

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-24-18</i>	<i>Staff Report – April 15, 2024</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	102 Alexander Ave (Tax Map ID: 085.-03-01.0) 106 Alexander Ave (Tax Map ID: 085.-03-02.0) 108 Alexander Ave (Tax Map ID: 085.-03-03.0) 309 Cortland Ave (Tax Map ID: 085.-03-31.0) 301-05 Cortland Ave & Alexander (Tax Map ID: 085.-03-32.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine 5 lots together to redevelop the vacant lots into a 3-story, 37-unit apartment building. New Lot B total area: 19,349 SF
<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>	MaSPR-24-10: Construction of a new multi-unit apartment to include 37 affordable dwelling units. V-24-07: Area variance to seek relief from requirements of lot minimum area and impervious coverage maximum.
<i>Scope of Work:</i>	Combine the five adjacent lots together to create Lot B with a total area of 19,349 SF.
<i>Staff Analysis:</i>	<u>Factors:</u> <ul style="list-style-type: none"> - The proposal would be to combine five small and irregularly shaped lots which are challenging for development, into a new lot that would allow for a large multi-unit apartment building. - The vacant building on 309 Cortland Ave will be demolished, which can eliminate the open violations related to the building. - The proposed Resubdivision will be in compliance with the R5 Zone District lot dimensional regulations.
<i>Zoning Procedural History:</i>	N/A
<i>Summary of Zoning History:</i>	There are 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.
<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 100 feet of frontage on Cortland Ave and 248.23 feet of frontage on Alexander Ave.
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR § 617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

R-24-18

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

- Resubdivision application
- Full Environmental Assessment Form Part 1
- 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.

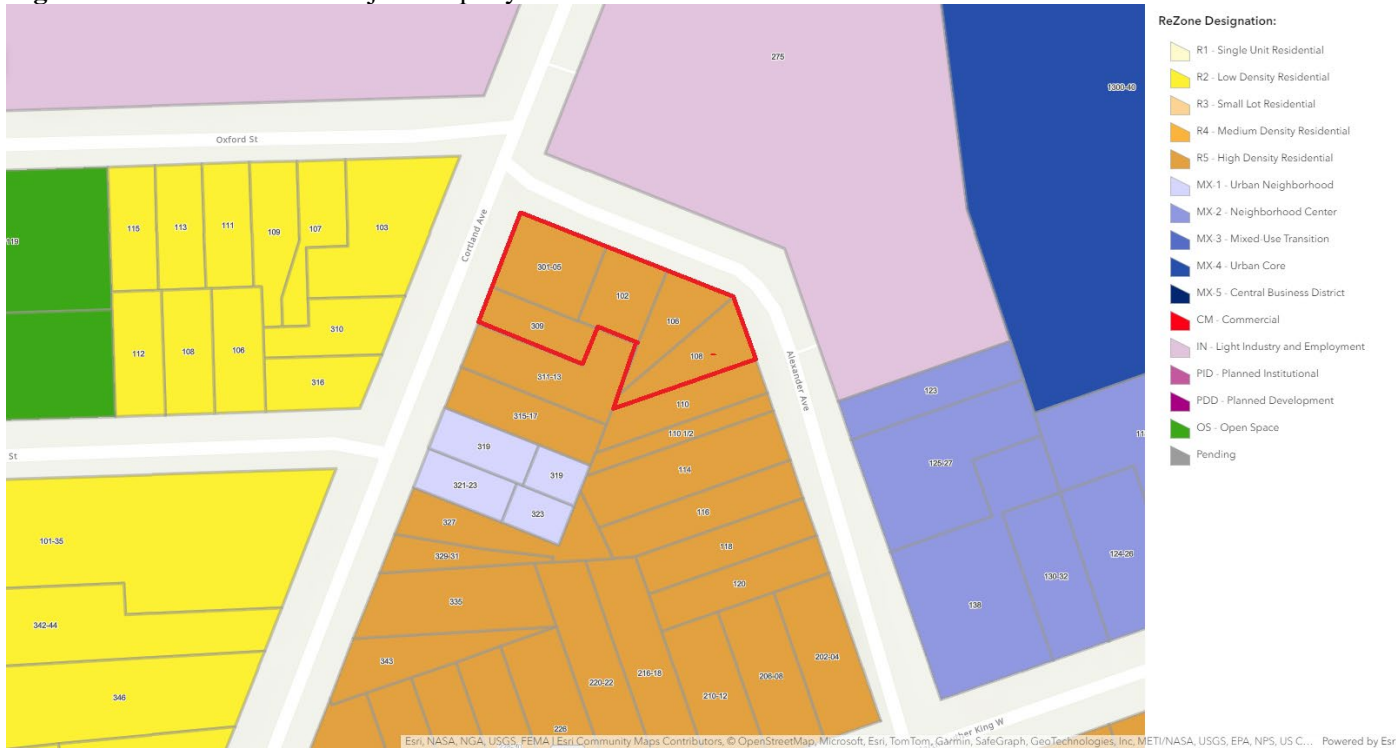
Attachments:

Resubdivision Application
 Full Environmental Assessment Form Part 2 & Part 3
 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-24-18

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the new Lot B.
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 (5 Existing)	0.44 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) Area Variance
- 3)

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

- Demolition (full and partial): Demolition of existing abandoned single family home
- 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):	Abandoned single family home and vacant land
Proposed Land Use(s):	Multi-family apartments
Number of Dwelling Units:	37
Days and Hours of Operation:	24 hours
Number of Onsite Parking Spaces:	8 proposed (2 existing)

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

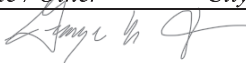
Re subdivision to combine 5 existing lots into 1 new lot to allow for the construction of a new multi-family apartment buildings to provide supportive and affordable units.

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

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

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

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

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

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

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

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

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

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

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

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
10/25/11

LIMITATION ON AGENT'S AUTHORITY

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

EFFECTIVE DATE

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

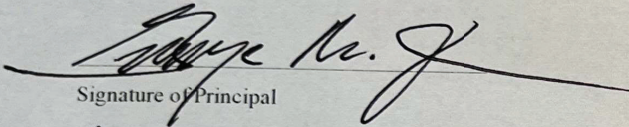
TERMINATION

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

RELIANCE ON THIS POWER OF ATTORNEY

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

SIGNATURE AND ACKNOWLEDGMENT


Signature of Principal

4/11/2024
Date

George M. Jones
Name Printed

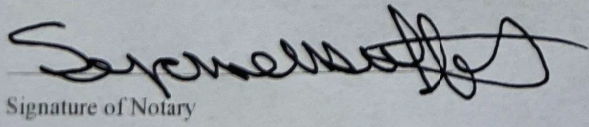
8017 John Gray Dr. Cicero, NY 13039
Address

(201) 600-7275
Telephone Number

State/Commonwealth of New York
County of Oswego

On this 11 day of April, 2024, before me, Suzanne H Moffat, personally appeared George M Jones personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY


Signature of Notary

(Seal, if any)

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

My commission expires: May 12, 2027



March 20, 2024

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

RE: **Subdivision 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 Subdivision Application for the above referenced project. The proposed subdivision is to combine 5 existing lots into 1 proposed lot. Lot B consists of 5 lots that are all zoned R5 with a total area of 19,349 sf. 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 B”.

Tax Assessment Address	Tax Map ID	Owner	Date Acquired
102 Alexander Ave	085.-03-01.0	Robert & Marjorie Jones CDO	10/25/2019
106 Alexander Ave	085.-03-02.0	Robert & Marjorie Jones CDO	10/25/2019
108 Alexander Ave	085.-03-03.0	Robert & Marjorie Jones CDO	10/25/2019
309 Cortland Ave	085.-03-31.0	Robert & Marjorie Jones CDO	02/03/2017
301-05 Cortland Ave & Alexander	085.-03-32.0	Robert & Marjorie Jones CDO	10/25/2019

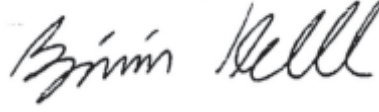
A site plan review application and area variance were also submitted as part of this project for Lot B and a site plan review and subdivision application were submitted for Lot A which is a separate group of parcels within the same block that will be owned and operated by Helio Health as part of the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

A handwritten signature in black ink that reads "Ben Harrell". The signature is written in a cursive, flowing style.

