



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>R-2026-37</i>	<i>Staff Report – July 20, 2026</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	416 Monticello Drive North (071.-14-29.0) & 400 Monticello Drive North (071.-14-28.0)
<i>Summary of Proposed Action:</i>	The applicant intends to subdivide a vacant lot located at 416 Monticello Drive North into two new lots; and to convey a portion of the original lot to the neighboring parcel located at 400 Monticello Drive North. Total square footage of New Lot 6A: 8393 SF (0.193 Acres) Total square footage of New Lot 7A: 8713 SF (0.200 Acres) Total square footage of New Lot 9A: 8324 SF (0.191 Acres)
<i>Owner/Applicant</i>	Peter Arnold (Owner of 400 Monticello Dr. N.) Greater Syracuse Property Development Corporation (Applicant & Owner/ of 416 Monticello Dr. N.)
<i>Existing Zone District:</i>	The two parcels involved in the resubdivision are located in the Single-Unit Residential (R1) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the east, west, south and north are all located in the Single-Unit Residential (R1) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes subdividing a vacant lot located at 416 Monticello Dr. into two new lots; and to convey approximately 815.88 SF of the original lot to the neighboring parcel located at 400 Monticello Dr. N. The applicant plans to place a single-family manufactured house on each of the vacant lots created by this subdivision. The homes will be 1,065 sq. ft. with 3 bedrooms and 2 full bathrooms. Each home will have separate driveways.
<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 single-unit dwellings. - The lot area requirement for the residential use type of “Single-Unit Detached Dwelling” in the R1 Zone District is 4,000 SF, and the proposed lots will be all be larger than 8000 SF, thus conforming for their proposed & existing use types. - The lot width minimum for Single-Unit Detached Dwellings in the R1 Zone District is 40 FT. The proposed lot widths, along Monticello Dr. N, are as follows: new lot 6A & 7A will be 69.98 FT each, new lot 9A will be 85 FT, these widths meet the SZO. <u>Facts on Project</u> - The land use of “Single-Unit Detached Dwelling” is permitted by right in the R1 Zone District. - The proposed resubdivision will facilitate the construction of two new single- unit dwellings and remedy a fence encroachment from 400 Monticello Dr. N. - According to the Onondaga County Planning Agency’s confirmation letter, the new 9-1-1 street addresses are; New Lot 6A will be 416 Monticello Dr. N., New Lot 7A 414 Monticello Dr. N. & New Lot 9A will be 400 Monticello Dr. N.
<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-2026-37 in the Onondaga County Clerk's office within 62 days of resubdivision approval.

Zoning Procedural History:	- No Zoning Procedural History.
Summary of Zoning History:	416 Monticello Dr. previously contained a two-family house that was demolished in 2015 by permit number 20761. The Single-Unit Dwelling, located at 400 Monticello Dr. N., is a ranch-style home that was built in 1952.
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> 416 Monticello Dr. N. The subject property at 416 Monticello Dr. N. is an irregularly shaped parcel with a lot size of 17922.57 SF (0.412 Acres). The property has one street frontage with 161.25 FT of frontage along Monticello Dr. N, which is located on the western property line. The northern property line borders 424 Monticello Dr. N. for 123.5 FT. The eastern property line borders 412 Glen Ave. E. for 225.42 FT and the southern property line borders 400 Monticello Dr. N. for 107.58 FT. The lot is currently vacant residential land. 400 Monticello Dr. N. The subject property at 400 Monticello Dr. N. is an irregularly shaped parcel with a lot size of 8333.42 SF (0.191 Acres). The property has one street frontage with 63.71 FT of frontage along Monticello Dr. N, which is located on the western property line. The northern property line borders 416 Monticello Dr. N. for 107.61 FT. The eastern property line borders 412 Glen Ave. E. for 69.66 FT and the southern property line borders 328 Monticello Dr. N. for 110.05 FT. The lot currently contains a Single-Unit Dwelling with an attached garage. <u>Proposed Lot</u> Lot 6A The subject property to be 416 Monticello Dr. N. is an irregularly shaped parcel with a lot size of 8393 SF (0.193 Acres). The property has one street frontage with 69.98 FT of frontage along Monticello Dr. N, which is located on the western property line. The northern property line borders 424 Monticello Dr. N. for 123.5 FT. The eastern property line borders 412 Glen Ave. E. for 70.34 FT and the southern property line borders 414 Monticello Dr. N. for 116.37 FT. The lot is currently vacant residential land. Lot 7A The subject property to be 414 Monticello Dr. N. is an irregularly shaped parcel with a lot size of 8713 SF (0.200 Acres). The property has one street frontage with 69.98 FT of frontage along Monticello Dr. N, which is located on the western property line. The northern property line borders 416 Monticello Dr. N. for 116.37 FT. The eastern property line borders 412 Glen Ave. E. for 85.42 FT and the southern property line borders 400 Monticello Dr. N. for 108.75 FT. The lot is currently vacant residential land. Lot 9A The subject property to be 400 Monticello Dr. N. is an irregularly shaped parcel with a lot

