

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-24-10</i>	<i>Staff Report – April 15, 2024</i>
<i>Application Type:</i>	Major Site Plan Review
<i>Project Address:</i>	To be known as 301 Cortland Avenue (085.-03-32.0) Includes: 102, 106, 108 Alexander Ave. & 301-05, 309 Cortland Ave.
<i>Summary of Proposed Action:</i>	Companion Resubdivision to combine 5 lots into one, demolish a vacant structure, and redevelop the site for a 3-story, multi-unit apartment building for 37- affordable and supportive living dwelling units with on-site parking at grade and under the residential units, as well as site features that include a stormwater runoff retention system, new sidewalks, and a new curb cut.
<i>Owner/Applicant</i>	Robert & Marjorie Jones CDO (Owner) Ben Harrell, CHA (Representative)
<i>Existing Zone District:</i>	High Density Residential, R5 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north and east are in Light Industry and Employment, LI Zone District, to the south are in High Density Residential, R5 Zone District, and to the west are in Low Density Residential, R2 Zone District.
<i>Companion Application(s)</i>	R-24-18: Resubdivision to combine 5 lots into one new lot. V-24-07: Area variance to seek relief from requirements of lot minimum area and impervious coverage maximum.
<i>Scope of Work:</i>	After the Resubdivision, and successfully obtaining area variances to allow for smaller dwelling units and to exceed impervious surface coverage, the abandoned single-unit home at 309 Cortland Ave. will be demolished, and the site will be redeveloped to accommodate a 3-story multi-unit apartment building with on-site parking for 8 vehicles. Parking reductions were applied pursuant to ReZone, Art. 4, Sec. 4.4E that reduced the 18 required parking spaces to 8 spaces.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The project proposal will put 37 affordable dwelling units online in an area with many vacant lots. - The associated site work will install new sidewalks and replace old, deteriorated sidewalks along the perimeter of the site and granite curbs where no curbs currently exist. - The applicant stated they will provide landscaping plans and integrate bicycle parking into the plans ahead of the next CPC meeting. - The applicant also confirmed there will be stormwater runoff mitigation systems designed to all City of Syracuse and NYS DEC regulations but won't proceed forward until the project successfully secures the area variances. - The site plan conforms to setback regulations, building height, and transparency requirements pursuant to ReZone, Art. 2, Sec. 2.6B.
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	There is no zoning procedural history related to the 5 lots. There is an existing vacant building on 309 Cortland Ave that will be demolished before the new construction. Historical atlases (figure 1) shows that in the 1920s that Alexander Street and Cortland Avenue had no vacant lots, however, over time many of the buildings became dilapidated and were demolished.
<i>Code Enforcement History:</i>	See attached code enforcement history.

MaSPR-24-10

Zoning Violations:	The current lot has no zoning violations; however, the proposed site plan is seeking relief from density and impervious surface coverage pursuant to ReZone, Art. 2, Sec. 2.6B.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is irregular in shape with 100 feet of frontage on Cortland Ave and 248.23 feet of frontage on Alexander Ave.
SEQR Determination:	Pursuant to the 6 NYCRR § 617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n

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

- Major Site Plan Review
- Full Environmental Assessment Form Part 1
- Durable Power of Attorney
- 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 Syraucse, 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 Jobes Community Residences, Building B; Passero Associates Engineer and Architecture; March 2024

Attachments:

Major Site Plan Review Application
Code Enforcement History

OCPB Comments
IPS Comments from City Departments

MaSPR-24-10

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-24-10

Figure 2: Aerial Imagery of Subject Properties



Description: Figure 2 shows satellite imagery of the 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

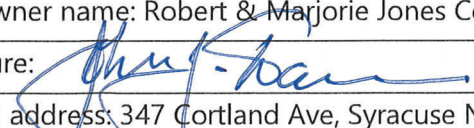
Site Plan Review Application

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 B		
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): N/A	Proposed: 37	
Current onsite parking (if applicable): N/A	Proposed: 8	
Zoning (base and any overlay) of property: R-5 High Density Residential		
Companion zoning applications (if applicable, list any related zoning applications): Subdivision Application, Area Variance Application		
Type of Site Plan: <input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor		
Project construction (check all that apply): <input checked="" 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: 18" x 80"	Type: Wall Sign (building address)	Location: Front Elevation along Alexander Ave on Column
Size: 10" x 66"	Type: Wall Sign	Location: Front Elevation along Cortland Ave adjacent to entrance
Nature and extent of Site Plan requested (attach additional pages if necessary): Demolition of existing abandoned single family home and construction of a new multifamily building with parking on a portion of the ground floor and site improvements to support the units.		

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 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
10/25/11
705.51.1511

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.

