

Final Generic Environmental Impact Statement

**City of Syracuse
Onondaga County, New York**

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Ben Walsh, Mayor

The proposed Zoning Ordinance and Map can be found on the ReZone project website (<https://www.syr.gov/Initiatives/Planning/ReZone-Syracuse>) or a copy is available at City Hall Commons in the Office of Zoning Administration: 201 East Washington St., Room 500, Syracuse, NY 13202.

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EXECUTIVE SUMMARY

This Final Generic Environmental Impact Statement (“FGEIS”) has been prepared in accordance with the State Environmental Quality Review Act (“SEQRA”) to summarize and respond to the substantive comments received by the Lead Agency, the Syracuse Common Council, as part of the public review and comment period for the Draft Generic Environmental Impact Statement (“DGEIS”).

The DGEIS evaluated the potential adverse environmental impacts of 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 2040](#)¹ and [Syracuse Land Use & Development Plan 2040 \(“LUP”\)](#)².

Project Description

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 City hired a Consultant, Clarion Associates, to assist the City Planning Division and Office of Zoning Administration with ReZone. The end goal of these efforts is the proposed Zoning Ordinance and Map, which 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.

ReZone identified five overarching goals which are described in the DGEIS:

- 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.

¹ Available at: <https://www.syr.gov/files/sharedassets/public/2-departments/planning/documents/2012comprehensiveplan2040.pdf>

² Available at: <https://www.syr.gov/files/sharedassets/public/2-departments/planning/documents/2012landuseanddevelopmentplan2040.pdf>

Public Comment

On August 1, 2022, the Syracuse Common Council, acting as the SEQRA Lead Agency, accepted the DGEIS and opened the 30-day public review and comment period. A public hearing was held on August 22, 2022, and the public comment period was extended an additional 30 days to allow for further public review and comment. The public hearing transcripts are available in Appendix A of this FGEIS. The written comments submitted to the Lead Agency by the public and involved agencies are presented in Appendix B.

Substantive comments received pertained to either 1) the DGEIS' evaluation of potential adverse environmental impacts or 2) the contents of the proposed Zoning Ordinance and Map. Both types of comments are responded to in this FGEIS in Table 1 (Section 3.0).

Changes to DGEIS

The substantive public comments received that pertained to the DGEIS' evaluation of potential adverse environmental impacts that warrant further consideration are presented in this FGEIS as changes to the DGEIS.

The Lead Agency finds that the proposed changes made to the DGEIS in response to comments received and the analyses of the impacts identified in the DGEIS are appropriate and will mitigate potential adverse impacts of ReZone. Therefore, no additional mitigation is required beyond the proposed changes described below.

1.0 PROJECT DESCRIPTION

This is the FGEIS for the Syracuse Common Council’s proposed adoption of ReZone, which consists of the following components:

- A 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 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 2040 and LUP.

The City’s first Zoning Ordinance and Map were adopted in 1922, at a time when the concept of regulating land use was first introduced in New York State through its enabling statutes. The City’s Zoning Ordinance has been updated several times since then, but updates were typically performed in a piecemeal manner, which has created a document that is not easy to use or administer. The last time the City comprehensively updated the zoning ordinance was in 1967, and the current Zoning Ordinance still reflects that version with its strict separation of land uses, lack of effective development standards, and complex administration. Consequently, the current Zoning Ordinance does not reflect the City’s vision or current best practices in city planning or zoning.

As a result, the City undertook ReZone, a comprehensive project to revise and modernize zoning for the entire City and provide the necessary regulatory tools to achieve the community’s vision. The end goal of these efforts is the proposed Zoning Ordinance and Map, which will facilitate implementation of the City’s adopted Comprehensive Plan 2040, including one of its critical components, the LUP.

1.1 DGEIS Content and Findings

In accordance with SEQRA, a DGEIS was prepared to evaluate the potential adverse environmental impacts of the Syracuse Common Council’s proposed adoption of ReZone. The DGEIS was accepted by the Lead Agency on August 1, 2022 and is available on the project website (<https://www.syr.gov/Initiatives/Planning/ReZone-Syracuse>). The DGEIS consists of the following sections and appendices:

EXECUTIVE SUMMARY

1.0 PROJECT DESCRIPTION

- 1.1 Introduction, Goals, and Objectives of the Project
- 1.2 Relationship to Comprehensive Planning
- 1.3 Public Outreach
- 1.4 State Environmental Quality Review Act Process

2.0 LAND USE AND ZONING ASSESSMENT

- 2.1 Current Zoning and Land Use
- 2.2 Proposed Zoning and Land Use

3.0 ENVIRONMENTAL SETTING, IMPACT ANALYSIS, AND MITIGATION MEASURES

- 3.1 Land
- 3.2 Flooding
- 3.3 Plants and Animals
- 3.4 Aesthetic Resources
- 3.5 Historic and Archaeological Resources
- 3.6 Transportation
- 3.7 Consistency with Community Character
- 3.8 Environmentally Insignificant Issues

4.0 REASONABLE ALTERNATIVES

- 4.1 No Action
- 4.2 Partial Adoption
- 4.3 No Zoning

5.0 CRITERIA FOR FURTHER EVALUATION

- Appendix A: Buffer Area Analysis
- Appendix B: Key Transportation Indicators
- Appendix C: ReZone Table of Allowed Uses
- Appendix D: Reference Materials

The DGEIS concludes that ReZone is expected to minimize or eliminate a number of adverse environmental impacts resulting from the application of the current Zoning Ordinance and Map. This is the result of new regulations in ReZone that implement the:

- establishment of mixed-use zoning districts,
- creation of citywide development standards,
- creation of an open space zoning district,
- revisions to dimensional standards, and
- increase diversity of housing options.

The DGEIS identified additional potential mitigation measures to further minimize the potential adverse impacts associated with the adoption of ReZone to the following sections:

- Land
- Flooding
- Plants and Animals
- Aesthetic Resources
- Historic and Archaeological Resources
- Transportation
- Consistency with Community Character

1.2 State Environmental Quality Review Act Process

Pursuant to Article 8 of the Environmental Conservation Law of the State of New York, and consequently the provisions of SEQRA, 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 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 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 on behalf of the Common Council as Lead Agency. On August 1, 2022, the Common Council accepted the DGEIS and opened the 30-day public review and comment period. A public hearing was held on August 22, 2022, and the public comment period was extended an additional 30 days to October 2, 2022 to allow for further public review and comment.

The FGEIS includes a summary of substantive comments received, responses to those comments, and resultant revisions to the DGEIS. Pursuant to 6 NYCCR § 617.11 of SEQRA, the Common Council can issue a Findings Statement no less than ten days after completion of the FGEIS. The issuance of a Findings Statement is required before the Common Council makes a determination regarding whether to adopt ReZone.

2.0 REVISIONS TO THE DGEIS

This section describes additional mitigation measures, beyond those mitigation measures included in the DGEIS. These additional measures are in response to substantive comments received during the public comment period that will mitigate the potential environmental impacts of ReZone. The section is arranged to describe revisions to the proposed mitigation measures described in the DGEIS and how they will affect the proposed Zoning Ordinance and Zoning Map.

2.1 Description of Changes to the DGEIS

Proposed Mitigation Measures

Zoning Map

Comments were received regarding the allocation and arrangement of zoning districts on the proposed *Zoning Map*. These comments focused on areas adjacent to I-81, mixed use corridors, and residential areas. Changes to the proposed Zoning Map are recommended to address the potential adverse impacts identified in the public comments. These changes include potential mitigation of mixed-use zoning designations adjacent to I-81 south of downtown, mixed use zoning designations along neighborhood business corridors throughout the City, and medium and higher density zoning designation in neighborhoods. Further, the project team will clarify the legibility of the proposed zoning map for all users.

3.1 Land

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance on land resources in the City. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on land resources, and the measures discussed below are recommended to further mitigate any potential adverse impacts.

Update *Article 3 Use Regulations* specifically the Table of Allowable Uses, Use Specific Standards and General Standards. Recommended mitigation includes, but may not be limited to, the following: clarifying these sections and expanding allowable uses to include additional residential housing options; clarifying permitted commercial uses and expanding accessory uses permitted; and updating the relevant standards associated with these uses. These recommended revisions, along with the mitigation measures concerning the proposed Zoning Map discussed above, will directly address the public comments regarding potential adverse impacts on land resources.

3.4 Aesthetic Resources

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed zoning ordinance on aesthetic resources in the City. Additional public comments were received regarding potential adverse impacts of the proposed zoning ordinance on aesthetic resources, and the measures discussed below are recommended to further mitigate any potential adverse impacts.

Update *Article 2 Zoning Districts*, specifically District purposes and standards. Recommended mitigation includes, but may not be limited to, the following: refining the zoning district purpose statements to include additional housing types and characteristics and clarifying district dimensional standards. Revisions to the district standards will address the setback, height and number of stories, lot minimums and coverage to accommodate proposed new uses in *Article 3 Use Regulations*.

These recommended measures will adequately mitigate any potential adverse impacts to aesthetics resources associated with ReZone.

3.5 Historic and Archaeological Resources

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance on historic and archaeological resources in the City. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on these resources, and the measures discussed below concerning *Article 5 Administration and Procedures* and *Article 6 Historic Preservation* are recommended to further mitigate any potential adverse impacts.

In response to public comments received, changes are recommended to *Article 5 Administration and Procedures*. Recommended revisions include, but may not be limited to, the following: amending the common review procedures, application submittal requirements, and agency and staff review process; editing the development review and procedures guidelines to clarify the site plan review process and procedures, including with respect to affected and exempt activities, as well as minor and major site plans; and updating the review and decision-making bodies section to clarify roles of each body, specifically of the Syracuse Landmark Preservation Board.

Similarly, recommended changes to *Article 6 Historic Preservation* include, but may not be limited to, amending the review procedures for the Certificate of Appropriateness and the Economic Hardship Appeal procedures to clarify the appeals process.

These recommended measures will adequately mitigate any potential adverse impacts to historic and archeological resources.

3.7 Consistency with Community Character

The DGEIS discussed multiple measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance related to consistency with community character. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on community character, and the measures and amendments to *Article 1.5 Nonconformities*, *Article 2 Zoning Districts*, *Article 3 Use Regulations*, *Article 4 Development Standards*, and *Article 5 Administration and Procedures* discussed below are recommended to further mitigate any potential adverse impacts.

With respect to *Article 1.5 Nonconformities* of the proposed Zoning Ordinance, suggested revisions include, but may not be limited to, providing further clarification of the sections that regulate and limit the development and continued existence of nonconformities.

Article 2 Zoning Districts focuses on the purpose and standards applicable to each district. In response to public comments received, and as noted above, recommended revisions to this Article include, but may not be limited to, the following: refining the zoning district purpose statements to include additional housing types and characteristics and clarifying district dimensional standards. Revisions to the district standards will address the setback, height and number of stories, lot minimums and coverage to accommodate proposed new uses in *Article 3 Use Regulations*.

Additionally, suggested revisions to *Article 3 Use Regulations* should focus on the Table of Allowable Uses, Use Specific Standards and General Standards. Recommended revisions include, but may not be limited to, the following: adding clarifying language and amending the allowable uses to include additional residential housing options and affordable and mixed income housing; clarifying permitted commercial uses and amending accessory uses permitted; and updating the relevant standards associated with these uses.

Based on an evaluation of public comments concerning *Article 4 Development Standards*, recommended mitigation includes, but may not be limited to, amending the standards that regulate the physical layout and design of development by clarifying off-street parking and loading requirements and building design standards, and providing minor updates to signage standards.

As noted in Section 3.5 above, recommended revisions to *Article 5 Administration and Procedures* of the proposed Zoning Ordinance include, but may not be limited to, the following: adding a sketch plan process to the common review procedures; amending application submittal requirements and the agency and staff review process; and editing the development review and procedures guidelines to clarify the site plan review process and procedures, including with respect to affected and exempt activities, site plan review thresholds, as well as minor and major site plans.

With these recommended revisions, no additional analysis of potential impacts or mitigation is required.

3.8.6 Zoning Equity

The DGEIS discussed numerous measures to mitigate the potential adverse impacts of the proposed Zoning Ordinance on zoning equity. Additional public comments were received regarding potential adverse impacts of the proposed Zoning Ordinance on zoning equity. As a result, additional mitigation and revisions are recommended to *Article 2 Zoning Districts*, *Article 3 Use Regulations*, and *Article 7 Rules of Construction* to address the comments received and mitigate any potential impacts.

As noted in Section 3.7 above, recommended revisions to *Article 2 Zoning Districts* include, but may not be limited to, the following: refining the zoning district purpose statements to include additional housing types and characteristics and clarifying district dimensional standards. Revisions to the district standards will address the setback, height and number of stories, lot minimums and coverage to accommodate proposed new uses in *Article 3 Use Regulations*.

Similarly, and as discussed in Section 3.7, suggested revisions to *Article 3 Use Regulations* should focus on the Table of Allowable Uses, Use Specific Standards and General Standards. Recommended revisions include, but may not be limited to, the following: adding clarifying language and amending the allowable uses to include additional residential housing options and affordable and mixed income housing; clarifying permitted commercial uses and amending accessory uses permitted; and updating the relevant standards associated with these uses.

Additionally, recommended revisions to *Article 7 Rules of Construction & Definitions* include, but may not be limited to, updating definitions to reflect all proposed changes described in this FGEIS and ensure that defined terms comply with applicable legal authority. The revisions and mitigation will improve clarity and consistency throughout the proposed Zoning Ordinance.

The sections above outline additional recommended revisions and mitigation concerning the Common Council's proposed adoption of the proposed Zoning Ordinance and Map based on a thorough evaluation of the public comments received and the contents of the DGEIS. As described in the DGEIS, other potential adverse impacts associated with ReZone were either not identified or are able to be adequately mitigated.

3.0 RESPONSES TO COMMENTS

Substantive comments received by the Lead Agency during the public review and comment period pertained to either 1) the DGEIS' evaluation of potential adverse environmental impacts or 2) the contents of the proposed Zoning Ordinance and Map. Both types of comments are responded to in this FGEIS in Table 1 below.

The public hearing transcripts are available in Appendix A of this FGEIS. The written comments submitted to the Lead Agency by the public and involved agencies are presented in Appendix B.

Table 1—Responses to Comments on Environmental Impacts

No.	Public Comment	Source	Response
2-2	Overall impact of ReZone as it currently stands will be a net loss for the neighborhood east of Syracuse University as it removes two features, 1) the University Neighborhood Special District and 2) the Certificate of Suitability, which protect the neighborhood from investors buying owner-occupier homes and converting them to multi-bedroom student rentals.	Written	As noted in the DGEIS document, the proposed Zoning Ordinance eliminates the Special Neighborhood District designation and Certificate of Suitability review process and instead uses the Site Plan Review process established by New York State General City Law ("GCL") to achieve a similar review. The project team will further evaluate the site plan review thresholds in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 5 Administration and Procedures to mitigate any potential adverse impacts.
2-3	We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near LeMoyne College	Written	See response to comment 2-2.
2-4	SEUNA has advocated for a change to the definition of "Family" in city code to reduce the number of unrelated adults allowed in a dwelling from the current maximum of five to no more than three.	Written	Comment acknowledged. The FGEIS recommends revisions to the proposed Zoning Ordinance that include updating definitions to reflect all changes and mitigation proposed, as well as to ensure that defined terms (e.g., "family") comply with applicable legal authority. The Common Council intends to work with staff to incorporate revisions and mitigation measures into the proposed Zoning Ordinance. Additionally, the City is currently conducting a comprehensive, City-wide housing study, the results of which are intended to inform future housing and zoning policies.
2-5	There is a growing problem of owner-occupied homes being converted to student rentals near Syracuse University and LeMoyne College.	Written	See response to comment 2-2.

No.	Public Comment	Source	Response
2-6	Apply a more targeted proposal to control the conversion of owner-occupied homes into student rentals by: 1) maintaining the existing University Neighborhood Special District, 2) establishing a new special district around LeMoyne College (where student rentals are a growing problem), and 3) requiring "Student Residence" licenses for properties renting to college students, with no more than three or four students allowed per Student Residence.	Written	See response to comment 2-2.
4-0	Please fix the omitted [protections for the university neighborhood].	Written	See response to comment 2-2.
6-0	ReZone removes the tools [University Neighborhood Special District and Certificate of Suitability that currently control student rental properties in the neighborhood southeast of University Hill] and leaves nothing as effective in their place.	Public Hearing	See response to comment 2-2.
9-0	The Southeast University Neighborhood is declining as a result of a continued increase in student rental houses, which deteriorate over time and are associated with trash, noise, and parking problems that drive owner-occupants away.	Public Hearing	See response to comment 2-2.
10-0	The ReZone plan will damage the Southeast University Neighborhood, and prevent future faculty who would like to move to Syracuse from living in the neighborhood.	Public Hearing	Comment acknowledged.
11-0	[I like the walkability of the southeastern university neighborhood. I am concerned about the rapid change from single-family residential to student rentals that has occurred.] I really hope that the council would not approve the ReZone Syracuse until these protections for our neighborhood that have already been proposed by the Onondaga County Planning Department are added.	Public Hearing	See response to comment 2-2.

No.	Public Comment	Source	Response
23-1	While the Zoning Update has a number of commendable features, it misses the opportunity to amend and make more legally-defensible the definition of "Family" in the current Zoning Ordinance. The definition of Family still limits the number of unrelated individuals who can reside together in a dwelling unit to no more than five. This restriction is susceptible to constitutional challenge under the due process clause of the New York State Constitution and should be excised from the Zoning Update. The Zoning Update's definition of Family also warrants meaningful analysis in the FGEIS regarding its potential adverse impacts.	Written	See response to comment 2-4.
23-2	The definition of "Family" is an ineffective and indirect way of achieving the goal of maintaining neighborhood character or preventing overcrowding and congestion. A far better approach would be to include a universally-applicable limit on the number of occupants per dwelling based on floor area. Such a methodology is a much more linear, legally-defensible and easier to enforce way of regulating density and congestion and preserve community character, which raises none of the complex legal issues posed by the proposed (and existing) definition of "Family."	Written	The NYS Building Code sets a minimum amount of floor space per occupant. Also, see response to comment 2-4.
23-3	The FGEIS should address the potential impacts of maintaining the five-person limit and consider the approach [limit number of occupants per dwelling based on floor area] as an alternative/mitigation measure.	Written	The NYS Building Code sets a minimum amount of floor space per occupant. Also, see response to comment 2-4.
23-4	As to stated goals in the DGEIS, such as fostering zoning equity, limiting "gentrification" and increasing the opportunity for affordable housing, retaining the five-person limit has potential to perpetuate negative environmental effects. As proposed, the definition may continue to render substantial housing stock functionally obsolescent and potentially displace low income and minority residents. It is not a logical, or even effective, method of addressing perceived problems stemming from alleged overpopulation of rental housing in certain areas of the City.	Written	See response to comment 2-4.

No.	Public Comment	Source	Response
23-5	<p>Many older homes, depending on the neighborhoods in which they are located and their size and bedroom count, are poorly suited for use as single-family homes. An eight-bedroom house, which is not readily adaptable to serve as the home for a traditional family, could not, under the Zoning Update, be inhabited by more than five unrelated individuals, whether they are students or other members of the community, leaving three unoccupied bedrooms. Consequently, the five-person limit has an adverse impact on the affordability and availability of housing as limiting the number of bedrooms which can be occupied can lead to a rise in rental costs. In turn, the increase in costs and decrease in rental housing stock has a disproportionate impact on poor and minority residents, who normally represent a higher share of renters.</p>	Written	See response to comment 2-4.
23-6	<p>The five-person restriction encourages wholesale repurposing of large homes for use as high-end residences for affluent owners and purchasers, thereby contributing to, rather discouraging gentrification - a phenomenon which is frowned upon by DGEIS as a negative impact. By potentially displacing renters in the University Hill area, who often have ties to nearby institutions of higher learning, it discourages the residents from walking to their destination and encourages the use of automobiles to commute from and to the more distant homes to which they may relocate.</p>	Written	See response to comment 2-4.
24-7	<p>[Concerned about conversion of single-family, owner-occupied housing to student rental property.] The neighborhood [southeast university] currently has a special district that supposedly has criteria for landlords to follow, offering some protection to R1 zoning. This type of property/landlord is supposed to be kept in check, by code and zoning, protecting the R1 neighborhood and its integrity. ReZone has no special districting, no protection against the growing student housing issue, nothing at all.</p>	Written	See response to comment 2-2.

No.	Public Comment	Source	Response
24-2	Do not move forward with the ReZone Syracuse project unless these protections for our neighborhoods are added: maintain the existing University Neighborhood Special District; add a special district around LeMoyne within the district, the city would then require a "student residence license" for properties renting to college students; limit these rentals to 3 or 4 students per house; and enforce a Certificate of Satisfaction for each said property.	Written	See response to comment 2-2.
13-1	I'm here representing a number of owners of historic properties in Sedgwick Farm. We have grave concerns with the impact statement. It adds increasingly restrictive clauses about appeals which is ridiculous considering its supposed to be an environmental impact statement and not supposed to be legislation. The environmental impact doesn't actually say anything about the natural world; it says there's no impact anticipated.	Public Hearing	The DGEIS does not add any additional restrictive clauses regarding appeals, but it does recommend mitigation measures for consideration by the Common Council that would modify the process by which an aggrieved party could appeal a determination of the Syracuse Landmark Preservation Board. The Common Council must determine whether adoption of any listed mitigation measures would be appropriate.
13-2	[Restrictive clauses relating to historic preservation] will encourage abandonment and blight in neighborhoods. This is increasingly important and if we don't take into consideration the homeowners, the people that are actually maintaining these houses, and we instead restrict with all these covenants, these houses are going to fall into disrepair. It's going to diminish property values, people are going to leave and it's going to generate immense waste.	Public Hearing	The preservation ordinance (Article 6 of the proposed Zoning Ordinance) is consistent with current best practices and is based upon the New York State Historic Preservation Office's model preservation law, which is used across the state. As a matter of public policy, the City of Syracuse has found that the preservation and protection of buildings, structures, sites, landscapes, objects, and districts of historic, architectural, cultural, educational, and/or aesthetic merit are public necessities and are in the interests of the health, property, and welfare of the people of the City of Syracuse.
14-0	The regulations intended to preserve the integrity of the neighborhood (Sedgwick) have changed over time to include more regulations, which seem to be confounded by more difficult to handle regulations for the homeowners. It will disincentivize perseverance in our neighborhood.	Public Hearing	See response to comment 13-2.

No.	Public Comment	Source	Response
16-0	I disagree with the DGEIS assessment that the changes to preservation has no impact. There are significant social, economic, quality of life, and environmental consequences to the proposed procedural changes, increased authority of the SLPB, and lack of meaningful appeal for their rulings. I am concerned the SLPB changes proposed have not been adequately studied in the SEQRA process.	Public Hearing	See responses to comments 13-1 and 13-2.
18-0	The ReZone changes to preservation have not been adequately studied. The new ordinance results in significant delays due to extra steps and longer timelines for the board to reply. Delaying restoration results in continued deterioration. That means more trash and more new materials required. The lack of a meaningful appeal process could result in a home being abandoned.	Written	The preservation ordinance (Article 6 of the proposed Zoning Ordinance) may result in changes to review timelines, including shorter review periods for minor projects through an administrative review process and potentially similar or longer review periods for larger proposals that require a public hearing before the Syracuse Landmark Preservation Board (SLPB). The public hearing process allows for public comment and greater transparency of the SLPB's decision-making process. Also, see response to comment 13-1.

No.	Public Comment	Source	Response
21-1	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: A comprehensive and clear cut set of standards should be developed and published with examples of different architecture and of appropriate and inappropriate changes. This would include things like color palettes, roofing materials, siding materials, window materials and mullions, door styles, fence styles, etc. What is appropriate for a Tudor would not necessarily be appropriate for a center hall colonial. These differences should be clearly outlined.</p>	Written	<p>The Landmark Preservation Board shall issue a certificate of appropriateness if it determines that the proposed work will not have a substantial adverse effect on the historical, cultural, architectural, educational, and/or aesthetic significance and value of an individual Protected Site. In the case of a property located within a Preservation District, the proposed work will not have a substantial adverse effect on the historical, cultural, architectural, educational, and/or aesthetic significance of the property, the district or neighboring properties in such district. In making this determination, the Landmark Preservation Board shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties. A copy of this publication is accessible to the public in the Office of the Secretary of the Board and in the City Clerk's office. In addition, the Landmark Preservation Board may use adopted guidelines specific to individual Protected Sites or Preservation Districts in its decisions. These guidelines shall be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and accessible to the public in the Office of the Secretary of the Board. The US Secretary of the Interior's Standards for Rehabilitation as well as district-specific design guidelines are also published on the City's website and can be found here: https://www.syr.gov/Boards-and-Commissions/SLPB. Enforcement of the proposed Zoning Ordinance, including the preservation ordinance, will be performed by the City's Division of Code Enforcement.</p>
21-2	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: A homeowner certification class should be offered on a quarterly basis. Homeowners of a preservation property should be able to attend a class reviewing the general parameters and also have an opportunity to discuss their specific homes with the board. There could be a test requirement or just a participation certificate that certifies the homeowner as a "Steward of their Home."</p>	Written	<p>City Preservation staff will consider ways to provide educational opportunities and provide technical assistance and resources for the owners of the City's historic resources. Staff is willing to work with the public to develop appropriate educational programs related to historic preservation.</p>

No.	Public Comment	Source	Response
21-3	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: Administrative review should be greatly expanded for "Certified Stewards." With clear standards and proper training, most proposed improvements would be appropriate and not require board review. This would increase efficiency tremendously. If a proposal by a "Certified Steward" isn't deemed appropriate by administrative review, it would then go to the board. Those who are not certified would still have to go to the board for review.</p>	Written	<p>The preservation ordinance (Article 6 of the proposed Zoning Ordinance) is designed to streamline review of smaller projects through the administrative review process, which will be available for all applicants. Larger projects will be reviewed by the Syracuse Landmark Preservation Board (SLPB) through a public hearing process that will provide transparency during the decision making process.</p> <p>Staff will continue to work with all owners of designated historic properties to manage the review of proposed projects in the most expeditious manner available. In addition, design guidelines and technical resources are available for public use on the City's website: https://www.syr.gov/Boards-and-Commissions/SLPB.</p>
21-4	<p>There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: Instead of relying on neighbors reporting neighbors, code enforcement should be required to photograph all Preservation properties on a quarterly basis. The board or secretary for the board would then compare the photo of the current quarter to the previous quarter. This would create a fair and unbiased opportunity to review the approved work as well as spot any unapproved work.</p>	Written	<p>Enforcement of the proposed Zoning Ordinance, including the preservation ordinance (Article 6), will be performed by the City's Division of Code Enforcement.</p>

No.	Public Comment	Source	Response
21-5	There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: In the event of unapproved work, the consequences will vary based on whether or not the work would have been approved. If the work would have been approved, the homeowner must pay a \$250 fine and will then receive a certificate of appropriateness. If the work would not have been approved, the homeowner would have to appear before the board to discuss the changes that would make it appropriate. There would be a progressive fine system based on the time lapse between the board review meeting/completion of the appeal process and the correction of the situation. The appeal process would remain. The fines would offset the cost of code enforcement's participation.	Written	Common Council determines and approves the fine schedule for all violations of the Zoning Ordinance. Also, see the responses to comments 13-1 and 21-4.
21-6	There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: Two year term limits should be created. A 2/3 majority of board members should live in a preservation property. Board members should all have to be "Certified Stewards." To avoid a conflict of interest, all board members whose improvements require board review should have those changes reviewed by an outside board (Rochester or Albany LPB).	Written	As required by the current and proposed Zoning Ordinance, the Syracuse Landmark Preservation Board (SLPB) consists of two registered architects, a registered landscape architect, a registered real estate professional, a historian/preservation professional, and two at-large members. Board members serves 3-year terms and are appointed/reappointed by the mayor. The SLPB is subject to the City's conflict of interest rules governing City boards and commissions.
21-7	There are two major shortcomings of the existing operations of the SLPB: no clear published guidelines and complaint driven enforcement. One way to correct these shortcomings is: The frequency of Board Meetings should be no less than twice per month from Memorial Day to Labor Day to accommodate the short construction season.	Written	The preservation ordinance proposes that administrative review of smaller projects will not be bound to the Syracuse Landmark Preservation Board's meeting schedule and can be considered on a rolling basis as they are received. To accommodate the new public hearing process, the SLPB will meet every three weeks throughout the year, as required.

No.	Public Comment	Source	Response
21-8	The current ordinance does not include landscaping, but it is included in the proposed ReZone documents. I think landscaping should be limited to removal of large trees and changes to hardscape. Landscaping is easily changed and therefore not a permanent alteration. Defining what constitutes a significant change creates more problems than it solves. As long as the landscaping complies with zoning ordinances and codes, it should not be in preservation review. That being said creating suggested guidelines would be helpful.	Written	Applicable site alterations including changes to landscape will be reviewed for consistency with the preservation ordinance (Article 6 of the proposed Zoning Ordinance). District specific guidelines found on the City's website provide property owners guidance when considering site and landscape alterations. Small projects will be administratively reviewed by staff; larger projects will be reviewed by the SLPB through a public hearing process.
2-1	The proposed ReZone Syracuse revision to city zoning offers a variety of important updates including mixed-use zoning, reduced parking requirements, row houses, auxiliary dwelling units, and inclusionary housing.	Written	Comment acknowledged.
5-4	30 days is not enough time to review the rezone plan, the DGEIS, and the Syracuse comprehensive land use plan 2040. Two of the maps are blurry and must be printed to make any sense. Community members should not have to expend their own resources to be able to view the maps.	Public Hearing	The Common Council extended the DGEIS public comment period for an additional 30 days from September 2, 2022 through October 2, 2022.
5-5	Three years have passed since ReZone went into the community to explain these changes, there are many community members who have no idea what is going on.	Public Hearing	The project team held approximately 90 public meetings during the project development. All project materials are available on the City's website. The Common Council will continue to have public meetings as this project advances through their legislative process.
5-6	No documentation has been provided for people who English is not their primary language.	Public Hearing	Comment acknowledged. Also, see response to comment 5-4.
7-4	Please extend the comment period so there can be community meetings about this issue [creating policies for affordable housing].	Public Hearing	See response to comment 5-4.
8-1	I am here to comment on the adverse impacts on the neighborhoods and residents from the allowance of industrial type uses within the commercial (CM) zoning. In the proposed Zoning Map, Valley Plaza will change from Local Business to CM. CM expands non-neighborhood services to regional level uses, which may not serve walkable neighborhood nearby.	Public Hearing	The City's adopted Land Use and Development Plan (LUDP) identifies this area as Suburban Commercial character areas. This is described as, "major transportation corridors are the typical location of 'big-box' commercial activities. These areas may often include light-industrial uses or office complexes, but these should also take into account the same basic screening, landscaping, and design standards." The proposed commercial district is consistent with the adopted LUDP.

No.	Public Comment	Source	Response
8-2	At Orlando and S Salina St, the proposed zoning appears to have been done via aerial photos. Residential lots at this location were illegally converted to commercial uses or parking areas and now are incorporated into the MX-2 classification. Single family homes are across the street and used to face other residences or were intended to face other residences.	Public Hearing	Parcels fronting along South Salina Street are proposed to be zoned MX-2, while parcels fronting along Orlando Ave are proposed to be zoned R1, a single-family zoning district.
8-3	Off-street parking requirements for nightclub uses will be 1 parking space per 200sf of building or use area. A current nightclub proposal at Ballantyne/Salina may seek to get around this requirement, but still have a large (138) capacity. Even with ride-sharing or Uber/Lyft, parking will overrun the neighborhood and already does with current illegal use.	Public Hearing	The development standards (Article 4 of the proposed Zoning Ordinance) clarify that all square footage-based parking and loading requirements shall be computed on the basis of gross floor area of the subject use. Structured parking within a building shall not be counted in such computation.
15-1	I have concerns with some of the remaining mapping that's illustrated in the draft environmental impact statement. Specifically in the university neighborhood, there are streets designated as single family that currently have two family structures. The concern is displacement of existing residents if one of these structures were to burn. Would it be permitted by right to rebuild a two family structure in a single family district? Some of the streets in the neighborhood have only single family homes at this time but the map requires further revision on a granular level to reflect streets that currently do offer multifamily housing as part of the original neighborhood fabric.	Public Hearing	The general provisions (Article 1 of the proposed Zoning Ordinance) clarify that nonconforming uses may be repaired and restored to their former condition after damage by casualty loss or deterioration due to the elements, except where damage involves over 50 percent of the floor area devoted to a nonconforming use or such damage exceeds 50 percent of the total replacement cost of the damaged structure as determined by the Code Enforcement Officer and the Board of Zoning Appeals.
15-2	The downtown district still has three blocks that have not been designated MX-5. This is an opportunity cost for our highest density developable area in the city. These three blocks are between Water Street and Erie Blvd right next to I-690.	Public Hearing	These three blocks are proposed as MX-3 District zoning. The MX-3 district is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. Development shall be on a walkable scale that is compatible with surrounding residential neighborhoods. The district is intended to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector streets. A range of residential housing types, apartments, and live-work units, is allowed.

No.	Public Comment	Source	Response
17-0	Minimum lot sizes of 40 ft are unreasonably wide for single family attached dwellings. Can this be reduced to 20 ft, with ideally the minimum lot area slashed in half as well, just for attached single family dwellings?	Written	The project team will evaluate the proposed lot standards to accommodate attached dwellings.
20-0	I had requested that my properties from 716-728 Otisco Street change to Mixed Use. Now I am seeing that it is rezoned Traditional Residential. Additionally, there is a driveway in between 734 and 728 Otisco Street. This driveway belongs to the boxing ring located at 301 S. Geddes Street. The map shows two different zoning districts for this one property.	Written	Comment acknowledged. The Common Council will work with staff to make any necessary revisions to the proposed Zoning Map.
22-1	We [SOFSA] believe in the potential of the updated zoning ordinances included within ReZone to support a growing urban agriculture movement and to diversify economic opportunities in the food sector in Syracuse.	Written	Comment acknowledged.
22-2	ReZone Syracuse provides the opportunity to mitigate past harm and to prioritize the health and quality of life of all Syracuse residents. The passage of this ordinance is paramount in enhancing Syracuse's existing land use regulations and practices. The new zoning regulations have the potential to be instrumental in improving Syracuse's food system and taking an important step toward relieving its marginalized residents of the burdensome weight of surviving under an unjust food system.	Written	Comment acknowledged.

No.	Public Comment	Source	Response
22-3	<p>We celebrate the inclusion of several key changes put in place:</p> <ol style="list-style-type: none"> 1) Community gardens are granted permission to exist on public lands, in addition to being permitted to sell produce or plants "incidentally." This change in permission allows citizens to safely pursue community gardening without fear of legal interference, 2) Urban farms are permitted 40,000 square feet of space to grow and sell greens and produce, in addition to maintaining up to six hens on site. The modification to the previous ordinance improves upon and holds the potential to positively impact communities by allowing them to share the fruits of their labor with others, 3) The keeping of some animals is now a permitted accessory use including in areas zoned residential. Specifically, up to six hens and rabbits may be kept per property with space to range and roam freely in a rear yard and are given limitations as to their coop/hutch standards. Up to five bee colonies are also allowed to be kept as an accessory to the principal use on site, thus allowing communities to clearly benefit from animals' abilities to positively interact with produce and green growth, and 4) Food carts and mobile vendors are permitted to operate for up to six months out of the year with limitations as to their location and surrounding areas. 	Written	Comment acknowledged.
22-4	<p>The timely integration of these food-related policies alongside those that support affordable housing, access to goods and services, and growth is vital to Syracuse's future. We urge the Mayor's Office, Common Council, and the Office of Planning to enact the powerful ordinances included within ReZone that will substantially improve citizens' quality of life.</p>	Written	Comment acknowledged.
22-5	<p>In order for true equity to exist in Syracuse, it must be clear to all what citizens can and cannot do, what they are entitled to and what rights they hold. The enactment of this new ordinance changes this as to not allow room for misinterpretation, and support neighborhoods of Syracuse in inevitable zoning conflicts without ambiguity.</p>	Written	Comment acknowledged.

No.	Public Comment	Source	Response
25-1	I have endeavored to study the Draft Generic Environmental Impact Statement for the Syracuse Land Use & Development Plan 2040 (LUP). Given the length and complexity of the plan, I respectfully request an extension in the public comment period and neighborhood meetings.	Written	The Common Council extended the DGEIS public comment period for an additional 30 days from September 2, 2022 through October 2, 2022. Further, the current comment period is part of the State Environmental Quality Review Act (SEQRA) review process for the adoption of a new Zoning Ordinance and Map, not the Land Use and Development Plan.
26-1	In the section on Illegal Non-Conformities, add language stating "When a business is required to obtain a Business Certificate of Use (COU) and has either not obtained a COU or is in violation of its terms, all business operations will cease."	Written	Certificate of Use regulations will not be included in the proposed Zoning Ordinance. This is a separate City application and review process not overseen or under the jurisdiction of the Zoning Administration.
26-2	Modify the rules for Scheduling and Notice of Public Hearings, to require mailings to be sent to all property owners within 800 feet of the establishment - 400 feet is much too small an area, since businesses can have a great impact on the neighborhood.	Written	The proposed Zoning Ordinance includes additional public notification requirements, including onsite public notification so that area residents, property owners and businesses may be aware of upcoming public hearings. The City will continue to publish notifications, and mail notifications within 400 feet of the subject property.
26-3	Formally include a community review process for any project that requires a public hearing.	Written	Project-specific application materials are posted on the City's website and community members are provided an opportunity to review and comment on proposals during the public hearing process. Also, see response to comment 26-2.
26-4	Prior to any pre-application review conference, an applicant should be required to submit the contact information of the owner (name, address, phone number and e-mail address) to prevent hiding the project behind a shell corporation.	Written	Applicants are required to submit contact information for all Zoning applications. Members of corporations or other business entities must provide a point of contact.
26-5	Yard signs in residential zoning districts should be reduced in size and number in order to not excessively clutter yards.	Written	The proposed Zoning Ordinance indicates that residential yard signs are permitted pursuant to the following standards:1. Shall not exceed more than four signs per property at any one time;2. Shall not exceed 32 square feet total yard signage within any parcel;3. Shall not exceed a height of four feet; and4. Shall not be displayed for a period of more than 90 days per calendar year.
26-6	Lots permitted to store automobiles, either for repair or sale, should be banned from all residentially zoned properties and those commercially zoned lots that directly abut residential areas.	Written	Auto repairs and sales are not allowed in any residential districts. Development standards (Article 4 of the proposed Zoning Ordinance) are included to ensure a buffer is provided for any other bordering areas where this use is permitted.

No.	Public Comment	Source	Response
27-1	<p>One issue of concern regarding the DEIS for Rezone: New CM category vs Local Business (current zoning) of Valley Plaza. CM expands uses to non-neighborhood commercial and regional level industrial uses (see page 86 of DEIS, especially Warehouse and Freight Management category) which may not serve the nearby walkable neighborhood around a site such as Valley Plaza.</p>	Written	See response to comment 8-1.
27-2	<p>One issue of concern regarding the DEIS for Rezone: ReZone zoning based on previous illegal land use conversions. For example, at Orlando and S Salina St residential lots were illegally converted to commercial uses or parking areas on Orlando Ave and under ReZone are incorporated in the MX-2 classification. On Orlando, single family homes are across the street and previously faced other residences or were intended to face other residences. The MX-2 classification may continue the adverse impacts on facing (across the street) and adjoining single family residences as the zoning category is not responsive to this historic situation. Residents facing or adjoining the site do not have the opportunity to testify about prospective development that may be detrimental to their residential interests. In this case and similar cases, the best remedy is to return these lots to residential zoning (current zoning) or place more restrictions on development for this historic development condition.</p>	Written	See response to comment 8-2.

No.	Public Comment	Source	Response
27-3	<p>One issue of concern regarding the DEIS for Rezone: Inadequate nightclub (and other crowd attracting, time-concentrated uses) minimum off-street parking spaces (page 89 of Final Draft ordinance) and lack of noise buffers to residential uses - The ReZone parking proposal is for 1 space per 200 sf of building or use area. There is a nightclub proposal currently before the City Planning Commission at S Salina and Ballantyne. The nightclub would have a capacity of 138 occupants and is required by the current ordinance to have 107 parking spaces vs approximately 20 spaces existing on the site. Ongoing current illegal operation of the nightclub is severely impacting neighboring businesses by spewing parking and patrons across the area. ReZone would reduce the required parking to about 16 spaces, making the situation even worse. The low minimum off-street parking space requirements for these uses would adversely impact neighborhoods and adjoining businesses.</p>	Written	<p>Illegal or non-permitted uses frequently adversely affect quality of life of neighborhoods. The proposed Zoning Ordinance does permit the establishment of nightclubs in 4 zoning districts (MX-4, MX-5, CM, and IN). This use is required to obtain a special permit if located within 300 feet of a residential district to ensure compatibility with surrounding areas and that adequate mitigation is provided to address potential adverse impacts. Additionally, all site-specific projects are subject to the requirements of SEQRA. The project team will evaluate the proposed parking regulations and consider additional mitigation.</p>
27-4	<p>A companion issue involving nightclubs (or bars, etc.) is the "live music" impact - currently there is a restriction within 300 ft of a residential area. This restriction is with good reason as the current illegal operations at S Salina and Ballantyne are producing music so loud that patrons/staff at the Burger King drive-in cannot hear the staff or vice versa. ReZone seems to have no provisions at all for buffers to live music. While perhaps the noise ordinance should cover this situation, it is not operating or preventing severe impacts.</p>	Written	<p>The proposed Zoning Ordinance will maintain the Special Permit review of indoor (or outdoor) entertainment or amplified music and requires a special use permit for any indoor or outdoor live entertainment or amplified music that is proposed to be associated with food and beverage uses within 300 feet of a residential district. There is no current or proposed prohibition on this use within 300 feet of a residential district.</p>
1-1	<p>The ReZone Ordinance has not been updated to include the impact of the final DOT I-81 Project decision for the Community Grid Option. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.</p>	Written	<p>The I-81 project has been considered and is reflected in the proposed Zoning Ordinance and Map.</p>
1-4	<p>The ReZone Ordinance does not have the benefit of including the results of the current City community Urban Design "Vision Plan" funding and produces starting August 22, 2022 at Martin Luther King School, and continuing for 6-8 months. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.</p>	Written	<p>See response to comment 1-1.</p>

No.	Public Comment	Source	Response
1-2	The ReZone Ordinance has not been updated to include the advances in social & economic planning justice issues advanced over the impactful Covid era. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.	Written	Social and economic justice, more broadly referred to as zoning equity, has been considered as part of the ReZone project and is specifically discussed in the current DGEIS and FGEIS.
1-3	The ReZone Ordinance density development plan may be perpetuating some of the same historic barriers to economic development for all city residents. The ordinance needs a review for density transition methods, including displacement protection and equitable land value development. It is best for Common Council to postpone the approval of the DGEIS for a period of 6-8 months.	Written	The proposed Zoning Ordinance and Map have multiple districts that are low, medium and high-density areas of residential or mixed-use development. The proposed Zoning Ordinance also includes the provision of development standards that regulate the physical layout and design of development within the City to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community.

No.	Public Comment	Source	Response
5-1	Any acceptable rezoning plan in 2022 must include a comprehensive understanding how racist practices like redlining and zoning have contributed to severe segregation and lack of affordable housing in our city. Only after that deep understanding should a plan be created to address and combat those harms and prevent any future harm. The current plan does not do that!	Public Hearing	<p>The DGEIS specifically acknowledges this issue and states that, "ReZone creates a zoning framework to foster the equitable treatment of all residents throughout the City and avoid burdening certain neighborhoods and populations with undesirable impacts associated with land use and development. Specific provisions of the proposed Zoning Ordinance that are intended to reduce the equity-related impacts of zoning when compared with the current Zoning Ordinance and historical development practices include the following:</p> <ul style="list-style-type: none"> • Creation of Mixed Use Districts that are distributed throughout the City along transit routes; • Provisions to improve walkability by creating human scaled environments rather than auto-oriented environments; • Provisions for minimum story requirements to encourage housing in mixed use developments; • Improved public notice provisions in the proposed Zoning Ordinance and forthcoming administrative manual; • Citywide development standards which increase the quality of all development to a minimum standard; and • Non-conforming use reform to enable non-conforming uses to be brought up to current standards which encourages investment and adaptive reuse. <p>Also, see response to comment 5-2.</p>
5-2	Syracuse should be actively working to repair the harms to low-income and residents of color. It can do this by implementing a comprehensive zoning plan that prevents displacement, promotes affordable housing, and reinvests into the character of the communities. Syracuse zoning plans must reconsider the harmful impacts of exclusionary zoning - instead, the plan is doubling down on exclusionary zoning even in areas that are currently out of conformity. The zoning plan must require affordable housing in all new developments an incentive is simply not enough and frankly never works!	Public Hearing	<p>The DGEIS includes potential mitigation measures for the provision of affordable housing regulations to address affordable housing needs and zoning equity. These provisions include establishing zoning incentives for the creation of affordable housing, establishing mixed income development as a new land use type with standards to encourage or require affordable housing, and expanding allowances for additional housing types, like accessory dwelling units and attached dwelling units such as row homes.</p>

No.	Public Comment	Source	Response
5-3	The city is also blatantly ignoring land that will become available as a result of the I-81 redevelopment, this is negligence will be bore on the back of community residents. ReZone must do more to protect residents as the zoning plan tries to reignite development in this area. This must include grandfathered tax rate rent regulation to prevent landlords from doubling rents near I-81 and other neighborhoods.	Public Hearing	Land that may "become available" as a result of the I-81 project is currently NYS highway right-of-way land that is not subject to City zoning regulations. The proposed Zoning Ordinance will not include tax rate rent regulations.
7-1	Gentrification through rising rents is already happening. If Syracuse wants to avoid pushing its residents into unsafe and decrepit housing, it must create policy for affordable housing. The city can do this by building rules for new multi-unit buildings into the ordinance.	Public Hearing	See response to comment 5-2.
7-2	SIDA is examining PILOT structures ensuring that residential properties have either 20% or 40% mix of affordable apartments. Encoding such a requirement in ReZone would make it universal for Syracuse, whether or not a developer applies for a SIDA PILOT.	Public Hearing	see response to comment 5-2.
7-3	It is paramount that the affordable rent calculation is based on Syracuse's Median Income which is \$39,000, and not Onondaga County's which is \$63,000. Using a higher area medium income would defeat the [affordable housing] policy's purpose.	Public Hearing	See response to comment 5-2. Further, affordable housing regulations, including income eligibility will be determined if these mitigation measures are included in the proposed zoning ordinance.
12-0	[I have been talking to residents of McKinney Housing who are concerned about their housing being torn down and replaced.] If we are serious about wanting affordable mixed house then that should be maintained, and there needs to be a longer period of time for all of us to hear and to consider how we're going to really plan in a way that gets us beyond a segregated and class bias city.	Public Hearing	see response to comment 5-2.
19-0	I am writing in support of the proposed zone change in District 3 on Lafayette Rd from R-1 to R-4 to create space for affordable housing and utilize some vacant land that would better serve the city and its residents.	Written	Comment acknowledged.

No.	Public Comment	Source	Response
25-2	Upon my initial review, the plan does not appear to include a racial equity impact assessment which I believe is critically important. In addition, the plan continues the practice of exclusionary zoning which should be ended. It fails to adequately require affordable housing with all new multi-unit buildings and there needs to be a zoning designation of MX-2 for the new developable land that will result from the demolition of I-81.	Written	ReZone does not include a racial equity impact assessment, but the DGEIS includes potential mitigation measures for the provision of affordable housing regulations to address affordable housing needs and zoning equity. These provisions include establishing zoning incentives for the creation of affordable housing, establishing mixed income development as a new land use type with standards to encourage or require affordable housing, and expanding allowances for additional housing types, like accessory dwelling units.
28-1	The ReZone plan identifies two major goals for the comprehensive zoning land use plan: first, to prompt investment in under-utilized land with low land values and second, to streamline the permit process for developers. These priorities place residents in low resourced communities at grave risk of displacement through gentrification.	Written	Streamlining the development review process for all users is a primary goal of the project. The City's development review process will be improved and clarified by the proposed Zoning Ordinance. Currently, important procedural steps are not clear, and development proposals, big or small, are generally subject to the same procedures. All users, not just developers, will benefit from these improvements, clarifications, and procedures as they improve predictability and consistency in the decision-making process. Prompting investment that causes displacement through gentrification is discussed in the zoning equity section of the DGEIS. Also, see responses to comments 5-1 and 5-2.
28-2	The ReZone plan concludes that high density development is the "cure" for abandonment. But the record with that approach is unpredictable and often used as a tool to promote displacement of low-income people. Even if high-density development were an assured successor to abandonment, the cure is as bad as the disease: Untethered high-development is inherently linked with the displacement of lower-income households. Both residential and commercial rents increase sharply with rapid commercialization of a neighborhood.	Written	ReZone does not propose to "cure" abandonment through high density development. There continues to be a range of low, medium, and high-density zoning districts throughout the City, as depicted in the proposed Zoning Map.

No.	Public Comment	Source	Response
28-3	<p>The area adjoining I-81 between Adams St and Castle St is currently zoned as multi-family residential use neighborhood with light industry. ReZone is redesignating this neighborhood to MX4, a new high density commercial use area. Id. The plan states that the new designation will prompt a "revitalization of a soft market" and prompt "economic development in a high vacancy, abandoned area." As a result of the new zoning designation in the ReZone plan, low-income residents of those neighborhoods will be financially barred from reaping the benefits of new units and, as the neighborhood becomes more affluent, they are at greater risk of being priced out of current housing, and therefore of being displaced. The ReZone plan designates the majority of neighborhoods concentrated in poverty and that are predominately communities of color with high vacancy rates as high-density commercial districts. The ReZone plan concludes that the new commercial district will increase tax revenue for the city, while ignoring the fact that current residents will also endure increased taxes and housing costs.</p>	Written	<p>The project team will evaluate the proposed Zoning Map to consider changes to the map to directly mitigate the potential adverse impacts identified. This will include potential mitigation of mixed-use zoning designations adjacent to I81 south of downtown, mixed use zoning designations along neighborhood business corridors throughout the City, and medium and higher density zoning designation in neighborhoods.</p>
28-4	<p>The DGEIS includes no mitigating provisions for displacement. Specifically, because over 40% of Syracuse's affordable housing units are currently disproportionately located within areas that the ReZone plan redesignates as high density commercial mixed-use districts. Those areas current communities would lose much of their attainable affordable housing stock. The DGEIS fails to analyze well-known occurrences with commercialized, fails to investigate its potential harms, fails to offer any mitigation and fails to ensure benefits flow equally from the project. New zoning designations to "up-grade" a neighborhood will not help existing lower-income residents without specific provisions designed to achieve that end.</p>	Written	<p>See response to comment 5-2 and 28-3.</p>

No.	Public Comment	Source	Response
28-5	While simultaneously experiencing displacement, residents will have fewer affordable housing options under the proposed plan because ReZone perpetuates exclusionary zoning. Exclusionary zoning laws place restrictions on the types of homes that can be built in a particular neighborhood. Common examples include minimum lot size requirements, minimum square footage requirements, prohibitions on multi-family homes, and limits on the height of buildings. These restrictions create low-density, high-cost, and limited inventory housing markets, effectively barring residents without generational wealth from moving in.	Written	See response to comment 5-2.
28-6	ReZone maintains single family use (exclusionary) zoning designations in areas where a majority or near majority of residents live in multifamily housing. For example, ReZone maintains the bans on multifamily housing in the Eastwood neighborhood (with the exception of James Street) despite the majority of dwellings in Eastwood being out of compliance. But it increases the amount of multi-family housing allowed on the South and West sides, particularly in areas of concentrated poverty without any safeguards to ensure multiple family dwellings will be affordable. These "single-family use" neighborhoods primarily function as a bar to broad and equitable development of multi-family units and affordable housing to the disadvantage of Black, Brown, and moderate to low-income families.	Written	While the proposed Zoning Ordinance does maintain the single family zoning district consistent with the City's adopted Land Use & Development Plan 2040, the project team will evaluate changes to the district to accommodate additional housing types, uses and standards to mitigate potential adverse impacts. The majority of residential dwellings in the Eastwood neighborhood are not out of compliance with the proposed zoning map. See also response to comment 5-2.
28-7	In 2021, the White House declared that the affirmatively furthering fair housing provision in the Fair Housing Act, "...is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other types of discrimination that afford access to long-denied opportunities. ReZone ignores this mandate and instead of looking for ways to open neighborhoods to address the historical harms of exclusion through zoning laws, ReZone makes the baffling decision to maintain the status quo.	Written	See response to comment 5-2.

No.	Public Comment	Source	Response
28-8	The DGEIS does not address how ReZone's perpetuation of exclusionary zoning will further segregate neighborhoods, fail to further affordable housing options, and fails to integrate neighborhoods.	Written	The DGEIS includes potential mitigation measures for mixed income development, which will allocate a portion of new residential units to be available below market rates. This is intended to integrate a mix of income levels into new development projects, thereby encouraging social integration and opportunities for social advancement. Also, see response to comment 5-2.
28-9	The ReZone plan neglects to zone the approximately 20 acres of land that will become available after the demolition of the I-81 raised viaduct. Yet, at the same time, it relies on this land becoming available to justify the rezoning of the predominantly Black residential community that abuts the highway (a neighborhood of concentrated poverty) to a high-density commercial district (known as MX4 in the plan). Id at pg. 27-34. The plan cannot ignore the disposition of this land.	Written	See response to comments 5-3 and 28-3
28-10	The lead agency must consider reasonably related long-term, short-term and cumulative effects, including other simultaneous or subsequent actions which are included in any long-range plan of which the action under consideration is a part. The DGEIS under SEQR has a requirement to consider how the developable available twenty acres of land impacts ReZone. The DGEIS fails to consider, investigate, or make any analysis on how disregarding large parcels of land during a comprehensive re-zoning plan will negatively impact the predominately community of color in this neighborhood.	Written	The removal of the I-81 viaduct has been considered by the project team. The potential availability of the "approximate 20 acres of land that will become available after the demolition of the I-81 raised viaduct" is currently NYS highway right-of-way and cannot be zoned with local zoning designations.

