



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>Z-2865</u>	<u>Staff Report – April 15, 2024</u>
Application Type:	Zoning Map Amendment
Project Address:	321-23 Cortland Avenue (085.-03-25.0) 323 Cortland Avenue Rear (085.-03-26.0)
Summary of Proposed Action:	The applicant is proposing a Resubdivision (R-24-17), to combine six properties, two of which are in the MX-1 Zone District and the other four in the R5 Zone District. In some instances, a Resubdivision that will result in a split Zone District will trigger a Zone Change (where the underlying Zone District on one of the lots to be combined is rezoned). With the adoption of ReZone, including a new Official Zoning Map, as a matter of policy the City will update the Official Zoning Map on a regular basis. In order to maintain the zoning scheme adopted under ReZone, but to allow for appropriate flexibility, staff will analyze proposed Resubdivisions that will result in a Split Zone Districts (more than one zone district) on a single parcel on a case-by-case basis to determine whether a zone change is desirable. For a Split Zone District this matter would be reviewed as an Amendment to the Official Zoning Map pursuant to ReZone, Art. 5, Sec. 5.6A. Because of the City's aforementioned policy regarding Split Zone Districts, the Zoning Administrator will refer this matter to the City Planning Commission (CPC) pursuant to ReZone, Art. 5, Sec. 5.3D. The CPC's recommendation will then be heard by the Common Council pursuant to ReZone, Art. 5, Sec. 5.6A(3).
Owner/Applicant	Robert & Marjorie Jones Community Development, Inc. (Owner) Benjamin Harrell, CHA Consulting, Inc. (Applicant)
Existing Zone District:	High Density Residential, R5 Zone District Urban Neighborhood, MX-1 Zone District
Surrounding Zone Districts:	The northernly properties are High Density Residential (R5), Urban Neighborhood (MX-1), and Low Density Residential (R2) Zone Districts. The easternly and southernly properties are all High Density Residential (R5) and the western properties are all Low Density Residential (R2) Zone Districts.
Companion Application(s)	Major Site Plan Review (MaSPR-24-09), Resubdivision (R-24-17)
Scope of Work:	The scope of work is to effectuate a Zone Change for the lots addressed as 321-23 Cortland Avenue and 323 Cortland Avenue Rear., to change the Zone District of the lots from the MX-1 Zone District to the R5 Zone District, prior to processing the request for the Resubdivision, R-24-17. Map maintenance to reflect the proposed Zoning Map Amendment will be administered by the Department of Neighborhood and Business Development and occur annually after the Onondaga County Clerk's Office has published a new tax map.
Staff Analysis:	<p>Factors:</p> <ul style="list-style-type: none"> - The proposed Zoning Map Amendment will bring more of the 300 block of Cortland Avenue within the R5 Zone District, except for 319 Cortland Avenue which is legal for 1 commercial (restaurant) & 3 dwelling units and shall remain MX-1 (see Exhibit A). - The adjacent Zone Districts are R5(odd) and R2 (even) along the 300 block of Cortland Avenue and will be all residential Zone District designations except for 319 Cortland Avenue. - The Zoning Map Amendment (see Exhibit B) will prevent two different Zone District development standards and regulations (MZ-1 and R5) applying to the concurrent development for Building "A" of the Bishop Jones Community Residence project and create conditions for cleaner Zoning Map maintenance.

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	- The subject property at 323 Cortland Avenue and 323 Cortland Ave. (rear) are both vacant lots in the MX-1 Zone District and would require a Special Use Permit for a multi-unit residential development whereas the R5 Zone District permits multi-unit residential developments by right.
Zoning Procedural History:	- In January 2014, a two-story, two-unit residential wood structure was demolished due to several structural problems that made the building unsound and unsafe to abate (asbestos pollution).
Summary of Zoning History:	Historical atlases from 1924 show this structure existed at that time. Since the 70s, there is a history of building code violations in microfiche records, that have referred to the subject property as a two-story, two-unit wood structure. Then in the 21 st century the structure became uninhabitable for human occupancy and was demolished in 2014.
Code Enforcement History:	N/A
Zoning Violations:	The proposed lot has no zoning violations.
Summary of Changes:	This is not a continued application.
Property Characteristics:	The subject property is a regular rectangle in shape with 48 feet of frontage on Cortland Avenue and a lot depth of 189 feet.
SEQR Determination:	Pursuant to the 6 NYCRR §617.6(b)(4), the proposal is an Unlisted Action with a coordinated review.
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:

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

Attachments:

Existing ReZone Syracuse Zoning Map (Exhibit A)
Proposed Zoning Map Amendment Map (Exhibit B)
Existing Parcel Boundary Map (Exhibit C)

Resubdivision Proposal Map (Exhibit D)
Full Environmental Assessment Form Part 2 & Part 3
OCPB Comments

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Context Maps:

Figure 1: Aerial Imagery of Subject Property



Description: Figure 1 shows satellite imagery of the subject property.
Image Source: ConnectExplorer™, Eagle View Technology Corporation



LOCATION PLAN
Scale: 1" = 500'

NOTES:

Total area: 44,602 sq. ft.
Map No. 288
Present Zone: R5 High Density Residential & M-1 Urban Neighborhood
Location of underground utilities shown by field measurement where
approximate only. Includes Zone "A" (Areas of 10.00' and
greater depth of less than 1 foot or with drainage areas less than 1
acre) and Zone "B" (Areas of 10.00' and greater depth of less than 1
acre) and Zone "C" (Base Flood Elevation determined
according to Federal Emergency Management Agency National
Flood Insurance Program Panel No. 360399-217 F. Effective date: November 4, 2016.
Tax Map Nos. 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.: 288
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 bulbard
- 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.T.S. Licensed Land Surveyor

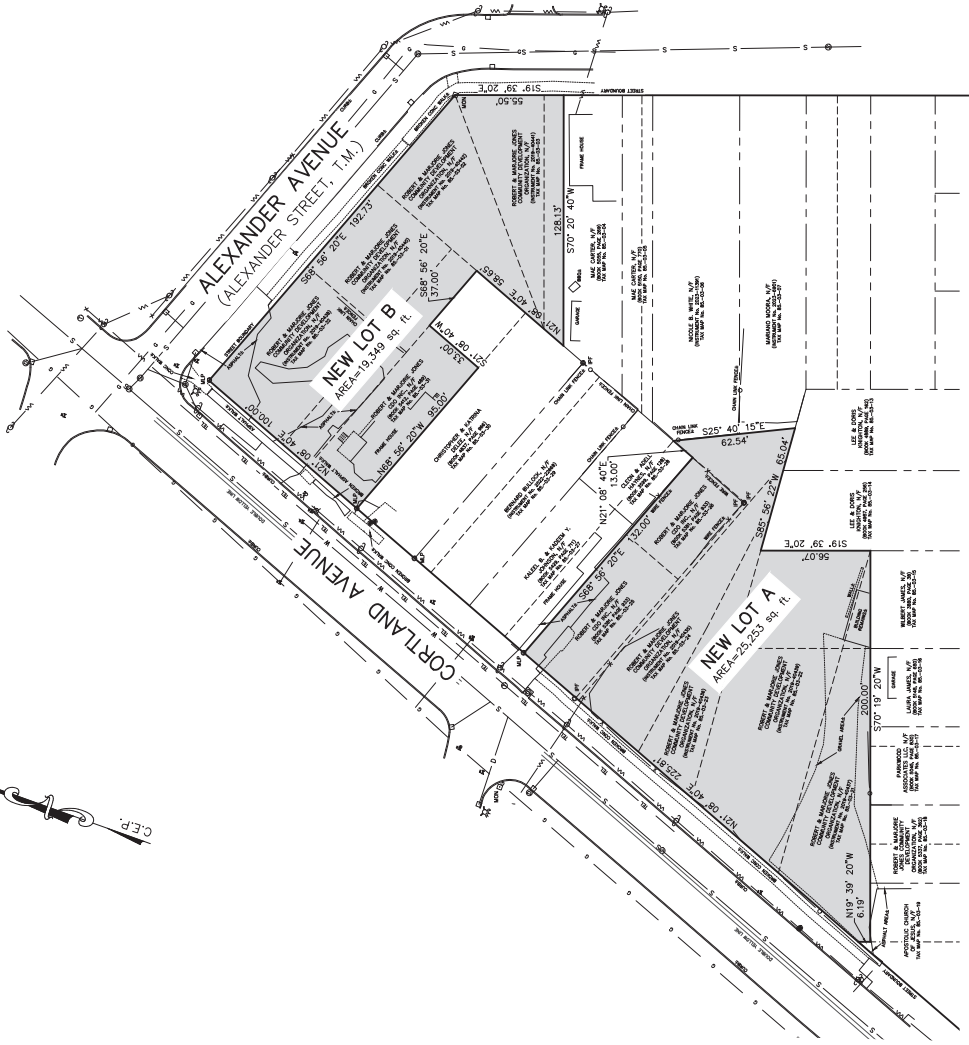
Subject to any adjustment of lines as required and
set to show accuracy of this survey. Where one
line is shown as a centerline, it is shown as a
centerline unless otherwise indicated by the notes
hereon.