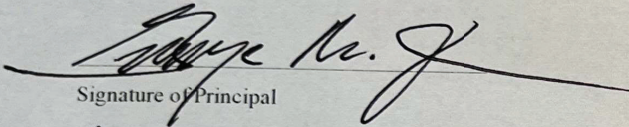
TERMINATION

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

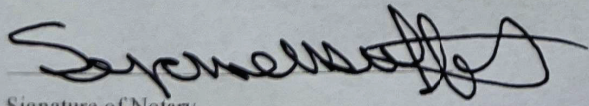
Telephone Number

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)
102 Alexander Ave	085.-03-01.0	0.08
106 Alexander Ave	085.-03-02.0	0.17
108 Alexander Ave	085.-03-03.0	0.14
309 Cortland Ave	085.-03-31.0	0.07
301-05 Cortland Ave	085.-03-32.0	0.12



March 06, 2024

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

**RE: Site Plan Application Lot B
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 37 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 5 existing individual parcels into 1 parcel. The project is also submitting an area variance application for proposed density and structural coverage. This site plan application will be considered “Lot B” 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.

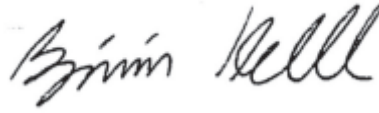
The proposed multifamily building will provide affordable housing with integrated permanent supportive housing and as such have requested reductions in the required parking as allowed for in the zoning code for mixed income development. Additionally, the project is requesting a reduction in parking for 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 written in a cursive style with a large, prominent "B" and "H".

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 B\0 - Cover Letter-03-06-2024.doc





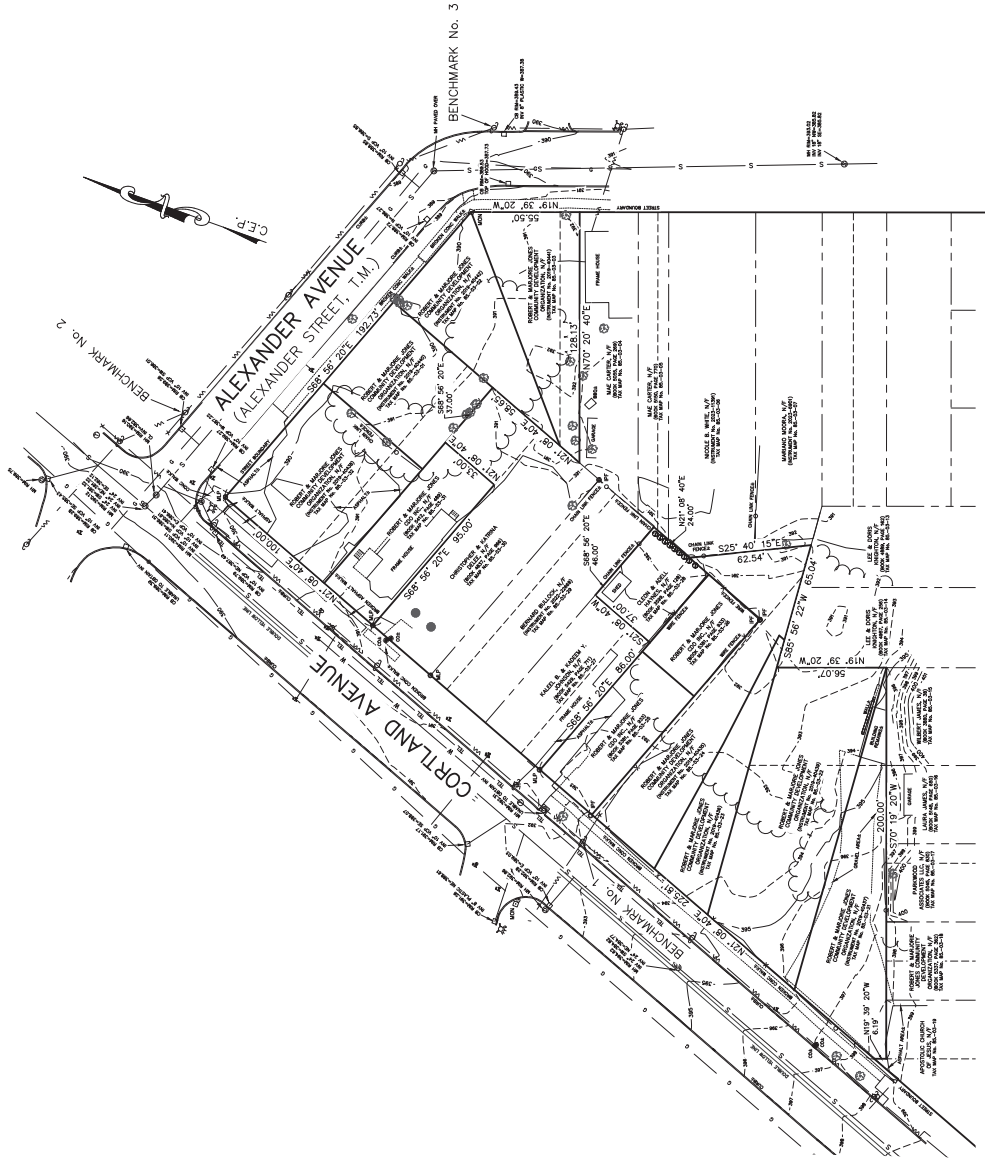
LOCATION PLAN
Scale: 1" = 500'

- 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

NOTES:

Total area: 1,024.47 acres.
 Density: 100 units per acre.
 Present Zone: R5 High Density Residential
 The location of all utilities shown on this map is based on field measurements and is not intended to be a representation of the location of underground utilities taken from various other sources and are not to be used as a basis for any other measurements.
 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; areas of 1% annual chance flood with average depth of 2 feet; and areas protected by levees from 18 annual chance flooding).
 Flood Insurance Program Flood Insurance Rate Map Community Development Department (NY State Department of Environmental Conservation)
 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 title, as recorded and set in the minutes of this office, and to the provisions of the laws of this State, and to the provisions of the laws of the United States, and to the provisions of the laws of the City of New York.