No.	Public Comment	Source	Response
28-11	<p>ReZone must be brought into compliance with the objectives and mission of the Land Use Plan 2040. In adopting its smart growth principles, the Syracuse Comprehensive Land Use Plan of 2040 is clear that any comprehensive zoning plan must ameliorate past harms created by racist land use practices, such as redlining, exclusionary zoning, and discriminatory access to lending. However, ReZone's inaction fails to ameliorate what the Land Use Plan 2040 identifies as a lasting legacy of residential segregation by race and concentration of poverty in a few neighborhoods, primarily concentrated on the South Side of Syracuse. The Land Use Plan 2040 directly connects residential segregation with concentrations of poverty with the growth of vacant housing, vacant land, low rates of educational attainment, low homeownership rates, high racial dissimilarity indices.</p>	Written	See response to comment 5-2.

No.	Public Comment	Source	Response
28-12	<p>As part of its comprehensive zoning plan, the DGEIS must affirmatively consider the impacts of exclusionary zoning and provide a reasonable opportunity for a variety of housing, including low- and moderate-income housing, to meet the needs of all prospective residents. In addition to evaluating if ReZone is in compliance with the Land Use Plan of 2040. Despite the Land Use Plan 2040's clear recognition of the harms of past zoning practices, the DGEIS completes no analysis to prevent future harm. ReZone perpetuates these harms through its maintenance of exclusionary zoning in the wealthiest areas of the city and zoning Syracuse's poorest neighborhoods to commercial development hot spots in with no safeguards. The continued manipulation of single-family use zoning to maintain wealthy white neighborhoods systematically denies access to renters of any income, reduces affordable housing, and denies people of color from access to high opportunity areas.</p>	Written	<p>The proposed Zoning Ordinance does maintain the single-family zoning district consistent with the City's adopted Land Use & Development Plan 2040. The plan states "The downtown area and these high-density corridors, with their high numbers of visitors each day, support a broad variety of uses. The 'web' between the corridors that radiate outward from downtown is filled in with less dense urban fabric. In the inner-ring neighborhoods around downtown, this area is still relatively dense, and although it is primarily residential in nature, supports some scattered mixed uses that fit into the neighborhood's pattern activities and provide neighborhood-scale services and retail. Other parts of Syracuse's existing land use pattern, further from downtown, are based on early streetcar development, in which single-use, residential neighborhoods were grouped around defined neighborhood-scale commercial areas—commercial nodes and corridors. These two types of areas both provide for goods and services within walking distance of most residences in the city. This development pattern is inherently sustainable. It enables decreased dependence on automobiles, reducing auto emissions in the city. Neighborhoods surround mixed-use commercial corridors and nodes that encourage pedestrian activity, define unique neighborhood character and, when efficiently connected, facilitate efficient provision of transit services. These historic development patterns provide the basis for the Smart Growth development model which emphasizes walkability." Further inclusionary zoning measures have been proposed to mitigate potential adverse impacts. See response to comment 5-2 and 28-3</p>

No.	Public Comment	Source	Response
28-13	<p>The totality of ReZone's impact and failure of the DGEIS to consider those impacts will have a discriminatory effect on the predominately Black and Brown residents in Syracuse's low-income communities. The new zoning regulations in low-income communities requiring high density will attract high-income persons. This demand, together with an estimated 40% of Black Syracuse residents live below the poverty level, at a rate nearly twice that of white (non-Hispanic) residents, will displace a predominately Black neighborhood under the guise of redevelopment. ReZone's interest in improving the tax revenue for the city of Syracuse is on the backs of the low-income and Black communities. Specifically, the community in census tract 42 as a result of the new zoning designation.</p>	Written	<p>ReZone has multiple districts that are low, medium, and high-density areas of residential or mixed-use development. The proposed Zoning Ordinance also includes the provision of development standards (Article 4) that regulate the physical layout and design of development within the City to ensure the protection of the health, welfare, safety, and quality of life. See response to comment 28-3.</p>
28-14	<p>The DGEIS fails to consider ReZone's obligation to further affordable fair housing and integrate communities. The DGEIS fails to consider how ReZone's doubling down on its exclusionary zoning practices, benefiting more affluent predominately white neighborhoods. Non-Hispanic white people make up 49.4 percent of Syracuse's total population. Looking at Census block groups where the percentage of non-Hispanic white population exceeds the city-wide percentages, areas that are currently zoned for residential single family use continue to be zoned that way in ReZone. Doubling down on this type of exclusionary zoning will continue to bar any multi-family living or affordable housing and consequently bar integration. The DGEIS fails to identify any strategies to mitigate the harms of displacement or promote the housing options to ensure benefits equally flow from this project.</p>	Written	<p>See response to comment 5-2.</p>
28-15	<p>ReZone and the DGEIS through the SEQRA process is willfully violating its state and federal obligations by failing to consider the impacts ReZone will have on low to moderate income residents, failing to ensure benefits will flow to all residents and finally failing to consider the discriminatory effect ReZone will have on Syracuse Black residents.</p>	Written	<p>See responses to comments 5-1 and 5-2.</p>

No.	Public Comment	Source	Response
28-16	New York's State Environmental Quality Review Act (SEQRA) requires all state and local government agencies to consider environmental impacts equally with social and economic factors during discretionary decision-making. The DGEIS cannot separate what is required by SEQR to merely the dictionary definition of environmental.	Written	The DGEIS considers a range of factors beyond the "dictionary definition of environmental" including community character, zoning equity, historic resources, and transportation.
28-17	The DGEIS is not giving the public a meaningful way to participate in the process because it lacks any detailed information on the potential impacts of ReZone. The planning process must include meaningful efforts to educate impacted residents about the potential positive and negative impacts of ReZone and get real feedback from community members. That simply does not happen in this DGEIS process. After lying dormant during nearly three years of isolation due to the global COVID-19 pandemic, the DGEIS is released by the Common Council, without warning, or public engagement with just one public hearing 10 days after release of the DGEIS. The process has been further frustrated by failure of the city of Syracuse planning division to provide legible maps or the new designations. The electronic maps provided are blurry and pixilated, making it difficult for the public and stakeholders to understand the specific zoning designation of their neighborhoods. Despite our organization requesting legible maps - none was provided.	Written	The Syracuse Common Council is performing the required SEQRA review consistent with NYS law. This process is the culmination of several years of work evaluating the current Zoning Ordinance and Map and developing the proposed Zoning Ordinance and Map. The ReZone team has held more than 90 public meeting throughout the City over the last several years to educate the public about ReZone and solicit feedback concerning the project. During that time, relevant materials, including drafts of the proposed Zoning Ordinance and Map, have been made available to the public in both hard copy and electronic form. As has been stated since the inception of the SEQRA process, the public will continue to have an opportunity to be heard following the completion of the SEQRA review as the City considers further action concerning the proposed Zoning Ordinance and Map.

No.	Public Comment	Source	Response
28-18	<p>Recommendation: Conduct an Environmental Impact Statement. With potential to cause great harm, the ReZone plan should be required to be analyzed under standard Environmental Impact Statement. Where significant adverse impacts of the subsequent action are identified, and they were not adequately addressed in the generic EIS, then a site- or project-specific supplemental EIS must be prepared. SEQRA imposes substantive requirements, delineating the content of the DGEIS and requiring the lead agency (common council) to act consistent with social, economic and other essential considerations, to the maximum extent practicable, and minimize or avoid adverse effects.</p>	Written	<p>The Common Council has prepared a generic Environmental Impact Statement (EIS) to consider a broad or generalized discussion of potential impacts of the adoption of ReZone. The NYS Department of Environmental Conservation (DEC) states that, "a generic EIS may be appropriate when an agency is considering a new, or substantially revised plan, program, or policy that will affect a wide range of resources or geographic areas, and for which an exploration of a range of mitigation measures that would work in various circumstances is needed." SEQRA guidance also states that, "Generic EISs are more typically prepared for the following types of activities: Area-wide zoning." The generic EIS process provides for a thorough accounting of all relevant potential adverse impacts, and the SEQRA process is being conducted so as to engage the public at every step (i.e., conducting a scoping session to help identify the very issues and potential impacts that are the subject of the DGEIS; holding a public hearing on the DGEIS; and extending the public comment period for an additional 30 days).</p>
28-19	<p>The DGEIS does not address whether the ReZone plan would accelerate displacement. One step further, the DGEIS ignore indications of accelerated displacement.</p>	Written	<p>The DGEIS does acknowledge and discuss displacement and identifies mitigation measures in Section 3.8.6.</p>
28-20	<p>The DGEIS must consider secondary negative impacts. The DGEIS engaged in absolutely no examination into the secondary displacement impacts of ReZone. Despite commercial use's likelihood of raising property taxes that will impact homeowners and residents living on limited and/or fixed income through property tax and rent inflation. In fact, the DGEIS makes no mention of any negative impacts to concentrated areas of poverty slated for new commercial development.</p>	Written	<p>The issues and potential impacts evaluated in the DGEIS were developed following a thorough and public scoping session in accordance with SEQRA. The DGEIS does acknowledge and discuss displacement and identifies mitigation measures in Section 3.8.6.</p>

No.	Public Comment	Source	Response
28-21	<p>Recommendation: Conduct a Racial Equity Impact Analysis. The first step to establishing protections for communities of color is to analyze the community's segregation patterns, potential for displacement and how to integrate communities while furthering restorative practices to ameliorate past harms. To meet those standards, ReZone must conduct a racial equity impact analysis to be included in the EIS. The scope of such analyses must include how the costs and benefits of ReZone are distributed across racial/ethnic groups, the risks of displacement disaggregated by race/ethnic group, how the proposed development would address current residential segregation patterns and equitable distribution of land uses. A racial equity analysis must look at the likely racial composition of the new zoning plans, whether or not displacement is likely to occur, and if so, whether it will occur in a racially disparate manner. The analysis must also take into consideration how the anticipated demographic composition of the new zoning allocations would influence existing residential segregation patterns.</p>	Written	<p>The SEQRA review for proposed zoning ordinance, and specifically the DGEIS, is considering a range of factors including zoning equity and the potential effects of gentrification and displacement and offers mitigation measures to minimize these potential impacts Citywide, which are discussed in Section 3.8.6 of the DGEIS. Also, see responses to comments 5-1 and 5-2.</p>
28-22	<p>Recommendation: Require Inclusionary Zoning. The ReZone plan must also provide for and further the availability of affordable housing. This can be achieved by requiring "inclusionary zoning." Inclusionary zoning regulations are intentional housing policies incorporated into zoning laws to ensure uniformity, equity, and protect the most vulnerable populations. Inclusionary housing is a response to historical and modern forms of exclusionary zoning. As an example, inclusionary zoning requires developers to sell or rent 10 to 30 percent of new residential units to lower-income residents. ReZone must include a city-wide requirement for inclusionary zoning on any multi-unit dwelling of four units or more. As another example, inclusionary zoning provides tax abatements and rent regulations to residents in threat of displacement in the same way that tax breaks and incentives are often given to developers.</p>	Written	<p>See response to comment 5-2.</p>

No.	Public Comment	Source	Response
28-23	To prevent property tax hikes, tax abatements must be included into the ReZone plan. This can be accomplished by building in programs into ReZone such as circuit breakers. Circuit breakers provide property tax relief to families whose property taxes surpass a certain percentage of their income. If a family living in a gentrifying area sees their property tax bill (or rent) surge to an unaffordable level, a circuit breaker credit kicks in to offer relief. This targeted approach assists low- and middle-income families without significantly reducing overall tax revenue and is an important aspect of inclusionary zoning that must be included in the plan. In addition, in newly commercialized districts, the ReZone must consider how rent regulations can be implemented to protect renters.	Written	The proposed Zoning Ordinance does not include tax abatements. The City has multiple tax incentives or abatement programs administered by other departments. Tax assessments are not a function of the Office of Zoning Administration.
28-24	Recommendation: End Exclusionary Zoning. To address Syracuse's lack of integrated housing and affordable housing options ReZone must end exclusionary zoning. Ending exclusionary zoning eliminates needless barriers to affordable housing through expanding multi-family housing choices for people with low or moderate incomes. It supports communities' health and incentivizes new land uses. At a minimum, zoning designations in neighborhoods that are near majority or majority in use as multi-family uses should be adjusted to accurately reflect the character of the neighborhood.	Written	See response to comment 5-2.
29-2	There is no evidence the proposed zoning classifications as applied to the draft zoning map are based on any objective economic or demographic data to support the extensive development that is implied, or the notable changes in land use patterns which are illustrated. Rather, anecdotal information suggests the community will instead see continued incremental, modest economic development across the city for the foreseeable future. New zoning should consolidate such future growth to maximize its positive effects, and not promote dispersing and thereby diminishing it.	Written	The new zoning districts have been applied to the proposed Zoning Map based on the City's adopted Land Use and Development Plan (LUDP), neighborhood meetings, and public input. Further, nearly all neighborhood business corridors in the City have zoned mixed use district to consolidate mixed use development and redevelopment along these corridors to promote walkable, mixed-use corridors adjacent to residential neighborhoods, which is consistent with the City's adopted Comprehensive Plan and LUDP. Additionally, see response to comment 28-3.

No.	Public Comment	Source	Response
29-3	Absent significant changes to the adoption document and map, the DGEIS should but does not adequately evaluate the potential negative environmental impacts of substantial development per the ReZone provisions and but also - and more likely - the negative impacts resulting from limited, scattered and isolated development promoted by the proposed regulations and map.	Written	The comment identifies concerns with both "substantial development" and, "more likely - the negative impacts resulting from limited, scattered and isolated development". The City is preparing a generic Environmental Impact Statement (EIS) to consider a broad or generalized discussion of potential impacts of the ReZone project. NYS DEC states that, "a generic EIS may be appropriate when an agency is considering a new, or substantially revised plan, program, or policy that will affect a wide range of resources or geographic areas, and for which an exploration of a range of mitigation measures that would work in various circumstances is needed." Additionally, future site-specific projects will be subject to SEQRA review and the local review process, as identified in the proposed Zoning Ordinance, so that decision-makers may identify and consider, in an orderly manner, the relevant potential impacts of an action.
29-4	The proposed MX zoning classifications would allow fairly intense development virtually anywhere in the city. Therefore, areas of extreme topography and dense tree canopy are likely to be adversely affected - and the ReZone document does not specifically address how either will be considered during required review processes. The DGEIS does not address how ReZone relates as policy to either extreme topography and/or dense tree canopy cover as potentially impacted by land development. Rather, the document refers solely to new measures that address impervious surfaces, off-street parking, [building] height, stormwater, conservation areas and riparian buffers, and greenspace and landscaping - none of which in the text of ReZone deal with impacts to topography and/or tree canopy.	Written	Mixed use zoning has been applied to approximately 15-16% of the City's land area and is generally focused Downtown and along neighborhood business corridors to facilitate a mix of pedestrian friendly, transit supportive areas of residential and non-residential uses. The Open Space District has been established to provide adequate lands for recreational use and to protect those lands, including forested areas, and areas with extreme topography. The Open Space zoning district has been applied to approximately 16-17% of the City's land area, slightly exceeding the mixed-use zoning designation. Additionally, future site-specific projects will be subject to SEQRA review and the local review process, as identified in the proposed Zoning Ordinance, so that decision-makers may identify and consider, in an orderly manner, the relevant potential impacts of an action.

No.	Public Comment	Source	Response
29-5	<p>Given the substantial amount of vacant land available for development throughout the community, as well as climate change concerns, it is irresponsible to encourage any development within flood zones. The DGEIS more adequately addresses this topic than implied in the scoping document, yet provides dubious arguments to support ReZone components that will encourage new development in flood zones. For example: "...eliminating the ability to develop...would cause numerous existing structures and uses in the floodplain to be deemed pre-existing non-conforming...Over time, they gradually decline without the possibility of reconstruction, which would result in deleterious effects and potential environmental impacts..." It is unclear why it is assumed all such properties would decline and, more importantly, not have the possibility for reinvestment via rehabilitation.</p>	Written	<p>The DGEIS identifies that flooding is a potential adverse impact. It acknowledges that local law "requires that any development within the SFHA (i.e., new structure, filling, grading, or substantial improvement to an existing structure) obtain a floodplain development permit, in addition to all standard building and development permits." Further, the DGEIS states that, "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. The proposed Zoning Ordinance will continue to allow detached homes in certain areas prone to flooding, provided they are designed and constructed to reduce flooding impacts and meet the local floodplain development law. Construction in accordance with the City law will also significantly reduce flood insurance costs compared with structures not meeting these standards." Therefore, the proposed Zoning Ordinance and Map will not prohibit building in flood zones, but the work will be subject to significant measures to mitigate the potential impacts of flooding.</p>
29-6	<p>The DGEIS claims city-wide development standards will "...apply zoning and development standards evenly...so that all neighborhoods receive a minimum level of environmental and design amenities..." While laudable in concept, this policy does not include provisions - either standards or procedures - to address circumstances unique to individual neighborhoods [e.g., current overlay district classifications]. And therefore the document fails to adequately address likely impacts.</p>	Written	<p>Development standards (Article 4 of the proposed Zoning Ordinance) will regulate the physical layout and design of development within the City to ensure the protection of the health, welfare, safety, and quality of life. These standards address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community. The Site Plan Review process, outlined in Article 5, will address unique site circumstances by applying the development standards.</p>

No.	Public Comment	Source	Response
29-7	The document does not address how many new zoning classifications [e.g., MX designations] not only suggest but encourage new development [i.e., new construction, not rehabilitation] that is inconsistent with some historic districts - thus making it necessary to revise the proposed zoning map.	Written	The proposed Zoning Ordinance addresses historic properties in Article 6 and specifically acknowledges that the City, "finds as a matter of public policy that the preservation and protection of buildings, structures, sites, landscapes, objects, and districts of historic, architectural, cultural, educational, and/or aesthetic merit are public necessities and are in the interests of the health, prosperity, and welfare of the people of the City of Syracuse." It goes on to identify that the purpose of the preservation ordinance is to "Protect, enhance, and perpetuate the use of those districts, sites and structures, which represent the many and varied architectural, artistic, and cultural achievements of the City and which cannot be duplicated or otherwise replaced".
29-8	While ReZone aims to reduce the importance of and more effectively manage car-related land uses, reduced off-street parking requirements could lead to negative impacts regarding on-street parking, particularly by generating new or exacerbating existing competition and conflict between residents and business patrons in many of the proposed residential and MX districts. The DGEIS emphasizes the ReZone components that reduce requirements for off-street parking and that support other modes of transportation, all of which are to be commended. However, the document does not address potential impacts to on-street parking as a result. This is not to say that these new provisions should be modified or eliminated. Rather it is important to acknowledge that in the immediate to short-term future there likely will be some shift from off- to on-street parking and how - if at all - ReZone can/should address such circumstances.	Written	Comment acknowledged. The off-street parking and loading regulations, detailed in Article 4 of the proposed Zoning Ordinance, will make certain development has sufficient parking to meet demand but limit onsite parking and impervious surface area which increases flooding and adversely effects stormwater runoff. On-street parking is typical throughout the City, and the City will continue to regulate and control the use parking in the City right-of-way. See also response to comment 27-3.

No.	Public Comment	Source	Response
29-9	It is inappropriate to assume impacts in this category [Consistency with Community Character] will be largely positive. The proposed Development Standards are sufficiently broad to still allow for - if not specifically encourage - new development that is inconsistent with existing character. In areas where there is little or no evidence of the city's traditional development patterns, such new investment might indeed have beneficial effects. However, most areas proposed for MX classifications have character generally considered worth retaining and enhancing. Yet, the Standards would allow development of a size, scale and/or character substantially incongruent with current conditions. Most negative impacts could be avoided through significant changes to the proposed zoning map. The DGEIS relies largely on the proposed community-wide development standards to mitigate any likely impacts on community character and does not address the issues noted here.	Written	See response to comment 29-6.
30-1	To enhance accessibility concerns and promote accessible entrances to building, require new and renovated building entrances to be accessible. Consider stating "dimensions and design of building entrances shall comply with the New York State Building Code, ADA requirements, Section 504, NYS HRL accessibility requirements, and other applicable ordinances and codes."	Written	New development or redevelopment projects must meet ADA requirements as part of the City's building permit review process. The proposed Zoning Ordinance also allows greater flexibility to achieve these requirements.
30-2	Add language to explicitly allow changes that increase the accessibility of a building, such as replacing stairs with a mobility access ramp or no-step entrance.	Written	Article 2 of the proposed Zoning Ordinance specifically states that, "Mobility access ramps and lifts are authorized exemptions to setback requirements."
30-3	When approving zoning requests that would open historical buildings to the public, require these buildings to meet ADA standards (if their historical significance is not destroyed or threatened by these improvements).	Written	See response to comment 30-1.
30-4	In the sections about standards for buildings in different zoning districts, add additional illustrations that show examples of buildings without stairs at front entrances and buildings with ramps.	Written	The use of ramps, lifts and other mobility access accommodations are specifically permitted in the proposed Zoning Ordinance. Also, see response to comment 30-2.

No.	Public Comment	Source	Response
30-5	To enhance accessibility concerns and promote accessible, age-friendly housing, "Boarding or rooming houses" should be allowed in all Residential and Mixed-Use Zoning Districts, since this type of housing may help seniors, people with disabilities, and others to continue living in Syracuse.	Written	Accessible and age-friendly housing is permitted in all residential and mixed use zoning districts in the proposed Zoning Ordinance. Seniors and people with disabilities may live alone or together in any of these districts. Rooming and boarding houses are not a permitted use throughout the City.
30-6	To enhance accessibility concerns and promote accessible, age-friendly housing, avoid restrictions on: multi-family housing, size of developments, Section 8 and other affordable housing, total number of bedrooms in a unit, lot size or other density, or other restrictions that adversely affect families or people with disabilities living in group settings.	Written	Zoning typically establishes limits on size and density in zoning districts and the proposed Zoning Ordinance includes such provisions. The proposed Zoning Ordinance does not restrict Section 8. Also, see response to comment 5-2.
30-7	To enhance accessibility concerns and ensure accessibility considerations in review processes, add a step to require an Accessibility Review in the review process. This will ensure that building design plans are checked for features that ensure accessibility for persons with disabilities. This will also ensure compliance with the applicable ADA accessibility standards.	Written	See response to comment 30-1.
30-8	To enhance accessibility concerns and ensure accessibility considerations in review processes, appoint a member of the disability community (i.e., from a local Independent Living Center) who is an expert on the ADA, Fair Housing, and other applicable laws applicable to disabilities who could serve on the Board of Zoning Appeals or be consulted regarding access issues, in order to ensure access and accommodations are considered when projects are reviewed.	Written	The project team will consider this suggestion regarding board membership.
30-9	Make all zoning ordinance documents available in accessible format.	Written	The City's new website (syr.gov) will provide information and documents in an access format.

No.	Public Comment	Source	Response
30-10	To enhance accessibility concerns, pedestrian walkways should be required to connect to adjacent transit stops.	Written	Pedestrian walkways must comply with ADA accessibility guidelines, but connectivity to adjacent transit stops would likely require improvements within the City's right-of-way. The City is actively working to address ADA issues which are described in the City's "ADA Transition Plan". The purpose of the ADA Transition Plan is to ensure that the City of Syracuse creates reasonable, accessible paths of travel in the public right-of-way for everyone, including people with disabilities. Specifically, the plan will address curb ramps and crossings at intersections and sidewalks as they relate to ADA standards.
30-11	Add language and establish procedures to ensure that a person with a disability receives notice of a decision as soon as a decision is reached, so if there is a disagreement and a need for accommodation that was not met, the applicant can file a prompt complaint.	Written	Article 5 of the proposed Zoning Ordinance states that "after a decision on an application, or final adoption of the resolution if applicable, the Office of Zoning Administration shall provide written notification of the decision via hand delivery, electronic mail, or first-class mail to the property owner and/or applicable parties listed on the application." The Office of Zoning administration will work directly with applicants with a disability to ensure they receive timely notification.
31-1	Three downtown blocks (200, 300, 400 E. Water St. and Erie Blvd E.) are designated MX-3 where all other downtown parcels are designated MX-5. The MX-3 designation allows uses that are not allowed elsewhere in downtown Syracuse. Some uses pose environmental hazards (e.g. a gas station is permitted in MX-3 with a special use permit), and others present opportunity costs for the "highest and best" land use of these central parcels. MX-3 is intended to be a "transition" zone next to I-690 – and yet parcels on either side of downtown's other highway, I-81, received an MX-5 designation. Some of these MX-5 parcels are located outside the downtown district – for instance, in the East Genesee Regents district. Downtown is the most walkable district in Syracuse. If we are promoting greater accessibility/walkability/non-vehicular transportation, providing space for a "walkable" gas station in a downtown MX-3 zone does not meet the forward-looking environmental goals of the ReZone initiative.	Written	See response to comment 15-2.

No.	Public Comment	Source	Response
31-2	<p>In Section 2.18(C): Setbacks – (3) Projections, the ordinance establishes that “every part of a required setback shall be unobstructed from ground level to the sky.” Authorized Exceptions to Setback Requirements in Table 2.16 include incidental architectural features. Do incidental architectural features include awnings? If so, please specify. The regulations for sign type standards detailed in 4.8(3)a describe the circumstances under which a sign on an awning may be permitted, stating that an awning may extend five feet into a public right-of-way. Does this regulation extend to all awnings, even to those on which no signage is present? Again, please clarify. The environmental rationale for such a discussion is the availability of fresh air and al fresco dining year-round, which proved essential during the most recent pandemic. All-season outdoor dining can be facilitated through the use of awnings (e.g., prevent excessive sun; provide attachment points for outdoor heating and lighting equipment; protect from wind and precipitation), and the classification of awnings as projections vs. signage must therefore be clear for developers and restaurateurs.</p>	Written	<p>Article 2 of the proposed Zoning Ordinance states that incidental architectural features include, "eaves, canopies, sunshades, gutters," etc. Awnings are considered an incidental feature also, and may "project up to two feet into any required setback provided the projections are at least five feet from the property line."</p>

No.	Public Comment	Source	Response
31-3	<p>2.17(D): Building Height: Within the MX-5 District, there is no maximum building height. Previous drafts of Rezone Syracuse included Building Height Averaging in section 2.18, Measurements and Exceptions. We would like to recommend that Building Height Averaging be added to section 2.17(D) and that mid-block additions and infill developments be held to that standard: When a vacant lot is bordered on two sides by previously constructed buildings, both of which do not meet the required maximum height applicable to the district, the required height for the vacant lot shall be established as the average front height of the existing buildings within 200 feet of the property, or as determined by the Zoning Administrator. As new construction projects are proposed for vacant parcels, these new developments should take care not to diminish the availability of natural light in neighboring buildings. Perhaps the addition of FAR requirements or mid-block height requirements would help to guide compatible new construction within the downtown district? Another consideration may be to impose height restrictions within historic districts (e.g., 331 S. Salina is located within the National Register South Salina Downtown Historic District). The environmental rationale for height restrictions is the preservation of natural light in existing occupied spaces, whether they be commercial or residential, and the prevention of wind tunnels. Buildings constructed out-of-scale from neighboring properties may contribute to wind tunnels and excessive shading that compromise street tree viability and healthy building principles in neighboring architecture.</p>	Written	<p>While the MX-5 zoning district does not have a maximum building height, larger new construction projects that meet or exceed the threshold for the Major Site Plan Review will be subject to review by the City Planning Commission. This proposed Zoning Ordinance states that this review procedure "ensures that potential impacts of development are considered before submittal of an application for construction plan approval or issuance of a building permit."</p>
31-4	<p>Community Gardens: Though the updated zoning ordinance now allows urban agriculture in MX-5 with a special use permit, Section 3.3(C)6 continues to exclude community garden use from MX-5. As written, the ordinance would prohibit future community garden development in M. Lemp Park or on parcels that currently house surface parking lots. Now that downtown is a full-service residential neighborhood housing 4,300 residents, 27% of whom reside in income-restricted housing.</p>	Written	<p>The community gardens land use is permitted throughout the City, and the MX-5 district is established to provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses. Community Gardens were generally considered to be inconsistent with the purpose of this district.</p>

No.	Public Comment	Source	Response
31-5	<p>Produce Stands: Further clarification is required on whether produce stands are permitted in MX-5. Section 3.4(D)6 states that outdoor display/sales are not permitted as accessory uses. Produce stands are an allowed accessory use. But produce stands are not permitted as a Temporary Use under "Produce stand, seasonal." We would argue that seasonal produce stands are more realistic than year-round ones in the downtown district, especially on narrow streets where street furnishings are removed during the winter to allow sidewalk plowing.</p> <p>We would like food stores to be able to display produce seasonally, similar to how produce is displayed outside food stores in larger cities (New York, Boston, Washington, D.C., etc.). Now that downtown has several grocery stores (e.g., Syracuse Cooperative Market, Epicuse, Downtown Grocery Store) offering fresh, local produce, we need a zoning ordinance that makes such offerings visible and seasonally available to a broad consumer base in our Central Business District (MX-5).</p>	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-6	<p>Mobile Vending Carts: In Section 3.5E(4) (p. 89), mobile vending carts on private property are limited to a maximum of 6 months of operation per year. Taking a cue from Portland, OR and other food-focused cities, the City of Syracuse must consider allowing year-round food cart operation on private property. This would not interfere with snow-clearing operations in the public realm, and would help to fill food gaps and activate underused spaces year-round in areas like the Equitable Towers plaza.</p>	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-7	<p>Animals: Section 3.3(C)1 prohibits kennels in MX-5. However, as approximately 20% of downtown households have dogs, we estimate there are 400 dogs living downtown presently. In order to offer downtown residents the opportunity for a car-free lifestyle, we must take into consideration the needs of our four-pawed residents as well as their owners in the MX-5 district.</p>	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.
31-8	<p>Automobiles, Auto Rental: Section 3.3(C)2 specifies that auto rental is allowed by special permit. However, we question the need for any auto rentals in MX-5.</p>	Written	Comment acknowledged.

No.	Public Comment	Source	Response
31-9	<p>Automobiles, Auto Sales: The updated Rezone Syracuse draft adds confusion over automobile sales. Automobile showrooms are a permitted use in MX-5, but automobile sales are prohibited. Article 7.3 defines automobile showroom as “an indoor retail space used to display automobiles for sale.” Further p. 55 states that, “In the MX-5 district, automobile sales establishments may only be located on the first floor, are limited to indoor operations and display only; shall not include vehicle repair activities; and may include up to five cars for sale.” This footnote is confusing, since it refers to automobile sales, which again are prohibited in MX-5. We suggest updating the language to eliminate any reference to automobile sales in the downtown district.</p>	Written	<p>Automotive Sales and Automotive Showrooms are two separate uses with two separate definitions. Automotive Sales are not permitted in MX-5 zoning district, Automotive Showrooms are permitted in MX-5 zoning district. Showrooms limit retail space for indoor display of up to five automobiles only, whereas Automotive sales allow an unlimited number of display vehicles, and allows other incidental uses like the storage and repair of automobiles not consistent with the MX-5 zoning district.</p>
31-10	<p>Entertainment, Outdoor Amplified Music: In Section 3.3(C)10(a)2, a Special Use Permit is required for entertainment or outdoor amplified music. We would recommend changing the language from “music” to “any amplification,” to include uses such as Dinosaur BBQ’s loudspeaker for announcing table availability. While this is not an entertainment use, it is an outdoor amplification that conflicts with the neighboring residential use.</p>	Written	<p>This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.</p>
31-11	<p>Entertainment, Swimming Pools: Section 3.4(D)11 allows for swimming pools as an accessory use. Perhaps for consistency’s sake, we could specify that accessory pools are only permitted in MX-5 as an indoor or rooftop use?</p>	Written	<p>This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.</p>
31-12	<p>Signs: On p. 120, under “Temporary Window Signs,” it states, “Temporary window signs shall not ... cover more than 30 percent of any window panel.” Please add language to clarify that this refers to all window signs, not single window signs.</p> <p>For example, if I have five window signs, and each does not cover more than 30% of any window panel, that’s different than having five window signs which together cover more than 30% of any window panel. Put simply, the ordinance should state that “70% of the window panel must remain visible/unobstructed by signage.”</p>	Written	<p>The project team will evaluate and clarify this use in the proposed zoning ordinance to mitigate any potential adverse environmental impact.</p>

No.	Public Comment	Source	Response
31-13	Signs: On p. 142, "Posters and Handbills," would it be possible to include stickers as an example of prohibited signs? Presently, the Downtown Environmental Maintenance team must regularly employ chemical cleaners to remove stickers from public infrastructure.	Written	Stickers on public infrastructure are not regulated by the proposed zoning ordinance.
31-14	Signs: On p. 143, "Sign Standards," please include "vinyl sheeting" and "plastic sheeting" in the list of prohibited materials. These non-durable materials, tacked up on building facades, tend to slip, fade, or otherwise deteriorate in our inclement weather, giving the appearance of a temporary or neglected business.	Written	This comment will be evaluated further in the context of the recommended revisions discussed in Section 3.7 of the FGEIS concerning Article 3 Use Regulations.

4.0 CRITERIA FOR FURTHER EVALUATION

Future actions or proposals that involve proposed revisions to the Zoning Ordinance or Map that are not contemplated herein will not be undertaken or approved until they have undergone a SEQRA review. Such actions may be evaluated by the City for compliance with the DGEIS, FGEIS, and the findings statement to be prepared in furtherance thereof. The actions should be assessed to determine compliance with the various impacts and mitigation measures discussed in the DGEIS and FGEIS, and the evaluation should enable the City to determine the extent to which further SEQRA compliance may be required in accordance with the SEQRA regulations, including 6 N.Y.C.R.R. Part 617.10(d). In the event subsequent proposed actions are adequately addressed in the DGEIS/FGEIS but not adequately addressed in the findings statement, an amended findings statement will need to be prepared. Additionally, if subsequent proposed actions are not addressed or not adequately addressed in the DGEIS/FGEIS and the subsequent actions will not result in any significant adverse environmental impacts, the City need only prepare a negative declaration. If a subsequent proposed action was not addressed or was not adequately addressed in the DGEIS/FGEIS and the action may have one or more impacts, the FGEIS will need to be supplemented to address such impacts.

Setting aside potential future revisions to the Zoning Ordinance or Map, all future actions or development proposals that require approval from the City and are subject to review under SEQRA will be subject to a separate project-specific SEQRA review in accordance with the SEQRA regulations found at 6 N.Y.C.R.R. Part 617. The lead agency for each proposed action will be responsible for ensuring compliance with the requirements of SEQRA and must be provided by each applicant with sufficient documentation to properly classify each action and determine the extent of the environmental review.

Appendix A: Public Hearing Transcripts

PUBLIC HEARING

Syracuse, New York
Monday, August 22 2022
1:00 P.M.

President Hudson announced that now is the time and place for a Public Hearing Relative to the Adoption and Approval of “The Draft Generic Environment Impact Statement (DGEIS), regarding the potential environmental impact of a new comprehensive Zoning Ordinance, pursuant to the State Environmental Quality Review Act (SEQRA).”

President Hudson announced that each speaker would be given two minutes to speak.

Matt Kerwin: “Good afternoon, I’m Matt Kerwin, outside counsel for the city of Syracuse and SEQRA council on this matter. Thank you for having us today, nice crowd. So just a little logistical housekeeping for the public hearing today: this is the public hearing on the draft generic environmental impact statement, it’s not a public hearing on the ReZone ordinance itself, so I’d ask the public to keep their comments limited to and be specific to the actual draft generic environmental impact statement that’s before the Council for consideration. As far as the process for those who care to understand more about the SEQRA process here, the board cannot consider or act on the ReZone document itself until the SEQRA process is complete, so we have to get through this public hearing, staff will then work with council to address and respond to the comments received today and provide those in what’s called the final generic environmental impact statement. After that the Council and staff will work together to prepare what’s called a finding statement which then then be presented to the Council for consideration at the at the conclusion of that process when SEQRA is complete, the rezone ordinance and proposed new map can then be considered for adoption at that point. But until we get through SEQRA we’re not quite there yet. As far as anyone wishing to comment today, this is being recorded so I’d ask anyone who’s commenting to speak clearly and intelligently, and state your name and your address for the record because we will be assembling these comments as a staff and incorporating them into the draft environmental impact statement. Lastly this is just an ability for the council to solicit comments it’s not a question and answer session so if anyone wishing who has any questions you can present those as part of your comments and they can be responded to as part of the response to comments in the final GEIS any questions about any of that? OK thank you.

President Hudson asked if there was anyone else who would like to speak.

David Rufus: “Good afternoon my name is David Rufus and I am a senior organizer with NYCLU. But I’m also a Syracuse resident that lives on the south side of the city and have for the last 60 years. While the common council has been entrusted with care and the protection of the people, I am extremely concerned about the recent rezoning plan that has been put before us. Any acceptable rezoning plan in 2022 must include a comprehensive understanding of how racist practices like redlining and Zoning have contributed to severe segregation and lack of affordable housing in our city. Only after that deep understanding should a plan be created to address and combat those harms and prevent any future harm. The Current plan does not do that! Syracuse should be actively working to repair the harms to low-income and residents of

color. It can do this by implementing a comprehensive zoning plan that prevents displacement promotes affordable housing and reinvest into the character of the communities. Syracuse zoning plans must reconsider the harmful impacts of exclusionary zoning- instead, the plan is doubling down on exclusionary zoning even in in areas that are currently out of conformity. The zoning plan must require affordable housing in all new developments an incentive is simply not enough and frankly never works! The city is also blatantly ignoring land that will become available as a result of the 1-81 redevelopment, this is negligence will be bore on the back of community residents. Speaking of residents that live near the 1-81 redevelopment, Rezone must do more to protect residents as the zoning plan tries to reignite development in this area. This must include grandfathered tax rate rent regulation to prevent landlords from doubling rents near 1-81 and other neighborhoods. Rezone must reconsider their unimaginable change of the neighborhood nearest the viaduct- This is a community, with real people, real lives- not a marketing scheme. Any rezoning must put their needs first and not the needs of mass developers or the City's bottom line. Finally 30 days is simply not enough time number one we need to review the rezone plan the DGEIS and the Syracuse comprehensive land use plan 2040 two the maps are blurry and must be printed to make any sense. Communities' members should not have to expend their own resources to be able to view the maps. Three years have passed since ReZone went into the community to explain these changes, there are many community members who have no idea what is going on! Neighborhoods transitions, especially vulnerable communities, the Rezone plan failed to consider this has the sprang into action in the wee hours of the night announcing the public comment period has begun! And to our new Americans, people who English is not their primary language- there has not documentation provided for them. This zoning plan- in its current state is simply unacceptable.”

President Hudson asked if there was anyone else who would like to speak.

Mike Stanton; “Hello, my name is Mike Stanton and I am the president of the Southeast University Neighborhood Association. In 1978 Syracuse University demolished the old Archbold Stadium, replacing it with the Carrier Dome. At the same time SU also demolished over 100 multi-family and apartment buildings west of the dome, replacing them primarily with parking lots. Apartments and houses north of campus were also being demolished at this time and converted into parking lots. Of course, Syracuse University immediately built new off-campus housing to take the place of all those buildings they demolished. Just kidding. University Hill went for 40 years, starting in 1964, without a single new student dorm or apartment being constructed. The 1980 census shows where those displaced off-campus students went. The number of college students east of campus in 1970, before construction of the Carrier Dome, had been 1,093. By 1980, following completion of the Carrier Dome, the number of college students east of campus had more than doubled to 2,416. By 2010 the number had tripled to over 3,000 students. With thousands of students moving east of campus, investors got busy. Formerly owner occupied homes were being clopped up to accommodate as many students as possible. Beds were going into dining rooms, living rooms, attics -- even large closets. To give you a sense of the overall impact of this student migration, we all know that the number of owner-occupied homes in the city has fallen over the last few decades.

- From 1970 to 2019, the city of Syracuse lost 11% of its owner-occupied homes.
- The census tract in the Westcott neighborhood faired worse. It lost 18% of its owner-occupied homes from 1970 to 2019.
- But neither of these figures come close to what has happened in the census tract just east of campus where 42% of the owner-occupied homes have been lost. We lose more every year.

In 1991, to get better control of the situation, the city of Syracuse created the University Neighborhood Special District. Within the special district, absentee landlords are required to complete a Certificate of Suitability. Among other things, the C of S requires that owners produce a map for every floor in the building showing how every space will be used. The city uses the Certificate of Suitability to tell landlords "No you can't turn dining rooms and living rooms into bedrooms"; "No you can't create new bedrooms in places that would be difficult to escape in an emergency, like basements and attics." Inadequate as they've been, these tools are still needed in our neighborhood today as much as they were in 1991 - we've been saying so for years. ReZone removes these tools and leaves nothing as effective in their place. Until very recently we believed the final version of ReZone would contain new features to better control student rental properties, not only east of University Hill but also near Le Moyne College where the number of student rental houses has been growing. We thought the final version of ReZone would continue to have a special district east of University Hill, and a new special district around Le Moyne College. I guess that isn't to be. But please know we will be back - soon. Five members of the Common Council have already requested new draft legislation with new measures like those I just described. We hope the Council will soon hold hearings on this new proposed legislation."

President Hudson asked if there was anyone else who would like to speak.

Aggie Lane: "I'm Aggie Lane, I live at 340 Midland Avenue on the South Side. Gentrification through rising rents is already happening. If Syracuse wants to avoid pushing its residents into unsafe and decrepit housing, it must create policy for affordable housing. The city can do this by building into the ordinance rules for new multi-unit buildings. Currently, the Syracuse Industrial Development Agency (SIDA) is examining PILOT structures ensuring that residential projects have either 20% or 40% mix of affordable apartments. Encoding such a requirement in ReZone would make it universal for Syracuse, whether or not a developer applies for a SIDA PILOT. Moreover, it is paramount that the affordable rent calculation is based on Syracuse's Medium Income which is \$39,000, and not Onondaga County's which is \$63,00. Using a higher area medium income would defeat the policy's purpose. To get an affordability requirement for multi-unit buildings into ReZone, please extend the comment period so there can be community meetings about this issue. Thank you."

President Hudson asked if there was anyone else who would like to speak.

Kathleen Stribley: "I'm Kathy Stribley, I live at 316 Monticello Drive North. I here to comment on the adverse impacts on the neighborhoods and residents from the inclusion of industrial type uses within the in commercial type – CM zoning. Valley Plaza - New CM category Change from Local Business - CM expands non-neighborhood services to regional level uses; may not serve walkable nearby neighborhood.

Example - one prospective buyer of Valley Plaza wants to change the vacant grocery store space into "self-storage" which would be a parasitic dead use. FAHNN - Food Access Healthy Neighborhoods Now has been working to try to get a grocery store back in the space to support the health of area neighborhoods. The neighborhoods surrounding the Plaza are the worst "Low income/low access" areas in the city. The removal of this potential space for a dead storage space would have adverse impacts on the health and viability of the neighborhood by precluding a grocery store. NY Climate Action bill encourages development that will reduce "vehicle miles traveled" – currently residents of the north Valley and Southside need to travel miles to the nearest grocery store. Valley Plaza is accessible by bus, bicycle and walking for a

large population. Opening neighborhood/local business areas to speculative commercial uses would have a long-term adverse impact on residents and neighborhoods. City commercial areas are ALL neighborhood commercial areas vs regional commercial areas. Eric Ennis told us that this prospective buyer is waiting for the approval of this ordinance so that he can swoop into VP. Nothing that I can find prevents this from happening. (Retail apartheid makes it difficult to attract grocery store – no mention of socio-economic issues.)

Orlando and S. Salina St. – Zoning appears to have been done via aerial photos. Residential Lots were illegally converted to commercial uses or parking areas and now are incorporated into MX-2 classification. Single family homes are across the street and used to face other residences or were intended to face other residences. I have brought this specific situation up before. There is illegal use of these lots right now that has been followed by the Codes Dept.

Nightclub proposal/parking – 1 space per 200sf of building or use area? Current proposal at Ballantyne/Salina may seek to get around this requirement by "mouth-balling" a lot of the building but still have a large (138) capacity. Even with ride-sharing or Uber/Lyft parking will overrun the neighborhood and already does with current illegal use."

President Hudson asked if there was anyone else who would like to speak.

Mary Beth Hinton: "Hello, my name is Mary Beth Hinton. I live at 128 Dorset Road, I live in the Southeast University Neighborhood, next-door to a student rental. For decades the city has offered economic incentives for landlords to buy up houses in my once-fine neighborhood, pack them with high rent-paying students, and in this way become fabulously wealthy. As soon as the students move in, these rental houses begin to deteriorate. The trash and noise and parking problems they generate drive owner occupants away—which is great for landlords because then they can buy those houses. And so the neighborhood continues to decline. Why would the city lavish such privileges on businesspeople out to make as much money as possible, the neighbors and the city be damned? Our "unique neighborhood character" is being destroyed. Have we no pride in this city? Have we no common sense? Why encourage would-be owner-occupants, many of whom work at the nearby hospitals and educational institutions, to buy houses in the suburbs—not a good plan for "decreasing dependence on automobiles," and "reducing auto emissions in the City"—which are among the goals stated in ReZone's Draft Generic Environmental Impact Statement. During my nine years on the board of the Southeast University Neighborhood Association, I have seen how little the city has done to save our neighborhood from landlord predation. However, I care about my house and my neighborhood, and I will try to stay here as long as I can."

President Hudson asked if there was anyone else who would like to speak.

Cliff Davidson: "My name is Cliff Davidson, I'm a professor at Syracuse University and the director of environmental programs there. I live at 333 Berkeley Drive, and my wife and I moved to Syracuse from Pittsburgh at 12 years ago. Currently I walk to work at the university every day: walk there, walk back. One of the primary reasons that my wife and I moved to Syracuse to take advantage of this job opportunity was because of the university neighborhood, the SEUNA neighborhood. My wife and I are extremely desirous of maintaining that neighborhood and as far as I can see the ReZone plan will damage the current neighborhood that we have, and perhaps future faculty who would like to move to Syracuse will not make the decision to come here if in fact there is not a beautiful neighborhood like SEUNA neighborhood there. Thank you very much."

President Hudson asked if there was anyone else who would like to speak.

Danya Eades: Good Afternoon, my name is Donya. I also live in the Syracuse University area the southeastern section. I grew up in Syracuse, I'm an SCSD alum, I moved to North Carolina and then when I had kids specifically chose to move back to the same area because of the single family residence, the easy walking; as many of my friends are pointing out, you can walk to restaurants, you can walk to libraries, you can walk to school, I you can walk just about anywhere. I also bought my house over 23 years ago because it was in a single-family resident neighborhood. Many of the neighborhoods around Syracuse University have many students, I knew that 23 years ago. I picked my house because there weren't a lot of students and not a lot of multifamily dwellings. That has changed. That is rapidly changing. There's student housing across the street from me, there's student housing behind me. There's probably at least five or six new student housing on every block, every year. Much to codes' understanding, all of this is being done under the radar. I have brought many of these situations up and I really hope that the council would not approve the ReZone Syracuse until these protections for our neighborhood that have already been proposed by the Onondaga County Planning Department are added. We need to maintain our single-family neighborhoods so that single families can buy. When I came in I had an infant and a 3 year old and was able to buy a single family house that was affordable. Now you go to buy a single family house and the landlords don't want to rent to you because they can make much more money from multiple students renting by the bedroom. That is a shame that these families are being displaced. I don't know where they're going to go to find suitable housing and quite frankly I'm not happy with the neighborhood that I now live in, thank you."

President Hudson asked if there was anyone else who would like to speak.

Mary Cunningham: "My name is Mary Cunningham, I was 45 year resident of the city and we've been talking a lot and I've been knocking on doors in the McKinney Housing and one of the things that was surprising to me is that they've been told that their housing will be torn down and replaced. We're talking constantly about affordable housing. McKinney Housing is quality, lead-free housing and its as quality as the man it's named after and it would be criminal to tear down McKinney homes and it is a sign that here we have the housing that should be available for everyone and should be maintained, being torn down so that it won't be next to the income levels of the downtown 63,000 and the income levels of the Southside 33,000. It's a sign of racism and classism and I think if we are seriously about wanting affordable mixed housing then that should be maintained, and there needs to be a longer period of time for all of us to hear and to consider how we're going to really plan in a way that actually gets us beyond a segregated and class bias city, thanks."

President Hudson asked if there was anyone else who would like to speak.

Brian Rowdeo: "My name is Dr. Brian Rowdeo, I run a engineering firm a block north of here. I live in Sedgwick Farm, and I'm here representing a number of owners of historic properties. We have grave concerns with what's going on with the impact statement. It adds increasingly restrictive clauses about appeals which is ridiculous considering its supposed to be an environmental impact statement and not supposed to be legislation. These types of things will encourage abandonment and blight in these neighborhoods. I know this because I've spent the last two years personally restoring a blighted house on Brattle Drive. The environmental impact doesn't actually say anything about the natural world; it says there's no impact anticipated. I could have filled this entire chambers with the amount of refuse generated: we're

talking about lead chips, we're talking about asbestos, mold, bunker fuel. This stuff is all increasingly important and if we don't take consideration into the homeowners, the people that are actually maintaining these houses, and we instead restrict you know with all these covenants and things these houses are going to fall into disrepair. It's going to diminish property values, people are going to leave and it's going to generate immense waste.”

President Hudson asked if there was anyone else who would like to speak.

John Thomas: “Hi, John Thomas here, I’m a 50 year resident of Sedgwick Farm in Syracuse, 206 Brattle Road. More of a subjective approach just to say after reading through the whole long law that you are considering or revamping, I find an awful lot of shortcomings. I'd like to use as an example of the fact that 50 years ago I moved into the neighborhood, and about four or five years later we generated the preservation district and the leadership of Jay King, helped by others including his right hand man Steve Baker and four of us who really walked the streets to sell one concept: the fact that to preserve the integrity of the neighborhood we would require that there wouldn't be radical changes to the edifices – the front, the Street View of the homes. Well what we have seen is two years later a revamping of that regulation that our neighborhood voted 70% in favor of, to much more regulations and in this appears in the section having to do with preservation to be confounded by more and more difficult to handle regulations for the homeowners. It's an example of where we're going, I think the wrong direction, at least with regards to an incentive to preservation as we see it in our neighborhood. That's my subjective stance.”

President Hudson asked if there was anyone else who would like to speak.

Heather Schroeder: “Good afternoon, my name is Heather Schroeder. I live at 125 Westminster Ave., been a city resident for 10 years. I have concerns with some of the remaining mapping that's illustrated in the draft environmental impact statement. Specifically in the university neighborhood, there are streets designated as single family that currently have two family structures. There were constructed as two family structures in the 1920s and the concern is displacement of existing residents if one of these structures were to burn – we've unfortunately had many fires in the university neighborhood over the previous six months – would it be permitted as a right to rebuild a two family structure in a single family district? As the residents of Berkeley Park mentioned, some of the streets in the neighborhood have only single family homes at this time but the map requires further revision on a granular level to reflect streets that currently do offer multifamily housing as part of the original neighborhood fabric. Also the downtown district still has three blocks that have not yet been designated MX5. This is an opportunity cost for our highest density developable area in the city these three blocks are between Water Street and Erie Blvd., right next to 690 and one of them currently houses a gas station. We've heard in the past that the hesitance to designate that site MX5 is so that a gas station would still be allowed to be developed in the future on that existing site which seems to smack of spot zoning and we also questioned the need for future gas station development in the central business district. Thank you.”

President Hudson asked if there was anyone else who would like to speak.

Kate Fernandez: “Hello my name is Kate Fernandez, I live at 115 Wendell Terrace. I also disagree with the DGEIS assessment that the changes to preservation has no impact. There is significant social, economic, quality of life, and environmental consequences to the proposed procedural changes; increased authority of the SLPB and lack of meaningful appeal for their

rulings. I am concerned that the SLBP changes proposed have not been adequately studied in the SEQRA process.”

The following written comment was received from Robert Haley:

“Dear President Hudson & Common Councilors: Thank you for this opportunity to offer a constructive critique of the ReZone approval process. I have been a community contributor to the ReZone planning process since its start. Over the past two plus years however, the Covid protocols have interrupted important normal social a functional communication, some important conditions have evolved to suggest the impact of this ReZone Ordinance may have a negative impact on the social and economic environment for the city’s future. The ReZone Ordinance has not been updated to include the impact of the final DOT I-8 Project decision for the Community Grid Option. The ReZone Ordinance has not been updated to include the advances in social & economic planning justice issued advanced over the impactful Covid era. The ReZone Ordinance density development plan may be perpetuating some of the same historic barriers to economic development for all city residents. The ordinance needs a review for density transition methods, including displacement protection and equitable land value development. Again, due to related Covid delays, the ReZone Ordinance does not have the benefit of including the results of the current City community Urban Design “Vision Plan” funding and produces staring tomorrow at Martin Luther King School and continuing for 6-8 months. For these reasons it is best for the Common Council to postpone the approval of the DGEIS for a period of 6-8 months.

Respectfully,
Robert Haley, AIA, LEED AP”

President Hudson asked if there was anyone else who would like to speak. Hearing none, President Hudson announced the public comment period would run until September 2nd, and you can submit comments to rezonesyracuse@syrgov.net.

President Hudson then declared the Public Hearing closed @ 1:32 pm

Appendix B: Public and Agency Comments

August 28, 2022

**ReZone Adoption Draft & Zoning Map
Comments/Concerns re Draft Scoping Document for DGEIS
City Planning Commission**

Unfortunately, comments provided during the DGEIS Scoping period [see below list] were only partially addressed or not at all. Therefore, concerns regarding ReZone and its likely environmental impacts remain largely the same. Where appropriate additional remarks [in red] to previous submission have been inserted.

.....

There is no evidence the proposed zoning classifications as applied to the draft zoning map are based on any objective economic or demographic data to support the extensive development that is implied, or the notable changes in land use patterns which are illustrated. Rather, anecdotal information suggests the community will instead see continued incremental, modest economic development across the city for the foreseeable future. New zoning should consolidate such future growth to maximize its positive effects, and not promote dispersing and thereby diminishing it.

