2026-40 in the Onondaga County Clerk's office within 62 days of resubdivision approval. 2. The applicant shall submit a Major Site Plan review application before perusing any applicable permits per their conceptual Master Site Plan.
<i>Zoning Procedural History:</i>	307 Emerson: PR-13-33 Approved 10-28-2013 Elevator Shaft & Lobby Addition. 303 Emerson, & 401 Hamilton: No Zoning History is available
<i>Summary of Zoning History:</i>	- 411 Hamilton St. is a Single-unit detached dwelling that was built in 1935. It has been in the possession of Ss. Peter & Paul Orthodox Church Since 1987. - 303 Emerson Ave. contained a two family home built in 1900 that was demolished via Permit # 63818 on 8/19/2003. - 307 Emerson Ave. Ss. Peter & Paul Orthodox Church was built in 1927 this property is eligible for State and National Registers of Historic Places as it is an excellent intact example of a twentieth-century Romanesque/Byzantine Revival Orthodox Church. The Rectory predates the church.
<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> 411 Hamilton St. The subject property at 411 Hamilton St. is a regularly shaped parcel with a lot size of 6053 SF (0.139 Acres). The property has one street frontage with 40.25 FT of frontage along Hamilton St. which is located on the northern property line. The western property line borders 413 Hamilton St for 150 FT. The southern property line borders 307 Emerson Ave.

for 40.25 FT and the Eastern property line borders 307 Emerson Ave. for 150 FT.

307 Emerson Ave.

The subject property at 307 Emerson Ave. is an irregularly shaped parcel measuring 60507 SF (1.389 Acres). The property has two street frontages, with 280.70 FT of frontage along Hamilton St. which is located on the northern property line, and 300 FT of frontage along Emerson Ave. which is located on the eastern property line. The Southern property borders 303 Emerson Ave. for 195 Ft, 410 Schuyler St. for 40 FT, 412 Schuyler St. for 40 FT, 414 Schuyler St. for 45.83 FT and 416 Schuyler St. for 40.25 FT. Western property line borders 416 Schuyler St. for 10 FT., 418 Schuyler St for 39.93 FT, 415 Hamilton St. for 20 FT and 411 Hamilton St. for 150 FT.

303 Emerson Ave.

The subject property at 303 Emerson Ave. is an irregularly shaped parcel measuring 19502 SF (.448 Acres). The property has two street frontages, with 100 FT of frontage along Emerson Ave. which is located on the Eastern property line, and 195 FT of frontage along Schuyler St. which is located on the southern property line. Western property line borders 410 Schuyler St. for 100 FT and the northern property line borders 307 Emerson Ave.

Proposed Lots:

2A

The subject property at 411 Hamilton St. is a regularly shaped parcel with a lot size of 4025 SF (0.092 Acres). The property has one street frontage with 40.25 FT of frontage along Hamilton St. which is located on the northern property line. The western property line borders 413 Hamilton St for 100 FT. The southern property line borders 307 Emerson Ave. for 40.25 FT and the Eastern property line borders 307 Emerson Ave. for 100 FT.

1A

The subject property at 401 & 403 Hamilton St. is an irregularly shaped parcel measuring 82056 SF (1.88 Acres). The property has three street frontages, with a primary frontage of 280.70 FT along Hamilton St. which is located on the northern property line. The secondary frontages are: 300 FT along Emerson Ave. which is located on the eastern property line and 235 FT along Schuyler St. which is located along the southern property boundary. The southern property line also borders 410 Schuyler St. for 40 FT, 412 Schuyler St. for 40 FT, 414 Schuyler St. for 45.83 FT and 416 Schuyler St. for 40.25 FT. Western property line borders 410 Schuyler St. for 100 FT., 416 Schuyler St. for 10 FT., 418 Schuyler St for 39.93 FT, 415 Hamilton St. for 20 FT, 413 Hamilton St. for 30 FT and 411 Hamilton St. for 150 FT. The additional northern boundaries are shared with 413 Hamilton St for 40.21 FT and 411 Hamilton St. for 40.25 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
- “St. Peter & Paul Russian Orthodox Church: Resubdivision Survey Map on Part of Block No. 51, City of Syracuse Known as No. 410 Schuyler St., No. 411 Hamilton St., No. 303-307 Emerson Ave. City of Syracuse County of Onondaga County, State of New York” Drawn by J.R.L Land Surveying, PLLC. Stamped by J.R.L. Dated 5/27/25. Scale 1” = 20’

