

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>R-24-17</i>	<i>Staff Report – April 15, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	343 Cortland Ave (Tax Map ID: 085.-03-21.0) 335 Cortland Ave (Tax Map ID: 085.-03-22.0) 329-31 Cortland Ave (Tax Map ID: 085.-03-23.0) 327 Cortland Ave (Tax Map ID: 085.-03-24.0) 321-23 Cortland Ave (Tax Map ID: 085.-03-25.0) 323 Cortland Ave Rear (Tax Map ID: 085.-03-26.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine 6 lots together to redevelop the vacant lots into a 3-story, 30-unit apartment building. Before action can be taken to approve proposed Lot “A”, the Common Council will need to approve the concurrent Zoning Map Amendment, Z-2865, in order to prevent the new lot having Split Zone Districts. New Lot A area: 25,253 SF
<i>Owner/Applicant</i>	Robert & Marjorie Jones CDO (Owner) Ben Harrell, CHA (Representative)
<i>Existing Zone District:</i>	Properties at 343 Cortland Ave., 335 Cortland Ave., 329-31 Cortland Ave. and 327 Cortland Ave. are within High Density Residential, R5 Zone District. Properties at 321-23 Cortland Ave. and 323 Cortland Ave. (Rear) are within the Urban Neighborhood, MX-1 Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north are in Urban Neighborhood, MX-1 Zone District, to the south and east 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>	Z-2865: Change the zone district of 321-23 Cortland Ave. and 323 Cortland Ave. (Rear) from MX-1 to R5. MaSPR-24-09: Construction a new multi-unit apartment for 30 dwelling units.
<i>Scope of Work:</i>	Combine the six adjacent lots together to create Lot A with a total area of 25,253 SF.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The proposal is to combine many small and irregularly shaped lots, which are challenging for development. - The proposed Resubdivision conforms to the R5 Zone District lot dimensions regulations. - Before an action can be taken on this Resubdivision, the companion Zoning Map Amendment needs to be voted on by the Common Council.
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	There is no zoning procedural history related to the 6 lots. There used to be structures on 343 Cortland Ave., 335 Cortland Ave., 327 Cortland Ave., 321-23 Cortland Ave. and 323 Cortland Ave. (Rear), but all the structures have been demolished. The 6 lots are currently vacant.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	The subject property is irregular in shape with 225.81 feet of frontage on Cortland Ave and a lot depth about 178.58 feet.

R-24-17

SEQR Determination:	Pursuant to the 6 NYCRR § 617.2(al), the proposal is an Unlisted Action.
Onondaga County Planning Board Referral:	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

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

- Resubdivision application
- Resubdivision Map. Helio Health Subdivision. Part of Block Nos. 397 & 1002, City Of Syracuse, County Of Onondaga, New York, State Of New York; Licensed Land Surveyor: Timothy J. Coyer; Ianuzi & Romans Land Surveying, P.C.; Scale: 1"= 30'; Dated: 03/19/2024.