Specifically, it is doubtful that Syracuse—or Onondaga County—will realize sufficient population growth in the coming decades to justify the expansive use and full build-out of the high number and physical size of proposed MX districts. While it is conceivable one or two individual high-density projects might be constructed in a few of the proposed MX-2 or MX-3 districts, it is more likely the vast majority of these areas will retain their current low- to medium-density character and benefit from moderate financial investment. It is even less likely that all the MX-4 districts would see 50%, let alone full, build-out. The probable outcome will instead be a limited number of solitary and incongruous "big" projects scattered throughout the city rather than multiple, truly dense mixed-use areas that could generate the social and economic synergy intended.

Therefore, absent significant changes to the adoption document and map, the DGEIS should but does not adequately evaluate the potential negative environmental impacts of substantial development per the ReZone provisions and but also—and more likely—the negative impacts resulting from limited, scattered and isolated development promoted by the proposed regulations and map.

With regard to the individual environmental factors evaluated in the DGEIS:

Land: the proposed MX zoning classifications would allow fairly intense development virtually anywhere in the city. Therefore, areas of extreme topography and dense tree canopy are likely to be adversely effected—and the ReZone document does not specifically address how either will be considered during required review processes. The DGEIS must adequately examine the wide range of probable negative impacts to both natural topography and current canopy cover, and call

for necessary revisions to the ordinance/map as well as provide commensurate mitigation measures.

The DGEIS does not address how ReZone relates *as policy* to either extreme topography and/or dense tree canopy cover as potentially impacted by land development. Rather, the document refers solely to new measures that address impervious surfaces, off-street parking, [building] height, stormwater, conservation areas and riparian buffers, and greenspace and landscaping—none of which in the text of ReZone deal with impacts to topography and/or tree canopy.

Flooding: given the substantial amount of vacant land available for development throughout the community, as well as climate change concerns, it is irresponsible to encourage any development within flood zones. The DGEIS should call for necessary revisions to the ordinance/map, but at a minimum must evaluate why such development is defensible and whether any mitigation measures have merit given the vast opportunities for investment outside these environmentally sensitive areas.

The DGEIS more adequately addresses this topic than implied in the scoping document, yet provides dubious arguments to support ReZone components that will encourage new development in flood zones. For example: "...eliminating the ability to develop...would cause numerous existing structures and uses in the floodplain to be deemed pre-existing non-conforming....Over time, they gradually decline without the possibility of reconstruction, which would result in deleterious effects and potential environmental impacts...." It is unclear why it is assumed all such properties would decline and, more importantly, not have the possibility for reinvestment via rehabilitation.

Aesthetic Resources: it is inappropriate to assume impacts in this category will be largely positive, as the new Development Standards provide general guidance and not strict prescriptions. Additionally, the Standards would be applied primarily to "big" projects—allowing for many smaller undertakings to have significant adverse effects on aesthetic quality of adjacent properties and immediate surroundings. Further, without first evaluating existing conditions, it is impossible to insure that most new development will be "largely positive." The DGEIS must evaluate the impacts the proposed standards will have on current aesthetic resources in each proposed zoning district, not each zoning classification--because aesthetic resources are unique to a location. Similarly, mitigation measures must correlate to individual zoning districts [i.e., physical places], not classifications [i.e., regulatory definitions].

The DGEIS claims city-wide development standards will "...apply zoning and development standards evenly...so that all neighborhoods receive a minimum level of environmental and design amenities...." While laudable in concept, this policy does not include provisions—either standards or procedures—to address circumstances unique to individual neighborhoods [e.g., current overlay district classifications]. And therefore the document fails to adequately address likely impacts.

Historic and Archeological Resources: several proposed zoning districts would allow new development of a size, scale and/or character inconsistent with designated/nominated historic resources—actually codifying the acceptance of negative impacts within the zoning ordinance, which in turn will truncate effective mitigation options during subsequent SEQRA reviews. Similarly, many properties eligible for such recognition would face the same fate. The DGEIS must call for necessary revisions to the ordinance/map to eliminate the de facto acceptance of inherent negative impacts on designated/nominated historic resources, and provide commensurate mitigation measures for eligible properties

The DGEIS underscores improvements to current preservation provisions, which admittedly will strengthen protection of historic resources. Nonetheless the document does not address how many new zoning classifications [e.g., MX designations] not only suggest but encourage new development [i.e., new construction, not rehabilitation] that is inconsistent with some historic districts—thus making it necessary to revise the proposed zoning map.

Transportation: while ReZone aims to reduce the importance of and more effectively manage car-related land uses, reduced off-street parking requirements could lead to negative impacts regarding on-street parking, particularly by generating new or exacerbating existing competition and conflict between residents and business patrons in many of the proposed residential and MX districts. The DGEIS must evaluate these impacts and identify effective mitigation measures as necessary.

The DGEIS emphasizes the ReZone components that reduce requirements for off-street parking and that support other modes of transportation, all of which are to be commended. However, the document does not address potential impacts to on-street parking as a result. This is not to say that these new provisions should be modified or eliminated. Rather it is important to acknowledge that in the immediate to short-term future there likely will be some shift from off- to on-street parking and how—if at all—ReZone can/should address such circumstances.

Consistency with Community Character: much like impacts related to aesthetic resources, it is inappropriate to assume impacts in this category will be largely positive. As previously stated, the proposed Development Standards are sufficiently broad to still allow for—if not specifically encourage—new development that is inconsistent with existing character. In areas where there is little or no evidence of the city's traditional development patterns, such new investment might indeed have beneficial effects. However, most areas proposed for MX classifications have character generally considered worth retaining and enhancing. Yet, the Standards would allow development of a size, scale and/or character substantially incongruent with current conditions. Most negative impacts could be avoided through significant changes to the proposed zoning map. Regardless, at a minimum the DGEIS must evaluate the impacts the proposed standards will have on current conditions/character in each proposed zoning district, not each zoning classification—because character is place specific. Similarly, mitigation measures must correlate to individual zoning districts [i.e., physical places], not classifications [i.e., regulatory definitions].

The DGEIS relies largely on the proposed community-wide development standards to mitigate any likely impacts on community character and does not address the issues noted here.

From: Philip Prehn <pprehn@ariseinc.org>
Sent: Thursday, September 1, 2022 4:14 PM
To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>
Subject: [EXTERNAL] Electronic/email comments on the ReZone Syracuse DGEIS document



635 James Street, Syracuse, NY 13203

**Suggestions for additions to the ReZone Syracuse Plan to Enhance Accessibility
Concerns in the city of Syracuse
September 1, 2022**

Proactive Changes to Promote Accessible Entrances to Buildings

- Require new and renovated building entrances to be accessible. Consider stating “dimensions and design of building entrances shall comply with the New York State Building Code, ADA requirements, Section 504, NYS HRL accessibility requirements, and other applicable City ordinances and codes.”
- Add language to explicitly allow changes that increase the accessibility of a building, such as replacing stairs with a mobility access ramp or no-step entrance.
- When approving zoning requests that would open historical buildings to the public, require these buildings to meet ADA standards (if their historical significance is not destroyed or threatened by these improvements).
- In the sections about standards for buildings in different zoning districts, add additional illustrations that show examples of buildings without stairs at front entrances and buildings with ramps.

Proactive Changes to Promote Accessible, Age-Friendly Housing

- “Boarding or rooming houses” should be allowed in all Residential and Mixed-Use Zoning Districts, since this type of housing may help seniors, people with disabilities, and others to continue living in Syracuse.
- Avoid restrictions on: multi-family housing, size of developments, Section 8 and other affordable housing, total number of bedrooms in a unit, lot size or other density, or other restrictions that adversely affect families or people with disabilities living in group settings.

Changes to Ensure Accessibility Considerations in Review Processes

- In the review process, add a step to require an Accessibility Review. This will ensure that building design plans are checked for features that ensure accessibility for persons with disabilities. This will also ensure compliance with the applicable ADA accessibility standards.
- Appoint a member of the disability community (i.e. from a local Independent Living Center) who is an expert on the ADA, Fair Housing, and other applicable laws applicable to disabilities who could serve on the Board of Zoning Appeals or be consulted regarding access issues, in order to ensure access and accommodations are considered when projects are reviewed.

Other Changes Related to Accessibility

- Make all zoning ordinance documents available in accessible formats.
- Pedestrian walkways should be required to connect to adjacent transit stops.
- Add language and establish procedures to ensure that a person with a disability receives notice of a decision as soon as a decision is reached, so if there is a disagreement and a need for accommodation that was not met, the applicant can file a prompt complaint

Respectfully Submitted
Phil Prehn—Statewide Systems Change Advocate
pprehn@ariseinc.org

From: baxterhankin@outlook.com <baxterhankin@outlook.com>

Sent: Sunday, August 28, 2022 3:40 PM

To: ReZoneSyracuse <ReZoneSyracuse@syr.gov>

Subject: [EXTERNAL] Rezone Syracuse Comment

Hi,

I looked through the ReZone DEIS, and I may have missed it, but there's a potential issue with the most recent draft of zoning that seems to have not been fixed. Minimum lot sizes of 40 ft are unreasonably wide for single family attached dwellings.

Can this minimum be reduced to 20 ft, with ideally the minimum lot area slashed in half as well, just for attached single family dwellings? Thanks!

Regards,

Baxter Hankin

Former and near future (within the next 6 months again) Syracuse resident

From: carol borg <carolborg@yahoo.com>
Sent: Sunday, August 21, 2022 12:19 PM
To: Mayor <mayor@syr.gov>; Allen, Latoya <LAllen@syr.gov>; Hudson, Helen <HHudson@syr.gov>; Caldwell, Rasheada <RCaldwell@syr.gov>; Greene, Michael <MGreene@syr.gov>; Gethers, Amir <AGethers@syr.gov>; Paniagua, Rita <RPaniagua@syr.gov>; Schultz, Jennifer <JSchultz@syr.gov>; Hogan, Pat <PHogan@syr.gov>; Majok, Chol <CMajok@syr.gov>
Subject: [EXTERNAL] Fwd: [SEUNABoard] Fwd: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)

Dear Mayor Walsh and members of the Common Council,

Professor Herrick has articulated the issues far better than I could but I wanted to add my voice to the discussion. For the past few years, I have emailed, sent letters, and even met (mostly via Zoom) with representatives of city government. I am a 34 year resident of the university neighborhood; the neighborhood has been changing from owner-occupied to investor-owned. Quite frankly, the responses I've received has convinced me that the city of Syracuse administration is not interested in keeping owner occupants in the neighborhood.

The take-away message is that if the city gets tax money, the source doesn't matter. Leaving protections for this type of neighborhood out of ReZone Syracuse speaks volumes.

Please fix the omissions. I am unable to attend tomorrow's meeting but if I could I would be there. Should any of you wish to contact me, please feel free to do so.

Carol Borg
943 Comstock Avenue

Sent from my iPad

Begin forwarded message:

From: Michael Stanton <mstantn@gmail.com>
Date: August 21, 2022 at 10:38:56 AM EDT
To: SEUNABoard <seunaboard@googlegroups.com>
Subject: [SEUNABoard] Fwd: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)
Reply-To: seunaboard@googlegroups.com

From Samantha Herrick on Terrace Rd.

----- Forwarded message -----

From: Samantha K Herrick <sherrick@syr.edu>
Date: Sat, Aug 20, 2022 at 7:19 PM
Subject: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)
To: Mayor@SyrGov.net <Mayor@syr.gov>, LAllen@SyrGov.net <LAllen@syr.gov>, HHudson@syr.gov <HHudson@syr.gov>, RCaldwell@syr.gov <RCaldwell@syr.gov>, MGreene@SyrGov.net <MGreene@syr.gov>, AGethers@syr.gov <AGethers@syr.gov>, RPaniagua@syr.gov <RPaniagua@syr.gov>, JSchultz@syr.gov <JSchultz@syr.gov>, PHogan@syr.gov <PHogan@syr.gov>, CMajok@syr.gov <CMajok@syr.gov>

Dear Mayor Walsh and members of the Common Council,

As a homeowner and resident of the University neighborhood, I write in concern that the current draft omits measures designed to protect our neighborhood (and also the neighborhood around Le Moyne) from egregious misuse by landlords. Landlords have, historically, converted owner-occupied homes in these neighborhoods into student rentals, with significant deleterious effects.

As you undoubtedly know, ReZone removes two important features that have protected our neighborhood – although imperfectly – from investors buying owner-occupied homes and converting them to multibedroom student rentals:

1. The University Neighborhood Special District
2. The Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College.

I therefore ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College

According to the Southeast University Neighborhood Association (SEUNA), in April the Syracuse-Onondaga County Planning Agency (SOCPA) suggested a plan to control the conversion of owner-occupied homes into student rentals. Their proposal included plans to:

- Maintain the existing University Neighborhood Special District
- Establish a new special district around Le Moyne College (where student rentals are a growing problem)
- Within these two districts, and only here, have the city require “Student Residence” licenses for properties renting to college students. The number of students allowed per Student Residence would be no more than three or four.

These measures would improve life for everyone in these neighborhoods--both that of the homeowners and the students themselves. Accordingly, SEUNA endorsed these measures and were told that they would be incorporated into the final draft. Instead, they have been omitted. Please incorporate these proposals to protect our neighborhoods before ReZone is approved.

Thank you,
Samantha Herrick
115 Terrace Rd.

Samantha Kahn Herrick | Associate Professor

Department of History
145 Eggers Hall
Syracuse, New York 13244

t 315.443.4387 f 315.443.5876 e sherrick@maxwell.syr.edu

SYRACUSE UNIVERSITY
syr.edu

From: Danya Eades <eades4@gmail.com>
Sent: Thursday, August 25, 2022 11:03 AM
To: Mayor <mayor@syr.gov.net>; Allen, Latoya <LAllen@syr.gov.net>; Hudson, Helen <HHudson@syr.gov.net>; Caldwell, Rasheada <RCaldwell@syr.gov.net>; Greene, Michael <MGreene@syr.gov.net>; Gethers, Amir <AGethers@syr.gov.net>; Paniagua, Rita <RPaniagua@syr.gov.net>; Schultz, Jennifer <JSchultz@syr.gov.net>; Hogan, Pat <PHogan@syr.gov.net>; Majok, Chol <CMajok@syr.gov.net>
Cc: Jimmymonto5th@gmail.com; Monto, Jimmy <JMonto@syr.gov.net>
Subject: [EXTERNAL] ReZone Syracuse and Special Districting

Dear Council Members,

I live in and own my house in the SU - east neighborhood, an area zoned R1. (668 Fellows Ave, Syracuse, NY 13210) I was born here and grew up in the city, I am an SCSD alum. I have a Vested interest in the city and more specifically my neighborhood.

I left for the south for many many years, but when I started my family I moved back home, specifically looking in the east side neighborhood, because it was family friendly, quiet, In walking distance to Barry park & the library. My real estate agent told me in an R1 Zone, you will most likely have years of peace and serenity with your family.

I bought this house 23 years ago, and raised both my children here. I loved this neighborhood because it was primarily single family houses, owner occupied, filled with young couples and young families with children. Sadly this has changed. There has been a grand exodus where people are selling and moving to the suburbs and out of state, Worse still these houses changed hands frequently and lately are being bought by landlords who rent them out to students, creating a revolving door of people in and out of this neighborhood. This is not the neighborhood I planned to live in nor want to live in. It doesn't feel like an R1 neighborhood to me. And I worry about the value of the properties with the city turning a blind eye to these problems with student housing/properties & landlords who go unchecked.

I attended the CC public hearing on Tuesday August 23rd, and spoke to you, as many did, about the importance of protecting our neighborhood from the unmanaged spread of these student homes. We currently have a special district that supposedly has criteria for the landlords to follow, offering some protection to R1 Zoning. This type of property/landlord is supposed to be kept in check, by code and zoning, protecting the R1 neighborhood and its integrity.

Admittedly the current Special District rules have not been enforced well and could use some tighter reigns. That's what I thought was going into the ReZone Syracuse Plans. That is why I spoke at the CC meeting.

The Onondaga County Planning Department proposed these protections;

- maintaining the existing University neighborhood Special District
- Adding a special district around LeMoyné within the district, the city would then require a " student residence licence" for properties renting to college students-
- Limiting these by rentals 3 or 4 students per house.
- enforcing Certificates of Satisfaction for each said property

Now, despite your invitation for the public to come and be heard on the issues, and inviting people to mail in comments, and concerns, the rumor has it you are completely ignoring the suggestions and moving on. ReZone has NO Special Districting, NO protection against the growing student housing issue, nothing at all.

Holy Cow, what a farce- hold a public hearing, and then ignore the public concerns. Why are you on this board? Don't you work for the people who voted you in?
Legally, the politics of ReZone are only to begin after September 2! That's when consideration is legally allowed to begin.

Another Rumor is that you are ignoring the people because the same landlords who are ruining our neighborhoods are paying or paid for some of your campaigns.
Come on now, do I smell corruption?

These landlords do not live here, they do not have a vested interest in preserving the neighborhood, outside of making a fast dollar. your job, Stand up for us!

I implore you to NOT MOVE FORWARD with the REZONE SYRACUSE project unless ReZone Syracuse has these protections for our neighborhoods!

Kindly,
Danya

--

Danya Eades
Tel: 3153824974
Email: eades4@gmail.com

From: Julie Gozan <gozanj@hotmail.com>
Sent: Sunday, August 21, 2022 8:18 PM
To: Mayor; Allen, Latoya; Hudson, Helen; Caldwell, Rasheada; Greene, Michael; Getthers, Amir; Paniagua, Rita; Schultz, Jennifer; Hogan, Pat; Majok, Chol
Subject: [EXTERNAL] Please protect university neighborhood in ReZone

Dear members of the Syracuse Common Council:

The proposed ReZone Syracuse revision to city zoning offers a variety of important updates. Unfortunately, the overall impact of ReZone as it currently stands will hurt my neighborhood, east of Syracuse University, by removing the University Neighborhood Special District as well as ending the Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District.

I implore members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College. I request that the city ensure that these neighborhoods are not left behind when ReZone Syracuse is adopted.

Thank you very much for your attention to this matter.

Sincerely,
Julie Gozan
828 Maryland Avenue
Syracuse, NY 13210
315-477-7507

From: Kathryn Ilacqua <chloesclosetny@yahoo.com>
Sent: Thursday, August 25, 2022 1:46 PM
To: ReZoneSyracuse <ReZoneSyracuse@syr.gov.net>
Cc: Schultz, Jen <jen1district@gmail.com>; Allen, Latoya <LAllen@syr.gov.net>; Hudson, Helen <HHudson@syr.gov.net>; Caldwell, Rasheada <RCaldwell@syr.gov.net>; Greene, Michael <MGreene@syr.gov.net>; Gethers, Amir <AGethers@syr.gov.net>; Paniagua, Rita <RPaniagua@syr.gov.net>; Hogan, Pat <PHogan@syr.gov.net>; Majok, Chol <CMajok@syr.gov.net>; Monto, Jimmy <JMonto@syr.gov.net>
Subject: [EXTERNAL] DGEIS - Rezone, Preservation

LAllen@SyrGov.net , Helen Hudson <hudson@syr.gov.net>, Rasheada Caldwell <rcaldwell@syr.gov.net>, Michael Greene <MGreene@syr.gov.net>, Gethers, Amir <AGethers@syr.gov.net>, Rita M. Paniagua <rpaniagua@syr.gov.net>, Schultz, Jennifer <JSchultz@syr.gov.net>, Hogan, Pat <phogan@syr.gov.net>, Chol Majok <cmajok@syr.gov.net>

Mr. Kerney, Mr. Kerwin & Members of the Common Council:

I am writing to express concern that the consequences of the ReZone changes to Preservation have not been adequately studied. Essentially, the new ordinance results in significant delays due to extra steps and longer timelines for the board to reply. Delaying restoration results in continued deterioration. That means more trash & more new materials required. The lack of a meaningful appeal process could result in a home being abandoned.

For example:

A homeowner has a slate roof that is leaking in a few places and is beyond the point of patch repairs. They cannot afford the tremendous expense of replacing the slate roof and there is a lack of skilled craftsman available to do the job.

They apply for an asphalt shingle roof.

There is no required frequency of SLPB meetings in ReZone so let's say it takes 30 days to get to a meeting.

The homeowner presents their case and then waits the 62 days allowed in ReZone for a reply.

It's denied. The SLPB thinks the asphalt shingles are a detriment to the character of the house.

The roof has continued to leak for 92 days.

In order to appeal, they can pay a lawyer and go to Onondaga County Supreme Court with an article 78 or they can prove financial hardship.

They cannot afford a six-figure roof so they go the hardship route.*

In order to do that, they have to pay the city to analyze their financials (pg 203, B, 2 of ReZone).

A public hearing required with no timeline provided. Let's say it takes 30 days to get the financial paperwork together and 30 days for comprehensive review. Let's also be optimistic and say that the hearing happens 30 days after that. (90 more days)

The roof has now been leaking for 182 days and winter is upon us.

Now, the plaster ceiling is falling down and it reveals rot in the joists.

They have a mortgage (or even a reverse mortgage) and not much equity

The homeowner is so overwhelmed by the expanded scope of the repairs and the ever-increasing expense that they give up and leave.

The rot continues

It's winter. The empty house has no heat. The pipes burst

The rot continues

The house enters foreclosure.

The rot continues

* Please note that the expense of the repair is not sufficient grounds for hardship, pg 202, a, 2

This is a realistic example that could force seniors out of their homes. The amount of trash and mold that the scenario creates is of significant environmental concern. The loss of the property itself becomes a realistic possibility as banks operate on their own timelines and as we have learned from 12 Brattle Rd, that could be years. 12 Brattle Road was severely vandalized while it was in foreclosure.

Please amend the DGEIS report on the Preservation section of ReZone to show significant environmental impact resulting from their procedural changes.

Sincerely,
Kate Fernandez

From: Kathryn Fernandez <chloesclosetny@yahoo.com>
Sent: Thursday, August 18, 2022 10:57 AM
To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>
Subject: [EXTERNAL] Fwd: Public Comment ReZone - Landmark Preservation

Please see forwarded message below. I just received an email from SFNA with this email address listed for ReZone public comments.

Kate Fernandez

Sent from my iPhone

Begin forwarded message:

From: Kathryn Fernandez <chloesclosetny@yahoo.com>
Date: August 17, 2022 at 1:37:39 PM EDT
To: OKerney@syrgov.net
Cc: Jen Schultz <jen1district@gmail.com>, Mayor Ben Walsh <bwalsh@syrgov.net>, Heather Lamendola <hlamendola@syrgov.net>
Subject: Public Comment ReZone - Landmark Preservation

Hi Owen.

Thank you for receiving our SLPB appeal paperwork on Monday. I have been giving some thought to correcting two major shortcomings of the existing operations of the SLPB: no clear published guidelines & complaint driven enforcement.

I. A comprehensive and clear cut set of standards should be developed and published with examples of different architecture and of appropriate and inappropriate changes. This would include things like color palettes, roofing materials, siding materials, window materials and mullions, door styles, fence styles, etc. What is appropriate for a Tudor would not necessarily be appropriate for a center hall colonial. These differences should be clearly outlined.

II. A homeowner certification class should be offered on a quarterly basis. Homeowners of a preservation property should be able to attend a class reviewing the general parameters and also have

an opportunity to discuss their specific homes with the board. There could be a test requirement or just a participation certificate that certifies the homeowner as a "Steward of their Home."

III. Administrative review should be greatly expanded for "Certified Stewards." With clear standards and proper training, most proposed improvements would be appropriate and not require board review. This would increase efficiency tremendously. If a proposal by a "Certified Steward" isn't deemed appropriate by administrative review, it would then go to the board. Those who are not certified would still have to go to the board for review.

IV. Instead of relying on neighbors reporting neighbors, code enforcement should be required to photograph all Preservation properties on a quarterly basis. The board or secretary for the board would then compare the photo of the current quarter to the previous quarter. This would create a fair and unbiased opportunity to review the approved work as well as spot any unapproved work.

V. In the event of unapproved work, the consequences will vary based on whether or not the work would have been approved. If the work would have been approved, the homeowner must pay a \$250 fine and will then receive a certificate of appropriateness. If the work would not have been approved, the homeowner would have to appear before the board to discuss the changes that would make it appropriate. There would be a progressive fine system based on the time lapse between the board review meeting/completion of the appeal process and the correction of the situation. The appeal process would remain.

The fines would offset the cost of code enforcement's participation.

VI. Two year term limits should be created. A 2/3 majority of board members should live in a preservation property. The chair should be required to live in a preservation property. Board members should all have to be "Certified Stewards." To avoid a conflict of interest, all board members whose improvements require board review should have those changes reviewed by an outside board (Rochester or Albany LPB).

VII. The frequency of Board Meetings should be no less than twice per month from Memorial Day to Labor Day to accommodate the short construction season.

The current ordinance does not include landscaping. I noticed that it is included in the proposed ReZone documents. I think landscaping should be limited to removal of large trees and changes to hardscape. Landscaping is easily changed and therefore not a permanent alteration. Defining what constitutes a significant changes creates more problems than it solves. As long as the landscaping complies with zoning ordinances and codes, it should not be in preservation preview. That being said, creating suggested guidelines would be helpful.

Thank you for your time. If you'd like to discuss this further, my phone number is 315-516-6447.

Sincerely,
Kate Fernandez

October 2, 2022

City of Syracuse - Office of Zoning Administration
201 East Washington Street, Room 500
Syracuse, NY 13202
Electronic Submission to: rezonesyracuse@svrgov.net

Re: Comments in Response the project to comprehensively revise and update the City of Syracuse Zoning Ordinance & Map, referred to as "ReZone" Draft Generic Environmental Impact Statement (DGEIS) released August 6, 2022

To Syracuse Common Council, Lead Agency:

The New York Civil Liberties Union ("NYCLU") is a membership organization dedicated to protecting the civil rights and civil liberties of New Yorkers. We have eight offices across the state and over 85,000 members and supporters.

The NYCLU submits these comments in response to the Draft Generic Environmental Impact Statement ("DGEIS") issued on August 6, 2022, regarding the Syracuse Rezone Citywide Update plan ("ReZone"). The NYCLU raises serious concerns regarding the DGEIS's failure to adequately consider the negative impacts of Rezone.

Zoning regulations have an enormous impact on people's lives and neighborhoods. Zoning regulations can protect the general welfare, aesthetics, and the safety of living conditions within a community. But they have also served as instruments to further segregation, discriminate against low-income people, create housing inequality, and drive-up housing prices. ReZone fails to take any action to address past race-based zoning policies that created long-standing harm in the City of Syracuse. Instead, the plan: (1) accelerates displacement; (2) perpetuates the exclusion of moderate- and low-income earners; (3) fails to provide fair housing opportunities; (4) ignores almost twenty acres of zone-able land; (5) fails to de-segregate neighborhoods; and (6) will have a discriminatory effect on the predominately Black and Brown residents in Syracuse's low-income neighborhoods.

ReZone Will Accelerate Displacement

Displacement from one's home and neighborhood has significant consequences for individuals and communities. It diminishes one's sense of community and can lead to living in substandard housing conditions or homelessness. Individuals and families who are uprooted in this way often lack the resources or ability to relocate to neighborhoods with affordable housing. And, even if they find affordable housing, displaced individuals may

1 Whitehall Street, 3rd Fl.
New York, NY 10004
nyclu.org

Donna Lieberman
Executive Director

Wendy Stryker
President



end up far away from family, support systems, and access to basic services like healthcare, transportation, education, or grocery stores. Moreover, when displacement occurs broadly within a neighborhood, it can result in the destruction of a community.

Displacement occurs at both ends of the spectrum of zoning changes: abandonment and gentrification. Abandonment occurs when neighborhoods suffer from a lack of resources with substandard housing and often environmentally unjust conditions, thus forcing people out of their neighborhoods. Gentrification occurs when a sudden burst of resources is poured into previously under-resourced neighborhoods—typically under the guise of community revitalization—resulting in families being priced out of their neighborhood.

The ReZone promotes the latter. Rezone identifies two major goals: (1) to prompt investment in under-utilized land with low land values; and (2) to streamline the permit process for developers. These priorities place residents in low-resourced communities at grave risk of displacement through a sudden burst of development and streamlined development process—in other words, gentrification.

The ReZone plan concludes that high density development is the “cure” for abandonment. *See* DGEIS at 4. However, the track record of this type of development shows that approach is unpredictable and often becomes a tool to promote displacement of low-income people, as wealthier people relocate into their neighborhood. Even if high-density development were an assured successor to abandonment, the cure is as bad as the disease: Untethered high-density development is inherently linked with the displacement of lower-income households.¹ Both residential and commercial rents increase sharply with rapid commercialization of a neighborhood.²

ReZone Will Have a Detrimental Impact on Residents Who Live Along The I-81 Viaduct

The ReZone plan designates the majority of neighborhoods concentrated in poverty and that are predominately communities of color with high vacancy rates as high-density commercial districts. The ReZone plan concludes that the new commercial district will increase tax revenue for the city, while ignoring the fact that current residents will *also* endure increased taxes and housing costs.

¹Peter Marcuse, *To Control Gentrification: Anti-displacement zoning and Planning For Stable Residential Districts*, 13 *N.Y.U. Review of Law & Social Change* 931 (1985), <https://socialchangenyu.com/review/to-control-gentrification-anti-displacement-zoning-and-planning-for-stable-residential-districts/>.

² *Id.* at 933



The problem of displacement is not new to Syracuse. A devastating example of displacement in Syracuse involved the destruction and razing of the 15th Ward through “urban renewal” and the federal highway program, in the 1950s and 1960s. Land use laws paved the way for urban renewal to destroy a Black community under the guise of economic revitalization. Urban renewal resulted in the displacement of thousands of predominately Black families in Syracuse and a loss of over 101 acres of land.³ What was once a residential neighborhood in the 15th Ward now accommodates over twenty-two parking lots.⁴ ReZone is likely to repeat those same mistakes making displacement all but inevitable under the current plan.

The community that once occupied the 15th Ward has now reconstituted in an area adjoining the I-81 viaduct, specifically census tract 42 (Block groups 1 & 2). It is a residential neighborhood for the largest predominantly Black community remaining in Syracuse. Approximately 70% of the residents of this neighborhood identify as Black and live below the poverty line.⁵ The neighborhood is within walking distance of vital resources such as a Centro public transportation bus hub, hospitals, mental health services, and educational institutions.

This neighborhood—runs along the north and south from Adams Street to Castle Street and abuts the east and west sides of the viaduct. It is currently zoned as a multi-family residential use neighborhood with light industry. See DGEIS Figure 5—City of Syracuse Proposed Zoning Map. It has a concentration of subsidized housing and multi-family units, serving some of Syracuse’s poorest residents. However, ReZone redesignates this neighborhood to a new high density commercial use area. *Id.* The plan states that the new designation will prompt a “revitalization of a soft market” and promote “economic development, in a high vacancy, abandoned area.” See DGEIS at 45.

As a result of the new zoning designation, there are real risks that residents along the I-81 viaduct will be displaced. For example, this predominately Black neighborhoods abutting I-81, is home to over 40% of Syracuse’s affordable housing units. As Syracuse rolls out its new economic development strategy to spur development of a commercial district, the land values will increase. Existing rental units will command higher and higher rents. As a result, current residents will lose much of their affordable housing

³ Lanessa Chaplin, *Building a Better Future, Structural Racism Built into I-81*, 2020
https://www.nyclu.org/sites/default/files/field_documents/202012_nyclu_i-81report.pdf

⁴ An Atlas of Redlining, “Urban Renewal,” and Environmental Racism,
Segregation by Design, Syracuse 15th Ward (2022)
<https://www.segregationbydesign.com/syracuse/15thward>

⁵ US Census Bureau, American Community Survey (ACS), Quick Facts, Syracuse New York, (2022),
<https://www.census.gov/quickfacts/syracusecitynewyork>

stock. Accordingly, these new proposed zoning designations to "up-grade" a neighborhood will not help existing lower-income residents without specific provisions designed to achieve that end.

ReZone Stifles Affordable Housing Opportunities

Syracuse has some of the most segregated communities in the nation, with Black and Brown residents living in some of the most concentrated areas of poverty.⁶ ReZone stifles affordable housing by perpetuating exclusionary zoning.

Exclusionary zoning laws place unnecessary restrictions on the types of homes that can be built in a neighborhood. Common examples include minimum lot sizes, minimum square footage, prohibitions on multi-family uses, and height requirements. These restrictions create low-density, high-cost housing—limiting the housing inventory and effectively barring middle- to low-income residents from moving into wealthier neighborhoods. Non-Hispanic white people make up 49.4% of Syracuse's total population and residing in predominately white neighborhoods, which are overwhelmingly zoned for residential single-family use.

Exclusionary zoning creates unequal access to basic needs by hoarding resources such as parks, open green space, well-funded schools, and access to public services in wealthier and whiter neighborhoods.

Rezone perpetuates these past exclusionary zoning practices. First, in the entire plan, ReZone does not redesignate a single exclusionary neighborhood to allow multi-family dwellings. Second, and shockingly, ReZone maintains single family use designations in many of the whiter, wealthier neighborhoods, despite many of the homes already functioning as multi-family units, by way of special and/or spot permitting.

Rezone's single-family use designation reinforces a long history of the "pay to play" system of special and/or spot permitting. The special/and or spot permitting process is lengthy and expensive, making itself available only to wealthier homeowners who have the wherewithal to "game" the system. The permitting process includes an array of subjective criteria that often prioritize political agendas and are divorced from real safety or neighborhood concerns.⁷ In practice, wealthier families in Syracuse can move into single-family use only (exclusionary) neighborhoods and pay their way through the permitting system to build or convert their home into a multi-family unit,

⁶ *Id.*

⁷ Anastasia Boden, et al. *The Land Use Labyrinth: Problems of Land Use Regulation and the Permitting Process*, Regulatory Transparency Project of the Federalist Society (2020), <https://regproject.org/paper/the-land-use-labyrinth-problems-of-land-use-regulation-and-the-permitting-process/>.





while true affordable housing that would integrate neighborhoods continues to be barred.

ReZone must rectify this broken system. The decision to maintain the single-family use residential zoning designations, even in areas where the majority or near majority of properties are being used for multi-family or commercial use, is indefensible. Rather, these “single-family use” neighborhoods primarily function to bar broad and equitable development of multi-family units and affordable housing to the disadvantage of moderate to low-income families –disproportionately Black and Brown Syracuse residents.

Recognizing the far-reaching harms of discriminatory housing policies in the United States, the Fair Housing Act (“FHA”) prohibits discriminatory housing laws that have the effect of perpetuating segregation and other racial disparities. *See generally* 42 U.S.C. §§ 3602, 3604(a), 3605(a); *see also, e.g., Mhany Mgmt. v. County of Nassau*, 819 F.3d 581, 600 (2d Cir. 2016).

Furthermore, the common council as the lead agency have an affirmative duty to overcome patterns of segregation and to foster inclusive communities. *See* 42 U.S.C. § 3608(d). In 2021, the White House declared that the affirmatively furthering fair housing provision in the Fair Housing Act, “is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other types of discrimination that afford access to long-denied opportunities.”⁸ ReZone ignores this mandate and makes the baffling decision to maintain the status quo.

The continued manipulation of single-family use zoning to maintain wealthy white neighborhoods systematically denies access to renters of any income, reduces affordable housing, and denies people of color access to high opportunity areas.

The DGEIS does not address how ReZone’s perpetuation of exclusionary zoning will further segregate neighborhoods and fail to further affordable housing options or fails to integrate neighborhoods.

ReZone Ignores Twenty Acres of Land

ReZone refuses to assign a zoning designation to the approximately 20 acres of land that will become available after the demolition of the I-81 viaduct. It does so by making the claim that the land is not yet in the City of Syracuse’s

⁸ Redressing Our Nation’s and the Federal Government’s History of Discriminatory Housing Practices and Policies, Vol. 86, No. 18 at 7488 (2021)
<https://www.federalregister.gov/documents/2021/01/29/2021-02074/redressing-our-nations-and-the-federal-governments-history-of-discriminatory-housing-practices-and>

control. At the same time, however, the Rezone plan relies on the control and use of this land to justify the redesignation of the predominately Black residential neighborhood that abuts the I-81 viaduct to a high-density commercial district. See DGEIS at 27-34.

The City of Syracuse is claiming the rightful ownership and control of the approximately 20 acres of land. It has submitted public comments during every stage of the New York State Department of Transportation (“NYSDOT”) I-81 planning process asserting its right and its intention to own land. See *NYSDOT FEIS Appendix A: Responses to Comments*. In the City’s submission of more than 25 comments to the NYSDOT, it spoke directly to the design, size, aesthetics, and use of the land.



In addition, the Syracuse Common Council has allocated more than half a million of public tax dollars hiring consultants to draft a comprehensive plan (charrette) on the best use of that land.⁹ The lead agency has the authority, and responsibility to zone land for future use. Its failure to do so here undermines the zoning plan as a whole and frustrates community efforts to ensure equitable distribution of land uses.¹⁰

ReZone Fails to Comply with The Land Use Plan of 2040

ReZone must be brought into compliance with the objectives and mission of the Land Use Plan 2040 (Gen. City Law §20(25)). In adopting its smart growth principles, the Syracuse Comprehensive Land Use Plan of 2040 (“Land Use Plan 2040”) is clear that any comprehensive zoning plan must ameliorate harms created by past racist land use practices, such as redlining, exclusionary zoning, and discriminatory access to lending.¹¹ The Land Use Plan 2040, identifies the lasting legacy of residential segregation by race and concentration of poverty in a few neighborhoods, primarily on the Central and South Side of Syracuse. See Land Use Plan 2040 Plan at 84.

The Land Use Plan 2040 requires that any plan must remedy the inequalities created by spot and special permit zoning. See Land Use Plan 2040 at 38. It further demands that any comprehensive land use redesignation affirmatively consider the impacts of exclusionary zoning and provide a

⁹ Chris Libonati, *Syracuse to do its own I-81 study; how this one differs from others*, (2022), <https://www.syracuse.com/news/2022/03/syracuse-to-do-its-own-i-81-study-how-this-one-differs-from-others.html>.

¹⁰ For example, the NYSDOT is committed to establishing a Land Use Working Group during final design prior to the start of the construction. (Appendix M-5 Responses, R 9-257A). The NYSDOT has collaborated with community residents in developing an equitable framework for use of potential surplus property. However, without a land use designation, meaningful planning cannot happen.

¹¹Syracuse Land Use & Development Plan 2040 at 59
<http://www.syr.gov/PDFs/ReZoneSyracuse/FINAL%20LUP%209-30-12.pdf>

reasonable opportunity for a variety of housing, including low- and moderate-income housing, to meet the needs of all prospective residents. *See* Land Use at 85.

Despite the Land Use Plan 2040's clear intention to address the harms of past racist zoning practices, remedy concentrations of poverty, and provide affordable housing, ReZone perpetuates these harms. It does so by maintaining exclusionary zoning in the wealthiest areas of the city, zoning Syracuse's poorest neighborhoods to commercial districts with no safeguards, and failing to create *any* integration strategies.



Recommendations

1. Conduct an Environmental Impact Statement

The Syracuse common council as lead agency must require an EIS. Given ReZone's potential to cause great harm and exacerbate existing inequities, a DGEIS is simply not sufficient.

Where significant adverse impacts of the subsequent action are identified, and they were not adequately addressed in the DGEIS, then a site- or project-specific supplemental EIS must be prepared.¹² This is because an EIS imposes requirements for more substantive analysis than a DGEIS. An EIS requires the lead agency (common council) to act consistent with social, economic, and other essential considerations, to the maximum extent practicable, and minimize or avoid adverse effects. *See generally, Matter of Jackson v New York State Urban Dev. Corp.*, [67 N.Y.2d 400, 417](#) (N.Y. 1986).

In assessing an agency's compliance with an EIS, the substantive mandates of the State Environmental Quality Review Act ("SEQRA"), require an agency to identify the relevant areas of environmental, social, cultural, and economic concern, "take a 'hard look' at them, and make a 'reasoned elaboration' of the basis for its determination". *See* N.Y.C.R.R. §§ 617.7(c)(1)(iv), 617.7(c)(1)(v), 617.14(g)(1) (iii).

An EIS requires that the lead agency take a hard look at how ReZone accelerates displacement. For example, when assessing an EIS under the analogous City review process, the Court of Appeals ruled in *Chinese Staff Workers Assn. v City of New York*, 68 N.Y.2d 359 (1986), the applicable board failed to comply with the law's requirements of SEQRA by not considering the potential for displacement of low-income residents and businesses as part of the EIS process. *Id.* 363-364. Further, an EIS requires the lead agency to consider secondary negative impacts, such as gentrification. *See generally Akpan v. Koch*, 75 N.Y.2d 561 (N.Y. 1990).



Considering the impacts of the past racist practices in Syracuse, which have directly resulted in harm to swaths of Black and Brown Syracuse residents, those harms must be sought out and mitigated.¹³ Syracuse's past zoning laws directly contributed to segregation, low resourced neighborhoods, food deserts, and a lack of safe and affordable housing and green space. Therefore, an EIS must be completed.

2. Implement Safeguards to Prevent Displacement

A. Conduct a Racial Equity Impact Analysis. The first step to establishing protections for communities of color is to analyze the community's segregation patterns, potential for displacement, and how to integrate communities while furthering restorative practices to ameliorate past harms. To meet those standards, ReZone must conduct a racial equity impact analysis to be included in the EIS. The scope of such analysis must include how the costs and benefits of ReZone are distributed across racial/ethnic groups, the risks of displacement disaggregated by race/ethnic group, how the proposed development would address current residential segregation patterns, and equitable distribution of land uses.

A racial equity analysis must look at the likely racial composition of the new zoning plans, whether or not displacement is likely to occur, and if so, whether it will occur in a racially disparate manner. The analysis must also take into consideration how the anticipated demographic composition of the new zoning allocations would influence existing residential segregation patterns.

For example, New York City has adopted a law requiring the analysis of anticipated impacts on racial equity be documented for all large-scale housing projects that require city approval.¹⁴ Seattle's comprehensive planning efforts include a "Growth and Equity Analysis" as part of their decision-making process for rezoning.¹⁵ As Syracuse ranks among one of the highest in the nation for Black and Hispanic concentrations of poverty and

¹³ New York State Dep't of Env't Conservation, *The SEQR Handbook*, 146 (2020).
https://www.dec.ny.gov/docs/permits_ei_operations_pdf/seqrhandbook.pdf

¹⁴ Int. No. 1572-B, *The New York City Council Committee on Land Use* (2021),
<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3963886&GUID=D2C9A25B-0036-416E-87CD-C3AED208AE1B&Options=ID%7cText%7c&Search=1572>

¹⁵ Seattle Office of Planning & Community Development, *Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy*, 3-6 (2016)
<https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/2035EquityAnalysisSummary.pdf>

school and housing segregation,¹⁶ it is clear that a racial equity impact study must occur to redress racial disparities.

B. Require Inclusionary Zoning. Inclusionary zoning is a response to historical and modern forms of exclusionary zoning. As an example, inclusionary zoning could require developers to sell or rent up to 30 percent of new residential units to lower-income residents. ReZone must include a city-wide requirement for inclusionary zoning on any new development of multi-unit dwelling of four units or more. This is of particular importance for areas re-designated as commercial districts. This type of intentional housing policies incorporated into zoning laws ensure uniformity, equity, and protect the most vulnerable populations.¹⁷



Syracuse's most vulnerable residents largely reside in unsafe, environmentally hazardous housing conditions. Approximately 75% of Syracuse housing stock was built before 1960 and 47% built before 1940 resulting in a saturation of lead paint in homes. See DGEIS at 51-52.

Syracuse's low-income and Black communities have some of the highest rates of lead poisoning in the nation, almost twice the national average.¹⁸ Inclusionary zoning would ensure Syracuse's most vulnerable residents have access to environmentally safe housing options.

As another example, inclusionary zoning regulations could provide tax abatements and rent regulations to residents threatened with displacement in the same way that tax breaks and incentives are often given to developers.

Homeowners often bear the brunt of rapidly rising property taxes when neighborhoods are "revitalized." The increase trickles down to renters who often see a rent increase as property owners try to cover the costs of an increasing tax bill, even on dilapidated properties. To prevent property tax hikes, tax abatements must be included into the ReZone plan. This can be accomplished by building in programs such as circuit breakers.¹⁹ Circuit

¹⁶ Tim Knauss, *Syracuse metro area ranks 9th in nation in housing segregation between blacks, whites*, Syracuse.com (2010)

https://www.syracuse.com/news/2010/12/syracuse_metro_area_ranks_9th.html.

¹⁷ Ruoniu Wang, *Inclusionary Housing in the United States: Prevalence, Practices, and Production in Local Jurisdictions as of 2019*, Grounded Solutions Network 2021 (2020) 5. This study identifies a total of 1,019 inclusionary housing programs in 734 jurisdictions in over 31 states at the end of 2019, https://groundedsolutions.org/sites/default/files/2021-01/Inclusionary_Housing_US_v1_0.pdf

¹⁸ Sydney Gold, *Some Syracuse families suffer generations of lead poisoning: First report in series on Lead crisis* WAER (2021), <https://www.waer.org/local-news/2021-03-23/some-syracuse-families-suffer-generations-of-lead-poisoning-first-report-in-series-on-lead-crisis>

¹⁹ Adian Davis, *Property Tax Circuit Breakers in 2018*, ITEP, <https://itep.org/property-tax-circuit-breakers-in-2018>

breakers provide property tax relief to families whose property taxes surpass a certain percentage of their income. If a family living in a gentrifying area sees their property tax bill (or rent) surge to an unaffordable level, a circuit breaker credit kicks in to offer relief. This targeted approach assists low- and middle-income families without significantly reducing overall tax revenue and is an important aspect of inclusionary zoning that must be included in the plan. Further, in newly commercialized districts, the ReZone must consider how rent regulations can be implemented to protect renters.

3. End Exclusionary Zoning

Maintaining exclusionary zoning will have a discriminatory effect on the predominately Black and Brown residents in Syracuse's low-income communities. It prevents the City of Syracuse from furthering affordable housing, integrating communities and is contrary to Land Use Plan 2040. The common council, as lead agency must correct these deficiencies



To address Syracuse's lack of affordable housing and segregative neighborhoods Rezone must end exclusionary zoning. Ending exclusionary zoning eliminates needless barriers to affordable housing through expanding multi-family housing choices for people with low or moderate incomes. It supports communities' health and incentivizes new land uses. In addition, ending exclusionary zoning is the first step to meet compliance with the FHA's requirement to address segregation and further promote integrated neighborhoods. Exclusionary zoning is a practice that was originated during the separate but equal era- with the intention to prevent Black people who would rise to middle class, shortly after the Jim Crow from gaining access into developed middle class white neighborhoods.²⁰ The common council, as lead agency, has the affirmative duty to overcome patterns of segregation and to foster inclusive communities. Ending exclusionary zoning is the first step to correcting this blatant attack on Black families, simply seeking equitable living standards who were effectively barred by exclusionary zoning. At a minimum, zoning designations in neighborhoods that are near majority or majority out of compliance with single-family uses should be adjusted to accurately reflect the character of the neighborhood.

Conclusion

Any acceptable zoning plan in Syracuse must include an EIS to consider and mitigate any protentional harms, meet the goals set in the Land Use Plan of 2040 to correct historical racist zoning trends, further affordable housing, and protect current residents. It can do so by: (1) Conducting an environmental

²⁰ Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America* (2017)

impact statement, (2) providing safeguards against displacement; (2) ending exclusionary zoning, (3) requiring affordable housing units in all new development; (4) and equitably zoning the 20 acres of land.

Best,

Lanessa Chaplin

Lanessa Owens-Chaplin, Esq.
Director, Environmental Justice Project
New York Civil Liberties Union
lchaplin@nylcu.org



From: Phil Prehn <phil@sunaction.org>
Sent: Thursday, September 1, 2022 4:42 PM
To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>
Subject: [EXTERNAL] Electronic/email comments on the ReZone Syracuse DGEIS document

**Suggestions for additions to the ReZone Syracuse Plan to Deal with Problem Businesses
and Promote Healthy Neighborhoods in the city of Syracuse
September 1, 2022**

1. In the section on Illegal Non-Conformities, add language stating “When a business is required to obtain a Business Certificate of Use (COU) and has either not obtained the COU or is in violation of its terms, all business operations will cease.”

2. Modify the rules for Scheduling and Notice of Public Hearings, to require mailings to be sent to all property owners within 800 feet of the establishment—400 feet is much too small an area, since businesses can have a great impact on the neighborhood.

3. Formally include a community review process for any project that requires a public hearing.

4. Prior to any pre-application review conference, an applicant should be required to submit the contact information of the owner (name, address, phone number and e-mail address) to prevent hiding the project behind a shell corporation.

5. Yard signs in residential zoning districts should be reduced in size and number in order to not excessively clutter yards.

6. Lots permitted to store automobiles, either for repair or sale, should be banned from all residentially zoned properties and those commercially zoned lots that directly abut residential areas.

Respectfully submitted

Rich Puchalski—Executive Director
Syracuse United Neighbors
1540 S. Salina Street, Syracuse, NY 13205
315-476-7475
rich@sunaction.org

ROBERT HALEY ARCHITECT AIA LEED AP
SUSTAINABLE PLANNING, ARCHITECTURE & URBAN DESIGN

August 22, 2022

Helen Hudson, President
Syracuse Common Council
Syracuse City Hall
233 E Washington St
Syracuse, NY 13202

Re: ReZone Syracuse DGEIS

Dear President Hudson & Common Councilors

Thank you for this opportunity to offer a constructive critique of the ReZone approval process.

I have been a community contributor to the ReZone planning process since its start. Over the past two plus years however, the Covid protocols have interrupted important normal social & functional communications, some important conditions have evolved to suggest the impact of this ReZone Ordinance may have a negative impact on the social and economic environment for the city's future.

The ReZone Ordinance has not been updated to include the impact of the final DOT I-8 Project decision for the Community Grid Option.

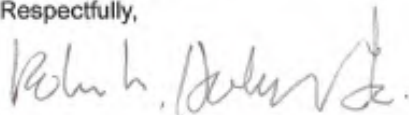
The ReZone Ordinance has not been updated to included the advances in social & economic planning justice issued advanced over the impactful Covid era.

The ReZone Ordinance density development plan may be perpetuating some of the same historic barriers to economic development for all city residents. The ordinance needs a review for density transition methods, including displacement protection and equitable land value development.

Again, due to related Covid delays, the ReZone Ordinance does not have the benefit of including the results of the current City community Urban Design "Vision Plan" funding and produces staring tomorrow at Martin Luther King School, and continuing for 6-8 months.

For these reasons it is best for the Common Council to postpone the approval of the DGEIS for a period of 6-8 months.

Respectfully,



Robert Haley AIA, LEED AP

From: Ronald VanNorstrand <ron@vannorstrandlaw.com>

Sent: Thursday, September 1, 2022 11:06 AM

To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>

Cc: Monto, Jimmy <JMonto@syrgov.net>

Subject: [EXTERNAL] Comment re Draft Generic Environmental Impact Statement for the Syracuse Land Use & Development Plan 2040 (LUP)

I have lived in Syracuse for 39 years and for 37 of those years I practiced law in the city. During that time, I, unfortunately, witnessed all too often how governmental policy and practice, even when “well meaning” can have a disastrous impact upon and fail to address the real needs of a large segment of our community. A major consequence of this history is the troubling and morally challenging fact that Syracuse has the highest rate of extreme poverty concentration of Blacks and Hispanics out of the nation's 100 largest metropolitan areas. I believe this shameful distinction should be a top priority for the city to promptly redress from every angle including zoning.

I have endeavored to study the Draft Generic Environmental Impact Statement for the [Syracuse Land Use & Development Plan 2040 \(LUP\)](#). However, given the length and complexity of the plan, I do not believe that I am the only one who needs more time to thoroughly comment on the statement and the plan. Therefore, I respectfully request an extension in the public comment period and neighborhood meetings. Upon my initial review the plan does not appear to include a racial equity impact assessment which I believe is critically important. In addition, the plan continues the practice of exclusionary zoning which should be ended. It fails to adequately require affordable housing with all new multi-unit buildings and there needs to be a zoning designation of MX2 for the new developable land that will result from the demolition of 81.

Thank you for your attention to this matter and please acknowledge receipt of this email.

Ron VanNorstrand

(315) 247-7040

ron@vannorstrandlaw.com

From: Samantha K Herrick <sherrick@syr.edu>
Sent: Saturday, August 20, 2022 7:20 PM
To: Mayor; Allen, Latoya; Hudson, Helen; Caldwell, Rasheada; Greene, Michael; Gethers, Amir; Paniagua, Rita; Schultz, Jennifer; Hogan, Pat; Majok, Chol
Subject: [EXTERNAL] Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)

Dear Mayor Walsh and members of the Common Council,

As a homeowner and resident of the University neighborhood, I write in concern that the current draft omits measures designed to protect our neighborhood (and also the neighborhood around Le Moyne) from egregious misuse by landlords. Landlords have, historically, converted owner-occupied homes in these neighborhoods into student rentals, with significant deleterious effects.

As you undoubtedly know, ReZone removes two important features that have protected our neighborhood – although imperfectly – from investors buying owner-occupied homes and converting them to multibedroom student rentals:

1. The University Neighborhood Special District
2. The Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College.

I therefore ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College

According to the Southeast University Neighborhood Association (SEUNA), in April the Syracuse-Onondaga County Planning Agency (SOCPA) suggested a plan to control the conversion of owner-occupied homes into student rentals. Their proposal included plans to:

- Maintain the existing University Neighborhood Special District
- Establish a new special district around Le Moyne College (where student rentals are a growing problem)
- Within these two districts, and only here, have the city require “Student Residence” licenses for properties renting to college students. The number of students allowed per Student Residence would be no more than three or four.

These measures would improve life for everyone in these neighborhoods--both that of the homeowners and the students themselves. Accordingly, SEUNA endorsed these measures and were told that they would be incorporated into the final draft. Instead, they have been omitted. Please incorporate these proposals to protect our neighborhoods before ReZone is approved.

Thank you,
Samantha Herrick
115 Terrace Rd.