Ben Harrell, P.E.
Project Engineer IV

Enclosures

Cc:

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

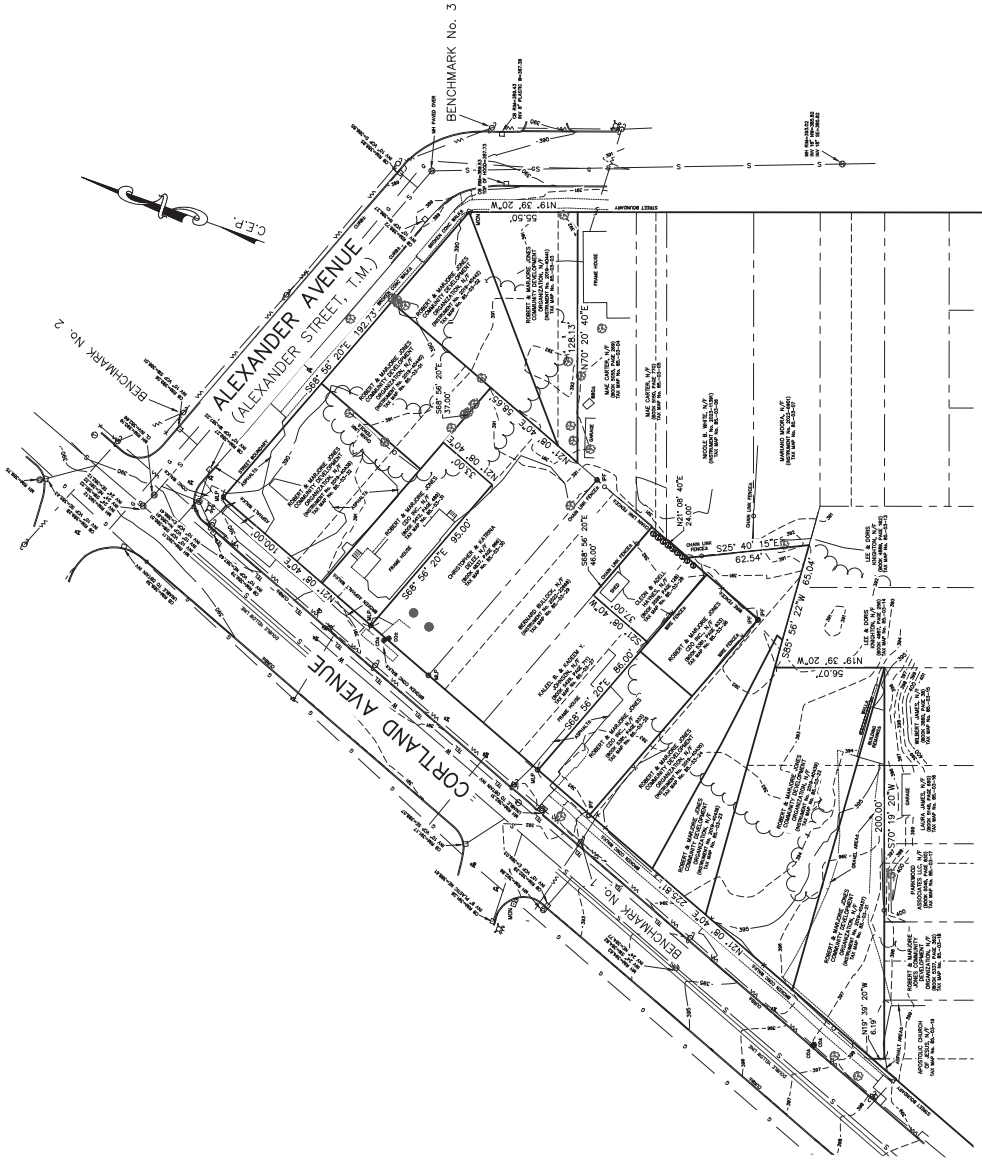


BENCHMARKS:
 BENCHMARK NO. 1 – MAG NAIL SET IN UTILITY POLE
 ELEV=392.32
 BENCHMARK NO. 2 – MAG NAIL SET 1' UP IN UTILITY POLE
 ELEV=390.61
 BENCHMARK NO. 3 – MAG NAIL SET 1.5' UP IN UTILITY POLE
 ELEV=391.32

LOCATION PLAN
 Scale: 1" = 500'

NOTES:
 Total area: 1,024 acres.
 Density: 1.5 units per acre.
 Present Zone: RS High Density Residential
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are shown as they exist.
 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 3 feet; and areas protected by levees from 18 annual recurrence flood hazard).
 Flood Insurance Program Flood Insurance Rate Map Community Flood Hazard Identification Map No. 17322-Z
 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 subrod
- 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 egress, ingress, and easements and all other matters of record and all other matters of record, the same being a part of the record in the office of the County Clerk, City of New York, under No. 17322-Z.

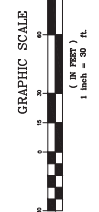
VERIFIED BY PROFESSIONAL SURVEYOR ON SEPTEMBER 19, 2023

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 & 1002
 IN THE CITY OF NEW YORK,
 ONONDAGA COUNTY, NEW YORK

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

IANUZI & ROMANS
 LAND SURVEYING P.C.
 NORTH SPRINGFIELD, N.Y. 13822
 PHONE: (315) 407-8287
 FAX: (315) 407-8287
 EMAIL: info@ianuziromans.com

STATE OF NEW YORK - SEAL OF THE SURVEYOR GENERAL





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 & Mx-C1 Urban Neighborhood
 Location: Underground utilities shown by field measurement where available. Approximate only. The site is in Flood Zone "X" (Areas of 1.0 to 3.0 feet annual average flood depth; areas of 1.5 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 Panel No. 360399e, 217 F. Effective date: November 4, 2016. The Flood Zone is: 65-03-1-1, 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:

- S 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 acts, or court decisions, or any other laws, rules, regulations, orders, or decisions of any governmental authority, or any other laws, rules, regulations, orders, or decisions of any governmental authority.

