City of Syracuse Zoning Administration
PETITION FOR A ZONE CHANGE
City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 10/1/2018 **Case Number:** Z-2809 **Current Zoning District(s):** RB, RC

IMPORTANT NOTICE

This form is a **petition** for a zone change. **A zone change is *not an entitlement*, and *the City is not required to act* upon this petition. There is no guarantee that this petition will ever be heard by the City Planning Commission or the Common Council.** You are advised to consult an attorney if you have any questions about this petition.

ZONE CHANGE REQUEST **FROM:** RB, RC **TO:** *SU PID
*SU Main Campus - New Subdistrict 12

DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL AND REASON FOR ZONE CHANGE:

The proposed zone change is to place current Syracuse University owned lands into the "Planned Institutional District" (PID) zoning category. No changes to the current uses or physical characteristics of the existing improvements are being proposed at this time.

See Attached Supporting Documentation.

LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT AND OWNERS NAMES:

Address 1: 606 University Avenue
Owner Name 1: Syracuse University **Current Zoning District:** RB
Address 2: 602 University Avenue
Owner Name 2: Syracuse University **Current Zoning District:** RB
Address 3: 602 1/2 University Avenue
Owner Name 3: Syracuse University **Current Zoning District:** RB
Address 4: 604 University Avenue
Owner Name 4: Syracuse University **Current Zoning District:** RB

See Attachment A

TAX MAP SECTION, BLOCK, and LOT information from Assessment Department (448-8280)

#1 Section:	049	**Block:**	03	**Lot:**	09.1
#2 Section:	049	**Block:**	03	**Lot:**	06.0
#3 Section:	049	**Block:**	03	**Lot:**	07.0
#4 Section:	049	**Block:**	03	**Lot:**	08.0

SEE ATTACHMENT A

PETITIONER INFORMATION:

Name(s): Syracuse University

Mailing Address: c/o 1320 Jamesville Avenue, Syracuse, New York

Zip: 13244 Home phone: Day phone: 315-443-1533

E-mail:

REPRESENTATIVE INFORMATION:
(Only if involved in this application)

☐ Attorney ☐ Architect ☐ Contractor ☐ Other

Name(s):

Mailing Address:

Zip: Telephone: E-mail:

Jennifer C Bybee for S.U. 9/5/18

Signature of PETITIONER Date

Jennifer C. Bybee, Assistant Director for Campus Planning for Syracuse University

PRINT NAME OF PETITIONER

***Please note that if required referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

****

REFERRALS NEEDED:

☐ ONONDAGA COUNTY PLANNING BOARD

☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is eligible for inclusion in the National Register of Historic Places; or is architecturally significant).

☐ OTHER CITY/COUNTY/STATE AGENCIES OR DEPARTMENTS _____

Required submittals for a Zone Change

(Before a petition can be considered complete, the following **must** be provided)

When submitting the required information listed below, the applicant must show with graphic representation all information, drawn to scale, and in a manner that can be correctly interpreted by any person viewing the case file without additional staff explanation.

[X] **APPLICATION** (completed, dated, and signed by petitioner).

* If the Petitioner is *not* the Office of Zoning Administration, a letter from all involved property owners, agreeing to a change to the proposed zoning designation(s), and giving the Petitioner permission to file this application on their behalf, must accompany this application.

[ ] **PROPERTY SURVEY(S)** of all properties involved in the project (individual for each property, drawn to scale and signed by a licensed land surveyor). **We can not accept a survey that has been reduced, faxed or scanned. If original surveys are larger than 11x17 then a reduced copy must also be submitted with this application.**

[X] **MAP(S)** indicating the current zoning district(s), and the proposed zoning district(s). A separate map for each parcel to be changed must be included. Specific dimensions of the area to be changed must be on the map. **If original plans are larger than 11x17 then a reduced copy must also be submitted with application.**

[X] **STATE ENVIRONMENTAL QUALITY REVIEW ACT ASSESSMENT FORM** –Part one to be filled out completely and signed by Petitioner. **A detailed explanation of how this zone change will not adversely affect the surrounding land uses, and how this change in zoning compliments and fits within the City's Comprehensive Plan must be provided. Attach appropriate studies regarding any impacts, including traffic, noise, land use, etc.**

PETITIONER PLEASE NOTE: Approval of your application by the Board of Zoning Appeals, the City Planning Commission, or the Common Council does not relieve you or your agents from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted federal, state, county, or city authorities, including the issuance of permits by the Division of Code Enforcement.