Attachments:

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

Context Maps:

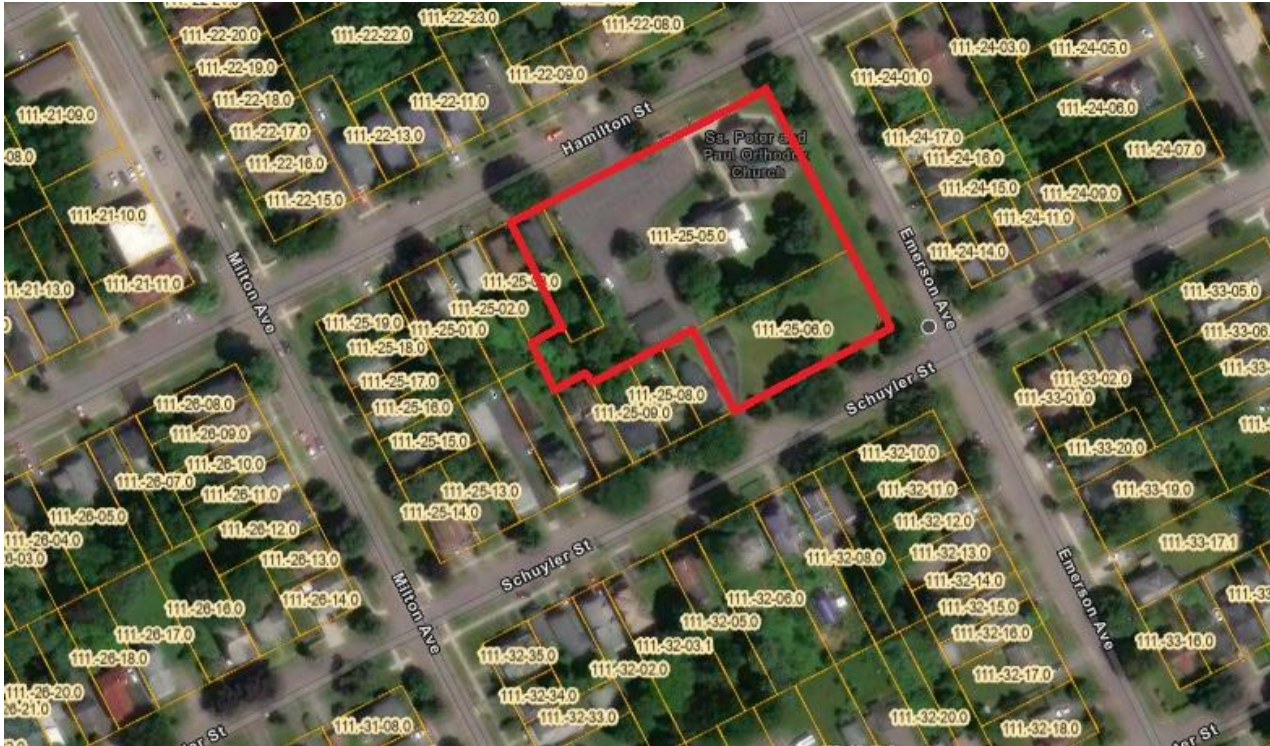
Figure 1: Zone District of Subject Property



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

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

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

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



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR SHARON F. OWENS

Jacob R. Dishaw
Zoning Administrator

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Director of Zoning

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Land Use & Zoning
Attorney

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Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

To: Fr. Ambrose Inlow
401 Hamilton St.
Syracuse, NY 13204

5/29/2026

Re: Application Completeness for Lot Alteration R-2026-40, 307 EMERSON AVE

Dear Fr. Ambrose Inlow,

On 5/29/2026, Rebeca Baker determined the proposed project R-2026-40, at 307 EMERSON AVE has all the required submittals for the application to be complete.