Samantha Kahn Herrick | Associate Professor

Department of History
145 Eggers Hall
Syracuse, New York 13244

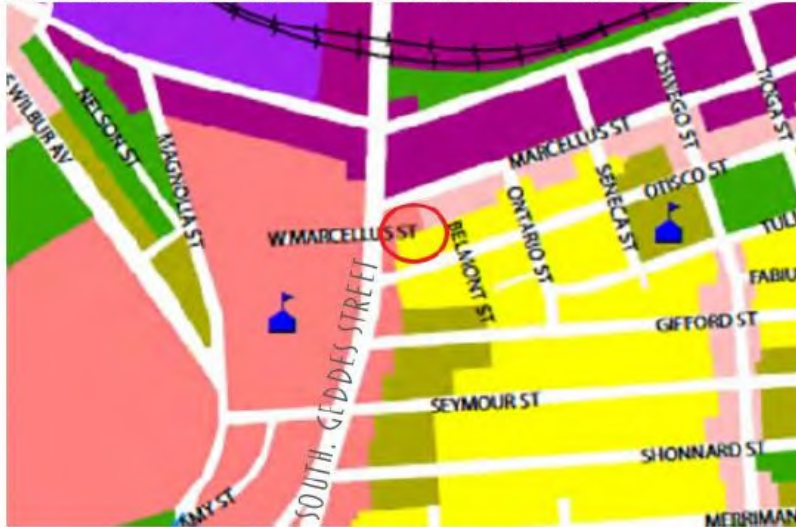
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SYRACUSE UNIVERSITY
syr.edu

From: Tina Zagya <tinazagya@gmail.com>
Sent: Monday, August 22, 2022 7:06 PM
To: ReZoneSyracuse <ReZoneSyracuse@syrgov.net>
Subject: [EXTERNAL] MAP

Dear Rezone,

A few years ago I had requested that my properties located from 716 - 728 Otisco Street change to Mixed Use. I was told that it had been converted. Now I am seeing that it is Rezoned as Traditional Residential. Additionally, there is a driveway in between 734 and 728 Otisco Street. This driveway belongs to the boxing ring located on 301 S. Geddes Street. The map shows two different zoning districts for this one property.



Thank You,
Tina Zagya
724 Otisco Street
315-575-3230



Attorneys at Law
Geraldine N. Tortorella^{NY CTJ}
Adam L. Wekstein^{NY CTJ}
Noelle C. Wolfson^{NY CTJ}

Henry M. Hocherman, Retired

August 29, 2022

Via Federal Express and Electronic Mail
(mayor@svrgov.net and rezonesyracuse@svrgov.net)

Hon. Ben Walsh, Mayor, and Members of the
Syracuse Common Council
City of Syracuse
City Hall
233 East Washington Street, Room 314
Syracuse, New York 13202

Zoning (Rezone Syracuse)
City Hall Commons
201 East Washington Street
Room 500
Syracuse, New York 13202

*Re: Comments on DGEIS For the "Rezone Syracuse" Proposed Citywide Zoning Update and the
Citywide Zoning Update Itself as It Relates to the Definition of Family*

Dear Mayor Walsh and Members of the Common Council:

We represent the Syracuse Property Owners Association ("SPOA"), an organization of landowners who own buildings used for rental housing. I am writing to comment on the Draft Generic Environmental Impact Statement ("DGEIS")¹, which was prepared in connection with the "Rezone Syracuse" Citywide Zoning Update (the "Zoning Update") and accepted as complete by the Common Council on August 1, 2022, and to address one aspect of the Zoning Update itself. Please consider this letter as SPOA's comments not only on the DGEIS, but as input on the Zoning Update which should be included in the record of any public hearing thereon.

While the Zoning Update has a number of commendable features, it misses the opportunity to amend and make more legally-defensible the definition of "Family" in the current Zoning Ordinance. That definition is largely carried over in Section 7.3 of the Zoning Update, only being slightly modified to modernize its language, while leaving it substantively intact. The definition of Family still limits the number of unrelated individuals who can

¹ Of course, the DGEIS was prepared under the State Environmental Quality Review Act ("SEQRA"; collectively referring to Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617).



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reside together in a dwelling unit to no more than five.² Among other things, because the restriction to five or fewer unrelated individuals is susceptible to constitutional challenge under the due process clause of the New York State Constitution it should be excised from the Zoning Update.³ The Zoning Update's definition of Family also warrants meaningful analysis in the FGEIS regarding its potential adverse impacts.

Comments on the Zoning Update

In *McMinn v. Town of Oyster Bay*, 66 N.Y.2d 544, 498 N.Y.S.2d 128 (1985), the seminal case on the subject, the Court of Appeals annulled on State constitutional grounds an ordinance which defined "family" as any number of persons related by blood, marriage or legal adoption, or any two persons not related by blood, marriage or legal adoption living and cooking on the premises together as a single non-profit housekeeping unit both of whom are 62 years of age or over. The Court employed language which casts doubt on the approach embodied by Syracuse's present and proposed definition of "Family" in the following passage:

Manifestly, restricting occupancy of single-family housing based generally on biological or legal relationships between its inhabitants bears no reasonable relationship to the goals of reducing parking and traffic problems, controlling population density and preventing noise and disturbance ... Their achievement depends not upon biological or legal relations between the occupants of a house but generally upon the size of the dwelling and the lot and the number of its occupants. Thus the definition of family employed here is both fatally overinclusive in prohibiting, for example, a young unmarried couple from occupying a four-bedroom house who do not threaten the purposes of the ordinance and underinclusive in failing to prohibit occupancy of a two-bedroom home by 10 or 12 persons who are related in only the most distant manner and who might well be expected to present serious overcrowding and traffic problems.

McMinn, 66 N.Y.2d at 549-550, 498 N.Y.S.2d at 131.

² The definition of family, reads as follows:

- a. One or more persons related by blood, marriage or adoption living together in a family-like arrangement as a single, not-for-profit housekeeping unit sharing one common kitchen facility; or
- b. A group of persons headed by a person or persons responsible for providing care for a reasonable number of individuals, sharing one common kitchen facility, in a family-like living arrangement which is the functional and factual equivalent of a family of related persons; or
- c. one or more persons occupying a premises and living together as a single housekeeping unit subject to a limit not more than five unrelated persons 18 years of age or older.

³ New York State Constitution Article 1, Section 6. Notably, the Court of Appeals has held that the due process clause of the State Constitution imposes a more stringent standard for determining whether a zoning definition of the term "family" is legal than does the United States Constitution. *Baer v. Town of Brookhaven*, 73 N.Y.2d 942, 943, 540 N.Y.S.2d 234, 235 (1989) ("Defendants' argument that the ordinance withstands Federal constitutional scrutiny ... is beside the point inasmuch as the ordinance offends the State constitutional standard . . . (citation omitted)"); see *McMinn v. Town of Oyster Bay*, *supra*.



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New York’s highest court framed the critical limitation on the definition of “family” as follows:

Nor is the ordinance's restrictive definition of family saved by the desire to preserve the character of the traditional single-family neighborhood in Oyster Bay. That is a legitimate governmental objective ... but a municipality may not seek to achieve it by enacting a zoning ordinance that limit[s] the definition of family to exclude a household which in every but a biological sense is a single family... Zoning is “intended to control types of housing and living and not the genetic or intimate internal family relations of human beings” and if a household is “the functional and factual equivalent of a natural family” ... The ordinance may not exclude it from a single-family neighborhood and still serve a valid purpose.

McMinn, 66 N.Y.2d at 550, 498 N.Y.S.2d at 131 (citations omitted).

In *Baer v. Town of Brookhaven*, *supra*, the Court applied the same principles to invalidate a provision of the zoning ordinance which defined “family” as:

one or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of persons, but not *exceeding four*, living and cooking together as a single housekeeping unit though not related by blood, adoption or marriage shall be deemed to constitute a family.

Baer, 73 N.Y.2d at 943, 540 N.Y.S.2d at 234 (emphasis added). *Baer* concerned a group of five unrelated senior women living together who were prosecuted by the town for violating the zoning ordinance. In its decision, the Court concluded that the definition of “family” was not reasonably related to a legitimate zoning purpose and, as a result, violated the due process clause of the State Constitution because it restricted “the size of a functionally equivalent family but not the size of a traditional family ...”.⁴ *Baer*, 73 N.Y.2d at 943, 540 N.Y.S.2d at 234. See *Children’s Village v. Holbrook*, 171 A.D.2d 298, 576 N.Y.S.2d 405 (3d Dep’t 1991)(invalidating an ordinance which defined “family” as “[a]ny number of individuals related by blood, marriage or adoption [or not more than five (5) individuals who are not so related] living together as a single housekeeping unit” and which allowed group homes by special permit).

It is respectfully submitted, therefore, that controlling legal authority should cause the Common Council to scrutinize carefully the constitutionality and wisdom of retaining the five-person limit. It should consider that the definition of “Family” is an ineffective and indirect way of achieving the goal of maintaining neighborhood character or preventing overcrowding and congestion. For example, a small apartment could accommodate an indisputably unreasonable number of related people, generating the kind of traffic, parking and community character problems which are the putative basis for the numerical limitation on unrelated individuals that can constitute a “Family.” In contrast, occupancy of an exceptionally large house by six people could, under the

⁴ Wholly aside from imposing a five-person cap on unrelated individuals, the second prong of the definition, which limits the functional and factual equivalent of a family to “a reasonable number of individuals”, also presents significant constitutional issues under case such as *Baer*, because it imposes no like restrictions on biological families.



Hon. Ben Walsh, Mayor, and Members of the
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definition of “Family,” be foreclosed, even though such a living arrangement poses no threat to legitimate zoning objectives.

A far better approach than relying on the definition of family would be to include in the Zoning Update a universally-applicable limit on the number of occupants per dwelling based floor area; it would require a given square footage of living space for each resident. Such a methodology is a much more linear, legally-defensible and easier to enforce way of regulating density and congestion and preserving community character, which raises none of the complex legal issues posed by the proposed (and existing) definition of “Family.”⁵ It is tied directly to legitimate zoning goals and, because it is based solely on an objective criterion, would be easier to enforce than an ordinance which requires consideration by an enforcement officer of issues such as whether the group is living as a single housekeeping unit, and whether, under the second prong of the definition of “family” in the Zoning Ordinance, a home is the site of a group of persons headed by *a person or persons responsible for providing care to a reasonable number of individuals*. These determinations are subjective on their face, requiring zoning officials to undertake an analysis that is far more complicated than one which simply entails a measurement of the square footage of a dwelling and the number of occupants therein.

Comments on the DGEIS

The FGEIS should address the potential impacts of maintaining the five-person limit and consider the approach discussed in the previous paragraph as an alternative/mitigation measure. As to stated goals in the DGEIS, such as fostering zoning equity, limiting “gentrification” and increasing the opportunity for affordable housing, retaining the five-person limit has potential to perpetuate negative environmental effects.⁶ As proposed, the definition may continue to render substantial housing stock functionally obsolescent and potentially displace low income and minority residents. It is not a logical, or even effective, method of addressing perceived problems stemming from alleged overpopulation of rental housing in certain areas of the City of Syracuse (the “City”).

Many of the buildings owned by SPOA’s members are older large homes situated in neighborhoods in proximity to Syracuse University and other institutions of higher learning. The neighborhoods in which they are located, together with their size and bedroom count, render some of these buildings poorly suited for use as single-family homes. A number of the homes are now rented to multiple residents including, but not limited to, students. An

⁵ The “Memorandum of the New York State Department of State (Legal Memorandum LU05, Definition of “Family” in *Zoning Law and Building Codes*)”, expressly recognizes that such a methodology is less legally vulnerable. It states:

another technique is to correlate the number of occupants to the size of the structure occupied (e.g., by setting a maximum number of persons for a specified floor area., or requiring a given floor area per resident). The advantage of such an approach is that it relates population density to house size and does not address the factors such of permanence, stability, non-transience, and outward appearance of a family which all decisions use. *In so doing, it avoids the constitutional problems associated with defining “family.”* (emphasis added).

⁶ As is tacitly acknowledged by the DGEIS, the term “environment” under SEQRA is quite broad. That term includes not only what one would intuitively consider to be the environment, such as water, air, wildlife and vegetation, but encompasses “existing patterns of population concentration, distribution or growth, [and] existing community or neighborhood character . . .” Environmental Conservation Law § 8-0105; 6 N.Y.C.R.R. 617.2(l); *Chinese Staff and Workers Association v. City of New York*, 68 N.Y.2d 359, 355-356, 509 N.Y.S.2d 499, 503 (1986) (holding that even though the project was to be constructed on undeveloped land and would not directly displace any Chinatown residents, the lead agency violated SEQRA by failing to consider the project’s potential to cause long-term displacement of residents and businesses).



Hon. Ben Walsh, Mayor, and Members of the
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eight-bedroom house, which is not readily adaptable to serve as the home for a traditional family, could not, under the Zoning Update, be inhabited by more than five unrelated individuals, whether they are students or other members of the community, leaving three unoccupied bedrooms. Consequently, the five-person limit cannot help but have an adverse impact on the affordability and availability of housing. Limiting the number of bedrooms which can be occupied by non-traditional families or unrelated individuals would appear to have a nexus to a rise in rental costs. In turn, the increase in costs and decrease in rental housing stock has a disproportionate impact on poor and minority residents, who normally represent a higher share of renters.

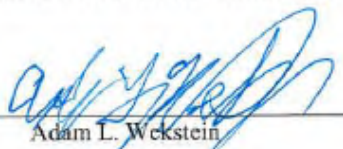
The five-person restriction also encourages wholesale repurposing of large homes for use as high-end residences for affluent owners and purchasers, thereby contributing to, rather discouraging gentrification – a phenomenon which is frowned upon by DGEIS as a negative impact. By potentially displacing renters in the University Hill area, who often have ties to nearby institutions of higher learning, it discourages the residents from walking to their destination and encourages the use of automobiles to commute from and to the more distant homes to which they may relocate.

Conclusion

Accordingly, we respectfully request that your Council: (1) eliminate the five-person limit in the proposed definition of “Family” in Section 7.3 of the Zoning Update and replace it with an across-the-board limitation on occupancy tied to the square footage of a dwelling; and (2) respond in the FGEIS to the comments in this letter regarding the potential environmental effects of essentially retaining the current definition of “Family” and analyze (and embrace) as an alternative the objective approach suggested in the first portion of this sentence.

Respectfully submitted,

Hocherman Tortorella & Wekstein, LLP

By: 
Adam L. Wekstein

cc: (via electronic mail)
Dan Kwasnowski, AICP (DanielKwasnowski@ongov.net)
Susan Katzoff, Esq. (law@syrgov.net)

From: gary nastasi <garynasty@gmail.com>
Sent: Thursday, August 25, 2022 9:33 AM
To: ReZoneSyracuse <ReZoneSyracuse@syr.gov.net>
Subject: [EXTERNAL] DGEIS & ReZone Syracuse

To the Re-Zone City of Syracuse Project:

My Name is Gary S. Nastasi, I am a Lifelong Resident of Lafayette Rd in the City of Syracuse. I Attended the DGEIS Hearing on 8/22/22. The Main Concern/Complaint Seemed to be the Amount of Affordable Housing in the City. I am Writing in Support of the Proposed Zone Change in District 3 on Lafayette Rd from R-1 to R-4 to Create Space for Affordable Housing and Utilize some Vacant Land that Would Better Serve the City & it's Residents.

Thank You for Your Time & Consideration, Gary S. Nastasi 154 Lafayette Rd Phone Numbers 315-469-5995 or 315-391-7927 E-Mail garynasty@gmail.com

Aug 25 22, 09:53

p.1

From: gary nastasi garynasty@gmail.com
Subject: DGEIS & ReZone Syracuse
Date: August 25, 2022 at 9:23 AM
To:

To the City of Syracuse Common Councilors:

My Name is Gary S. Nastasi, I am a Lifelong Resident of Lafayette Rd in the City of Syracuse. I Attended the DGEIS Hearing on 8/22/22. The Main Concern/Complaint Seemed to be the Amount of Affordable Housing in the City. I am Writing in Support of the Proposed Zone Change in District 3 on Lafayette Rd from R-1 to R-4 to Create Space for Affordable Housing and Utilize some Vacant Land that Would Better Serve the City & it's Residents.

Thank You for Your Time & Consideration, Gary S. Nastasi 154 Lafayette Rd Phone Numbers 315-469-5995 or 315-391-7927 E-Mail garynasty@gmail.com

Date: September 1, 2022

To: City of Syracuse - Office of Zoning Administration
201 East Washington Street, Room 500
Syracuse, NY 13202

From: Kathleen A. Stribley
316 Monticello Dr. N.
Syracuse, NY 13205_email: kstrib1@twcny.rr.com

Re: Issues and impacts from ReZone zoning ordinance on neighborhoods

I am submitting three issues of concern regarding the DEIS for ReZone:

New CM category vs Local Business (current zoning) of Valley Plaza: CM expands uses to non-neighborhood commercial and regional level industrial uses (see page 86 of DEIS, especially Warehouse and Freight Management category) which may not serve the nearby walkable neighborhood around a site such as Valley Plaza.

Example of potential adverse impact – A current prospective buyer of Valley Plaza wants to change the vacant grocery store space into “self-storage” which would be a parasitic dead use within a food desert. FAHNN – Food Access Healthy Neighborhoods Now has been working to try to get a grocery store back in the space (since the loss of TOPS five years ago) to support the health of area residents and neighborhoods. The neighborhoods surrounding the Plaza are the worst “Low Income/Low Access” areas in the city (see annotated USDA graphic attached). The removal of this potential grocery store space for a “dead” storage space would have adverse impacts on the health and viability of the neighborhood by precluding a grocery store. Eric Ennis of Syracuse NBD intimated that this prospective buyer may be waiting for the approval of the ReZone ordinance so that he can swoop into buy Valley Plaza for this use.

Self-storage – termed “mini-storage” in ReZone allowed use list – is one of the current popular national money-making schemes which is predatory on malls with difficult demand and market circumstances. Developers across the country scout out vulnerable sites such as Valley Plaza with large air-conditioned spaces and replace uses that serve surrounding neighborhoods and communities (See DealPoint Merrill developer website <https://www.dealpointmerrill.com> and related newspaper articles for similar projects in other communities). ReZone zoning will not allow hearings for this storage category wherein local residents can bring up important issues as noted above as the use will be allowed as a right.

The NY Climate Act encourages development that will reduce “**vehicle miles traveled**” – currently residents of the north Valley and Southside need to travel miles to the nearest grocery store. Valley Plaza is easily accessible by bus, bicycle and walking for a large population. By replacing the grocery store space with mini or self-storage, ReZone will be enabling higher climate impacts and precluding a prime opportunity for new and appropriate “transit-oriented development”.

Opening neighborhood/local business areas such as Valley Plaza up to speculative commercial/industrial uses would have a long-term adverse impact on residents and neighborhoods. Most commercial areas within the city serve neighborhoods vs regional commercial areas and speculative commercial uses should be disallowed or require a Special Permit where impacts on the neighborhood can be assessed.

ReZone zoning based on previous illegal land use conversions – example Orlando and S. Salina St.: In some cases, zoning appears to have been done via what appears on aerial photos or on the site. Residential lots were illegally converted to commercial uses or parking areas on Orlando Ave. (and similar streets nearby other commercial corridors) and under ReZone are incorporated into the MX-2 classification. On Orlando, single family homes are across the street and previously faced other residences or were intended to face other residences. I have brought this specific situation up to ReZone staff previously. These lots are illegally used for commercial uses currently (and in the past) and have been ticketed/cautioned by the Syracuse Codes Department. The MX-2 classification may continue the adverse impacts on facing (across the street) and adjoining single family residences as the zoning category is not responsive to this historic situation. Again, residents facing or adjoining the site do not have the opportunity to testify about prospective development that may detrimental to their residential interests. In this case and similar cases, the best remedy is to return these lots to residential zoning (current zoning) or place more restrictions on development standards for this historic development condition.



Photo looking southwest from Orlando Ave. toward rear of S. Salina St. businesses showing some lots that have been illegally converted to commercial parking. /K. Stribley

Inadequate nightclub (and other crowd attracting, time-concentrated uses) minimum off-street parking spaces (page 89 of Final Draft ordinance) **and lack of noise buffers to residential uses** – The ReZone parking proposal is for 1 space per 200sf of building or use area. This issue has recently come to my attention because there is a nightclub proposal currently before the City Planning Commission at S. Salina and Ballantyne. The nightclub would have a capacity of 138 occupants and is required by the current ordinance to have 107 parking spaces vs approximately 20 spaces existing on the site. Ongoing current illegal operation of the nightclub is severely impacting neighboring businesses by spewing parking and patrons across the area. ReZone would reduce the required parking to about 16 spaces, making the situation even worse.

Nightclubs are time-concentrated uses where most patrons come and go at the same time. Even with some ride-sharing use, parking will overrun the neighborhood and already does with current illegal use. I understand the desire to reduce paving, reduce run-off and heat island effects; however the parking requirement is much too low for sites where large crowds are expected. The daytime use of this proposed facility is “banquet” - also

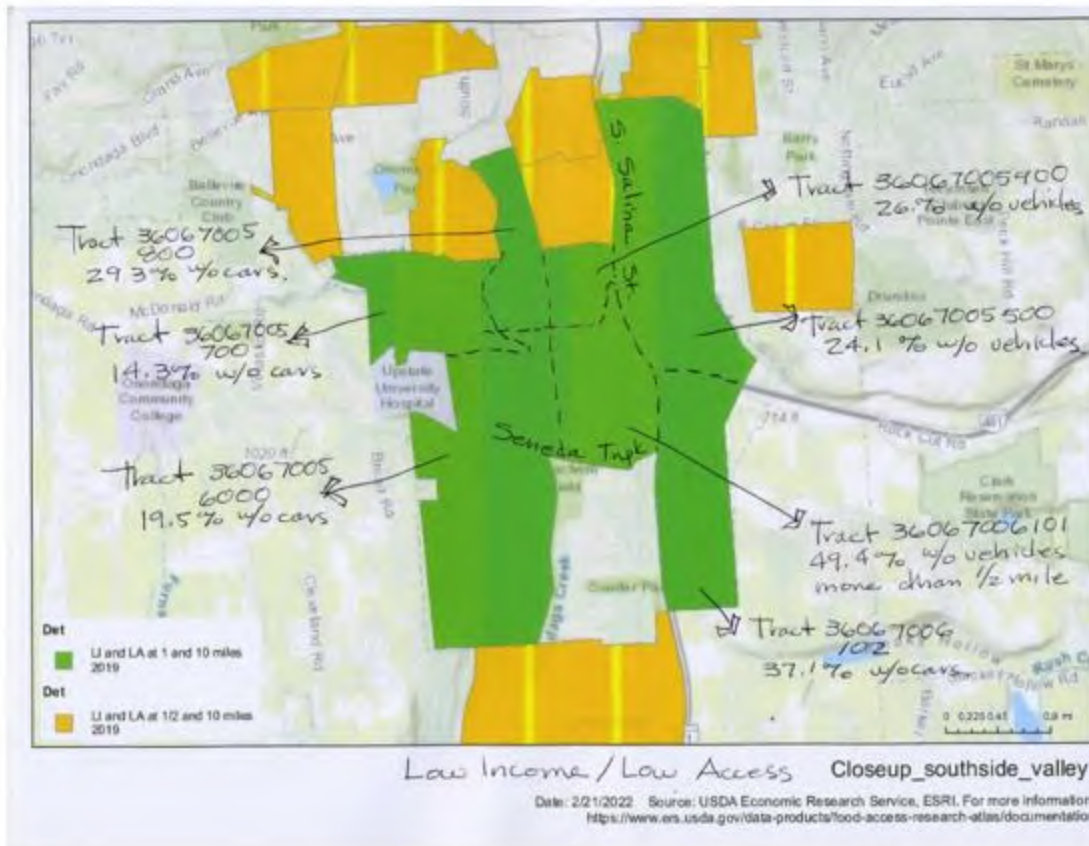
anticipating crowds over 100 (already occurring illegally) and impacts from this use also appear to be unanticipated in the ordinance. When patrons arrive to a venue that does not have enough parking but very high, time-concentrated attendance, they are confused and park illegally and erratically throughout the adjoining area. This also creates dangers for pedestrians trying to reach the venue (or return from) across streets and intersections from other unauthorized parking areas.

The low minimum off-street parking space requirements for these uses would adversely impact neighborhoods and adjoining businesses.

A companion issue involving nightclubs (or bars, etc.) is the “live music” impact – currently there is a restriction within 300ft of a residential area. This restriction is with good reason as the current illegal operations at S. Salina and Ballantyne are producing music so loud that patrons/staff at the Burger King drive-in cannot hear the staff or visa versa. ReZone seems to have no provisions at all for buffers to live music. While perhaps the noise ordinance should cover this situation, it is not operating or preventing severe impacts.

I appreciate your consideration these issues and impacts from the proposed ReZone ordinance.

Attachment: Annotated USDA low income/low access concentration area in Syracuse around Valley Plaza



From: Mary C Ritnour <madenflight@gmail.com>
Sent: Monday, August 22, 2022 12:27 PM
To: Mayor; Allen, Latoya; Hudson, Helen; Caldwell, Rasheada; Greene, Michael; Gethers, Amir; ROPaniagua@syr.gov; Schultz, Jennifer; Hogan, Pat; Majok, Chol [EXTERNAL] Rezoning of Syracuse University neighborhood and Lemoyne neighborhood
Subject:
Attachments: rezone-dgeis-notice-of-completion_notice-of-hearing.pdf

Sent from my iPad

14-12-9 (3/99)-9c	SEQR
State Environmental Quality Review Notice of Completion of Draft and Notice of SEQR Hearing	
Lead Agency: City of Syracuse Common Council	Project Number:
Address: City of Syracuse City Hall 233 East Washington Street Syracuse, NY 13202	Date: 8/1/22
<p>This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law. (and local law #. if any)</p> <p>A Draft Environmental Impact Statement has been completed and accepted for the proposed action described below. Comments are requested and will be accepted by the contact person until September 2, 2022. A public hearing on the Draft EIS will be held on 8/22/22 at 1:00 p.m. (date and time) at City Hall, 233 E. Washington St., Syracuse, NY. (place).</p>	
Name of Action: ReZone Syracuse - Proposed City of Syracuse Zoning Ordinance and Zoning Map	
Description of Action: The action involves the adoption of a comprehensive revision of the City of Syracuse's Zoning Ordinance and Map, which is classified as a Type I action. The ReZone Project is a complete redrafting of the City of Syracuse Zoning Ordinance. This effort includes significant renaming of zones and their requirements and applies to every parcel in the City. The ordinance also includes design standards which are meant to codify good practices as well as ameliorate development within the City. The process includes mapping and zoning sensitive to environmental features within the City. The Common Council, as lead agency, has prepared a Draft Generic Environmental Impact Statement to further evaluate any associated impacts.	
Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.) The project will apply to the entire City of Syracuse.	

SEQR Notice of Completion of Draft /Notice of Hearing

Page 2 of 2

Potential Environmental Impacts:

Potential impacts associated with the proposed Project are identified in the Full Environmental Assessment Form and/or Final Scope, evaluated in the Draft GEIS, and include the following: land; flooding; plants and animals; aesthetic resources; historic and archeological resources; transportation; and consistency with community character. Additionally, the Lead Agency determined that while the project would not result in significant impacts on the following areas, they are nevertheless addressed in the Draft GEIS: energy; noise, odor and light; human health; consistency with community plans; climate change; and zoning equity. These impacts have been compared to the criteria for determining significance identified in 6 N.Y.C.R.R. § 617.7(c)(1) and in accordance with 6 N.Y.C.R.R. § 617.7(c)(2) and (3).

A copy of the Draft / Final EIS may be obtained from:

Contact Person: Ms. Heather Lamendola - Zoning Administrator

Address: 201 East Washington Street
Syracuse, NY 13202

Telephone Number: 315-448-8640

A copy of this notice must be sent to:

Department of Environmental Conservation, 625 Broadway Albany, New York 12233-1750

Chief Executive Officer, City of Syracuse

Any person who has requested a copy of the Draft / Final EIS

Any other involved agencies

Environmental Notice Bulletin 625Broadway Albany, NY 12233-1750

Copies of the Draft EIS must be distributed according to 6NYCRR 617.12(b).



Syracuse-Onondaga Food Systems Alliance

August 2, 2022

Dear Mayor Walsh, Deputy Mayor Owens, and Members of the Syracuse Common Council,

The City of Syracuse has grown and changed exponentially in the past 100 years. Its zoning policies, however, have remained mostly stagnant in this time, often reiterating policies of the past that no longer represent what Syracuse aspires to be.

ReZone Syracuse provides the opportunity to mitigate past harm and to prioritize the health and quality of life of all Syracuse residents. The passage of this ordinance is paramount in enhancing Syracuse's existing land use regulations and practices. The new zoning regulations have the potential to be instrumental in improving Syracuse's food system and taking an important step toward relieving its marginalized residents of the burdensome weight of surviving under an unjust food system. Existing zoning ordinances currently on the books have been selectively enforced, leading to potential bias and discrimination.

We applaud the City's Planning Division and the many, many individuals who have contributed to the formulation of the 246-page document. ReZone could not have come to life without the tireless labor of the City of Syracuse, crucial community meetings, and extensive consultation with experts and organizations. Thanks to these efforts, our city stands at the precipice of instituting this important policy to guide municipal land use for decades to come.

In particular, we the undersigned, celebrate the inclusion of several key changes put in place in the December 2019 Final Draft:

- Community gardens are granted permission to exist on public lands, in addition to being permitted to sell produce or plants "incidentally". This change in permissions allows citizens to safely pursue community gardening without fear of legal interference. (Article 3.3 §C6, p. 56)
- Urban farms are permitted 40,000 square feet of space to grow and sell greens and produce, in addition to maintaining up to six hens on site. The modification to the previous ordinance improves upon and holds the potential to positively impact communities by allowing them to share the fruits of their labor with others. (Article 3.3 §C13, p. 60-61)
- The keeping of some animals is now a permitted accessory use including in areas zoned residential. Specifically, up to six hens and rabbits may be kept per property with space to range and roam freely in a rear yard and are given limitations as to their coop/hutch standards. Up to five bee colonies are also allowed to be kept as an accessory to the principal use on site, thus allowing communities to clearly benefit from animals' abilities to positively interact with produce and green growth. (Article 3.4 §D2, p. 68)
- Food carts and mobile vendors are permitted to operate for up to six months out of the year with limitations as to their location and surrounding areas. Opportunities for growth lie in the enhancement of communities' abilities to gain zoning permissions to practice on private areas. (Article 3.5 §E4, p. 80-81)

These updated ordinances will greatly enhance the ability of Syracuse residents and proprietors to pursue opportunities that support their wellbeing and livelihoods. Moreover, the delineation of reasonable limitations herein clarifies when issues of health, safety, or nuisance warrant enforcement - mitigating the potential introduction of bias.

Info@syrfoodalliance.org • www.syrfoodalliance.org • (315) 552-0470



Syracuse-Onondaga Food Systems Alliance

After over five years of hard work and revisions, it is time to transition to the implementation stage. The timely integration of these food-related policies alongside those that support affordable housing, access to goods and services, and growth is vital to Syracuse's future. Yet, after years of waiting, the policy continues to be stalled.

We urge the Mayor's Office, Common Council, and the Office of Planning to enact the powerful ordinances included within ReZone that will substantially improve citizens' quality of life.

In order for true equity to exist in Syracuse, it must be clear to all what citizens can and cannot do, what they are entitled to and what rights they hold. The enactment of this new ordinance changes this as to not allow room for misinterpretation, and support neighbors of Syracuse in inevitable zoning conflicts without ambiguity. All of these proposed improvements to quality-of-life merit immense, continued support from stakeholders around the city that want to be a part of building a better Syracuse.

As members of the Syracuse-Onondaga Food Systems Alliance, we the undersigned speak with one voice to request swift action to at last finalize and implement the critical policies included within ReZone Syracuse.

City of Syracuse Residents

Maura Ackerman, Eastside
Anne Bellows, Eastside
Kayla Brandt, Westside
Sarah Brown, Eastside
Emily Carlson, Eastside
Mary Carney, Eastside
Brandy Colebrook, Southside
Jeremy DeChario, Eastside
Rebecca Garofano, Northside

Avalon Gupta VerWiebe, Eastside
Bela Harris, Eastside
Nicola Kim, Eastside
Jessi Lyons, Valley
Kanischa Miller, Eastside
Jonathan Moe, Eastside
Gayln Murphy-Stanley, Eastside
Aydan Murphy-Stanley, Eastside
Sophie Nash, Eastside

Ella Neville, Eastside
Ellen Pitstick, Eastside
Emilija Postolovska, Lakefront
J. Peyton Sefick, Eastside
Qiana Williams, Downtown
Mable Wilson, Southside
Anna Zoodsma, Eastside

Other Individual Signatories

Caitlin Toomey, Primary Care Physician, Upstate University Hospital
Julia Carboni, Citizenship & Civic Engagement Chair, Syracuse University Maxwell School

Organizational Signatories

Brady Fam
The Food Center @ 324 University Avenue
Greater Syracuse Land Bank
Honeycomb Bakery
Hopeprint

Northeast Organic Farming Association of NY
Refugee & Immigrant Self-Empowerment
Syracuse Grows
Syracuse Urban Food Forest Project



syracuse
grows



Info@syrfoodalliance.org • www.syrfoodalliance.org • (315) 552-0470



[Southeast University Neighborhood Association, Inc.](http://seuna.org)

[PO Box 6658, Syracuse, NY 13217](mailto:seuna@seuna.org)

August 20, 2022

Helen Hudson, President, Syracuse Common Council
Rasheada Caldwell, Syracuse Common Councilor-At-Large
Michael Greene, Syracuse Common Councilor-At-Large
Amir Gethers, Syracuse Common Councilor-At-Large
Rita M. Paniagua, Syracuse Common Councilor-At-Large
Jennifer Schultz, Syracuse Common Councilor District 1
Patrick J. Hogan, Syracuse Common Councilor District 2
Chol Majok, Syracuse Common Councilor District 3
Latoya Allen, Syracuse Common Councilor District 4

Re: Proposed City of Syracuse Zoning Ordinance and Zoning Map (ReZone Syracuse)

Dear members of the Syracuse Common Council:

The proposed ReZone Syracuse revision to city zoning offers a variety of important updates including mixed-use zoning, reduced parking requirements, row houses, auxiliary dwelling units, and inclusionary housing. Unfortunately, the overall impact of ReZone as it currently stands will be a net loss for the neighborhood east of Syracuse University.

ReZone removes two important features that have protected our neighborhood – although imperfectly – from investors buying owner-occupied homes and converting them to multi-bedroom student rentals:

1. The University Neighborhood Special District
2. The Certificate of Suitability, required for absentee-owned properties within the University Neighborhood Special District

We ask that members of the Common Council not vote to approve ReZone until it has been revised to better control the continuing conversion of family homes into student rentals east of University Hill and near Le Moyne College.

Over the past year SEUNA has advocated for a change to the “Definition of Family” in city code, which would reduce the number of unrelated adults allowed in a dwelling from the current maximum of five to no more than three. Syracuse is the only Upstate city to offer such generous investment returns for absentee-owned student rentals. The limit in Rochester and Buffalo is no more than four unrelated adults; in Albany, Poughkeepsie, and Cortland it is no more than three; in Ithaca it is no more than two.

Over the past decade there has been an explosion of new student housing construction, some by universities and colleges but most by private developers. New student apartments and

[email@seuna.org](mailto:seuna@seuna.org)

www.seuna.org

dormitories have been built, or are under construction, totaling more than 5,200 beds. That's the equivalent of over 1,000 single-family houses with five students in each.

Syracuse University enrollment today is slightly lower than it was in 1990. American Community Survey figures for 2005-2010 and 2015-2000 show that the number of undergraduate and graduate students living east of University Hill has decreased by more than 1,000 — a 34% reduction in just 10 years.

So, is the problem of family homes converted to student rentals a thing of the past? Not near campus where students pay the highest rents. For example, eight months ago an owner-occupied single-family house at 130 Circle Road, a block and a half from campus, was purchased by investors in California for \$293,000. A few weeks ago, an owner-occupied house at 215 Stratford Street, about a block from campus, was purchase by investors in Virginia for \$255,000. The city assessor lists the Stratford house as having four bedrooms; the new owner advertises it as having five.

There is a growing problem of student rental houses near Le Moyne College. As older homeowners in the Salt Springs area leave their homes, investors are buying these houses and remodeling them to maximize the number of available bedrooms for students.

In April, the Syracuse-Onondaga County Planning Agency (SOCPA) reached out to us with what they suggested was a better way to control the conversion of owner-occupied homes into student rentals. They were right; what they propose was better. These are the basic components:

- Maintain the existing University Neighborhood Special District.
- Establish a new special district around Le Moyne College (where student rentals are a growing problem).
- Within these two districts, and only here, the city would require "Student Residence" licenses for properties renting to college students. The number of students allowed per Student Residence would be no more than three or four.

Our proposal to modify the "definition of family" would have applied to all groups of unrelated adults throughout the city. SOCPA's proposal is much more targeted, applying only within the two special districts and only to college students within those districts.

In fact, SOCPA's proposal is very similar to the [Student Residence ordinance](#) that has been in effect in Poughkeepsie since the early 1990s. Similar ordinances are also in effect in ten college towns in Pennsylvania, as well as Newark, Delaware.

Would an ordinance like SOCPA's proposal be upheld by the courts? A similar ordinance in Lower Marion, PA (near Bryn Mawr College) was challenged by landlords in 1988. The ordinance was upheld by the U.S. District Court for the Eastern District of Pennsylvania in 1992. On appeal, a federal judge, and then the Third U.S. Circuit Court of Appeals, also upheld the ordinance. Plaintiffs appealed to the U.S. Supreme Court in 1993 but the high court declined to hear the case.

We endorsed SOCPA's proposal and were told these new features would be incorporated into the final draft of ReZone before it was presented to the Common Council.

ReZone Syracuse has been under development for more than five years. Fearing it might be delayed again, we asked five members of the Common Council if they would request that Corporation Counsel prepare draft legislation similar to SOCPA's proposal, using the Poughkeepsie ordinance as a template. Signing the June 28th letter to Corporation Counsel were Councilors Latoya Allen, Joe Driscoll, Chol Majok, Amir Gethers, and Michael Greene.

The final draft of ReZone has now been presented to the Common Council. As you've probably realized, the "Student Residence" features proposed by SOCPA are not included. We also have seen no draft legislation from Corporation Counsel.

The city waited more than a year to ensure that inclusionary housing measures would be incorporated into ReZone. It was worth the wait to see that future largescale residential development will be required to include a percentage of below-market-rate units.

It is also important to protect those who have committed to live in Syracuse neighborhoods rather moving to the suburbs. There are over 17,000 full-time jobs on University Hill within a 15-minute walk from the neighborhood east of campus. The city benefits when those who work on University Hill choose to live on the Hill. The same can be said for the Le Moyne College neighborhood.

We have an opportunity now to start reshaping the University Hill neighborhood to better accommodate permanent residents as well as students. We also have a chance to address the growing problem near Le Moyne College before it gets worse. Further delay will result in the loss of more family homes in both neighborhoods.

We request that the city ensure that our two neighborhoods are not left behind when ReZone Syracuse—the first wholesale rewriting of the city's zoning code since 1969—is finally adopted.

Sincerely,



Michael Stanton, President

cc: Syracuse Mayor Ben Walsh; Greg Loh, Chief Policy Officer, city of Syracuse; Dan Kwasnowski, Director, Syracuse-Onondaga County Planning Agency; Heather Lamandola, Zoning Administrator, city of Syracuse; Jake Dishaw, Code Enforcement Director, city of Syracuse; Michael Collins, Commissioner of Neighborhood & Business Development, city of Syracuse; Matt Oja, Commissioner of Assessment, city of Syracuse; Susan Katzoff, Corporation Counsel, city of Syracuse; Joe Driscoll, I-81 Project Director, city of Syracuse; Rachel May, NY State Senator; Pamela Hunter, NY State Assemblymember



Tony Fiorito, Chair
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September 30, 2022

City of Syracuse
Department of Zoning
201 E. Washington St., Room 500
Syracuse, NY 13202

Dear Members of the ~~ReZone~~ Team,

On behalf of the Downtown Committee of Syracuse, Inc., we are pleased to submit the following comments on the August 2022 Rezone Syracuse Draft Generic Environmental Impact Statement, which evaluated the December 2019 Final Draft Zoning Ordinance Update.

We'd like to make recommendations and seek further clarity on environmental issues we have identified in the following sections:

Official Zoning District Map

- At the beginning of the ~~ReZone~~ process, a stated goal of local planning staff was to eliminate the three existing downtown zoning districts in favor of one all-encompassing downtown designation (MX-5).

While the proposed zoning map final draft demonstrates a marked improvement over past zoning, three downtown blocks (200, 300, 400 E. Water St. and Erie Blvd E.) still lack an MX-5 designation and are instead designated MX-3.

With an MX-3 designation, these three blocks permit uses that are not allowed elsewhere in downtown Syracuse. Some uses pose environmental hazards (e.g. a gas station is permitted in MX-3 with a special use permit), and others present opportunity costs for the "highest and best" land use of these central parcels. If the Smith Supply Warehouse were demolished, for example, the MX-3 zoning designation on the parcel would allow this mixed-use building of 38 affordable housing units and offices to be replaced with a detached single-family home, or even a gas station. These suburban land uses do not fit within the urban core.

MX-3 is intended to be a "transition" zone next to I-690 – and yet parcels on either side of downtown's other highway, I-81, received an MX-5 designation. Some of these MX-5 parcels are located outside the downtown district – for instance, in the East Genesee Regents district. And yet the proposed new zoning map still includes three MX-3 parcels within downtown's boundary.

Downtown is the most walkable district in Syracuse. If we are promoting greater accessibility/walkability/non-vehicular transportation, providing space for a “walkable” gas station in a downtown MX-3 zone does not meet the forward-looking environmental goals of the ReZone initiative. The three MX-3 blocks in downtown should be designated as MX-5 to maximize the urban land use and prohibit environmentally unsound uses, such as gas stations, within the CBD.

Article 2: Zoning Districts

- 2.18(C): Setbacks – (3) Projections

The ordinance establishes that “every part of a required setback shall be unobstructed from ground level to the sky.” Authorized Exceptions to Setback Requirements in Table 2.16 include incidental architectural features. Do incidental architectural features include awnings? If so, please specify.

The regulations for sign type standards detailed in 4.8(3)a describe the circumstances under which a sign on an awning may be permitted, stating that an awning may extend five feet into a public right-of-way. Does this regulation extend to all awnings, even to those on which no signage is present? Again, please clarify.

The environmental rationale for such a discussion is the availability of fresh air and al fresco dining year-round, which proved essential during the most recent pandemic. All-season outdoor dining can be facilitated through the use of awnings (e.g., prevent excessive sun; provide attachment points for outdoor heating and lighting equipment; protect from wind and precipitation), and the classification of awnings as projections vs. signage must therefore be clear for developers and restaurateurs.

- 2.17(D): Building Height

Within the MX-5 District, there is no maximum building height. Previous drafts of Rezone Syracuse included Building Height Averaging in section 2.18, Measurements and Exceptions. We would like to recommend that Building Height Averaging be added to section [2.17\(D\)](#) and that mid-block additions and infill developments be held to that standard:

When a vacant lot is bordered on two sides by previously constructed buildings, both of which do not meet the required maximum height applicable to the district, the required height for the vacant lot shall be established as the average front height of the existing buildings within 200 feet of the property, or as determined by the Zoning Administrator.

As new construction projects are proposed for vacant parcels, these new developments should take care not to diminish the availability of natural light in neighboring buildings. Perhaps the addition of FAR requirements or mid-block height requirements would help to guide compatible new construction within the downtown district? Another consideration may be to impose height restrictions within historic districts (e.g., 331 S. Salina is located within the National Register South Salina Downtown Historic District).

The environmental rationale for height restrictions is the preservation of natural light in existing occupied spaces, whether they be commercial or residential, and the prevention of wind tunnels. Buildings constructed out-of-scale from neighboring properties may contribute to wind tunnels and excessive shading that compromise street tree viability and healthy building principles in neighboring architecture.

Article 3: Use Regulations

- Agriculture/Produce
 - Community Gardens

Though the updated zoning ordinance now allows urban agriculture in MX-5 with a special use permit, Section 3.3(C)6 continues to exclude community garden use from MX-5. As written, the ordinance would prohibit future community garden development in M. ~~Lemp~~ Park or on parcels that currently house surface parking lots. Now that downtown is a full-service residential neighborhood housing 4,300 residents, 27% of whom reside in income-restricted housing.

- Produce Stands

Further clarification is required on whether produce stands are permitted in MX-5. Section 3.4(D)6 states that outdoor display/sales are not permitted as accessory uses. Produce stands are an allowed accessory use. But produce stands are not permitted as a Temporary Use under "Produce stand, seasonal." We would argue that seasonal produce stands are more realistic than year-round ones in the downtown district, especially on narrow streets where street furnishings are removed during the winter to allow sidewalk plowing.

We would like food stores to be able to display produce seasonally, similar to how produce is displayed outside food stores in larger cities (New York, Boston, Washington, D.C., etc.). Now that downtown has several grocery stores (e.g., Syracuse Cooperative Market, ~~Epicure~~, Downtown Grocery Store) offering fresh, local produce, we need a zoning ordinance that makes such offerings visible and seasonally available to a broad consumer base in our Central Business District (MX-5).

- Mobile Vending Carts

Finally, in Section 3.5E(4) (p. 89), mobile vending carts on private property are limited to a maximum of 6 months of operation per year. Taking a cue from Portland, OR and other food-focused cities, the City of Syracuse must consider allowing year-round food cart operation on private property. This would not interfere with snow-clearing operations in the public realm, and would help to fill food gaps and activate underused spaces year-round in areas like the Equitable Towers plaza.

- Animals

Section 3.3(C)1 prohibits kennels in MX-5. However, as approximately 20% of downtown households have dogs, we estimate there are 400 dogs living downtown presently. In order to offer downtown residents the opportunity for a car-free lifestyle, we must take into consideration the needs of our four-pawed residents as well as their owners in the MX-5 district.

- Automobiles

- Auto Rental

Section 3.3(C)2 specifies that auto rental is allowed by special permit. However, we question the need for any auto rentals in MX-5.

- Auto Sales

The updated Rezone Syracuse draft adds confusion over automobile sales. Automobile showrooms are a permitted use in MX-5, but automobile sales are prohibited. Article 7.3 defines automobile showroom as “an indoor retail space used to display automobiles for sale.” Further p. 55 states that, “In the MX-5 district, automobile sales establishments may only be located on the first floor, are limited to indoor operations and display only; shall not include vehicle repair activities; and may include up to five cars for sale.” This footnote is confusing, since it refers to automobile sales, which again are prohibited in MX-5. We suggest updating the language to eliminate any reference to automobile sales in the downtown district.

- Entertainment

- Outdoor Amplified Music

In Section 3.3(C)10(a)2, a Special Use Permit is required for entertainment or outdoor amplified music. We would recommend changing the language from “music” to “any amplification,” to include uses such as Dinosaur BBQ’s loudspeaker for announcing table availability. While this is not an entertainment use, it is an outdoor amplification that conflicts with the neighboring residential use.

- Swimming Pools

Section 3.4(D)11 allows for swimming pools as an accessory use. Perhaps for consistency’s sake, we could specify that accessory pools are only permitted in MX-5 as an indoor or rooftop use?

Article 4: Development Standards

- 4.8: Signs

On p. 120, under “Temporary Window Signs,” it states, “Temporary window signs shall not ... cover more than 30 percent of any window panel.” Please add language to clarify that this refers to *all* window signs, not single window signs.

For example, if I have five window signs, and each does not cover more than 30% of any window panel, that's different than having five window signs which together cover more than 30% of any window panel. Put simply, the ordinance should state that "70% of the window panel must remain visible/unobstructed by signage."

On p. 142, "Posters and Handbills," would it be possible to include stickers as an example of prohibited signs? Presently, the Downtown Environmental Maintenance team must regularly employ chemical cleaners to remove stickers from public infrastructure.

On p. 143, "Sign Standards," please include "vinyl sheeting" and "plastic sheeting" in the list of prohibited materials. These non-durable materials, tacked up on building facades, tend to slip, fade, or otherwise deteriorate in our inclement weather, giving the appearance of a temporary or neglected business.

Thank you for the tremendous effort each of you have invested in reshaping and modernizing our zoning code. We applaud efforts to prohibit parking lot development in the MX-5 district, as well as to prohibit future gasoline fueling stations in MX-5. We also appreciate the permitted accessory use of electric vehicle charging stations, and the prohibition on drive-through or drop-off windows, such as those for banks and fast food establishments.

As we work to become a people-centric rather than a car-centric community, these codified efforts will help to reshape our downtown for the next generation of Syracusans.

Best regards,

Heather Schroeder
Director of Economic Development

Conor Rockhill
Economic Development Specialist



Common Council should delay passage of ReZone Syracuse

<https://www.thepetitionsite.com/802/991/983/common-council-should-not-rush-to-pass-rezone-syracuse/>

Author: Southeast University Neighborhood Association

Recipient: Syracuse residents

Petition:

The city of Syracuse is moving too quickly to finalize ReZone Syracuse, the first major overhaul of city zoning code since 1969.

The current version of ReZone would remove the University Neighborhood Special District with its requirement that absentee-owned rentals within the district complete a Certificate of Suitability. Since 1991 the Certificate of Suitability has allowed the city to regulate the remodeling of student rental houses, particularly the addition of new bedrooms in attics, basements, porches, etc.

The Common Council should delay passage of ReZone until it has the opportunity to review and incorporate new measures proposed by the Syracuse-Onondaga County Planning Agency to better manage student rental houses in both the Syracuse University and Le Moyne College areas.

	Name	From	Comments
1.	Miranda H	Syracuse, NY	I have lived in the neighborhood for 40+ years and have witnessed first hand the lack of enforcement to protect its residential quality.
2.	Stacy G	Maryville, um	
3.	Danya E	Syracuse, NY	I live in and own my house in the SU - east-side neighborhood, an area zoned R1. I have lived here for over 23 years, I have a Vested interest in the city and more specifically my neighborhood. I chose my home in the east side neighborhood, because it was zoned R1, family friendly, quiet, in walking distance to Barry park & the library. I chose this R1 neighborhood because it was primarily single family houses, owner occupied, filled with young couples and young families with children. Sadly this has changed. We need the city to preserve, and protect this type of neighborhood from becoming Rentals and transient living, displacing young families from purchasing affordable homes in this neighborhood.
4.	Jane H	Syracuse, NY	I have lived at my current address for 34 years, raised 3 sons who walked to city schools, and I was employed through SUNY Upstate Medical Center and VA Medical Center for decades. I am "dug in" to continue living here and supporting my neighbors and neighborhood through this huge neighborhood decline.
5.	Harry L	Syracuse, NY	protection of deterioration of City
6.	Catherine B	Lombard, IL	
7.	DANIEL S	SYRACUSE, NY	Quality of life.
8.	Calvin A	Syracuse, NY	protection in quality of residential life with families
9.	Paul H	FAYETTEVILLE, NY	
10.	Julie G	Syracuse, NY	
11.	Samantha H	Syracuse, NY	
12.	Clea H	Syracuse, NY	Please preserve the quality of our neighborhoods. There are already too many run-down rentals. Students leave trash everywhere--drive past to see what I mean! Absentee landlords just let these homes decay.
13.	Melissa L	Syracuse, NY	I live in the SU neighborhood and care about the quality of rentals and life , the ability of families to purchase housing, the property values of current residents and more.
14.	Kathleen L	Syracuse, NY	
15.	Tom K	SYRACUSE, NY	
16.	Nathalie C	Syracuse, NY	
17.	Liz C	Syracuse, NY	Quality of housing

	Name	From	Comments
18.	Pierre F	Syracuse, NY	Preservation of our community and home owners who live and care about having a clean and quiet neighborhood. We don't want slums and loud parties any day of the week and any hours of the night!
19.	Margaret and Stephen W	Syracuse, NY	
20.	PETER M	Syracuse, NY	
21.	Karl O	Syracuse, NY	Careful thought needs to be given to how student rentals expand in the University neighborhood and the city is moving to fast with this zoning code.
22.	Charles M	Syracuse, NY	
23.	Ron C	Syracuse, NY	
24.	Alice M	Syracuse, NY	
25.	Jeff J	Syracuse, NY	
26.	Eric A	Syracuse, tm	Protection of students, as well as the preservation of our community.
27.	Alexandra G	Syracuse, NY	Since 1991 the Certificate of Suitability has allowed the city to regulate the remodeling of student rental houses, particularly the addition of new bedrooms in attics, basements, porches, etc. There is nothing in the current version of ReZone to replace these important measures. We are asking the Common Council to delay approval of ReZone until they've had a chance to review new measures proposed by the Syracuse-Onondaga County Planning Agency that would better manage student rentals near Le Moynes College as well as on University Hill.
28.	Charles T	Syracuse, NY	
29.	Laura K	Syracuse, NY	Rentals require regulation
30.	Jane L	Syracuse, NY	
31.	Sarah H	Syracuse, NY	Part of neighborhood
32.	Ann E	Syracuse, NY	
33.	Robert H	Syracuse, NY	
34.	Paula R	Syracuse, NY	Quality of life, a quiet neighborhood within walking distance to SU and Upstate for families as well as students, care of the homes, grass/flowers - not backyard parking lots. No trash, respectful neighbors who also care about the neighborhood.
35.	jennifer w	syracuse, NY	I live here and it matters!
36.	Dennis S	Syracuse, NY	As a neighborhood resident, I believe that the Common Council should have time to deliberate on the implications of measures to better manage student rentals.
37.	Susan S	Syracuse, NY	

	Name	From	Comments
38.	Gary w	Syracuse, NY	It's important that maintain and improve the quality of life in our neighborhoods. Student rentals are a major factor in their decline .
39.	Johanna K	Syracuse, NY	Good Grief! Allowing this to pass would create greedy Landlords cutting houses into unlivable and over-crowded Hovels with no oversight!!!?----dangerous for the renters who would be jammed in there, and dangerous for the entire city! No! No! No!
40.	Samuel G	Syracuse, NY	The student rental expansion in the neighborhood has drastically altered the demographics, the tax-base, the physical condition of an historic neighborhood with notable architecture, and much more - all with little neighborhood consultation or oversight. The University Neighborhood Special District is a modest protection - or at least buffer- and should be retained. The only ones who really benefit from this new arrangement are landlords who mostly take their profits out of the city, the University which is spared the expense of housing their students, and transient students themselves who do gain a modicum of independence, but can often now run amok without supervision or repercussions to their actions when these are collectively disruptive to the neighborhood or destructive of a way of life. The new rules neither benefit Syracuse\'s needy population by providing new, better and affordable housing or the stable long-term working population that is the backbone of the city\'s taxbase. City of Syracuse - stop rolling over for the SU and mega-landlords.
41.	Thomas L	Syracuse, NY	
42.	Charles B	Syracuse, NY	
43.	Natalie D	Syracuse, NY	
44.	Christian v	Syracuse, NY	Because I live on the Hill!
45.	Jodi U	Syracuse, NY	I didn\'t have to buy a house in the city; I chose to. If you don\'t protect these neighborhoods, these houses, this tax base... people will make a different choice.: the suburbs.
46.	Madeline M	Marcellus, NY	I am a first time home owner in the University Neighborhood. I purchased my home with the intentions of living in a neighborhood, not a commercial suburb of Syracuse University.
47.	Scott J	Syracuse, NY	
48.	Margaret C	Syracuse, NY	
49.	Jerry M	Syracuse, NY	
50.	Harriet B	Syracuse, NY	This is my neighborhood and I don\'t want to see it destroyed thoughtlessly.
51.	Nancy Keefe R	Syracuse, NY	We need the last buffer to prevent unfettered development that will destroy the character of the neighborhood.