	size of 8324 SF (0.191 Acres). The property has one street frontage with 85 FT of frontage along Monticello Dr. N, which is located on the western property line. The northern property line borders 414 Monticello Dr. N. for 108.75 FT. The eastern property line borders 412 Glen Ave. E. for 69.66 FT and the southern property line borders 328 Monticello Dr. N. for 110.05 FT. The lot currently contains a Single-Unit Dwelling with an attached Garage.
<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 for Onondaga County’s review

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision of Part of Lots 6, 7, 8 & 9 of the Stuart Tract, Map #2241 To be New Lots 6A, 7A & 9A. Known as No. 416, 414 & 400 Monticello Drive N. City of Syracuse, County of Onondaga, State of New York. Drawn by PFOB, Stamped by Michael J. McCully of Michael J. McCully Land Surveying, PLLC. Dated 12/02/25. Scale 1” = 30’

Attachments:

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

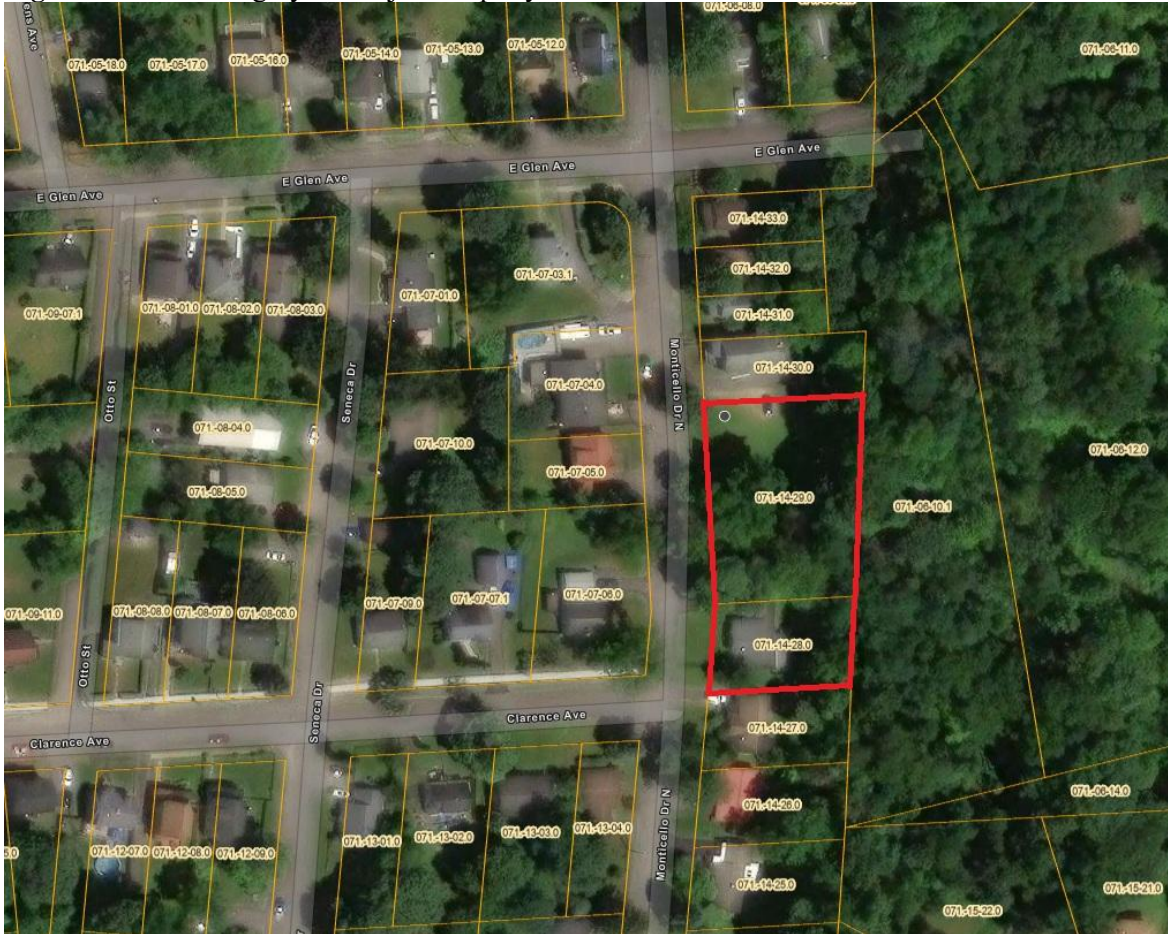
Context Maps:

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

Zhitong Wu
Director of Zoning

Conor Rourke
Land Use & Zoning
Attorney

Haohui Pan
Zoning Planner II

Noah Garcia
Zoning Planner II

Rebeca Baker
Zoning Planner I

Samuel Prescott
Zoning Planner I

Hillary Suzuki
Administrative
Specialist

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

6/17/2026

Re: Application Completeness for Lot Alteration R-2026-37, 416 Monticello Dr. N

Dear Katelyn,

On 6/17/2026, Rebeca Baker determined the proposed project R-2026-37, at 416 Monticello Dr. N 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-2026-37

Status:
Preliminary Staff Review

Message:

Applicant Name:
Katelyn Wright

Applicant Email:
kwright@syracuselandsbank.org

Primary Location:
416 MONTICELLO DR N, 13205

Primary APN:
071.-14-29.0

Submission Type:
Zoning Applications > Resubdivision/Lot Alteration

Last Updated:
June 17, 2026

Submission URL:
<https://app.oncamino.com/syracuseny/dashboard/submissions/750416/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

We will place a single-family manufactured house on lot 6A & 7A. These are each 1,065 sq. ft. with 3 bedrooms and 2 full bathrooms. Each will have a driveway. Our plan will comply with all use and area regulations and require no variances.

2 Does this project include Site Changes?

Yes

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

We will place a single-family manufactured house on each resulting lot. These are each 1,065 sq. ft. with 3 bedrooms and 2 full bathrooms. Each will have a driveway. Our plan will comply with all use and area regulations and require no variances.

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

0.0

10 Resubdivision/Lot Alteration Project Description

Splitting 416 Monticello Dr N into two new lots with portion of the lot being added to 400 Monticello DR. We will build a single-family home on lot 6A & 7A. Currently 0 parking spaces. Once built, each house will have a driveway and one off-street parking space. See attached for more detail.

11 Current Days and Hours of Operation

0

12 Proposed Land Use(s)

INTERNAL USE ONLY

13 Current Land Use(s)

vacant land

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

416 Monticello Dr N 071.-14-29.0 Owner: Greater Syracuse Property Development Corporation Acquired 8/17/17 400 Monticello Dr N 071.-14-28.0

15 Resubdivision/Lot Alteration Project Name

416 Monticello - split into 400, 414 and 416

16 Total Area

17965.0

17 Number of Lots

3.0

18 Subdivision Name

416 Monticello - split into 400, 414 and 416

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

none

20 Current Number of Dwelling Units

0.0

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Owner/Owner's Agent Certification

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

Print owner's name: Greater Syracuse Property Development Corporation

Signature: *Katelyn Wright* Date: 06/11/2026

Mailing address: 1941 S Salina St; Syracuse NY 13205

Phone: 3154222302 Email: kwright@syracuselandbank.org

Print owner's name:

Signature: Date: 06/11/2026

Mailing address:

Phone: Email:

Print owner's name:

Signature: Date: 06/11/2026

Mailing address:

Phone: Email:

Print owner's name:

Signature: Date: 06/11/2026

Mailing address:

Phone: Email:

Print owner's name:

Signature: Date: 06/11/2026

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

Owner/Owner's Agent Certification

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

Print owner's name: Greater Syracuse Property Development Corporation

Signature: *Katelyn Wright*

Date: 04/09/2026

Mailing address: 1941 S Salina St; Syracuse NY 13205

Phone: 3154222302

Email: kwright@syracuselandbank.org

Print owner's name:

PETER ARNOLD
[Signature]

Signature:

Date: 6/10/26

Mailing address: 400 N Monticello Dr; Syracuse NY 13205

Phone: 315-980-0367

Email: arnoldp242@gmail.com

Print owner's name:

Signature:

Date:

Mailing address: 400 N Monticello Dr; Syracuse NY 13205

Phone:

Email:

Print owner's name:

Signature:

Date:

Mailing address:

Phone:

Email:

Print owner's name:

Signature:

Date:

Mailing address:

Phone:

Email:

Resubdivision/Lot Alteration/Three-Mile Limits Application



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

Print applicant's name: Greater Syracuse Property Development Corporation	
Signature: <i>Katelyn Wright</i>	Date: 06/11/2026
Mailing address: 1941 S Salina St Syracuse NY 13205	
Phone: 3154222302	Email: kwright@syracuselandbank.org
Print authorized representative's name (if applicable):	
Signature:	Date: 06/11/2026
Mailing address:	
Phone:	Email:
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. Faxed or photocopied signatures will not be accepted. PLEASE NOTE: - If the property owner is a corporation, the person who signed on behalf of the corporation shall print his/her name as well and provide the Articles of Organization. - If a property owner designates an authorized agent as a legal representative to provide signature(s) on required submittals on his/her behalf, or apply for the application on his/her behalf, or to present the project at the City Planning Commission on his/her behalf, please provide the executed power of attorney form(s) for each representative. - Incomplete forms or missing supplementary documentation are unacceptable and will result in the application being deemed incomplete. Incomplete applications will not be reviewed by the Office of Zoning Administration until all required materials are submitted.	

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

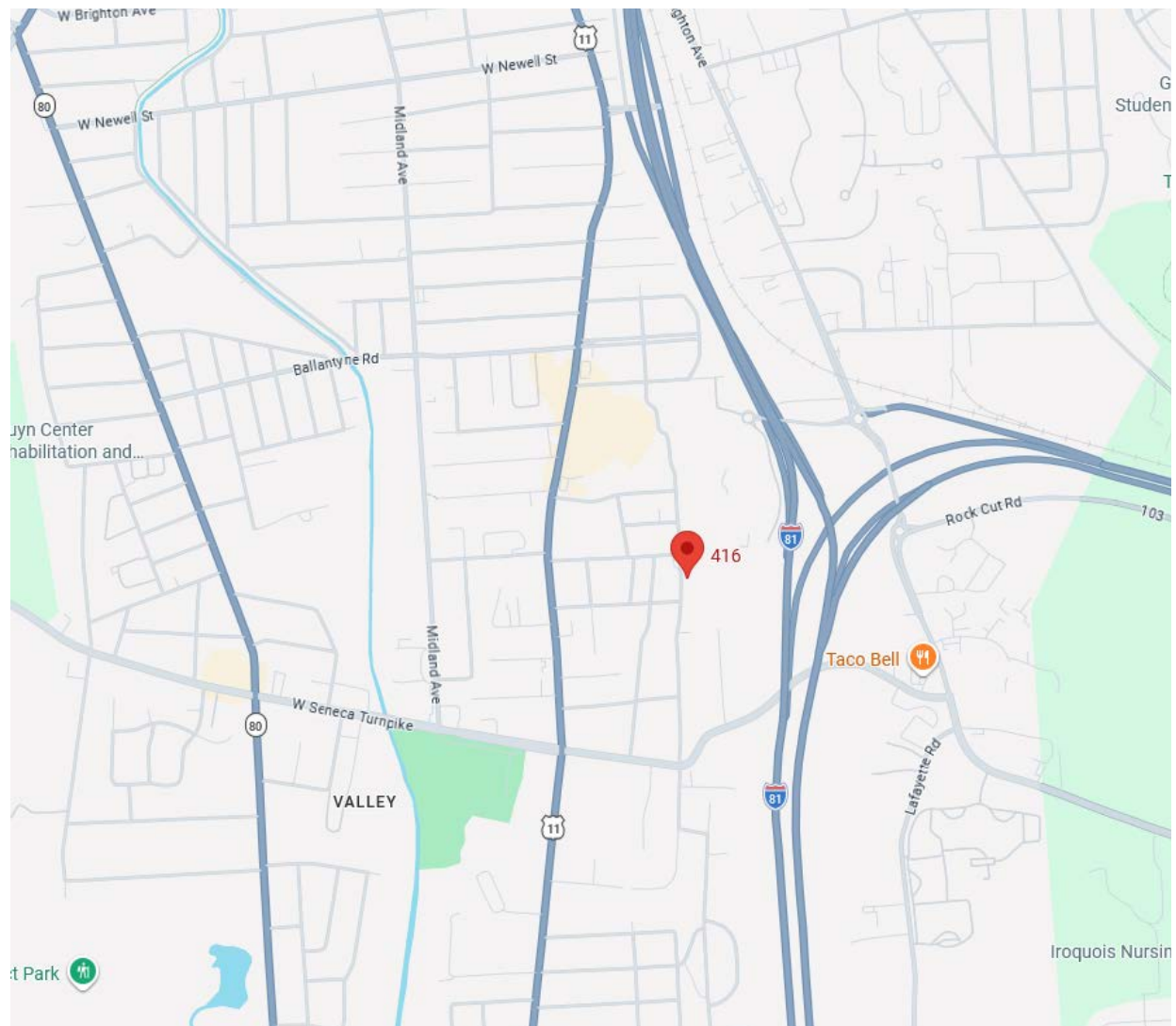
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

