

City of Syracuse
Office of Zoning Administration

VARIANCE APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use Filing Date: 3/13/2023 Case: V-23-07 Zoning District: multiple

VARIANCE REQUESTED (Check applicable and briefly describe.)

- Area Variance: Front yard - (B-I-9 (5.a)) Structural Coverage - (B-I-9 (6.a))
Cited Zoning Ordinance Side yard - (B-I-9 (5.b.3)) Building Height - (B-I-9 (9))
Part(s), Sec(s), Art(s):
 Use Variance:
Cite Zoning Ordinance
Part(s), Sec(s), Art(s):

| <u>TAX ASSESSMENT ADDRESS(ES)</u> | <u>TAX MAP ID(S)</u> (000.-00-00.0) | <u>OWNER(S)</u> | <u>DATE ACQUIRED</u> |
|-----------------------------------|--|-----------------|----------------------|
| 1) See Attached Property List | | | |
| 2) | | | |
| 3) | | | |
| 4) | | | |

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

- 1) Special Permit (apartments) 2) Resubdivision 3)

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

- Demolition (full and partial): Existing Buildings and driveways to be removed
 New Construction: Proposed Apartment Building
 Façade (Exterior) Alterations:
 Site Changes: Driveway, Courtyard, Sidewalks, Landscaping, Utilities

PROJECT INFORMATION (Briefly describe, as applicable.)

Business/Project Name: Proposed Development - 1301 E. Genesee Street
Current Land Use(s): Apartments
Proposed Land Use(s): Apartment Building w/ retail tenants
Number of Dwelling Units: 286
Days and Hours of Operation: N/A (residential)
Number of Onsite Parking Spaces: 150

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

The proposed project includes the construction of a residential apartment building with an enclosed parking garage and various amenities for the residents. A basement level parking garage will contain 143 parking spaces, with an access driveway located on Ashworth Place. Seven (7) parking spaces will be provided in a surface lot along Pine Street.

The requested variances are to request relief from the required yards, structural coverage, and building height.

AREA VARIANCE TEST (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf)

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety and welfare through a five-part balancing test. *Briefly describe how an Area Variance would affect the community using the following five tests and attach all supporting materials.*

1. Describe whether an undesirable change will be produced in the **character of the neighborhood**, or a detriment to nearby properties will be created by the granting of the area variance:

The character of the area has certainly changed throughout the recent years. This is particularly evident when reviewing the draft Re-Zone Syracuse amendments to the existing zoning district, and the vision that City has for this particular portion of the Genesee Street corridor to become MX-2, under which the proposed project will comply. The variances requested for setbacks, coverage, and height are substantially similar to adjacent projects and will not produce an undesirable change in the surrounding character. In fact, the project will enhance the character of the area by removing the existing aging multi-family buildings and creating a vibrant new streetscape along Genesee St.

2. Describe whether the benefit sought by the applicant can be **achieved by some other method** which will be feasible for the applicant to pursue but would not require an area variance:

It is not possible to redevelop the project site without the requested variances. The current zoning ordinance is restrictive and applicable to older design parameters for smaller, less efficient, single parcel structures. The city's comprehensive plan and future zoning modifications envision a more current form-based design of the city's connective corridors, including E. Genesee Street, within which this new project has aligned. This requires the building to engage the street frontage, provide more pedestrian interaction with the streetscape, and to have a more efficient use of the property by providing a denser residential apartment building, as requested under the variances.

3. Describe whether the requested area variance is **substantial**:

The requested variances are not substantial since they are being requested in alignment with the vision of this portion of the zoning district and residential area along the E. Genesee Street corridor. Similar multi-family buildings have been constructed directly across the street on the south side of E. Genesee Street, as well as a few blocks to the west. The variances requested for the proposed setbacks, coverage, and height are not substantial since they will maintain consistency with new developments that have occurred within close proximity during the last few years.

4. Describe whether the proposed area variance will have an **adverse effect or impact** on the physical or environmental conditions in the neighborhood or district:

The requested variances will not have any adverse impacts on the surrounding area. The setbacks are consistent with adjacent existing buildings and the newly constructed projects within the corridor. The design of this apartment building with the requested setbacks, coverage, and height will enhance the pedestrian activity and future streetscape along E. Genesee Street and provide for more residential apartment options to area residents in alignment with the City's comprehensive plan and future vision of this district area.

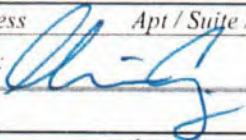
5. Describe whether an alleged difficulty is **self-created**.

While the request is based on the self-created design intent of the project, there are aspects that remain out of the applicant's control. This includes the current zoning ordinance, which is out of date and historically applicable to older design philosophies targeted at small scale, single parcel residential apartment buildings that exist today.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. **Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.**

| | | | | | |
|---|----------------------------|--------------|-----------------------------------|------------|---------------|
| | | | Northside Genesee Associates, LLC | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| PO Box 90708 | | Camden | NJ | 08101 | |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| * <i>Signature:</i>  | | | <i>Date:</i> 1-16-2023 | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| * <i>Signature:</i> | | | <i>Date:</i> | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| * <i>Signature:</i> | | | <i>Date:</i> | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| * <i>Signature:</i> | | | <i>Date:</i> | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| * <i>Signature:</i> | | | <i>Date:</i> | | |

*** OWNER SIGNATURE DECLARATION**

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

APPLICANT(S) (if applicable)

| | | | | | |
|-----------------------|----------------------------|--------------|----------------|------------|---------------|
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |

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

| | | | | | |
|-----------------------|----------------------------|--------------|---------------------|------------|---------------------------|
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| James | Trasher | Engineer | CHA Consulting, Inc | | |
| <i>First Name</i> | <i>Last Name</i> | <i>Title</i> | <i>Company</i> | | <i>Phone:</i> |
| 300 S State St | Suite 600 | Syracuse | NY | 13202 | 315-471-3920 |
| <i>Street Address</i> | <i>Apt / Suite / Other</i> | <i>City</i> | <i>St</i> | <i>Zip</i> | <i>Email:</i> |
| | | | | | jtrasher@chacompanies.com |

Property Owner's List

Development at 1301 E. Genesee Street

Parcel #1

048.-09-01.0

208 Ashworth Place

Matthew Gantt

Parcel #2

048.-09-02.0

210 Ashworth Place

Matthew & Margie Gantt

Parcel #3

048.-09-03.0

212-214 Ashworth Place

Northside Genesee Associates, LLC

Parcel #4

048.-09-04.0

224 Ashworth Place

Northside Genesee Associates, LLC

Parcel #5

048.-09-06.0

316 Pine Street

Greater Syracuse Land Bank

Parcel #6

048.-09-07.0

1323 E. Genesee Street & Pine Street

Northside Genesee Associates, LLC

Parcel #7

048.-09-08.0

1317 E. Genesee Street

Northside Genesee Associates, LLC

Parcel #8

048.-09-09.0

1311 E. Genesee Street

Northside Genesee Associates, LLC

Parcel #9

048.-09-10.0

1301 E. Genesee Street

Northside Genesee Associates, LLC

Parcel #10

048.-09-11.0

1237 E. Genesee Street

Northside Genesee Associates, LLC

Parcel #11

048.-09-12.0

1231 E. Genesee Street

Northside Genesee Associates, LLC

Parcel #12

048.-09-13.0

1225-27 E. Genesee Street

Northside Genesee Associates, LLC

Parcel #13

048.-09-14.0

1219-21 E. Genesee Street

Northside Genesee Associates, LLC



February 15, 2023

Syracuse Zoning Administration
City Hall Commons
201 East Washington Street
Syracuse, New York 13202

RE: Proposed Development – BZA Variance Application
1301 E. Genesee Street
CHA Project No. 079610

Dear Syracuse Zoning Administration:

CHA, on behalf of the applicant, is pleased to submit the following Variance Application for the above referenced project.

The existing zoning of the subject properties includes both Residential Class B and Residential Class C districts requiring a Special Permit for the multi-family apartment use that has been submitted under a separate application.

The redevelopment project includes the construction of a five (5) story multi-family apartment building consisting of residential apartments with an enclosed parking garage and various amenity spaces for the residents. The project is located on thirteen (13) existing parcels within the 1300 block of East Genesee Street. A resubdivision application has been submitted concurrently under separate cover for the consolidation of the existing parcels into one (1) new lot to facilitate the redevelopment project.

The proposed project is requesting relief from certain requirements within the City's Zoning Ordinance in order to create a viable project that aligns with the City's vision and Comprehensive Land Use Plan for the surrounding area. Adding necessary housing units while improving the existing streetscape for a pedestrian friendly corridor will facilitate these goals. The requested variances for the setbacks, structural coverage, and building height are intended to be consistent with the recently approved projects within the immediate area along the E. Genesee Street corridor. This project has also considered the future zoning amendments to the district that have been proposed under the Re-Zone Syracuse initiative.