	Name	From	Comments
52.	Alice B	SYRACUSE, NY	
53.	Elaine W	Syracuse, NY	
54.	Chris S	SYRACUSE, NY	
55.	William L	Syracuse, NY	
56.	Joan A	Skaneateles, NY	Loved our home and neighbors in the Westcott neighborhood. No need for more "commercial " development.
57.	Daniel S	Syracuse, NY	Syracuse is more than its university. It would be awesome if its legislators recognized that.
58.	Charles S	Syracuse, NY	The historical variety of demographics in the Westcott area is valuable and therefore worth preserving.
59.	Susannah P	Syracuse, NY	A balance of students and owner-occupied makes for a healthy, safe and attractive university neighborhood! It is becoming more and more unbalanced.
60.	Chie S	Syracuse, NY	
61.	Mary Beth H	Syracuse, NY	To prevent even more fine old houses from being adulterated and to help control the excessive proliferation of student renters in this primarily single-family neighborhood, which was not designed to accommodate block after block of rooming houses.
62.	Candace R	Syracuse, NY	
63.	Keith S	Syracuse, NY	
64.	Gabriel L	Syracuse, NY	
65.	Cliff D	Syracuse, NY	Preserve the neighborhood as it is presently!
66.	Carrie S	Syracuse, NY	I'd like to keep Westcott as a residential neighborhood. I worry about congestion as well.
67.	Jessica S	Syracuse, NY	The amount of beautiful homes being turned into student rentals in the University neighborhood is ridiculous. As a 30 year resident, I have seen SU creep further and further into our lovely family neighborhood and it's noticeably changed the dynamic. What was once a multigenerational house across the street from me is now being turned into a 5 student residence. That is not what I want to be surrounded by as I raise my family. This area should be about stability, family, and community; not transients who generally do not care about the well-being of the neighborhood.
68.	Andy L	Syracuse, NY	I'm not against all landlords, and I'm not against all off-campus students. I think it's an admirable part of life in America to have sometimes under-resourced young people from all over the world in our neighborhood — setting their sites upon professional-class careers, and coming to Syracuse to make it happen. To the extent that they finish growing up in Syracuse, and <i>(continues on next page)</i>

	Name	From	Comments
68.	Andy L	Syracuse, NY	<p><i>(continued from previous page)</i></p> <p>learn to live responsibly alongside others, I think that's a great thing. We all had to go through it. And I think it's an admirable part of life in America to have a class of entrepreneurs working their tails off to lodge students in a safe, legal, market-attractive, and profitable manner. Many landlords on the East Side are under tremendous "market" pressure to do an excellent job, from the point of view of their renters, and I'm betting they perform far better than landlords on every other side of town. But that's not exactly the gold standard for performance. The problems crop up in all the places where the system breaks down. And these are problems not just for the current or future neighborhood.</p> <p>Despite vociferous protests from certain outspoken landlord representatives, investment-minded owners are "not" under tremendous pressure from City Hall to do the right thing — for the neighborhood or for their tenants. If anything, in many areas it's become a lawless free-for-all where everybody loses — the tenants, the neighborhood, would-be owner/occupants, the tax base — except the landlords. We have seen properties that have devolved to the point where they've been taken over by squatters — the police and codes, for months on end, wholly incapable of doing anything productive.</p> <p>Every year, we see residential basements converted into openly run illegal and frankly dangerous night clubs. We have had friendly conversations with tenants who have no clue as to the basics: which night is garbage night; how garbage should be packaged; what the local recycling rules are; how odd/even parking works, and why it's important; and who will be on top of shoveling their sidewalk when winter comes. (No, that's not all on the landlords.)</p> <p>And we know that the number of rental properties with unpermitted, unassessed improvements is out of hand — finished attics, basement bedrooms, conversions for extra bathrooms, extra bedrooms, paved lawns, and so on. So much so that we've completely lost the theoretical fairness beneath the system of property taxation. And so much so that we're losing the balance between landlord/investor property and occupant/investor property. Owner/occupants (not all) are generally taxed for what they have. Landlords (not all) are generally taxed for what was once there, but their income flows from renting additional tax-free space. It's the worst kind of unwritten tax break, subsidizing those who scoff at the rules, and discouraging the alternative investment of owner/occupancy.</p> <p>The East Side's special district layer of protection doesn't cover everything and doesn't cover every area. But it's totally unaccountable that the current draft of ReZone simply</p> <p><i>(continues on next page)</i></p>

	Name	From	Comments
68.	Andy L	Syracuse, NY	<i>(continued from previous page)</i> eliminates it wholesale — instead of actually fixing those places where the system has been long known to be broken.
69.	David B	Syracuse, NY	
70.	Karen W	Syracuse, NY	
71.	Jean V	Syracuse, NY	The neighborhood keeps the students safe and the neighborhood keeps the university surroundings looking neat and clean. The neighborhood is a thriving, vital part of the city and the school district.
72.	Elizabeth M	Syracuse, NY	
73.	Tracy H	Syracuse, NY	I would like to live in a residential community and this would make it a more commercial area.
74.	Suren M	Syracuse, NY	
75.	Kate C P	Syracuse, NY	I value the stability of my (mostly) owner-occupied street/neighborhood and the relationships my family has developed with our neighbors.
76.	Jeremy D	Syracuse, NY	
77.	Bonnie R	Syracuse, NY	
78.	Diane M	Syracuse, NY	
79.	Richard K	Syracuse, NY	I live where I live because it is a residential neighborhood with a long cultural history. I am opposed to any development that alters the character of my neighborhood.
80.	Rocco F	Syracuse, NY	I live in this neighborhood.
81.	mckenney d	Syracuse, NY	I live in this neighborhood
82.	Christopher K	Syracuse, NY	
83.	Bob S	Syracuse, NY	The increasing creep of the university, including the wanton destruction of entire homes, is an unwelcome development to many of us that live in this thriving and historic neighborhood. The greater Westcott area has been a residential hub for over a century, where families and students have lived in a rather harmounisly balanced ecosystem for decades. This balance will be severely altered, if not destroyed, by this wholly unnecessary and myopic zoning change. I, and most of my neighbors, are very much against this. This change benefits no one except landlords who, buy in large, take their profits out of our community. The Common Council needs to stand up to this money grab. You work for us, the taxpayer HERE, not for slumlords, absentee landlords, or for Syracuse University.
84.	Ken H	Syracuse, NY	We love our Westcott/University neighborhood as it is and have already seen too much commercial development and uncaring absentee landlords.
85.	Allen K	Syracuse, NY	
86.	Marilyn Z	Syracuse, NY	

	Name	From	Comments
87.	Yvonne E	Syracuse, NY	Born and raised here..live and work in neighborhood want to see these properties stay residential.
88.	Lynn B	Syracuse, NY	I have lived in and near this neighborhood for 35 years. It's a gem and needs to remain as it is.
89.	Laura N	Syracuse, NY	This reZone has the potential to drastically and adversely change the dynamics of the Westcott neighborhood.
90.	Danita E	SyracuseSyracuse, NY	
91.	Patrick T	Syracuse, NY	
92.	Rosalyn V	Syracuse, NY	I have lived in the University neighborhood for over 40 years and have always seen a need for some guardrails on property usage. I have seen many properties changed to become, essentially, unsellable or unusable, after they have been rented and abused for years. Density and parking have always been problematic in the neighborhood.
93.	Tree F	Syracuse, NY	I moved to the Westcott Neighborhood in the 70's. I raised my children and bought a house here. I chose to live in a diverse urban neighborhood that I have felt to be "community." Syracuse University is a part of this city as well as adjacent area that has continued to expand and sprawl. I feel the quality of life and the local heritage has been negatively affected. Before moving forward with any rezoning changes there needs to be much more dialogue.
94.	Mark S	Syracuse, NY	We need a stable and balanced neighborhood that welcomes students but keeps long term residents.
95.	Katie S	Syracuse, NY	
96.	John B	Syracuse, NY	I live in the university area and have rental properties around. I don't want to see my neighborhood turned into a commercial district
97.	Carol B	Syracuse, NY	I bought a house in the SEUNA neighborhood 34 years ago. Owner/occupants have been replaced with real estate investors and the City has done very little to address the deteriorating quality of life. Please help us!
98.	Graham L	Syracuse, NY	I live in this neighborhood
99.	Susann S	Syracuse, NY	I have lived in the Westcott community for 35 years - first as a renter and for the past 20 years as a homeowner. I am an alumni of SU and have been employed there for the past 25 years. The recent changes to the university area/east side have been rapid and not without problems. I know of several people who have wanted to purchase a house in the area but have been unable to outbid the absentee landlords who swoop in with all cash offers way over the asking price. This has changed the diversity of the neighborhood so it is becoming an unpleasant place to live. The mega luxury <i>(continues on next page)</i>

	Name	From	Comments
99.	Susann S	Syracuse, NY	<i>(continued from previous page)</i> student rentals has priced working folks and lower income and local students out of the area. A pause is needed to really explore the direction that the neighborhood is moving. SU can not be allowed to just take over the entire area.
100.	James S	Syracuse, NY	Preservation of Landmark Historic Properties will be difficult if not impossible if these rules are changed, which will be detrimental to the entire historic neighborhood.
101.	Alicia E	Syracuse, NY	This is a residential neighborhood that SU and outside investors have been buying up property as much as possible to profit off of rentals, raising the rent to astronomical numbers. There does not need to be commercial zoning or any more student based apartments in Westcott area. Keep them on campus or any of the multiple large apartments dedicated to students
102.	Amelia B	SYRACUSE, NY	Too much of the Eastside/University neighborhood has already been turned into student housing. Between the houses they've torn down to make way for giant corporate housing structures, to the large old historical houses once owned by the industrial leaders of Syracuse that have since been turned into low-rent off campus housing. Syracuse has a huge issue with homelessness, and continuing to allow these homes to be torn down or taken over by corporations will only continue to drive the homeless population in the wrong direction. We don't need more structures built for people who will only live in them for a few months out of the year. We don't need more places that only allow you to rent by the room, is you attend one of the local colleges, or charge you \$2k a month. We need housing for our everyday citizens and rezoning in a way that will allow more of the "student housing" or other commercial real estate in place, it will only continue to drive this city down and continue to tell our citizens that we care more about those who come to visit than those who choose to make our city what it is.
103.	Carole R	Syracuse, NY	
104.	Debra B	Syracuse, NY	Too many family homes have been lost to investment rentals. This is no longer the neighborhood I moved into. We need to maintain a balance.
105.	Rummel E	Syracuse, NY	Because our neighborhood has to put people ahead of profits
106.	Bob D	Syracuse, NY	
107.	Jacki B	Syracuse, NY	
108.	Anne L	Syracuse, NY	
109.	Susan R	Syracuse, NY	

	Name	From	Comments
110.	Toni G	Syracuse, NY	I live in the neighborhood. It is filled with beautiful old homes — the ones that haven't been chopped up and filled with students. Neighborhoods are crucial to the health of the city. Commercial zoning will carve up a unique community that we are very proud of.
111.	Peter B	Syracuse, NY	We've invested 43 years in this neighborhood and don't want to be driven out by profiteering landlords
112.	Annie H	Syracuse, NY	
113.	Lynne O	Syracuse, NY	I reside in the area that would be effected. There are already Rental homes that are being parcelled up despite the current Special Designation. We need to maintain the residential feeling to the community & embed the off-campus students into the community -not embed the residents into the campus. Most students do not have the investment in the community that resident owners have.
114.	Oceanna F	Syracuse, NY	
115.	Steven S	Syracuse, NY	I am resident of this area, and the residential owner-occupied nature of our segment of the population is critical to the neighborhood retaining neighborhood character. Council must revisit this change before passing this ReZone project.
116.	Michael M	Syracuse, NY	
117.	Lee K	Syracuse, NY	I am a University Neighborhood resident and advocate for our neighborhood schools, and I am excited for many of the changes coming with rezone. However I support SEUNA's push for measures proposed by the city-county planning agency and I hope the council will give them further consideration. Please don't take our neighborhood for granted.
118.	Kelly P	Syracuse, NY	
119.	Eric G	SYRACUSE, NY	
120.	Melissa M	Syracuse, NY	
121.	John A	Syracuse, NY	
122.	Brenda G	Syracuse, NY	Please preserve the University Neighborhood Special District and certificate of suitability requirements for the preservation of our neighborhood and for the safety of student renters.
123.	Katherine R	syracuse, NY	keeping neighborhoods
124.	BRIAN B	SYRACUSE, NY	
125.	Rebecca S	Syracuse, NY	
126.	Cathy H	Syracuse, NY	
127.	Judith M	Syracuse, NY	

	Name	From	Comments
128.	Moira M	Syracuse, NY	Please consider revisiting the protections provided by requiring a Certificate of Suitability in the University Neighborhood Special District.
129.	Patricia D	Syracuse, NY	I want to preserve the older residential areas of Syracuse as residential in use.
130.	Robert H	Syracuse, NY	Solely for the preservation of this fine neighborhood. There needs to be a balance between rental and owner occupied residences. Right now, from what I see, I believe it is decidedly tipping to the side of the absentee owner-landlord. Additionally, my property taxes went up after the house next door to me was sold for a very high price to an absentee landlord. Very unreasonable even though I like living here and have no plans on moving.
131.	Matthew F	Syracuse, NY	Long time owner in the University neighborhood and I have concerns about the out of town landlords, the quality of the rentals, the ability for families to purchase in the area as we did years ago. I've lived among interspersed rentals for the better part of twenty years. When I moved in either side of me was owner occupied. Now both are rentals. I'm lucky that the landlords are local and generally care about the properties. I'm concerned about the landlords who do not care and attempt to shoehorn students in.
132.	Duane G	Syracuse, NY	We bought in the neighborhood 15 yrs ago because of proximity to Ed Smith, Barry Park, Petit library/Westcott amenities, and ESF. It is incredibly sad that young families can't afford to purchase homes/be homeowners in this neighborhood with house prices driven up by how much rent can be realized via carving up a home and renting it to as many tenants as possible... and unhappily, now many landlords are now out of state/absentee investors/LLCs (SYR recently made another top 10 list! for being a lucrative rental market). As might be imagined, some of these investors/landlords aren't managing their properties in sustainable/positive ways - so even students renting them are being negatively impacted, leading to a spiral of houses not being cared for and neighborhood degradation. It is absolutely worth the time for our common council to carefully consider points raised in this petition - to get Rezone right.
133.	Melissa F	Syracuse, NY	
134.	Eileen E	Syracuse, NY	We need to keep our residential neighborhood
135.	Darle B	Syracuse, NY	I want to continue to live in a real neighborhood, not an extended dorm.
136.	Mary R	Syracuse, NY	My neighborhood
137.	Ediverto G	PANORAMA CITY, CA	
138.	Cynthia J	Syracuse, NY	

	Name	From	Comments
139.	Mark R	Syracuse, NY	It's important to preserve the character of the neighborhood as a family friendly residential area
140.	Brigit B	Syracuse, NY	The students and academic community bring diversity and creativity to the Wescott Nation but this is first and foremost a residential neighborhood with a long history and a great deal of community pride. Lifelong residents have no desire to become a commercial subsidiary of SU..
141.	Miriam S	Syracuse, NY	
142.	Karina v	Syracuse, NY	Keeping and bringing young and diverse people, families, house owners and renters into the neighborhood who are interested in maintaining houses and a residential neighborhood that includes students but is not taken over by commercial landlords and companies whose first and foremost interest is profit.
143.	Manu (Munir) S	Hamilton, ca	
144.	Lena D	Syracuse, NY	
145.	Katherine F	Syracuse, NY	I'm a neighborhood homeowner. We need to preserve what makes our area precious. Once it's gone
146.	Erin F	Camillus, NY	
147.	David C	Syracuse, NY	Some ordinances need to be in place to maintain the character of the neighborhood, including the beautiful homes and 1/2 family density. Diversity of neighborhood is wonderful and the houses are beautiful.
148.	Michele W	Syracuse, NY	
149.	Austin P	Syracuse, NY	
150.	Nadya E	syracuse, NY	
151.	Gary Q	Syracuse, NY	We already deal with parking issues caused by non permit bedroom additions. Making this process easier will not improve the area.
152.	Jean M	Syracuse, NY	We need to preserve what makes this a beautiful neighborhood for all not just student housing.
153.	Mark S	Syracuse, NY	Student rental slum lords are out of control.
154.	Evelyn C W	Syracuse, NY	SU is becoming SU Eastside Projects
155.	Leila D	Syracuse, NY	
156.	MacKenzie W	Syracuse, NY	
157.	Pam W	Syracuse, NY	to maintain the balanced character of the neighborhood
158.	Bryan O	Carrollton, TX	
159.	Galyn M	Syracuse, NY	Regulation and monitoring of the development of student rental housing needs to continue
160.	Ericka S	Springfield, MA	
161.	Holly A	Jordan, NY	

	Name	From	Comments
162.	Penelope P	Syracuse, NY	I grew up in Syracuse and now work at Syracuse University. The surrounding neighborhood should be carefully preserved so that it serves students, renters, and homeowners with long standing ties and commitments to the community.
163.	Diane M	Syracuse, NY	I live in this district and we need to maintain rights and privileges already bestowed
164.	Michelle G	Hewlett, NY	I grew up in this area and hate to see S.U. And its investors encroach upon neighborhood boundaries.
165.	Rocco F	Syracuse, NY	I live in this neighborhood and I think the way the city and University are allowing landlords to take advantage of students and locals is disgusting at best.
166.	Michelle N	Syracuse, NY	
167.	Kathryn I	Gulfport, MS	
168.	Lynda H	Syracuse, NY	I live here and believe there's plenty of student residences already available. Residential neighborhoods are critical to the value of living in the area
169.	Judy S	Syracuse, NY	I helped work very hard to get this legislation passed! It's valuable! Don't strip away protections!
170.	Christopher P	Syracuse, NY	
171.	Suzanne S	Syracuse, NY	
172.	Eric J	Syracuse, NY	
173.	Michael R	Syracuse, NY	Preserve the diversity of the neighborhood.
174.	Cath N	Syracuse, NY	Living in this neighborhood makes evident the need to preserve the certificate of suitability. I urge that the requirement be preserved as the new zoning is implemented.
175.	Tula G	Syracuse, NY	
176.	Robert H	Syracuse, NY	
177.	Maura A	Syracuse, NY	
178.	Jack G	Syracuse, NY	I want them to get it right.
179.	Glyn m	Syracuse, NY	
180.	Nancy S	Syracuse, NY	
181.	Rod L	Syracuse, NY	
182.	Rebecca S	Syracuse, NY	
183.	Laurel M	Syracuse, NY	The Camus community benefits from a true neighborhood and The Westcott and surrounding areas are being compromised by too fast a move regarding housing. Both public and private interests matter. Students, faculty, staff and others who live in these areas need safe housing, thought out public planning and a voice in changes to their neighborhoods.

	Name	From	Comments
184.	Sharon N	Syracuse, NY	I think the changes proposed for the SU Neighborhood will lead to more families and low income people being priced out of the neighborhood to say nothing about only worsening the quality of life issues such as noise, inadequate parking, trash, etc. that have been problems for years.
185.	Aileen G	Syracuse, NY	Owner-occupants invest in this neighborhood as much as landlords. Keep the neighborhood balanced.
186.	Virgina F	syracuse, NY	Proximity to student housing
187.	Maureen B	Syracuse, NY	Regulation is needed to help insure safe housing and a balance of good housing options.



Draft Generic Environmental Impact Statement

**City of Syracuse
Onondaga County, New York**

SEQRA Lead Agency:

Syracuse Common Council
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Date of DGEIS Acceptance: August 1, 2022

Date of Public Hearing: August 22, 2022

Date of Close of Public Comment Period: September 2, 2022 – extended to October 2, 2022 by Ordinance

July 25, 2022



Ben Walsh, Mayor

The proposed Zoning Ordinance and Map upon which Scoping for this DGEIS was based can be found on the ReZone project website (<http://www.syr.gov.net/rezonesyracuse.aspx>) or a copy is available at City Hall Commons in the Office of Zoning Administration: 201 East Washington St., Room 500, Syracuse, NY 13202.

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EXECUTIVE SUMMARY

The purpose of this Draft Generic Environmental Impact Statement (“DGEIS”) is to evaluate the potential adverse environmental impacts of the Syracuse Common Council’s proposed adoption of the new City of Syracuse Zoning Rules and Regulations and Zoning Map. The proposed action being evaluated by this DGEIS is the 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 2040](#)¹ and [Syracuse Land Use & Development Plan 2040 \(“LUP”\)](#)².

Project Description

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.

In 2015, the City hired a Consultant, Clarion Associates, to assist the City Planning Division and Office of Zoning Administration with 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.

ReZone identified five overarching goals which are described in the DGEIS:

- 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.

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

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

Environmental Setting

The City of Syracuse is located in Onondaga County at the center of New York State. Syracuse's land use pattern and circulation network are the densest in Onondaga County. This is due to its urban setting, as well as its historical function as the core of the regional economy and the home to many of the region's primary employers, including educational, cultural, and government institutions. The City's land use and transportation pattern expands outward from downtown into the various neighborhoods via a radial network of major transportation corridors. Transportation corridors are lined by dense development, including a mix of residential and commercial activities. Some of these corridors developed as industrial corridors and still contain industrial uses today. The downtown area and these high-density corridors, with their high numbers of visitors each day, support a broad variety of land uses.

Potential Adverse Impacts

The DGEIS identifies and evaluates the following potential adverse environmental impacts associated with the proposed adoption of ReZone, and includes a summary of the current status and discussion of potential impacts to and mitigation measures for each of the following: land, flooding, plants and animals, aesthetic resources, historic and archaeological resources, transportation, and consistency with community character.

While the City previously determined as part of the scoping process that certain issues were irrelevant or environmentally insignificant, this DGEIS nevertheless includes a discussion of some of those issues (energy, human health, consistency with community plans, noise, odor and light, climate change, and zoning equity) by describing the current status of each and explaining how or why no potential significant adverse impacts are anticipated with the adoption of ReZone.

Mitigation Measures

In comparison to the current Zoning Ordinance and Map, ReZone is expected to minimize or eliminate a number of adverse impacts resulting from the application of the current Zoning Ordinance and Map primarily as a result of the following changes:

- **Establishment of mixed use zoning districts** – ReZone includes five new zoning districts intended to facilitate mixed use development throughout the City. The Mixed Use zoning districts will encourage a mix of uses, allowable density, range of housing types, inherent walkability, and transportation options that are consistent with a number of planning principles.
- **Creation of citywide development standards** – ReZone includes new development standards to help guide and improve the performance of development across the City. The new development standards are applied citywide and will help to improve zoning equity in the City. The standards will also create greater predictability for both the

development community and neighbors, as the standards and expectations will be clear for new development.

- **Creation of an open space zoning district** – ReZone will remove publicly owned or otherwise encumbered green spaces from the inventory of residentially zoned land by including them in the new Open Space zoning district, allowing for greater protections of sensitive environmental areas and important recreational resources.
- **Revisions to dimensional standards** – ReZone includes revised dimensional standards for each zoning district. Regulations requiring minimum and maximum stories and impervious site coverage limitations, for example, are anticipated to positively impact the built and natural environment.
- **Increase diversity of housing options** – ReZone includes new allowable land uses and revised regulations to allow more transitional housing types, such as row homes and Accessory Dwelling Units (“ADUs”).

These elements in ReZone will help to mitigate potential adverse impacts and ensure the proposed Zoning Ordinance and Map are consistent with, and support the goals of the City’s adopted Comprehensive Plan 2040.

The DGEIS identifies additional potential mitigation measures to further minimize the potential adverse impacts associated with the adoption of ReZone. These include:

- **Provision of affordable housing regulations** – Potential mitigation measures to expand ReZone’s ability to address affordable housing needs and zoning equity include:
 - Establish zoning incentives for the creation of affordable housing;
 - Establish mixed-income development as a new land use type with standards to encourage or require affordable housing; and
 - Expand allowances for ADUs.

The DGEIS indicates further evaluation of impacts will also be provided on a project-by-project basis under New York’s State Environmental Quality Review Act (“SEQRA”), and concludes that some of the potential adverse impacts will be better determined at that scale.

Alternatives Considered

Alternatives that are considered in this DGEIS include No Action, Partial Adoption, and No Zoning, none of which are optimal.

1.0 PROJECT DESCRIPTION

The purpose of this DGEIS is to evaluate the potential adverse environmental impacts of the Syracuse Common Council's proposed adoption of ReZone. ReZone is a planning project that was initiated by the City of Syracuse to comprehensively update the current Zoning Ordinance and Map. It is 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 proposed action that is the subject of this DGEIS is the adoption of ReZone, which consists of the following components:

- A 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 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 2040 and LUP.

This DGEIS has been prepared in accordance with SEQRA. Adoption of ReZone will not result in significant adverse impacts to the environment, but it is intended to guide future development in the City and will therefore have the potential to influence community character throughout the City over time.

The City's first Zoning Ordinance and Map were adopted in 1922, at a time when the concept of regulating land use was first introduced in New York State through its enabling statutes. The City's Zoning Ordinance has been updated several times since then, but updates were typically performed in a piecemeal manner, which has created a document that is not easy to use or administer. The last time the City comprehensively updated the zoning ordinance was in 1967, and the current Zoning Ordinance still reflects that version with its strict separation of land uses, lack of effective development standards, and complex administration. Consequently, the current Zoning Ordinance does not reflect the City's vision or current best practices in city planning or zoning.

As a result, the City undertook a comprehensive project, ReZone, to revise and modernize zoning for the entire City and provide the necessary regulatory tools to achieve the community's vision. The end goal of these efforts is the proposed Zoning Ordinance and Map, which will facilitate implementation of the City's adopted Comprehensive Plan 2040, including one of its critical components, the LUP.

1.1 Introduction, Goals, and Objectives of the Project

1.1.1 Introduction

While this DGEIS document focuses directly on an evaluation of the potentially significant adverse impacts identified in the Final Scoping Document previously adopted by the City's Common Council, this introduction provides an overview of ReZone and context in which the potentially significant adverse impacts will be evaluated.

Syracuse's land use pattern and circulation network are the densest in Onondaga County, due to its historical function as the core of the regional economy, home to the region's primary employers, and center for numerous cultural and government institutions. These land use patterns have been shaped by the adoption of early 20th Century zoning in Syracuse which has directly formed many of the land use and development characteristics of the City. There is a high-density mix of use in Downtown that expands outward into the various neighborhoods along a network of major transportation corridors. These corridors are typically lined by dense development which includes a mix of residential and non-residential activities.

The areas in between these corridors are largely occupied by identifiable neighborhoods (see Figure 1) that are primarily residential in nature yet do include some scattered uses that fit into the neighborhood's pattern of activities and provide neighborhood-scale services and retail. Other parts of Syracuse's existing land use pattern, further from Downtown, are based on early streetcar development, in which residential neighborhoods were grouped around defined neighborhood-scale commercial areas. These two types of development patterns both provide for goods and services within walking distance of most residences in the City.

These existing land use patterns in the City enable local services to be provided to neighborhood residents, thereby decreasing dependence on automobiles, and reducing auto emissions in the City. Neighborhoods surrounding mixed-use commercial corridors and nodes that encourage pedestrian activity frequently have unique neighborhood character and, when efficiently connected, facilitate efficient provision of transit services. These historic development patterns provide the basis for the multiple elements of ReZone.

The pattern of growth and development described above has been directly influenced by the adoption of zoning in Syracuse in the early 20th Century (1922). Previous zoning regulations have also contributed to less desirable, unintended trends and outcomes, including racial and income segregation, adverse environmental conditions (e.g., lack of open space and natural resource protection), and more generally fragmented development patterns.

As noted above, this document will focus on evaluating the potential significant adverse environmental impacts associated with ReZone. The following section will identify specific elements of ReZone that improve upon the current Zoning Ordinances' weaknesses, discuss

potential mitigation measures to further reduce impacts, and more generally demonstrate the value of ReZone to the City of Syracuse and its residents, property owners, and visitors.

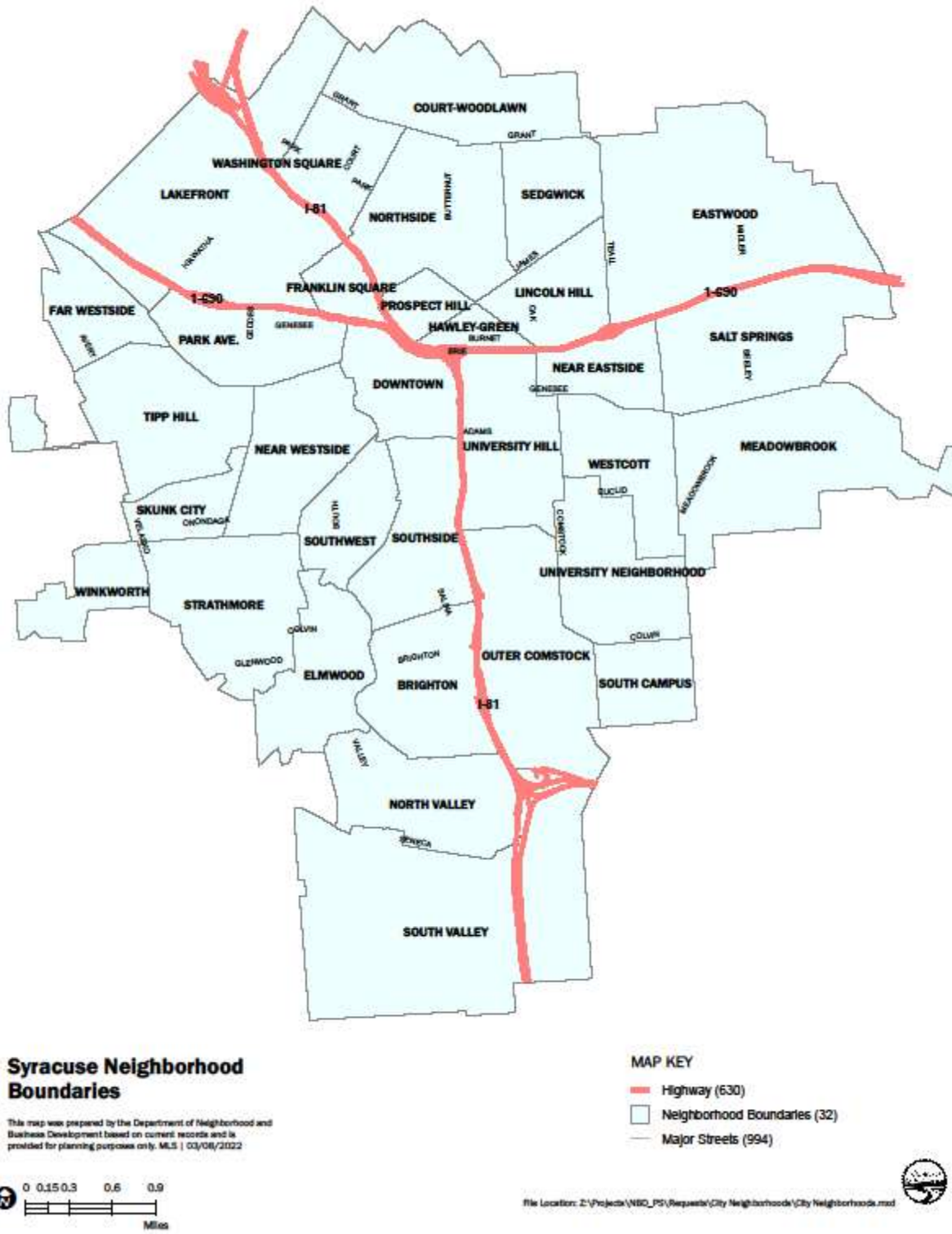


Figure 1—City of Syracuse Neighborhood Map

1.1.2 ReZone Goals and Objectives

ReZone identified five overarching goals which are described in further detail below.

Create a user-friendly ordinance

The City's current Zoning Ordinance is challenging to interpret for many users. This concern was identified during initial public engagement and survey results. Zoning regulations are applicable for all parcels of land in Syracuse, yet the current Zoning Ordinance has not been comprehensively updated in over fifty years. Piecemeal amendments have been made yet the document remains confusing and difficult to use for many users due to its disorganization and antiquated language and terminology.

ReZone has reorganized the zoning regulations to improve page layout and add graphics and other visual aids not present in the current Zoning Ordinance. Key terms are well defined, and similar regulations are now found in one location making the proposed Zoning Ordinance more understandable and easier to use. A key project goal of ReZone was to create a user-friendly ordinance, and the improvements described above will achieve that objective and serve as a benefit to the community.

Update the zoning districts to implement the LUP

The City has developed a group of new zoning districts for ReZone. These updated zoning districts improve upon the City's current districts by consolidating similar or duplicative districts, renaming the districts for greater clarity, and eliminating unused or underutilized districts. Most importantly, ReZone creates new districts that are based on the Character Areas identified in the City's adopted LUP (see Figure 2).

These new districts are grouped in the following categories: Residential, Mixed Use, Commercial, Industrial, Open Space, and Planned Districts. One new series of districts to note are the Mixed Use ("MX") Districts. These districts were established to provide for a pedestrian-friendly, transit-supportive mix of residential uses and nonresidential uses that offer goods and services to area neighborhoods.

The MX districts are frequently located along primary corridors in each quadrant of the City. The mix of uses, allowable density, range of housing types, inherent walkability, and transportation options that present themselves along these corridors will be encouraged by the MX District designation, and are consistent with Smart Growth principles which are identified as, "an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods".

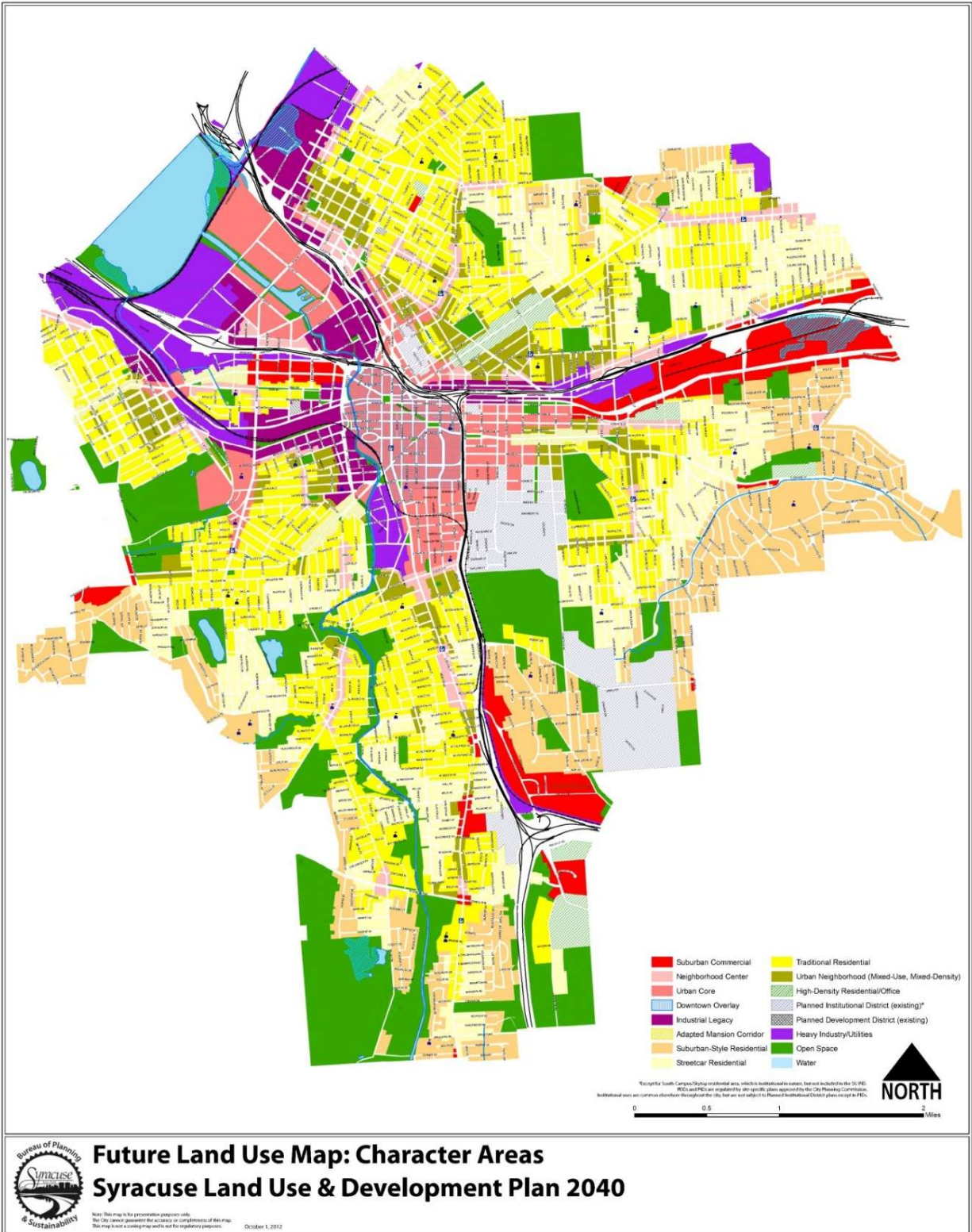


Figure 2—Future Land Use Map: Characters Areas, Land Use & Development Plan 2040

These walkable corridors throughout the City will also play a part in minimizing our community's contribution to climate change. Transit accessible, walkable neighborhoods can reduce dependence on single occupancy vehicle usage and increase transit ridership, thereby reducing vehicle miles traveled and their adverse effect on our climate. Reduced vehicle miles traveled will improve air quality in the City. Redevelopment along these mixed-use corridors will benefit from existing infrastructure and incentivize redevelopment and infill development over greenfield development.

Another new zoning district is the Open Space District, which was proposed to provide adequate land for recreational uses and protect lands that provide our community with parks, open space, and other compatible uses. The public health benefits of urban parks and open spaces are well established, and include improving air quality, reducing stormwater runoff, providing recreation opportunities, reducing heat island effects, and providing habitat for wildlife. This zoning district has been applied throughout the City, and the desirable uses typically found in this district (parks, trails, wooded areas, waterfront, open space, and playgrounds) are equitably distributed throughout the City.

Modernize the land uses

The City's current Zoning Ordinance has not been comprehensively updated for over five decades. During this time, many zoning uses have fallen out of fashion and others have been discontinued (ex. telegraph exchange building). Additionally, new land uses have been developed or evolved, and the City's current Zoning Ordinance does not easily accommodate many of these uses.

ReZone has developed a new use table that includes a list of all proposed zoning districts and the allowable uses within those respective districts. The use table reflects the community's vision as set forth in the Comprehensive Plan 2040 and LUP. Some of the new uses now included in ReZone include:

- *Live/Work Dwellings* – a dwelling that contains living and working space together. Live/work arrangements continue to evolve, so this new use will better accommodate this increasingly frequent arrangement. Allowing this use citywide may also help reduce vehicle miles traveled within the City as “home” and “work” are the same place.

- *Community Gardens and Urban Agriculture* – community gardens are areas of land that are used to grow and harvest food crops and/or non-food ornamental crops such as flowers, for personal or group use, and urban agriculture is the production of poultry or poultry products; horticultural or nursery stock; fruit, vegetables, forage, grains, timber, or trees; on either unenclosed land or in enclosed structures, such as greenhouses and barns. These uses are increasingly common in urban areas and their omission from the current Zoning Ordinance makes the establishment of these uses

unnecessarily complicated, particularly as it is a land use that people want in their communities.

- *Beverage Café (or coffee shop)* – an establishment that primarily prepares and serves coffee, juice, or other non-alcoholic beverages and may serve a limited food menu. This type of neighborhood-friendly use is frequently a locally owned business that provides neighborhood character and services, and is currently reviewed in a similar manner as a bar or restaurant. Again, the omission of this use in the current Zoning Ordinance makes the establishment of this use unnecessarily complicated, particularly for one that residents have said they want access to in their neighborhoods.
- *Artisan Manufacturing* – uses in this category will allow for on-site production of goods by hand manufacturing involving the use of tools and small-scale equipment. These activities do not involve the creation of harmful noises or by-products, and are frequently a locally owned, small business. The establishment of this use will now allow these activities to occur in most of the City’s Mixed-Use districts and provide another option for investment and employment in the City.
- *Renewable Energy* – uses like solar and wind collection systems will be permitted in ReZone. The infrastructure and technology associated with these uses can be installed in urban neighborhoods, and residents increasingly want access to these sustainable energy sources to help reduce dependence on fossil fuels, increase energy independence, and positively affect climate change in the process.

Introduce uniform standards to improve the quality of development

ReZone includes development standards to help guide and improve the performance of development citywide. The current Zoning Ordinance does have some development standards, but they are only applied to limited areas of the City, the Lakefront area and portions of James Street. Most other neighborhoods and business corridors do not have development standards. This uneven application of standards is not equitable and has been reconsidered in ReZone. The new development standards are applied citywide and will help to improve zoning equity in the City.

The standards will also create greater predictability for both the development community and neighbors, as the standards and expectations are clear for new development. The establishment of the development standards to improve site and building design will also decrease the City’s current reliance on the Project Site Review and Special Use Permit review processes to address design. This can be an imprecise process which has created uncertainty for both the developer and area residents.

The new standards will address multiple site and building design considerations including:

- *Residential Compatibility* – which will ensure respectful transitions from mixed-use and commercial corridors to residential districts, and encourage infill and redevelopment but not at the expense of residential neighborhoods.
- *Off-Street Parking and Loading* – which will ensure development has sufficient parking to meet demand but avoid excessive parking. These standards will allow flexibility in how parking is provided, and encourage multi-modal transportation, like biking. These standards will also have a positive effect on our local environment by reducing stormwater runoff and improving water quality, by reducing the amount of required paving.
- *Landscaping and Screening* – which will provide better transitions between uses, help to reduce runoff and stabilize soil, and preserve visual quality of new development or redevelopment.
- *Site and Building Design* – which will be applied citywide to promote high-quality design, minimize impacts of large buildings, and encourage pedestrian-friendly development. These standards will guide new building layout and entries, materials, form, security, and utilities among other considerations.

The standards will allow for design creativity and innovation but create a consistently higher level of new development and redevelopment in our community.

Streamline the development review procedures

The City's development review process will be improved and clarified by ReZone. Currently, important procedural steps are not clear, and development proposals (big or small) are generally subject to the same procedures. Reviews are heavily reliant on Project Site Review and Special Use Permit review to address design quality. This creates a lack of predictability and consistency in the decision-making process, which is improved in the proposed Zoning Ordinance.

Common review procedures have been established that will apply to multiple application types. This prevents repetition (and potential inconsistency) within specific application procedures. New procedures have also been incorporated into the proposed Zoning Ordinance, including the Site Plan Review procedure. This review will replace the current Project Site Review with a review process that designates each project as either minor or major and determines whether the project complies with specific standards set forth in the proposed Zoning Ordinance. The Site Plan Review framework will align the City with similar procedures applied by jurisdictions throughout New York State and the country.

The City's development review procedures will also improve public notification regarding projects. During our public meetings discussing ReZone, neighborhood residents and property owners were clear that they wanted more information about new development and

the opportunity to participate in the decision-making process. ReZone will improve both aspects and provide residents more information and opportunities in their neighborhoods. New proposals will be required to post onsite notifications regarding pending development and information on how to learn more about the proposal. Residents will be encouraged to review project information and submit comments or questions about the proposal. The City expects that giving residents this opportunity will increase participation in these important community discussions and improve how zoning can positively affect our community.

The specific objectives and benefits of ReZone are to:

- Ensure the proposed Zoning Ordinance and Map implement the recommendations of the City’s adopted Comprehensive Plan 2040, including the LUP;
- Transition from the current use-focused, Euclidean Zoning Ordinance to an updated ordinance that incorporates principles of Form Based Codes, Smart Growth, Traditional Neighborhood Development, and Transit Oriented Development, among other current best practices;
- Develop and/or improve standards regulating urban design, urban agriculture, lighting, signage, landscaping, parking, site design, infill development, and vacant land management;
- Promote and facilitate historic preservation;
- Develop sustainable development provisions regarding climate adaptation, renewable energy infrastructure, green building materials, and green infrastructure;
- Increase protection of natural resources, including open space, water bodies, steep slopes, and trees;
- Streamline the development review process by creating more predictable zoning regulations;
- Update the format and structure of the Zoning Ordinance to be user friendly and include illustrations and graphics;
- Remove inconsistencies, outdated language, and reduce the complexity of the Zoning Ordinance;
- Facilitate increased public awareness of, and participation in, zoning review and processes; and
- Increase ways to use technology to provide and receive information from the public.

1.2 Relationship to Comprehensive Planning

As previously mentioned, ReZone is intended to update the City’s current Zoning Ordinance and Map consistent with the City’s adopted Comprehensive Plan 2040 and LUP and provide the necessary regulatory tools to achieve the community’s vision.

In 2014, the Syracuse Common Council adopted the Comprehensive Plan 2040, which is accompanied by five subject-specific component plans, including the LUP.³ The goals and actions of the Comprehensive Plan and its component plans are driven by the following three policy statements:

- “As the heart of the regional economy, it is the policy of the City of Syracuse to encourage, promote, and support a business-friendly environment that provides for sustainable urban economic growth and economic opportunities for Syracuse residents.” (page 17)
- “It is the policy of the City of Syracuse to offer an exceptional quality-of-life for its residents and visitors, by providing programs and services that enhance all types of neighborhoods.” (page 18)
- “It is the policy of the City of Syracuse to cultivate and capitalize on the area’s unique character defined by its history while supporting well-designed real estate developments that enhance neighborhoods, lively public spaces, well-maintained infrastructure, and dynamic neighborhoods that are linked by well-planned transportation, all within an exciting, safe, clean environment.” (page 19)

1.2.1 Goals of the Land Use and Development Plan

The LUP’s goals and recommendations specifically aim to preserve and enhance the City’s existing land use patterns, protect and enhance the character and “sense of place” of the City’s neighborhoods, ensure high-quality, attractive design throughout the City, promote environmentally sustainable land use patterns, transportation options, and site plans, and ensure that development regulations and review processes are efficient, predictable, and transparent. To implement the recommended actions of the LUP, the City determined that a substantial overhaul of the current Zoning Ordinance and Map would be necessary. These policy recommendations became the basis for ReZone.

Additionally, the LUP provides “[t]he vision for future real estate development and redevelopment is largely illustrated by the allocation of character areas across the future land use map.” See Figure 2. The character areas defined in the LUP are based on the existing or desired land use, building form, and scale in each area, and have been used to inform ReZone. The proposed Zoning Ordinance and Map feature 15 proposed zoning districts and district-specific dimensional and development standards, all of which are intended to create or emphasize the LUP character areas.

1.3 Public Outreach

Public outreach has been an important component throughout the development of ReZone, seeking to garner community engagement and provide open communication since the beginning of the project in late 2015. The ReZone project team has held approximately 100 public meetings

³ The Comprehensive Plan 2040 is accompanied by the following subject-specific component plans: Syracuse Land Use and Development Plan 2040, Syracuse Sustainability Plan, Syracuse Public Art Plan, Historic Preservation Plan, and the Syracuse Bicycle Plan. Plans are available here: <http://www.syr.gov.net/planning.aspx>

over the last 5 years. These meetings have been held in churches, schools, hotels, community centers, neighborhood clubs, City Hall, and libraries, among other locations.

These events have provided information about ReZone, solicited comments and ideas, and more generally provided the public with opportunities to participate in the development of ReZone. All of the project presentations, drafts of the proposed Zoning Ordinance, and versions of the proposed Zoning Map have been posted to the City's project website. The documents have been publicly accessible during the duration of the project and serve as an important reminder of the evolving nature of this process and collaborative effort it has taken to complete.

1.4 State Environmental Quality Review Act Process

Pursuant to Article 8 of the Environmental Conservation Law of the State of New York, and consequently the provisions of SEQRA, 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 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 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.

This DGEIS was prepared by the Syracuse-Onondaga County Planning Agency on behalf of the Common Council as Lead Agency and will be distributed and made available for public review and comment by the Common Council in accordance with SEQRA. Members of the public may provide comments concerning the DGEIS at a public hearing to be held as follows:

Monday, August 22, 2022, at 1:00 p.m. in Common Council Chambers, City Hall
233 East Washington Street
Syracuse, NY 13202

Written comments may be presented at the public hearing or mailed/hand delivered by October 2, 2022 at the following address:

City of Syracuse, Office of Zoning Administration
201 East Washington Street, Room 500
Syracuse, NY 13202

Written comments may also be submitted via email to ReZoneSyracuse@syr.gov.

A Final Generic Environmental Impact Statement (“FGEIS”) will be prepared following the close of the DGEIS public review and comment period and will include a summary of substantive comments received, responses to those comments, and any resultant revisions to the DGEIS. Pursuant to 6 NYCRR § 617.11 of SEQRA, the Common Council can issue a Findings Statement no less than ten days after completion of the FGEIS. The issuance of a Findings Statement is required before the Common Council makes a determination regarding whether to adopt ReZone.

2.0 LAND USE AND ZONING ASSESSMENT

This section provides an overview of the City's current and proposed land use and zoning to compare development potential under the current Zoning Ordinance and Map with development potential under the ReZone proposal.

