

Bishop Jones Community Residences Project Roadmap

Project Introduction

The applicant will introduce the project and present each application.

Page 359-385

SEQR Deliberation

The CPC will conduct SEQR review.

R-24-18 Resubdivision of 102, 106, 108 Alexander Ave. and 301-05, 309 Cortland Ave

Page 215

The CPC will hold the public hearing on Resubdivision application, R-24-18.

MaSPR-24-10 Major Site Plan Review of 102, 106, 108 Alexander Ave.; 301-05, 309 Cortland Ave

Page 245

The CPC will commence the public hearing on MaSPR-24-10. The CPC may allow public comment but will hold the application over until the next public hearing (5/6/24) until the companion area variance (V-24-07) is heard by the Board of Zoning Appeal on 4/25/24.

Z-2865 Zoning Map Amendment to 321-23 Cortland Ave. and 323 Cortland Ave. (rear)

Page 288

The CPC will commence the public hearing on Z-2865. The CPC may allow public comment but will hold the application over until the next public hearing (5/6/24) allowing for action by the Common Council on the application.

R-24-17 Resubdivision of 323, 321-23, 327, 329-31, 335, & 343 Cortland Avenue

Page 301

The CPC will commence the public hearing on R-24-17. The CPC may allow public comment but will hold the application over until the next public hearing (5/6/24) allowing for action by the Common Council on Z-2865.

MaSPR-24-09 Major Site Plan Review of 323, 321-23, 327, 329-31, 335, & 343 Cortland Avenue

Page 324

The CPC will commence the public hearing on MaSPR-24-09. The CPC may allow public comment but will hold the application over until the next public hearing (5/6/24) allowing for action by the Common Council on Z-2865.



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

<i>MaSPR-24-09</i>	<i>Staff Report – April 15, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	To be known as 335 Cortland Avenue (085.-03-22.0) Includes: 321-323, 323 (rear). 327. 329-31. 335 & 335 Cortland Ave.
<i>Summary of Proposed Action:</i>	Construct a 3-story, multi-unit apartment building with 30 affordable and supportive dwelling units and includes a rear parking lot for 14 parking spaces. Part of the overall Bishop Jones Community Residences Project.
<i>Owner/Applicant</i>	Robert & Marjorie Jones Community Development Inc. (Owner) Benjamin Harrell, CHA Consulting, Inc (Applicant)
<i>Existing Zone District:</i>	Urban Neighborhood (MX-1) and High Density Residential (R5) Zone Districts
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, and west are the Light Industry and Employment, IN Zone District, and to the east of the property is the Mixed-Use Transition, MX-3 Zone District.
<i>Companion Application(s)</i>	Zoning Map Amendment (Z-2865), Resubdivision (R-24-17)
<i>Scope of Work:</i>	Construct a 3-story, multi-unit residential building on proposed Lot “A” that will include 30 affordable and supportive living dwelling units, 37% structural coverage and 30.7% parking surface coverage with a rear parking lot for 14 spaces and sidewalk replacements along with other site work enhancements.
<i>Staff Analysis:</i>	<p>Factors:</p> <ul style="list-style-type: none"> - Building “A” will conform to the R5 Zone District regulations and development standards in terms of materials, horizontal and vertical articulation, setbacks, structural and impervious surface coverage, and transparency requirements. - The project will bring affordable, supportive housing to Helio Health clients and include sidewalk and road replacement benefits to Cortland Avenue. - The site and building will be fully complaint to ADA regulations. - The project includes a parking reduction of the minimum parking requirement of 15 spaces to 14 spaces which is allowed. - All the subject properties have been vacant for many years and the project would add population density to the 300 block of Cortland Avenue and active the vacant lots. - The applicant stated they will provide landscaping plans to show what vegetation will be installed and identify the location of screening device locations and where snow storage will be located, ahead of the next Planning Commission meeting. - The companion Zoning Map Amendment needs to be decided on by Common Council before action can be taken on this Major Site Plan Review and the companion Resubdivision application (R-24-17).
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	In the 1920s, historical atlases show Cortland Avenue on the odd street number side to be full of two to three story multi-unit structures which have aged and since been demolished leaving all the subject lots vacant for many years (see figure 1).
<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.

MaSPR-24-09

Property Characteristics:	The proposed lot is irregular in shape with 225.81 feet of frontage along Cortland Avenue and a lot depth of about 178.58 feet.
SEQR Determination:	Pursuant to 6 NYCRR §617.2(al), the proposal is an Unlisted Action with a coordinate review.
Onondaga County Planning Board Referral:	Pursuant to GML §239-l, 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:

- Major Site Plan Review application
- Full Environmental Assessment Form Part 1
- Topographic Survey, Lot No. 7 & Part of Lot No. 6, Furman Tract, Lot Nos. 16 through 21, 39 and Part of Lot no. 25, Part of Block No. 397, Part of Block Nos, 397 & 1002, City of Syracuse, Onondaga County, New York; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & romans Land Surveying, P.C.; Scale 1"=30'; Dated 09/19/23.
- Resubdivison Map; Helio Health Subdivision, Part of Block Nos. 397 & 1002, City of Syracuse, Onondaga County, NY; Timothy J. Coyer, Licensed Land Surveyor; Ianuzi & Romans, P.C.; Scale 1"=30'; Dated: 03/19/24.
- Site plan, Bishop Jones Community Residences, Cortland Ave & Alexander Ave, Syracuse, NY; Sheet C-101; Drawn by: BGH; Not Stamped or Sealed; Dated: 11/27/23.
- Site Massing, Floor Plans and Elevations, Bishop Jobs Community Residences, Building A; Passero Associates Engineer and Architecture; March 2024.

Attachments:

Major Site Plan Review Application
Code Enforcement History

OCPB Comments
IPS Comments from City Departments

MaSPR-24-09

Context Maps:

Figure 1: Existing Structures in Syracuse, 1924

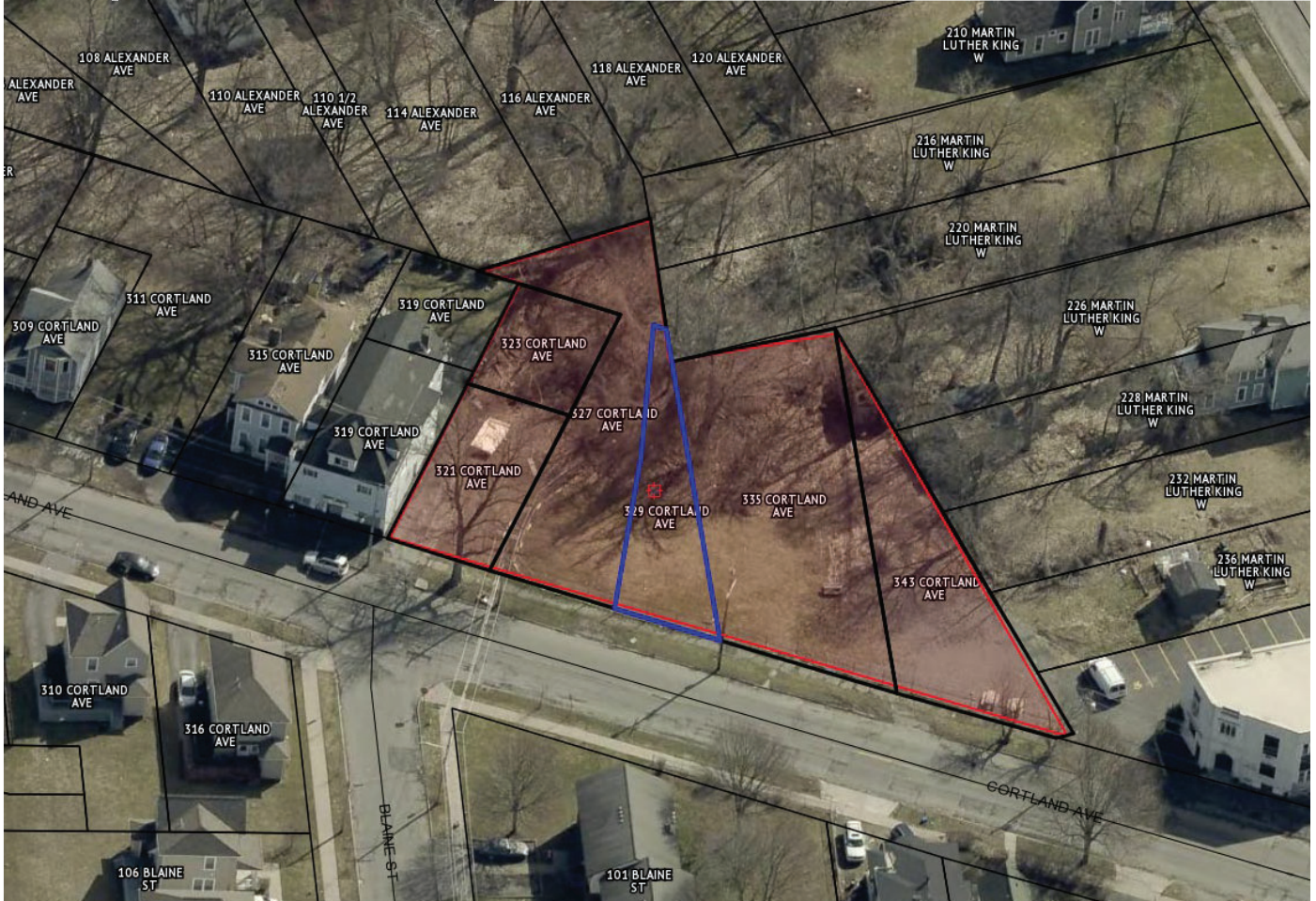


Description: Figure 1 shows an image of an atlas from 1924.

Image Source: *Map of City of Syracuse and Suburbs, Onondaga County, NY* [Atlas]. Philadelphia, PA: G.M. Hopkins Co, 1924.

MaSPR-24-09

Figure 2: Aerial Imagery of Subject Properties



Description: Figure 2 shows satellite imagery of subject properties.
Image Source: ConnectExplorer™, Eagle View Technology Corporation (eagle view citation)

Site Plan Review Application



For Office Use Only

Zoning District: _____
 Application Number: S-_____-_____
 Date: _____

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

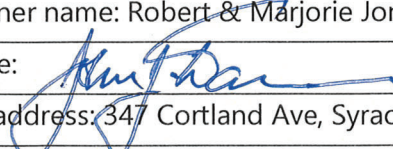
Site Plan Review Application

This application may be mailed or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed or emailed submissions will not be processed. If you wish to discuss the application with a member of our staff, please call ahead for an appointment.

General Project Information

Business/project name: Bishop Jones Community Residences Lot A		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): Cortland Ave & Alexander Ave		
Lot numbers: See Attached List	Block number: See Attached List	Lot size (sq. ft.)
Current use of property: Vacant Commercial Land	Proposed: Multifamily Apart.	
Current number of dwelling units (if applicable): 0	Proposed: 30	
Current onsite parking (if applicable): 0	Proposed: 14	
Zoning (base and any overlay) of property: R-5 High Density Residential & MX-1 Urban Neighborhood		
Companion zoning applications (if applicable, list any related zoning applications): Subdivision Application		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
All existing and proposed signs (sign plan may be required. Attach additional pages if necessary):		
Size: 10" x 24"	Type: Wall Sign (Building Address)	Location: Front Elevation adjacent to entrance
Size: 10" x 66"	Type: Wall Sign	Location: Front Elevation above entrance doors
Nature and extent of Site Plan requested (attach additional pages if necessary): Construction of a new multifamily building on vacant land along with parking and site improvements to support the units.		

Owner/Owner's Agent Certification

<i>By signing this application below, I, as the owner of, or the agent of the owner, of the property under review give my endorsement of this application.</i>	
Print owner name: Robert & Marjorie Jones Community Development Inc	
Signature: 	Date: 3/4/2024
Mailing address: 347 Cortland Ave, Syracuse NY 13202	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

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, _____ of _____ [Address], authorize CHA of 300 S. State Street Suite 600 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:

_____ (A) Real property : Zoning Approvals for Site Plan Review, Zoning Board of Appeals & Subdivision for Apartments

at Address: 321 - 343 Cortland Ave and 301-305 Cortland Ave & 102-108 Alexander Ave - TMP (085.-03-21.0, 085.-03-22.0, 085.-03-23.0, 085.-03-24.0, 085.-03-25.0, 085.-03-26.0, 085.-03-01.0, 085.-03-02.0, 085.-03-03.0, 085.-03-31.0, 085.-03-32.0)

Handwritten signatures and notes:
George M. Jones
Syracuse, NY
7/25/11

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.