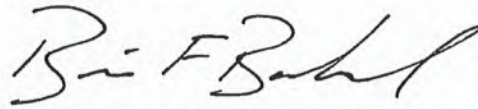
The following items are included in this submission:

- Area Variance Application Form
- SEQR Environmental Assessment Form
- Property Survey
 - Three (3) Full Size
 - One (1) 11x17
- Site Layout Plan (C-101)

- Three (3) Full Size
- One (1) 11x17
- Architectural Drawings
 - Three (3) Full Size
 - One (1) 11x17
- Site Photos

Should you require any additional copies of these items, or have any questions related to the submission, please do not hesitate to contact me at 315-228-0036 or bbouchard@chacompanies.com

Very truly yours,



Brian F. Bouchard, PE.
Senior Engineer V

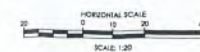
Enclosures

Cc:

V:\Projects\ANY\K6\079610.000\07_Permitting\Local\5 - BZA App-2-14-23\0 - Cover Letter BZA - 1301 Genesee St Apartments-2-14-23.doc



| ZONING ANALYSIS (R8 - RESIDENTIAL DISTRICT, CLASS B) | |
|--|---------------------------------|
| REQUIRED | REQUIRED |
| REQUIRED FRONTAGE | N/A |
| BUILDING SEPARATION | N/A |
| MAXIMUM BUILDING HEIGHT | N/A |
| MINIMUM FRONT YARD SETBACK | 10' |
| MINIMUM SIDE YARD SETBACK | 0' |
| REAR YARD SETBACK | 20.0' |
| MAX. RUDING COVERAGE | N/A |
| OPEN AREA REQUIREMENT (GREEN SPACES) | 20% OPEN AND SPACES |
| MINIMUM PARKING STALLS | 1 PARKING SPOT PER UNIT |
| MINIMUM STALL SIZE | 7'X10' |
| DENSITY | 1.000 BY PER UNIT 110.000 SF |



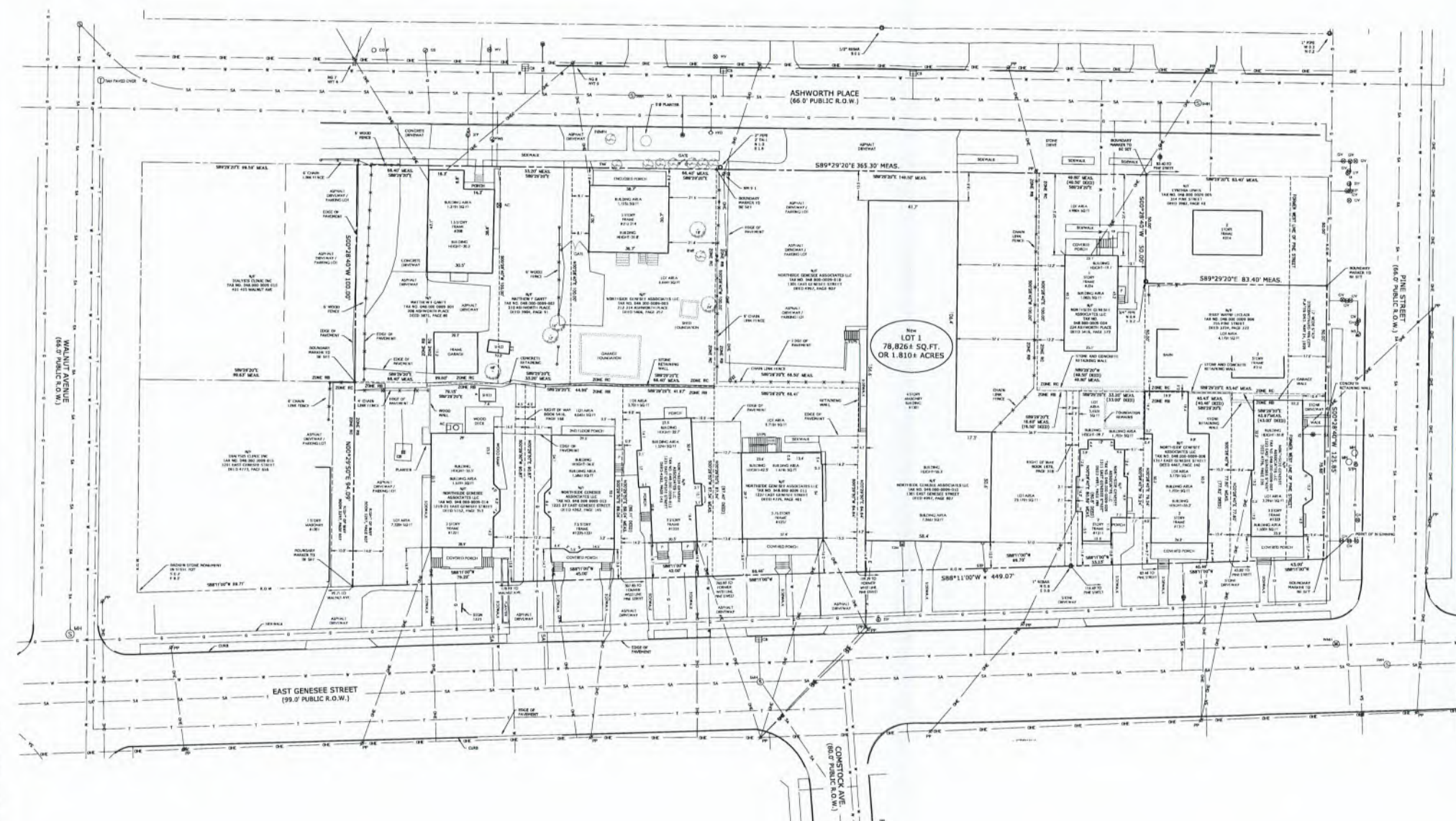
Passero Associates
Rochester, NY • Fernandina Beach, FL
www.passero.com

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| SYMBOL | DESCRIPTION |
|--------|----------------------|
| ⊠ | Curb/Abutment |
| ⊡ | Crosscut |
| ⊢ | Curb/Abutment |
| ⊣ | Light Pole |
| ⊤ | Manhole |
| ⊥ | Manhole (Structural) |
| ⊦ | Manhole (Structural) |
| ⊧ | Manhole (Structural) |
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| ⊿ | Manhole (Structural) |

APPROVALS

| | |
|--|------|
| OWNER | DATE |
| MATTHEW F GAUNT TAX NO. 048.000.0009.001 TAX NO. 048.000.0009.002 | |
| OWNER | DATE |
| JERRY WAYNE LECLAIR TAX NO. 048.000.0003.005 | |
| OWNER | DATE |
| NORTHSIDE GENESSEE ASSOCIATES, LLC TAX NO. 048.000.0009.003 TAX NO. 048.000.0009.004 TAX NO. 048.000.0009.005 TAX NO. 048.000.0009.006 TAX NO. 048.000.0009.007 TAX NO. 048.000.0009.008 TAX NO. 048.000.0009.009 TAX NO. 048.000.0009.010 TAX NO. 048.000.0009.011 TAX NO. 048.000.0009.012 TAX NO. 048.000.0009.013 TAX NO. 048.000.0009.014 | |



Revisions

| No. | Date | By | Description |
|-----|------|----|-------------|
| | | | |
| | | | |

UNLESS INDICATED BY DIMENSIONS OR NOTATIONS TO THIS DRAWING, ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.



City of Syracuse
Not to Scale

Passero Associates

242 West Main Street
Rochester, NY 14614
Principal-In-Charge
Project Manager
Drafted by

(585) 221-1210
Fax: (585) 221-1661
Jessa D. Suddo, PE
Robert A. Vento, PLS
R.D.C.

