

CITY CLERK'S OFFICE

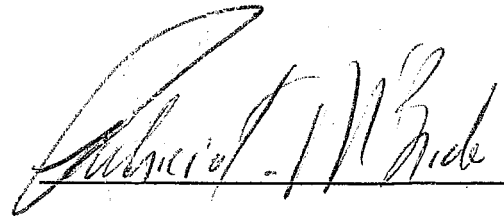
I, PATRICIA K. MCBRIDE, City Clerk of the City of Syracuse, New York do hereby certify that the attached is a true copy of an ORDINANCE:

Adopted by the Common Council on

December 5, 2022

Signed by the Mayor on

December 8, 2022



City Clerk

TO:

Mayor
Assessment Commissioner
Aviation Commissioner
Board of Elections
Bureau of Accounts
Citizen Review Board
City Auditor
City School District
Code Enforcement
Neighborhood and Business Development
Finance Commissioner
Corporation Counsel
United States Congressperson
Governor of New York State
New York State Senate
New York State Assembly
New York State Senator
Onondaga County Legislature

Management & Budget Director
Parks & Recreation Commissioner
Personnel & Labor Relations Dir.
Police Chief
Public Works Commissioner
Public Works/Bookkeeper
Purchase Department
Real Estate Division
Research Director
Water Department
Zoning Administration
United States Senator
Department of Engineering
Finance/Treasury
Finance (Water Bureau)
Fire Chief
Grants Management Director
Board of Education

ORDINANCE AUTHORIZING THE APPROVAL OF A SEQRA FINDINGS STATEMENT FOR THE PROPOSED ADOPTION OF THE NEW CITY OF SYRACUSE ZONING RULES AND REGULATIONS AND ZONING MAP PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT

WHEREAS, the City of Syracuse Common Council (the “Agency”) is considering the adoption of a proposed new City of Syracuse Zoning Rules and Regulations and Zoning Map (the ‘Project’), which action is subject to the approval of the Mayor; and

WHEREAS, pursuant to the State Environmental Quality Review Act (“SEQRA”), the Agency is required to make a determination whether the “action” (as said quoted term is defined in SEQRA) to be taken by the Agency may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA), and the proposed adoption of new Zoning Rules and Regulations and Zoning Map by the Agency constitutes such an action; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the “FEAF”) to aid in determining whether undertaking the adoption of the City of Syracuse new Zoning Rules and Regulations Ordinance and Zoning Map (hereinafter the “Project”) may have a significant adverse impact upon the environment; and

WHEREAS, pursuant to an ordinance adopted on September 9, 2019 (#558-2019), the Agency determined that the Project was a Type I action, issued a positive declaration, declared its intent to act as “lead agency” (as said quoted term is defined in SEQRA), and resolved that a Draft Generic Environmental Impact Statement (“DGEIS”) will be prepared; and

WHEREAS, pursuant to SEQRA, the Agency notified each identified “involved agency”

(as said quoted term is defined in SEQRA) of its intent to act as lead agency concerning the coordinated environmental review of the action; and

WHEREAS, no involved agency objected to the Agency acting as lead agency; and

WHEREAS, the Agency prepared a DGEIS for the Project in accordance with the applicable SEQRA regulations; and

WHEREAS, the Common Council accepted the DGEIS as complete on August 1, 2022, filed the DGEIS and Notice of Completion of DGEIS/Notice of Public Hearing in accordance with the applicable SEQRA regulations, held a public hearing concerning the DGEIS on August 22, 2022, and provided a 60-day public comment period on the DGEIS that expired on October 2, 2022; and

WHEREAS, the Agency prepared a Final Generic Environmental Impact Statement (“FGEIS”) for the Project in accordance with the applicable SEQRA regulations; and

WHEREAS, the Common Council adopted the FGEIS as complete on November 7, 2022 and filed the FGEIS and Notice of Completion of FGEIS in accordance with the applicable SEQRA regulations;

NOW, THEREFORE, be it ordained by the members of the Common Council of the City of Syracuse as follows:

- (1) The Agency hereby confirms its status as lead agency concerning the SEQRA environmental review of the Project.
- (2) The Agency has prepared a Findings Statement concerning the Project that considers the relevant environmental impacts presented in the DGEIS and FGEIS, weighs and balances them with social, economic and other essential considerations,

and provides a rationale for the City's decision as Lead Agency and certifies that the requirements of SEQRA have been met.