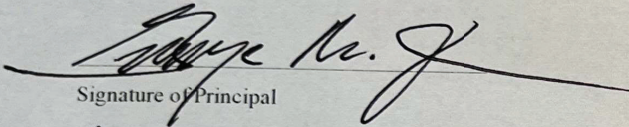
TERMINATION

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

4/11/2024
Date

George M. Jones
Name Printed

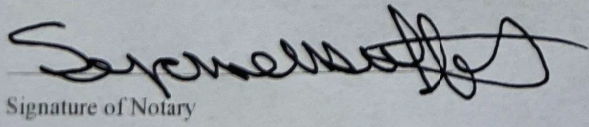
8017 John Gray Dr. Cicero, NY 13039
Address

(201) 600-7275
Telephone Number

State/Commonwealth of New York
County of Oswego

On this 11 day of April, 2024, before me, Suzanne H Moffat, personally appeared George M Jones 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)

SUZANNE H MOFFAT
Notary Public - State of New York
No. 01MO6092113
Qualified in Oswego County
My Commission Expires May 12, 2027

My commission expires: May 12, 2027

Property Tax Assessment Addresses		
Street Number & Name	TAX ID #s	Area (ac)
343 Cortland Ave	085.-03-21.0	0.21
335 Cortland Ave	085.-03-22.0	0.023
329-31 Cortland Ave	085.-03-23.0	0.012
327 Cortland Ave	085.-03-24.0	0.16
321-23 Cortland Ave	085.-03-25.0	0.06
323 Cortland Ave	085.-03-26.0	0.04



March 06, 2024

Zoning Administration
City of Syracuse
300 South State Street
Syracuse NY 13202

**RE: Site Plan Application Lot A
Bishop Jones Community Residences
CHA Project No. 080841**

Dear Zoning Administrator:

CHA, on behalf of the owner, is pleased to submit the attached Site Plan Application for the above referenced project. The proposed project is to construct a new multifamily building with 30 affordable and supportive units along with parking and utility improvements. As part of the application a subdivision will be required and submitted under separate cover to combine the 6 existing individual parcels into 1 parcel. The existing 6 lots have split zoning, four of the lots are zoned R5 with a total area of 20,610sf and two lots zoned MX-1 with a total area of 4,622sf. During the predevelopment meeting the zoning office said that they would recommend the rezone of the two smaller MX-1 parcels to R5 to prevent split zoning on the proposed lot. This site plan application will be considered “Lot A” of the greater Bishop Jones Community Residences project that includes two separate lots. As the parcels are not connected the zoning office has requested that they be submitted as separate projects but will both be owned and operated by Helio Health.

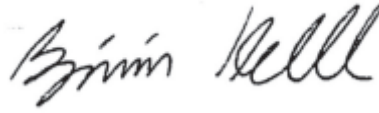
The proposed multifamily building will provide affordable housing with integrated permanent supportive housing and as such have requested reductions in the required parking as allowed for in the zoning code for mixed income development. Additionally, the project is requesting a reduction in parking for proximity to transit as there is a bus stop directly in front of the project. The project is looking to maximize its benefit to the Syracuse community and provide the greatest number of low-income housing units as possible between the two sites.

The following materials are enclosed:

- Site Plan Application
- SEQR – Short Environmental Assessment Form
- Site & Streetscape Photos
- Survey of Existing Properties – One Full Size & One – 11x17
- Site Plan – One Full Size & One – 11x17
- Floor Plans & Elevations – One Full Size & One – 11x17

If you should require any additional information or have any questions, please do not hesitate to contact our office at 315-257-7258 or BHarrell@chasolutions.com.

Very truly yours,

A handwritten signature in black ink that reads "Ben Harrell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Ben Harrell, P.E.
Project Engineer IV

Enclosures

Cc:

V:\Projects\ANY\K6\080841.000\07_Permitting\Local\2024-03-06 Site Plan Application_Lot A\0 - Cover Letter-03-06-2024.doc





LOCATION PLAN
Scale: 1" = 500'

NOTES:

Total area: 1,024.3 acres.
 Density: 10.1 units per acre.
 Present Zone: R5 High Density Residential
 Proposed Zone: R5 High Density Residential
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are not guaranteed.
 The premises shown hereon is within Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of 1 foot or less; areas of 1% annual chance flood with average depth of 1 foot or more; and areas protected by levees from 1% annual chance flood).
 Flood Insurance Program Flood Insurance Rate Map Community Flood Hazard Insurance Study, dated 10/13/12, 21, 22, 23, 24, 25, 26, 28, 31 & 32.
 Tax Map Nos. 85-03-1, 2, 3, 21, 22, 23, 24, 25, 26, 28, 31 & 32.
 C.E.P. 23

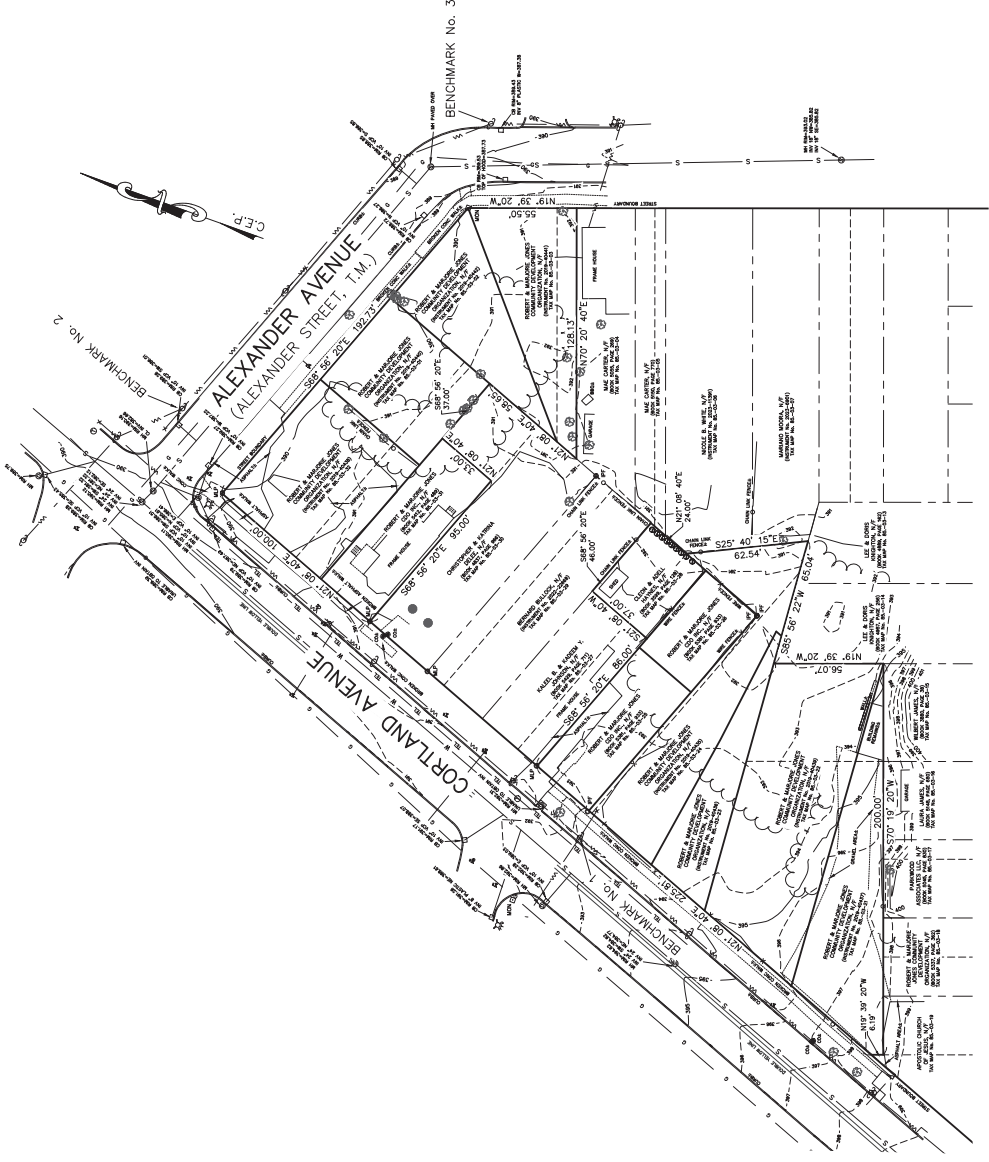
TRACT MAPS:
 Date Filed: April 30, 1877
 Map No.: 268
 By: E. Griffin, C.E.
 Date Filed: March 2, 1882
 Map No.: 330