Once all reviewers from City Departments complete their review and all concerns have been addressed, the proposed project will be scheduled for the next available City Planning Commission (CPC) meeting for a public hearing. No evidence, except items specifically required by the Board or offered for a reconsideration or modification, shall be accepted after a hearing is closed for public comment or testimony.

All landowners and applicants shall appear in person at the hearing, or by a properly authorized representative or agent. An authorized agent who is thoroughly familiar with all aspects of the appeal and who is able to testify as to all issues may appear if he or she holds a properly signed and executed document showing that they have authority to proceed on behalf of the landowner or applicant. Proof of signed and executed documents must be submitted to Rebeca Baker at least six (6) business days before the public hearing and must be notarized. Failure to have representation appear before the City Planning Commission two consecutive meetings will result in your project proposal to be denied. Any updates to deliverables (such as site plan, changes in proposed work etc.) must be submitted to Rebeca Baker at least six (6) business days before the date of the hearing.

If the proposed project is held open for another public hearing and/or meeting to resolve any outstanding concerns, updated plans or any other requested documents shall be submitted to Zoning Administration staff NO FEWER than six (6) days prior to the hearing. Failure to submit by this deadline shall cause the item to be removed from the next meeting agenda.

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

INTERNAL USE ONLY

Your Submission Details

Submission Number:
R-2026-40

Status:
Staff Review (Applicant Submitted)

Message:

Applicant Name:
Fr. Ambrose Inlow

Applicant Email:
[REDACTED]

Primary Location:
307 EMERSON AVE & HAMILTON ST, 13204

Primary APN:
111.-25-05.0

Submission Type:
Zoning Applications > Resubdivision/Lot Alteration

Last Updated:
June 4, 2026

Submission URL:
<https://app.oncamino.com/syracuseny/dashboard/submissions/753977/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

0 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

4 Does this project include Façade (Exterior) Alterations?

No

5 If yes to New Construction, please describe

The construction of a basketball sport court.

6 Does this project include New Construction?

Yes

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

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

No

9 Number of on-site parking spaces

30.0

10 Resubdivision/Lot Alteration Project Description

We would like to construct a basketball court in the middle of the boundary of the two lots. In consultation with the City of Syracuse, we have been encouraged to do a resubdivision in order to place a basketball court on our property. Without the subdivision, we are not able to add the basketball court, nut with the subdivision, we should be able to meet the requirements.

11 Current Days and Hours of Operation

7 days a week, 9am - 5pm

12 Proposed Land Use(s)

INTERNAL USE ONLY

13 Current Land Use(s)

Church Services and Functions

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

303 Emerson Avenue, 111.-25-06, Saints Peter and Paul 307 Emerson Avenue 111.-25-05, Saints Peter and Paul

15 Resubdivision/Lot Alteration Project Name

Combining two main lots into one

16 Total Area

1.88

17 Number of Lots

2.0

18 Subdivision Name

Combining two main lots into one

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

20 Current Number of Dwelling Units

1.0

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.

Print owner's name: Saints Peter and Paul Orthodox Church

Signature: *Fr. Ambrose Inlou*

Date: 05/29/2026

Mailing address: 401 Hamilton Street

Phone:

Email:

Print owner's name:

Signature:

Date: 05/29/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 05/29/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 05/29/2026

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date: 05/29/2026

Mailing address:

Phone:

Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Print applicant's name: Fr. Ambrose Inlow	
Signature: <i>Fr. Ambrose Inlow</i>	Date: 05/29/2026
Mailing address: 401 Hamilton Street, Syracuse, NY 13204	
Phone: [REDACTED]	Email: [REDACTED]
Print authorized representative's name (if applicable):	
Signature:	Date: 05/29/2026
Mailing address:	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