- (3) The Findings Statement has been prepared in accordance with section 617.11 of 6 NYCRR Part 617 following the adoption and filing of the FGEIS for the Project.
- (4) The Common Council, after considering the entirety of the record before it, including the FGEIS, DGEIS and all public comments received, hereby adopts, in accordance with 6 NYCRR Part 617, the SEQRA Findings Statement attached hereto as Exhibit "A".
- (5) The Mayor is hereby authorized to sign any certification required as to this Findings Statement and the SEQRA process on behalf of the Common Council as Lead Agency and the City of Syracuse.
- (6) This Ordinance shall take effect immediately.

Exhibit A

ReZone Syracuse

New York State Environmental Quality Review Act

Findings Statement

City of Syracuse, Onondaga County, New York

Pursuant to the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review Act* (“SEQRA”) process, the City of Syracuse Common Council, as lead agency, makes the findings set forth below.

Date: December 5, 2022

SEQRA Lead Agency:

Syracuse Common Council
City Hall, Room 314
233 East Washington Street
Syracuse, NY 13202

SEQRA Classification: Type I

Date of Adoption of FGEIS: November 7, 2022

Contact:

Owen Kerney, Assistant Director for City Planning
City Hall Commons, Room 512
201 East Washington Street
Syracuse, NY 13202
Phone: 315-448-8160

Location of the Proposed Action: City of Syracuse, NY

DESCRIPTION

Proposed Action

The proposed action being evaluated in accordance with the requirements of SEQRA is the Syracuse Common Council’s proposed adoption of ReZone Syracuse (“ReZone”), which consists of the following components:

- A Zoning Ordinance (“proposed Zoning Ordinance”) that updates and replaces the City’s existing zoning regulations and procedures with new and revised land uses, zoning districts, standards, and procedures in a new, user-friendly document.
- A Zoning Map (“proposed Zoning Map”) that updates and replaces the City’s existing zoning map by introducing new zoning districts, consolidating similar or duplicative districts, and eliminating unused or underutilized districts, consistent with the City’s adopted Comprehensive Plan 2040¹ and Syracuse Land Use & Development Plan 2040 (“LUP”)² (together, the “Proposed Action” or “Project”).

In 2015, the City of Syracuse began the ReZone project to update the current City of Syracuse Zoning Ordinance and Map, formally referred to as the City of Syracuse Zoning Rules and Regulations, as amended (“current Zoning Ordinance and Map”). The last large amendment to the Zoning Ordinance and Map was approved by the Syracuse Common Council on July 31, 1967.

The City hired a Consultant, Clarion Associates, to assist the City Planning Division and Office of Zoning Administration with the development of ReZone. The proposed Zoning Ordinance and Map are intended to guide the development, improvement, and modification of land in the City to create places of specific character and performance consistent with the City’s Comprehensive Plan 2040 and LUP.

The goals and objectives of ReZone are as follows:

- Create a user-friendly ordinance;
- Update the zoning districts to implement the LUP;
- Modernize the land uses;
- Introduce uniform standards to improve the quality of development; and
- Streamline the development review procedures.

SEQRA Process

Pursuant to Article 8 of the ECL and the SEQRA regulations found at 6 NYCRR Part 617, all agencies are required to “determine whether the actions they directly undertake, fund or approve may have a significant impact on the environment, and, if it is determined that the action may have a significant adverse impact, prepare or request an environmental impact statement.”