NORTHSIDE GENESSEE ASSOCIATES, LLC RESUBDIVISION MAP COMBINING PARCELS

- 316 Pine Street
- 208 Ashworth Place
- 210 Ashworth Place
- 212-214 Ashworth Place
- 224 Ashworth Place
- 1219-1221 East Genessee Street
- 1225-1227 East Genessee Street
- 1231 East Genessee Street
- 1237 East Genessee Street
- 1305 East Genessee Street
- 1311 East Genessee Street
- 1317 East Genessee Street
- 1323 East Genessee Street

Being Parts of Lots 150, 166, 167, 194, 195, 196, 198, 199, 200 & 201 in Block 223 & 223B, City of Syracuse, Onondaga County, New York State

Project No.
20172421.0001

Drawing No. Sheet No.
SUB-1 1 OF 1

Scale:
1" = 20'

Date
NOVEMBER, 2017

- NOTES:
1. 1231 EAST GENESSEE STREET MAY BE SUBJECT TO A DRIVEWAY USE AGREEMENT CONTAINED IN A DEED AT USBR 468 PAGE 119
 2. 1237 EAST GENESSEE STREET MAY BE SUBJECT TO A DRIVEWAY USE AGREEMENT CONTAINED IN A DEED AT USBR 468 PAGE 119

- REFERENCES:
1. CERTIFICATE OF TITLE PREPARED BY FITCH TITLE AGENCY, INC., FILE NO. ITA-17-210 DATED MARCH 8, 2017
 2. OWNERS POLICY OF TITLE INSURANCE PREPARED BY FITCH TITLE AGENCY, INC., FILE NO. ITA-17-033IC DATED MARCH 8, 2017
 3. ALTA SURVEY MAP PREPARED BY PASSERO ASSOCIATES, PROJECT NO. 20172421.0001, DATED AUGUST 2017.

- NOTE
1. PER FIRM MAP NO. 304FC020171, EFFECTIVE DATE NOVEMBER 4, 2014, SUBJECT PARCELS ARE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 2. THERE ARE NO STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDCE WETLAND INVENTORY.

CERTIFICATION:

WE, PASSERO ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED USING PORTIONS OF THE REFERENCE MATERIAL AS LISTED HEREON AND FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED JUNE 15, 2017. THIS PARCEL IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES OF RECORD. NO CERTIFICATION IS EXTENDED TO INFORMATION NOT REFERENCED.

DATE: ROBERT A. VENTO, N.Y.S.P.L.S. NO. 049701
BVENTO@PASSERO.COM

ZONING REGULATIONS FOR DEVELOPMENT

ZONING: RESIDENTIAL, CLASS B (RB) & RESIDENTIAL, CLASS C (RC)

| EXISTING LOT INFORMATION: | TAX MAP | PARCEL SIZE | ZONING |
|-----------------------------------|-------------|--------------|---------|
| 208 ASHWORTH PLACE | 048-09-01.0 | 0.15 ± ACRES | RB & RC |
| 210 ASHWORTH PLACE | 048-09-02.0 | 0.08 ± ACRES | RC |
| 212-14 ASHWORTH PLACE | 048-09-03.0 | 0.15 ± ACRES | RC |
| 224 ASHWORTH PLACE | 048-09-04.0 | 0.11 ± ACRES | RC |
| 316 PINE STREET | 048-09-06.0 | 0.10 ± ACRES | RC |
| 1219-21 GENESEE STREET | 048-09-14.0 | 0.18 ± ACRES | RB |
| 1225-27 GENESEE STREET | 048-09-13.0 | 0.10 ± ACRES | RB |
| 1231 GENESEE STREET | 048-09-12.0 | 0.10 ± ACRES | RB |
| 1237 GENESEE STREET | 048-09-11.0 | 0.15 ± ACRES | RB |
| 1301 GENESEE STREET E TO ASHWORTH | 048-09-10.0 | 0.80 ± ACRES | RB |
| 1311 GENESEE STREET | 048-09-09.0 | 0.06 ± ACRES | RB |
| 1317 GENESEE STREET | 048-09-08.0 | 0.07 ± ACRES | RB |
| 1323 GENESEE STREET & PINE ST | 048-09-07.0 | 0.07 ± ACRES | RB |
| TOTAL LOT AREA = 78,926 SF | | | |

| LOT COVERAGE (MAX.) | RB | RC | PROPOSED | REZONE SYRACUSE (MX-2) |
|--|--------------|---|--------------------|--|
| STRUCTURAL (59,481 SF) | 40% | 25% | 75.5%* | 90% IMPERVIOUS (MIXED-USE) |
| PARKING (3,017 SF) | 40% | 40% | 3.9% | --- |
| BUILDING HEIGHT (MAX.) | NA | 2 STORIES (36') (EXCLUDING PARKING LEVELS) | 5 STORIES (55'-6") | 5 STORIES (IF 75% OF PARKING LOCATED WITHIN BUILDING) |
| DENSITY (MAX.) | | | | |
| APARTMENTS (286 UNITS) | 1000 SF/UNIT | 2500 SF/UNIT | 275 SF/UNIT* | NO MAX. DENSITY (MIXED-USE) |
| MINIMUM YARDS: | | | | |
| FRONT YARD: (GENESEE STREET) | 10' | 30' | 2.0' | 0' |
| FRONT YARD: (ASHWORTH PLACE) | 10' | 30' | 3.2' | 0' |
| FRONT YARD: (PINE STREET) | 10' | 30' | 12.4" | 0' |
| SIDE YARD: (EAST = 4FT + 2FT X 3 FLOORS) | 10' | 20' | 8.0" | 0' |
| SIDE YARD: (WEST = 4FT + 2FT X 3 FLOORS) | 10' | 20' | 11.0" | 0' |
| PARKING | | | | |
| PARKING SPACE SIZE: | 8.5' X 18' | 8.5' X 18' | 8.5' X 18' | 8.5' X 18' |
| REQUIRED PARKING RESIDENTIAL | | | | |
| -1 SP. PER UNIT (286 UNITS) = | 286 SP. | 286 SP. | 150 SP.* | 0.5 SP. PER UNIT = 143 SP. |

* DENOTES WAIVER REQUIRED



NORTHSIDE GENESEE ASSOCIATES, LLC
P.O. BOX 90708
CAMDEN, NJ 08101



Scale in feet
0 30 60

IT IS A VIOLATION OF LAW FOR ANY PERSON, OTHER THAN THE ARCHITECT, TO REPRODUCE OR TRANSMIT THIS DOCUMENT OR ANY PART THEREOF IN ANY MANNER OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE THE DESIGN OF ANY OTHER WORK OR THE CONSTRUCTION OF ANY OTHER WORK.

PROPOSED DEVELOPMENT
1301 E. GENESEE STREET
SYRACUSE, NY 13210

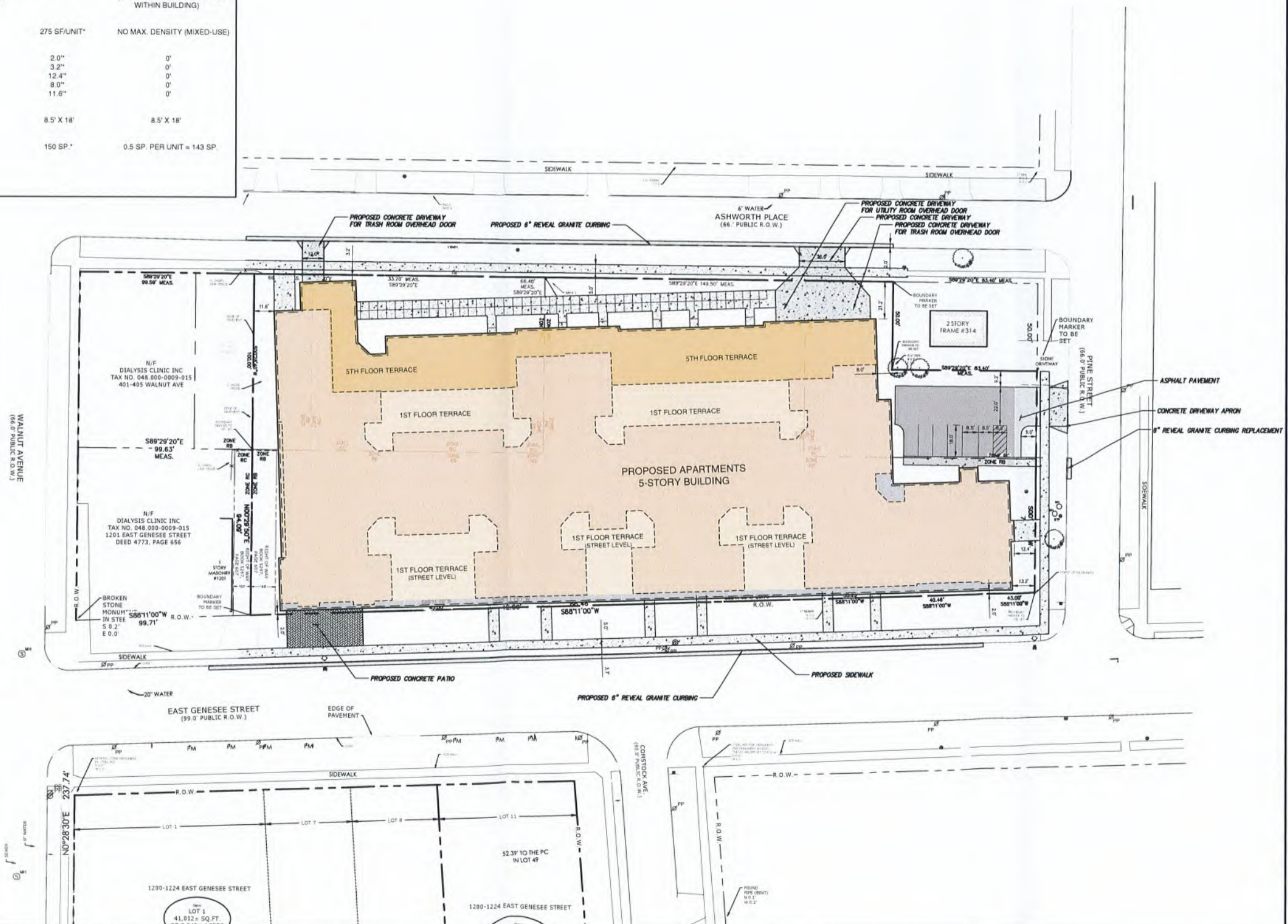
| No. | Submitted / Revision | App'd. | By | Date |
|-----|----------------------|--------|----|------|
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LAYOUT PLAN