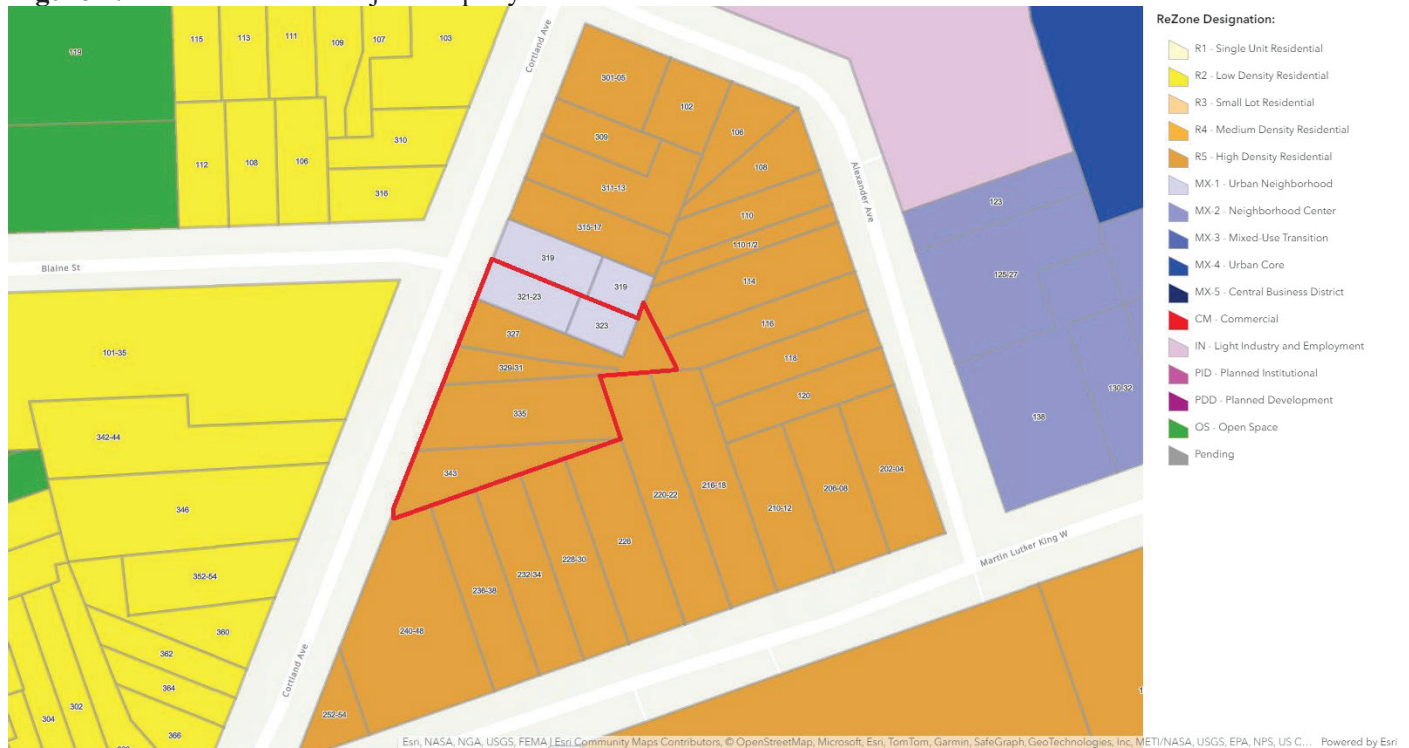
Attachments:

Resubdivision Application
Code Enforcement History

OCPB Comments
IPS Comments from City Departments

Context Maps:

Figure 1: Zone District of Subject Property



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

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

R-24-17

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the new proposed Lot A.
Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

One Park Place, 300 S State St *Suite 700* Syracuse, NY 13202

315-448-8640 * zoning@syr.gov * www.syr.gov/Zoning.aspx

Office Use Filing Date:

Case:

Zoning District:

REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	Helio Health Subdivision	1 (6 Existing)	0.58 Ac
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) See Attached Cover Letter			
2)			
3)			
4)			

As listed in the Department of Assessment property tax records at <http://syr.gov/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) Project Site Review 2) 3)

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

- Demolition (full and partial): _____
- New Construction: Construction of new multifamily building
- Façade (Exterior) Alterations: _____
- Site Changes: Site improvements to support new building

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	Bishop Jones Community Residences (Helio Health Subdivision)
Current Land Use(s):	Vacant land
Proposed Land Use(s):	Multi-family apartments
Number of Dwelling Units:	30
Days and Hours of Operation:	24 hours
Number of Onsite Parking Spaces:	14 proposed (0 existing)

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

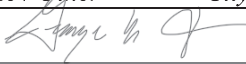
Re subdivision to combine 6 existing lots into 1 new lot to allow for the construction of a new multi-family apartment building to provide supportive and affordable units.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

Robert & Marjorie Jones CDO

<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
P.O. Box 16		Syracuse	NY	13201	
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:			<i>Date:</i>	3/19/2024	

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

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

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

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

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

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

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

Ben	Harrell	Engineer IV	CHA		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
300 S. State St.	Suite 600	Syracuse	NY	13202	315-257-7258
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					BHarrell@chasolutions.com

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

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
10/25/08
10/25/08

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.

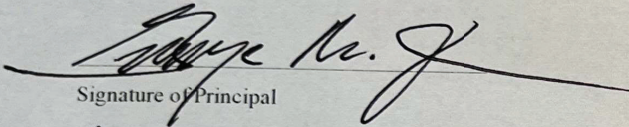
TERMINATION

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

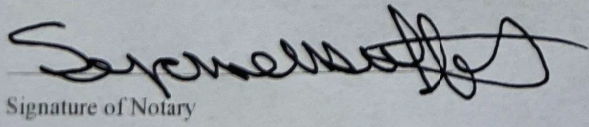
8017 John Gray Dr. Cicero, NY 13039
Address

(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



March 20, 2024

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

RE: **Subdivision 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 Subdivision Application for the above referenced project. The proposed subdivision is to combine 6 existing lots into 1 proposed lot. Lot A consists of 6 lots that 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. Below is a list of the existing lots, that will be combined to form what is referred to in the site plan application as “Lot A”.

