

City of Syracuse
Office of Zoning Administration

PROJECT SITE / SITE PLAN (LAKE FRONT) / MULTI-BUILDING / PROJECT PLAN
REVIEW APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426
315-448-8640 * [zoning@syr.gov.net](mailto:zoning@syr.gov) * www.syr.gov.net/Zoning.aspx

Office Use Filing Date: 4/6/2023 Case: 2-2855 Zoning District: P1D

REQUESTED (Check applicable and briefly describe.)

- Project Site Review: _____
 Site Plan Review (Lake Front): _____
 Multi-Building Review: _____
 Project Plan Review: _____

<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) <u>208 Walnut Pl</u>	<u>049-07-04.0</u>	<u>William Osuchowski</u>	<u>09/01/2000</u>
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

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

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

- 1) _____ 2) _____ 3) _____

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

- Demolition (full and partial): Partial demolition of existing rear portion
 New Construction: New addition to the west end - 3 stories, 1,500 SF
 Façade (Exterior) Alterations: Siding, Roofing and Window replacement
 Site Changes: Paving driveway and parking, new sidewalks and landscaping

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name: 208 Walnut Place - Phi Sigma Sigma
Current Land Use(s): Residential/ Dormitory (Fraternity)
Proposed Land Use(s): Residential/Dormitory (Sorority)
Number of Dwelling Units: 1
Days and Hours of Operation: 7 days per week / 24 hrs per day (follows academic Calendar)
Number of Onsite Parking Spaces: 3 including (1) accessible space

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

Renovation, addition and site improvements to an existing 2 1/2 story residential/dormitory (sorority) use. Purpose is to renovate and improve the existing housing for a new tenant (sorority) and establish suitable student housing for the local chapter. The site includes but is not limited to new driveway/parking surfacing, new sidewalks and an accessible ramp. The building work includes but is not limited to a new 2 1/2 story addition on the west side of the existing. New siding, windows, roofing and thermal envelope throughout the entire building structure. Life safety improvements are being made including a new automatic sprinkler system, fire alarm and new and renovated exit stairways.

City of Syracuse Office of Zoning Administration

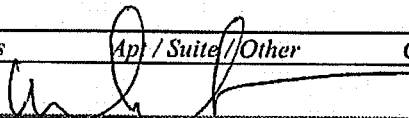
PROPERTY OWNER(S) (required)

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.

William	Osuchowski				
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
300 Euclid Avenue	Suite 12	Syracuse	NY	13209	(315)
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
* Signature:					Date: 03/10/2023

<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>
* Signature:					Date:

<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>
* Signature:					Date:

<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>
* Signature: 					Date: 3/10/23