In accordance with SEQRA, the City of Syracuse Common Council reviewed the full environmental assessment form (“FEAF”) prepared for ReZone, and on July 29, 2019, the Common Council determined, pursuant to 6 NYCRR § 617.4, ReZone was a Type I action and declared its intent to act as Lead Agency for the purpose of conducting a coordinated environmental review under SEQRA. On August 7, 2019, the Common Council distributed a letter to all involved agencies

¹ Available at: <http://www.syr.gov.net/planning.aspx>

² Available at: http://www.syr.gov.net/land_use_plan.aspx

regarding its intent to act as Lead Agency. No involved agencies objected to the Lead Agency designation, and the Common Council assumed the role of Lead Agency.

On September 9, 2019, the Common Council determined the adoption and implementation of ReZone may have the potential for an adverse environmental impact and issued a positive declaration under SEQRA. The Common Council further determined that a Draft Generic Environmental Impact Statement (“DGEIS”) must be prepared. Pursuant to 6 NYCRR § 617.8 of SEQRA, a draft scoping document was prepared to outline the contents of the DGEIS and made available for public, agency and stakeholder comment. The final scoping document was adopted by the Common Council on March 16, 2020.

The DGEIS was prepared by the Syracuse-Onondaga County Planning Agency (“SOCPA”) on behalf of the Common Council in accordance with the final scoping document. On August 1, 2022, the Common Council accepted the DGEIS as adequate for public review and opened the requisite 30-day public review and comment period. A public hearing was held on August 22, 2022, and the public comment period was subsequently extended an additional 30 days to October 2, 2022 to allow for further public review and comment.

Following the close of the comment period and receipt of all public comments, SOCPA prepared a Final Generic Environmental Impact Statement (“FGEIS”) for the Proposed Action. The FGEIS includes a summary of substantive public comments received, responses to those comments, and referenced and expanded upon the evaluation contained within the DGEIS by addressing additional revisions and mitigation measures to be considered by the Common Council for ReZone. The Common Council adopted the FGEIS on November 7, 2022. The DGEIS and FGEIS (together, the “GEIS”) are incorporated herein by reference.

This Findings Statement sets forth the findings and conclusions of the Syracuse Common Council, acting as lead agency, and confirms that the Common Council has complied with all applicable SEQRA requirements.

ALTERNATIVES CONSIDERED

As part of the environmental review process, the Common Council considered three alternatives to the proposed action. Each alternative was evaluated in the GEIS.

No Action

The City could choose to not adopt the proposed Zoning Ordinance and Map, in which case the current Zoning Ordinance and Map would continue to be used to administer the City’s local land use regulations. While this action maintains the status quo, the Common Council determined this alternative would also maintain the potential adverse environmental impacts that ReZone specifically seeks to minimize with new or revised provisions that are not included in the current Zoning Ordinance.

Partial Adoption

The City could choose to partially adopt the proposed Zoning Ordinance and Map, which would involve identifying neighborhoods with the greatest need for zoning reform and applying changes to the current Zoning Ordinance and Map for those specific areas. All other land use regulations would remain in place. While this is a reasonable alternative, the Common Council determined that this action would be difficult to implement and result in an imbalanced application of new or revised provisions. ReZone is a comprehensive citywide policy that seeks to create more equity and uniformity throughout the entire City. Applying unique policies for different neighborhoods does not achieve a uniform application. Additionally, the goals of the Comprehensive Plan 2040 which are intended to apply citywide would go unfulfilled.

No Zoning

The City could choose to eliminate zoning altogether. Like many communities, Syracuse has struggled with enforcement of the current Zoning Ordinance for various reasons. Trends in the planning profession have also started to question many aspects of zoning that are inherently inequitable or hinder potential development. These inhibitory practices result in real impacts to housing quality and availability, employment, and sprawl despite the original intentions of zoning and other land use regulations. Alternatives to zoning do exist, but generally involve the adoption of multiple local laws that address specific impacts associated with development such as infrastructure, historic preservation, and architectural character. Consequently, the Common Council determined that this alternative would likely create more chaos and include its own barriers to development and community revitalization.