TOPOGRAPHIC SURVEY
 LOT NO. 7 & PART OF LOT NO. 6
FURMAN TRACT
 LOT NOS. 16 THROUGH 21, 30 AND PART OF LOT NO. 25
PART OF BLOCK NO. 397
 PART OF BLOCK NOS. 397 & 1002
 ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
 LAND SURVEYING P.C.
 NORTH SYRACUSE, NY 13202
 PHONE: (315) 437-8281
 FAX: (315) 437-8281
 EMAIL: info@ianuziromans.com

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

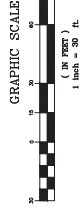




Photo 1



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



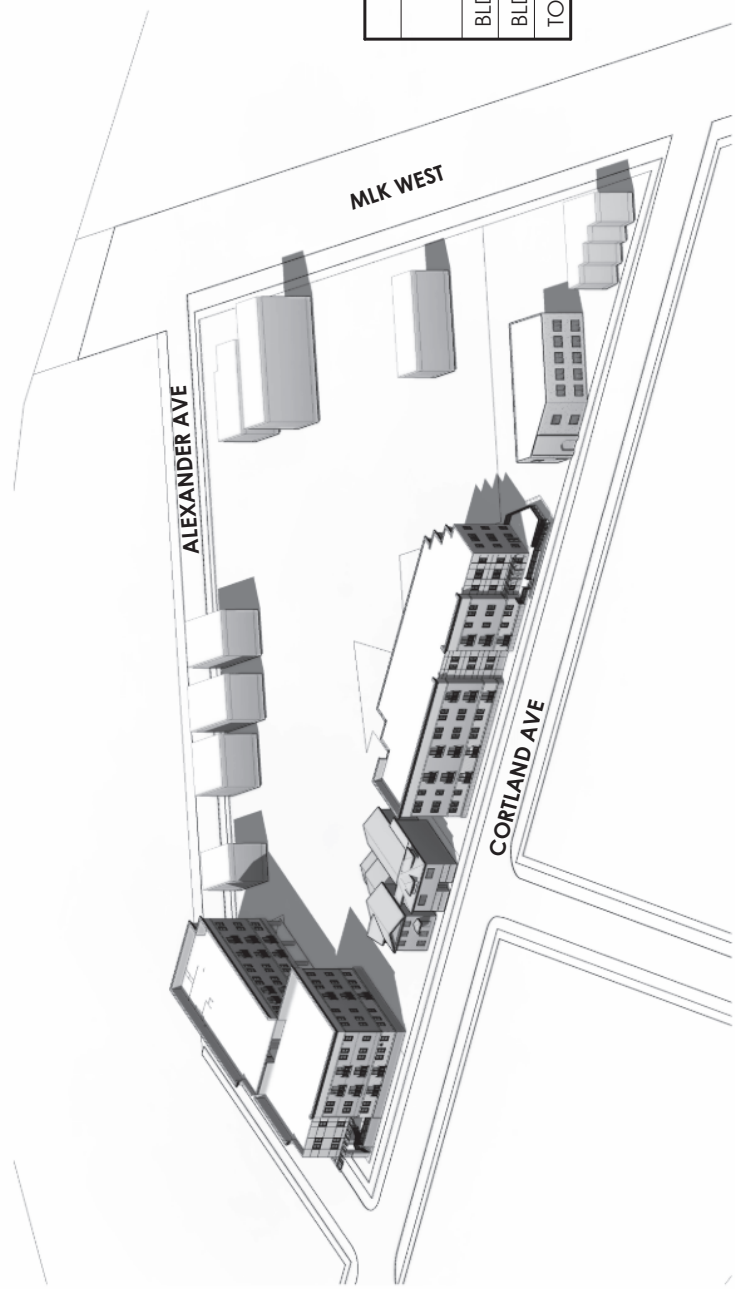
Photo 17



Photo 18



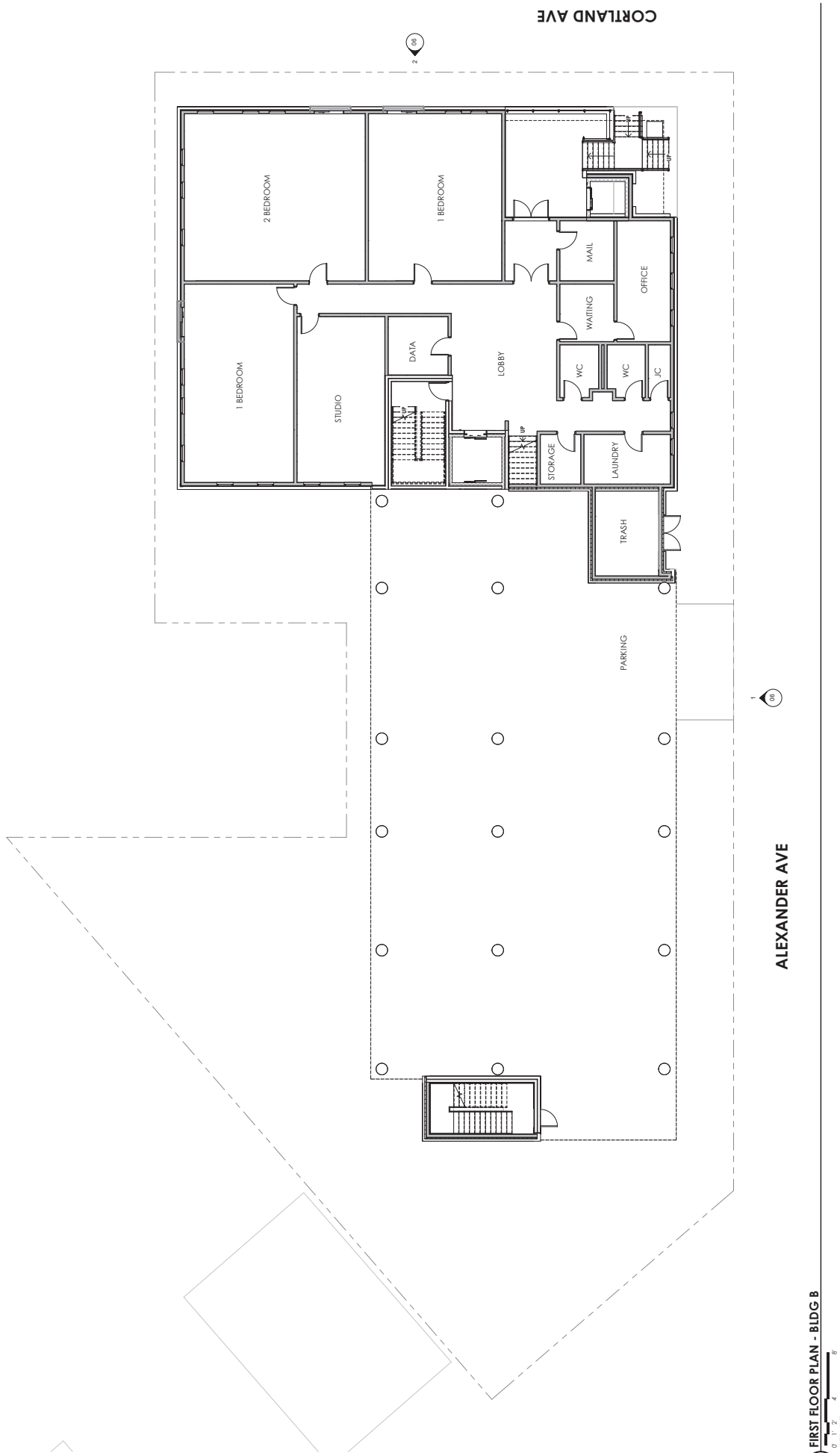
Photo 19



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



ALEXANDER AVE

1 FIRST FLOOR PLAN - BIDG B

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

PA PASSERO ASSOCIATES
engineering architecture

BISHOP JONES COMMUNITY RESIDENCES

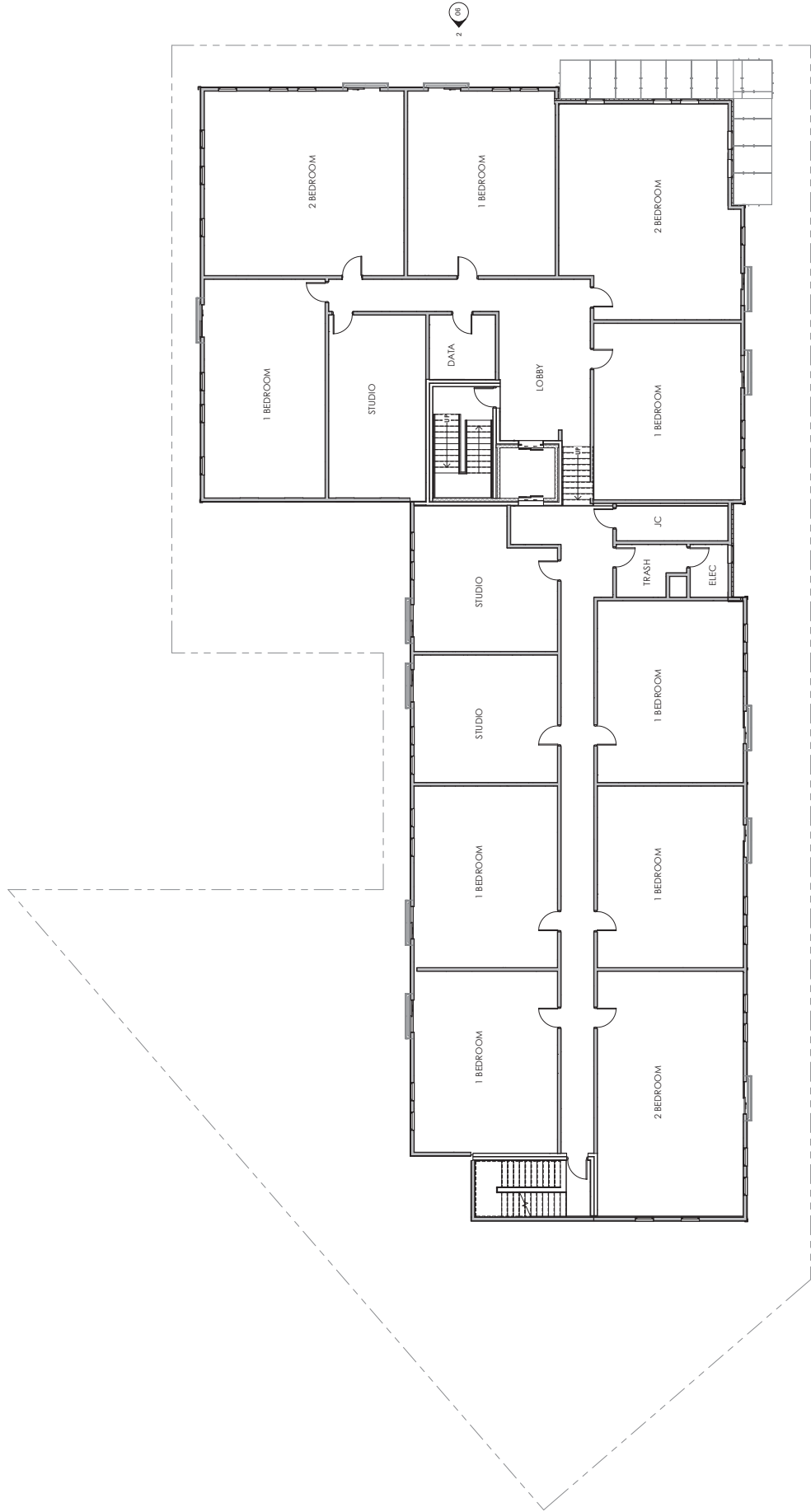
BUILDING B - 1ST FLOOR

20223452.000
MARCH 2024
SYRACUSE, NY

04

CORTLAND AVE

2 06



1 BUILDING B - SECOND AND THIRD FLOORS

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

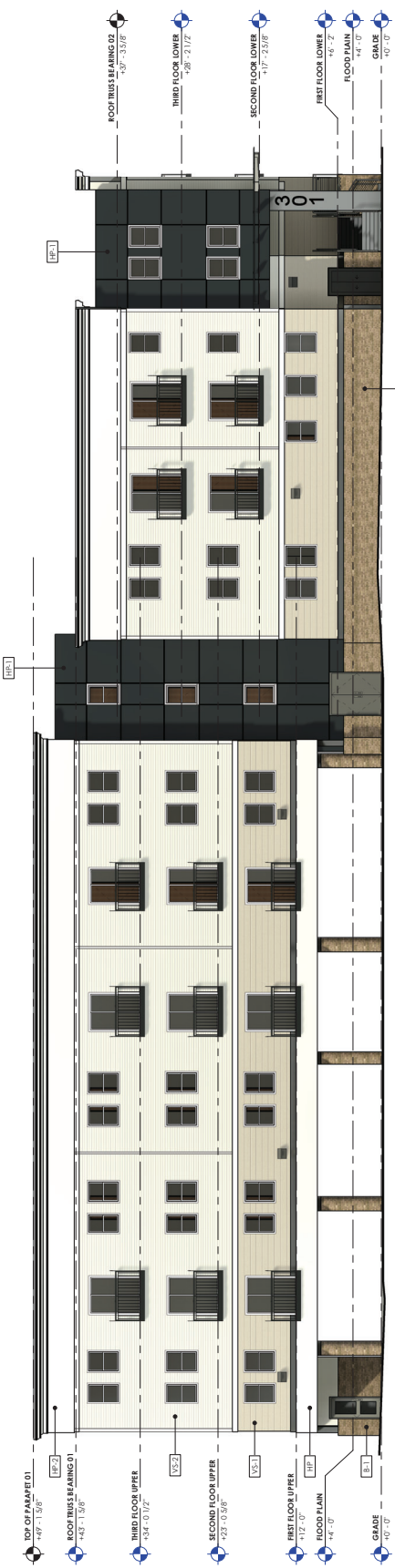
EXTERIOR MATERIALS

HARDIE PANEL	BRICK
HP-1 DEEP OCEAN	B-1 BRICK IT - HARDWOOD WILDERNESS SERIES
HP-2 ARCTIC WHITE	

HARDIE PLANK LAP SIDING
VS-1 COBBLE STONE
VS-2 ARCTIC WHITE



2 FRONT ELEVATION - BLDG B (CORTLAND AVE)



1 FRONT ELEVATION - BLDG B (ALEXANDER AVE)



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

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
Tax Map #: 085.-03-01.0
Owners: Robert & Marjorie Jones CDO
Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
102 Alexander Ave	04/03/24	Project	Resubdivision	Active	R-24-18B The proposed subdivision is to combine 5 existing lots(102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5. New lot B : 19,349 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
Tax Map #: 085.-03-02.0
Owners: Robert & Marjorie Jones CDO
Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
106 Alexander Ave	04/03/24	Project	Resubdivision	Active	R-24-18C The proposed subdivision is to combine 5 existing lots(102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5. New lot B : 19,349 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
Tax Map #: 085.-03-03.0
Owners: Robert & Marjorie Jones CDO
Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
108 Alexander Ave	04/03/24	Project	Resubdivision	Active	R-24-18E The proposed subdivision is to combine 5 existing lots(102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5. New lot B : 19,349 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024
 Tax Map #: 085.-03-31.0
 Owners: Robert & Marjorie Jones CDO
 Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	12/10/13	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	12/10/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Open	
309 Cortland Ave	12/11/13	Inspection	Progress Inspection	Fail	
309 Cortland Ave	12/11/13	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
309 Cortland Ave	12/18/13	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	12/18/13	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	01/03/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	01/10/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-28665
309 Cortland Ave	01/10/14	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	01/10/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	01/15/14	Completed Complaint	Sewer Back Up	Completed	2014-01074 sewer bu
309 Cortland Ave	01/24/14	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	01/29/14	Inspection	Complaint Re-Inspection	N/A	