*** OWNER SIGNATURE DECLARATION**

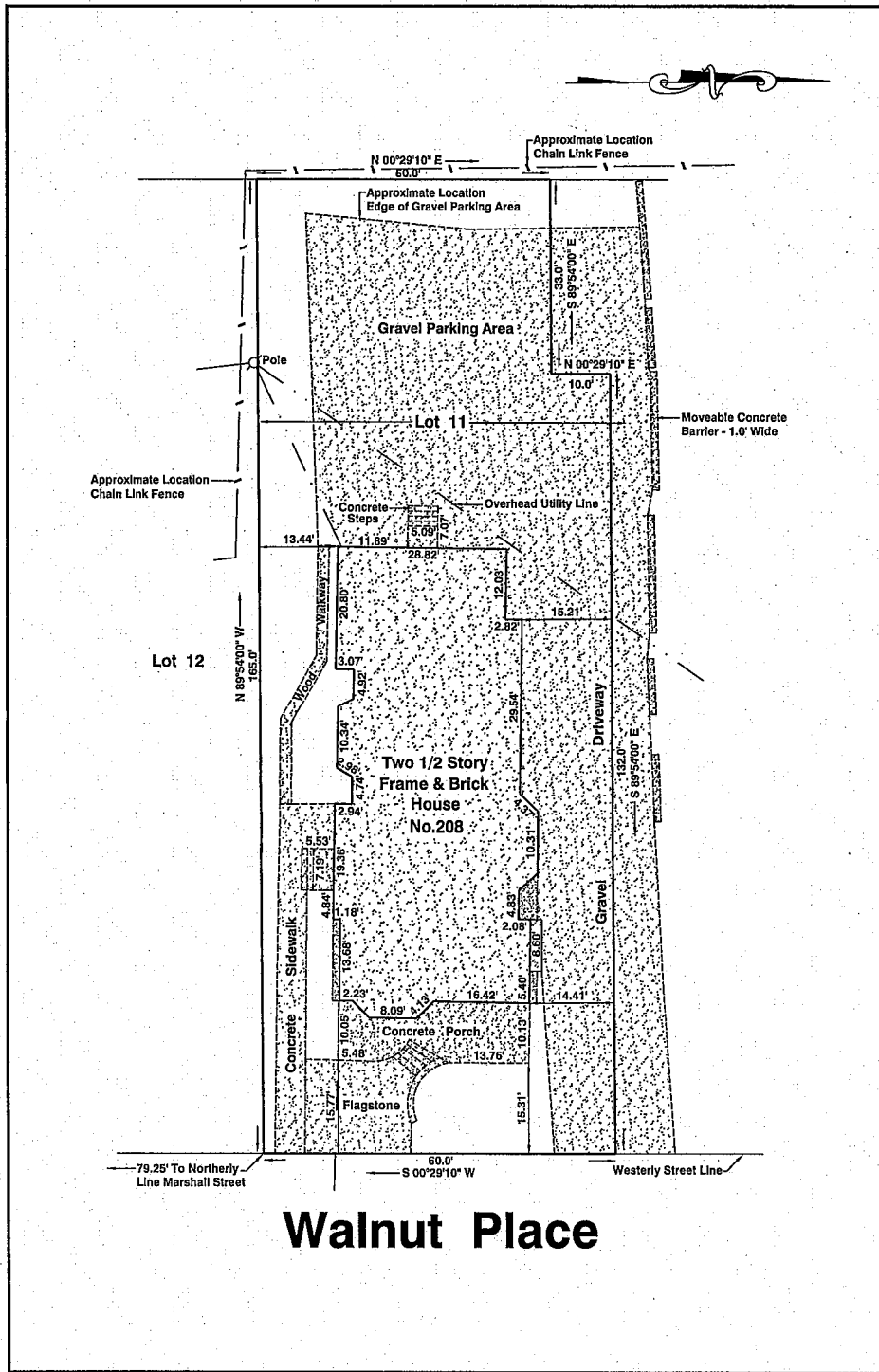
I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best 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)

Jared	McCormick	Project architect	DMA Architectural		
<i>First Name</i>	<i>Last Name</i>	<i>Title</i>	<i>Company</i>		<i>Phone:</i>
225 Wilkinson St	104	Syracuse	NY	13204	607 345-7050
<i>Street Address</i>	<i>Apt / Suite / Other</i>	<i>City</i>	<i>St</i>	<i>Zip</i>	<i>Email:</i>
					jmccormick@dma-llc.com
<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>



37 First Street, Camillus, New York 13031 **J.R.L. Land Surveying PLLC** Phone: (315) 263-9621
 Email: jrlandsurveying@aol.com Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606

I hereby certify that this map was made from an actual survey and same is correct. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2020, JRL Land Surveying PLLC.

Location Survey on part of Lot No. 11 - Block No. 376 of the "Highlands of Syracuse", Amended, Filed October 23, 1889.
 Known as No. 208 Walnut Place, City of Syracuse, County of Onondaga, State of New York.

Scale: 1" = 20' | Date: 03-06-2020 | Drawn By: JRL
 Revisions:

ADDITION AND RENOVATIONS TO: 208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

PROJECT TEAM:

OWNER:

WILLIAM A. OSUCHOWSKI
300 EUCLID AVENUE, SUITE 12
SYRACUSE, NY 13209

ARCHITECT:

DMA DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
WWW.DANIELMANNING-ARCHITECT.COM
(315) 424-0141



DRAWING INDEX:

DRAWING INDEX (ZONING)				
No.	SHEET NAME	DATE	REV.	REV. DATE
G-1	COVERSHEET	4/3/23		
G-2	SITE MAP AND PHOTO KEY	4/3/23		
L-0	SITE PLANS	03/24/23		
A-1	BASEMENT AND 1ST FLOOR PLANS	03/24/23		
A-2	2ND AND 3RD FLOOR PLANS	03/24/23		
A-3	BUILDING ELEVATIONS	03/24/23		
A-4	EXTERIOR MATERIALS	03/24/23		

DRAWING ISSUE LOG:

PROJECT PLAN REVIEW APPLICATION APRIL 3, 2023

PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
DMA DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

IF A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER THIS DOCUMENT IN ANY WAY, A FINE OF \$1000.00 AND/OR IMPRISONMENT FOR UP TO 90 DAYS MAY BE IMPOSED. ANY ALTERATION SHALL BE FOLLOWED BY PROMPT DOCUMENTATION AND DATE OF SUCH ALTERATION, AND A NOTICE OF SUCH ALTERATION SHALL BE FURNISHED TO THE ARCHITECT AND ENGINEER.

