



**CITY OF SYRACUSE, MAYOR BEN WALSH**  
**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-24-01</u>	<u>Staff Report – March 4, 2024</u>
<b>Application Type:</b>	<b>Resubdivision</b>
<b>Project Address:</b>	901 N. Clinton Street (TAX ID: 117.06-01.3) 931 N. Clinton Street (TAX ID: 117.-02-03)
<b>Summary of Proposed Action:</b>	The Applicant, JPD Corp, proposes to divide a portion off from the lot at 901 North Clinton Street and combine the divided off portion with 931 North Clinton Street for the purpose of not having property boundaries cross the public right of way. The current total area of the lot is 9.423 acres/ 410,465.88 SF which is compliant with the MX-4 Zone District lot area minimum, however, the property is on both sides of a right-of-way.
<b>Owner/Applicant</b>	Michael Mammolito, Authorized Rep, JPD Corp (Owner) David Aitken, Director, Pyramid Management Group, LLC (Applicant)
<b>Existing Zone District:</b>	Urban Core, MX-4 Zone District
<b>Surrounding Zone Districts:</b>	The neighboring properties to the south, east, and west are MX-4 Zone District, and to the north of the property is the Mixed-Use Transition, MX-3 Zone District.
<b>Companion Application(s)</b>	None
<b>Scope of Work:</b>	The parcel located at 901 N. Clinton St. is divided by the City's Right-of-Way along W. Court St. (Please refer to the attached Zoning maps for clarification.) The proposed Resubdivision will initially separate the portion west of W. Court St. and merge it with 931 N. Clinton St., forming a new combined parcel. The remaining section of 901 N. Clinton St., located on the southeast side, will become a new separate parcel. There is no new land use and no proposed construction contingent on the Resubdivision application. The two parcels will remain vacant until a new land use is proposed. The new proposed Lot 1 will be 6.390 Acres (278,348.4 SF) and the new proposed Lot 2 will be 3.033 Acres (132,117.48 SF), both of which comply with the MX-4 Zone District lot standards.
<b>Staff Analysis:</b>	<p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>- The Resubdivision will eliminate the irregular parcel that stretches over the R.O.W and create two buildable parcels for future development.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>- No Staff concerns.</li> </ul>
<b>Zoning Procedural History:</b>	<p>901 N Clinton St:</p> <ul style="list-style-type: none"> <li>- SR-20-03B Construction of two new office buildings along with site improvements, closed Administratively on 11/3/2020, City Planning Commission did not authorize the application for a Public Hearing.</li> <li>- R-20-63   Realign three properties at 901, 931, and 967 North Clinton Street into three new lots, closed administratively on 11/3/2020. The City Planning Commission did not authorize the application for a Public Hearing.</li> <li>- S-18-03   Street Abandonment, Abandon a Portion of West Court Street, 4010 sq. ft. of land adjacent to 901 West Court Street, Common Council approved on 2/25/2019</li> <li>- AS-88-001   Roof Signage for approved motor vehicle storage SP-85-50, conditionally approved on 1/25/1988</li> <li>- SP-86-50   Indoor dismantling &amp; motor vehicle storage, approved on 12/8/1986.</li> <li>-</li> </ul> <p>931 N Clinton St:</p> <ul style="list-style-type: none"> <li>- SR-20-03  Construction of two new office buildings along with site</li> </ul>