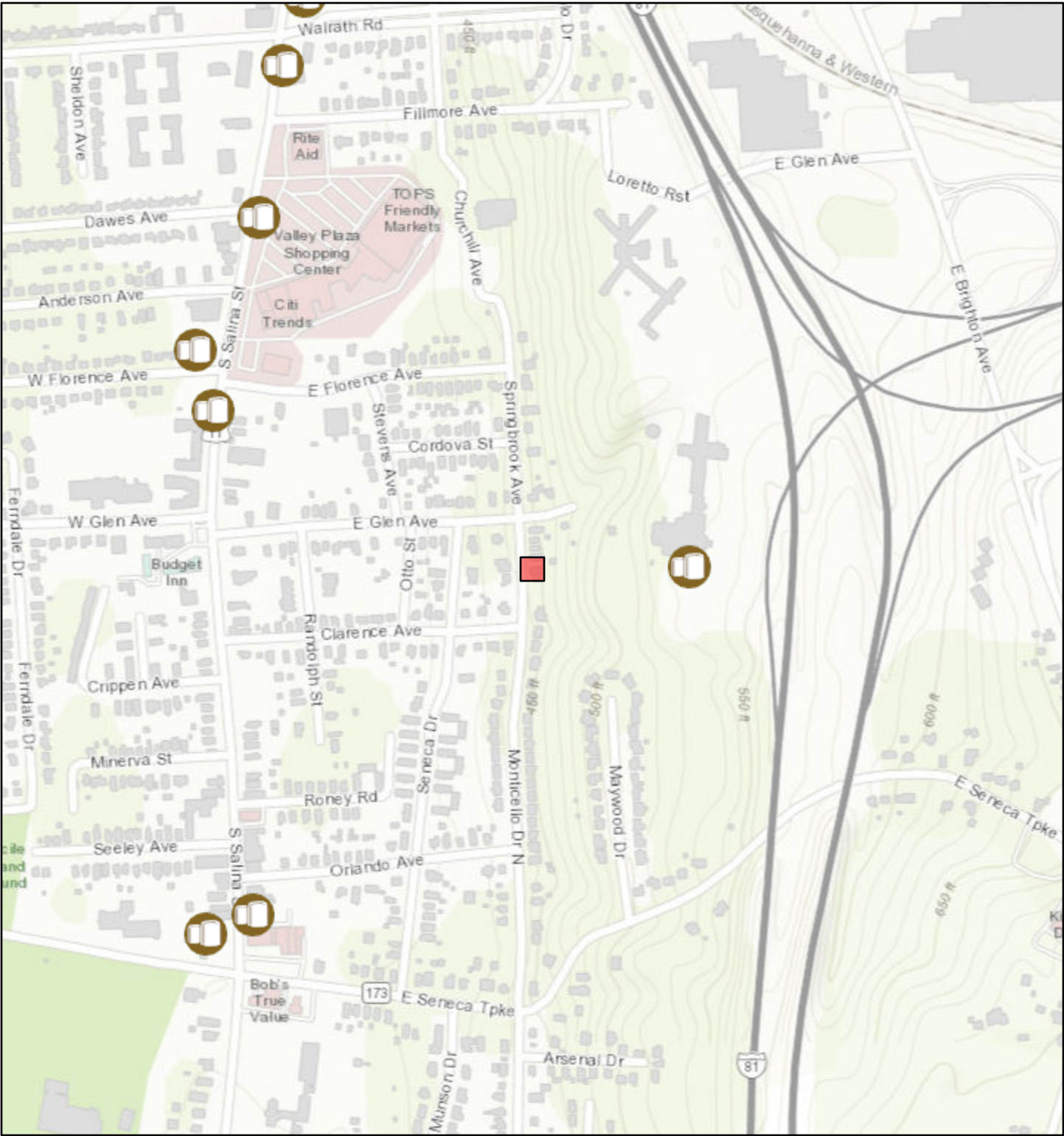
Part 1 – Project and Sponsor Information			
Name of Action or Project: 416 Monticello Dr N resubdivision			
Project Location (describe, and attach a location map): 400 and 416 Monticello Dr N; Syracuse NY 13205			
Brief Description of Proposed Action: We plan to sell a wedge from the southern edge of this property to the owner of the house next door at 400 N Monticello Dr. This will give them room to get around the side of their garage into their backyard. We'll split the remainder of 416 Monticello into two building lots, each with approximately 70' of frontage. We'll place a single-family manufactured house on each resulting lot. These are each 1,065 sq. ft. with 3 bedrooms and 2 full bathrooms. Each will have an attached one-car garage. Our plan will comply with all use and area regulations and require no variances. These homes will be sold to owner-occupants earning 60-120% of Area Median Income and we expect them to have a positive influence on surrounding property values and comps. We plan to build a rain garden at the base of the sloped backyard to capture runoff from the hill and let it percolate into the water table before it reaches the homes. Visually, the new homes will look very similar to the home next door at 400 Monticello Dr.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation and Peter Arnold		Telephone: 315-422-2302 E-Mail: kwright@syracuselandbank.org	
Address: 1941 S Salina Street			
City/PO: Syracuse		State: NY	Zip Code: 13205
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: we will apply for building permits for the two homes.		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		.59 acres	
b. Total acreage to be physically disturbed?		.07 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.59 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:			
n/a - these homes are built to the HUD Code	☒	☐	
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? This location is in the vicinity of Bats Listed as Endangered or Threatened. No trees will be cut between 3/31 and 11/1.	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>Greater Syracuse Property Development Corporation</u> Date: <u>6/11/26</u> Signature: <u>Katelyn Wright</u>  Title: <u>Executive Director</u>		