309 Cortland Ave	01/31/14	Inspection	Progress Inspection	Pass	
309 Cortland Ave	03/04/14	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	03/04/14	Violation	2010 IMC - Section 307.1 - Accumulation of rubbish and garbage	Closed	
309 Cortland Ave	03/11/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	03/20/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-04063
309 Cortland Ave	03/20/14	Inspection	Progress Inspection	Pass	
309 Cortland Ave	03/21/14	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	03/21/14	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	03/21/14	Violation	2010 IMC - Section 307.1 - Accumulation of rubbish and garbage	Closed	
309 Cortland Ave	03/28/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	04/04/14	Completed Complaint	Sewer Back Up	Completed	2014-07488 sewer backup
309 Cortland Ave	04/15/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	04/28/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	05/02/14	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	05/02/14	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
309 Cortland Ave	05/05/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	05/12/14	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	06/11/14	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	07/23/14	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	09/03/14	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	10/15/14	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	11/06/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2013-28749
309 Cortland Ave	11/12/14	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	11/19/14	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-05357 T/D on the property. Ok from the owner to view from 315 cortland ave.
309 Cortland Ave	11/19/14	Inspection	Progress Inspection	Pass	
309 Cortland Ave	11/26/14	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	01/08/15	Inspection	Complaint Re-Inspection	N/A	
309 Cortland Ave	02/10/15	Inspection	Complaint Re-Inspection	N/A	
309 Cortland Ave	03/26/15	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	05/04/15	Completed Complaint	Sewer Back Up	Completed	2015-09978 b/u
309 Cortland Ave	05/06/15	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	05/06/15	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	05/12/15	Completed Complaint	Trash/Debris-Private, Occ	Completed	2015-10485
309 Cortland Ave	05/12/15	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	06/02/15	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	06/02/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
309 Cortland Ave	06/11/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	06/23/15	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	07/09/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	08/06/15	Completed Complaint	Overgrowth: Private, Occ	Completed	2015-13967
309 Cortland Ave	08/06/15	Inspection	Progress Inspection	Pass	
309 Cortland Ave	08/17/15	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	09/15/15	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	09/15/15	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	09/15/15	Violation	SPCC - Section 27-72 (e) - Trash & Debris	Closed	
309 Cortland Ave	09/15/15	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
309 Cortland Ave	09/15/15	Violation	SPCC - Section 27-11 (c) (5) Owner responsibilities	Closed	