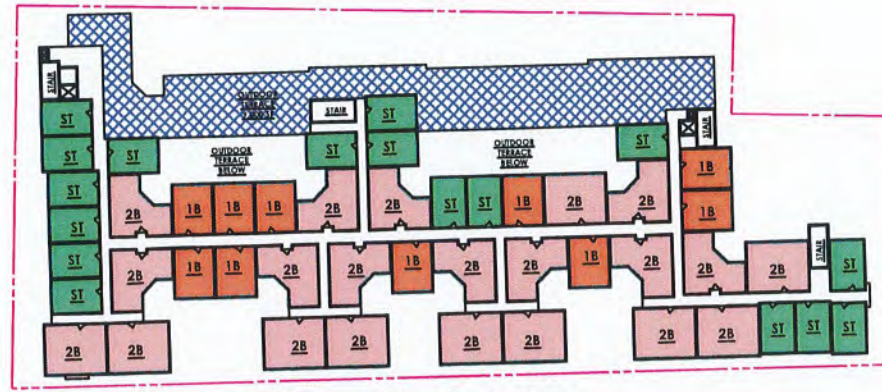
| | | |
|--------------------------|-----------------------|--------------------|
| Designed By: BGH | Drawn By: BGH | Checked By: BFB |
| Issue Date: 1/23/2023 | Project No: 075610 | Scale: AS SHOWN |

Drawing No:
C-101

File: V:\PROJECTS\ANY\8\079610\000\09_DESIGN\DRAWINGS\01_SHEETS\079610-C-101_LAYOUT.DWG
Saved: 2/15/2023 8:41:40 AM Plotted: 2/15/2023 8:45:57 AM Current User: Harnell, Benjmin LastSavedBy: 5757