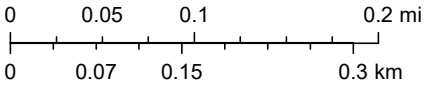


416 Monticello Dr N



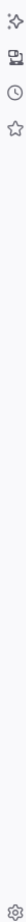
June 11, 2026

1:9,028



No Critical Environmental Area

Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



Criteria **Spatial** Results

1. Navigate to your area of interest

Option A: Zoom to a County or Municipality

Select County... Select Municipality...

Option B: Find an Address Location

2. Define or refine the location/area for your search

Click a button below to activate the draw tool and draw the shape on the map

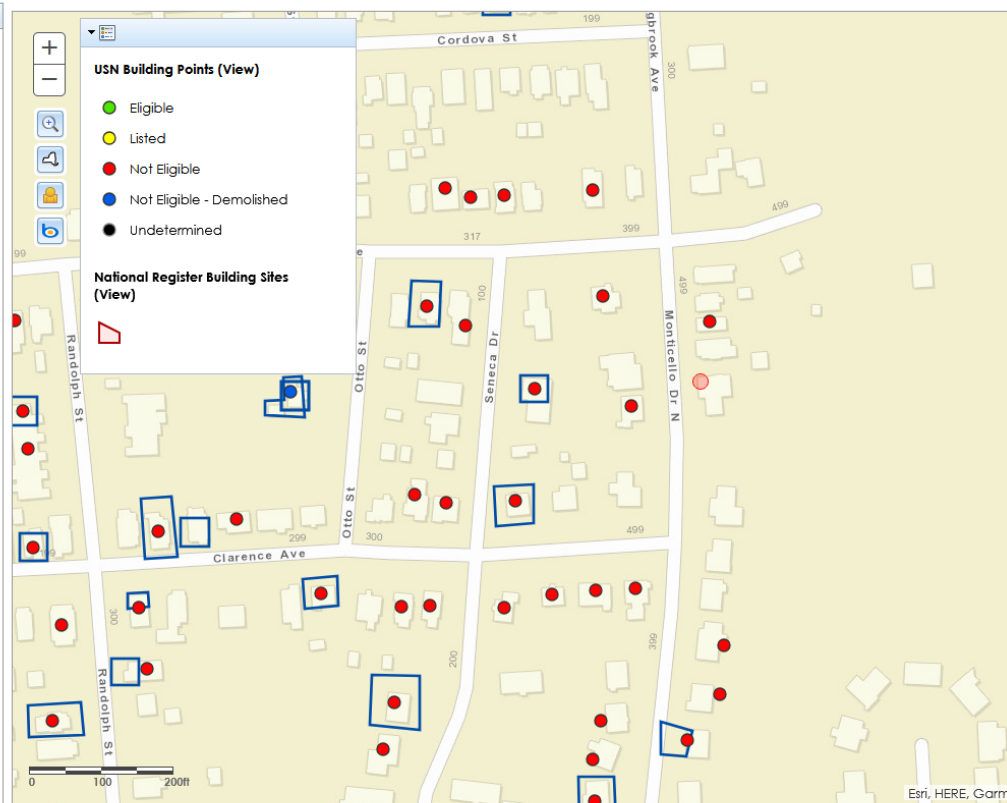
3. Generate a search radius around your graphic (Optional)