FINAL PLAN

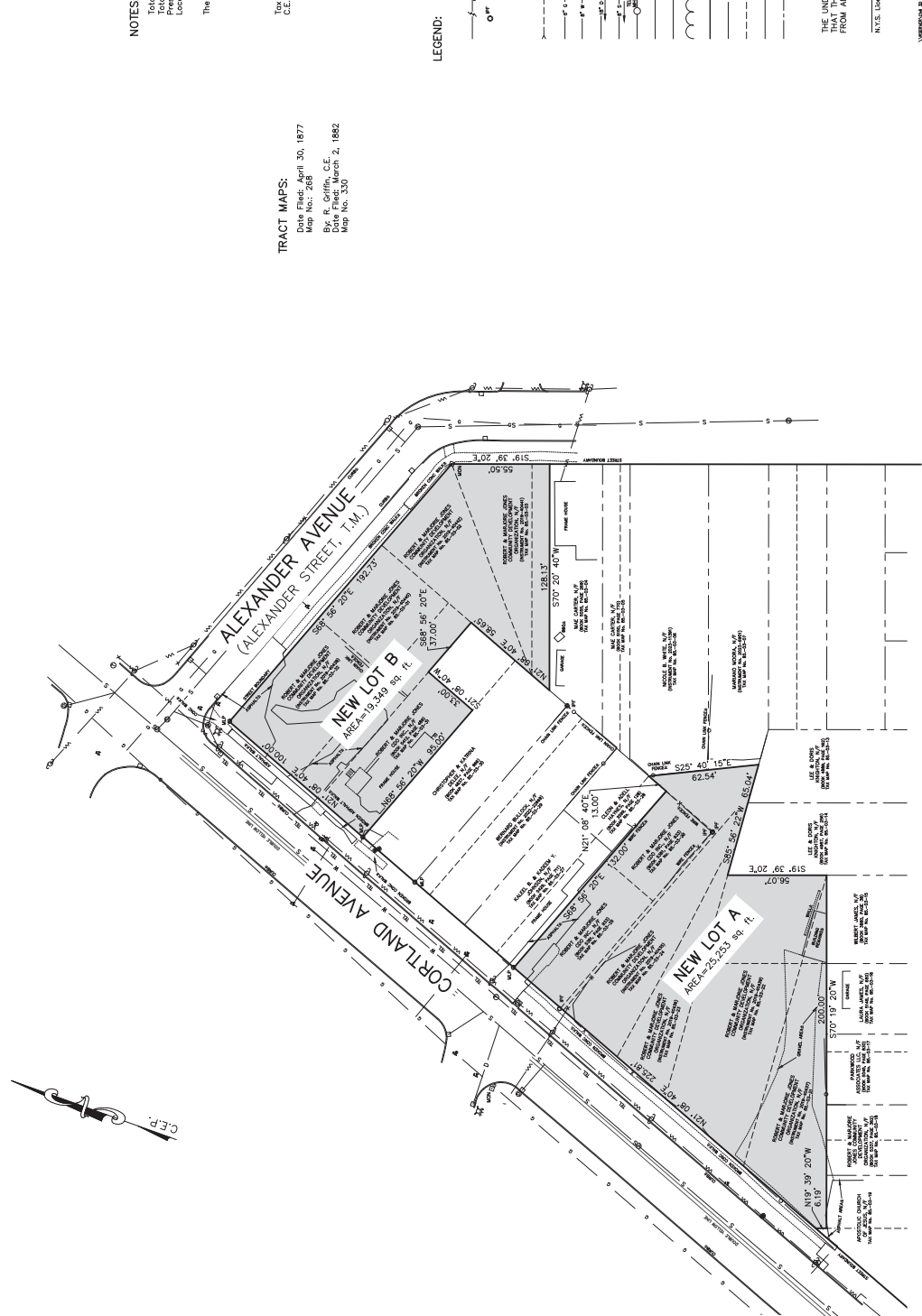
HELIO HEALTH SUBDIVISION

PART OF BLOCK Nos. 397 & 1002
 NEW YORK CITY
 ONONDAGA COUNTY, NEW YORK

**IANUZI & ROMANS
 LAND SURVEYING P.C.**

NORTH SPRINGFIELD, NY 13022
 PHONE: (315) 437-5250
 EMAIL: ianuzi@ianuzi.com

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



FINAL PLAN

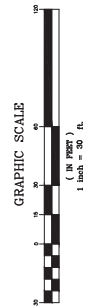
HELIO HEALTH SUBDIVISION

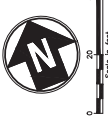
PART OF BLOCK Nos. 397 & 1002
 NEW YORK CITY
 ONONDAGA COUNTY, NEW YORK

**IANUZI & ROMANS
 LAND SURVEYING P.C.**

NORTH SPRINGFIELD, NY 13022
 PHONE: (315) 437-5250
 EMAIL: ianuzi@ianuzi.com

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





Scale 1" = 100'