VERIFIED BY THE ENGINEER, COUNTY ENGINEER, HEALTH, ENVIRONMENTAL AND SOCIAL SERVICES

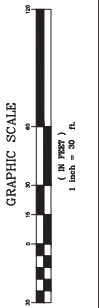
FINAL PLAN
HELIO HEALTH SUBDIVISION
PART OF BLOCK NOS. 397 & 1002
NEW YORK
ONONDAGA COUNTY, NEW YORK
IANUZI & ROMANS
LAND SURVEYING P.C.
1693 S. BROADWAY, SUITE 1100
NEW YORK, NY 10014
PHONE: (212) 407-4242
FAX: (212) 407-4242
EMAIL: info@ianuzi.com
DATE: MARCH 19, 2024
SCALE: 1" = 30'
FILE NO.: 2286.114
SHEET NO.
FB. NO. 1742

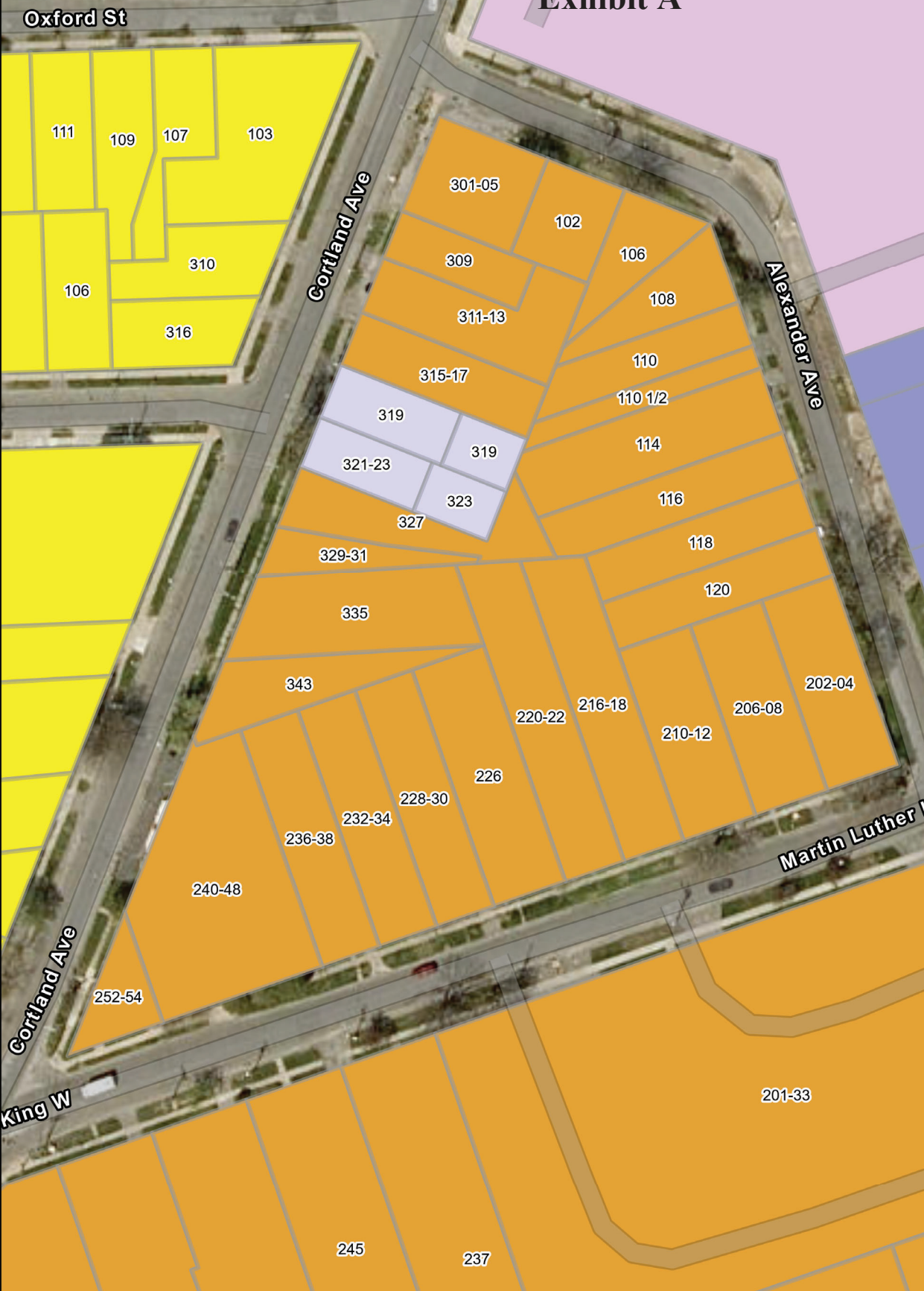
REVISIONS

NO.	DESCRIPTION	DATE



CITY OF FRANKLIN PLANNING COMMISSION
CITY OF FRANKLIN PLANNING DEPT.
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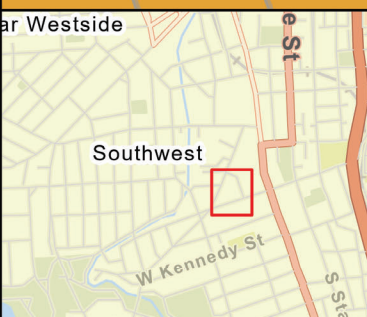