309 Cortland Ave	09/15/15	Violation	SPCC - Section 27-74 (c) Screens	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 304.13 - Window, skylight and door frames	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 304.13.1 - Glazing	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 304.13.2 - Openable windows	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 304.15 - Doors	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 305.3 - Interior surfaces	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 305.4 - Stairs and walking surfaces	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 504.1 - General	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 602.3 - Heat supply	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 603.1 - Mechanical appliances	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 605.1 - Installation	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 607.1 - General	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 704.2 - Smoke alarms	Closed	
309 Cortland Ave	09/15/15	Violation	2010 IMC - Section 705.1 - General	Closed	
309 Cortland Ave	09/25/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	10/02/15	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	10/16/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	10/30/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	11/06/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	11/17/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	11/24/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-31842 illegal trash set out
309 Cortland Ave	11/30/15	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	11/30/15	Complaint	Lead Violations	Open	L00208 Lead Paint Violations/Health OCHD STOP RENT 8/29/17 - reissued 5/20/21
309 Cortland Ave	12/01/15	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	12/17/15	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	01/12/16	Inspection	Progress Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	02/08/16	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	02/16/16	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	03/22/16	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	03/28/16	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	04/19/16	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	04/25/16	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	05/26/16	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	06/10/16	Completed Complaint	Trash/Debris-Private, Occ	Completed	2015-26481
309 Cortland Ave	06/10/16	Inspection	Progress Inspection	Pass	
309 Cortland Ave	06/14/16	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	06/23/16	Inspection	Progress Inspection	No Work Started	
309 Cortland Ave	07/08/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-19082 code violation
309 Cortland Ave	08/04/16	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	09/20/16	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	09/22/16	Completed Complaint	Illegal Trash Set Out	Completed	2016-27780 code violation
309 Cortland Ave	09/29/16	Inspection	Complaint Re-Inspection	Fail	
309 Cortland Ave	10/04/16	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	10/18/16	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	10/28/16	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	11/22/16	Inspection	Complaint Re-Inspection	N/A	
309 Cortland Ave	12/02/16	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	01/06/17	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	01/06/17	Periodic Inspection	Rental Registry	Invalid - failed to	
309 Cortland Ave	01/26/17	Inspection	Complaint Inspection	N/A	
309 Cortland Ave	01/27/17	Completed Complaint	Trash/Debris-Private, Occ	Completed	2017-02053 trash/debris
309 Cortland Ave	02/01/17	Completed Complaint	Trash/Debris-Private, Occ	Completed	2014-10795 Trash & Debris