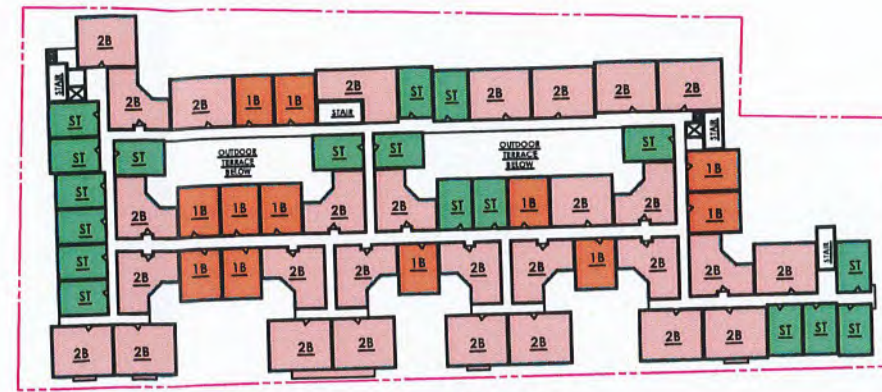






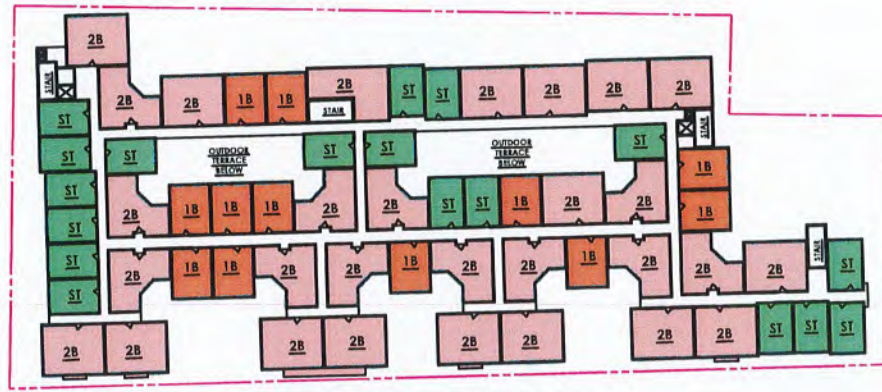
LEVEL 5 - RES. - 37,319 GSF

(17) STUDIO UNITS (17) BEDS
 (10) 1 BED UNITS (10) BEDS
 (21) 2 BED UNITS (42) BEDS
 (48) TOTAL UNITS (69) TOTAL BEDS



LEVEL 2 - RES. - 47,043 GSF

(18) STUDIO UNITS (18) BEDS
 (12) 1 BED UNITS (12) BEDS
 (29) 2 BED UNITS (58) BEDS
 (59) TOTAL UNITS (88) TOTAL BEDS



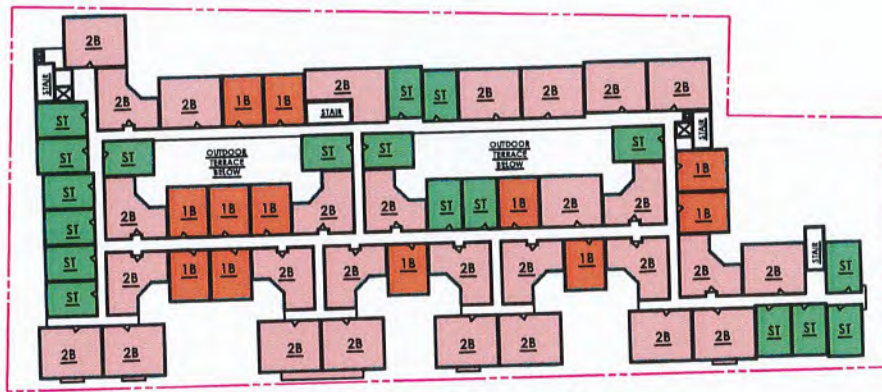
LEVEL 4 - RES. - 47,043 GSF

(18) STUDIO UNITS (18) BEDS
 (12) 1 BED UNITS (12) BEDS
 (29) 2 BED UNITS (58) BEDS
 (59) TOTAL UNITS (88) TOTAL BEDS



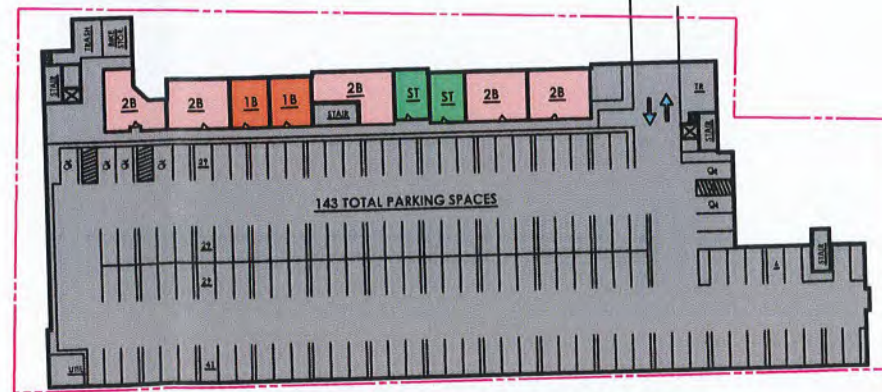
LEVEL 1 - RES. - 47,007 GSF

(14) STUDIO UNITS (14) BEDS
 (12) 1 BED UNITS (12) BEDS
 (26) 2 BED UNITS (52) BEDS
 (52) TOTAL UNITS (78) TOTAL BEDS



LEVEL 3 - RES. - 47,043 GSF

(18) STUDIO UNITS (18) BEDS
 (12) 1 BED UNITS (12) BEDS
 (29) 2 BED UNITS (58) BEDS
 (59) TOTAL UNITS (88) TOTAL BEDS



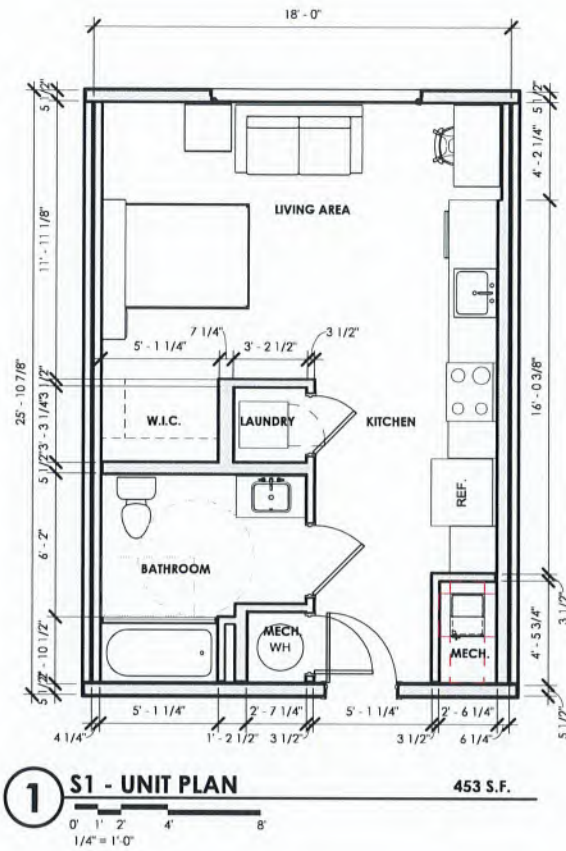
BASEMENT - PARKING - 59,481 GSF

(143) PARKING SPACES
 (2) STUDIO UNITS (2) BEDS
 (2) 1 BED UNITS (2) BEDS
 (5) 2 BED UNITS (10) BEDS
 (9) TOTAL UNITS (14) TOTAL BEDS

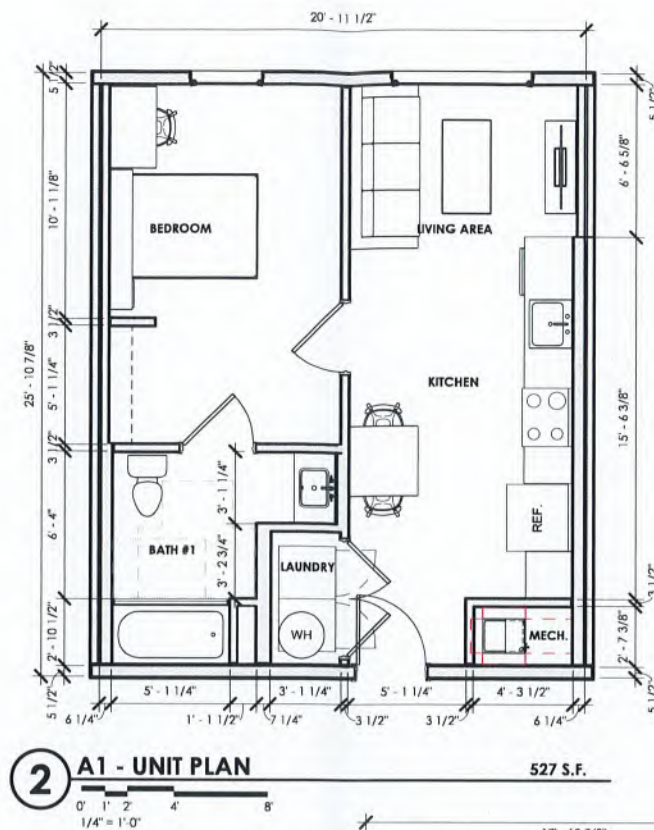
BASEMENT - 59,481 GSF
LEVEL 1-5 - 225,432 GSF

UNIT MIX

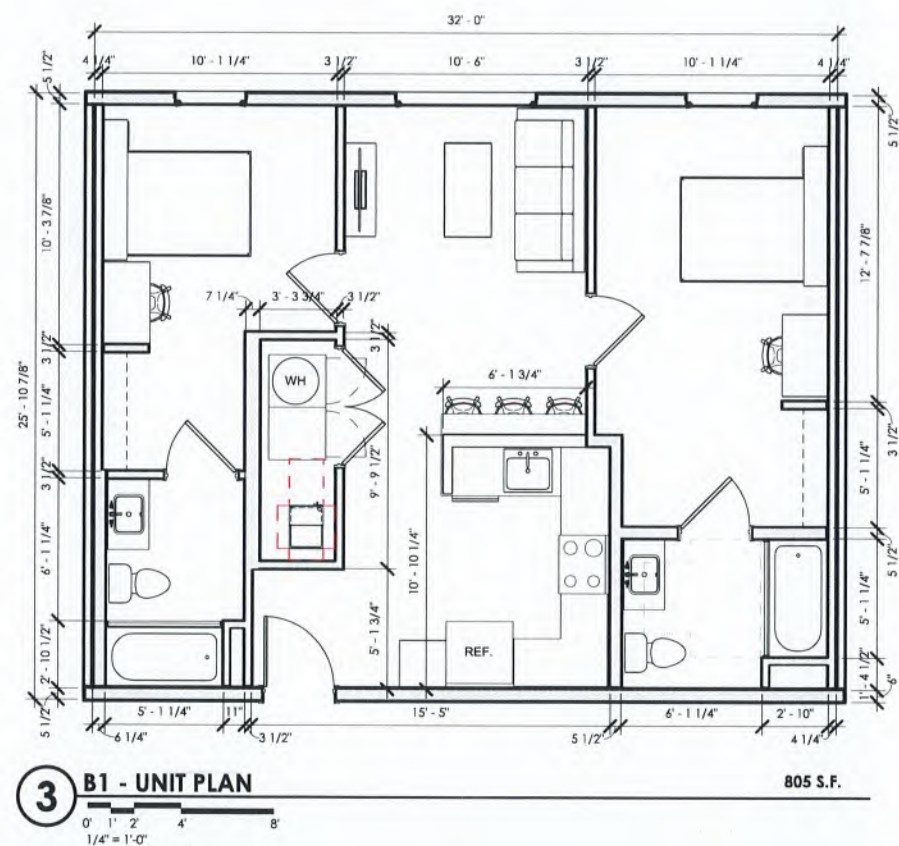
| | |
|---------------------|--------------------|
| (87) STUDIO UNITS | (87) BEDS |
| (60) 1 BED UNITS | (60) BEDS |
| (1,391) 2 BED UNITS | (2,782) BEDS |
| (2,868) TOTAL UNITS | (4,229) TOTAL BEDS |



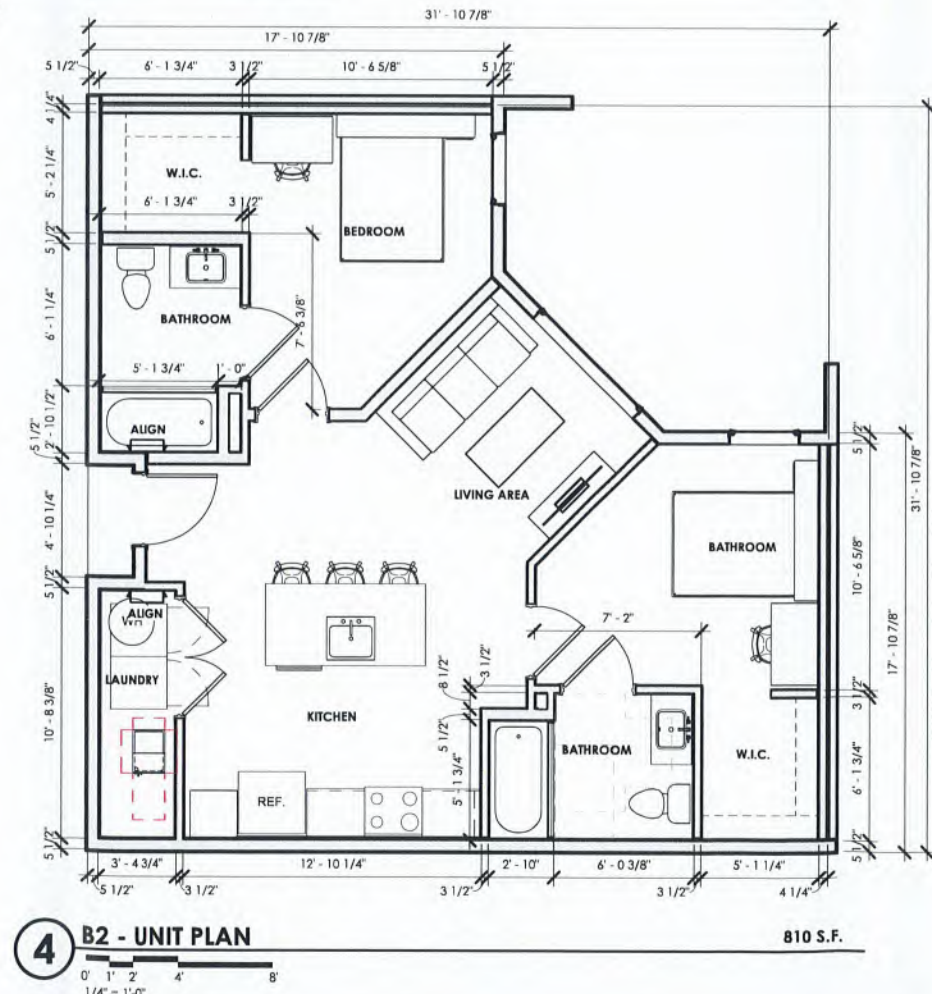
1 S1 - UNIT PLAN 453 S.F.
 0' 1' 2' 4' 8'
 1/4" = 1'-0"