Findings

The Common Council finds the Proposed Action to be the preferred path forward as ReZone presents a modern, more clearly articulated, and equitable set of policies that best minimize the potential adverse environmental impacts associated with development and land use regulations in the City of Syracuse.

ADVERSE ENVIRONMENTAL IMPACTS CONSIDERED

As part of the environmental review process, the final scoping document identified seven potential adverse environmental impacts (Land, Flooding, Plants and Animals, Aesthetic Resources, Historic and Archaeological Resources, Transportation, and Consistency with Community Character) for further consideration. Additionally, the Common Council committed to evaluating six issues deemed irrelevant or environmentally insignificant because of scoping (Energy, Noise, Odor, and Light, Human Health, Consistency with Community Plans, Zoning

Equity, and Climate Change). The GEIS evaluated each of the impacts above and identified specific revisions and mitigation measures to be incorporated into ReZone.

Land

The adoption and implementation of ReZone is expected to indirectly affect construction on, or physical alteration of, land within the City of Syracuse through its regulation of future development and redevelopment actions. However, such future actions will be reviewed for specific environmental impacts on a case-by-case basis if a discretionary review is required.

As a policy, ReZone will have little or no impact on land resources compared to the current Zoning Ordinance. The proposed Zoning Ordinance does not allow for new uses, such as mining, that are more impactful than existing permitted uses, nor does it encourage an increase in adverse activity without appropriate mitigation measures.

Development density may be increased in some areas because of ReZone, which would have a potential impact on land resources. However, the potential intensity of these developments will be mitigated as discussed below.

The following provisions are included in the proposed Zoning Ordinance and help to minimize the impacts of ReZone on land resources:

- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces;
- Article 2 minimizes land disturbance and the creation of impervious surfaces by limiting lot coverage, reducing off-street parking requirements, amending height regulations, and establishing building story requirements;
- Article 4 includes uniform development standards that are applied citywide; and
- Article 4 includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified additional strategies to further minimize the potential impacts of ReZone on land resources. These mitigation measures include:

- Reductions in lot coverage allowances;
- Increases in screening requirements for parking areas;
- Incorporation of a pervious surface requirement for off-street parking;
- Implementation of setback requirements for natural features such as streams, wetlands, and other waterbodies;
- Clarifications to Article 3, specifically the Table of Allowable Uses, Use Specific Standards, and General Standards.

After reviewing the potential impacts to land in the GEIS and the subsequent public comments, the Common Council hereby determines that the aforementioned provisions in the proposed Zoning Ordinance, in combination with the potential mitigation measures described in the GEIS, will ensure the Proposed Action will not have a significant adverse environmental impact on land resources in the City.

Flooding

There are significant floodplains in the City of Syracuse, especially along Onondaga Creek and within City parks, and large areas of the City that were formerly floodplain and wetland areas that have been modified and/or developed. Further, many of the City's smaller tributaries have been covered or confined to long culverts and/or engineered channels. These development patterns and changes to natural drainage systems have resulted in more severe flooding due to a reduction in flood capacity and an increase in stormwater runoff across the City. Likewise, development in floodplain areas is negatively impacted by these flooding events often resulting in a recurring cycle of flooding and repair.

Development in floodplain areas is largely regulated by the City's local floodplain management law, which was updated in 2016. This law requires that any development (i.e., new structure, filling, grading, or substantial improvement to an existing structure) within the Special Flood Hazard Area ("SFHA") obtain a floodplain development permit, in addition to all standard building and development permits. These projects within the SFHA are reviewed by a certified floodplain manager for consistency with the local law. New and substantially improved residential structures in the SFHA must have the lowest floor elevated to two feet above the base flood elevation, and basements are not permitted. Non-residential structures must either have the lowest floor elevated to two feet above the base flood elevation or be flood proofed to withstand floodwater hydraulic pressures and floodwater intrusion into the structure.