HELIO HEALTH
555 EAST GENESSEE ST.
SYRACUSE NY 13202

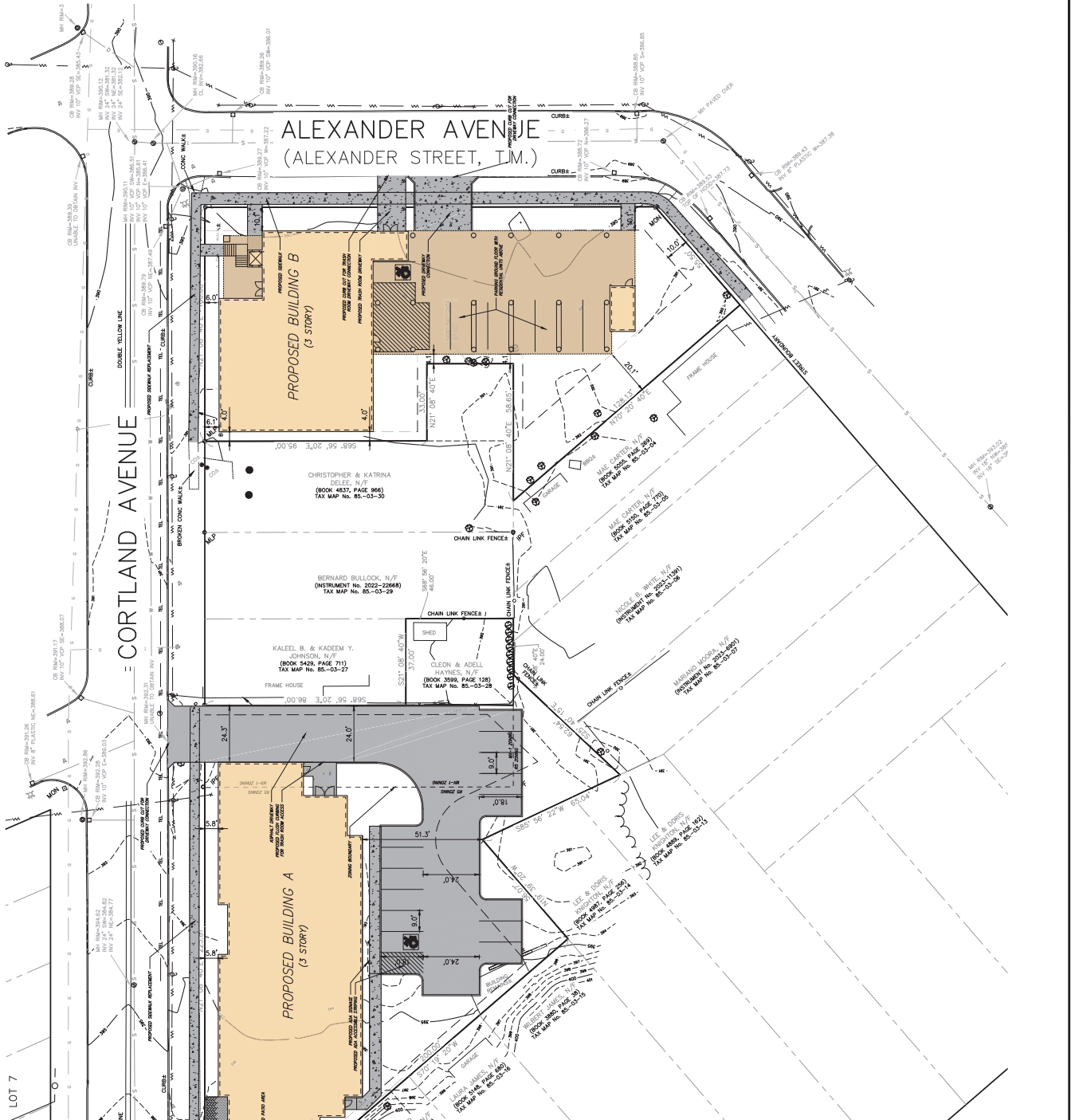
BISHOP JONES COMMUNITY
RESIDENCES
CORTLAND AVE & ALEXANDER AVE
SYRACUSE, NY

No.	Description	Revised By	Date

SITE PLAN

Drawn No. **C-101**

Designed By	Checked By
Drawn	
Issue Date	Project No.
11/27/23	090641 - AS SHOWN



ZONING REGULATIONS FOR DEVELOPMENT

PROPOSED LOT A	TAX MAP	PARCEL SIZE*	ZONING
EXISTING DEVELOPMENT	088-03-22-0	0.214 ACRES	RS
335 CORTLAND AVE	088-03-22-0	0.214 ACRES	RS
337 CORTLAND AVE	088-03-24-0	0.184 ACRES	RS
339 CORTLAND AVE	088-03-24-0	0.184 ACRES	RS
321 CORTLAND AVE (REAR)	088-03-20-0	0.184 ACRES	MCL
TOTAL LOT AREA = 29,232 SF (0.670 SF ± 4.82% SF DM-1)			
PROPOSED LOT B	TAX MAP	PARCEL SIZE*	ZONING
100 ALEXANDER AVE	088-03-22-0	0.174 ACRES	RS
100 ALEXANDER AVE	088-03-22-0	0.174 ACRES	RS
301.65 CORTLAND AVE	088-03-32-0	0.113 ACRES	RS
TOTAL LOT AREA = 19,341 SF			
LOT % COVERAGE (MAX)	20%	40%	37.0%
STRUCTURAL (LOFT SF)	20%	40%	30%
LOT STRUCTURAL (MAX SF)	40%	NA	58.9M*
PARKING (DRIVEWAYS (608 SF)	50%	40'	15%
BUILDING HEIGHT (MAX.)	50'	40'	3 STORES (4Z)
BUILDING HEIGHT (MAX.)	50'	NA	3 STORES (4Z)
DENSITY (MAX.) (LOFT)	700 SF/UNIT	1000 SF/UNIT	841.0 SF/UNIT
DENSITY (MAX.) (LOFT)	700 SF/UNIT	NA	522.9 SF/UNIT*
APARTMENTS (7 UNITS)	0	20'	5'
MINIMUM YARDS (LOT A)	0	4'	26'
SOFT YARD (NORTH)	20'	20'	5'
REAR YARD (SOUTH)	20'	20'	5'
MINIMUM YARDS (LOT B)	0	NA	0'
FRONT YARD (CORTLAND AVE)	10'	NA	10'
SOFT YARD (AVERAGE STREET SE TRACK)	20'	NA	20'
REAR YARD (EAST)	20'	NA	20'
PARKING (LOT A)	8.5 X 18'	8.5 X 18'	9' X 18'
DRIVE ASLE WIDTH	24'	24'	24'
STRUCTURAL (LOFT SF)	15.5P	15.5P	14.5P
REQ. GOLF PER UNIT (MINIMUM)	4.5P	4.5P	4.5P
PROXIMITY TO TRANSIT .20%	4.5P	4.5P	4.5P