2 A1 - UNIT PLAN 527 S.F.
 0' 1' 2' 4' 8'
 1/4" = 1'-0"



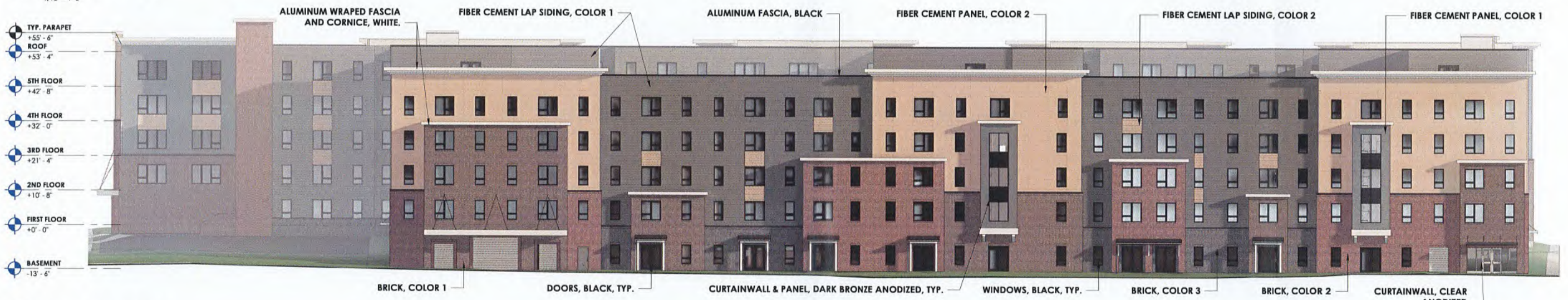
3 B1 - UNIT PLAN 805 S.F.
 0' 1' 2' 4' 8'
 1/4" = 1'-0"



4 B2 - UNIT PLAN 810 S.F.
 0' 1' 2' 4' 8'
 1/4" = 1'-0"



1 SOUTH ELEVATION
 0' 4' 8' 16' 32'
 1/16" = 1'-0"

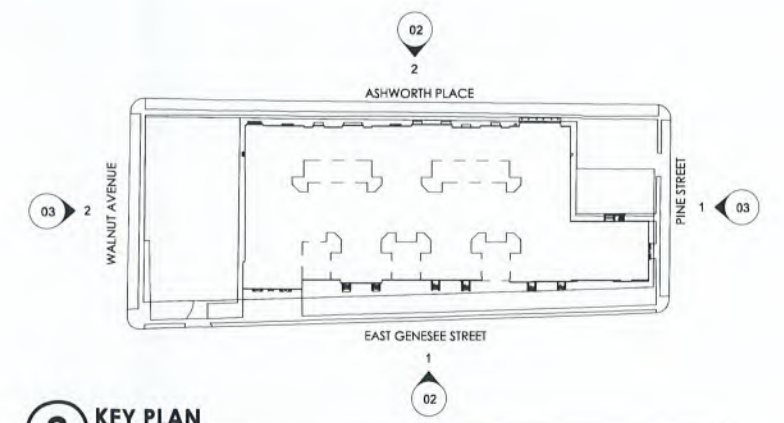


2 NORTH ELEVATION
 0' 4' 8' 16' 32'
 1/16" = 1'-0"

MATERIALS LEGEND

- FIBER CEMENT PANEL, COLOR 1: NICHIIA, SMOOTH PANEL - WEB GRAY
- FIBER CEMENT PANEL, COLOR 2: NICHIIA, SMOOTH PANEL - CUSTOM COLOR (GOLDEN BLUFF)
- FIBER CEMENT LAP SIDING, COLOR 1: NICHIIA, SMOOTH PLANK - WEB GRAY
- FIBER CEMENT LAP SIDING, COLOR 2: NICHIIA, SMOOTH PLANK - CUSTOM COLOR (GOLDEN BLUFF)
- BRICK, COLOR 1: ENDICOTT BRICK, FACE BRICK - EXECUTIVE IRONSPOT
- BRICK, COLOR 2: ENDICOTT BRICK, FACE BRICK - MEDIUM IRONSPOT #77
- BRICK, COLOR 3: ENDICOTT BRICK, FACE BRICK - MANGANESE IRONSPOT

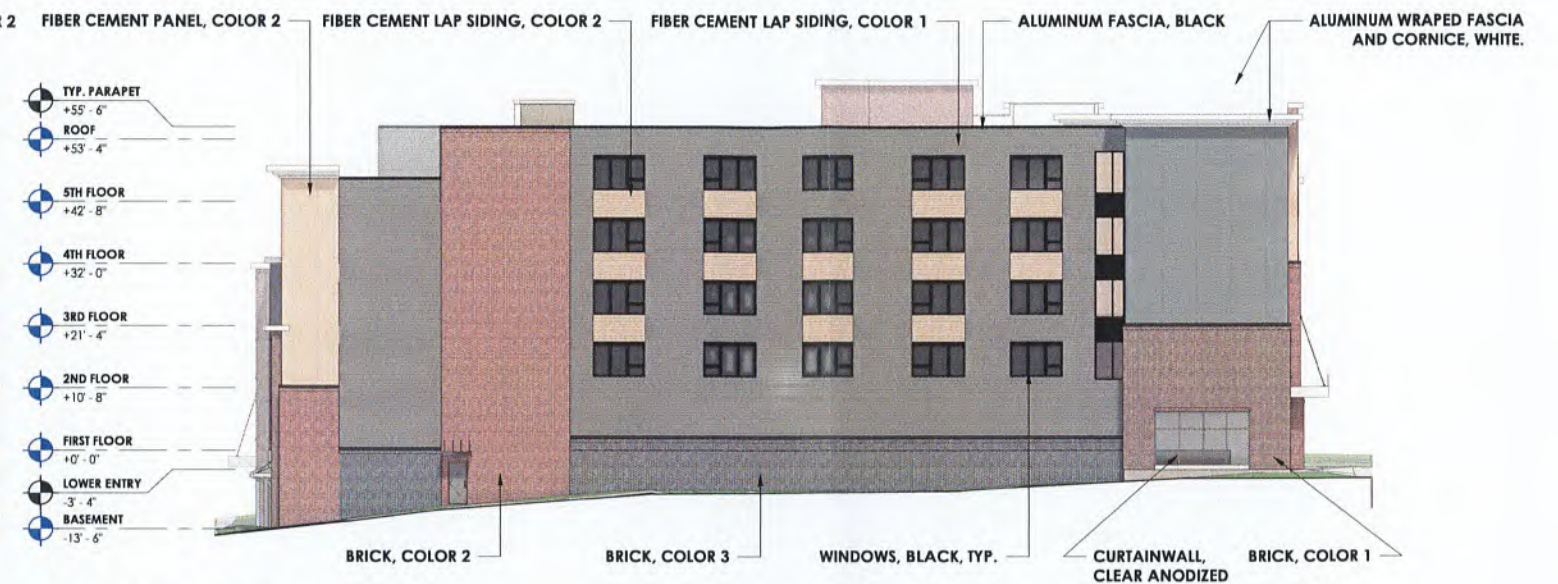
NOTE: MATERIALS LISTED ABOVE ARE THE BASIS OF DESIGN. PRODUCTS ARE SUBJECT TO AVAILABILITY, OR EQUALS WILL BE CONSIDERED PRIOR TO INSTALLATION.