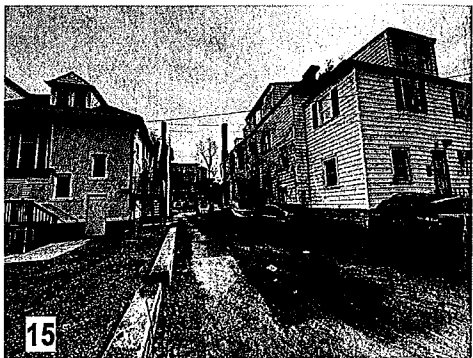
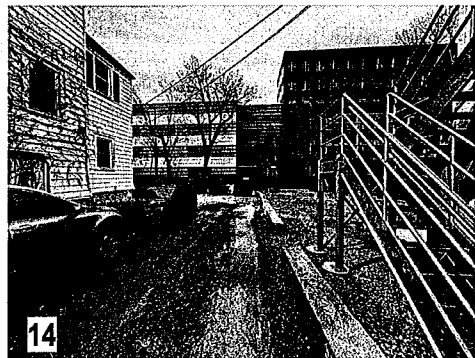
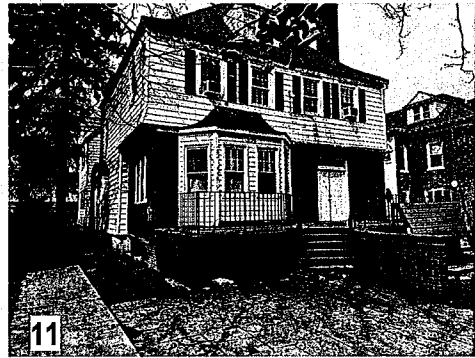
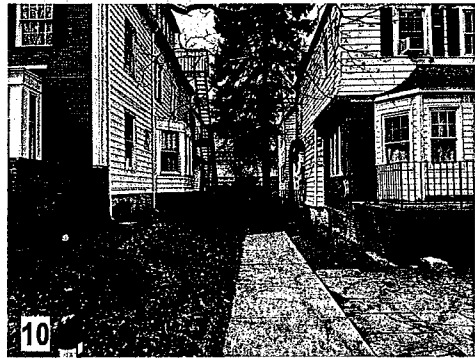
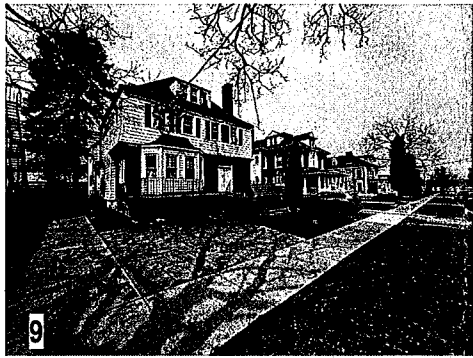
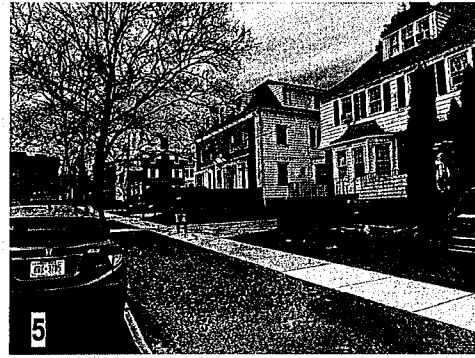
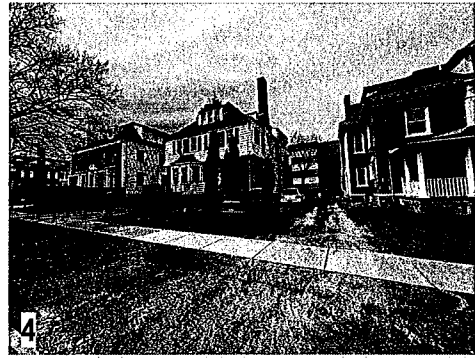
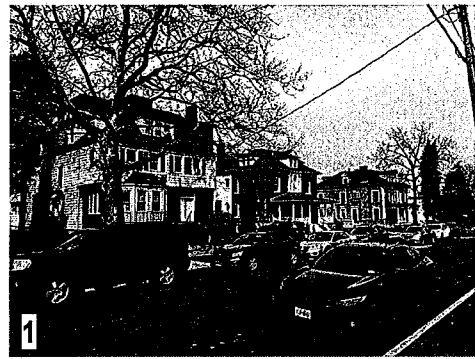
PROJECT NORTH