**R-24-01**

	<p>improvements, closed Administratively on 11/3/2020, City Planning Commission did not authorize the application for a Public Hearing.</p> <ul style="list-style-type: none"> <li>- R-20-63B   Realign three properties at 901, 931, and 967 North Clinton Street into three new lots, closed administratively on 11/3/2020. The City Planning Commission did not authorize the application for a Public Hearing.</li> </ul>
<b>Zoning History Summary</b>	An indoor dismantling & motor vehicle storage was established at 901 N. Clinton St. by approval from Special Use Permit, SP-86-50, in 1986. Roof signage, AS-88-001, was approved in 1988 for motor vehicle storage. In 2006, the storage building was demolished, and 901 N. Clinton Street remained vacant since then. In 2019, the Common Council approved the Street Abandonment request S-18-03 to abandon a portion of West Court Street and merge it into 901 N. Clinton Street. Additionally, 931 N. Clinton Street has been vacant at least since 2003.
<b>Code Enforcement History:</b>	No code enforcement history available.
<b>Zoning Violations:</b>	The proposed lot has no zoning violations.
<b>Summary of Changes:</b>	This is not a continued application.
<b>Property Characteristics:</b>	<p>The subject property is irregular in shape with 394.15 feet of frontage on 901 N. Clinton Street and a lot depth of 596.94 feet.</p> <p>The subject property is regular in shape with 314.44 feet of frontage on 931 N. Clinton Street and a lot depth of 643.91 feet.</p>
<b>SEQR Determination:</b>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<b>Onondaga County Planning Board Referral:</b>	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Resubdivision application
- Short Environmental Assessment Form Part 1
- Power of attorney letter
- Legal Description of proposed parcels
- Resubdivison Map: FINAL PLAT RESUBDIVISION OF CITY OF SYRACUSE TAX MAP PARCELS 117.-02-03.0 & 117.-06-01.3 INTO NEW LOTS 1 AND 2 SOLAR STREET 2024 SUBDIVISION, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: DAVID J. UHRINEC; C.T. MALE SSOCIATES; Scale: 1"= 50'; Dated: 01/22/2024.

**Attachments:**

Resubdivision Application

Short Environmental Assessment Form Part 2 &amp; Part 3

OCPB Comments

IPS Comments from City Departments

R-24-01

Context Maps:

Figure 1: Zone District of Subject Property

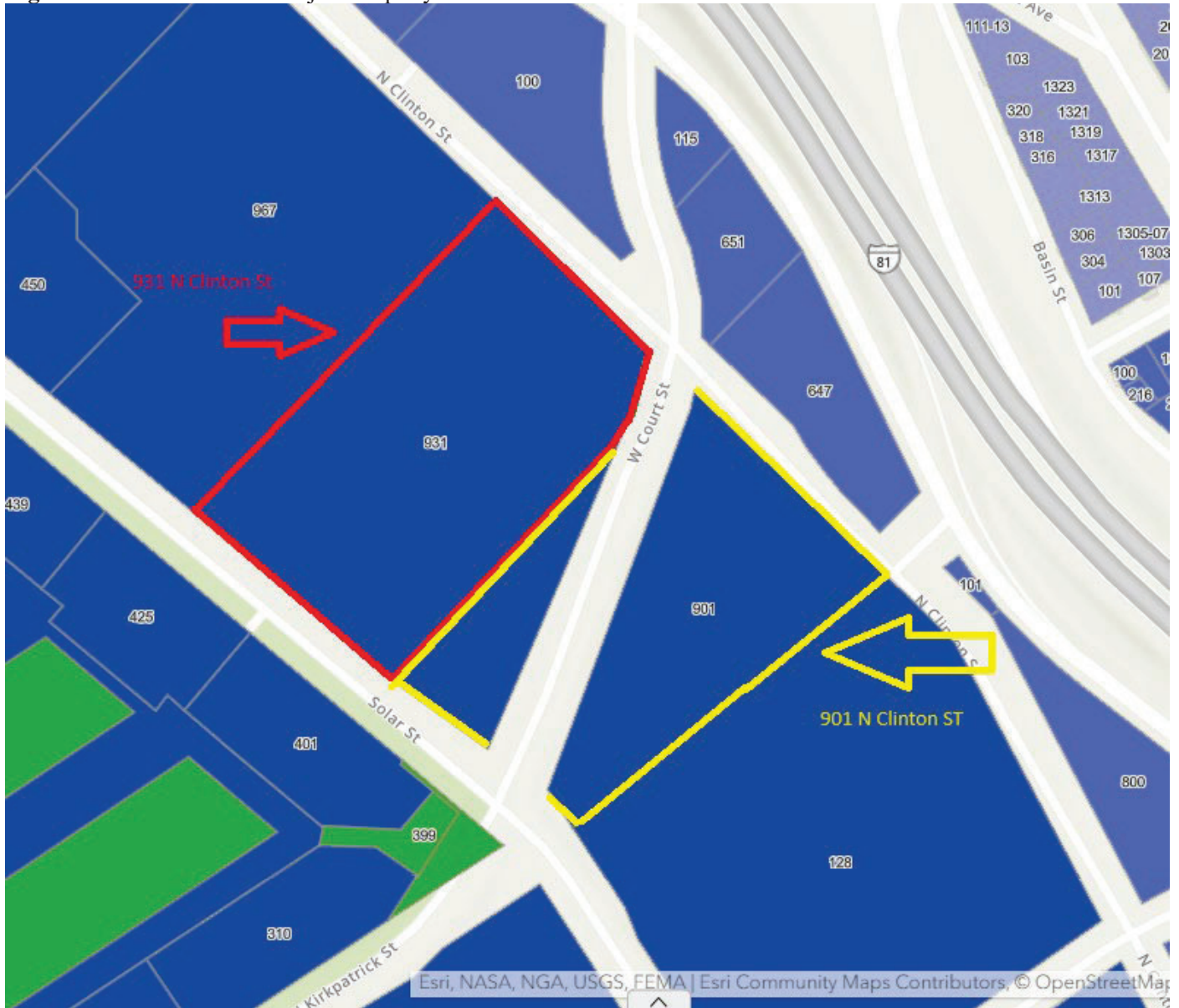


Figure 1 shows the current Zone District of the subject property.

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



City of Syracuse  
Office of Zoning Administration

**RESUBDIVISION / LOT ALTERATION APPLICATION**

City Hall Commons - Room 500 \* 201 E. Washington Street \* Syracuse, NY 13202-1426  
315-448-8640 \* [zoning@syr.gov.net](mailto:zoning@syr.gov) \* [www.syr.gov.net/Zoning.aspx](http://www.syr.gov.net/Zoning.aspx)

Office Use \_\_\_\_\_ Filing Date: 2/2/2024 Case: R-24-01 Zoning District: MX-4

**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>
<input checked="" type="checkbox"/> Resubdivision:	<u>JPD Corp Court Street Resubdivision</u>	<u>2</u>	<u>9.423 acres</u>
<input type="checkbox"/> Lot Alteration:	_____	_____	_____

<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) <u>901 N. Clinton Street</u>	<u>117.06-01.3</u>	<u>JPD Corp.</u>	_____
2) <u>931 N. Clinton Street</u>	<u>117.-02-03</u>	<u>JPD Corp.</u>	_____
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) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_

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

- Demolition (full and partial): \_\_\_\_\_
- New Construction: \_\_\_\_\_
- Façade (Exterior) Alterations: \_\_\_\_\_
- Site Changes: \_\_\_\_\_

**PROJECT INFORMATION** (Briefly describe, as applicable.)

Project Name: JPD Corp Court Street Resubdivision

Current Land Use(s): vacant

Proposed Land Use(s): TBD

Number of Dwelling Units: zero

Days and Hours of Operation: n/a

Number of Onsite Parking Spaces: zero

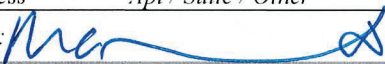
**PROJECT DESCRIPTION** (Provide a brief description of the project, including purpose or need.)

Applicant intends to create one tax parcel on the southeast side of Court Street (New Lot 2 comprised of portion of tax map parcel 117.-06-01.3) and combining two parcels on the northwest side of Court Street (New Lot 1 comprised of tax map parcel 117.-02-03 and a portion of 117.-06-01.3).