3 KEY PLAN
 N.T.S.



1 EAST ELEVATION
 0' 4' 8' 16' 32'
 1/16" = 1'-0"

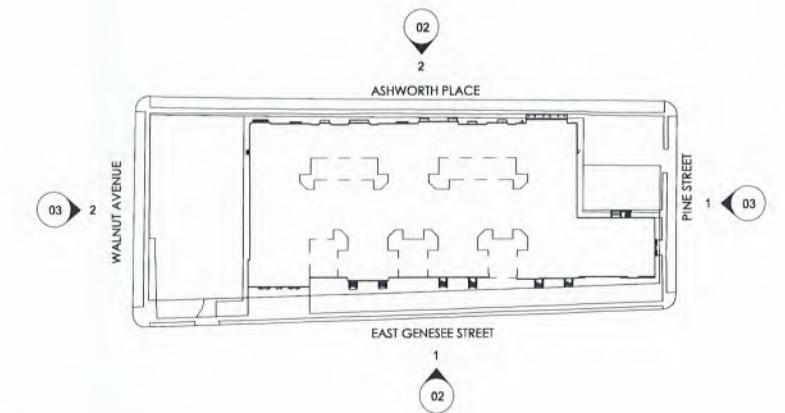


2 WEST ELEVATION
 0' 4' 8' 16' 32'
 1/16" = 1'-0"

MATERIALS LEGEND

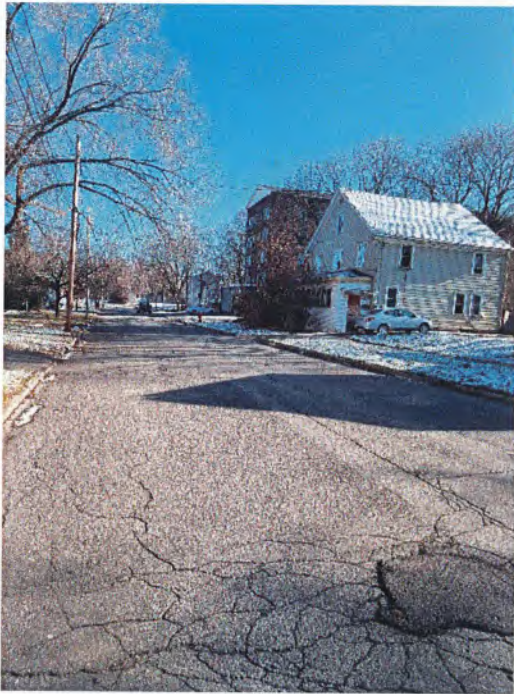
- FIBER CEMENT PANEL, COLOR 1: NICHIIA, SMOOTH PANEL - WEB GRAY
- FIBER CEMENT PANEL, COLOR 2: NICHIIA, SMOOTH PANEL - CUSTOM COLOR (GOLDEN BLUFF)
- FIBER CEMENT LAP SIDING, COLOR 1: NICHIIA, SMOOTH PLANK - WEB GRAY
- FIBER CEMENT LAP SIDING, COLOR 2: NICHIIA, SMOOTH PLANK - CUSTOM COLOR (GOLDEN BLUFF)
- BRICK, COLOR 1: ENDICOTT BRICK, FACE BRICK - EXECUTIVE IRONSPOT
- BRICK, COLOR 2: ENDICOTT BRICK, FACE BRICK - MEDIUM IRONSPOT #77
- BRICK, COLOR 3: ENDICOTT BRICK, FACE BRICK - MANGANESE IRONSPOT

NOTE: MATERIALS LISTED ABOVE ARE THE BASIS OF DESIGN. PRODUCTS ARE SUBJECT TO AVAILABILITY, OR EQUALS WILL BE CONSIDERED PRIOR TO INSTALLATION.

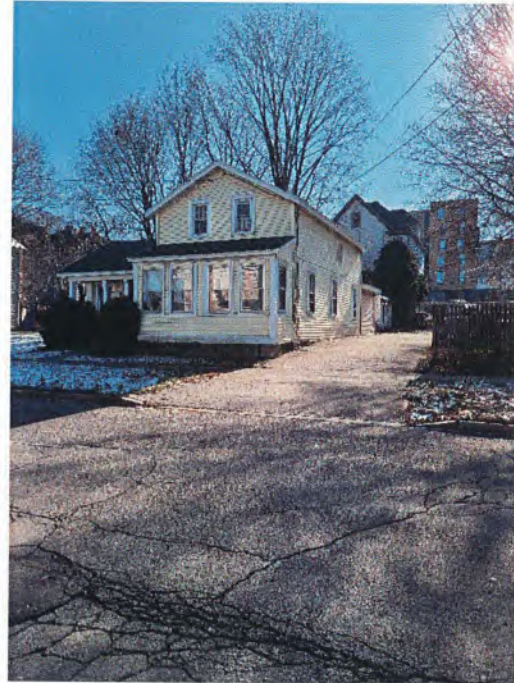


3 KEY PLAN
 N.T.S.

EXISTING PHOTOS – 1301 E. GENESEE ST DEVELOPMENT



ASHWORTH PLACE (LOOKING EAST)



208 ASHWORTH PLACE



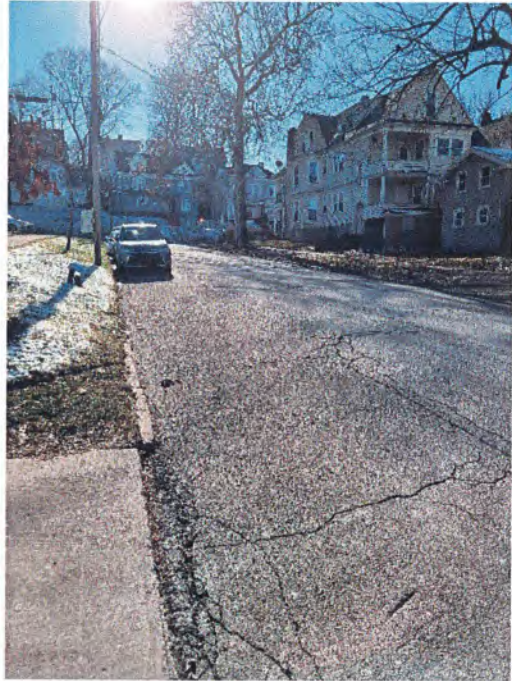
212 ASHWORTH PLACE



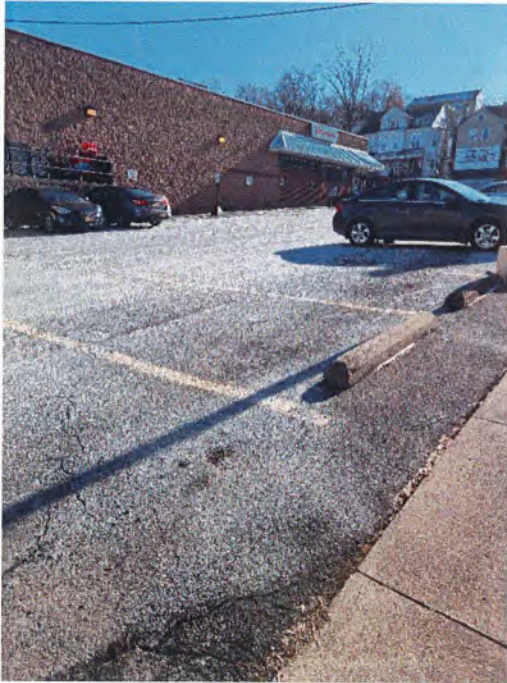
ASHWORTH PLACE (1301 E. GENESEE ST – REAR)



224 ASHWORTH PLACE



PINE STREET (LOOKING SOUTH)



PINE STREET (LOOKING EAST)



316 PINE STREET



EAST GENESEE STREET (LOOKING WEST)