LEGEND:

- indicates original grade
- indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe end/or monument found
- indicates subroad
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates edge of trees and brush
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

Subject to all adjustments of date, as necessary and subject to the provisions of the State, as necessary and subject to the provisions of the State, as necessary and subject to the provisions of the State, as necessary.

- BENCHMARKS:**
 BENCHMARK NO. 1 - MAG NAIL SET IN UTILITY POLE
 ELEV=394.32
 BENCHMARK NO. 2 - MAG NAIL SET 1' UP IN UTILITY POLE
 ELEV=390.03
 BENCHMARK NO. 3 - MAG NAIL SET 1.5' UP IN UTILITY POLE
 ELEV=391.32



GRAPHIC SCALE
 1" = 200' FT.

TOPOGRAPHIC SURVEY
 LOT NO. 7 & PART OF LOT NO. 6
FURMAN TRACT
 LOT NOS. 16 THROUGH 21, 39 AND PART OF LOT NO. 25
 PART OF BLOCK NOS. 397 & 1002
 ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
 LAND SURVEYING P.C.
 NORTH SYRACUSE, NY 13202
 PHONE: (315) 457-8287
 EMAIL: info@ianuziromans.com

DATE: SEPTEMBER 19, 2023
 SCALE: 1" = 30'
 FILE NO.: 2286.114
 SHEET NO.:
 OF NO. 1742



LOCATION PLAN
Scale: 1" = 500'

NOTES:

Total area: 44,602 sq. ft.
Town (11) existing; Two (2) proposed.
Present Zone: R5 High Density Residential & M1-1 Urban Neighborhood
Location underground utilities taken by field measurement where appropriate only.
The proposed development is located in Flood Zone "A" (Areas of 1.0 to 3.0 feet annual chance flood; areas of 1% annual chance flood with overtopping depths of less than 1 foot or with drainage areas less than 1 acre) and Flood Zone "AE" (Special Flood Hazard Area (SFHA) according to Federal Emergency Management Agency National Flood Insurance Program (NFIP) Flood Insurance Rate Study (FIRI) Panel No. 360999-217 F, Effective date: November 4, 2016.
Tax Map Nos.: 65-03-1, 2, 3, 21, 22, 23, 24, 25, 26, 31 & 32
C.E.# 23

TRACT MAPS:
Date Filed: April 30, 1877
Map No.: 268
By: R. Griffin, C.E.
Date Filed: March 2, 1882
Map No.: 330

LEGEND:

- Indicates light stand
- Indicates utility pole, anchor & overhead lines
- Indicates iron pipe end/or monument found
- Indicates culvert
- Indicates sign
- Indicates storm culvert
- Indicates gas main, gas valve & gas line marker
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates underground telephone line, manhole & box
- Indicates underground electric line & manhole
- Indicates underground television cable & box
- Indicates edge of trees and brush
- Indicates boundary line
- Indicates adjacent parcel line
- Indicates old/original parcel line
- Indicates easement line
- Indicates centerline road

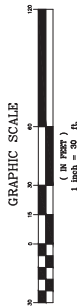
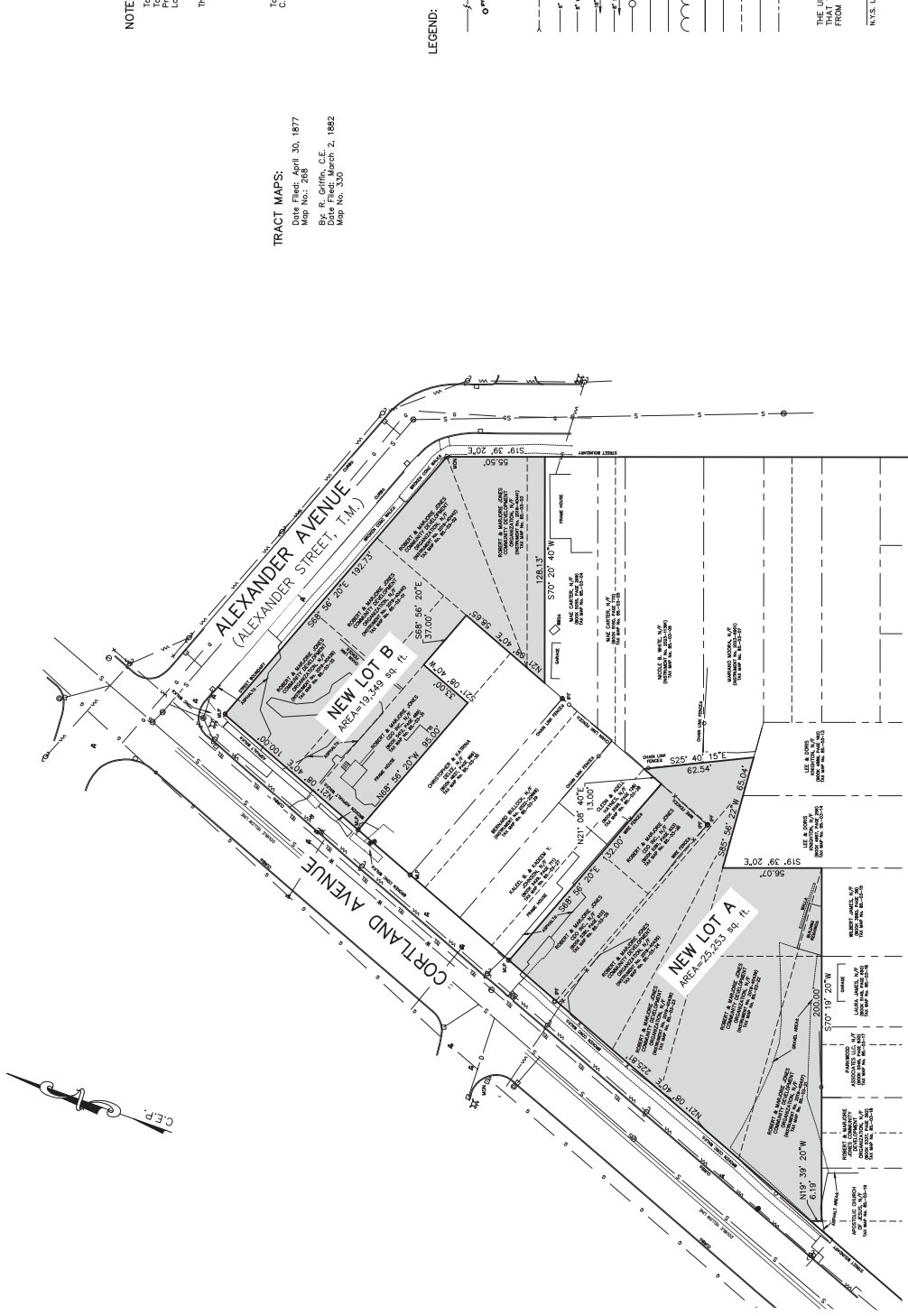
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