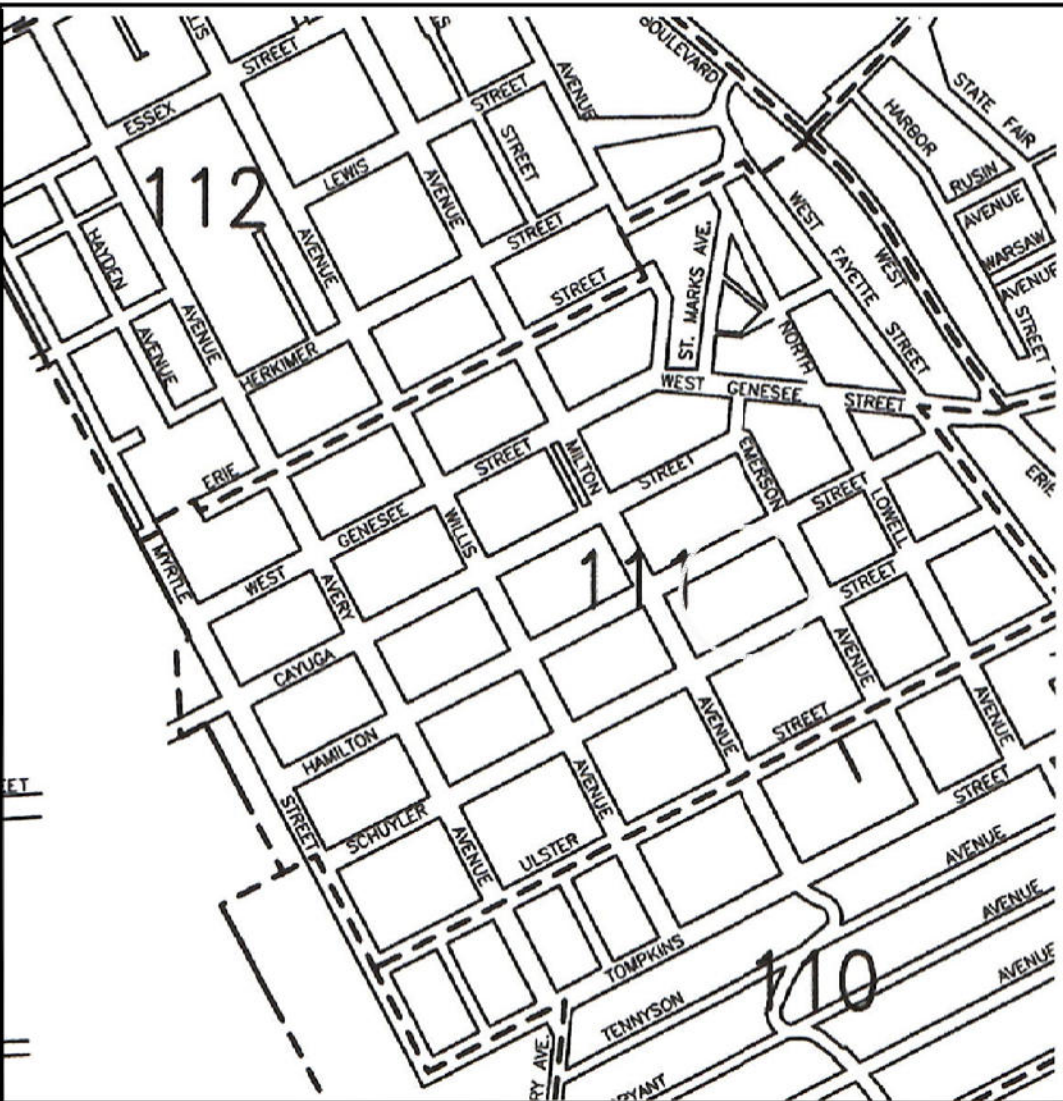
Part 1 – Project and Sponsor Information			
Saints Peter and Paul Church			
Name of Action or Project: Combine Two Lots into One			
Project Location (describe, and attach a location map): 307 Emerson and 303 Emerson Avenue			
Brief Description of Proposed Action: We. need to combine two main lots into one.			
Name of Applicant or Sponsor: Fr. Ambrose Inlow		Telephone: [REDACTED] E-Mail: [REDACTED]	
Address: 401 Hamilton Street			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 ☒
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:			YES ☐
3. a. <u>Total acreage of the site of the proposed action?</u> _____ 1.22 acres b. <u>Total acreage to be physically disturbed?</u> _____ 0.5 acres c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u> _____ 2.07 acres			YES ☐
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	☐	☐	☒
b. <u>Consistent with the adopted comprehensive plan?</u>	☐	☐	☒
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	☐	☒	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	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. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	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. <u>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?</u>	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, 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: Fr. Ambrose Inlow Date: 04/16/2026 Signature: <u>Fr. Ambrose Inlow</u> Title: Rector		