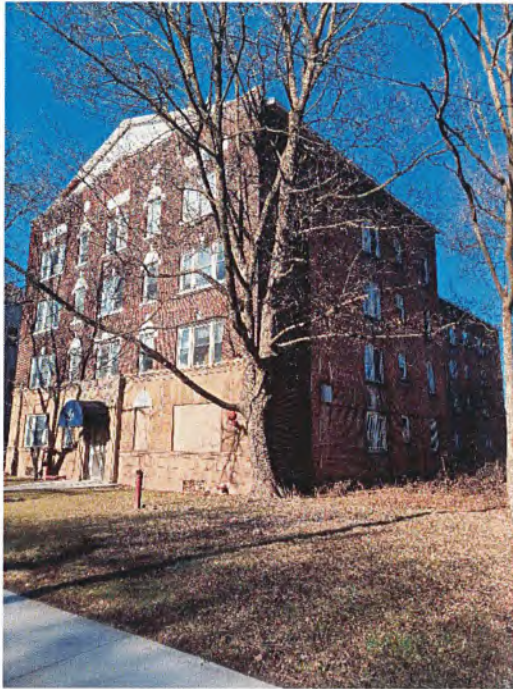
1323 E. GENESEE STREET



1317 EAST GENESEE STREET



1311 E. GENESEE STREET



1301 EAST GENESEE STREET



E. GENESEE STREET / COMSTOCK AVE



1237 EAST GENESEE STREET



1231 EAST GENESEE STREET



1225 EAST GENESEE STREET



1219 EAST GENESEE STREET



E. GENESEE STREET / WALNUT AVE

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

| | | |
|--|-----------|---|
| Name of Action or Project: Proposed Apartment Project | | |
| Project Location (describe, and attach a general location map): 1200 & 1300 Block of E Genesee Street, City of Syracuse | | |
| Brief Description of Proposed Action (include purpose or need): The proposed project includes the demolition of existing multifamily residences to construct a new 5 story apartment building with an enclosed parking garage and various amenity spaces for the residents. An access driveway for the parking garage will be located on Ashworth Place, along with a service/maintenance driveway along Pine Street. The project will include a mix of studio, 1-bedroom, and 2-bedrooms apartment units. Numerous existing curb cuts will be removed along E. Genesee Street to reconstruct a pedestrian friendly streetscape, including new concrete sidewalks, landscaping, and street trees. Other site improvements will include a stormwater management system to reduce to overall impact of heavy rain events on the City's existing infrastructure, along with new utility connections for the proposed building. | | |
| Name of Applicant/Sponsor: Northside Genesee Associates, LLC | | Telephone: E-Mail: |
| Address: PO Box 90708 | | |
| City/PO: Camden | State: NJ | Zip Code: 08101 |
| Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o Brian Bouchard) | | Telephone: 315-228-0036 E-Mail: BBouchard@chacompanies.com |
| Address: 300 S. State Street Suite 600 | | |
| City/PO: Syracuse | State: NY | Zip Code: 13202 |
| Property Owner (if not same as sponsor): | | Telephone: E-Mail: |
| Address: | | |
| City/PO: | State: | Zip Code: |

B. Government Approvals

| B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) | | |
|---|--|---|
| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
| a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | City of Syracuse Common Council (Sewer mitigation improvements require approval) | February 2023 |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | City of Syracuse Planning Commission (Site Plan & Resubdivision Application) | January 2023 |
| c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | City of Syr. Zoning Board of Appeals (Area Var.) | January 2023 |
| d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | SIDA | January 2023 |
| e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | NYSDEC (DEC Stormwater permit) | February 2023 |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| i. Coastal Resources. | | |
| i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| iii. Is the project site within a Coastal Erosion Hazard Area? | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

C. Planning and Zoning

| C.1. Planning and zoning actions. | |
|--|--|
| Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 | |
| C.2. Adopted land use plans. | |
| a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, identify the plan(s): | |
| _____ | |
| _____ | |
| _____ | |
| c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If Yes, identify the plan(s): | |
| _____ | |
| _____ | |
| _____ | |

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Residential District, Class B (RB) & Residential District, Class C (RC)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? City of Syracuse School District

b. What police or other public protection forces serve the project site?
City of Syracuse Police Department

c. Which fire protection and emergency medical services serve the project site?
City of Syracuse Fire Department

d. What parks serve the project site?
Ormand Spencer Park/Thorden Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential Apartments

b. a. Total acreage of the site of the proposed action? _____ 1.8 acres

b. Total acreage to be physically disturbed? _____ 1.8 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.8 acres

c. Is the proposed action an expansion of an existing project or use? Yes No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Combination of existing lots to create a single lot for the project

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? 1

iv. Minimum and maximum proposed lot sizes? Minimum 1.8 acres +/- Maximum --

e. Will the proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ 16 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

| | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|--------------------------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____ | _____ | _____ | 286 |
| At completion of all phases | _____ | _____ | _____ | 286 |

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 46,750 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: City of Syracuse Water District
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 46,750 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Residential sanitary sewer waste

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: City of Syracuse
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No

Do existing sewer lines serve the project site?
 Will a line extension within an existing district be necessary to serve the project?
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 1.4 acres (impervious surface)
 _____ Square feet or 1.8 acres (parcel size)
- ii. Describe types of new point sources. Stormwater runoff to city storm sewer, release will be controlled per DEC and City of Syracuse regulations

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
Existing City of Syracuse storm sewer

 - If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

| | |
|--|---|
| <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-5pm _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ | <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24hrs (residential) _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ |
|--|---|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
 Typical construction noise excavators, dump trucks, fork lifts during normal construction hours 7am-5pm _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 Building mounted lighting for security, all will be dark sky complaint and compliant with City of Syracuse rules and regulations _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

| Land use or Covertypes | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | 1.5 | 1.5 | 0 |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0.3 | 0.3 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ | | | |

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Ronald McDonald House of Charities, Planned Parenthood of Central and Western NY, Muslim Student Life of Syracuse University _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): C734155, B00075
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
C734155 Active Brownfield clean up approximately 1400' from the site, B00075 Active Remediation Site approximately 1600' from the site _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >10 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Urban Land _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ >10 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 100 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: 95 % of site
 10-15%: _____ % of site
 15% or greater: 5 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified **regulated** wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

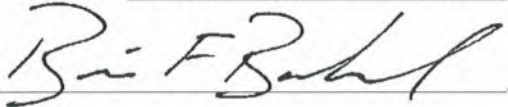
Attach any additional information which may be needed to clarify your project.

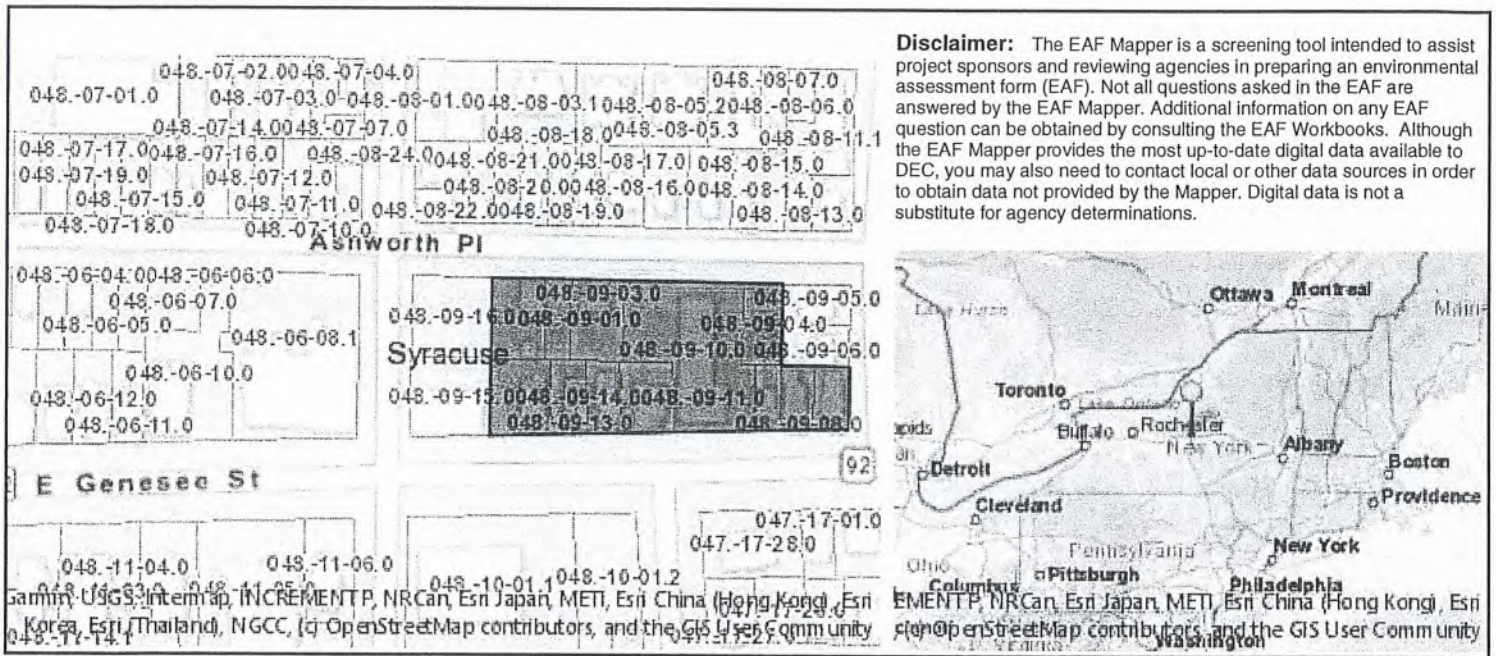
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting (C/O Brian Bouchard) Date 2/14/2023

Signature  Title Section Manager



| | |
|--|--|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | C734155, B00075 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | No |
| E.2.h.ii [Surface Water Features] | No |
| E.2.h.iii [Surface Water Features] | No |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | No |

| | |
|--|--|
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | No |
| E.3.i. [Designated River Corridor] | No |