309 Cortland Ave	02/01/17	Inspection	Complaint Re-Inspection	Pass	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	02/03/17	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	03/03/17	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	04/07/17	Inspection	Progress Inspection	In Progress	
309 Cortland Ave	04/28/17	Inspection	Progress Inspection	No Progress	
309 Cortland Ave	08/02/17	Completed Complaint	Bulk Household Items	Completed	2017-22075 bulk household items (extra trash)
309 Cortland Ave	10/12/18	Completed Complaint	Property Maintenance-Int	Completed	2015-26301 Refrigerator broken, water leaking in kitchen sink, no covers on heater vents, just plywood with holes, trash in backyard, bathroom ceiling leaks when it rains
309 Cortland Ave	11/02/20	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	11/02/20	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
309 Cortland Ave	11/02/20	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
309 Cortland Ave	11/02/20	Violation	SPCC - Section 27-32 (b) Stairs, porches and railings	Closed	
309 Cortland Ave	11/02/20	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
309 Cortland Ave	11/02/20	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
309 Cortland Ave	11/17/20	Inspection	Complaint Re-Inspection	Vacant & Secured	
309 Cortland Ave	12/15/20	Inspection	Complaint Re-Inspection	Fail	
309 Cortland Ave	01/12/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
309 Cortland Ave	02/09/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
309 Cortland Ave	03/09/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
309 Cortland Ave	04/01/21	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	04/06/21	Inspection	Complaint Re-Inspection	Vacant & Secured	
309 Cortland Ave	05/04/21	Inspection	Vacant - New Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	05/04/21	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
309 Cortland Ave	05/11/21	Completed Complaint	Vacant House	Completed	V2021-0384 Td
309 Cortland Ave	05/11/21	Inspection	Vacant Property - Routine Inspection	Pass	
309 Cortland Ave	05/11/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	06/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	07/06/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	08/03/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	08/31/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	09/28/21	Inspection	Vacant Property - Routine Inspection	No Progress	
309 Cortland Ave	10/07/21	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	10/19/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	11/03/21	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	11/12/21	Periodic Inspection	Rental Registry	<None>	
309 Cortland Ave	11/16/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	12/09/21	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	12/14/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	01/11/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	02/08/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	02/14/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	03/02/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	03/07/22	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	03/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	04/01/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	04/08/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	05/02/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	05/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	06/09/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	06/30/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	07/13/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	07/18/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	07/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	08/11/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	09/13/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	09/26/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	10/05/22	Inspection	Complaint Inspection	In Progress	