Subject to any adjustment of lines as necessary and as to the accuracy of the same, except as otherwise indicated by this map, the undersigned certifies that the same were taken from actual survey and are true and correct.

VERIFICATION BY INDIVIDUALS QUALIFIED IN ACCORDANCE WITH SECTION 200-A OF THE SURVEYS AND MAPPING LAW.

FINAL PLAN
HELIO HEALTH SUBDIVISION
PART OF BLOCK NOS. 397 & 1002
NEW YORK CITY
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
LAND SURVEYING P.C.
NORTH SPRINGFIELD, NY 13322
PHONE: (315) 437-5250
FAX: (315) 437-5251
EMAIL: info@ianuzi.com
DATE: MARCH 19, 2024
SCALE: 1" = 30'
FILE No.: 2286.114
SHEET No.:
FB No.: 1742



CITY OF FRANKLIN PLANNING COMMISSION

CITY OF FRANKLIN ZONING DEPT.

CITY OF FRANKLIN PLANNING DEPT.

CITY OF FRANKLIN DEPT. OF PLANNING



Photo 1



Photo 2



Photo 3



Photo 4



Photo 6



Photo 8



Photo 5



Photo 7



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



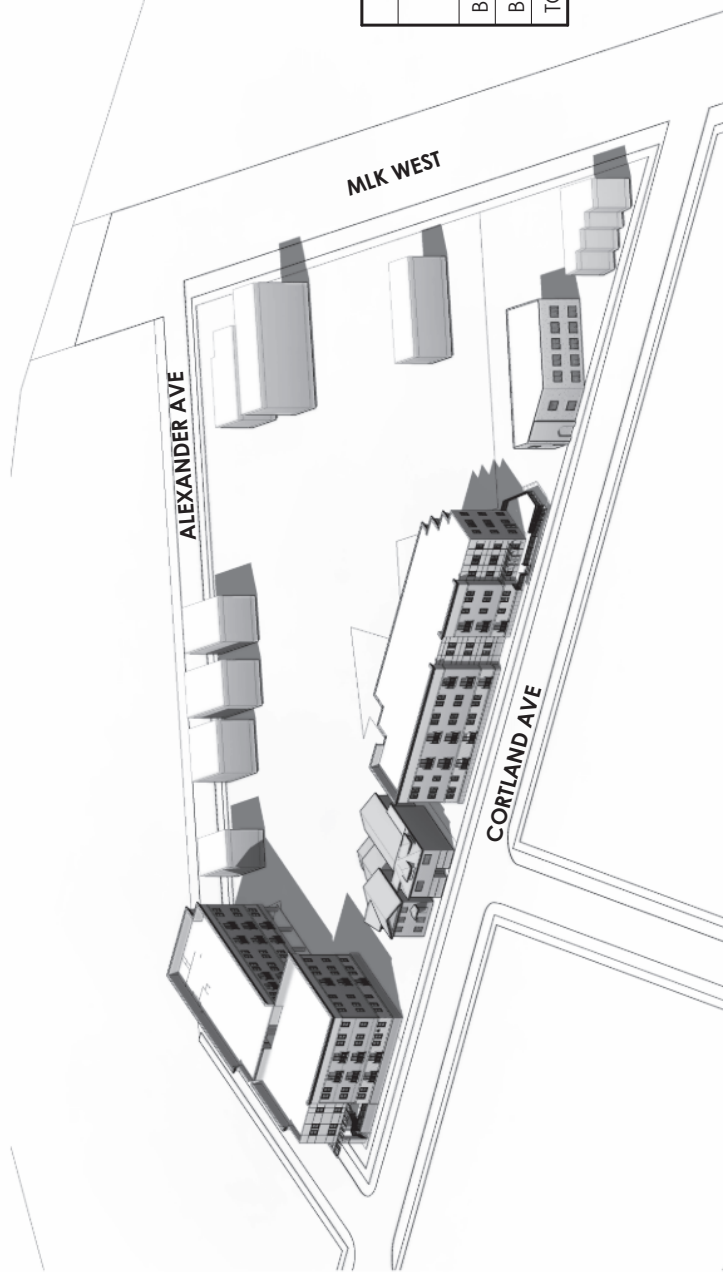
Photo 17



Photo 18



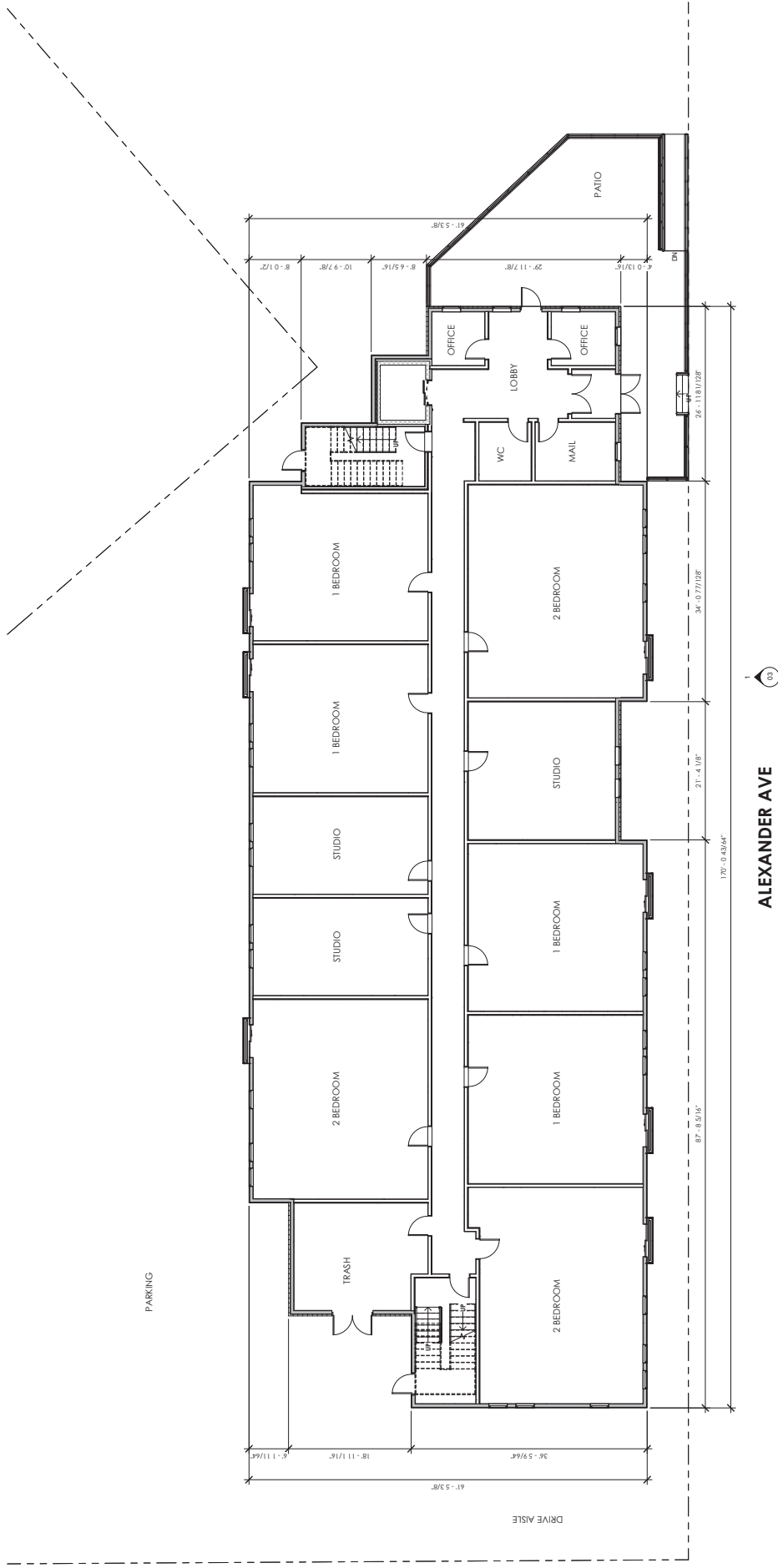
Photo 19



BUILDING DATA

APARTMENTS				
	STUDIO	1 BDRM	2 BDRM	TOTAL
BLDG. A	9	12	9	30
BLDG. B	9	20	8	37
TOTAL	18	32	17	67

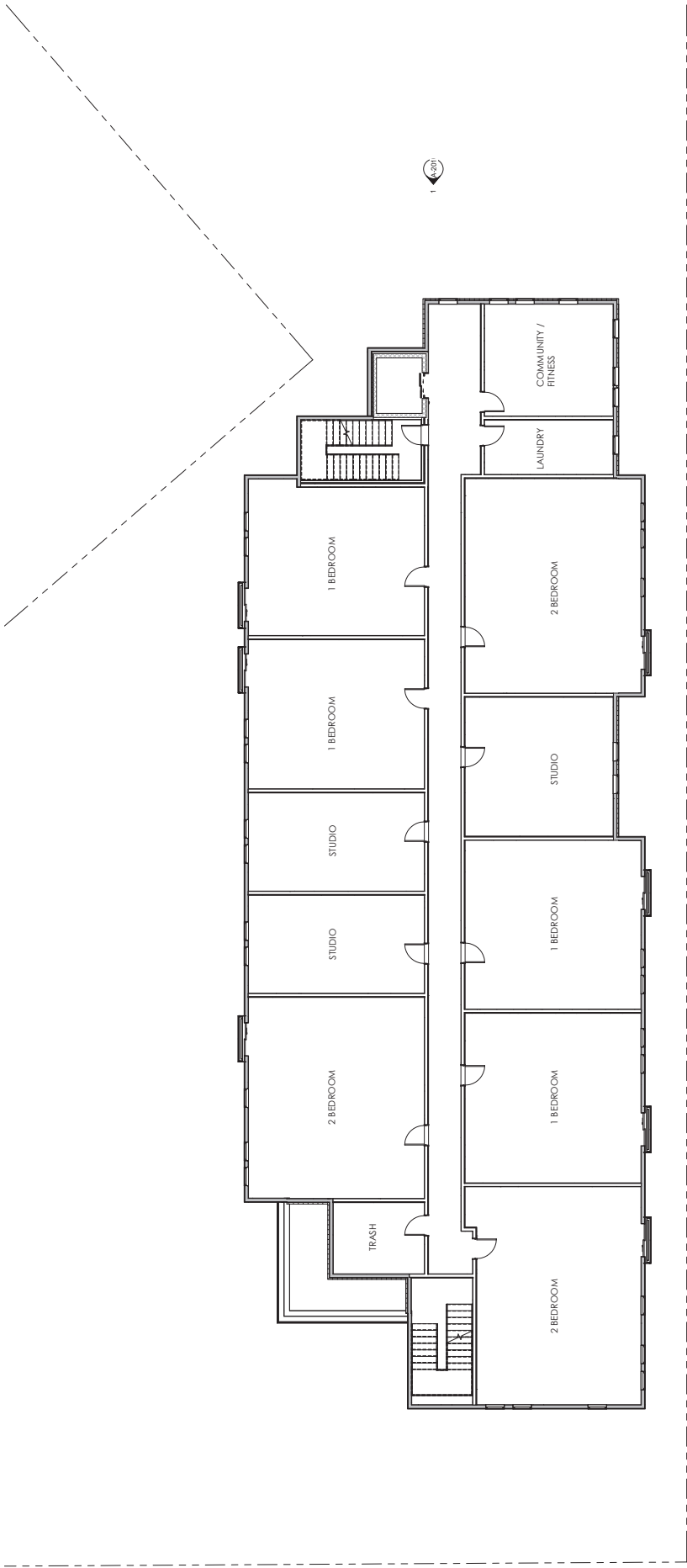
AREA					
	FLOOR 1	PARKING/ OUTDOOR AREAS	FLOOR 2	FLOOR 3	TOTAL FLOOR AREA
BLDG. A	9,355 SF	1,115 SF	9,130 SF	9,130 SF	27,615 SF
BLDG. B	10,743 SF	5,932 SF	11,201 SF	11,201 SF	33,145 SF
TOTAL					60,760 SF