Legend


ReZone Designation

- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending

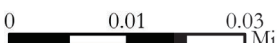


Existing Zone District Map

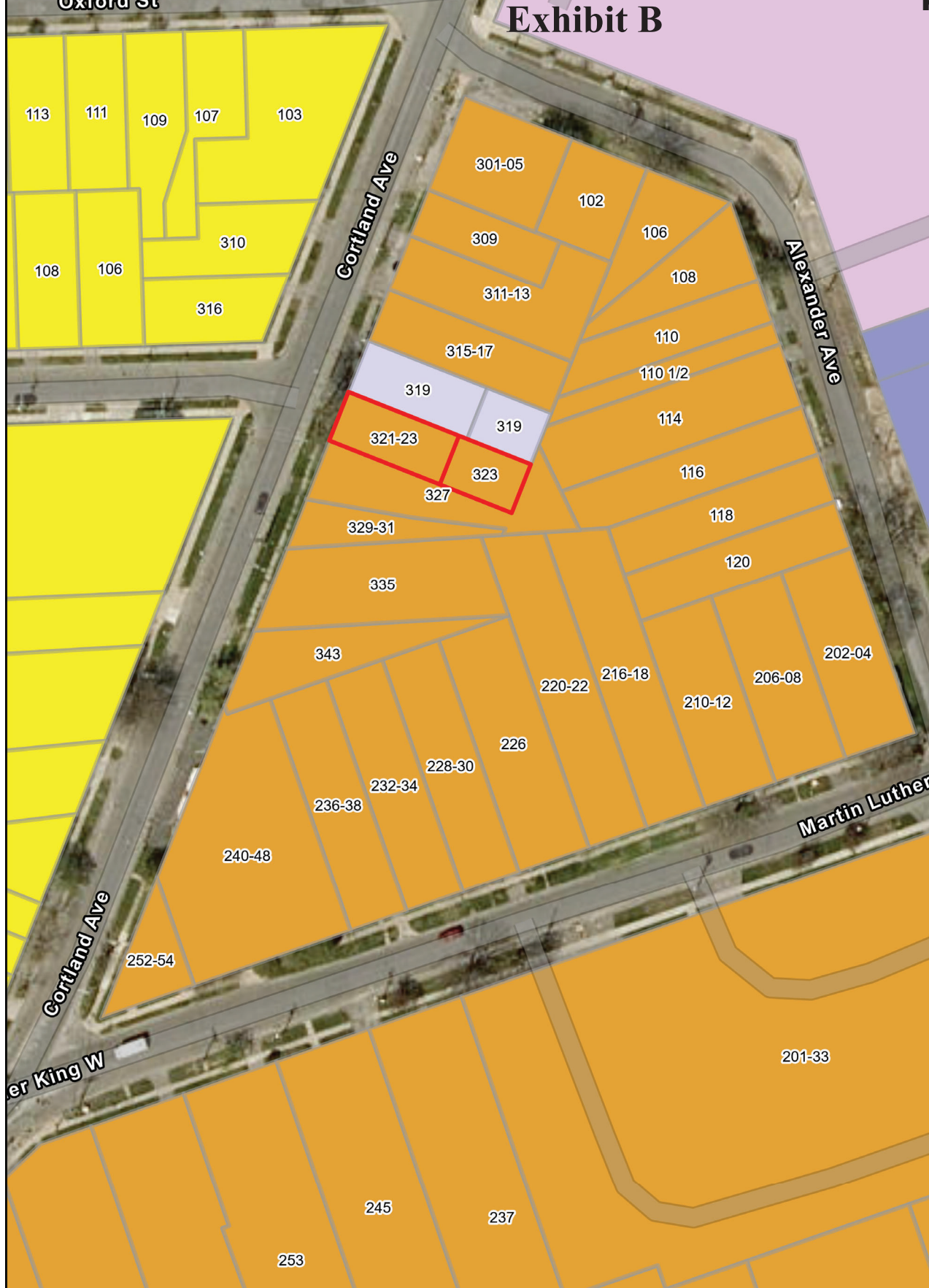
May By: Cristian Toellner | Created On: 4/9/24
 Map Credit: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



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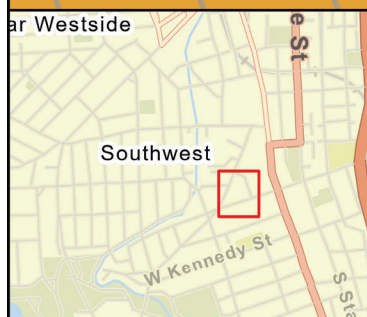


Legend

- 321-23 Cortland Ave. Zone Change
- 323 Cortland Ave (Rear) Zone Change

ReZone Designation

- R1 - Single Unit Residential
- R2 - Low Density Residential
- R3 - Small Lot Residential
- R4 - Medium Density Residential
- R5 - High Density Residential
- MX-1 - Urban Neighborhood
- MX-2 - Neighborhood Center
- MX-3 - Mixed-Use Transition
- MX-4 - Urban Core
- MX-5 - Central Business District
- CM - Commercial
- IN - Light Industry and Employment
- PID - Planned Institutional
- PDD - Planned Development
- OS - Open Space
- Pending



Proposed Zoning Map Amendment

May By: Cristian Toellner | Created On: 4/9/24
 Map Credit: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Exhibit C