Generate a Foot

USN Building Points (View)

- Eligible
- Listed
- Not Eligible
- Not Eligible - Demolished
- Undetermined

National Register Building Sites (View)





LETTER OF NO JURISDICTION – FRESHWATER WETLANDS

01/30/2026

Katelyn Wright

1941 S Salina St, Syracuse, NY, 13205, USA

Sent via email to: kwright@syracuselandsbank.org

Re: DEC Freshwater Wetlands Parcel Jurisdictional Determination for Parcel 311500071.-14-29.0, Onondaga County.

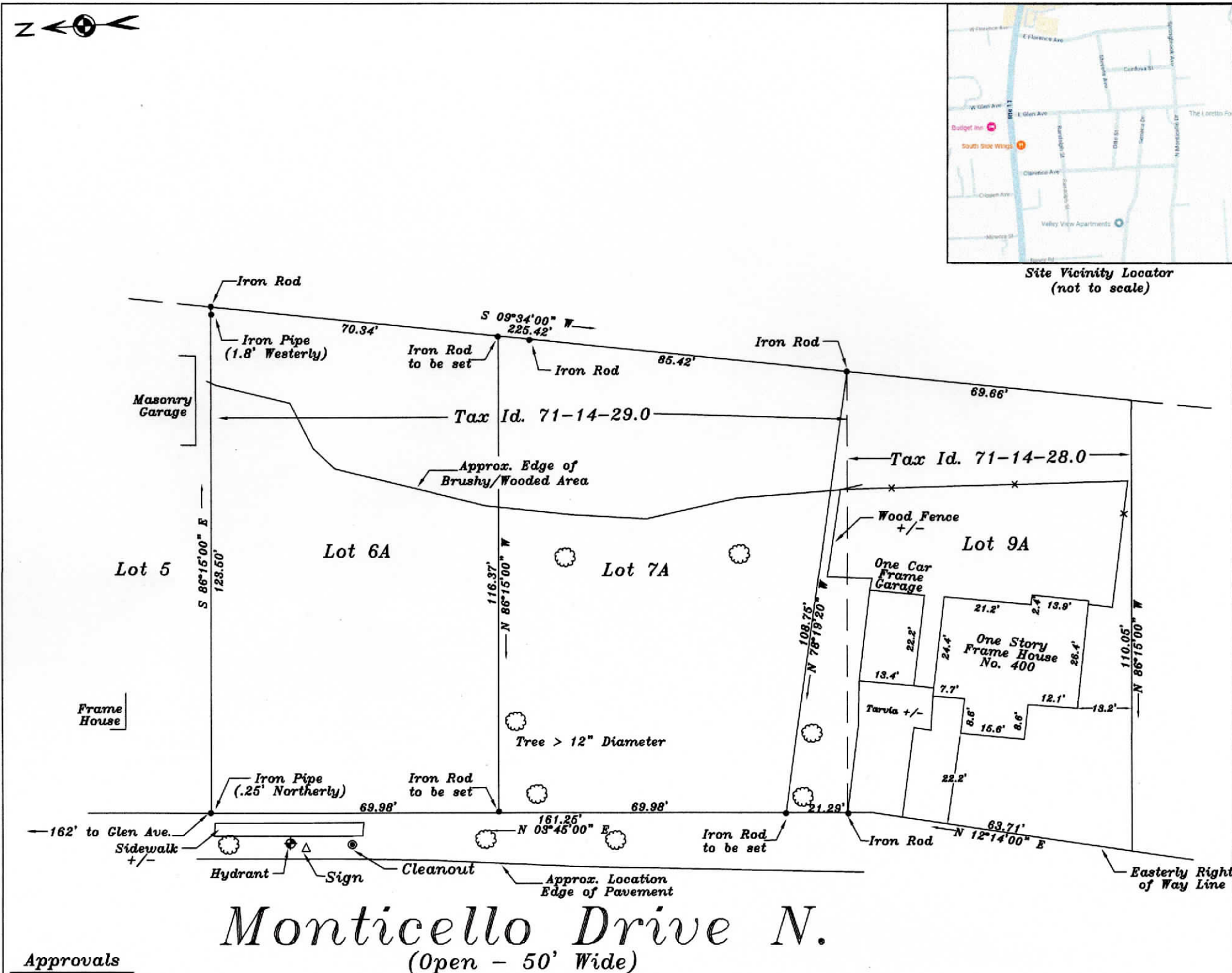
Dear Katelyn Wright,

Based on the parcel(s) identified in your request, the New York State Department of Environmental Conservation (DEC) has determined that there are no DEC regulated freshwater wetlands and/or adjacent areas identified on the parcel(s) referenced above. Therefore, in accordance with Article 24 of the Environmental Conservation Law (ECL) and 6 NYCRR Part 663, no freshwater wetlands permit is required. Pursuant to ECL section 24-0703, this letter shall remain valid for a period of five years from the date it is issued (through 01/28/2031).

Please note that this determination pertains only to state-regulated, freshwater wetlands and regulated adjacent areas. DEC also regulates protected streams, tidal wetlands, coastal erosion hazard areas, and other important environmental resources. Work affecting those areas may also require DEC permits. More information on other DEC permit programs is available online at <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits>.

In addition, please note that this letter does not relieve you of the responsibility of obtaining any other necessary permits or approvals from other local, state, or federal agencies.

If you have questions regarding this determination, please email FWWjurisdiction@dec.ny.gov.



Approvals

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 6A Area = 8393 Sq. Ft.
- *New Lot 7A Area = 8713 Sq. Ft.
- *New Lot 9A Area = 8324 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation & Valentino

Date of Fieldwork: 12-01-25 & 02-09-26
Tax Id#: 71-14-29 & 28
Deed: 5439/714 & 2022/13752
Abstract: Not Provided

Proposed Only