2.1 Current Zoning and Land Use

2.1.1 Current Zoning

The City's current Zoning Ordinance and Map include the following zoning districts:

Residential Districts

- RA-1 – Class A-1
- RA-2 – Class A-2
- RA – Class A
- RAA – Class AA
- RB-1 – Class B-1
- RB-1T – B-1 Transitional
- RB – Class B
- RB-T – Class B Transitional
- RC – Class C

Office Districts

- OA – Class A
- OB – Class B

Local Business Districts

- RS – Residential Service District
- BA – Local Business District
- PSD – Planned Shopping District

Commercial Districts

- CA – Class A
- CB – Class B

Central Business Districts

- CBD-R – Retail
- CBD-OS – Office and Service
- CBD-OSR – Office and Service (Restricted)
- CBD-GS – General Service
- CBD-GSA – General Service A
- CBD-LB – Local Business
- CBD-HDR – High Density Residential

Industrial Districts

- IA – Class A
- IB – Class B

Special Districts

- PID – Planned Institutional
- PDD – Planned Development

Lakefront Districts

- T4 – General Urban
- T5 – Urban Center
- T5-1 – Urban Center (1)
- T5-2 – Urban Center (2)
- PK – Park

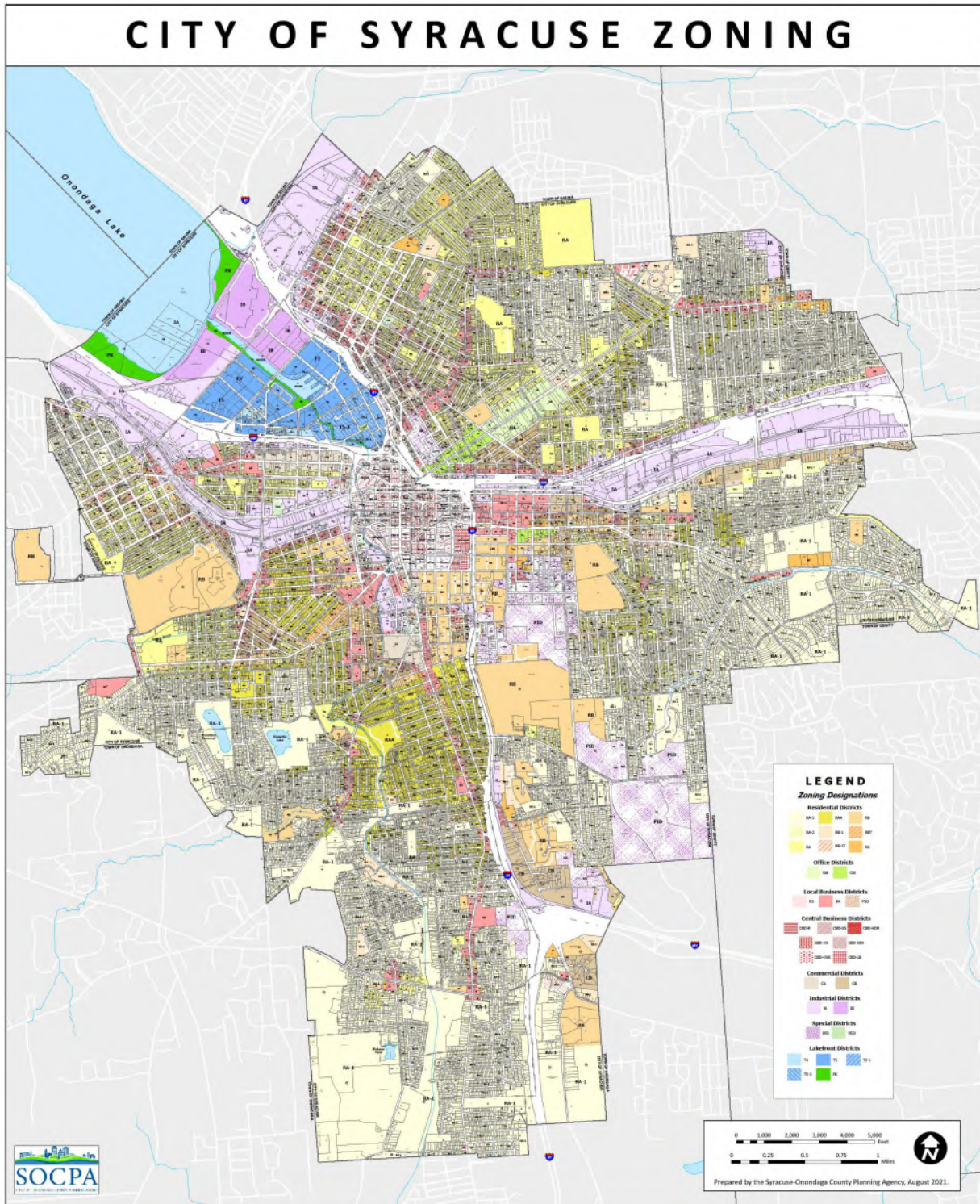


Figure 3—City of Syracuse Current Zoning Map

2.1.2 Current Land Uses

Table 1—City of Syracuse Current Land Uses, 2022

Land Use	Area (acres)	No. of Parcels	Percent of Total Area
Single-unit Dwelling	4,044.10	24,137	24.60%
Unidentified or Streets	3,739.07	n/a	22.75%
Vacant land	1,547.94	4,027	9.42%
Commercial	1,520.58	2,482	9.25%
Parks	950.09	102	5.78%
Two-unit Dwelling	921.04	6,975	5.60%
Apartments	874.33	1,219	5.32%
School/Universities	627.45	99	3.82%
Cemeteries	495.16	34	3.01%
Public services	466.86	97	2.84%
Recreation & entertainment	288.58	48	1.76%
Community services	272.47	135	1.66%
Parking	203.24	429	1.24%
Religious	180.85	159	1.10%
Industrial	162.41	85	0.99%
Three-unit Dwelling	106.83	780	0.65%
Multiple Residences	36.51	200	0.22%
Total	16,437.50	41,008	100.00%

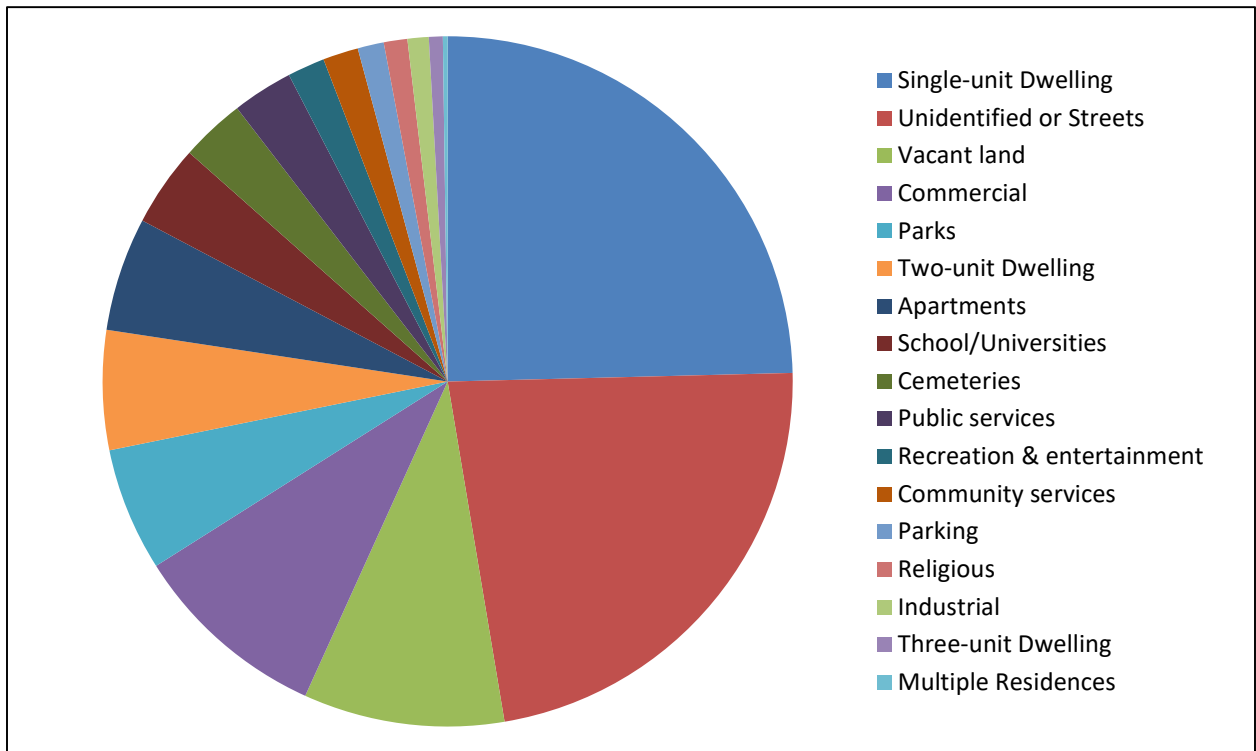


Figure 4—City of Syracuse Current Land Uses, 2022

2.2 Proposed Zoning and Land Use

2.2.1 Proposed Zoning

The zoning districts that will be applied citywide with the adoption of ReZone have been consolidated into 15 proposed districts, including the following:

Residential Districts

- R1 – Single-Family Residential
- R2 – Two-Family Residential
- R3 – Two-Family Residential, Small Lot
- R4 – Multi-Family Residential, Medium Density
- R5 – Residential, High Density

Nonresidential Districts

- CM – Commercial
- LI – Light Industry & Employment

Special Purpose Districts

- OS – Open Space

Mixed-Use Business Districts

- MX-1 – Urban Neighborhood
- MX-2 – Neighborhood Center
- MX-3 – Mixed-Use Transition
- MX-4 – Urban Core
- MX-5 – Central Business District

Planned Development Districts

- PID – Planned Institutional
- PDD – Planned Development

A brief description of the purpose of each district is set forth below.

Residential Districts

- R1: Single-Family Residential – established to provide for neighborhoods made up of primarily single-family detached homes.
- R2: Two-Family Residential – established to provide for neighborhoods made up of single-family detached and two-family homes.
- R3: Two-Family Residential, Small-Lot – established to provide for neighborhoods made up of single-family detached and two-family homes on smaller lots.

- R4: Multi-Family Residential, Medium-Density – established to provide for neighborhoods with medium-density residential development, consisting of a mixture of single-, two-, three- and four-family dwellings, live/work units, and apartment houses that preserve, to the greatest extent possible, the residential amenities and environment associated with single- and two-family residential development.
- R5: Residential, High-Density – established to provide for medium- to high-density residential development consisting of a mixture of single-, two-, and multi-family dwellings, live/work units, and other compatible land uses that are characterized by similarly high land use intensity.

Nonresidential Districts

- CM: Commercial – established to provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes.
- LI: Light Industry & Employment – allows a wide range of employment opportunities without potential conflicts from low-density residential uses.

Special Purpose Districts

- OS: Open Space – established to provide adequate lands for recreational use and to protect those lands from being used for purposes other than open space.

Mixed-Use Business Districts

- MX-1: Urban Neighborhood – established to provide for a pedestrian-friendly, transit-supportive mix of low- to medium-density residential and small-scale, low-impact nonresidential uses.
- MX-2: Neighborhood Center – established to provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods.
- MX-3: Mixed-Use Transition – established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses.
- MX-4: Urban Core – established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses.
- MX-5: Central Business District – established to provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses.

Planned Development Districts

- PID: Planned Institutional – allow for the orderly, cooperative, and flexible development and expansion of institutional land uses.
- PDD: Planned Development – established to provide a flexible but controlled alternative to conventional zoning districts for the development and expansion of beneficial, unobtrusive land uses.

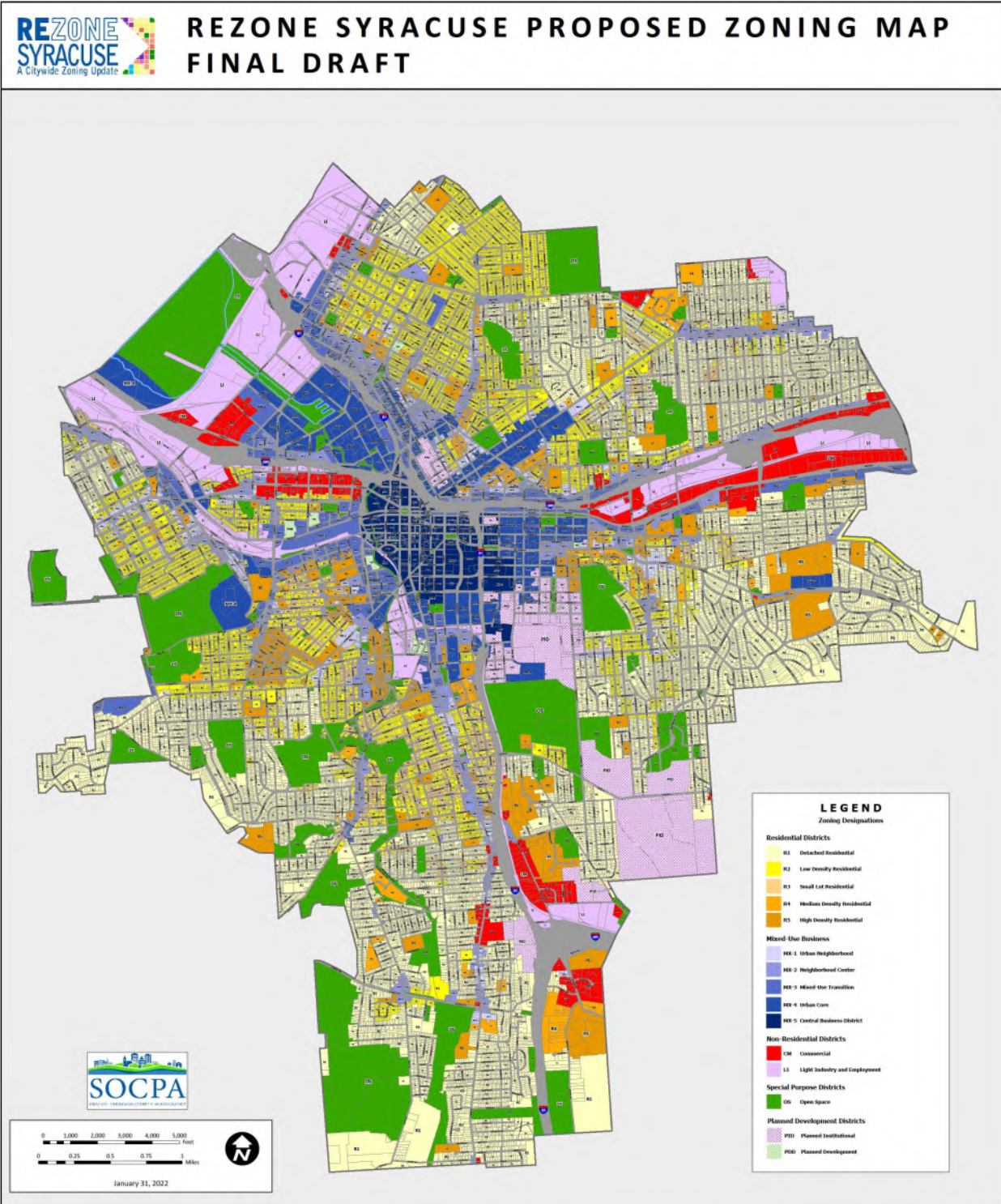


Figure 5—City of Syracuse Proposed Zoning Map

One of the most notable differences between the current and proposed Zoning Ordinance and Map is the citywide emphasis on mixed-use zoning districts, which are intended to mitigate the risks associated with new development and the long term impact it has on the City. ReZone

specifically addresses impacts to resources, such as transportation and infrastructure, by encouraging, requiring, and allowing mixed uses in multiple-story buildings within the capacity of existing infrastructure, and along the traditional form and pattern of development in the City.

Another notable difference is the addition of development standards in the proposed Zoning Ordinance. As noted previously, ReZone has introduced these new development standards to help guide and improve the quality of development citywide. The current Zoning Ordinance does have some development standards, but they are only applied to limited areas of the City. The Lakefront area and portions of James Street currently have development standards, but most other neighborhoods and business corridors do not. This uneven application of standards is not equitable and has been reconsidered in ReZone. The new development standards are applied citywide and will help to improve zoning equity in the City.

The standards will also create greater predictability for both the development community and residents, as the standards and expectations are clear for new development. The establishment of the development standards to improve site and building design will also decrease the City's current reliance on the Project Site review and Special Use Permit review processes to address design. This can be an imprecise process which has created uncertainty for both the developer and area residents.

The new standards will address multiple site and building design considerations, including:

- *Residential Compatibility* – which will ensure respectful transitions from mixed-use and commercial corridors to residential districts, and encourage infill and redevelopment but not at the expense of residential neighborhoods.
- *Off-Street Parking and Loading* – which will make certain development has sufficient parking to meet demand but avoid excessive parking. These standards will allow flexibility in how parking is provided, and encourage multi-modal transportation, like biking. These standards will also have a positive effect on our local environment by reducing stormwater runoff and improving water quality by reducing the amount of required paving.
- *Landscaping and Screening* – which will provide better transitions between uses, help to reduce runoff and stabilize soil, and preserve visual quality of new development or redevelopment.
- *Site and Building Design* – which will be applied citywide to promote high-quality design, minimize impacts of large buildings, and encourage pedestrian-friendly development. These standards will guide new building layout and entries, materials, form, security, and utilities among other considerations.

These standards will allow for design creativity and innovation but create a consistently higher level of new development and redevelopment in our community.

3.0 ENVIRONMENTAL SETTING, IMPACT ANALYSIS, AND MITIGATION MEASURES

In accordance with the requirements of SEQRA and pursuant to the Final Scoping Document for the project, this section of the DGEIS will examine the current status, potential adverse impacts, and mitigation measures of seven potential environmental impacts. In addition, six issues were identified in the Final Scoping Document as being irrelevant or environmentally insignificant but are nonetheless discussed below. Two of the six issues, Climate Change and Zoning Equity, were identified during the public comment period of the Scoping process.

The Final Scoping Document identified the following potential impacts for evaluation in the DGEIS and are discussed in this section:

- Land
- Flooding
- Plants and Animals
- Aesthetic Resources
- Historic and Archaeological Resources
- Transportation
- Consistency with Community Character

The following items were identified as irrelevant or environmentally insignificant in the Final Scoping Document but are nevertheless discussed in this section:

- Energy
- Noise, Odor and Light
- Human Health
- Consistency with Community Plans
- Zoning Equity
- Climate Change

The general environmental setting is best described through the overall land use pattern in the City of Syracuse which is the most densely populated urban environment in Onondaga County. The City's historical function as the core of the regional economy and the home of many of the region's primary employers, including educational, cultural, and government institutions drove the historically compact development and transportation systems in the city. The City's land use and transportation pattern expands outward from downtown into the various neighborhoods via a radial network of major transportation corridors. Urban corridors are lined by dense development, including a mix of residential and commercial activities. Some of these corridors developed as industrial corridors and still contain industrial uses today. The downtown area and these high-density corridors, with their high numbers of visitors each day, support a broad variety of land uses.

Areas between the City's major transportation corridors are typically less dense than the lands that lie directly adjacent to them. The neighborhoods surrounding downtown are also comparatively less dense and primarily residential in nature, but do support some scattered mixed uses that fit into each neighborhood's pattern of activities and provides neighborhood-scale services and retail. Neighborhoods located farther from downtown are based on early streetcar development and consist primarily of residential neighborhoods grouped around defined neighborhood-scale commercial nodes and corridors. These two types of areas both provide for goods and services within walking distance of most residences in the City.

Later-developed neighborhoods, including some early 20th century residential neighborhoods and all post-World War II neighborhoods were developed after most or all of their residents had access to private automobiles. They are not necessarily adjacent to a neighborhood center and they usually include single-unit homes on larger lots than are found elsewhere in the City.

Additionally, numerous parks and open spaces are scattered throughout the City. Onondaga Creek bisects the City, and the Onondaga Creekwalk Trail is adjacent to the Creek for over half of its length. The recently completed Empire State Trail connects to the Onondaga County Loop the Lake Trail and the City's Onondaga Creekwalk trail. Community gardens, wooded areas, public plazas, wetlands, and other natural areas are also situated throughout the City and provide accessible natural areas to City residents and visitors.

3.1 Land

3.1.1 Current Status

The City of Syracuse features a variation of land forms, ranging from rolling drumlins with steep slopes to an extensive flat valley along Onondaga Creek and Onondaga Lake. High resolution land cover data from the Chesapeake Conservancy shows the City's land cover in 2016 was comprised of 38.2% developed land, including structures, roads, and human-constructed surfaces, 30.2% tree canopy, 29.3% low vegetation, and 2.3% open water.

3.1.2 Potential Adverse Impacts

The adoption and implementation of ReZone is expected to indirectly affect construction on, or physical alteration of, the land surface within the City of Syracuse through its regulation of future development and redevelopment actions. Each of these individual actions will be reviewed for specific environmental impacts if a discretionary review is required. This environmental review is not guided or influenced by land use regulations and therefore is not affected by the adoption of new zoning regulations.

This DGEIS is concerned with evaluating the potential significant adverse environmental impacts of ReZone as a policy in comparison to the current Zoning Ordinance. ReZone will have little or no impact on land resources compared to the current Zoning Ordinance. ReZone does not allow new uses that are more impactful, nor does it encourage an increase in activity

that impacts the land. An example of where new zoning regulations may have an impact on land is if a new use is introduced, such as surface mining, which had not been previously allowed. While development density may be increased in areas, the potential intensity of these developments will be mitigated as discussed below.

Although ReZone will have little or no impact on land resources over current land use regulations, it includes few measures specifically designed to conserve land. Setbacks in ReZone are for orderly development, public safety considerations, and creation of a beneficial human environment. The setbacks proposed are not intended to create larger lots with greater amounts of greenspace such as might be found in a suburban or rural community's zoning code, which is a strategy for conserving land. Land development factors often regulated by zoning codes that affect land resources are the creation of impervious surfaces, off-street parking requirements, height regulations, stormwater regulations, conservation area set asides and riparian buffers, and greenspace and landscaping requirements. These issues and how the proposed Zoning Ordinance is addressing them are discussed below as mitigation measures. Where appropriate, potential mitigation strategies are described that would further minimize impacts. Additionally, a buffer area analysis was completed to identify areas within and outside the City limit that abut the municipal boundary and may be susceptible to development, land use incompatibility, or land use change. See Appendix A for the buffer area analysis.

3.1.3 Mitigation Measures

As described above, land development factors often regulated by zoning codes that affect land resources are:

- the creation of impervious surfaces,
- off-street parking requirements,
- height regulations,
- stormwater regulations,
- conservation area requirements and riparian buffers, and
- greenspace and landscaping requirements.

Article 4 of the proposed Zoning Ordinance includes extensive development standards and is a significant improvement over the current Zoning Ordinance which includes varying standards depending upon the neighborhood, or no standards at all. ReZone not only establishes uniform development standards citywide, but expands the number of standards overall and uses both numerical and graphic representations of standards to communicate the desired results. These development standards, as described in the following sections, minimize ReZone's impact on land resources.

ReZone also removes publicly owned or otherwise encumbered greenspaces from the inventory of developable land by including them in the Open Space zoning district. The removal of certain land from development consideration for the purposes of environmental protection of parks and other environmentally sensitive areas is not expected to have an

adverse environmental impact on land or on the City's overall development potential and will not have an adverse environmental impact on land resources in the City over time.

Creation of Impervious Surfaces

A standard feature of typical zoning ordinances is a limit on the percentage of a lot that may be covered by impervious surfaces. This is typically intended to create a certain character of development that includes lawns, trees and other landscaping features. Limiting impervious surfaces also has the benefit of assisting with mitigation of stormwater runoff. Impervious surfaces are sometimes related to setbacks, where there is an assumption these areas will be greenspaces. However, with the advent of the automobile in the early 20th century and the desire for off-street parking and garages on properties, many setbacks were filled with pavement for driveways and garages. In addition to an impact on neighborhood aesthetics, this has also resulted in increased impervious surface coverage, particularly for residential properties. Article 2 of the proposed Zoning Ordinance addresses the allowable impervious surface coverage on lots by zoning district. These include both buildings and driveways.

Additional Mitigation Strategies

The allowable impervious surfaces in ReZone are the result of balancing the desire of property owners to create off-street parking and garages with a minimized impact to neighborhood character. Reduction of impervious surface coverage allowances would reduce the consumption of land and greenspace. Alternatively, increasing requirements for screening of parking areas in the proposed Zoning Ordinance, and incorporating a pervious surface requirement for off-street parking areas would further mitigate impacts to land resources.

Off-Street Parking Requirements

Off-street parking requirements are a standard feature of typical zoning ordinances and can increase the amount of developed area and impervious surface coverage on a lot. Article 4 of the proposed Zoning Ordinance addresses off-street parking requirements through several provisions that include minimum requirements for each land use type, limitations on the maximum number of spaces permitted for commercial or industrial uses, and opportunities for applicants to reduce their parking requirement or provide alternatives to off-street parking. ReZone has significantly reduced the minimum off-street parking requirements in comparison the current Zoning Ordinance. Article 3 of the proposed Zoning Ordinance also eliminates off-street parking as a land use in the MX-5 and R1 zoning districts.

Height Regulations

Regulating height is often used in older zoning codes to regulate form, but also density or intensity of development. This historically has had inadvertent impacts and proven to be an awkward approach to achieving community development goals. One unintended impact of regulating the height of a building in an urbanized area is to increase the footprint of shorter buildings to achieve the same square footage. This suburban or rural approach to

development, where there is typically more land available, results in sprawling auto-oriented communities with limited walkability and public spaces. This also results in greater land consumption than necessary, and has numerous environmental impacts including pollution from increased vehicle use, a degradation of the human environment, and aesthetic impacts to the community. One-story buildings are also inherently less efficient than multi-story buildings putting a strain on energy resources and increasing pollution.

ReZone incorporates a form-based approach to building height by eliminating height regulations, and instead establishing building story requirements, as well as standards for the relationship to the public realm, sidewalks, and the street right-of-way. In this way, ReZone is concerned less with the height of the building, and more with the ability of a building to create a healthy human environment at the street and provide the commercial, residential, and mixed-use development necessary for a thriving and vibrant city. This approach in the proposed Zoning Ordinance has the effect of conserving land by limiting areas where one-story buildings may be constructed.

Stormwater Regulations

The New York State Department of Environmental Conservation (“NYSDEC”) MS4 Phase II program requires municipalities to mitigate impacts to the quality and quantity of stormwater discharges to impaired waterbodies. In accordance with the requirements of the MS4 Phase II program, the City has developed a Stormwater Management Plan (“SWMP”) which it is responsible for the implementation and enforcement of, and developed stormwater management regulations citywide. While some communities incorporate these required stormwater management regulations into their zoning ordinance, most create a local law as is the case for the City of Syracuse. As such, the City’s current and proposed Zoning Ordinances do not directly regulate stormwater management.

ReZone indirectly regulates stormwater management by encouraging more compact and dense development in order to create a pleasing and vibrant urban environment. ReZone also includes development standards and regulations to limit impervious surface coverage and foster the creation of greenspace and landscaping, which have the effect of reducing stormwater runoff and improving stormwater quality. Any additional policies to minimize land impacts with regards to stormwater should be addressed by the City’s stormwater management regulations.

Conservation Area Requirements and Riparian Buffers

Syracuse has a wide variety of land uses and land cover types. The City includes such geological features as limestone escarpments, drumlins, glacier shaped hillsides and valleys, and Onondaga Lake. Where undeveloped, these areas often include unique and sensitive habitats, and sometimes densely vegetated and even forested areas. Many of these areas are entirely or partly designated as parkland. Increasingly, City residents have expressed concern for natural areas that are privately held and may be at risk of impacts or even eradication due

to development. These areas may be associated with small streams, or vacant land on hillsides.

The land along waterbodies is referred to as a riparian area. Though often associated with streams, this term also applies to lake or pond shorelines. In a natural state, these areas are critically important habitat for wildlife. These areas also often include wetlands that are critical for both habitat as well as attenuating high water flows, and protecting water quality by absorbing nutrients.

ReZone does not include specific provisions for the set aside of conservation areas or the creation of riparian buffers.

Additional Mitigation Strategies

Potential mitigation measures could be implemented in ReZone to assist in protecting conservation and riparian areas from future development. For example, regulating development on steep slopes can reduce the impacts of runoff and erosion and preserve valuable scenic areas. Zoning codes can also implement setback requirements from natural features such as streams, wetlands, and other waterbodies. Specific requirements for set asides may also be included in zoning codes, but are more often found in subdivision regulations.

Potential mitigation measures to further minimize impacts to environmentally-sensitive lands include incorporating set aside provisions in Article 4 of the proposed Zoning Ordinance to identify conservation and riparian areas in the City that require site specific mitigation. These areas could be identified and incorporated into a zoning overlay, or the law could simply describe the types of areas that need to be identified on a site plan and then mitigation of impacts proposed during SEQRA review.

By identifying specific areas for conservation, ReZone will both conserve land resources, and increase the value of adjacent developed areas. This will further demonstrate the need to ensure that development is meeting the expected level of performance of developed areas as well as create a more pleasing and healthy urban and human environment.

Greenspace and Landscaping Requirements

Article 4 of the proposed Zoning Ordinance includes greenspace and landscaping requirements for all new development, except properties with one- or two-unit dwellings, and for substantial expansions or enlargements. The requirements are presented with both numerical requirements and graphic presentations (see Figure 6), and address multiple environmental impacts including the conservation of land. As described in Article 4, these requirements are further intended for the following purpose:

The City recognizes landscaping, buffering, and screening as important components that contribute to Syracuse’s sense of place by:

- 1) Providing a transition between land uses;
- 2) Providing for the natural visual screening of parking and loading areas;
- 3) Establishing an attractive streetscape that contributes to the character and appearance of the city and creates a safe and pleasant environment for people;
- 4) Improving the appearance of development to protect and enhance public and private investments and property values;
- 5) Conserving water resources by using sustainable design and maintenance techniques and native and/or adapted plant species that are regionally appropriate;
- 6) Realizing the environmental benefits of landscaping such as storm water retention; recharging groundwater; retaining soil moisture and preventing erosion; minimizing the urban heat island effect; and mitigating air quality, water pollution, dust, noise, heat, and glare; and
- 7) Providing screening to minimize the visual impacts of some types of facilities, structures, and equipment.

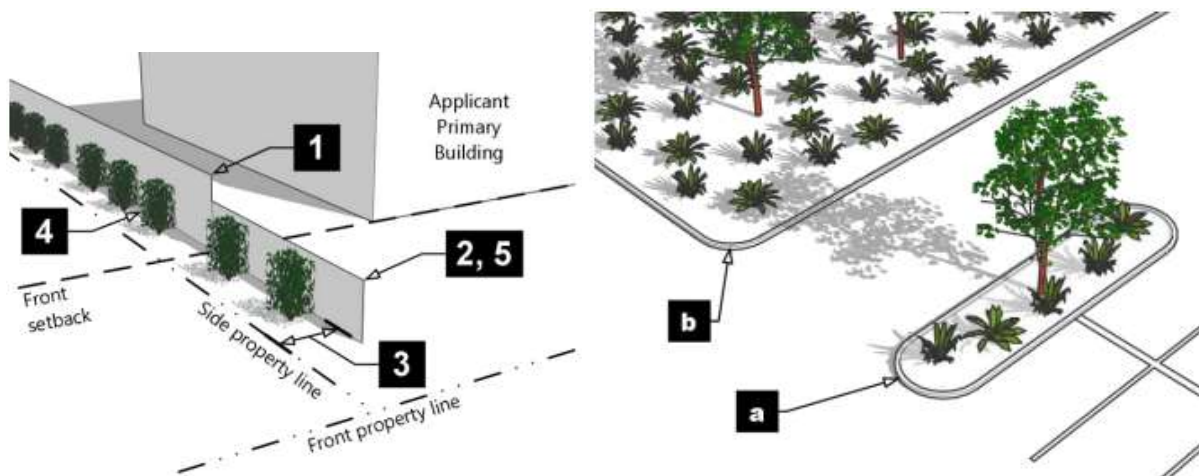


Figure 6—Greenspace and Landscaping Requirements of Proposed Zoning Ordinance

Implementation of ReZone will allow for the testing of the effectiveness of the City’s development standards. Over time these standards may be modified to better meet the City’s goals.

3.2 Flooding

3.2.1 Current Status

There are significant floodplains in the City of Syracuse, especially along Onondaga Creek and within City parks (see Figure 7). Approximately 90% of the land area in the City drains to Onondaga Lake either directly or via a tributary to the lake. The remaining land area drains to Butternut Creek, and then eventually Oneida Lake. Many of the smaller tributaries in the City have been covered, particularly in the denser, urban areas like Downtown. The City

manages several flood retention areas on the periphery of the City in an attempt to reduce flood flows before the floodplain is confined to culverts or other engineered channels. The Special Flood Hazard Area (“SFHA” or “100-year floodplain”) was recently mapped by New York State using LiDAR data which is far more accurate than typical methods. However, this method often results in controversy as it reveals areas that may be prone to flooding and thereby requiring flood insurance in accordance with the federal National Flood Insurance Program.

Several streams have been confined to long culverts and/or engineered channels which reduces flood capacity in the City and reduces the effectiveness of the storm sewer system in general. Further, there are large areas of the City that were formerly floodplain and wetland areas that have been completely modified and very intensely developed. This is especially the case in the Lakefront area of the City.

In addition to these drainage and development modifications which are fairly typical of an older city in the northeast region of the U.S., Syracuse has a combined sewer in many areas. A combined sewer is one where stormwater from precipitation and sanitary sewage flow together in the same system to the sewage treatment plant. This type of system presents a multitude of challenges for sewage treatment as well as water quality and flooding. One of the most impactful features of this type of system is a device called a Combined Sewer Overflow (“CSO”). A CSO is designed to relieve flooding in neighborhoods and reduce flows to the sewage treatment plant by releasing sewage and storm flows to, in this case, Onondaga Creek during high precipitation storm events. The City and Onondaga County have made great strides in eliminating CSOs and mitigating stormflows by reducing impervious surfaces and developing infiltration areas in the City (green infrastructure practices).

In summary, Syracuse is working diligently to mitigate the impacts of natural floodplain loss and flow constraining infrastructure, including through the use of modern land use regulations to avoid impacts in the future.

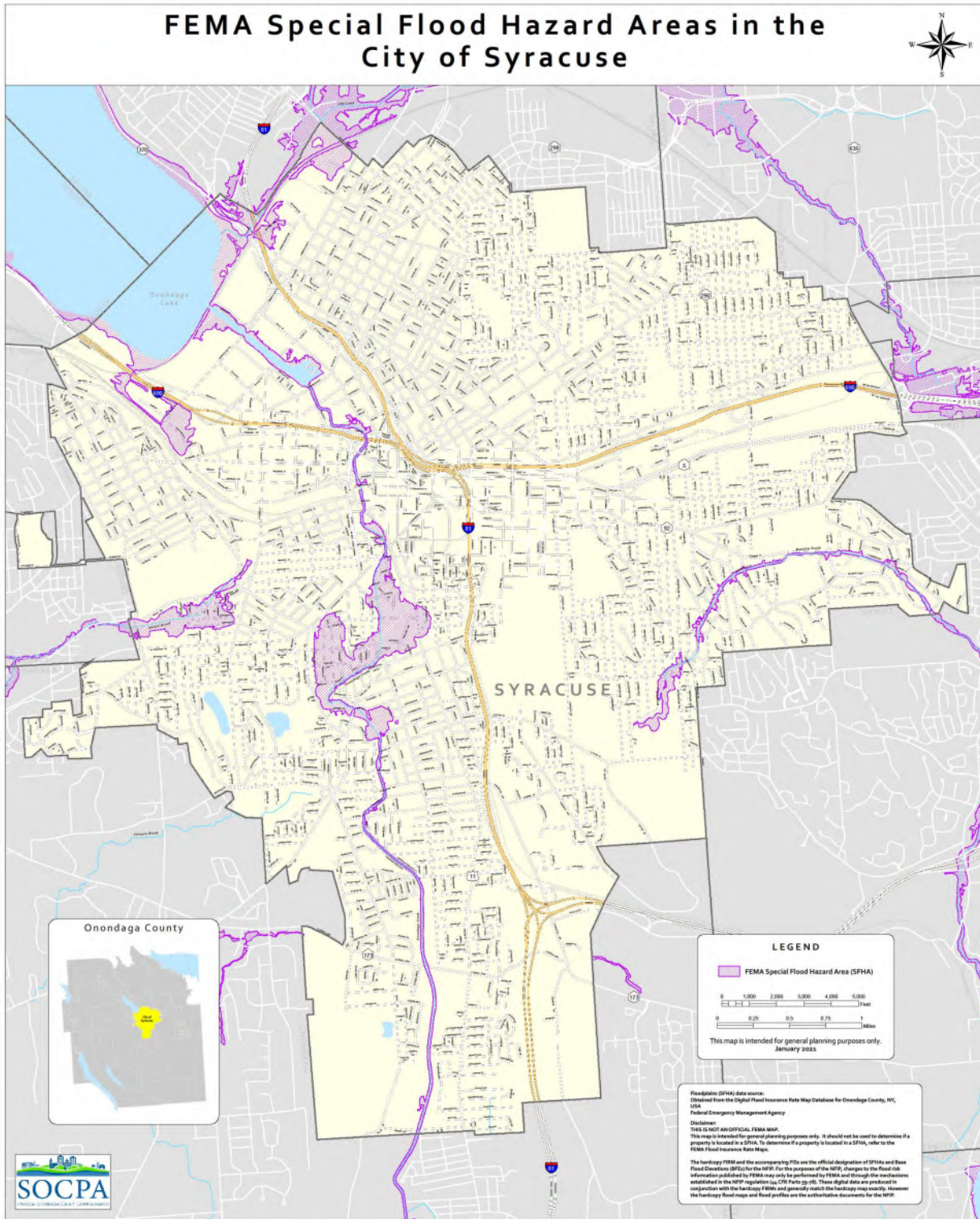


Figure 7—Special Flood Hazard Areas, City of Syracuse

3.2.2 Potential Adverse Impacts

The adverse impacts of development in floodplains are well known and costly. Due to local, state and federal laws and the requirement of flood insurance for property owners, it is difficult to adequately summarize the intricacies of land use and flood impact amelioration. There tends to be a recurring cycle of flooding, repair of homes or businesses in a floodplain with federal insurance dollars, and then eventually a recurring flood. In an urban area like Syracuse every stream channel has been straightened and tamed and even buried in a culvert in order to make floodplain land available. Without a flood control structure upstream, the City would inevitably see annual severe flooding. Fortunately, there is a dam on Onondaga Creek, the largest tributary to Onondaga Lake, which effectively diminishes the threat of flooding in the City along the creek. Other flooding concerns are related to the City's CSOs. The legacy of this system and the impacts to Onondaga Lake are well known.

Land use then has a large part to play in an urbanized area like Syracuse, where much of the City's residential neighborhoods and industrial areas are located in former floodplains. The City and County have been addressing the CSO issue over a long period of time in an effort to clean up Onondaga Lake and Onondaga Creek. The Save the Rain program established many rain gardens and other distributed facilities throughout the City in order to reduce stormwater inputs to the CSO. This points to the potential impact of impervious surfaces such as rooftops, driveways, and parking areas. Another factor that zoning can partially influence is the land uses allowed in the floodplain. ReZone incorporates several improvements to existing policy in order to mitigate potential flooding related impacts.

3.2.3 Mitigation Measures

The City of Syracuse updated its local floodplain management law in 2016. This law requires that any development within the SFHA (i.e., new structure, filling, grading, or substantial improvement to an existing structure) obtain a floodplain development permit, in addition to all standard building and development permits. These projects with 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.

ReZone introduces land use measures in support of this approach to further reduce the impacts of floodplain development and improve the legacy of stormwater and wastewater

management in the City. ReZone will accomplish this by allowing multiple dwelling buildings in areas where only detached homes were allowed historically. It may seem counterintuitive to allow more units in the floodplain. However, multiple dwelling projects are able to use construction techniques that raise the dwellings out of the floodplain by either building up the elevation of the site or elevating the structure to base flood elevation plus two feet. Accessory or non-occupied uses, such as automobile parking or storage are permitted as long as the lowest occupied floor is properly elevated. The proposed Zoning Ordinance will continue to allow detached homes in certain areas prone to flooding, provided they are designed and constructed to reduce flooding impacts and meet the local floodplain development law. Construction in accordance with the City law will also significantly reduce flood insurance costs compared with structures not meeting these standards.

Eliminating development in these areas altogether has both legal and practical consequences. Simply eliminating the ability to develop in the floodplain would cause numerous existing structures and uses within the floodplain to be deemed pre-existing non-conforming, which would thus allow those structures and uses to remain. Over time, they gradually decline without the possibility of reconstruction, which would result in deleterious effects and potential environmental impacts to the neighborhood.

The City currently has an abundance of vacant and/or dilapidated properties, many of which are within the floodplain. The proposed Zoning Ordinance will mitigate any environmental impacts by allowing development with more capacity in areas prone to flooding, thus providing a path for existing properties to remain viable.

ReZone also introduces an Open Space zoning district. Due to the issues with a regulatory takings described above, this zoning district only includes open space resources that are government owned, or otherwise protected. However, this zoning district could be applied to vacant properties held by an intermediary organization until the government is able to purchase them. In this way, the Open Space zoning district will further mitigate flood-related impacts by providing a mechanism for undeveloped land to remain undeveloped.

Finally, new site design regulations introduced by ReZone will further mitigate flooding by potentially reducing flows to the stormwater system. Off-street parking and loading regulations will make certain development has sufficient parking to meet demand but limit onsite parking and impervious surface area which increases flooding. These standards will also allow flexibility in how parking is provided by reducing onsite parking requirements where on street parking is available and projects are in close proximity to transit. These standards will directly affect our local environment by reducing the amount of required paving, thereby reducing stormwater runoff, reducing risks of flooding, and improving water quality. These regulations combined with increased landscaping requirements will mitigate flooding impacts in future development.

3.3 Plants and Animals

3.3.1 Current Status

According to data from the NYSDEC, portions of the City may contain plant and/or animal species, or their associated habitats, which have been identified as threatened or endangered species by New York State or the federal government. These species include Midland Sedge, Reflexed Sedge, Glomerate Sedge, Straight-leaved Pondweed, Lake Sturgeon, Peregrine Falcon, Bald Eagle, Indiana Bat, and Northern Long-eared Bat.

The NYSDEC Environmental Resource Mapper shows generalized locations throughout the City where a threatened or endangered species may be present, with the greatest concentrations occurring within Onondaga Lake and the Lakefront area and on the east side of the City (Figure 8).

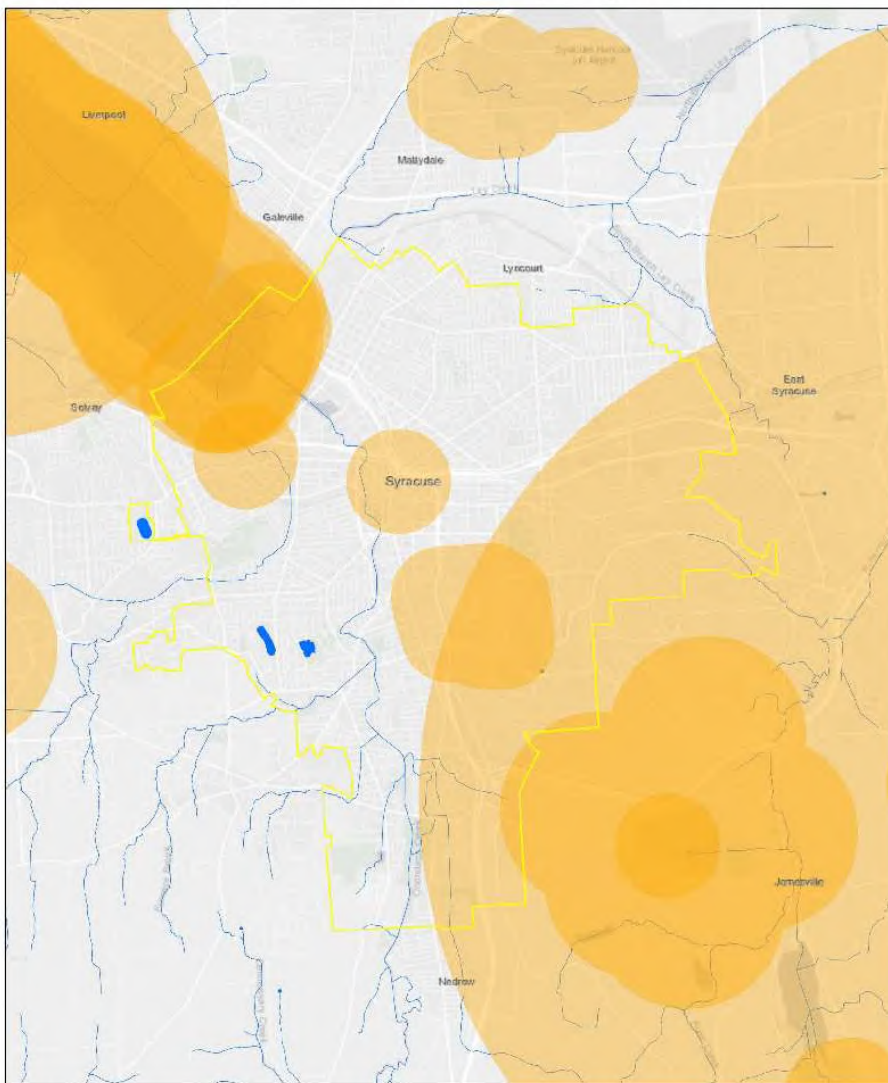


Figure 8—Rare Plants and Animals, City of Syracuse

3.3.2 Potential Adverse Impacts

Adoption or implementation of ReZone is expected to 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.

3.3.3 Mitigation Measures

There are elements of ReZone that will mitigate the potential loss of flora and fauna due to new development. Establishing an Open Space district will provide and protect lands, including park lands, wooded areas, and land adjacent to Onondaga Creek. These areas will provide habitat for plants and animals, flood attenuation, and open space for public use.

Additionally, development standards will mitigate impacts of development through required landscaping and other features which will improve the environment for people, flora and fauna, and will include planted buffer areas, landscaping and tree requirements that will help to minimize impacts to plants and animals.

Finally, given the generalized nature of available data, confirmation of the existence of any threatened or endangered plants and animals would be best considered during a project-specific SEQRA review when a jurisdictional determination can be completed for a subject area and specific protective measures implemented, if necessary.

3.4 Aesthetic Resources

3.4.1 Current Status

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 sense by incorporating development standards into the City's zoning regulations. The current Zoning Ordinance contains some development standards, but they are limited to certain zoning districts and areas of the City (i.e., the Lakefront District and portions of James Street). This uneven application of standards is not equitable and relies heavily on the current project review process to ensure a high level of development in other areas of the City.

The current project review process seeks to maintain consistency with the built environment and existing aesthetic value of the surrounding area by considering the following aesthetic elements:

- Site landscaping,
- Screening of parking facilities,
- Limited onsite lighting,
- Signage,
- Building materials,
- Window transparency
- Building orientation and setbacks,

- Transitional areas between the public realm and private buildings, and
- Compatibility with nearby historic structures.

With the adoption and implementation of ReZone, these aesthetic treatments, and others, will be clearly articulated in the zoning regulations and applied citywide.

3.4.2 Potential Adverse Impacts

The aesthetic impacts of ReZone are expected to be largely positive, as the proposed Zoning Ordinance is focused on improving the character of the built environment. ReZone strives for a minimum performance of development throughout the City. The clearly articulated site and building standards for new development and redevelopment will enhance and protect the City's aesthetic resources. Historic Preservation regulations will protect historic resource aesthetics, site design will require appropriate lighting, and development standards will situate buildings to engage the public realm. These new requirements are widely accepted and will improve the performance of the site while enhancing the aesthetics of the City's new development and redevelopment.

There are neighborhoods that may inadvertently be impacted by the move to standardized zoning across the City. These include the Eastwood, Lakefront, and University neighborhoods, which are currently covered by an overlay zoning district with specific design and review requirements. A potential concern in these neighborhoods is that elimination of the existing overlay regulations in the proposed Zoning Ordinance will result in a reduced standard of development in comparison to the current Zoning Ordinance. However, ReZone's new development standards provide the same, if not better, provisions to achieve the objectives of the existing overlays.

3.4.3 Mitigation Measures

Article 4 Development Standards of the proposed Zoning Ordinance will establish a baseline for aesthetics associated with development throughout the City and ensure that property owners and developers share in the responsibility to protect and enhance the City's aesthetic resources going forward. New regulations in ReZone will also improve transparency and neighborhood notifications of project reviews, encouraging greater community involvement and further minimizing aesthetic impacts.

ReZone eliminates the Special Neighborhood District designation and Certificate of Suitability review process and instead uses the Site Plan Review process established by New York State General City Law ("GCL") to achieve the same review. The Site Plan Review process combined with ReZone's development standards will form a solid foundation for replicating the current practices and allow for easier, more uniform enforcement.

Article 4 establishes clearly articulated standards for development. There is an anticipated improvement in resulting development and aesthetics. Article 4 covers a wide variety of

standards from parking to façade treatments to landscaping and screening requirements. As previously noted, these standards include:

- *Residential Compatibility* – which will ensure respectful transitions from mixed-use and commercial corridors to residential districts, and encourage infill and redevelopment but not at the expense of residential neighborhoods.
- *Off-Street Parking and Loading* – which will make certain development has sufficient parking to meet demand but avoid excessive parking. These standards will allow flexibility in how parking is provided; including allowing on street parking and proximity to transit to reduce required onsite parking requirements. These standards will also encourage multi-modal transportation, such as biking. These standards will also have a positive effect on our local environment by reducing stormwater runoff and improving water quality by reducing the amount of required paving.
- *Landscaping and Screening* – which will provide better transitions between uses, help to reduce runoff and stabilize soil, and preserve the visual quality of new development or redevelopment.
- *Site and Building Design* – which will be applied citywide to promote high-quality design, minimize impacts of large buildings, and encourage pedestrian-friendly development. These standards will guide new building layout and entries, materials, form, security, and utilities among other considerations.

ReZone seeks to reverse the mistakes of the past by applying zoning and development standards evenly across the City so that all neighborhoods receive a minimum level of environmental and design amenities that will improve the health and livability of the city. In addition, ReZone seeks to make these requirements more accessible to residents and neighborhood leaders, and increase public participation in the project review process in order to ensure their voices are heard and concerns addressed in a way that is attentive to their neighborhood and community vision.

With these mitigation measures in place, the proposed Zoning Ordinance will not result in any significant adverse impacts concerning aesthetic resources in the City.

3.5 Historic and Archaeological Resources

3.5.1 Current Status

The City contains numerous historic resources that are either listed, or eligible for listing, in the New York State and National Registers of Historic Places. Additionally, the Common Council has designated individual and groups of properties to be of local historic significance as Protected Sites or Preservation Districts. The City also contains archaeological resources.

The inventory of archaeological sites and resources is held and maintained by the New York State Historic Preservation Office (“SHPO”).

Within the boundaries of the City of Syracuse there are presently 116 State and National Register-listed resources, including 13 historic districts. Individually-listed resources include industrial, commercial, residential, institutional and religious property types and several designed landscapes. Districts are identified in both residential and commercial settings.

Locally designated sites include 58 individual Protected Sites, representing primarily residential, commercial, religious, and institutional property types. This number also includes designed landscapes such as parks and cemeteries. There are also four Preservation Districts: two residential districts and two districts featuring commercial, institutional and religious buildings. There is significant overlap between the National Register-listed and the locally designated properties.

The current preservation ordinance was adopted in 1974 (Part C, Section VII, Articles 3-9 of the current Zoning Ordinance). There have been no major revisions to the preservation ordinance since its adoption more than 45 years ago. As part of ReZone, the preservation ordinance has been updated significantly to make it consistent with best practices while maintaining the overall goal of protecting and celebrating the City’s historic resources. Article 6 of the proposed Zoning Ordinance is based on the *Model Preservation Local Law for New York State Municipalities*, developed by the SHPO.

3.5.2 Potential Adverse Impacts

Historic Resources

The adoption and implementation of ReZone is anticipated to have no 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 current preservation ordinance are procedural. The most significant revision is the inclusion of language specific to the appeal of Syracuse Landmark Preservation Board (SLPB) decisions related to Certificate of Appropriateness applications. A Certificate of Appropriateness is required for any project that will result in the material change in appearance of a local Protected Site or property within a Preservation District. Under the current Zoning Ordinance, appeals of SLPB decisions are heard by the City Planning Commission. Under the proposed Zoning Ordinance, aggrieved applicants will have two appeal options: an applicant may apply for a finding of economic hardship through the SLPB; or the applicant may go directly to an Article 78 proceeding through the New York State court system.

As a result of the change in the appeals process, the SLPB will now be required to hold formal public hearings for all Certificate of Appropriateness applications. This requirement will affect the lead time needed to process and schedule applications, but will create a more public and transparent review process.

In addition, due to the revised Certificate of Appropriateness review procedure, the proposed Zoning Ordinance includes provisions (not in the current Zoning Ordinance) that allow the SLPB to consider economic hardship in cases where the need for flexibility to address a unique and special situation is clearly demonstrated. Under the current preservation ordinance, consideration of economic hardship is only given to the City Planning Commission upon appeal. The burden of proof of hardship is on the applicant, who will be expected to provide documentation sufficient to substantiate the hardship claim.

Finally, the proposed Zoning Ordinance includes a statement affirming property owners' responsibility to maintain their properties in accordance with the Property Maintenance Code of New York State, Syracuse Property Conservation Code and all other applicable local regulations. Maintenance is the key to the long-term stewardship of historic neighborhoods and individual resources. Owners who allow their properties to fall into serious disrepair will be cited and subject to fines by the Division of Code Enforcement.

Protections for non-locally designated historic properties are also carried over in the proposed Zoning Ordinance. Under the current Zoning Ordinance, the Office of Zoning Administration refers any project that requires a Project Site Review and involves a non-locally designated property that is listed in the City's Historic Properties List to the SLPB for review and comment. This provision will now apply to all projects requiring Site Plan Review. The [Historic Properties List](#)⁴ is updated on a quarterly basis.

Archaeological Resources

The potential adverse impact of the new code to archaeological resources is unknown. Projects consistent with the new code could impact archaeological resources; however, the majority of sites considered for new development or redevelopment within the City boundaries have been previously disturbed and therefore are unlikely to contain significant archaeological resources.

3.5.3 Mitigation Measures

Historic Resources

The adoption of ReZone is anticipated to have no impact on historic resources. The proposed Zoning Ordinance carries over all reviews and authority included in the current Zoning Ordinance. Any adverse impact to historic resources will be identified and mitigated by the review and compliance provisions of the updated historic preservation law contained within

⁴ Available at: <https://beta.syr.gov.net/Boards-and-Commissions/SLPB/Historic-Properties-List>

the proposed Zoning Ordinance. These specific measures include the continuation of current safeguards for historic resources, updates to the appeals process which provide for a more public and transparent review process, and penalties for property owners that allow their properties to fall into serious disrepair.

Archaeological Resources

The risk to archaeological resources is unknown, but considered minimal. 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.

3.6 Transportation

3.6.1 Current Status

Transportation and land use are intertwined, and the City of Syracuse is similar to other “Rust Belt” cities where growth and development have historically occurred around the transportation networks of the times – waterways, canals, railroads, and eventually roads. Syracuse is unique, however, in that it is located near the center of New York State with unobstructed transportation corridors to the north, south, east, and west.

The historic Erie Canal passed through the heart of downtown Syracuse and is a unique aspect of Syracuse’s transportation history. Today, Syracuse still has access to the Great Lakes via the Oswego Canal and access to the Hudson River via the NYS Barge Canal, which has a terminus at the Inner Harbor at the south end of Onondaga Lake and provides unique urban water access. Another, often forgotten, historical transportation resource in Syracuse is the extensive trolley system that connected the region and its workers to a variety of jobs throughout the City and County. These trolleys operated at their peak in the early 20th century. Remnants of their existence can still be found across the landscape and are evident in the residential neighborhoods that developed around them.

Today, the Interstate highway system follows relatively flat corridors to the north, south, east, and west, making direct high speed surface transportation connections with Pennsylvania, Canada, Buffalo and Albany. Passenger and freight rail lines also converge in Syracuse, providing additional connections to the region. Other important infrastructure associated with the present railroad network include a regionally significant rail yard and interchange operated by CSX in East Syracuse just outside of the City limits, and the William F. Walsh Regional Transportation Center for passenger rail in the City. The City of Syracuse also owns the Syracuse Hancock International Airport located just north of the City, which provides connections to more distant locations. At a more local scale, the City is served by the Centro

transit system which is a typical upstate transit system with consistent ridership that provides an important transportation resource in the City and connections to the surrounding county.

In more recent years, the legacy of urban renewal programs from the 1960's and the construction of Interstate highways I-690 and I-81 have been a focus of community revitalization as the City and region finalize plans to remove the viaduct and I-81 from the City and replace it with a surface level boulevard to maintain automobile connectivity. Community revitalization efforts have also focused on the walkability of communities, which is increasingly important as a means of creating a higher quality of life, supporting retail, and increasing vibrancy downtown and in neighborhood centers. These efforts seek to correct the City's urban renewal legacy, which included the decimation of pedestrian and bicycle resources. Syracuse, like many other upstate cities, is prioritizing mitigation of this legacy through the provision of bicycle and pedestrian safety improvements to the transportation system. Syracuse and Onondaga County have made consistent and significant strides in this area with the extension of the Creekwalk and more recently \$20M in improvements to establish the Empire State Trail across the county and most significantly eliminating the gap in the trail in the City. The City and County continue to make progress in this area.