Within the SFHA Floodway (a narrower part of the floodplain with higher velocity and deeper flow), development requirements are stricter, with the Syracuse local law requiring the developer or builder to conduct a hydraulic engineering study demonstrating that the development will cause no rise in the existing base flood elevation. This current approach allows development to occur in the floodplain, while working to minimize or avoid flood-related impacts.

In addition to these safeguards, ReZone incorporates the following additional provisions to mitigate potential flooding related impacts:

- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces;
- Article 2 minimizes the creation of impervious surfaces and subsequent stormwater runoff by limiting lot coverage, reducing off-street parking requirements, amending height regulations, and establishing building story requirements;
- Article 2 allows for uses and structures of increased density in certain districts; and

- Article 4 includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings, to help further reduce stormwater runoff.

After reviewing the potential impacts to flooding, the Common Council determines that the administration of the City's local floodplain management law combined with the provisions in ReZone described above ensure that any potential adverse environmental impact of the proposed Zoning Ordinance on flooding will be appropriately mitigated.

Plants and Animals

Adoption or implementation of ReZone is may indirectly result in the loss of flora or fauna within the City of Syracuse through future development and redevelopment actions. However, most new development is expected to occur on previously developed sites and such future actions will be reviewed for specific environmental impacts on a case-by-case basis if a discretionary review is required.

The following provisions are included in the proposed Zoning Ordinance and will minimize the impacts of ReZone on plants and animals:

- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces; and
- Article 4 includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings, which will help to provide habitat for plants and animals.

As a result of the aforementioned elements of the Proposed Action, the Common Council determines that the adoption of ReZone will not have a significant adverse environmental impact on plants and animals in the City.

Aesthetic Resources

There are no officially designated scenic or aesthetic resources in the City. However, the proposed Zoning Ordinance seeks to address aesthetics in a more general manner by incorporating development standards into the City's zoning regulations.

With the adoption and implementation of ReZone, standards for aesthetic elements, such as landscaping, screening of parking facilities, lighting, signage, building materials, window transparency, building orientation and setbacks, transitional areas between the public space and private buildings, and compatibility with nearby historic structures, will be articulated in the new zoning regulations and applied citywide. The impacts of these new provisions are expected to positively affect aesthetic resources in the City and include the following:

- Article 4 includes uniform development standards that are applied citywide; and
- Article 5 establishes a site plan review process and new public notification requirements to improve transparency and encourage community involvement in the City's application review processes.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified the following additional mitigation measures in the FGEIS to further minimize the impacts of ReZone on aesthetic resources:

- Updates to Article 2, specifically District purposes and standards;
- Revisions to zoning district standards in Article 3; and
- Amendments to Article 5 site plan review process to improve process.

After reviewing the potential impacts to aesthetic resources as described in the GEIS, the Common Council determines that the components of the proposed Zoning Ordinance and the mitigation measures described above will ensure the adoption of ReZone will not have significant adverse environmental impacts on aesthetic resources in the City.

Historic and Archaeological Resources

The adoption and implementation of ReZone is anticipated to have no significant adverse environmental impact on historic resources in the City of Syracuse. The current Zoning Ordinance contains safeguards for historic resources that will carry over into the proposed Zoning Ordinance, including an updated historic preservation law coupled with a robust local preservation program. The revisions to the preservation ordinance are procedural and expand the appeals options for aggrieved applicants.