Alexander Ave

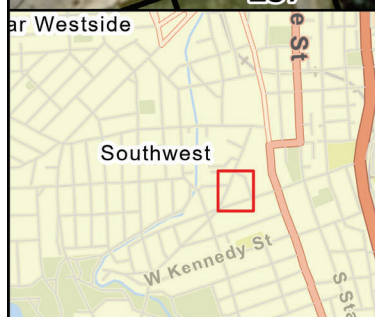
Cortland Ave

Cortland Ave

Martin Luther King W

Legend

- Subject Properties
- Existing Parcel Boundaries



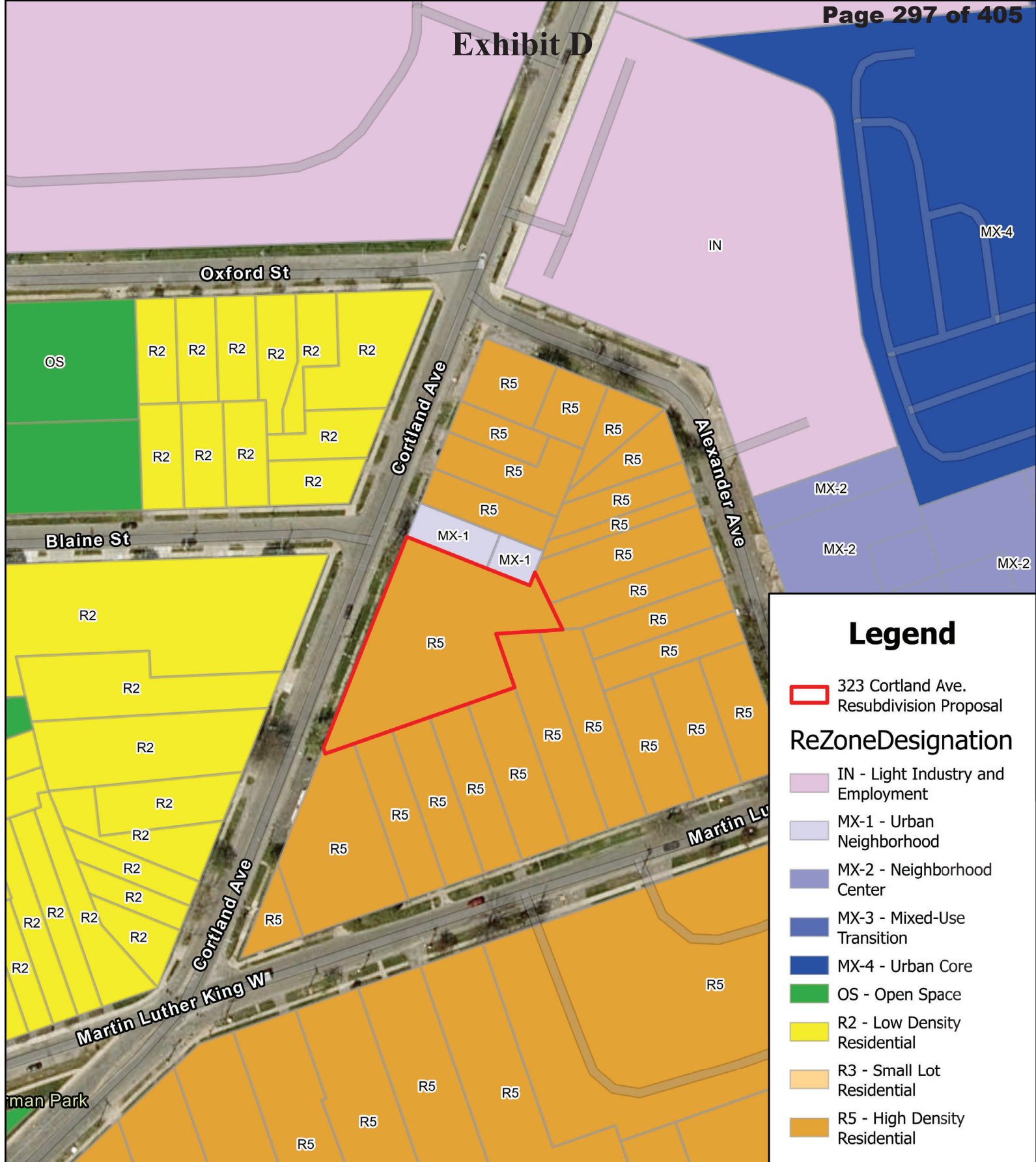
Existing Parcel Boundaries Map

Map By: Cristian Toellner | Created On: 4/9/24
 Map Credit: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 0.01 0.03 Mi