Tax Assessment Address	Tax Map ID	Owner	Date Acquired
343 Cortland Ave	085.-03-21.0	Robert & Marjorie Jones CDO	10/25/2019
335 Cortland Ave	085.-03-22.0	Robert & Marjorie Jones CDO	10/25/2019
329-31 Cortland Ave	085.-03-23.0	Robert & Marjorie Jones CDO	10/25/2019
327 Cortland Ave	085.-03-24.0	Robert & Marjorie Jones CDO	10/25/2019
321-23 Cortland Ave	085.-03-25.0	Robert & Marjorie Jones CDO	05/09/2016
323 Cortland Ave Rear	085.-03-26.0	Robert & Marjorie Jones CDO	05/09/2016

A site plan review application was also submitted as part of this project for Lot A and a site plan review, area variance and subdivision application were submitted for Lot B which is a separate group of parcels within the same block that will be owned and operated by Helio Health as part of the Bishop Jones Community Residences project.

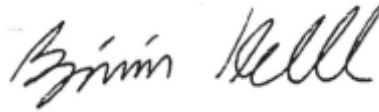
The following materials are enclosed:

- Site Plan Application
- SEQR – Full Environmental Assessment Form

- Subdivision Map
- Survey of Existing Properties
- Site Plan

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,



Ben Harrell, P.E.
Project Engineer IV

Enclosures

Cc:

V:\Projects\ANY\K6\080841.000\07_Permitting\Local\2024-03-20 Subdivision Application_Lot A\0 - Cover Letter-03-20-2024.doc





LOCATION PLAN
Scale: 1" = 500'

BENCHMARKS:
 BENCHMARK NO. 1 - MAG NAIL SET IN UTILITY POLE
 ELEV.=392.32
 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:

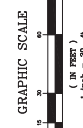
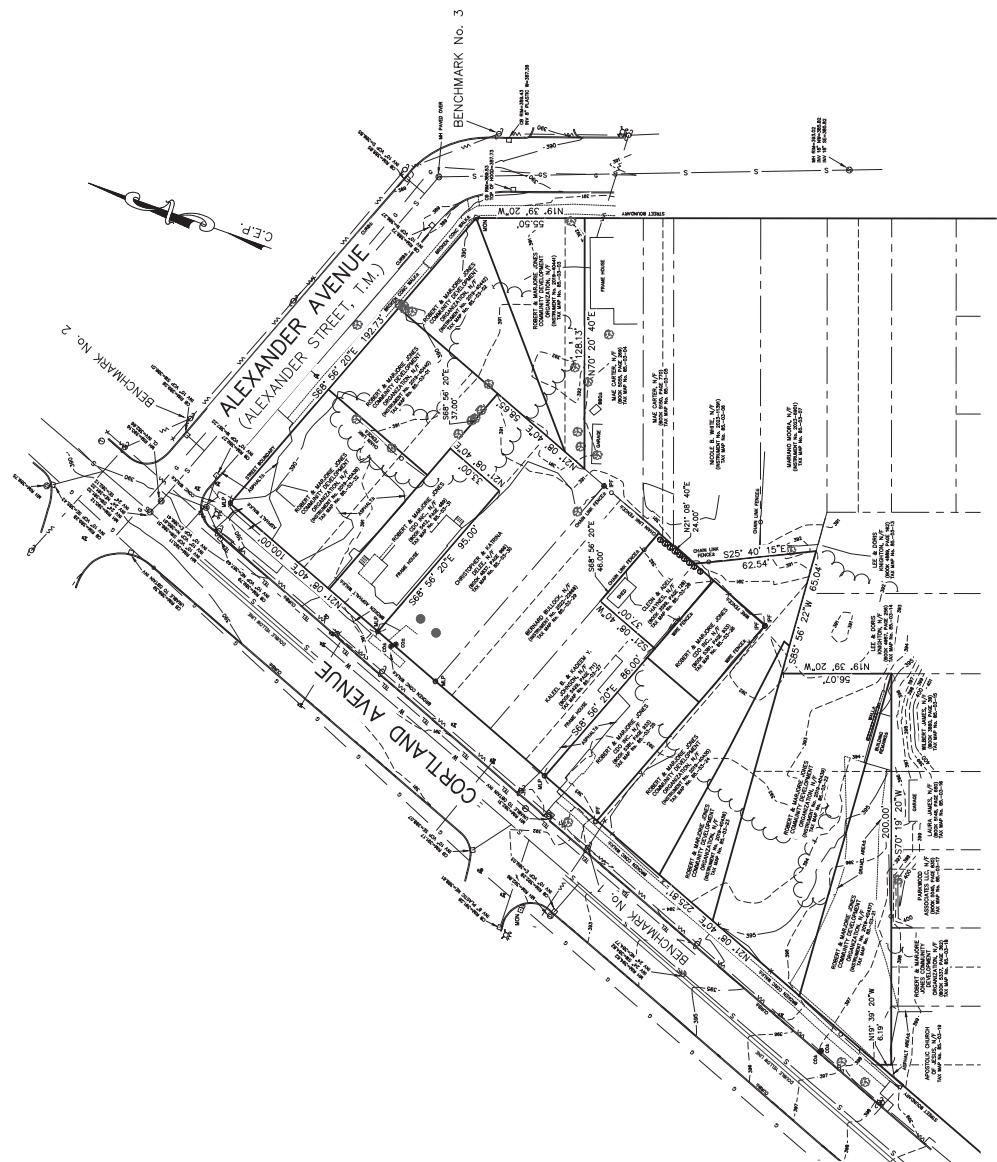
Total area: 1,024+/- acres.
 Density: 100 units per acre.
 Present Zone: R5 High Density Residential
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are not guaranteed.
 The premises shown hereon is within Zone "X" (Areas 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 2 feet or less; and areas protected by levees from 1/8 annual chance flood).
 Flood Insurance Program Flood Insurance Rate Map Community Flood Hazard Zone 1 (Special Flood Hazard Area) (National Flood Insurance Program) (FEMA) (Flood Insurance Rate Map No. 85-03-1, 2, 3, 21, 22, 23, 24, 25, 26, 28, 31 & 32, C.F.P. 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 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, as herein and hereon provided, this plan is subject to the provisions of the Easement Act.