309 Cortland Ave	10/18/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	11/03/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	11/16/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	12/07/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	12/09/22	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	01/17/23	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
309 Cortland Ave	01/24/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	02/09/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	03/06/23	Inspection	Vacant Property - Routine Inspection	N/A	
309 Cortland Ave	03/08/23	Completed Complaint	Vacant House	Admin-Closed	V2020-0858 New Vacant
309 Cortland Ave	03/08/23	Complaint	Vacant House	Referred to BAA	V2023-0236 vac 2023
309 Cortland Ave	03/08/23	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	03/08/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
309 Cortland Ave	03/08/23	Violation	SGOC - Section 54-5(A) - Lead Abatement and Control Deteriorated Paint Violation - Exterior Residential	Open	
309 Cortland Ave	03/08/23	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Open	
309 Cortland Ave	03/13/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	04/05/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	04/10/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	05/02/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	06/05/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
309 Cortland Ave	06/16/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	06/30/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	07/12/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	07/19/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	08/14/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	08/29/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	08/29/23	Inspection	Complaint Inspection	Fail	
309 Cortland Ave	08/29/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Closed	
309 Cortland Ave	09/06/23	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
309 Cortland Ave	09/06/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	09/15/23	Completed Complaint	Vacant House	Completed	V2023-0984 VAC OG
309 Cortland Ave	09/15/23	Inspection	Complaint Re-Inspection	Pass	
309 Cortland Ave	09/18/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	10/02/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	10/19/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	11/22/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	11/27/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	12/01/23	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	12/08/23	Inspection	BAA - 1st Ticket Plea	<None>	
309 Cortland Ave	12/28/23	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	01/24/24	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	01/30/24	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	02/20/24	Inspection	Complaint Inspection	No Progress	
309 Cortland Ave	02/26/24	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	03/28/24	Inspection	Complaint Re-Inspection	No Progress	
309 Cortland Ave	04/03/24	Project	Resubdivision	Active	R-24-18D The proposed subdivision is to combine 5 existing lots(102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.
					New lot B : 19,349 SF