Hamilton Street

(100' - Wide)



General Vicinity Map
(Not To Scale)

General Notes

- 1.) This survey was prepared without the benefit of an up to date Abstract of Title, and is subject to any additional facts such as an up to date Abstract may disclose.
- 2.) Fieldwork performed April 2025.
- 3.) Elevations are based on NGVD 1988 Datum.
- 4.) This survey is subject to any and all subsurface conditions, Improvements, If any, as well as any apparent encroachments within and/or adjacent to the platted parcel.
- 5.) The locations of underground utilities shown hereon were compiled from observable surface evidence only the actual locations are subject to field excavation.
- 6.) The data collected for utilities shown hereon were NOT demarcated by any Utility Locator Company.
- 7.) There are no Federal or State Wetlands within the parcel surveyed shown hereon.
- 8.) Total Area = 1.88 Acres +/- (82,056.8 Square Feet).

Emerson Avenue

(100' - Wide)

Schuyler Street

(100' - Wide)

Legend

SS	Sanitary Sewer Manhole	SS	Sanitary Sewer
U	Utility Service Pole	G	Gas Main
A	Service Pole Anchor	E	Overhead Utility Line
L	Light Pole	W	Water Main
V	Water Valve	W	Chain Link / Wire Fence
H	Fire Hydrant	M	Metal Railing / Fence
G	Gas Intake Pipe	T	12" or Greater Hardwood Tree (Symbol Sizes Vary and are not to scale.)
C	Septic Cleanout	S	12" or Greater Hardwood Stump
V	Septic Vent	O	6" or Greater Ornamental Hardwood Tree
B	Catch Basin	P	12" or Greater Pin Tree
B	Catch Basin	E	Hard Surface Elevation Point.

Onondaga County Health Department Signature Box

Assessment Signature Box

City Planning Commission Signature Box

Finance Signature Box

Engineering Signature Box

New Lot 1 A
St. Peter & Paul Russian Orthodox Church Resubdivision

Graphic Barscale

One Inch = Twenty Feet
20' 40' 60'

37 First Street, Camillus, New York 13031
Email: jrlandsurveying@aol.com

J.R.L. Land Surveying PLLC

Phone: (315) 263-9621
Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606
I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or persons for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2021, J.R.L. Land Surveying PLLC.

Resubdivision Survey Map on Part of Block No.51 - City of Syracuse -
Known as No.410 Schuyler Street, No.411 Hamilton Street, No.303-307 Emerson Avenue, City of Syracuse, County of Onondaga, State of New York.
Scale: 1" = 20' | Date: 05-27-2025 | Drawn By: JRL
Revisions: 06-23-2025

Project: R-2026-40

Date: 7/16/2026

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-2026-40

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

Parcel History

01/01/1900 - 06/04/2026

Tax Map #: 111.-25-06.0

Owners: Church-St Peter & Paul

Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
303 Emerson Ave & Schuyler St	10/28/13	Project	Project Site Review	Approved	PR-13-34 B NEW ELEVATOR SHAFT AND VESTIBULE

City of Syracuse
Parcel History
 01/01/1900 - 06/22/2026
 Tax Map #: 111.-25-04.0
 Owners: Church-St Peter & Paul
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
411 Hamilton St	06/04/12	Completed Complaint	Bulk Household Items	Completed	2012-12310 2 mat 2 box
411 Hamilton St	08/06/15	Periodic Inspection	Rental Registry	RR - Valid/Cert	
411 Hamilton St	07/28/17	Periodic Inspection	Rental Registry	RR - Valid/Cert	
411 Hamilton St	09/28/18	Completed Complaint	Blue Bin: request new BB	Completed	2018-29660 2 bb
411 Hamilton St	09/14/20	Completed Complaint	DeadAnimal in Right ofWay	Completed	2021-03467 DEAD SQUIREL
411 Hamilton St	01/24/25	Inspection	Complaint Inspection	Fail	
411 Hamilton St	01/24/25	Violation	SPCC-Sec. 27-133 Registration	Closed	
411 Hamilton St	03/27/25	Inspection	Complaint Re-Inspection	In Progress	
411 Hamilton St	04/28/25	Inspection	Complaint Re-Inspection	In Progress	
411 Hamilton St	05/29/25	Inspection	Complaint Re-Inspection	In Progress	
411 Hamilton St	06/17/25	Completed Complaint	Rental Registry	Completed	2025-00554 RREG
411 Hamilton St	06/17/25	Inspection	Tickle Date (Follow Up)	Pass	
411 Hamilton St	06/17/25	Periodic Inspection	Rental Registry	RR - Valid/Cert	