SEAL OF THE CITY OF NEW YORK

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
 IN THE CITY OF NEW YORK
 IN ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
 LAND SURVEYING P.C.
 NORTH SYRACUSE, NY 13202
 PHONE: (315) 437-5251
 FAX: (315) 437-5251
 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.
 Total area: 10.05 acres (11) existing, Two (2) proposed
 Present Zone: R5 High Density Residential & MW-1 Urban Neighborhood
 Location of underground utilities shown by field measurement where available and by utility records where not available. Utility records are approximate only.
 The proposed development is located in Flood Zone "X" (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 Areas determined according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Study No. 85039, Panel No. 36039e, 217 F. Effective date: November 4, 2016. Technical Notes: 65-33-1, 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 bulbhead
- 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 amendments of laws, or executive and legislative orders, or court decisions, or any other laws, rules and regulations that may be adopted by the State of New York, and any amendments thereof, and any other laws, rules and regulations that may be adopted by the State of New York, and any amendments thereof, and any other laws, rules and regulations that may be adopted by the State of New York, and any amendments thereof.

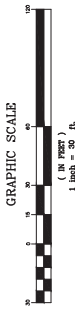
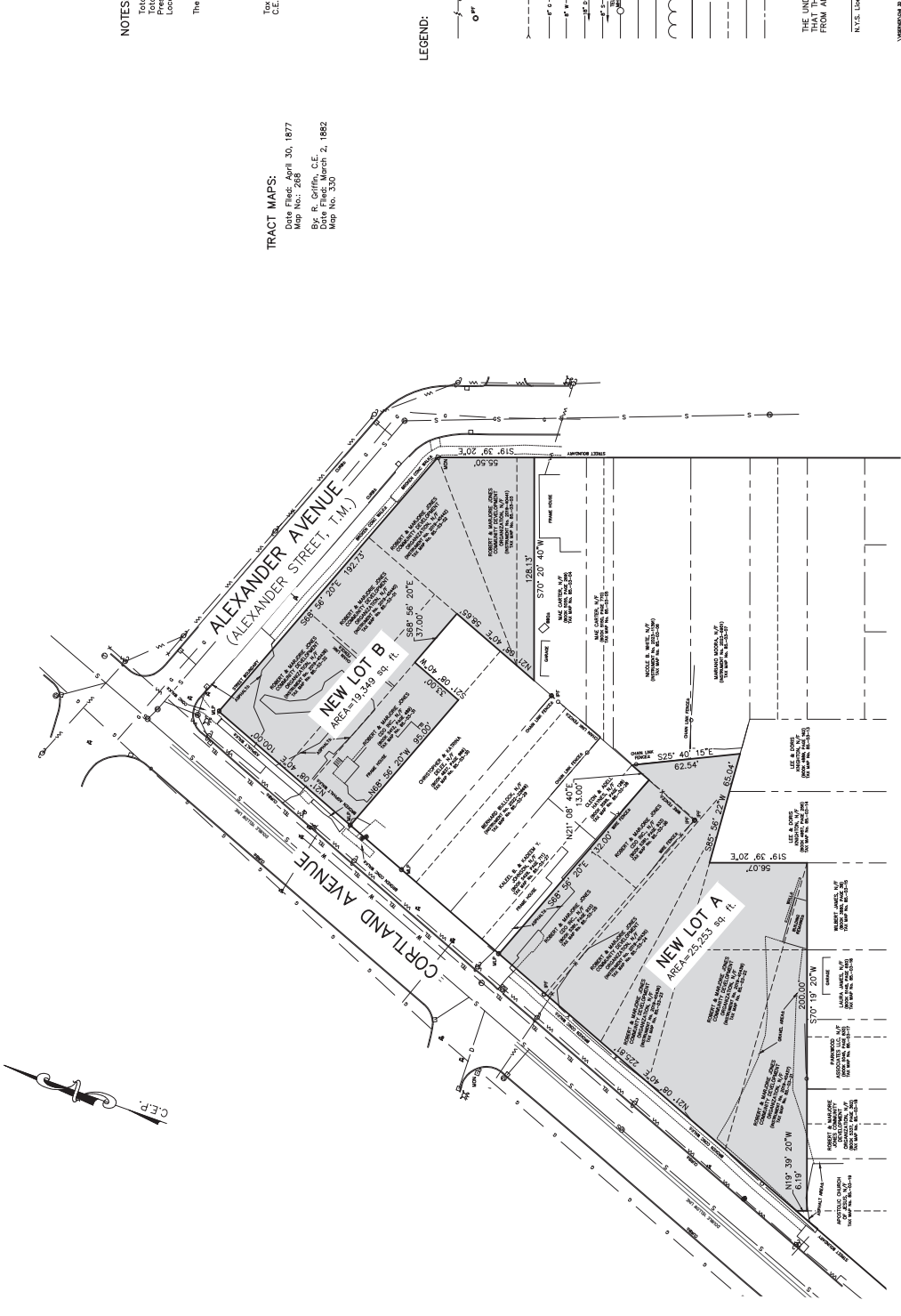
FINAL PLAN

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
 EMAIL: info@ianuziromans.com

DATE: MARCH 19, 2024
 SCALE: 1" = 30'
 FILE No.: 2286.114
 S.H. No.: 1742



CITY OF FRANKLIN PLANNING DEPT. ONONDAGA COUNTY HEALTH DEPT.



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # S-24-11

- 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 SUBDIVISION 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-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is proposing to subdivide 11 parcels to create two new lots, Lot A (25,232 sf) and Lot B (19,349 sf), in High Density Residential (R5) and Urban Neighborhood (MX-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a site plan referral (Z-24-81), a zone change referral (Z-24-82), and an area variance referral (Z-24-83); 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; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, per the Helio Health Subdivision Map dated 3/19/24, proposed Lot A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has 226' of frontage on Cortland Avenue; proposed lot B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has 293' of frontage; 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; 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.-03-21.0

Owners: Robert & Marjorie Jones CDO

Zoning: R5

Address	Date	Transaction	Transaction Type	Status	Description
343 Cortland Ave	03/26/20	Completed	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	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

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: Haohui Pan, Zoning Planner
Date: 4/10/2024 11:00:53 AM
Re: Resubdivision R-24-17
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
Zoning Planner	Approved	04/02/2024	Haohui Pan	The proposed lot complies with the minimum lot width and area as required in R5 Zone District pursuant to Rezone, Art 2, Sec 2.6B
Eng. Mapping - Zoning	Internal Review Complete	04/09/2024	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 033
Finance - Zoning	Internal Review Complete	04/04/2024	Veronica Voss	327, 329-31, 335 (rear), 335 and 343 Cortland have no taxes owing. 321-23 owes 2020 County - THIS PROPERTY IS SEIZABLE.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	04/03/2024	Romeo Kpolo	Development on these 6 lots will be treated as one project, as such the project shall be subject to the City's stormwater requirements & process and a SWPPP shall be required.
Eng Sewers- Zoning	Internal Review Complete	04/03/2024	Romeo Kpolo	Project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Internal Review Complete	04/03/2024	Romeo Kpolo	Construction/development on the lots will be subject to the City plan review, approval and permitting process as applicable.
Planning Commission	Pending	04/02/2024		