City of Syracuse

Parcel History

01/01/1900 - 04/10/2024

Tax Map #: 085.-03-32.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
301-05 Cortland Ave & Alexander	03/28/24	Project	Major Site Plan Review	Active	MaSPR-24-10 Resubdivide 5 properties into 1 parcel to be known as Lot B - 301-05 Cortland Ave. Project is for a site plan review to establish a 3 story, 37 affordable multi-dwelling unit aprtment building with parking under the building for 8 spaces. Lead agency letter was sent out 3-15-24 for an unlisted coordinated review.
301-05 Cortland Ave & Alexander	03/28/24	Project	Variance (Area)	Active	V-24-07 Area variance to seek relief from lot minimum area and imperivous coverage maximum pursuant to ReZone, Art. 2, Sec. 2.6B.
301-05 Cortland Ave & Alexander	04/02/24	Project	Resubdivision	Active	R-24-18 The proposed subdivision is to combine 5 existing lots(102 Alexander Ave, 106 Alexander Ave, 108 Alexander Ave, 309 Cortland Ave, 301-05 Cortland Ave & Alexander) into a new lot. New Lot B consists of 5 lots that are all zoned R5.

New lot B : 19,349 SF

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 1:40:46 PM
Re: Major Site Plan Review MaSPR-24-10
301-05 Cortland Ave & Alexander, 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	No issues with re-sub. All existing sewer laterals will need to be cut and capped at the curb line. Full site plan review and approval is required prior to construction. Demolition permits will be required.
DPW - Transportation Planner	Conditionally Approved	04/03/2024	Neil Milcarek-Burke	All existing curb-cuts to be abandoned and replaced with full-reveal granite curbing Cross posted from MaSPR-24-09 Updated plans required - Alexander Street curbing to be replaced with full-reveal granite curb along entire frontage - Building B to utilize 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
Zoning Planner	Pending	03/28/2024		

Onondaga Co Planning Board	Approved	03/28/2024	Cristian Toellner	No comments
Planning Commission	Pending	03/28/2024		
Parks - Forestry	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>
Water Engineering - Zoning	Internal Review Complete	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
Fire Prevention - Zoning	Internal Review Complete	04/01/2024	Elton Davis	<p>The following comments should be reviewed and incorporated into plan submission.</p> <p>Construction, alteration, or demolition shall adhere to applicable sections of the 2020 FCNYS and the 2020 BCNYS.</p> <p>1. A fire access plan sheet shall be submitted clearly documenting:</p> <p>a. The locations and dimensions of all required fire apparatus access roadways (Fire Code of New York State §503) and all required aerial fire apparatus access roadways (FCNYS §D105). Widths and distances from the access roadway to all portions of exterior walls shall be documented.</p>

- b. Locations of all fire hydrants. Distances from each building to the nearest hydrant shall be shown (FCNYS §507.5.1). Any buildings that will require standpipe systems shall have a hydrant located within 100 feet of the Fire Department Connection serving the system (FCNYS §507.5.1.1).
- c. Identify buildings which are taller than 30 feet in height
 - i. Buildings shall be measured from the grade plane to the eaves of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater per FCNYS §D105.1.
 - ii. The grade plane of each building shall be documented in the submission using the definitions of “grade plane” and “story above grade plane” found in Chapter 2 of the Building Code of New York State.
- 3. If the roadway is required to serve as a fire apparatus access road, the roadway shall be constructed of with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds per §D101.1 of the FCNYS. Documentation indicating the surface material meets these requirements shall be provided. Bridges and elevated surfaces (such as over storm water detention systems) shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- 5. Aerial Fire Apparatus Access Roads are required to be a minimum of 26 feet wide in the immediate vicinity of buildings in excess of 30 feet in height. If the buildings on the site will be greater than 30 feet in height, as such aerial apparatus access roads will be required in accordance with §D105 of the FCNYS. Aerial Fire Apparatus Access Roads are required to be a minimum of 26 feet wide for the entire length of one side of the building and shall be no further than 30 feet from the face of the building.
- 6. The location of any hydrants on the plans. Hydrants are required to be located within 400 feet of all portions of the exterior of the building measured along a natural path of travel (FCNYS §507.5.1). Hydrants are also required to be located within 100 feet of Fire Department Connections serving any standpipe systems. FDC’s should be located close to the main entrance of a building.

DPW Traffic Control- Zoning	Pending	03/28/2024		
City Engineer - Zoning	Pending	04/01/2024		