Impacts to archaeological resources are unknown but considered minimal. ReZone is expected to indirectly impact archaeological resources through future development and redevelopment actions. However, such future actions will be reviewed for specific environmental impacts on a case-by-case basis if a review is required. In areas where prior ground disturbance cannot be documented, a Phase 1 archaeological investigation may be required in connection with the SEQRA review for a particular project. If archaeological resources are present or believed to be present, an applicant or developer will be required to comply with applicable requirements or conditions concerning the identification and preservation of such resources, as appropriate.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified additional mitigation measures to be included in ReZone to further minimize potential impacts on historic and archaeological resources. These mitigation measures include:

- Revisions to Article 5 relating to the Syracuse Landmark Preservation Board, including amending development review and procedures guidelines for purposes of clarity;

- Changes to Article 6 to amend review procedures for the Certificate of Appropriateness; and
- Changes to Article 6 to clarify the appeals process.

After reviewing the potential impacts to historic and archaeological resources in the GEIS and the subsequent public comments, the Common Council determines that the provisions contained within the proposed Zoning Ordinance and the mitigation measures described above will ensure the adoption of ReZone will not have a significant adverse environmental impact on historic and archaeological resources in the City.

Transportation

Land use can have a dramatic impact on transportation resources. At the project level, these impacts may necessitate mitigations ranging from curb cuts and sidewalk repairs to the installation of a roundabout or a new road, highway, or rail line to facilitate access to a property and maintain the capacity of the local transportation network. Land use regulations including zoning, typically take these factors into account when assigning zoning districts to areas in a community to avoid issues as well as capitalize on the resources available.

In creating the proposed Zoning Map, ReZone considered the potential land uses of the applied zoning district in combination with the capacity of the existing transportation network and availability of transit. Further, ReZone considered the proposed changes to the street network that may occur through the removal of the I-81 viaduct and the potential impacts of those changes on neighborhoods of certain types and intensity of development. Zoning designations were made consistent with neighborhood input to avoid future impacts of the project.

ReZone is not anticipated to have any significant adverse environmental impacts on the transportation network now or well into the future. This is due to ReZone maintaining well established transportation and land use patterns, and limiting expansion of uses in some neighborhoods where the local street network, including sidewalks, cannot tolerate uses that are inherently dependent on the automobile. ReZone also requires a building form and pattern of development that promotes walkable neighborhoods, as well as emerging micromobility options (e.g., scooters), bus rapid transit and rideshare facilities.

The proposed Zoning Ordinance includes the following provisions that will mitigate the impacts of ReZone on transportation:

- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles; and
- Article 2 minimizes the creation of excessive parking and encourages multi-modal transportation by reducing off-street parking requirements.

For the reasons set forth above and in the GEIS, the Common Council hereby determines that the proposed Zoning Ordinance will not result in any significant adverse impacts on transportation and will ultimately allow for improvements to such conditions.

Consistency with Community Character

ReZone includes measures that maintain a degree of continuity with well-established patterns of development for much of the City. The proposed Zoning Ordinance does not introduce dramatically different uses from the current Zoning Ordinance, nor does it reclassify large areas of the City to zoning districts dramatically different from what exists under the current Zoning Ordinance and Map. Rather, several measures in ReZone are expected to result in positive impacts on community character throughout the City.

The following provisions are included in the proposed Zoning Ordinance and help to minimize the impacts of ReZone on consistency with community character:

- Article 3 establishes new, more modern uses to foster adaptive reuse of historic industrial and commercial buildings; and
- Article 4 includes uniform development standards that are applied citywide.

Based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified additional mitigation measures to be incorporated into ReZone to address concerns regarding consistency with community character. Those mitigation measures include:

- Clarifications to Article 1.5 regarding nonconformities;
- Clarifications to zoning district purpose statements and dimensional standards in Article 2;
- Revisions to Article 3 to clarify and amend allowable uses, particularly relating to affordable and mixed income housing;
- Clarifications to design standards for off-street parking and loading requirements, building design standards, and signage standards in Article 4; and
- Revisions to Article 5 regarding development review and procedures guidelines.

After reviewing the potential impacts to consistency with community character in the DGEIS and the subsequent public comments, the Common Council determines that the components of the proposed Zoning Ordinance and the mitigation measures described above and in the GEIS will ensure the adoption of ReZone will not have a significant adverse environmental impact on consistency with community character in the City.