01/2012

Attachment A

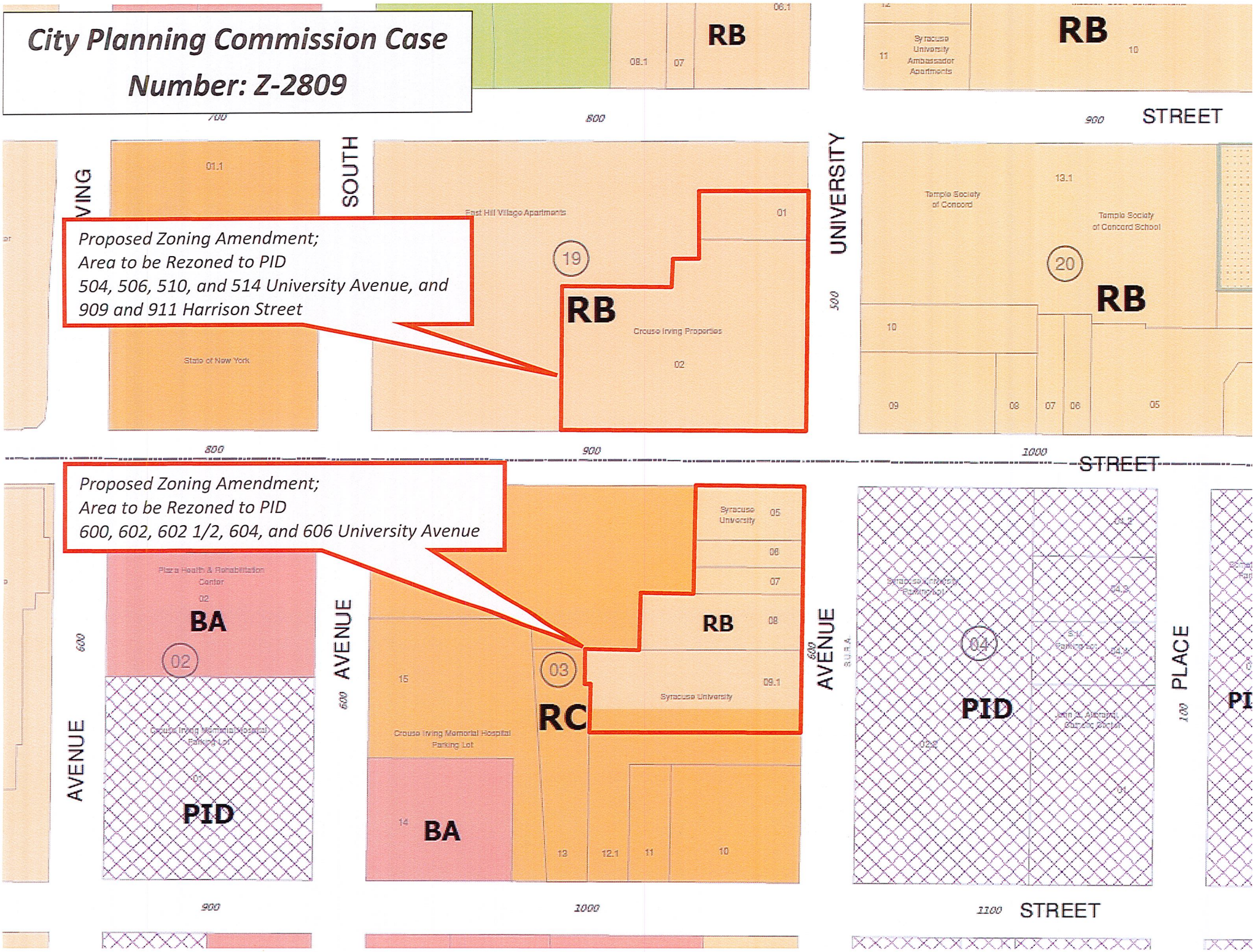
Address 5: 600 University Avenue
Owner Name 5: Syracuse University Current Zoning District: RB

Tax Map Section, Block, and Lot information from Assessment Department (448-8280): 049-03-05

Address 6: 510-514 University Avenue
Owner Name 6: Syracuse University Current Zoning District: RB

Tax Map Section, Block, and Lot information from Assessment Department (448-8280): 048-19-02.0

City Planning Commission Case Number: Z-2809



Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Syracuse University PID Request - Main Campus - Additional Subdistricts

Project Location (describe, and attach a location map):
Approximately 8 acres of land bounded by University Street to the east, Marshall Street to the south and Harrison Street to the north.

Brief Description of Proposed Action:
The proposed action seeks to rezone the Project Location--land currently owned and controlled by Syracuse University--from the existing Residential District, Class B and Local Business, Class A zoning districts to Planned Institutional District. There are no changes proposed to the allowable uses or physical characteristics of the Project Location at this time.

Name of Applicant or Sponsor:	Telephone: (315) 443-1533
Syracuse University	E-Mail: jchampa@syr.edu

Address:
1320 Jamesville Avenue

City/PO:	State:	Zip Code:
Syracuse	NY	13244

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3.a. Total acreage of the site of the proposed action? +/- 8.00 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 8.00 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): University
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	✓
b. Consistent with the adopted comprehensive plan?	☐	☐	✓

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☐ N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☐ N/A
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☐ N/A
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓	☐
b. Is the proposed action located in an archeological sensitive area?	✓	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	☐
16. Is the project site located in the 100 year flood plain?	✓	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✓	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Jennifer Champa Bybee, Asst. Director for Campus Planning Date: July 2, 2018

Signature: Jennifer C. Bybee

PRINT FORM