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Casenovia New York 13035 Phone : (315) 815-5034 I hereby certify that this map was made from an actual survey and same is correct. M.J. McCully NYSLLS 050696	STATE OF NEW YORK MICHAEL J. McCULLY LICENSED LAND SURVEYOR 050696	Proposed Resubdivision on Lots 6, 7, 8 & 9 of the Stuart Tract. Map #2241 To be New Lots 6A, 7A, & 9A Known as No. 416, 414, & 400 Monticello Drive N., City of Syracuse, County of Onondaga, State of New York Drawn by: PFOB Scale: 1" = 30' Date(s): 12-02-25
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Project: R-2026-37

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-2026-37

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)

City of Syracuse
Parcel History
01/01/1900 - 07/13/2026
Tax Map #: 071.-14-29.0
Owners: GSPDC
Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
416 Monticello Dr N	09/03/15	Permit Application	Demolition	Issued	20761 Demolish 2 family house
416 Monticello Dr N	09/04/15	Inspection	Inspector Notification	In Progress	
416 Monticello Dr N	09/28/15	Inspection	Final Inspection	Pass	
416 Monticello Dr N	09/29/15	Completed Permit	Demolition	Certificate Issued	20761 Demolish 2 family house Certificate of Completion #20761

City of Syracuse
Parcel History
01/01/1900 - 07/13/2026
Tax Map #: 071.-14-28.0
Owners: Peter Arnold
Zoning: R1

Address	Date	Transaction	Transaction Type	Status	Description
400 Monticello Dr N	10/10/12	Completed Complaint	Tree Inspect/Problem Req	Completed	2012-21402 aging tree- possible removal requested
400 Monticello Dr N	12/14/12	Completed Complaint	Bulk Household Items	Completed	2012-26999 couch
400 Monticello Dr N	12/07/17	Completed Complaint	Trash Skip	Completed	2017-33725 trash skipped
400 Monticello Dr N	06/22/18	Completed Complaint	Blue Bin: request new BB	Completed	2018-17360 2 bb ***6/15..called back for status
400 Monticello Dr N	01/14/20	Completed Complaint	Illegal Trash Set Out	Completed	2020-00359 code violation

OFFICE OF ZONING ADMINISTRATION

Sharon F. Owens, Mayor

Resubdivision **R-2026-37**

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	Approved	Ray Wills	The bearings for the streets in question cannot be confirmed or denied via Official City ROW records. As they lie in an area outside of the plats available.
Engineering Design and Construction		Mirza Malkoc	
Engineering-SWPPP		Mirza Malkoc	
Engineering Sewer		Mirza Malkoc	
Landmark Preservation	N/A		