## City of Syracuse Office of Zoning Administration

**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.**

Michael	Mammolito	Authorized Rep.	JPD Corp		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
4 Clinton Square		Syracuse	NY	13202	Phone: 315-634-7842
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature: 			Date: 01/25/2024		

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

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

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
<i>Phone:</i>					
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* 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)

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

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

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

David	Aitken	Director	Pyramid Management Group LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
4 Clinton Square		Syracuse	NY	13202	Phone: 315-634-7842
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: davidaitken@pyramidmg.com</i>
Douglas	Cain	General Counsel	Pyramid Management Group LLC		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		
4 Clinton Square		Syracuse	NY	13202	Phone: 315-634-7663
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email: douglascain@pyramidmg.com</i>



## PYRAMID MANAGEMENT GROUP, LLC

THE CLINTON EXCHANGE ▲ 4 CLINTON SQUARE  
SYRACUSE, NEW YORK 13202-1078

TEL 315-422-7000  
FAX 315-634-7607

January 25, 2024

Nate Pan  
Zoning Plan Examiner I  
City of Syracuse  
One Park Place  
300 South State Street, Suite 700  
Syracuse, NY 13202

**RE: JPD Corp Court Street Re-Subdivision**

Dear Nate:

Enclosed please find the following for the resubdivision of the two JPD parcels (901 North Clinton Street and 931 North Clinton Street) that front Solar Street and North Clinton Street. As the map shows, the intent is to create one lot on the southeast side of Court Street and allocate the remaining land on the northwest side of Court Street to the adjoining parcel –creating a new lot.

Here are the relevant documents:

1. Resubdivision/Lot Alteration Application
2. Short Environmental Assessment Form
3. Resubdivision Map prepared by CT Male
4. Legal Descriptions for Lot #1 and Lot #2

If you or your colleagues have any questions or need anything further, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D. M. Aitken", written over a horizontal line.

David M. Aitken  
Director of Governmental Affairs

Enclosures



## New Lot 2 Solar Street 2024 Subdivision Legal Description

All that certain tract of land situate in the City of Syracuse, County of Onondaga, State of New York lying southwesterly of North Clinton Street, northeasterly of Solar Street, and easterly of relocated West Court Street, being part of Salt Marsh Lot 35 and being more particularly bounded and described as follows:

Beginning at the point of intersection of the centerline of former Kirkpatrick Street, with the southwesterly margin of North Clinton Street;

Thence South 51 deg. 11 min. 50 sec. West, along said former centerline, 596.94 feet to its intersection with the northeasterly margin of Solar Street described as Map 8 Parcel 1 in Book 4796 of Deeds at Page 565;

Thence along the northeasterly margin of Solar Street and the easterly margin of West Court Street described as Map 8 Parcel 1 in Book 4796 of Deeds at Page 565 and Instrument Number 2020-00002493, in part by each, the following four (4) courses and distances:

- 1) North 33 deg. 29 min. 17 sec. West 65.50 feet to a point; thence
- 2) North 20 deg. 20 min. 41 sec. East 342.99 feet to a point; thence
- 3) North 19 deg. 46 min. 12 sec. East 234.41 feet to a point; and
- 4) along a curve to the left having a radius of 372.53 feet, length of 49.64 feet, and chord of North 18 deg. 13 min. 57 sec. East, 49.60 feet to its intersection with the southwesterly margin of North Clinton Street;

Thence South 46 deg. 47 min. 30 sec. East, along the southwesterly margin of North Clinton Street, 394.15 feet to the point of beginning.  
Containing 3.033 acres of land more or less.



## New Lot 1 Solar Street 2024 Subdivision Legal Description

All that certain tract of land situate in the City of Syracuse, County of Onondaga, State of New York lying southwesterly of North Clinton Street, northeasterly of Solar Street, and northwesterly of relocated West Court Street, being part of Salt Marsh Lots 34 and 35 and being more particularly bounded and described as follows:

BEGINNING at the point of intersection with the division line between the lands now or formerly of JPD Corp. as described in Instrument Number 2024-00001948 on the northwest and the lands now or formerly of JPD Corp. as described in 2024-00001949 on the southeast with the southwesterly margin of North Clinton Street;

Thence South 46 deg. 47 min. 30 sec. East, along said southwesterly margin, 314.44 feet to its intersection with the westerly margin of West Court Street;