Exhibit D

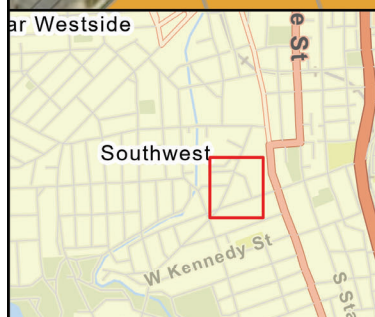


Legend

 323 Cortland Ave. Resubdivision Proposal

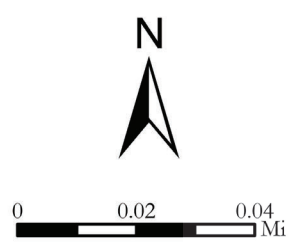
ReZoneDesignation

-  IN - Light Industry and Employment
-  MX-1 - Urban Neighborhood
-  MX-2 - Neighborhood Center
-  MX-3 - Mixed-Use Transition
-  MX-4 - Urban Core
-  OS - Open Space
-  R2 - Low Density Residential
-  R3 - Small Lot Residential
-  R5 - High Density Residential



Resubdivision Proposal

Map By: Cristian Toelner | Created On: 4/9/24
 Map Credit: New York State, Maxar, Microsoft, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS
 Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: March 27, 2024

OCPB Case # Z-24-82

- 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 ZONE CHANGE from the City of Syracuse Planning Commission at the request of Helio Health for the property located at Cortland Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the Centro Bus Garage, a state-owned authority; and
- WHEREAS, the applicant is requesting a zone change on two parcels from Urban Neighborhood (MX-1) to High Density Residential (R5) to allow for the construction of two new multifamily buildings with 67 total units on two newly created lots; and
- WHEREAS, the Board is concurrently reviewing multiple referrals for this project: a site plan referral (Z-24-81), an area variance referral (Z-24-83), and a subdivision referral (S-24-11); and
- WHEREAS, the site is on the south side of the City of Syracuse, at the transition between residential and the commercial businesses near South Salina Street; nearby businesses include a Byrne Dairy plant, the Centro depot, and the vacant Sears Roebuck building; and
- WHEREAS, the site is comprised of two areas on the same triangular block of Cortland Avenue, surrounded by Alexander Avenue and Martin Luther King West; the referral refers to these areas as A and B; per the Site Plan dated 11/27/23, area A is 0.58 acres in the middle of the block, consisting of 6 parcels to be combined and has approximately 223' of frontage on Cortland Avenue; Area B is 0.44 acres on the corner of Cortland and Alexander Avenues, consists of 5 parcels to be combined, and has approximately 350' of frontage; the site is primarily vacant except one house in Area B that will be demolished; and
- WHEREAS, the applicant is proposing the construction of two new multifamily buildings of 67 total affordable and supportive housing units with adjacent parking lots; building A will be a 3-story building along the Cortland Avenue frontage, containing 30 dwelling units; a driveway from Cortland Avenue leads to a 15-space parking lot at the rear of the building; building B will be a 3-story building at the corner of Cortland and Alexander Avenues containing 37 dwelling units; the southern portion of building B will be constructed over an 8 parking space ground level parking lot with a driveway to Alexander Avenue; and
- WHEREAS, the applicant is proposing a zone change on two of the four parcels comprising area A; currently, four parcels are zoned High Density Residential (R5) with two parcels in an Urban Neighborhood (MX-1) zoning district; in subdivision referral S-24-11, these lots will be combined and the applicant is proposing the two MX-1 parcels be R5 with the resultant new Lot A be zoned R5; 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