See Appendix B for key transportation indicators that quantify the preceding narrative and describe the transportation system and resources in Syracuse in more detail.

3.6.2 Potential Adverse Impacts

The history of Syracuse and significant transportation resources available in the City both currently and historically demonstrate the impact transportation can have on land use. At the same time, land use can have a dramatic impact on transportation resources. At the project level, these impacts may be something as straightforward as the installation of a roundabout to facilitate access and maintain the capacity of a busy roadway. At an extreme, a new road, highway, or rail line may be required to facilitate access to an industry that requires frequent deliveries to and from the new development. Land use regulations including zoning typically take these factors into account when assigning zoning districts to areas in a community in an attempt to both avoid issues as well as capitalize on the resources available.

ReZone has assessed potential land uses and the capacity of the street network, availability of transit, and the proposed changes to the street network that may occur through the removal of the I-81 viaduct. More importantly, ReZone has considered the impacts of the I-81 project to neighborhoods of certain types and intensity of development and has made map changes consistent with neighborhood input so as to avoid future impacts of the project.

ReZone is not anticipated to have any significant adverse impacts on the transportation network now or well into the future. This is due to ReZone both continuing 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 facilitates pedestrian and bicycle modes of travel, as well as emerging micromobility options (e.g., scooters), bus rapid transit and even rideshare facilities.

3.6.3 Mitigation Measures

The inclusion of the Mixed Use districts will mitigate potential adverse impacts. These districts are frequently located along primary corridors in each quadrant of the City. The mix of uses, allowable density, range of housing types, inherent walkability, and transportation options that are situated along these corridors are consistent with Smart Growth principles which are identified as, “an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods”. These walkable corridors throughout the City will also play a part in minimizing potential adverse impacts to transportation. Transit accessible, walkable neighborhoods can reduce dependence on single occupancy vehicle usage and increase transit ridership, thereby reducing vehicle miles traveled.

Additionally off-street parking and requirements will ensure development has sufficient parking to meet demand but avoid excessive parking. These standards will allow flexibility in how parking is provided, and encourage multi-modal transportation, like biking. These new requirements work with and are complementary to the excess capacity of city streets for vehicular traffic. Syracuse has lost significant population since the 1960’s and, although the City has fewer residents, household size and modern trends among households with multiple vehicles have prevented a dramatic decrease in vehicular traffic. City streets, including major boulevards, have sufficient capacity which has allowed for lane reductions, and the addition of bicycle and pedestrian facilities.

In summary, ReZone is not anticipated to have any significant adverse impacts on the transportation network and will allow for improvements to existing transportation conditions in the following ways:

- Reduce travel demand for daily goods by allowing Mixed Use zoning districts to be established near or within residential areas;
- Promote bicycle usage by mandating bicycle parking in certain districts;
- Parking lots must have pedestrian facilities;
- New design and siting requirements for parking lots to protect walkability and reduce auto demand; and
- All projects subject to SEQRA review must evaluate and, if necessary, mitigate potential transportation impacts.

3.7 Consistency with Community Character

3.7.1 Current Status

The City of Syracuse consists of a diverse array of neighborhoods, business and commercial developments, abundant parks and open space, a rejuvenated downtown, major education

and health care institutions, and significant historic architecture, all located in an area with dramatic topographical changes and a well-studied urban forest. See the Syracuse neighborhood map in Figure 1.

In most residential areas of the City, the character reflects the late 19th and early 20th century defining character of front porches, sidewalks and street trees, and unique architecture in many of the buildings in more commercial areas. Syracuse was by and large an industrial and commerce City with industry and manufacturing situated along the many transportation conduits for raw materials and delivery of goods such as the Erie Canal historically, and Interstate highways today. In many ways Syracuse is and has historically been a typical charming northeast city. The postwar period brought many changes to Syracuse as it did many other cities. Post-war growth and optimism is prevalent in plans from that time period, with visions of modern architectural styles, an expectation of never ending growth in population, and an ever expanding economy with limitless cheap energy and raw materials.

Two significant periods in urban planning were born of a desire to improve, among other things, the aesthetics of U.S. cities: the City Beautiful Movement between approximately 1890 and 1920 and the Urban Renewal policies of the late 1950s and 1960s. These two movements specifically targeted “slums” and “blight” as problems that needed solving. As noble as these motives sound, these movements operated in spite of the people that lived in neighborhoods identified as slums. To those people, it was home and their concerns or experience were not taken into consideration. The history and impacts of these movements and policies were and are present in the current zoning ordinance. Most notably, the I-81 corridor was established through a federally funded Community Renewal Program plan that identified certain neighborhoods for “Clearance” in the early 1960s. It is no coincidence that the two major zoning legislation acts occurred in 1922 and 1967 in large part as implementation of these hallmark planning movements. Ironically, these policies have in part contributed to displacement and disruption of economies and neighborhoods which has led certain Syracuse neighborhoods to have some of the highest rates of concentrated poverty in the U.S.

The anticipated post-war growth did not continue as predicted in urban renewal plans, and in the 1970’s the City and County started to consider a response to a very different future than what was imagined. Since 1970, the City and County have experienced population loss, stagnation, and moderate growth and redevelopment. Over the last 20 years the population has become stable, or plateaued with some modest overall growth.

All of these factors have had an impact on community character and the urban environment. The current Zoning Ordinance includes policies that inhibit development in an effort to protect neighborhoods. Neighborhood preservationists alarmed by the urban renewal period and a loss of wealth and reinvestment in the City have opposed changes that would further erode the unique character in Syracuse. This has resulted in decreased investment in these once vibrant neighborhoods, and has ignored the reality of changing households, willingness to restore buildings to modern standards, and market pressures further inhibiting the City’s

ability to compete with neighboring communities. These conditions have negative impacts on many neighborhoods which experience high vacancy, crime and a poor quality of life.

In addition to housing impacts, the City's once flourishing manufacturing and warehousing buildings are increasingly sought for living and working arrangements more typical of the 19th century when people generally worked where or near where they lived. Unfortunately, 20th century zoning practices narrowly defined the allowable uses in these buildings.

3.7.2 Potential Adverse Impacts

The proposed Zoning Ordinance does not introduce dramatically different uses in existing neighborhoods from the current Zoning Ordinance. Neither does the law reclassify large areas of the City to zoning districts dramatically different from the current law. Rather, a number of measures in ReZone are expected to result in positive impacts on community character throughout the City, though maintaining or improving community character is not solely a factor of zoning, as previously demonstrated. Market dynamics, trends in demographics, and the resulting shifts in household makeup, as well as major infrastructure changes and economic development projects, all have the potential to drive change in neighborhoods which affects character.

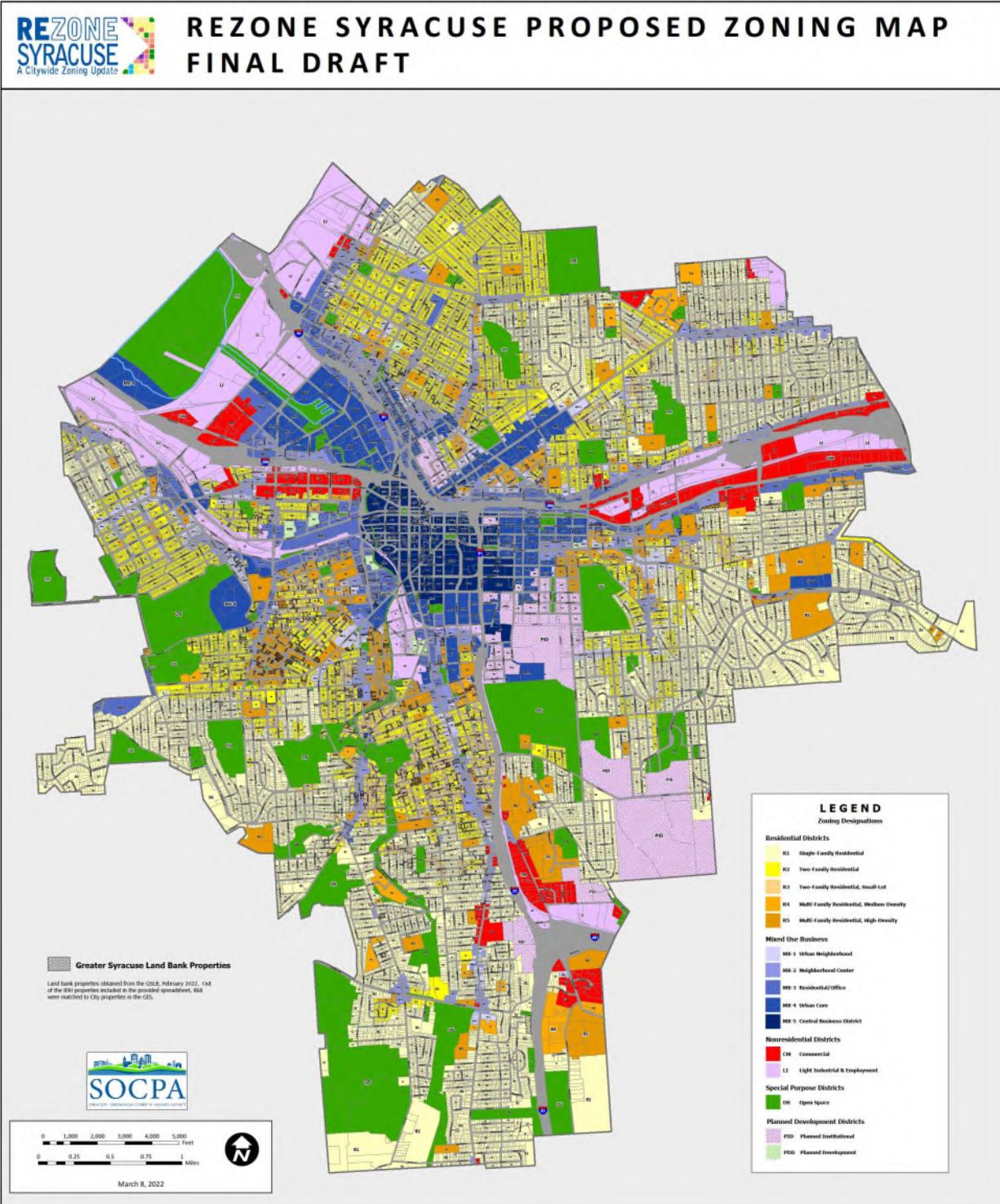


Figure 9—Greater Syracuse Land Bank Properties, City of Syracuse

3.7.3 Mitigation Measures

ReZone includes measures that maintain a degree of continuity with well-established patterns of development for the majority of the City. New building and site development standards will positively affect community character and provide guidance on lighting, landscaping, site layout, building placement and character, storage of refuse, location of parking and loading facilities, and build-to and lot coverage requirements. These attributes are found in Articles 2 and 4 of the proposed Zoning Ordinance.

ReZone introduces new uses in order to foster the adaptive reuse of the City's historic industrial and commercial buildings by allowing creative live/work arrangements in the same building. ReZone also incorporates non-development oriented uses such as community gardens in order to adapt to the desire to include this land use in the City. Allowing this type of creative reuse of buildings is intended to preserve their character. The land uses under ReZone are better organized and are now listed in a single use table with review requirements identified. See Appendix C for ReZone use table. Some of the new uses now included in ReZone are:

- *Live/Work Dwellings* – a dwelling that contains living and working space together. Live/work arrangements continue to evolve, so this new use will better accommodate this increasingly frequent arrangement. Allowing this use citywide may also help reduce vehicle miles traveled within the City as “home” and “work” are the same place.
- *Community Gardens and Urban Agriculture* – community gardens are areas of land that are used to grow and harvest food crops and/or non-food ornamental crops such as flowers, for personal or group use, and urban agriculture is the production of poultry or poultry products; horticultural or nursery stock; fruit, vegetables, forage, grains, timber, or trees; on either unenclosed land or in enclosed structures, such as greenhouses and barns. These uses are increasingly common in urban areas and their omission in the current Zoning Ordinance makes the establishment of these uses unnecessarily complicated, particularly as it is a land use that people want in their communities.
- *Beverage Café (or coffee shop)* –an establishment that primarily prepares and serves coffee, juice, or other non-alcoholic beverages and may serve a limited food menu. This type of neighborhood-friendly use is frequently a locally owned business that provides neighborhood character and services, and is currently reviewed in a similar manner as a bar or restaurant. Again, the omission of this use in the current Zoning Ordinance makes the establishment of this use unnecessarily complicated, particularly one that residents have said they want access to in their neighborhoods.
- *Artisan Manufacturing* – uses in this category allow for on-site production of goods by hand manufacturing involving the use of tools and small-scale equipment. These

activities do not involve the creation of harmful noises or by-products, and are frequently a locally owned, small business. The establishment of this use will now allow these activities to occur in most of the City's Mixed-Use districts and provide another option for investment and employment in the City.

3.8 Environmentally Insignificant Issues

In accordance with the requirements of SEQRA and pursuant to the Final Scoping Document for the project, the following issues were deemed irrelevant or environmentally insignificant and are therefore not considered in this DGEIS:

- Geological Features;
- Surface Water;
- Groundwater;
- Air;
- Agricultural Resources;
- Open Space and Recreation; and
- Critical Environmental Areas.

The Final Scoping Document also found ReZone to have an insignificant impact with regard to the following typical impact areas, but committed the DGEIS to discuss these impacts:

- Energy;
- Noise Odor and Light;
- Human Health; and
- Consistency with Community Plans.

Additionally, the Final Scoping Document determined ReZone would have an insignificant impact on the following, but committed to discussing them nonetheless:

- Climate Change; and
- Zoning Equity.

As described in the Final Scoping document, these issues are intended to be improved, or impacts lessened as a general goal of zoning. The measure of an adverse impact in this DGEIS is not the use or development of land outright, but the *difference* between use or development under the current Zoning Ordinance and use or development under the proposed Zoning Ordinance. With the establishment of development standards and other controls, typical impacts associated with zoning are anticipated to be less than the current Zoning Ordinance.

Based upon comments received and a desire on the part of the Lead Agency to be responsive to additional issues, this DGEIS includes a discussion of Climate Change and Zoning Equity. Neither

will be adversely impacted, and the DGEIS explores the ways ReZone seeks to positively impact both with regard to currently recommended best practices in land use planning and zoning.

Because ReZone makes specific efforts to mitigate impacts in these areas and public comments demonstrated concern, the Final Scoping Document allows for discussion of these areas which follows.

3.8.1 Energy

Current Status

Energy use in Syracuse is a typically complicated mix of residential, commercial, industrial and institutional demand for heating and cooling as well as energy demands for transportation. The electrical grid is owned and managed by National Grid in Syracuse, and the region is served by a variety of power generating facilities, including a natural gas cogeneration facility in the City. In addition to these primary sources of energy, the region includes hydropower on the Oswego River to the north, wind power in adjacent Madison County, and nuclear power plants in Oswego along Lake Ontario. There are a growing number of solar facilities in Onondaga County, but a limited number of passive solar installations related to specific buildings within the City. There are no significant wind energy installations in the City or Onondaga County, but there are large wind energy facilities in the region, most notably in neighboring Madison County and on the Tug Hill Plateau to the north. Just over the City border in the Town of Onondaga there is the Onondaga County Resource Recovery Agency which recycles waste and incinerates what cannot be recycled. The incineration process powers steam turbines to generate electricity which is primarily consumed in Syracuse. Because Energy is only being discussed as a tangential environmental impact, a more detailed inventory of energy sources is not included here. However, the City is initiating an update to its Sustainability Plan, a component of the Comprehensive Plan, and will likely be examining energy use and further conversion to renewable energy in that plan. It should be noted that New York State has established aggressive renewable energy goals to transition away from the State's reliance on fossil fuels, which are the primary source of energy in Syracuse.

Potential Adverse Impacts

Adoption and implementation of ReZone is not anticipated to have an adverse impact on energy resources. 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. These are the typical issues associated with a long range plan like ReZone: what land uses are proposed that may cause a strain on energy resources. Of course, in the 21st century energy consumption is related to climate change.

The potential impacts associated with ReZone are related 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 have a large beneficial impact on energy usage by creating a more efficient community through development that encourages more efficient lifestyles.

Mitigation Measures

The proposed Zoning Ordinance contains regulations that will positively affect energy usage in the City, thus improving existing conditions and minimizing existing environmental impacts. These include zoning neighborhood business corridors in a manner to promote walkable, mixed use business corridors adjacent to residential neighborhoods, which may reduce vehicle miles traveled and allow for more efficient and welcoming transit systems that will result in reduced energy consumption and carbon emissions. Further, considering the age of many building in the City, the proposed Zoning Ordinance encourages energy conservation and the conservation of natural and material resources through the rehabilitation and reuse of the City's existing building stock and infrastructure. The new minimum story requirement in Mixed Use districts will also generate inherently more energy efficient buildings and land use than their single story counterparts. ReZone encourages the continued use of multi-unit housing and the creation of quality, efficient affordable homes to increase energy efficiency by permitting the installation and use of wind and solar renewable energy systems.

3.8.2 Noise, Odor and Light

Current Status

Current community level sources of noise and odor pollution are most directly associated with conventional vehicles which burn gasoline or diesel fuel during resident's normal daily activities. Waste management and sewage treatment account for the primary sources of community level pollutants in the City. Vehicles account for the primary source of noise within communities (aside from infrequent instances involving fireworks, concerts, or neighborhood issues). Syracuse is crisscrossed with interstate highways, and the street grid continues to include many streets that were widened and converted to one-way to accommodate the growth of automobile use in the City. Odor related to waste management as well as commercial uses like a restaurant fryer vent is often mitigated at the project level through permitting.

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.

Potential Adverse Impacts

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. In fact, ReZone

seeks to mitigate these impacts further and is anticipated to have beneficial impact over time. The encouragement of mixed uses furthers the importance of ensuring that these impacts are properly mitigated.

Mitigation Measures

The proposed Zoning Ordinance includes development standards for site lighting, as well as other development standards controlling the storage of refuse and separation of incompatible uses. ReZone also includes extensive development standards which seek to regulate the impact that new buildings have on existing buildings. Individual projects are and will continue to be evaluated for adverse environmental impacts related to noise, odor, and light specific to individual proposals, and specific design elements and mitigation measures will be required, as needed. As a result, the proposed Zoning Ordinance will improve upon existing conditions and minimize adverse environmental impacts in the future.

3.8.3 Human Health

Current Status

The urban renewal period had devastating impacts on many upstate cities, especially downtowns. Syracuse is no exception to the substantial impacts of urban renewal and the auto-oriented suburbanization of our cities. Syracuse's downtown is a walkable generally people-friendly environment. This is largely through preservation of the street grid and the many historic buildings and building patterns in the downtown core. Over time, buildings have been taken down with only a surface parking lot to remain, but Syracuse's downtown is overall a very pleasant and vibrant urban core. The orientation of the buildings to the sidewalk with regular public spaces, well-maintained sidewalks, and street trees maintains a more traditional urban setting that is ultimately a benefit to human health, and helps to explain why downtown is experiencing significant residential development.

The other "main street" areas in the City have the same human-scaled development that serves nearby neighborhoods, and contributes to a fabric of community in the City that is unique. Eastwood, Westcott Street, South Avenue, Salina Street, West Genesee, Tipperary Hill, State Street, Near Westside, the Valley and Butternut Street are examples of areas in the City with similar characteristics.

Syracuse has numerous parks, open spaces and trails for recreational activities. These areas are spread throughout the City and available to residents and visitors year round. Syracuse is also bisected by Interstate 81 and NYS Route 690, two highways that are adjacent to multiple City neighborhoods and affected the character and health of these neighborhoods.

According to previous research, Syracuse has just under housing 70,000 total housing units, with 75% of them built before 1960 and 47% built before 1940. Although lead paint was

prohibited in 1978, many of the older homes in Syracuse may contain lead paint which was commonly used when most homes in Syracuse were constructed.

Potential Adverse Impacts

Adoption or implementation of ReZone is not anticipated to have an adverse impact on human health. In fact, legally, zoning is considered one of the “police powers” that are necessary to insure the “health, safety, and welfare” of the public and granted to states by the 10th Amendment to the U.S. Constitution. Thus, zoning and land use regulations are intended to benefit or protect human health. However, zoning can have a detrimental impact on human health in the absence of sound planning principles. In the 20th century, zoning codes increasingly accommodated automobiles, and made it harder for transit to serve communities through the propagation of specific land use patterns. In spite of dramatic increases in vehicle efficiency and a reduction in emissions, our 20th century policies which favor automobile use result in dramatic deaths through accidents and pollution related problems and diseases, including chronic and persistent asthma and other pulmonary disease. These measures were put in place and institutionalized during a time when policies were not specifically evaluated for environmental impacts. Other impacts include the form or shape and types of housing essentially required by zoning regulations, and the elimination of sidewalks and other neighborhood features that increase safety and encouragement of healthy lifestyles through proximity of land uses and services and an inviting environment for transit, walking and bicycling. These combined with a form of architecture that discourages social interaction have had a well-documented and devastating effect on our communities.

One result of the planning profession’s recognition of these impacts is a trend toward New Urbanism and a return to human oriented environments. Syracuse’s neighborhoods largely resemble New Urbanist ideals of front porches, sidewalks, street trees and homes with high degrees of architectural character. Unfortunately, even very recent subdivisions and commercial proposals in Syracuse do not continue these characteristics, and development proposals are often oriented toward suburban auto-oriented design, or propose an awkward hybrid that has various shortcomings.

Mitigation Measures

ReZone seeks to ameliorate the impacts of persistent flaws in 20th century approaches to zoning and land use as described in this DGEIS. The proposed Zoning Ordinance contains regulations that will positively contribute to public health in the City. These measures include:

- Zoning neighborhood business corridors in a manner to promote walkable, mixed use corridors adjacent to residential neighborhoods.
- Establishing an Open Space district to provide adequate lands for recreational use and to protect those lands from being used for purposes other than open space. Park lands, wooded areas, and some lands adjacent to Onondaga Creek are proposed to

be zoned as Open Space districts which will continue to provide recreational areas, habitat for plants and animals, flood attenuation and open space for public use.

- Providing development standards in Article 4 which will mitigate impacts of development through required landscaping and other features which combined create a more inviting healthy environment for people.

Many of these measures seek to continue established patterns of development which make Syracuse a unique and attractive place to live, and minimize the auto-centric land use patterns that have had a detrimental effect on human health over time. The policies include removing or reducing parking minimums and establishing mixed use zoning districts.

3.8.4 Consistency with Community Plans

Current Status

The Comprehensive Plan 2040 was adopted by the Common Council on March 17, 2014 to establish a vision for the future of the City. The goals and actions of the Comprehensive Plan and its five component plans are driven by the following three policy statements:

- “As the heart of the regional economy, it is the policy of the City of Syracuse to encourage, promote, and support a business-friendly environment that provides for sustainable urban economic growth and economic opportunities for Syracuse residents.”
- “It is the policy of the City of Syracuse to offer an exceptional quality-of-life for its residents and visitors, by providing programs and services that enhance all types of neighborhoods.”
- “It is the policy of the City of Syracuse to cultivate and capitalize on the area’s unique character defined by its history while supporting well-designed real estate developments that enhance neighborhoods, lively public spaces, well-maintained infrastructure, and dynamic neighborhoods that are linked by well-planned transportation, all within an exciting, safe, clean environment.”

One of the primary goals of ReZone has been to implement the LUP, one of the component plans of Comprehensive Plan 2040. The LUP’s goals and recommendations specifically aim to preserve and enhance the City’s existing land use patterns, protect and enhance the character and “sense of place” of the City’s neighborhoods, ensure high-quality, attractive design throughout the City, promote environmentally sustainable land use patterns, transportation options, and site plans, and ensure that development regulations and review processes are efficient, predictable, and transparent. To implement the recommended actions of the LUP, the City determined that a substantial overhaul of the current Zoning Ordinance and Map would be necessary. These policy recommendations became the basis for ReZone.

Additionally, in the LUP, “[t]he vision for future real estate development and redevelopment is largely illustrated by the allocation of character areas across the future land use map.” See

Figure 2. The character areas defined in the LUP are based on the existing or desired land use, building form, and scale in each area, and have been used to inform ReZone. The proposed Zoning Ordinance and Map feature 15 proposed zoning districts and district-specific dimensional and development standards, all of which are intended to further the goals and objectives of the LUP.

Potential Adverse Impacts

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. The adoption of ReZone will accomplish the LUP's goals as described below.

Mitigation Measures

ReZone is specifically 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.

The primary goals and a description of how they were accomplished through ReZone are described below.

1. Ensure that the proposed Zoning Ordinance and Map are consistent with the character desired of future development.
 - a. Overhaul the City's current Zoning Ordinance in order to implement the LUP. *ReZone Syracuse is a comprehensive update and "overhaul" of the City Zoning Ordinance.*
 - i. The five major goals of this plan and the subject areas to which they relate are as follows:

- **Overall Land Use Pattern** - Preserve and enhance Syracuse's existing land use patterns.

The City has developed a group of proposed zoning districts for ReZone Syracuse. These new districts are based on the Character Areas identified in the City's adopted LUP, which were established based on the City's overall land use pattern and growth.

- **Character of Existing Neighborhoods** - Protect and enhance the character and "sense of place" of Syracuse's neighborhoods.

The proposed zoning districts are grouped in the following categories: Residential, Mixed Use, Commercial, Industrial, Open Space, and Planned Districts. These new districts were created to reflect the positive characteristics that exist in Syracuse

neighborhoods, but the districts also include new uses, standards and other guidance that will enhance the character of City neighborhoods to ensure a “sense of place” within our various City neighborhoods.

- **Design & Form of Infill Development & Major Alterations** - Ensure high-quality, attractive design throughout the city.

ReZone includes development standards to help guide and improve the performance of development citywide. The new development standards are applied citywide and will help to improve zoning equity in the City. The new standards will address multiple design considerations including site and building design, parking, landscaping and residential compatibility.

- **Energy & the Environment** - Promote environmentally sustainable land use patterns, transportation options, and site plans.

ReZone has numerous elements that will promote sustainable land use patterns, transportation options, and site plans. The new Mixed Use (MX) districts are frequently located along primary corridors in each quadrant of the City. The mix of uses, allowable density, the range of housing types, the inherent walkability, and the transportation options that present along these corridors will ensure environmentally sustainable land use patterns and transportation options. Site Plans will also benefit from the new development standards that guide development to environmentally sustainable site plans.

Further, the Open Space District will provide adequate land for recreational uses and protect lands for the City’s community parks, open space and other compatible uses. The public health benefits of urban parks and open spaces are well established and include improving air quality, reducing stormwater runoff, providing recreation opportunities, reducing heat island affects, and providing habitat for wildlife. This zoning district has been applied throughout the City, and the desirable uses typically found in this district (parks, trails, wooded areas, waterfront, open space, and playgrounds) will ensure environmentally sustainable land uses are distributed throughout the City.

- **Regulatory Process** - Ensure that development regulations and review processes are efficient, predictable, and transparent.

Common review procedures have been established in ReZone that will apply to multiple application types. This will prevent repetition and avoid potential inconsistencies within application procedures. New procedures have also been proposed including the Site Plan Review procedure. The Site Plan Review framework will align the City with similar standard procedures applied by jurisdictions throughout New York State and the country.

The proposed development review procedures will also improve public notification regarding projects. ReZone will provide residents more information, as new proposals will be required to post onsite notifications regarding pending development and information on how to learn more about the proposal. Residents will be encouraged to review project information and submit comments or questions about the proposal.

Finally, the proposed development standards will create greater predictability for both the development community and neighbors, as the standards and expectations are clear for new development. The establishment of the development standards to improve site and building design will also decrease the City's current reliance on the Project Site Review and Special Use Permit review processes to address design. This can be an imprecise process which has created uncertainty for both the developer and area residents.

3.8.5 Climate Change

According to the Intergovernmental Panel on Climate Change (“IPCC”), climate change is “a change in the state of the climate that can be identified (e.g. using statistical tests) by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer.” It is established and largely accepted among the scientific community that national and global energy policies, which include land use, have contributed to climate change. Therefore, it is logical to evaluate the long range policies such as land use plans and zoning codes for their exacerbation or amelioration of climate change.

Land use and development patterns can exacerbate or mitigate a community’s impact on climate change by influencing energy consumption and greenhouse gas emissions. For instance, land use patterns with lower density, singular uses increase reliance on certain modes of transportation, such as automobiles, for the pursuit of daily needs, which will tend to increase energy consumption and greenhouse gas emissions and exacerbate climate change over time. Denser land use patterns with a mix of uses minimize the daily need for car travel and result in comparatively less energy consumption and fewer emissions. Furthermore, policies that require establishment or protection of trees, shrubs, and other

vegetation can help to mitigate a community's impact on climate change by capturing carbon dioxide and other greenhouse gases and removing them from the atmosphere.

Some common effects of climate change include increased temperatures, more intense and variable weather events, and increased drought. Development patterns that maximize hardscape and minimize trees, shrubs, and other vegetation will tend to exacerbate these common effects of climate change. For instance, large expanses of pavement and buildings absorb and retain heat contributing to the urban heat island effect. These increased urban temperatures in turn increase energy consumption, air pollution concentrations, and heat-related health impacts.

Increased hardscape can also worsen the effects of heavy downpours by limiting the absorption of rainwater into the soil. The resulting runoff can create localized flooding, erosion, and pollution of local water bodies from runoff contaminants. Concerns regarding stormwater runoff are exacerbated in Syracuse because of CSOs that result in untreated sewage being released into local waterbodies.

Current Status

In the City of Syracuse, the current climate and anticipated effects of climate change can best be described as follows:

- Syracuse is located in a moist continental mid-latitude climate, according to the National Oceanic and Atmospheric Administration (“NOAA”) of the National Weather Service.
- According to NOAA, “Moist continental mid-latitude climates have warm to cool summers and cold winters. The average temperature of the warmest month is greater than 50°F (10°C), while the coldest month is less than -22°F (-30°C). Winters are severe with snowstorms, strong winds, and bitter cold from Continental Polar or Arctic air masses.”
- Syracuse lies within the climate sub-division “Humid Continental”, characterized as “Humid with severe winter, no dry season, warm summer”.
- According to the IPCC, global temperatures are forecasted to rise by 2.5 to 10 degrees over the next century. The effects of these average temperature increases will vary over time and by region.
- According to the third and fourth National Climate Assessment Reports, these temperature increases will generally result in a longer frost-free season, changes in precipitation patterns, more droughts and heat waves, more intense hurricanes, sea level rises of 1-8 feet by 2100, and the disappearance of Arctic Ocean ice.
- For the Syracuse (Northeast US) region, the effects that will be most directly felt are predicted to be heat waves and heavy downpours.
- According to NASA, “Scientists have high confidence that global temperatures will continue to rise for decades to come, largely due to greenhouse gases produced by human activities.” (<https://climate.nasa.gov/effects/>, accessed 4/30/2021, 11:30am)

To date, the City has undertaken several steps to mitigate the community's impact on climate change, including the adoption of the Sustainability Plan, which is a component of the Comprehensive Plan 2040, and completion of a greenhouse gas emissions inventory. Both steps are part of a larger sustainability initiative to reduce greenhouse gas emissions and energy consumption in the City. While the Sustainability Plan set targets and strategies to reduce municipal emissions by 2020, it also acknowledged the City's limited ability to affect community emissions. Instead, the Sustainability Plan encourages implementation of smart-growth principles in zoning revisions, and other measures, as an approach to achieving community goals. Such recommendations have been considered as part of ReZone.

Potential Adverse Impacts

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. Moreover, the proposed Zoning Ordinance will likely provide positive benefits to the City as new development and redevelopment occurs.

ReZone is expected to have a positive impact on climate change compared to the current Zoning Ordinance as it incorporates principles and best practices, such as Smart Growth and Transit Oriented Development, and development standards that will:

- Enable compact, mixed-use development,
- Encourage walkable, bike-able human oriented development,
- Enable more energy efficient development patterns and building types (e.g., multiple-story over single-story buildings),
- Protect green spaces and increase tree and other vegetation planting throughout the City,
- Create quality housing that is more efficient than existing housing stock, and
- Encourage the preservation, reuse, and redevelopment of historic buildings.

By institutionalizing these measures as policy initiatives, ReZone enables residents to choose alternative modes of transportation (e.g., public transit, biking, walking) over personal automobile use and reduce their vehicle miles traveled. Additionally, ReZone will allow developers to pursue more energy efficient site and building design and provide for more natural landscapes and permeable surfaces. Together, these measures will ultimately benefit the community and limit its impact on climate change.

Mitigation Measures

The adoption of ReZone is not anticipated to increase the City's existing impact on climate change, and therefore no mitigation measures are proposed.

3.8.6 Zoning Equity

Current Status

Cities across the United States have had a variety of exclusionary policies, including federal “redlining” of neighborhoods in the 1930s and the era of urban renewal in the 1950s and 1960s. These policies were responsible for inequities ranging from prohibiting federally-backed mortgages in certain neighborhoods to demolishing neighborhoods to make way for urban renewal and highway projects such as Interstate 81. In the City of Syracuse, these policies contributed to the concentration of poverty in certain areas over time.

For example, a 2017 analysis of subsidized housing conducted by the City Department of Neighborhood and Business Development found that affordable units with long-term subsidies account for 11% of the city’s occupied housing units overall. Almost all of these units are located within the boundaries of the Neighborhood Revitalization Strategy Area / Syracuse Urban Renewal Area, particularly in the Southside, Near Eastside, and Westside of the city. In several neighborhoods, subsidized housing units also make up a disproportionate number of a neighborhood’s total housing units. For example, Census tract 42, located on the City’s Southside immediately adjacent to Downtown and I-81, represents 1.4% of all residential units within the city, yet has 11% of the city’s total subsidized affordable rental housing units, with 89% of the tract’s 871 units designated affordable. In contrast, affordable housing makes up less than 2% of all units in the Brighton, Strathmore, Sedgwick, Tipp Hill, Elmwood, Salt Springs, and Court-Woodlawn neighborhoods. South Campus, Park Avenue, and the Lakefront area have no affordable housing at present.

High concentrations of poverty continue to contribute to economic and racial isolation, and poor health and educational outcomes. In Syracuse, 55% of census tracts meet the definition of “concentrated poverty”, meaning that at least 30% of residents in a given tract have incomes below the poverty line (see Figure 10).

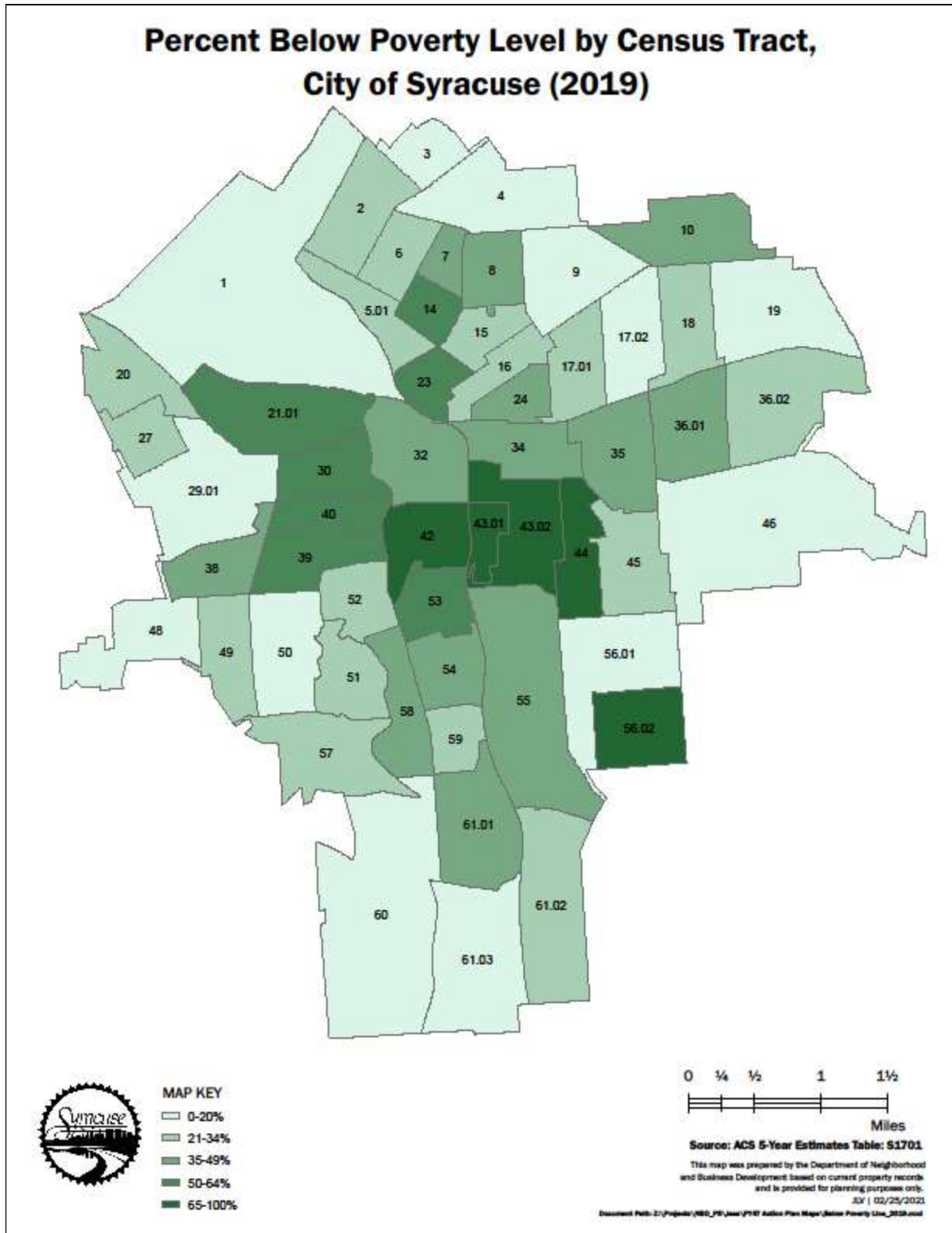


Figure 10—Percent Below Poverty Line by Census Tract, City of Syracuse

The public comments received during the scoping process for this DGEIS included many general comments relative to affordable housing and zoning equity.

The comments received on zoning equity were compelling, but not specific. These include:

- Any acceptable zoning must include language and measures that will combat the potential for gentrification. In particular land available to the south of downtown.
- Syracuse should be working to repair the harms of red-lining and the urban renewal construction of I-81.
- Three specific requests of the new zoning: engage in a racial equity impact analysis, create an inclusionary zoning plan, and extend the final comment period beyond January 17th.
- We are concerned that the ReZone plan relies heavily on zoning provisions that will harm low-income Syracuse residents and people of color.
- The ReZone can either entrench existing levels of segregation and lack of affordable housing or create opening to rebuild Syracuse along racially and socioeconomically integrated lines.
- It is critical that city officials prioritize the health and welfare of Syracuse's residents, neighborhoods and schools at every step of their decision making process.
- Engage in a racial equity analysis of rezone and make adjustments to protect communities of color.
- Rezone may have the unintended consequence of further limiting the provision of fair and affordable housing, concentrating affordable housing in low opportunity census tracts, and limiting investment in high poverty neighborhoods.
- Rezone should include mechanisms to promote investment in high-poverty neighborhoods as sustainable solutions to de-concentrating poverty while furthering fair housing.
- Rezone should include inclusionary zoning by requiring affordable housing minimums as a percentage of units.
- Rezone should create a racial equity plan and land use plan for historically disenfranchised and disinvested neighborhoods.
- Rezone areas that have traditionally excluded affordable housing in high opportunity areas.

Zoning or planning equity is an emerging concept in the planning profession, but generally the American Planning Association (“APA”) describes it as “just and fair inclusion into a society in which all can participate, prosper, and reach their full potential. Unlocking the promise of the nation by unleashing the promise in us all.” The APA identifies inequity in policy as occurring when policy or practices are disproportionate, described as, “When the outcomes of a project or plan create or amplify disparities in only part of a community... [which] can lead to further social and economic impairment of some groups while others receive the full benefit of the effort.” The APA also identifies institutional inequity as being “...embedded in methods that justify systemic policies, ignore negative outcomes and disproportionate impacts, and do not extend adequate support to the affected areas and their residents.”

Potential Adverse Impacts

The potential equity-related adverse impacts associated with new development in the City of Syracuse under the proposed Zoning Ordinance are:

- Increased gentrification and displacement;
- Lack of housing affordability; and
- Lack of social justice and public engagement.

The potential adverse impacts can and have resulted in environmental impacts in the built environment, often expressed through high rates of vacancy, underinvestment in property, demolished buildings and an erosion of character. This combination typically results in unhealthy and unaesthetic human habitats, as well as inefficient suburban-type development patterns within a traditionally compact city. All of these factors combine to devalue a city, its buildings, and its land as desirable places to live, work, and invest. Once values are at their perceived lowest, then sale, demolition, and redevelopment may occur. Redevelopment may occur in such a way that displaces residents in a neighborhood while increasing the value of neighboring properties, creating a chain reaction of redevelopment and transformation, but at the expense of former residents. A soft market exacerbates this dynamic by setting a low bar for project initiation costs and/or creating potential for above market rate rent or sale prospects. Such markets may also be accompanied by government subsidies that make redevelopment projects more attractive for private developers.

Gentrification and Displacement

Gentrification and displacement occur when an area that has been considered affordable sees new development and redevelopment with rents or sale prices at market rates. This often occurs due to employment opportunities near the neighborhood, combined with housing shortages. The employment opportunities typically attract newer, more affluent residents who demand higher-quality housing that is in short supply. Investment in a new housing project and/or reinvestment in the current housing stock creates opportunity for retail and services to serve these new residents. In the process, long-time residents, who are typically less affluent, are confronted with rent increases they cannot afford. Further,

relatives who wish to live in close proximity cannot find affordable units in the same neighborhood. The effect is a neighborhood-wide shift in the demographic from less affluent to more affluent that often results in a decrease in population, as well as neighborhood cohesion and support. This occurs when, for example, a three-unit building is replaced with a more expensive single unit home. This means that even if more buildings are being constructed in an urban neighborhood, the result is actually fewer units and people, and thereby lower density in the neighborhood.

Gentrification and displacement create many issues. Workers who need affordable housing are pushed farther from opportunity areas, and their cost of living may increase through an increase in transportation costs. Gentrification and displacement also has the effect of disrupting the social fabric and support systems necessary to balance resources among family and neighbors, isolating individuals and families into the only neighborhoods they can afford and limiting affordable daycare options.

Housing Affordability

Quality affordable housing comes from a variety of sources. The development community is very effective at both refurbishing as well as building new affordable housing units in the City, especially for low-income households. However, the number of new, affordable, for-profit unsubsidized housing projects are few. Most new for-profit units are designed around market rate housing that caters to young professionals, downsizing early retirees, medical professionals and students. Workforce housing is generally not being created in significant numbers, and often not in the same areas as market rate housing. Further, new housing in downtown is market rate in a neighborhood that has very few, if any, affordable units.

In Syracuse, the housing market is referred to as “soft.” In simple terms this means there is a low or zero growth rate in population. However, this does not mean that the need for new housing is zero. Over the past 60 years, the United States has experienced a dramatic shift in household composition. For example, married couples as a percent of total households has decreased from 78% in 1950 to 52% in 2000 and less than 50% today. Household size has decreased by at least 50% and people are marrying later in life, from 23 to 27 for men and from 20 to 25 for women. As Dwight Merriam, FAICP reports “...if your community had zero population growth over the last 50 years [re:2007], the housing stock still had to grow by 25 percent just to keep up with household formation. ...our national housing stock is physically, functionally, and economically obsolescent.” (APA, Zoning Practice, February, 2007). Syracuse must respond to these changes in housing need.

The demonstrated pattern of creating market rate housing and subsidized affordable housing in separate neighborhoods has the impact of perpetuating the concentration of poverty and segregation, and has raised the concerns of gentrification and displacement through new development.

Affordable housing provisions are often associated with more equitable planning and zoning. Generally referred to as inclusionary zoning, the idea is to require developers to include affordable units as part of their development proposals. These more affordable units can only be rented or sold within a specific range of prices and to people whose incomes fall within a specified range of an annual median income. Inclusionary zoning policies should be based upon a specific housing study which predicts the need and appropriate pricing of affordable units based upon the market and current and future demand for both market rate and affordable housing units. Table 2 shows 2019 Annual Median Income limits for Syracuse as an example of the household incomes affected by a lack of affordable workforce housing:

Table 2—Annual Median Income for Syracuse, 2019

US HUD Annual Median Income (“AMI”) Limits - Syracuse NY					
Household Size	50%	60%	80%	100%	120%
1 Person	26,550	31,850	42,500	53,100	63,700
2 Person	30,350	36,400	48,550	60,650	72,800
3 Person	34,150	40,950	54,600	68,250	81,864
4 Person	37,900	45,480	60,650	75,800	90,960
5 Person	40,950	49,150	65,550	81,900	98,250
6 Person	44,000	52,800	70,400	87,950	105,550

Social Justice and Public Engagement

An important component of achieving social justice in zoning is to engage neighborhoods early in the process of drafting a zoning update. When neighborhoods are not engaged until the mandatory public hearing prior to adoption, opportunities to incorporate neighborhood-specific concerns into the new zoning are missed. ReZone followed best practices through:

- Early outreach, neighborhood-based meetings, and repeated public outreach meetings to collect feedback as the proposed Zoning Ordinance and Map were developed;
- Documentation of ideas and comments from the community which were responded to, and many changes were made to the draft as a result;
- Efforts to gather input from hard-to-reach populations; and
- Improved public engagement that will also go into effect under ReZone to include relevant neighborhood stakeholders in zoning and planning hearings and decisions.

ReZone also benefitted from concurrent area-specific studies, including Blueprint 15 and the I-81 project, among others, which provided further insights into community needs and desires.

Mitigation Measures

The zoning equity challenge is to find the means of disrupting and avoiding the cycle of gentrification and displacement and lack of provision of unsubsidized affordable housing

through the implementation of policies, including zoning, that allow for investment in underserved and at-risk neighborhoods without the predictable displacement of current residents. The other challenge is to dilute poverty to create equitable neighborhoods that are welcoming and accommodating to a mix of ages, ethnicities, households, and incomes.

ReZone creates a zoning framework to foster the equitable treatment of all residents throughout the City and avoid burdening certain neighborhoods and populations with undesirable impacts associated with land use and development. Specific provisions of ReZone that are intended to reduce the equity-related impacts of zoning when compared with the current Zoning Ordinance and historical development practices include the following:

- Creation of Mixed Use Districts that are distributed throughout the City along transit routes;
- Provisions to improve walkability by creating human scaled environments rather than auto-oriented environments;
- Provisions for minimum story requirements to encourage housing in mixed use developments;
- Improved public notice provisions in the proposed Zoning Ordinance and forthcoming administrative manual;
- Citywide development standards which increase the quality of all development to a minimum standard; and
- Non-conforming use reform to enable non-conforming uses to be brought up to current standards which encourages investment and adaptive reuse.

Additional Mitigation Strategies

Potential mitigation measures to further minimize equity-related impacts of the adoption of ReZone include the following:

- Establish Mixed Income Development Requirements

One potential mitigation measure focused on addressing zoning equity is to require Mixed Income Development of all multiple dwelling housing. Mixed Income Development is a development project with a multi-unit component that allocates a portion of residential units to have a rent limit to accommodate incomes just below, at, or just above Annual Median Income (“AMI”) in the City of Syracuse. See Table 2. Mixed Income Developments provide the integration of a mix of income levels in one project, thereby encouraging social integration and opportunities for economic advancement. For the purposes of this ordinance, qualifying rents as affordable will be based upon a percentage, or range of percentages, of the AMI and set on an annual basis in the City’s zoning Administrative Manual. All affordable units must be certified following the Department of Neighborhood and Business Development administrative procedures.

Potential Mixed Income Development requirements by zoning district include:

- R2: Allow small multi-family projects on defined larger lots where small multi-family buildings may be established, but must include at least 1 or 2 affordable units.
- R4, R5, and MX-1, MX-2, MX-3, MX-4, MX-5, C, LI:
 - Multi-family development with 20 or more units require 10% of residential units certified as affordable.

Density and Bulk and Area allowances can be established to incentivize and account for costs associated with meeting the Mixed Income Development requirement. If affordable units are not required of a multi-family project, a fee will be paid into a housing trust fund. The City's Department of Neighborhood and Business development may establish and administer a Housing Trust Fund. While the Trust Fund would not be part of the City's proposed Zoning Ordinance or Map, and does not exist within the current Zoning Ordinance, it could be established to receive ongoing dedicated sources of funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access quality affordable homes in the City of Syracuse.

- Expand Provisions for ADUs

ReZone includes provisions for ADUs, which do not exist in the current Zoning Ordinance. In light of equity and housing affordability concerns, ADUs may be added as an allowed use in the Single-Family Residential zoning district ("R1"). These units will be required to meet the special regulations in the proposed Zoning Ordinance including that the principal household unit or the accessory unit is occupied by the property owner. ADUs provide many benefits beyond the ability to increase the number of small residential units. ADUs often add smaller, more affordable residential units for family members, students, or travelling workers who do not need larger apartment or amenities that come with larger projects. Additionally, ADUs provide an opportunity for homeowners to afford the initial purchase of a home as well as provide additional income for property maintenance and improvements.

- Establish Incentives for the Two-Family Residential (R2) Zoning District

In the R2 District, ReZone may include a provision that up to 8 units may be created on sufficiently sized lots, existing or established through subdivision, with off street parking and lot coverage limits waived. These projects require a minimum number of affordable units in keeping with the definition of mixed income development. This change will allow for the provision of affordable units throughout the City, not just where larger projects are being proposed, thus permitting a much more equitable housing profile citywide.

3.8.7 Additional Considerations

The impacts below were considered and determined not to be irrelevant or insignificant.

Growth-Inducing Impacts

SEQRA generally requires that an Environmental Impact Statement (“EIS”) assess growth inducing impacts where they are relevant and significant. Adoption of ReZone will not occur in any growth-inducing impacts in any way shape or form. The only way this action could do so is if the zoning allowed a growth inducing land use that is not currently allowed and it does not.

Unavoidable Adverse Impacts

SEQRA generally requires that an EIS consider unavoidable adverse impacts of the action. Adoption of ReZone will not result in any unavoidable adverse impacts. Any adverse impacts of zoning are intended by the very nature of zoning and land use regulations to mitigate adverse impacts. This is why most zoning decisions are discretionary in nature with the intention of ensuring that neighborhoods and property owners are not unduly impacted by the action of their neighbors. In this way the proposed Zoning Ordinance is intended to guide development with the ability to be flexible in applying requirements, and the ability to seek relief in the form of a variance. An absence of this flexibility would result in a monoculture of development types and patterns rather than the ability to cater development to the location, and future condition, of a site.

Irreversible and Irretrievable Commitment of Resources

The adoption of ReZone will not on its own result in the irreversible or irretrievable commitment of resources. The developed landscape changes over time. No building is forever, nor is any development pattern. In an established city like Syracuse, most development occurs on sites that were already developed at least once. The adoption of the amendments does not commit resources as they do not represent a significant reorganization of the community requiring substantial infrastructure reorganization.

4.0 REASONABLE ALTERNATIVES

4.1 No Action

The City could choose to not adopt ReZone. Not adopting the proposed Zoning Ordinance and Map may cause adverse environmental impacts because ReZone specifically includes many new or revised provisions that are not included in the current Zoning Ordinance.

4.2 Partial Adoption

Partial adoption is another reasonable alternative, albeit difficult to implement. This alternative would likely involve choosing neighborhoods with the greatest need for zoning reform. However the challenge is that ReZone is a comprehensive citywide policy that seeks to create more equity and uniformity throughout the entire City. By choosing unique policies for different neighborhoods that spirit of equity is diluted. Additionally, the goals of the Comprehensive Plan 2040 that are intended to apply citywide will go unrealized.

4.3 No Zoning

This alternative, although drastic on the surface, is far more reasonable an alternative than residents might expect. Like many communities, the City has struggled with enforcement of the Zoning Ordinance for various reasons. However, trends within the planning profession have started to question many aspects of zoning that inherently inhibit development in the name of neighborhood preservation. These inhibitory practices result in real impacts to housing quality and availability, employment, and generally sprawl. This is ironic since zoning and other land use regulations were promoted by the development community in the mid-20th century after being frustrated by local corruption and nepotism that inhibited development. Through time the promotion of development by zoning, which is a permissive law, was turned into a barrier to development by parochial interests. Today many planners are questioning the purpose of zoning, and are frustrated by its sometimes parochial nature that has real environmental impacts on people. The alternative to zoning does exist, but it generally involves the adoption of multiple local laws that address specific impacts associated with development such as infrastructure, but also even historic preservation and architectural character.

Consequently, the No Zoning alternative would likely create more chaos and include its own inherent barriers to development and community revitalization.

The modern, more clearly articulated and equitable plan that is represented by ReZone is the preferred path forward to encourage an approach to development in Syracuse that can be further expanded upon in the future to mitigate impacts important to City residents as well as the region. Most importantly, ReZone is clearly the best alternative to creating a more equitable and healthy City of Syracuse.

5.0 CRITERIA FOR FURTHER EVALUATION

Future actions or proposals that involve proposed revisions to the Zoning Ordinance or Map will not be undertaken or approved until they have undergone a SEQRA review. Such actions may be evaluated by the City for compliance with the DGEIS, FGEIS, and the findings statement to be prepared in furtherance thereof. The actions should be assessed to determine compliance with the various impacts and mitigation measures discussed in Section 3 above, and the evaluation should enable the City to determine the extent to which further SEQRA compliance may be required in accordance with the SEQRA regulations, including 6 N.Y.C.R.R. Part 617.10(d). In the event subsequent proposed actions are adequately addressed in the DGEIS/FGEIS but not adequately addressed in the findings statement, an amended findings statement will need to be prepared. Additionally, if subsequent proposed actions are not addressed or not adequately addressed in the DGEIS/FGEIS and the subsequent actions will not result in any significant adverse environmental impacts, the City need only prepare a negative declaration. If a subsequent proposed action was not addressed or was not adequately addressed in the DGEIS/FGEIS and the action may have one or more impacts, the FGEIS will need to be supplemented to address such impacts.