Thence along the westerly margin of West Court Street as described in Book 3449 of Deeds at Page 260, as described as Map 10 Parcel 1 in Book 5199 of Deeds at Page 173 and as described as Map 8 Parcel 1 in Book 4796 of Deeds at Page 565, in part by each, the following three (3) courses and distances:

- 1) along the arc of a curve to the right having a length of 88.12 feet, radius of 292.53 feet and chord of South 14 deg. 00 min. 05 sec. West 87.79 feet to a point; thence
- 2) South 22 deg. 37 min. 51 sec. West 278.17 feet to a point; and
- 3) South 22 deg. 54 min. 40 sec. West 273.48 to its intersection with the northeasterly margin of Solar Street as shown on said Map 8 Parcel 1;

Thence along the northeasterly margin of Solar Street the following four (4) courses and distances:

- 1) North 55 deg. 15 min. 07 sec. West 95.85 feet to a point; thence
- 2) North 55 deg. 14 min. 52 sec. West 80.15 feet to a point; thence
- 3) along the arc of a curve to the left having a length of 0.26 feet, radius of 515.00 feet and chord of South 37 deg. 59 min. 49 sec. West 0.26 feet to a point; and
- 4) North 50 deg. 26 min. 30 sec. West 380.30 feet to the point or place of beginning.

Containing 6.390 acres of land more or less.



## Short Environmental Assessment Form

### Part 1 - Project Information

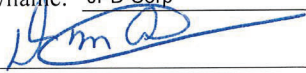
#### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: JPD Corp Court Street Resubdivision			
Project Location (describe, and attach a location map): 901 and 931 North Clinton Street			
Brief Description of Proposed Action: Resubdivision to create one tax parcel on the southeast side of Court Street (New Lot 2 comprised of portion of the tax map parcel 117.-06-01.3) and combining two parcels on the northwest side of Court Street (New Lot 1 comprised of tax map parcel 117.-02-03 and a portion of 117.-06-01.3).			
Name of Applicant or Sponsor: JPD Corp.		Telephone: 315-634-7842 E-Mail: davidaitken@pyramidmg.com	
Address: 4 Clinton Square			
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		9.423 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?		50+ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> 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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____ _____		
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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The lands underlying the resubdivision have been the focus of remediation.		
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> Applicant/sponsor/name: <u>JPD Corp</u> Date: <u>January 25, 2024</u> Signature: <u></u> Title: <u>Authorized Representative</u>		

# DURABLE POWER OF ATTORNEY

---

## IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

**If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.**

## DESIGNATION OF AGENT

I, Michael A. Mammolito of JPD Corporation located at 4 Clinton Square Syracuse, NY 13202 [Address], authorize David M. Aitken of 4 Clinton Square Syracuse, NY 13202 [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit.

## GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

Zoning Approvals for Resubdivision

at Address: 901 North Clinton Street and 931 North Clinton Street Syracuse, NY 13202

**LIMITATION ON AGENT'S AUTHORITY**

An agent that is not my ancestor, spouse, or descendant may not use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

**EFFECTIVE DATE**

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

**TERMINATION**

Until Zoning Approval for the above-referenced address/project is final.

**RELIANCE ON THIS POWER OF ATTORNEY**

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

**SIGNATURE AND ACKNOWLEDGMENT**



Signature of Principal

February 27, 2024

Date

Michael A. Mammolito

Name Printed

4 Clinton Square Syracuse, NY 13202

Address

315-422-7000

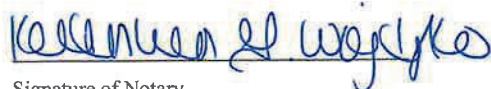
Telephone Number

State/Commonwealth of New York

County of Onondaga

On this 27<sup>th</sup> day of February, 2024, before me, Kathleen G. Wojtylko, personally appeared Michael A. Mammolito, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

**NOTARY**



Signature of Notary

(Seal, if any)

My commission expires: 5/4/27

**KATHLEEN G. WOJTYLKO**  
Notary Public, State of New York  
No. 01HA6324253  
Qualified in Onondaga County  
Commission Expires May 4, 2027