1 BUILDING A - FIRST FLOOR PLAN

0" 1" 2" 4" 8"
1/8" = 1'-0"

ALEXANDER AVE



1 SECOND AND THIRD FLOOR PLAN



EXTERIOR MATERIALS

HARDIE PANE	
[HP-1]	DEEP OCEAN
[HP-2]	ARCTIC WHITE

HARDIE PLANK LAP SIDING	
[LS-1]	COBBLE STONE
[LS-2]	ARCTIC WHITE

BRICK	
[B-1]	BRICK IT - HARWOOD WILDERNESS SERIES



1 BUILDING A - NORTHWEST (CORTLAND AVE)



City of Syracuse

Parcel History

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-21.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
343 Cortland Ave	03/26/20	Completed Complaint	Sewer Back Up	Completed	2020-05121 bu
343 Cortland Ave	04/02/24	Project	Resubdivision	Active	R-24-17B The proposed Resubdivision is to combine 6 existing lots (343 Cortland Ave, 335 Cortland Ave, 329-31 Cortland Ave, 327 Cortland Ave, 321-23 Cortland Ave, 323 Cortland Ave Rear) into 1 new lot. New Lot A consists of 6 lots that have split zoning, four of the lots are zoned R5 and two lots zoned MX-1. New lot A : 25253 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
Tax Map #: 085.-03-22.0
Owners: Robert & Marjorie Jones CDO
Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
335 Cortland Ave	03/28/24	Project	Major Site Plan Review	Active	MaSPR-24-09 Construct a 30 unit, multi-unit dwelling apartment building with a rear parking lot for 14 parking spaces. Companion resub application to combine 6 parcels into 1 parcel to be known as Lot A and the new address to be 323 Cortland Ave. SEQR: unlisted, coordinated review. Lead Agency letters sent 3/15/24.
335 Cortland Ave	04/02/24	Project	Resubdivision	Active	R-24-17 The proposed Resubdivision is to combine 6 existing lots (343 Cortland Ave, 335 Cortland Ave, 329-31 Cortland Ave, 327 Cortland Ave, 321-23 Cortland Ave, 323 Cortland Ave Rear) into 1 new lot. New Lot A consists of 6 lots that have split zoning, four of the lots are zoned R5 and two lots zoned MX-1. New lot A : 25253 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
 Tax Map #: 085.-03-23.0
 Owners: Robert & Marjorie Jones CDO
 Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
329-31 Cortland Ave	10/02/19	Permit Application	Small Cell	Issued	PC-0708-19 Site Name- NYONONSYRA_LEONST_03 Location Code-539841 Pole Number: NG # 20 Project Number:20191948736 Pole Replacement-Yes
329-31 Cortland Ave	10/16/19	Permit	Small Cell	Open	5G-Installation Contact: Robert Willson (315-264-3049) PC-0708-19 Site Name- NYONONSYRA_LEONST_03 Location Code-539841 Pole Number: NG # 20 Project Number:20191948736 Pole Replacement-Yes
329-31 Cortland Ave	04/23/20	Permit Application	Electric	Issued	5G-Installation Contact: Robert Willson (315-264-3049) Expires 10/16/2024
329-31 Cortland Ave	04/24/20	Inspection	Inspector Notification	In Progress	41210 Electric
329-31 Cortland Ave	05/14/20	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	06/04/20	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	07/16/20	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	01/13/21	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	02/03/21	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	03/03/21	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	04/20/21	Inspection	Inspector Notification	In Progress	
329-31 Cortland Ave	05/13/21	Inspection	Inspector Notification	Pass	
329-31 Cortland Ave	05/17/21	Completed Permit	Electric	Certificate Issued	41210 Electric Certificate of Completion #41210

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
329-31 Cortland Ave	04/02/24	Project	Resubdivision	Active	R-24-17C The proposed Resubdivision is to combine 6 existing lots (343 Cortland Ave, 335 Cortland Ave, 329-31 Cortland Ave, 327 Cortland Ave, 321-23 Cortland Ave, 323 Cortland Ave Rear) into 1 new lot. New Lot A consists of 6 lots that have split zoning, four of the lots are zoned R5 and two lots zoned MX-1. New lot A : 25253 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
 Tax Map #: 085.-03-24.0
 Owners: Robert & Marjorie Jones CDO
 Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
327 Cortland Ave	06/24/13	Completed Complaint	Pot Holes in Road	Completed	2013-14188 Holes need to be filled from South ave to Midland
327 Cortland Ave	04/02/24	Project	Resubdivision	Active	R-24-17D The proposed Resubdivision is to combine 6 existing lots (343 Cortland Ave, 335 Cortland Ave, 329-31 Cortland Ave, 327 Cortland Ave, 321-23 Cortland Ave, 323 Cortland Ave Rear) into 1 new lot. New Lot A consists of 6 lots that have split zoning, four of the lots are zoned R5 and two lots zoned MX-1. New lot A : 25253 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
 Tax Map #: 085.-03-25.0

Owners: HIGHLANDER ASSOC, Robert & Marjorie Jones CDO
 Zoning: MX-1

Address	Date	Transaction	Transaction Type	Status	Description
321-23 Cortland Ave	12/07/12	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
321-23 Cortland Ave	12/07/12	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
321-23 Cortland Ave	12/07/12	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
321-23 Cortland Ave	12/07/13	Inspection	Complaint Inspection	Fail	
321-23 Cortland Ave	01/13/14	Permit Application	Demolition	Issued	13809 demo 2 family
321-23 Cortland Ave	01/13/14	Completed Permit	Demolition	Certificate Issued	13809 demo 2 family Certificate of Completion #13809
321-23 Cortland Ave	01/14/14	Inspection	Inspector Notification	In Progress	
321-23 Cortland Ave	03/21/14	Inspection	Final Inspection	Pass	
321-23 Cortland Ave	10/02/14	Completed Complaint	Property Maintenance-Ext	Completed	2012-26880
321-23 Cortland Ave	04/02/24	Project	Resubdivision	Active	R-23-17E The proposed Resubdivision is to combine 6 existing lots (343 Cortland Ave, 335 Cortland Ave, 329-31 Cortland Ave, 327 Cortland Ave, 321-23 Cortland Ave, 323 Cortland Ave Rear) into 1 new lot. New Lot A consists of 6 lots that have split zoning, four of the lots are zoned R5 and two lots zoned MX-1.
321-23 Cortland Ave	04/03/24	Project	Zone Change	Active	New lot A : 25253 SF Z-2865

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
 Tax Map #: 085.-03-26.0
 Owners: Robert & Marjorie Jones CDO
 Zoning: MX-1