Energy

ReZone is expected to indirectly result in future development and redevelopment actions in the City of Syracuse, which leads to two main energy-related concerns: 1) can the City's current energy resources accommodate this development potential and 2) what will the impacts of additional energy consumption be?

Adoption and implementation of ReZone is not anticipated to have an adverse impact on energy resources because there are no indications that the region may experience trouble meeting the energy demands of the City, including those that result from the proposed Zoning Ordinance. Nor are there any anticipated issues with the capacity of transmission facilities that provide energy to the City.

Further, the potential impacts of additional energy consumption are correlated to the type of development allowed (mixed-use versus single-use buildings, one-story versus multiple-story buildings, etc.) and the modes of transportation related to future development patterns (reliance on automobiles, patterns of development that deter transit options, excessive surface parking, etc.). ReZone has the potential to reduce energy consumption with the provisions described below.

The following provisions are included in the proposed Zoning Ordinance and will minimize the impacts of ReZone on energy:

- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 2 minimizes the creation of excessive parking and encourages multi-modal transportation by reducing off-street parking requirements;
- Article 2 encourages more energy efficient building forms by amending height regulations and establishing building story requirements; and
- Article 3 establishes new, more modern uses to foster rehabilitation and adaptive reuse of existing buildings and infrastructure.

The Common Council determines that the aforementioned provisions will ensure the adoption of ReZone will not have a significant adverse environmental impact on energy in the City.

Noise, Odor and Light

Adoption and implementation of ReZone is not anticipated to have an adverse impact on noise, odor or light especially in comparison to the current Zoning Ordinance. Noise-related issues and concerns are addressed in accordance with the City's Noise Ordinance through the City's Division of Code Enforcement. Similarly, issues concerning light and odor are governed by the NYS

building code and the Zoning Ordinance and would be addressed through the City's permitting process, including SEQRA review.

However, ReZone includes certain provisions that are expected to have a beneficial impact on noise, odor, and light over time, including the following:

- Article 4 includes uniform development standards that are applied citywide, including standards for site lighting and storage of refuse; and
- Article 5 establishes a site plan review process and new neighborhood notification regulations to improve transparency and encourage community involvement in the City's development review process.

As a result, the Common Council determines that the adoption of ReZone will not have a significant adverse environmental impact on noise, odor and light in the City.

Human Health

Adoption or implementation of ReZone is not anticipated to have an adverse impact on human health. Rather, ReZone includes provisions that are expected to positively impact public health in the City, including the following:

- Article 2 establishes a series of Mixed Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces; and
- Article 4 includes uniform development standards that are applied citywide, including standards for landscaping and transitional areas between different uses.

Accordingly, the Common Council determines that the components of the proposed Zoning Ordinance will not have a significant adverse environmental impact on human health in the City.

Consistency with Community Plans

Adoption or implementation of ReZone is not anticipated to have an adverse environmental impact on the goals identified in the Comprehensive Plan 2040, including the LUP. ReZone is focused on the implementation of the LUP and has been carefully developed to maintain consistency with and achieve the goals set forth in the LUP and Comprehensive Plan 2040. Therefore, no mitigation measures are necessary.

After reviewing the primary goals of the LUP and how they are accomplished through ReZone, the Common Council determines that the adoption of ReZone is consistent with the City's community plans and will not have a significant adverse environmental impact on community planning.

Climate Change

As discussed in the GEIS, it is widely understood that if the status quo continues, the trajectory of climate change is expected to remain unchanged. ReZone introduces new policies to encourage development patterns that result in less energy consumption, fewer greenhouse gas emissions, and more permeable surfaces. Therefore, adoption of ReZone is not anticipated to increase the City's existing impact on climate change.