City Hall  
233 E. Washington St. Room 122  
Syracuse, NY 13202

**Cash Drawer Receipt**

Date: 2/13/2024 15:50 PM  
Receipt No: 455031  
Name:

TSC COUNTY Amt Due: \$597.08  
Remarks/Acct: 0217003902

Total Amt Due: \$597.08  
Total Cash: \$0.00  
Total Check: \$597.08  
Change Due: \$0.00  
Comments:

Drawer/ CD11/  
Cashier: DSTREETER

\*\*\*\*\* Thank You\*\*\*\*\*





**BUREAU OF TREASURY**  
 A DIVISION OF THE DEPARTMENT OF FINANCE  
 CITY OF SYRACUSE, MAYOR BEN WALSH

<b>Property Owner:</b>	Jpd Corp	<b>Description of Property</b>	
<b>Property Address:</b>	901 CLINTON ST N & COURT ST	SML 35 P ABAND ST	
<b>Property #:</b>	0217003902	395.46X597.96 VAC	
<b>Tax Map ID #:</b>	117.- 06- 01.2		

Filed &amp; Entered

FEB 14 2024

Onondaga County Clerks Office

---

**TAX SALE CERTIFICATE**

---

**Tax Year: 2021 Type of Tax: County Tax Sale: 454.13 Paid/Deposit Date: 02/13/24**

City	County	City Fee	City/Cnty AdFee	County Fee	Water	Sewer	Tax Sale	County Int	City Int	2nd Adv Fee	Total Amt Due
.00	368.45	.00	40.00	44.37	1.31	.00	454.13	104.45	.00	38.50	597.08

Payment Instructions

1. Tax Liens must be paid by cash or by certified check or money order payable to Commissioner of Finance.
2. The stamped \*Discharge of Tax\* copy of this form must be filed with the County Clerk's Office, which will remove the lien from the title of the property.

\*There is a \$5.00 fee per lien discharge, payable to Onondaga County Clerk.

\*Filing can be made in person or by mail:

Onondaga County Clerk's Office  
 Court House, 2nd Floor  
 401 Montgomery St.  
 Syracuse NY, 13202  
 315- 435- 2226

---

**City of Syracuse \* Commissioner of Finance**

Treasury Office, Room 122

233 E. Washington St. \* Syracuse, NY 13202

(315) 448- 8310 \* Fax: (315) 471- 6024

www.syrgov.net

CUSTOMER COPY

7/1/20 - 06/21 C/S  
1/1/20 - 12/21 County

City of Syracuse  
Department of Finance  
233 E Washington St. Room 122  
Syracuse, NY 13202  
(315) 448-8310  
www.syr.gov.net

ACCOUNT SUMMARY  
As of 02/12/2024



Owner Name: JPD CORP Property Number: 0217003902  
Property Address: 901 W CLINTON ST N & COURT ST Tax Map: 117.-06-01.2  
Print Date: 02/12/2024 Property Index: 197526  
Legal Description: SML 35 P ABAND ST 395.46X597.96 VAC

JPD CORP  
4 CLINTON SQ  
SYRACUSE NY 13202

Seizable

**Total Current** Quarters Due: 0.00 0.00 0.00

Tax Liens/Delinquent Bills	Tax Sale	Interest	Total
2021 County	492.63	104.45	597.08
<b>Total Delinquent</b>	<b>492.63</b>	<b>104.45</b>	<b>597.08</b>

Grand Totals	Bill	Interest	Minimum	Total
	492.63	104.45	597.08	597.08

**Tax Liens/Delinquent Bills:**

1. Must be paid with certified funds or cash. No personal checks accepted.
2. Amounts due will increase 1% on the 7th of each month unless paid, entered into a Tax Trust, or the property is seized.