ADJUSTED TOTAL WARE REDUCTIONS	4.5P	4.5P	14.5P
PARKING (LOT B)	8.5 X 18'	8.5 X 18'	NONE
DRIVE ASLE WIDTH	24'	24'	24'
STRUCTURAL (LOFT SF)	15.5P	15.5P	8.5P
REQ. GOLF PER UNIT (MINIMUM)	4.5P	4.5P	4.5P
PROXIMITY TO TRANSIT .20%	4.5P	4.5P	4.5P
ADJUSTED TOTAL WARE REDUCTIONS	4.5P	4.5P	4.5P

* DENOTES WALKER REQUIRED
ON THE SURVEY
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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.

A handwritten signature in black ink, appearing to read 'M. E. Voss', with a long horizontal stroke extending to the right.

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 apartment 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 impervious 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: Haohui Pan, Zoning Planner
Date: 4/10/2024 1:20:08 PM
Re: Resubdivision R-24-18
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
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	301-05 Cortland owes no taxes. 309 Cortland HAS LIENS AND IS SEIZABLE - \$1,218.48 due as of 4/4/24. 102, 104 and 106 Alexander all do not owe any taxes.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	04/03/2024	Romeo Kpolo	Development on these 5 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	Future project is subject to Onondaga County's 1:1 offset. The City requires an offset plan & details for review. All installation & restoration work to be done to City of Syracuse specifications & details.
Eng. Design & Cons. - Zoning	Internal Review Complete	04/03/2024	Romeo Kpolo	Construction/development on the combined lots will be subject to the City plan review, approval and permitting process as applicable. Due to grade differentials between the lots and ROW development will be