The following provisions are included in the proposed Zoning Ordinance and will likely provide positive benefits to the City as new development and redevelopment occur:

- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 2 establishes a new Open Space zoning district, which limits development within publicly owned or otherwise encumbered greenspaces;
- Article 2 encourages more energy efficient building forms by amending height regulations and establishing building story requirements;
- Article 2 minimizes the creation of excessive parking and encourages multi-modal transportation by reducing off-street parking requirements;
- Article 3 establishes new, more modern uses to foster rehabilitation and adaptive reuse of existing buildings and infrastructure; and
- Article 4 includes uniform development standards that are applied citywide, including standards for landscaping.

Accordingly, the Common Council determines that the proposed Zoning Ordinance will not have a significant adverse environmental impact on climate change in the City.

Zoning Equity

As discussed in the GEIS, the potential equity-related adverse impacts associated with the proposed Zoning Ordinance and Map in the City of Syracuse are:

- Neighborhood gentrification and displacement;
- Lack of affordable housing; and
- Effective social justice and public engagement.

The proposed Zoning Ordinance establishes a framework to foster the equitable treatment of all residents in the City and avoid disproportionately burdening certain neighborhoods and populations with undesirable impacts concerning land use and development. The following ReZone elements will reduce the equity-related impacts of zoning:

- Article 1 reforms non-conforming use regulations to enable non-conforming uses to be brought up to current standards;
- Article 2 establishes a series of Mixed-Use zoning districts that generally occur along major transportation corridors, which allows for a mix of uses, increased density, range of housing types, inherent walkability, and transportation options that are consistent with Smart Growth principles;
- Article 3 establishes new land uses and housing types, like row homes and accessory dwelling units (ADUs), to provide a variety of housing choices;
- Article 4 includes uniform development standards that are applied citywide; and
- Article 5 establishes a site plan review process and new neighborhood notification regulations to improve transparency and encourage community involvement in the City's development review process.

Further, based on the evaluation of potential impacts and public comments received during the DGEIS public comment period, the Common Council identified certain mitigation measures in the GEIS to be incorporated into the proposed Zoning Ordinance to address concerns regarding zoning equity, which include, but are not limited to, the following:

- Establishing Mixed Income Development standards to require affordable residential units in all larger housing projects;
- Establishing density and bulk area allowances to incentivize Mixed Income Development projects;
- Establishing a Housing Trust Fund for funding to support the preservation and production of affordable housing;
- Expanding provisions for ADUs;
- Adding clarifying language and amending allowable uses to include additional residential housing options and affordable and Mixed Income housing, and updating the relevant standards associated with such uses;
- Updating definitions to reflect all proposed changes described in the GEIS to ensure consistency with applicable legal authority; and
- Establishing housing incentives for the Two-Family Residential (R2) zoning district.

After reviewing the potential impacts to zoning equity in the DGEIS and the subsequent public comments, the Common Council determines that the mitigation measures described above and in further detail in the GEIS will ensure the adoption of ReZone will not have a significant adverse environmental impact on zoning equity in the City.

CERTIFICATION OF FINDINGS TO APPROVE/FUND/UNDERTAKE

Having considered the Draft and Final Generic Environmental Impact Statement, including all comments submitted during the public comment period and the responses thereto, and having considered the preceding written facts and conclusions relied upon to meet the requirements of the State Environmental Quality Review Act, codified at Article 8 of the New York *Environmental Conservation Law*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *N.Y.C.R.R.*, including 6 *N.Y.C.R.R.* § 617.11, this Statement of Findings certifies that:

1. The requirements of 6 *N.Y.C.R.R.* Part 617 have been met;
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental effects to the maximum extent practicable; and
3. The adverse environmental impacts revealed in the Generic Environmental Impact Statement process will be avoided or minimized by incorporating the recommended revisions and mitigation measures that were identified as practicable.

City of Syracuse Common Council

_____ Signature of Responsible Official	_____ Name of Responsible Official
_____ Title of Responsible Official	_____ Date

Syracuse Common Council
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