City of Syracuse
Parcel History
 01/01/1900 - 06/04/2026
 Tax Map #: 111.-25-05.0
 Owners: Church-St Peter & Paul
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
307 Emerson Ave & Hamilton St	10/28/13	Permit Application	Com. Reno/Rem/Chg Occ	Issued	12876 New elevator shaft:
307 Emerson Ave & Hamilton St	10/28/13	Project	Project Site Review	Approved	PR-13-34 FACADE ALTERATION (St Peter & St Paul Church)
307 Emerson Ave & Hamilton St	11/13/13	Completed Permit	Com. Reno/Rem/Chg Occ	Certificate Issued	12876 New elevator shaft: Certificate of Completion #12876
307 Emerson Ave & Hamilton St	11/14/13	Inspection	Inspector Notification	In Progress	
307 Emerson Ave & Hamilton St	11/20/13	Permit Application	Elevator	Issued	13408 Elevator Permit
307 Emerson Ave & Hamilton St	11/20/13	Completed Permit	Elevator	Certificate Issued	13408 Elevator Permit Certificate of Completion #13408
307 Emerson Ave & Hamilton St	11/22/13	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	12/11/13	Inspection	Footer Inspection	In Progress	
307 Emerson Ave & Hamilton St	01/27/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	02/03/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	02/07/14	Permit Application	Electric	Issued	14174 Electrical
307 Emerson Ave & Hamilton St	02/07/14	Completed Permit	Electric	Completed - No	14174 Electrical Completed #14174
307 Emerson Ave & Hamilton St	02/07/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	02/10/14	Inspection	Inspector Notification	In Progress	
307 Emerson Ave & Hamilton St	02/19/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	02/24/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	02/27/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	03/07/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	03/14/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	03/24/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	04/04/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	04/22/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	04/30/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	05/16/14	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
307 Emerson Ave & Hamilton St	05/28/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	06/13/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	06/30/14	Inspection	Progress Inspection	No Progress	
307 Emerson Ave & Hamilton St	07/18/14	Inspection	Progress Inspection	In Progress	
307 Emerson Ave & Hamilton St	07/30/14	Inspection	Final Inspection	Pass	
307 Emerson Ave & Hamilton St	11/14/14	Inspection	Final Inspection	Pass	

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision R-2026-40

Approval	Status	Reviewer	Comments
Zoning Planner	Waiting on Board	Rebeca Baker	No concerns, see Staff Report
Planning Commission	6/29/2026 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# 226
Engineering Design and Construction	Conditionally Approved	Mirza Malkoc	-No objection to re-subdivision. -Any construction/development is subject to the City plan review, approval and permitting process as applicable.
Engineering-SWPPP	Conditionally Approved	Mirza Malkoc	-Site elevations for future construction shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. -This is just a reminder that a Stormwater Pollution Prevention Plan (SWPPP) will be required if soil disturbance exceeds 10,000sf.
Engineering Sewer	Conditionally Approved	Vinny Esposito	-Sewer facilities are available. -Future building construction on a new lot will require new lateral to main, construction may be subject to Onondaga County's 1:1 offset to be determined/administered by the City. Onondaga County Plumbing Control shall review and approve the plans as well. -All installation & restoration work to be done to City of Syracuse specifications & details.
Engineering Sewer	Conditionally Approved	Vinny Esposito	-OK for re-sub provided there are no utility services crossing property lines in which case easements would be required. -Site permit may be required to construct court unless it only

			involves painting existing pavement.
Landmark Preservation	N/A		