# ONONDAGA COUNTY

## DEPARTMENT OF PLANNING



J. Ryan McMahon, II  
County Executive

Daniel Kwasnowski, AICP  
Planning Director

**TO:** Members, Syracuse City Planning Commission

**FROM:** Dan Kwasnowski, AICP Director *DK*  
Onondaga County Department of Planning (OCDOP)

**DATE:** 2/7/2024

**RE:** Administrative Review – JPD Corp Court St Resubdivision

**RECOMMENDATION:** No Position

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Onondaga County Department of Planning.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website:  
<http://www.ongov.net/planning/ocpbpreferableactions.html>.

**CASE NUMBER:** S-24-5

**REFERRING BOARD:** Syracuse City Planning Commission

**DATE RECEIVED:** 2/5/24

**TYPE OF ACTION:** Preliminary Subdivision

**APPLICANT:** JPD Corp. Court Street Resubdivision

**LOCATION:** 901 & 931 North Clinton Street

**WITHIN 500' OF:** Interstate 81, the Enlarged Erie Barge Canal (NYS owned)

**TAX ID(s):** 117.-06-01.3, 117.-02-03.0

Please contact OCDOP staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

### Project Summary:

The site consists of two parcels totaling 9.4 acres in a MX-4 Urban Core zoning designation in the Lakefront area of the City of Syracuse. The two parcels are bordered by North Clinton Street to the northeast and Solar Street to the southwest with the easterly parcel being split by West Court Street. The applicant seeks to realign the parcel boundary to create two new lots separated by Court Street. New Lot 1 will be 6.390 acres to the northwest of West Court Street and New Lot 2 will be 3.033 acres south of West Court Street. The referral materials do not include future plans for development of the site.

In 2020, the applicant proposed a similar resubdivision on three parcels including the two current parcels, totaling 16 acres into three new lots as part of a project to build a new office building on the site west of Court Street (Z-20-301 and Z-20-300); the project did not come to fruition as the local cases were closed administratively and the subdivision was not completed at that time.

**Recommendation:** No Position

Agency Use Only [If applicable]

Project:	R-24-01
Date:	3/4/24

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

<b>PRINT FORM</b>
-------------------

Project:	R-24-01
Date:	3/4/24

### *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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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	3/4/24
Name of Lead Agency	Date
Steven Kulick	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

Jake Dishaw  
Zoning Administrator



300 South State St, Suite 700  
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION  
Ben Walsh, Mayor

To: JPD Corp  
From: Haohui Pan, Zoning Planner  
Date: 2/29/2024 4:28:08 PM  
Re: Resubdivision R-24-01  
901 Clinton St N & Court W St, Syracuse, 13204

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations. Upon receipt of any revisions and/or written justification to the Office of Zoning Administration, a Public Hearing will be scheduled.

Please contact the Zoning Office at (315) 448-8640 or [Zoning@syr.gov](mailto:Zoning@syr.gov) if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Approved	02/09/2024	Haohui Pan	The proposed lots meet the development standard in the MX-4 Zone District Pursuant ReZone, Art 1, Sec2.10 B
Eng. Mapping - Zoning	Internal Review Complete	02/02/2024	Ray Wills	Previously reviewed as R-20-63  There are portions of Solar St and W. Court St. that cannot be confirmed or denied via the official City Plats as they were part of realignments after the official records were created. However, they do agree with other more recent maps. The areas that can be confirmed via the Plats do agree.  #570
Finance - Zoning	Internal Review Complete	02/05/2024	Veronica Voss	There are 3 property numbers for 901 N Clinton, suggesting it has been resubdivided previously: #0217003901 has no taxes due; #0217003902 has \$592.54 lien from a 2021 County tax bill. P#0217003903 is paid current through January, 2024. 931 W Clinton Street P#0217004100 is also paid current through January.
Eng Stormwater (SWPPP)-Zoning	Internal Review Complete	02/05/2024	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Eng. Design & Cons. - Zoning	Internal Review	02/05/2024	Romeo Kpolo	Engineering Design & Construction:

Complete

Any future construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.

Engineering Sewers:

Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review.

All installation & restoration work to be done to City of Syracuse specifications & details.

Planning Commission	Pending	02/02/2024		
Landmark Preservation Board	Not Applicable	02/08/2024	Kate Auwaerter	