Setting aside potential future revisions to the Zoning Ordinance or Map, and as discussed above in Section 3, all future actions or development proposals that require approval from the City and are subject to review under SEQRA will be subject to a separate project-specific SEQRA review in accordance with the SEQRA regulations found at 6 N.Y.C.R.R. Part 617. The lead agency for each proposed action will be responsible for ensuring compliance with the requirements of SEQRA and must be provided by each applicant with sufficient documentation to properly classify each action and determine the extent of the environmental review.

Appendix A: Buffer Area Analysis

A buffer area analysis was completed to identify areas within and outside the City limit that abut the municipal boundary and may be susceptible to development, land use incompatibility, or land use change. The analysis included a review of zoning tools, adopted comprehensive plans, and other planning documents (Table 3) of adjacent municipalities to identify areas targeted by public policies and assess the potential environmental impacts of ReZone on neighboring communities, as well as the impacts of neighboring communities on areas within the City.

There are six municipalities that border the City of Syracuse: the Towns of DeWitt, Geddes, Onondaga, and Salina, as well as the Villages of East Syracuse and Solvay (Figure 11). Each of the adjacent municipalities has an adopted zoning code and zoning map.

Table 3—Planning Tools of Adjacent Municipalities

Municipality	Type	Product Name	Last Updated/ Adopted
1. DeWitt (town)	zoning code	Town of DeWitt, NY Town Codes	2018
	zoning map	DeWitt Zoning Map	2008
	zoning overlay district	Mixed-Use Village Overlay Zoning Update	2018
	comprehensive plan	Comprehensive Plan 2017 Update	2017
	master plan	Jamesville Hamlet Master Plan	2019
2. East Syracuse (village)	zoning code	<i>available upon request at Village offices</i>	
	zoning map	<i>available upon request at Village offices</i>	
	vision plan	Village of East Syracuse Main Street Vision Plan	2009
3. Geddes (town)	zoning code	Code of the Town of Geddes	2018
	zoning map	Town of Geddes Zoning Map	2017
	comprehensive plan	Town of Geddes & Village of Solvay Comprehensive Plan	2019
4. Onondaga (town)	zoning code	Chapter 285 Zoning	1994
	zoning map	Town of Onondaga Zoning Districts	2018
	master plan	Town of Onondaga 2007 Master Plan	2017
5. Salina (town)	zoning code	Town of Salina, NY Town Codes	2018
	zoning map	Town of Salina, Onondaga County, NY	2019
6. Solvay (village)	zoning code	Code of the Village of Solvay	2010
	zoning map	Village of Solvay Zoning Districts	2010
	comprehensive plan	Town of Geddes & Village of Solvay Comprehensive Plan	2019

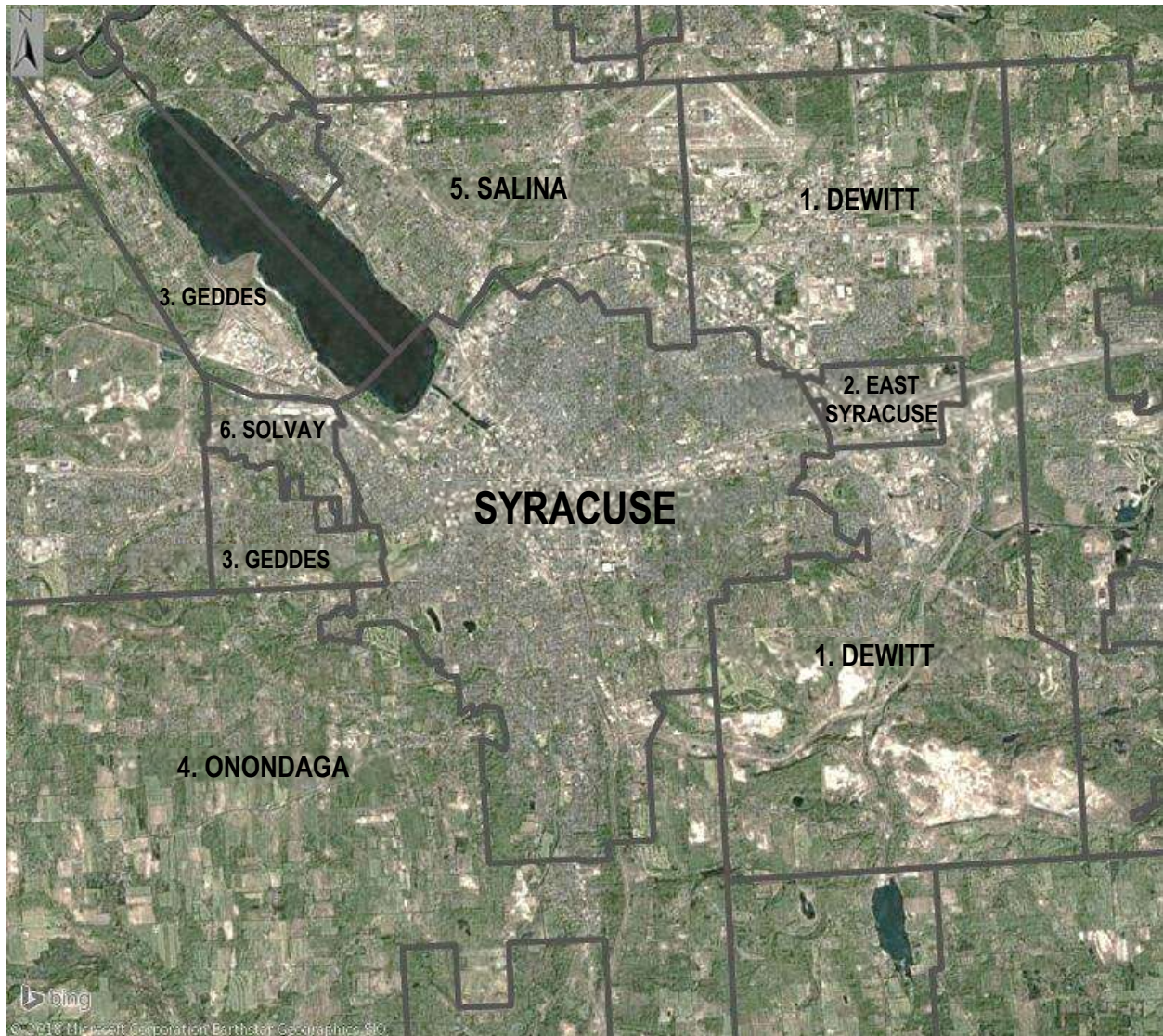
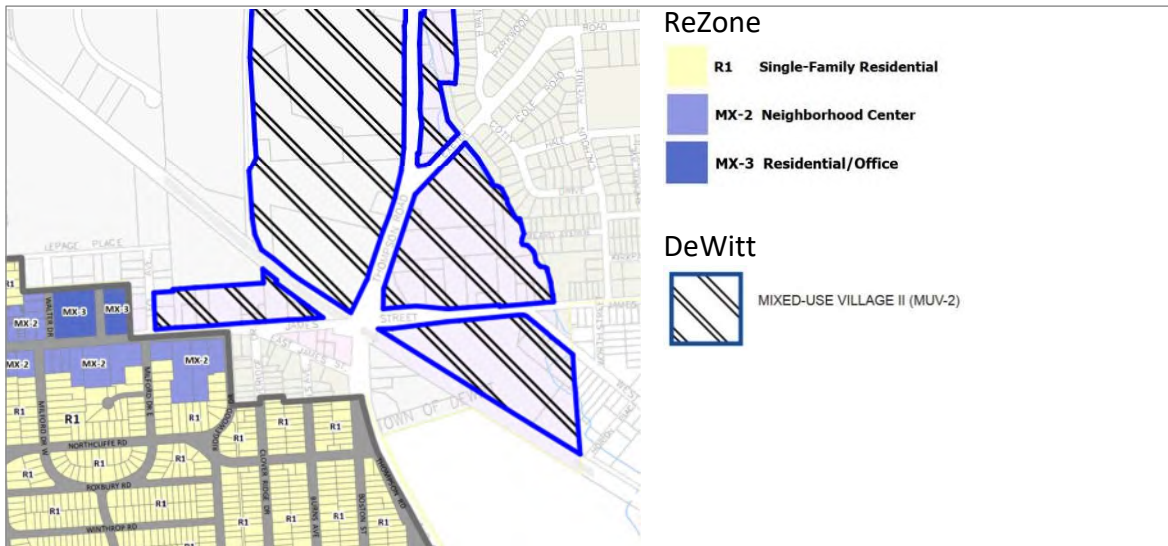
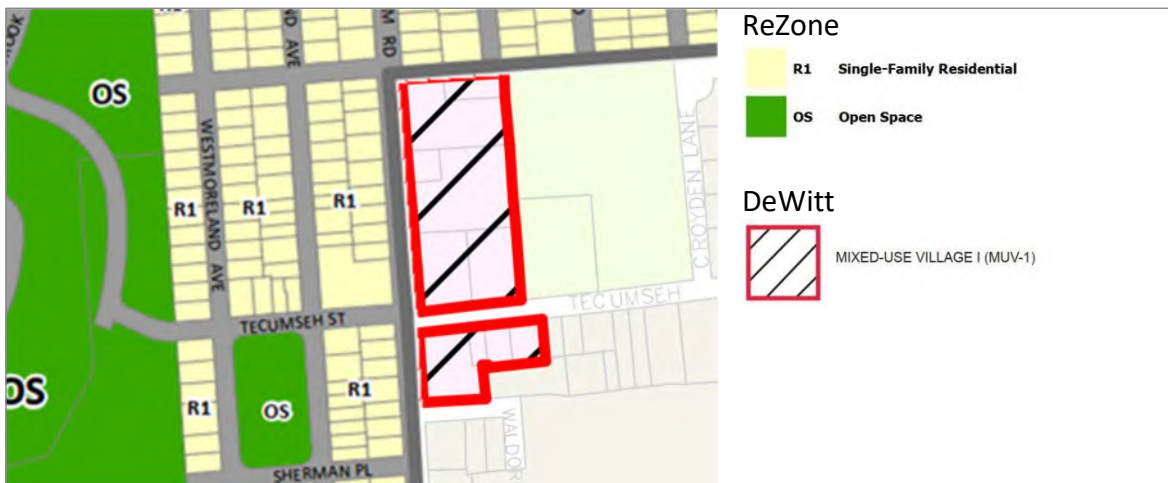
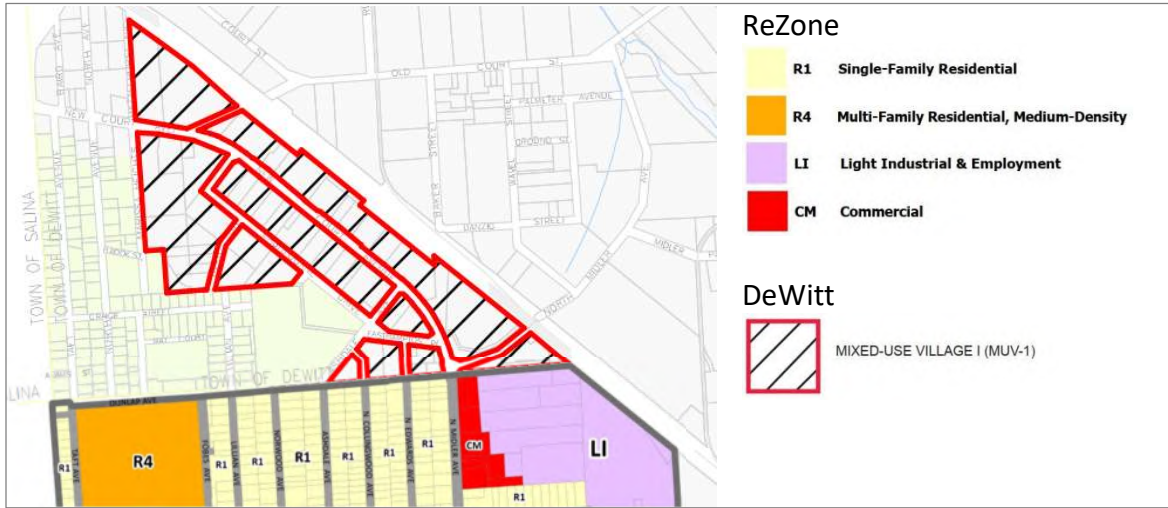


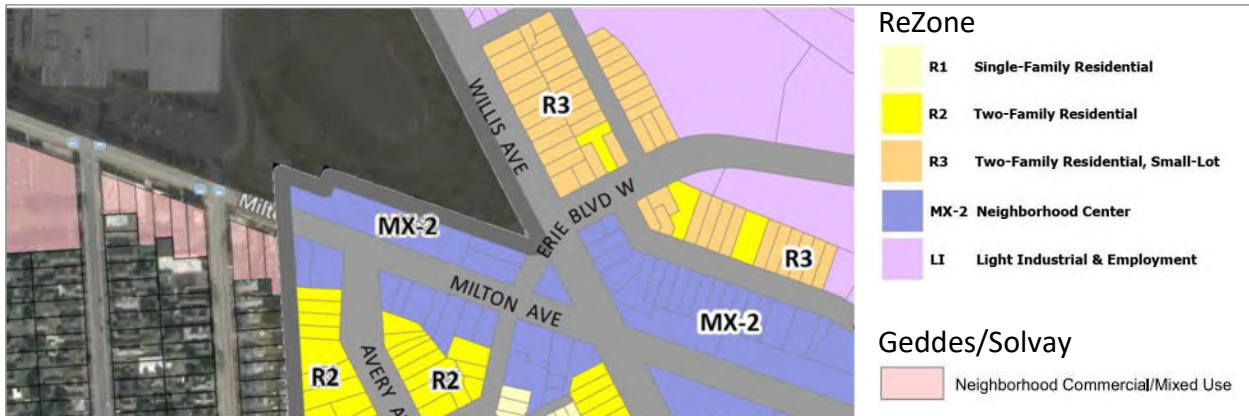
Figure 11—Municipalities Bordering the City of Syracuse

Two conclusions were drawn from this buffer area analysis. First, given that the adjacent municipalities are governed by their own land use regulations, the City has a limited ability to influence land use in the neighboring communities. Second, a substantial amount of land near the municipal boundary, both within and outside the City limits, contains stable land uses such as residential neighborhoods, which are unlikely to see significant development or redevelopment.

The public policy assessment also suggests that similar or compatible land uses occur, or are planned, for some adjacent areas. For example, the Town of DeWitt recently introduced a new floating overlay district in its land use regulations to promote mixed use development. Several areas in DeWitt that have been assigned to the new Mixed Use Village Floating Overlay District are adjacent to the City of Syracuse and compatible with the proposed Zoning Map. The Town of Geddes and Village of Solvay recently adopted a new comprehensive plan, which similarly, also

shows compatible land use recommendations for neighborhood commercial/mixed use areas adjacent to the City boundary. See map excerpts below.





Ultimately, the buffer area analysis shows there are currently minimal instances in the buffer area where lots appear to be susceptible to development, land use incompatibility, or land use change as a result of ReZone. As future development or redevelopment in the City occurs, it is important to revisit these potential impacts on a project-by-project basis in order to ensure compatibility. ReZone outlines approval criteria and considerations for applications reviewed by the Common Council, Planning Commission, Board of Zoning Appeals, and Zoning Administrator. These regulations ensure that project approvals will include considerations for land use compatibility and potential adverse impacts to the character of the surrounding area or health, safety, and welfare of its residents.

Appendix B: Key Transportation Indicators

Additional information on the regional transportation network, and specifically for the Syracuse Metropolitan Transportation Council (“SMTC”) Metropolitan Planning Area (“MPA”)⁵, can be found in the [2050 Long Range Transportation Plan \(“LRTP”\) 2020 Update](#)⁶ and [2015 Transportation Atlas](#)⁷.

Commuter Trends

Commute mode share, City of Syracuse (Source: 2015-2019 ACS)

Commute Mode	Workers over 16	
	(no. of persons)	(percent)
Drove Alone	37,483	65.3%
Carpool	5,356	9.3%
Bus	5,087	8.9%
Bicycle	544	0.9%
Walked	5,706	9.9%
Taxi or Motorcycle	793	1.4%
Work from home	2,379	4.1%
Total	57,395	100.0%

Average commute time, City of Syracuse (Source: 2015-2019 ACS)

Commute Mode	Avg Time (mins)
All modes	17.22
Drove alone	16.37
Carpooled	17.76
Bus	32.05
Walked	15.19

Automobiles

Vehicle ownership, City of Syracuse (Source: 2015-2019 ACS)

- Per capita (based on total population of 148,620): 0.27 vehicles/person
- Per worker: 0.70 vehicles/worker
- Total households: 55,275
- Households without a vehicle: 27.2%
- Households with at least one vehicle: 72.8%

⁵ SMTC's jurisdiction, also known as the MPA, covers Onondaga County, the Town of Sullivan (Madison County), and the Towns of Hastings, Schroepel, West Monroe, and a small portion of Granby (Oswego County)

⁶ Available at: <https://smtcmpo.org/about-us/planning-process/lrtp/>

⁷ Available at: <https://smtcmpo.org/data/atlas/>

- “Car light” households: 34.4% (i.e. households with fewer vehicles than workers, including zero-vehicle households)

Daily vehicle miles travelled (“VMT”), MPA (Source: NYSDOT, Census)

- 2020: 10,390,000 (20.2 per capita)
- 2019: 13,197,000 (25.7 per capita)

Infrastructure

- Total miles of roads in the City of Syracuse, including roads in parks and other city-owned properties: 406
- Total miles of Federal-Aid Eligible (“FAE”) roads: 129
- Limited-access highways: I-81, I-690, and West Street
- Percentage of roads in the approximately 86% of all roads located in City of Syracuse are owned by the City.

Congestion

The SMTC completed a Status Update to our Federally-required [Congestion Management Process \(“CMP”\)](#)⁸ in 2019. The CMP focused on “primary commuter corridors” inside the Syracuse Urban Area and used four standard measures to assess congestion across the network: Total Hours of Excessive Delay per mile; Truck Travel Time Reliability; Travel Time Index; and Level of Travel Time Reliability. Overall, the 2019 CMP concluded that there is very little congestion on the network. Of the 14 road segments throughout the SMTC MPA that ranked in the “top 10” on multiple congestion measures in the CMP, five segments are located in the City of Syracuse, although all of these roads are owned by the NYS Department of Transportation (“NYSDOT”):

- Erie Boulevard East, eastbound, at Seeley Rd/South Midler Ave
- Erie Boulevard East, eastbound, at Columbus Ave/Teall Ave
- I-690 to I-81 ramp eastbound
- I-690 eastbound from West St to I-81 SB off-ramp
- I-690 eastbound from I-81 SB off-ramp to I-81 NB on-ramp

See Figure 12, Figure 13, and Figure 14 for maps of road classifications, ownership, and pavement ratings in the City of Syracuse.

Pedestrians

According to [walkscore.com](https://www.walkscore.com/), Syracuse’s current Walk Score is 57. Walk Scores are a measurement of a community’s walkability and are estimated on a scale of 0-100 based on the

⁸ Available at: <https://2z5ifp15gecb2z5r2a2w9r8x-wpengine.netdna-ssl.com/wp-content/uploads/2019/12/2019-CMP-Final.pdf>

availability of walking routes to destinations. For more information on Walk Score methodology, visit: <https://www.walkscore.com/methodology.shtml>.

Infrastructure

- Total miles of sidewalks in the City of Syracuse: 586 (approx.)
- Number of ADA curb ramps: 6,733

Conditions

In 2020, SMTC staff began collecting sidewalk condition information for the City of Syracuse. To date, data has been collected for a total of 349 miles of *street frontage* (more than just areas of confirmed sidewalk) and rated as follows:

Rating	Miles
No Sidewalk	67.9
1 (N/A)	3.3
2 (Not Accessible)	31.4
3 (Partially Accessible)	79.4
4 (Accessible)	127.3
5 (Fully Accessible to Current Standards)	40.1

Bicyclists

According to [walkscore.com](https://www.walkscore.com), Syracuse's current Bike Score is 48. Bike Score is measured on a scale of 0-100 and relates to the bike accessibility of a community, including bike infrastructure, topography of the area, destinations that can be reached and road connectivity.

Infrastructure

- Total miles of bicycle network (as of 2020): 22.4
- Number of bicycle racks: 271

Conditions

SMTC maintains a [Bike Suitability Map of Greater Syracuse](#)⁹, which was last updated in 2020. Roads are rated Excellent-Good-Fair-Poor.

As of 2020, Syracuse has not achieved the League of American Bicyclists' Bronze rating, which is the lowest rating conferred by the League of American Bicyclists ("LAB")¹⁰.

⁹ Available at: <https://smtcmpo.org/data/interactive-maps/>

¹⁰ 2016 LAB Report is available at:

https://static1.squarespace.com/static/5578586ae4b0c6cf0d986b4b/t/573c86a31d07c003b4e5218d/1463584420711/BFC_Spring_2016_ReportCard_Syracuse_NY.PDF

The SMTC does not have a “bicycle advisory board.” In March 2021, SMTC launched the Forum on Active Transportation. These forums are open to any community member, and are held (approximately) quarterly. These forums feature a speaker on a topic related to local bike/pedestrian planning, and offer an opportunity for members of the community to interact with SMTC member agency staff such as the City Department of Public Works (“DPW”), NYSDOT, and Onondaga County Department of Transportation (“OC DOT”). SMTC staff document questions and answers, and the meeting recordings are available online.

Public Transit

According to walkscore.com, Syracuse’s current Transit Score is 41. Transit Scores are based on a scale of 0-100 and calculated based on the distance to the closest stop on each route, and the frequency and types of routes available.

Centro is the only fixed-route public transit service in the Syracuse area and is operated by the Central New York Regional Transportation Authority (“CNYRTA”). Prior to 2020, Centro carried nearly 10 million passengers annually including passengers on fixed-route service as well as paratransit and special services for local schools and special events. All Centro bus routes operate out of the Transit Hub located at 559 South Salina Street in downtown Syracuse. Service operates from the Hub from 5:00 a.m. until 11:30 p.m. daily.

For more information about current transit riders, see the 2050 LRTP. See Figure 15 for a map of Centro bus routes in the City.

Regional Transit

Aside from the interstate highway system, there are several transportation options that connect Syracuse to the surrounding region, including intercity bus services and passenger rail, as well as the Syracuse Hancock International Airport for regional, domestic, and international destinations.

Intercity Bus

Intercity bus service is provided at the William F. Walsh Regional Transportation Center by Greyhound, Trailways, and MegaBus.

Additionally, “Amtrak provides a Thruway bus service, in partnership with Trailways of New York, for customers to connect to the Empire Service, Lake Shore Limited, and Maple Leaf trains across New York State. Convenient and affordable bus connections are available at Amtrak stations in Rochester, Syracuse, Utica, and Saratoga Springs, New York and will be taking customers to new locations, including Cooperstown, Cortland, Ithaca, Glens Falls, Lake George, and Oneonta.” For more information, visit:

<https://www.amtrak.com/content/dam/projects/dotcom/english/public/documents/corporate/statefactsheets/NEWYORK19.pdf>

Passenger Rail

The Regional Transportation Center is also served by three Amtrak lines: the Lake Shore Limited (daily service from Boston/New York City to Chicago), the Empire Service (multiple daily trips between Niagara Falls, NY and New York City), and the Maple Leaf Service (daily between Toronto, ON and New York City). A total of 131,525 Amtrak passengers (arrivals and departures) used the Syracuse station in 2019, with the top city pairs being New York City, Chicago, and Albany-Rensselaer. For more information, visit:

<https://www.railpassengers.org/site/assets/files/2541/syr.pdf>

Freight

The SMTC published a [Freight Transportation Profile](#)¹¹ for the MPA in 2017. The Freight Profile identified Primary Freight Corridors (also shown in the 2050 LRTP). These include all of the Interstate Highways in the region, and some other key or connecting routes. Primary freight corridors (in addition to the Interstates) in the City of Syracuse include: Bear Street between I-81 and I-690, Hiawatha Blvd between Salina St and 7th North St, 7th North Street, Brighton Ave between I-481 and I-81, and Ainsley Drive. The Freight Profile also includes a map of “freight generating businesses” in the region, most of which are clustered in the northern suburbs although there are a few identified businesses on the Near Westside, eastside, and far northern edge of the City.

There are three railroad operations in the SMTC area: CSX Transportation (Class I); New York, Susquehanna & Western (Class II); and the Finger Lakes Railway (Class III). The CSX Chicago Main Line passes along the northern edge of the City of Syracuse and links Central New York with New York City, New England, and the Midwest. The NYS&W track in the SMTC area is owned by the Onondaga County Industrial Development Agency and is leased to the railroad; this line primarily runs north-south through the City, paralleling a stretch of I-81 south of downtown and then skirting around the west side of downtown and the Lakefront area.

¹¹ Available at: <https://smtcmpo.org/partner/freight-transportation-profile/>

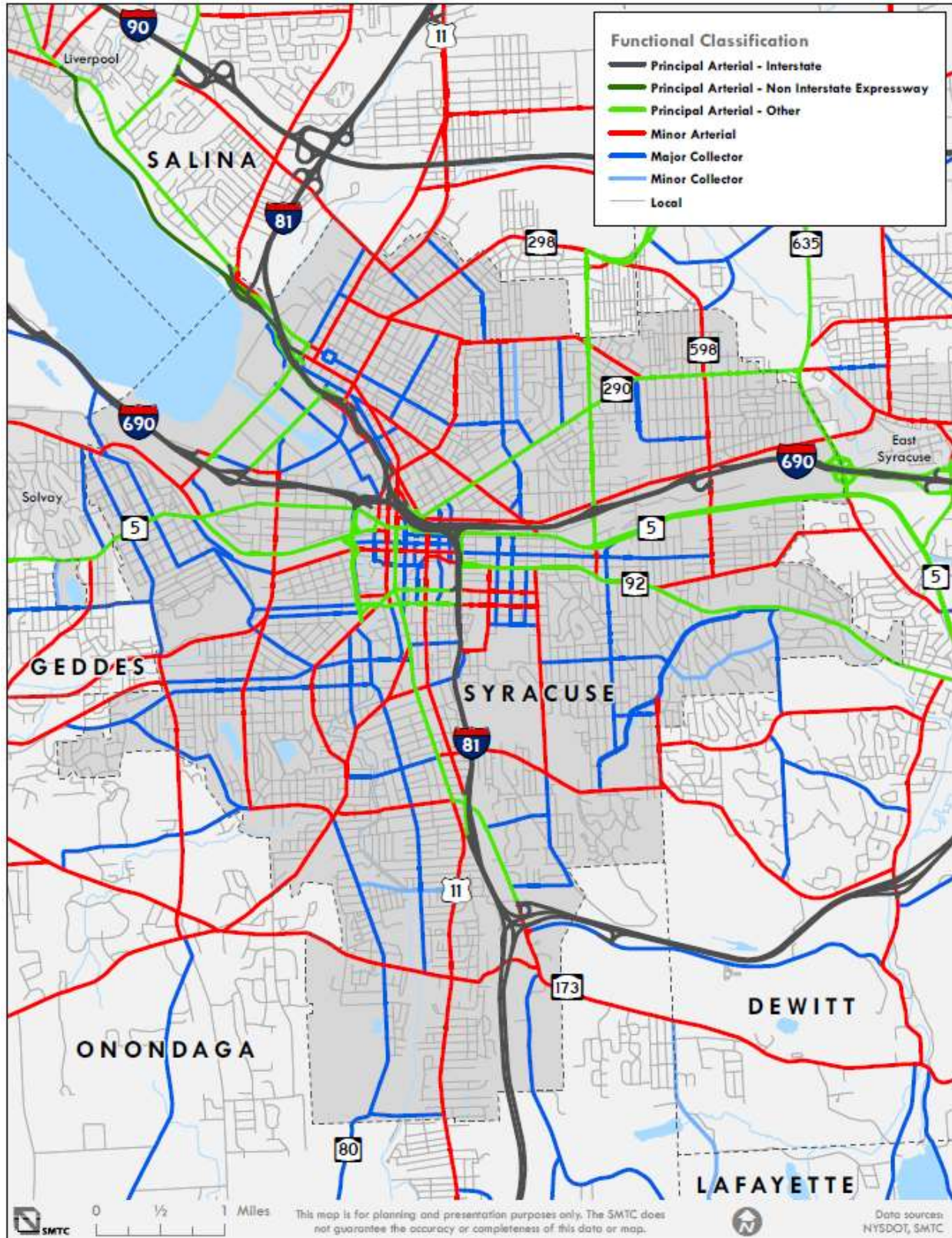


Figure 12—Functional Classification of Road Network, City of Syracuse



Figure 13—Road Ownership, City of Syracuse

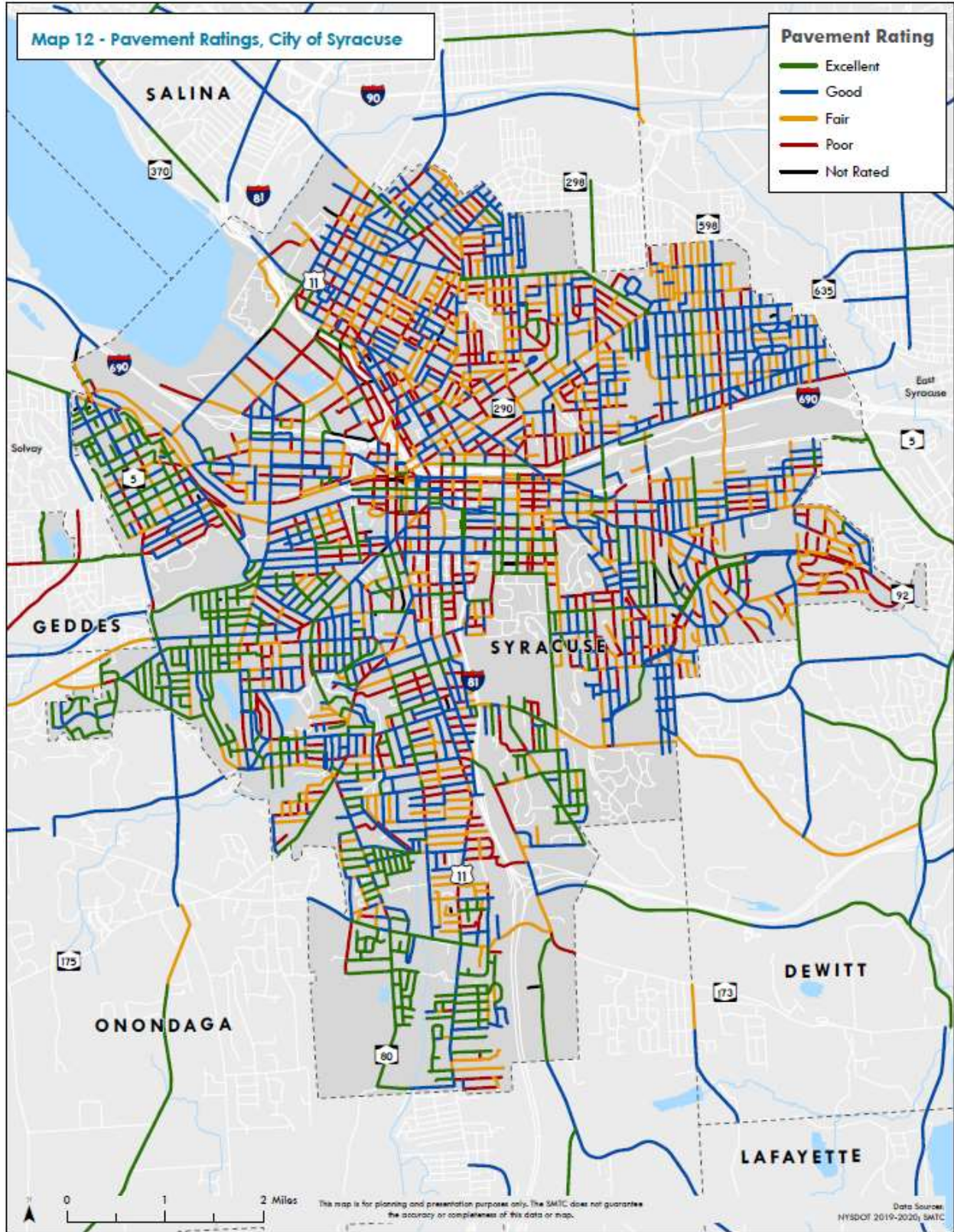


Figure 14—Pavement Ratings, City of Syracuse

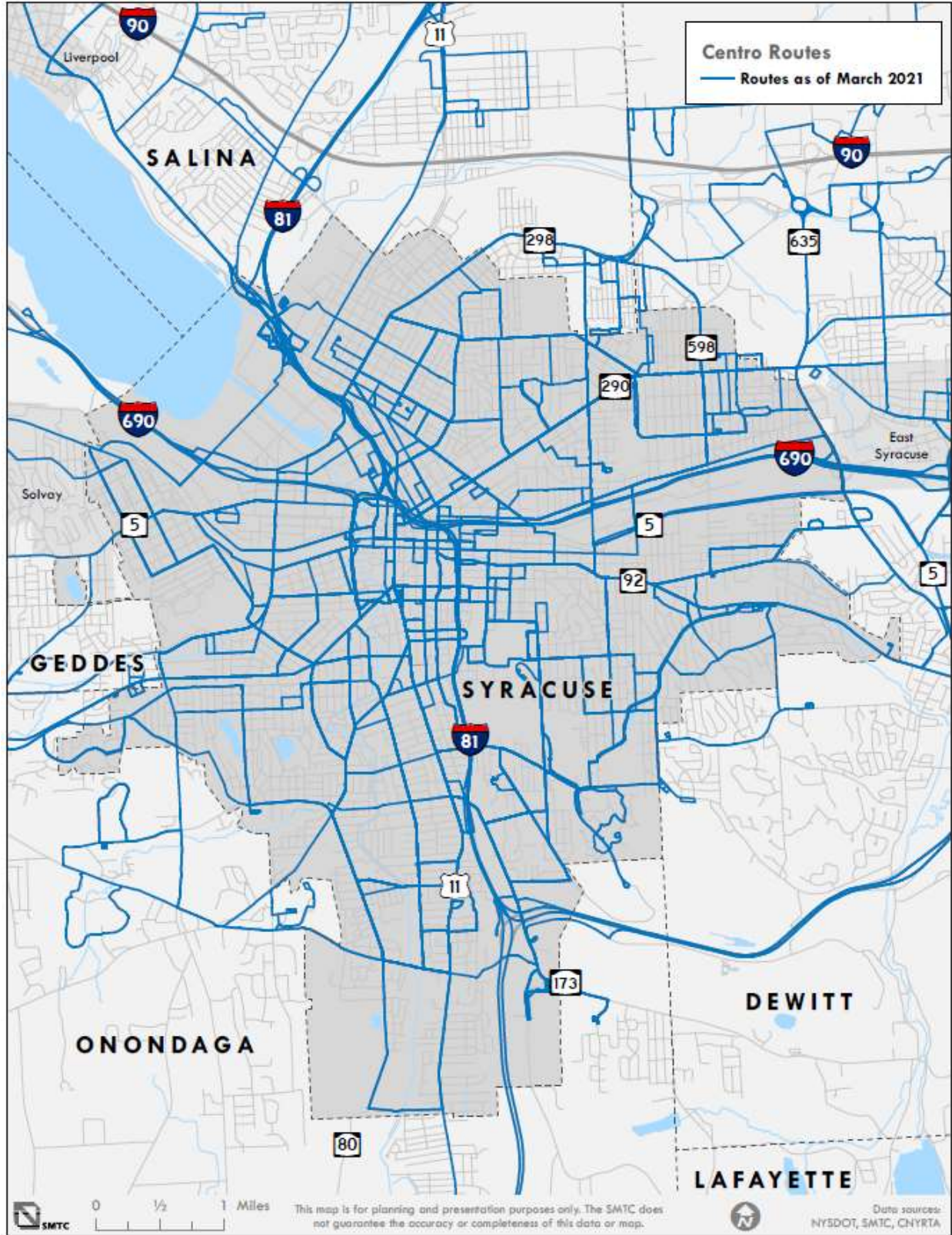


Figure 15—Public Transit Service, Centro Bus Routes, City of Syracuse

Appendix C: ReZone Table of Allowed Uses

Table 4—ReZone Table of Allowed Uses

Allowed Uses															
P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use															
USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
RESIDENTIAL USES															
Household Living	Dwelling, live/work		S	S	P	P	P	P	P	P	P				3.3A(1)
	Dwelling, multi-family				P	P	S	P	P	P	P	P	P		3.3A(2)
	Dwelling, single-family attached		P	P	P	P	P	P	S	S	S				3.3A(3)
	Dwelling, single-family detached	P	P	P	P	P	P	P	P						
	Dwelling, two-family		P	P	P	P	P	P	P						
Group Living	Boarding or rooming house					P	S	P	P						
	Chapter house				S	P		S							
	Dormitory				P	P		S	P	P	P	P			
	Residential care facility		S	S	S	S	S	S	S	S	S	P			3.3A(3)
PUBLIC, INSTITUTIONAL, AND CIVIC USES															
Community and Cultural Facilities	Assembly	P	P	P	P	P	P	P	P	P	P	P			3.3B(1)
	Civic building					P	P	P	P	P	P	P	P	P	
	Family support facility					P	P	P	P	P	P				
	Correctional facility											S	S		3.3B(2)
	Cultural institution						P	P	P	P	P	S			
	Public safety facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
Educational Facilities	College or university					P	S	P	P	P	P	P	P		
	School, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Vocational, arts, trade, or business							S	P	P	P	P	P		
Health Care	Clinic					S	S	S	P	P	P	P	P		
	Hospital							S	S	P	P	P	P		

Allowed Uses															
P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use															
USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
Parks and Open Space	Cemetery	S	S	S	S	S	S							S	
	Golf course													P	
	Park and recreation facility	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMERCIAL USES															
Agriculture-Related Uses	Community garden	P	P	P	P	P	P	P	P	P				P	3.3C(6)
	Urban agriculture		S	S	P	P	S	S	S	S	S	P	P	P	
Animal-Related Uses	Animal grooming and day care							P	P	P	P	P	P		3.3C(1)
	Kennel								S	S		P	P		3.3C(1)
	Veterinary hospital							S	P	P	S	P	P		3.3C(1)
Day Care	Day care center		S	P	P	P	S	P	P	P	P	P	P		3.3C(6)
	Family day care	P	P	P	P	P	P	P	P	P	P	P	P		3.3C(6)
Entertainment	Entertainment and Recreation, indoor							S	S	P	P	P	P		3.3C(8)
	Entertainment and recreation, outdoor									S	S	P	P	P	
	Recreation club, private				S	S	S	S	P	P	P	P	P		
Food and Beverage	Bar							S	S	P	P	P	P		3.3C(10)
	Beverage café						P	P	P	P	P	P	P		3.3C(10)
	Commercial food preparation establishment							S	P	P	P	P	P		3.3C(10)
	Microbrewery or microdistillery							S	S	P	P	P	P		3.3C(10)
	Nightclub									S	P	P	P		3.3C(10)
	Restaurant						P	P	P	P	P	P	P		3.3C(10)
Lodging	Bed and breakfast or inn		S	S	S	P	P	P	P	P					3.3C(5)
	Hotel or motel							S	P	P	P	P	P		3.3C(6)
	Office & Professional Service					S	S	P	P	P	P	P	P		

Allowed Uses															
P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use															
USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
	Financial institution							S	P	P	P	P	P		
	Office					S	P	P	P	P	P	P	P		
	Radio or television station						S	P	P	P	P	P	P		
Personal Services	Funeral home						S	S	S	P		P			
	Personal services, general ≤1,000 sq ft						P	P	P	P	P	P	P		
	Personal services, general >1,000 sq ft							P	P	P	P	P	P		
Retail Sales	Food and beverage retail							S	S	S	P	P	P		3.3C(9)
	Greenhouse or plant nursery, commercial							P	S	S		P	P		
	Liquor store							S	S	S	P	P	P		
	Retail, general <1,000 sq ft						P	P	P	P	P	P	P		
	Retail, general 1,000 -15,000 sq ft							P	P	P	P	P	P		
	Retail, general >15,000 sq ft								P	P	P	P	P		
Vehicles and Equipment	Automobile rental							S	S	S	S	P	P		3.3C(2)
	Automobile repair, heavy											S	P		3.3C(2)
	Automobile repair, light								S	S		S	P		
	Automobile sales								S			P	P		3.3C(3)
	Automobile showroom							P	P	P	P	P	P		3.3C(3)
	Automobile storage and impoundment											S	S		
	Car wash								S			P	P		3.3C(4)
	Gasoline fueling station							S	S	S		P	P		3.3C(11)
	Gasoline fueling station with retail and/or restaurant							S	S	S		P	P		3.3C(11)
	Parking lot							S	S	S		P	P		4.4F
	Parking structure							S	S	P	P	P	P		3.3C(12)

Allowed Uses																
P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use																
USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS	
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS		
INDUSTRIAL USES																
Industrial Services	Contractor yard								S				P	P		3.3D(1)b.12
	Fuel distribution facility													P		3.3D(3)
	Industrial service, general								S				P	P		
	Research and innovation								P	P	P	P	P	P		
Manufacturing and Production	Manufacturing, artisan								P	P	P	P	P	P		3.3D(6)
	Manufacturing, general								S	S	S		P	P		3.3D(7)
Transportation	Motor freight or fleet terminal									S			S	S	P	
	Transportation terminal									S	S	S	P	P		
Utilities and Infrastructure	Antenna or communication tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.3D(1)
	Utility, major				S	S	S	S	S	S	S	S	S	S	S	
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Warehouse and Freight Movement	Oil storage tank													S		3.3D(3)
	Mini-storage												P	P		
	Storage yard												S	P		
	Warehouse									S	S	S	P	P		
	Wholesale establishment									S	S	S	P	P		
Waste and Salvage	Indoor dismantling facility												S	S		
	Indoor recycling center								S	S	S		P	P		3.3D(4)
	Junk yard													S		3.3D(5)
	Scrap metal processing													S		3.3D(5)
ACCESSORY USES AND STRUCTURES (See general standards in subsection Error! Reference source not found.)																
	Accessory dwelling unit		A	A	A	A	A	A	A							3.4D(1)
	Accessory animal uses	A	A	A	A	A	A	A	A	A				A	A	3.4D(2)

Allowed Uses															
P = Permitted Use S = Special Use Permit A = Accessory Use T = Temporary Use															
USE CATEGORY	USE TYPE	Residential					Mixed-Use					Nonresidential/ Special Purpose			USE-SPECIFIC STANDARDS
		R1	R2	R3	R4	R5	MX-1	MX-2	MX-3	MX-4	MX-5	CM	LI	OS	
	Caretaker's quarters		A	A	A	A	A	A	A	A	A	A	A		3.4D(3)
	Carport, garage, or utility shed	A	A	A	A	A	A	A							
	Drive-through/drop-off window uses											A	A		3.4D(4)
	Electric vehicle charging station				A	A	A	A	A	A	A	A	A		3.4D(5)
	Home occupation	A	A	A	A	A	A	A	A	A	A	A	A		3.4D(6)
	Outdoor display/sale								A	A		A	A		3.4D(7)
	Outdoor storage, accessory											A	A		3.4D(8)
	Produce stand		A	A	A	A	A	A	A	A	A	A	A	A	3.4D(9)
	Retail sale of products directly related to principal industrial use								A	A	A	A	A		
	Satellite dish antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4D(10)
	Solar energy collection system	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4D(11)
	Swimming pool	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4D(12)
	Wind energy conversion system	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4D(13)
TEMPORARY USES AND STRUCTURES (See general standards in subsection 3.5D.)															
	Special event	T	T	T	T	T	T	T	T	T	T	T	T	T	3.5E(3)
	Farmers' market			T	T	T	T	T	T	T	T			T	
	Expansion or replacement facilities		T	T	T	T	T	T	T	T	T	T	T	T	3.5E(2)
	Mobile vendor cart						T	T	T	T	T	T	T	T	3.5E(4)
	Office and equipment storage					T	T	T	T	T	T	T	T		3.5E(1)
	Produce stand, seasonal			T	T	T	T	T						T	

Appendix D: Reference Materials

There are many studies and reference materials that discuss planning principles and best practices, the history of planning, and its impacts on communities. Studies and research regarding current planning topics and prominent issues the planning field seeks to address are also widely available. The following compilation of references is not an exhaustive list of such resources, but provides a starting point for many of the planning principles and topics discussed in this DGEIS.

Planning Best Practices and Principles

Form-Based Zoning

“Form-Based Zoning.” PAS QuickNotes, No. 1, October 1, 2004. American Planning Association, <https://www.planning.org/publications/document/9007598/>

This paper is an edition of PAS QuickNotes, a publication produced by the American Planning Association, which is intended to provide concise overviews of various planning topics. In this paper, the differences between form-based and traditional zoning are described, as well as the components of the form-based approach and techniques for applying form-based zoning. Form-based zoning principles were incorporated in ReZone as an update to the City’s current Zoning Ordinance, which exemplifies use-focused, Euclidean zoning principles.

Mixed-Use Zoning

“Zoning for Mixed Uses.” PAS QuickNotes, No. 6, July 1, 2006. American Planning Association, <https://planning-org-uploaded-media.s3.amazonaws.com/document/PASQuickNotes6.pdf>

This paper is an edition of PAS QuickNotes, a publication produced by the American Planning Association, which is intended to provide concise overviews of various planning topics. In this paper, the benefits of providing for a mix of land uses and regulatory tools to implement mixed-use zoning are discussed. One of the notable differences in the proposed Zoning Ordinance and Map is the creation of mixed-use zoning districts.

Smart Growth

“Smart Growth Principles.” Smart Growth Online. <https://smartgrowth.org/smart-growth-principles/>

Smart Growth Online is a website hosted by the Smart Growth Network, a partnership of organizations, which serves as a repository for news and information about smart growth strategies. The principles of Smart Growth, as listed below, were used to inform ReZone and are described in detail on this webpage.

- Mix land uses,
- Take advantage of compact building design,
- Create a range of housing opportunities and choices,
- Create walkable neighborhoods,
- Foster distinctive, attractive communities with a strong sense of place,
- Preserve open space, farmland, natural beauty and critical environmental areas,
- Strengthen and direct development towards existing communities,
- Provide a variety of transportation choices,
- Make development decisions predictable, fair and cost effective, and
- Encourage community and stakeholder collaboration in development decisions.

New Urbanism

“The Charter for New Urbanism.” Congress for New Urbanism.

<https://www.cnu.org/who-we-are/charter-new-urbanism>

The Congress for New Urbanism is an organization working to further the New Urbanism movement, including maintaining this website which provides resources, education, and technical assistance. “The Charter for New Urbanism” webpage describes the principles of New Urbanism to help guide public policy, urban planning, and design. The principles, 27 in total, are provided for three different scales: The Region: Metropolis, City, and Town, The Neighborhood, The District, and The Corridor, and The Block, The Street, and The Building. ReZone looked to the principles of New Urbanism to help guide updates to the City’s zoning regulations.

Transit-Oriented Development

Thomas, John V. and Bertaina, Stephanie. “Planning for Transit-Oriented Development.”

PAS QuickNotes, No. 21, August 1, 2009. American Planning Association, <https://planning-org-uploaded-media.s3.amazonaws.com/document/PASQuickNotes21.pdf>

This paper is an edition of PAS QuickNotes, a publication produced by the American Planning Association, which is intended to provide concise overviews of various planning topics. In this paper, transit-oriented development (“TOD”) is described in detail, including the benefits of TODs and basic principles and best practices of TOD planning. The principles of TOD planning were incorporated into ReZone.

Planning History

“Planning History Timeline.” American Planning Association.

<https://www.planning.org/timeline/>

The American Planning Association (“APA”) is a not-for-profit educational organization that works to advance the interests of the planning profession through national certification of professional planners, and provision of education, resources, and research. The “Planning History Timeline” webpage is hosted on the APA’s website and details major historical events in the United States since the early 1900s. These events show the evolution of planning and help to inform our understanding of land use and development patterns and impacts in the City of Syracuse, as described in the DGEIS.

Exclusionary Zoning Practices

Raitt, Jennifer M. “Ending Zoning’s Racist Legacy.” Zoning Practice, Issue No. 1, January 2022. American Planning Association, https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/Zoning-Practice-2022-01.pdf

This paper is an issue of Zoning Practice, a publication produced by the American Planning Association, which is intended to analyze trends in local land use and development regulations. This issue discusses the history and proliferation of planning and zoning policies and practices that led to segregation in communities. Further discussion relates to the opportunities and efforts to reverse the impacts of exclusionary zoning practices, including a description of strategies being used in Boston and Louisville. ReZone seeks to address exclusionary zoning, which is discussed in the DGEIS.

Local Impacts

Knight, Aaron C. "Urban Renewal, the 15th Ward, the Empire Stateway and the City of Syracuse, New York." Syracuse University Honors Program Capstone Projects. 590. 2007. https://surface.syr.edu/honors_capstone/590

This honors capstone project by a Syracuse University student looks at urban renewal programs and highway construction and their impacts in the City of Syracuse, particularly the 15th Ward neighborhood. These topics are discussed throughout the DGEIS as they pertain to the land development patterns that exist today and the history of segregation in the City.

Planning Topics

Climate Change

“Climate Change and Energy.” PAS QuickNotes, No. 13, April 1, 2008. American Planning Association, <https://planning-org-uploaded-media.s3.amazonaws.com/document/PASQuickNotes13.pdf>

This paper is an edition of PAS QuickNotes, a publication produced by the American Planning Association, which is intended to provide concise overviews of various planning topics. This paper discusses the role of planning in responding to climate change, the link between smart growth principles and efforts to minimize

climate change impacts, and additional steps communities can take to reduce greenhouse gas emissions and energy consumption. The DGEIS addresses ReZone’s potential impact on energy and climate change and is informed by the principles discussed in this paper.

Inclusionary Housing

Morris, Marya. “Incentive Zoning: Meeting Urban Design and Affordable Housing Objectives.” PAS Report, No. 494, September 2000. American Planning Association, https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/PAS-Report-494.pdf

This report is a publication of the American Planning Association classified as a PAS Report. PAS Reports are intended to offer comprehensive guidance on planning issues and practices. This report provides a history of inclusionary housing programs and ordinances, considerations for designing a zoning incentive program at the local level, and techniques to create affordable housing, looking at specific case studies from California, New Jersey, and Montgomery County, Maryland. Significant consideration regarding zoning equity and provision of affordable housing has been made in ReZone and is discussed in the DGEIS.

“Inclusionary Housing.” PAS QuickNotes, No. 7, December 1, 2006. American Planning Association, <https://planning-org-uploaded-media.s3.amazonaws.com/document/PASQuickNotes7.pdf>

This paper is an edition of PAS QuickNotes, a publication produced by the American Planning Association, which is intended to provide concise overviews of various planning topics. In this paper, various strategies for providing affordable housing are described, including the voluntary and mandatory programs that jurisdictions can implement to ensure mixed income development. Significant consideration regarding zoning equity and provision of affordable housing has been made in ReZone and is discussed in the DGEIS.

Hickey, Robert. “Leveraging Affordable Housing Through Upzoning.” Zoning Practice, Issue No. 4, April 2015. American Planning Association, <https://planning-org-uploaded-media.s3.amazonaws.com/document/ZoningPractice201504.pdf>

This paper is an issue of Zoning Practice, a publication produced by the American Planning Association, which is intended to analyze trends in local land use and development regulations. This issue discusses three types of inclusionary zoning policies, incentive-based policies that apply only in upzoned areas, incentive-based policies that apply wherever a developer seeks zoning changes, and mandatory requirements in upzoned neighborhoods, and examples of places that have implemented such regulations. Significant consideration regarding zoning equity and provision of affordable housing has been made in ReZone and is discussed in the DGEIS.

“Model Inclusionary Zoning Ordinance.” April 2009. Tompkins County, https://www.tompkinscountyny.gov/files2/planning/housing_choices/documents/ModelOrdinance-InclusionaryZoning.pdf

This document provides a model inclusionary zoning ordinance, created by Tompkins County, New York. The model ordinance was used to guide affordable housing provisions that have been incorporated into ReZone.

Hickey, Robert, Murray, Zachary, and Reyes, Stephanie. “What About Housing? A Policy Toolkit for Inclusive Growth.” Grounded Solutions Network, <https://groundedsolutions.org/sites/default/files/2018-11/17%20What%20About%20Housing%20-%20A%20Policy%20Toolkit%20for%20Inclusive%20Growth.pdf>

Grounded Solutions Network is a national network that works to support strengthening communities and promoting affordable housing solutions. In this policy toolkit, key issues surrounding housing and applicable policy tools for addressing those issues are discussed. Significant consideration regarding zoning equity and provision of affordable housing has been made in ReZone and is discussed in the DGEIS.

Zoning Equity

Garvin, Elizabeth. “A Framework for Promoting Equity Through Zoning.” Zoning Practice, Issue No. 7, July 2019. American Planning Association, https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/Zoning-Practice-2019-07.pdf

This paper is an issue of Zoning Practice, a publication produced by the American Planning Association, which is intended to analyze trends in local land use and development regulations. This issue discusses the history of zoning and the different approaches to zoning that we can take today to make zoning more equitable. Significant consideration regarding zoning equity has been made in ReZone and is discussed in the DGEIS.

“Planning for Equity.” Policy Guide, 2019. American Planning Association, https://planning-org-uploaded-media.s3.amazonaws.com/publication/download_pdf/Planning-for-Equity-Policy-Guide-rev.pdf

The American Planning Association (“APA”) produces policy guides to advance the APA’s official position on central planning issues with the goal of creating stronger, more just communities. This policy guide conveys the ethical responsibility of, and tools available to, planners to make communities more fair and equitable. Recommended policy actions are described that would bring equity to a range of areas. Significant consideration regarding zoning equity has been made in ReZone and is discussed in the DGEIS.