Address	Date	Transaction	Transaction Type	Status	Description
323 Cortland Ave Rear	12/07/12	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
323 Cortland Ave Rear	12/07/12	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
323 Cortland Ave Rear	12/07/12	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
323 Cortland Ave Rear	12/07/13	Inspection	Complaint Inspection	Fail	
323 Cortland Ave Rear	01/13/14	Permit Application	Demolition	Issued	13810 demo 1 family
323 Cortland Ave Rear	01/13/14	Completed Permit	Demolition	Certificate Issued	13810 demo 1 family Certificate of Completion #13810
323 Cortland Ave Rear	01/14/14	Inspection	Inspector Notification	In Progress	
323 Cortland Ave Rear	03/21/14	Inspection	Final Inspection	Pass	
323 Cortland Ave Rear	10/02/14	Completed Complaint	Property Maintenance-Ext	Completed	2012-26883
323 Cortland Ave Rear	01/05/17	Periodic Inspection	Rental Registry	Invalid - failed to	
323 Cortland Ave Rear	11/15/18	Periodic Inspection	Rental Registry	Invalid - failed to	
323 Cortland Ave Rear	04/02/24	Project	Resubdivision	Active	R-24-17F The proposed Resubdivision is to combine 6 existing lots (343 Cortland Ave, 335 Cortland Ave, 329-31 Cortland Ave, 327 Cortland Ave, 321-23 Cortland Ave, 323 Cortland Ave Rear) into 1 new lot. New Lot A consists of 6 lots that have split zoning, four of the lots are zoned R5 and two lots zoned MX-1.
					New lot A : 25253 SF



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is proposing construction of two new multifamily buildings with 67 total units on two separate lots in a High Density Residential (R5) zoning district; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a zone change referral (Z-24-82), an area variance referral (Z-24-83), and a subdivision referral (S-24-11); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; per the Site Plan dated 11/27/23, area A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has approximately 223' of frontage on Cortland Avenue; area B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has approximately 350' of frontage; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, per the Environmental Assessment Forms (EAF) dated 3/5/24, 0.57 acres for area A and 0.44 acres for area B, totaling 1.01 acres of the site will be disturbed by the proposed project; note, 1.01 acres is the total area of both sites; per the EAFs, "stormwater will be directed to existing storm sewer and regulated per NYDEC and City of Syracuse regulations";
- ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to public drinking water with new connections proposed for the two buildings; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area with new connections proposed to serve the buildings;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that all of area B and a large portion of area A is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation;

ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Cortland Avenue and nearby Midland Avenue and South Salina Street have public transit service and bus stops are located within 300' of the site; and

WHEREAS, the Site Plan shows new sidewalks will be constructed in front of the buildings; sidewalks are present on all streets in the immediate area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, C734144A, C734161, C734140, 734141) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Sears, Roebuck and Company Store and the MLK Apartments which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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



Martin E. Voss, Chairman
Onondaga County Planning Board

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Robert&Marjorie Jones CDO Inc
From: Cristian Toellner, Zoning Planner
Date: 4/11/2024 10:29:38 AM
Re: Major Site Plan Review MaSPR-24-09
335 Cortland Ave, Syracuse, 13205

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 if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
DPW - Sanitation & Sewers	Conditionally Approved	03/28/2024	Vinny Esposito	A full SWPPP is required to be submitted, and must be reviewed approved by the City Engineer.
DPW - Transportation Planner	Internal Review Complete	04/03/2024	Neil Milcarek-Burke	Updated plans required - Alexander Street curbing to be replaced with full-reveal granite curb along entire frontage - Building B to utilize a a single curb-cut or design that totals no greater than 24' of drop curb to facilitate parking area access and trash room services, as proposed the 2 curb-cut layout is atypical and in excess of 24' curb cut max width/1 driveway per parcel - Interior long-term bike parking to be included, at ~1space per unit, a typical rack provides 2 spaces. Interior bike parking should be accessible without stairs and via an entrance separate from motor vehicles. Short-term bike parking can be addressed via staple rack(s) at conspicuous and well-lit areas near main entrances - Building frontages should incorporate foundation plantings with a varied schedule of perennial plant materials, and street trees as determined by Forestry, to improve streetscape as part of this project
Water Engineering	Conditionally Approved	04/09/2024	Kim Kelchner	04/09/2024 Note: Demolition/ water service kills is \$1,000.00 per service kill. There is water available on both roads. Backflow Preventers Required,,Owner/ Developer has to complete Cross Connection Control Plans for backflow preventers for both buildings. Water Service Applications have to be submitted to SWD Kim Kelchner Kkelchner@syr.gov
Zoning Planner	Pending	03/28/2024		

Onondaga Co Planning Board	Approved	03/28/2024	Cristian Toellner	<p>OCPB has determined that the referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board (CPC).</p> <p>OCPB has an advisory note: "Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the Municipality is advised to ensure that the applicant has obtained the appropriate permit from the NYS DEC prior to municipal approval"</p>
Planning Commission	Pending	03/28/2024		
Eng. Design & Cons. - Zoning	Internal Review Complete	04/09/2024	Mirza Malkoc	<ul style="list-style-type: none"> • All construction in the R.O.W. will require a permit, all construction in the R.O.W. to be per City standards and specifications. • Complete set of the stamped engineering site plans with specific details are required to complete a detailed project permit review. • Stormwater Pollution Prevention Plan (SWPPP) is required for review due to disturbance of greater than 10,000sf. • Stormwater Access & Maintenance Agreements shall be submitted for review. • Proposed grading shall be graded to prevent stormwater sheet flow to adjoining properties & to the City R.O.W. • Floodplain permit approval is required from the City of Syracuse before building permits can be issued to the applicant. • The Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. Applicant shall submit sanitary flow data to the Engineering Department, the determined offset plan then most likely will require Common Council Approval. • Onondaga County Plumbing Control shall review and approve the plans as well.
Eng. Mapping - Zoning	Internal Review Complete	04/01/2024	Ray Wills	<p>-There is a City of Syracuse ROW marker buried at the angle point on property line on Alexander. This monument has been inventoried and is not to be disturbed UNDER ANY CIRCUMSTANCES. This includes installation or excavation of fencing, sidewalk, etc.</p> <p>-There is a mandatory 5' buffer zone surrounding all City of Syracuse Right of Way/Survey monuments, monuments are protected by law under the City of Syracuse General Ordinance Article 11, Sec 16-39 & 16-40, any work surrounding these monuments must be done exclusively by hand, no machinery as that may impact the integrity and accuracy of the monument, and must be done under the supervision of the Dept of Engineering Mapping Division, notify this office at least 3 business days in advance to coordinate. We can be reached at 315-448-8211.</p>
City Engineer - Zoning	Pending	04/01/2024		
Parks - Forestry	Pending	04/09/2024		