Revision	
No	Date

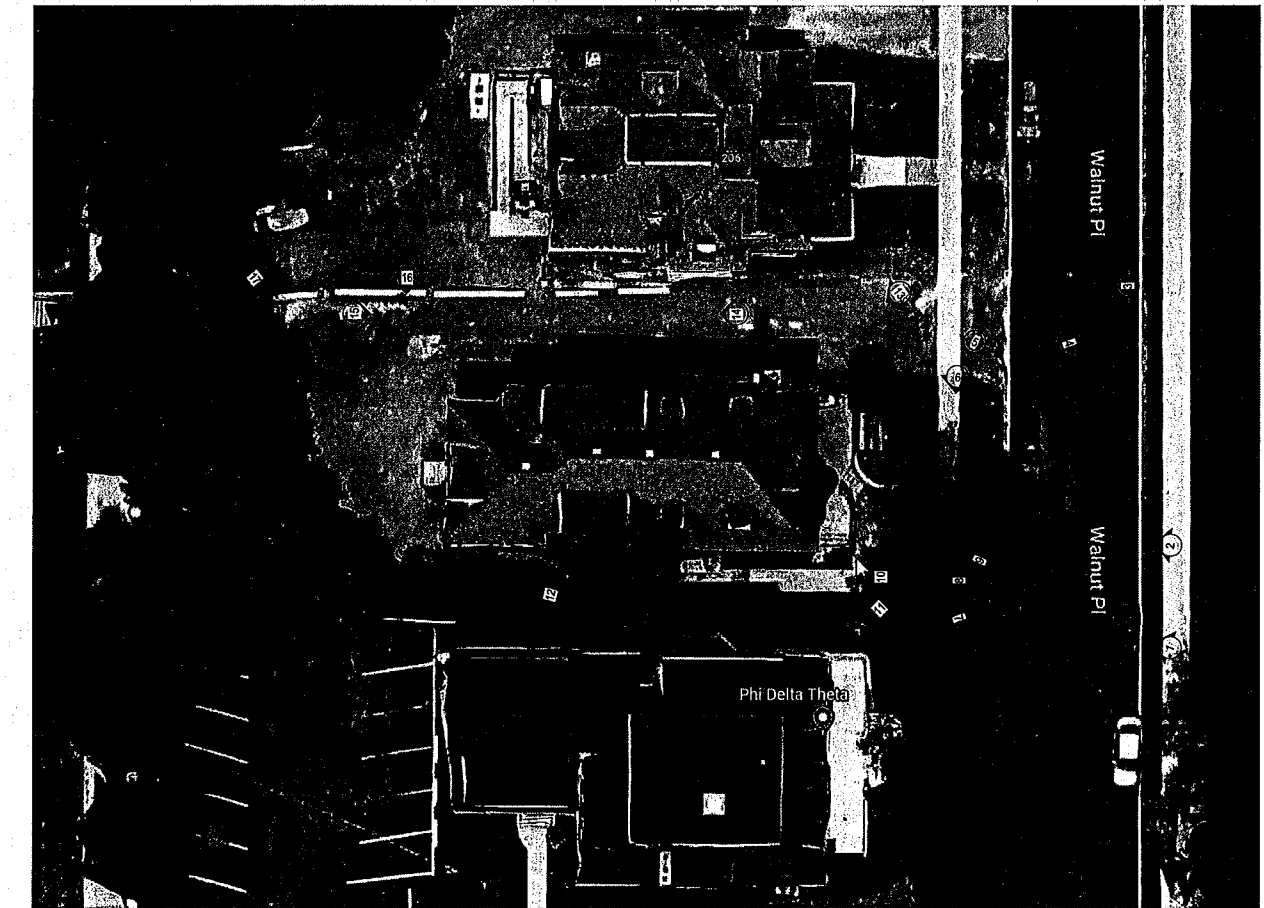
DATE 4/3/23	SCALE
DRAWN BY JRM	JOB No. XXXXX

DRAWING DESCRIPTION
COVERSHEET

SHEET NUMBER
G-1



PROJECT LOCATION
208 WALNUT PLACE



SITE PHOTO MAP

PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:

DANIEL MANNING
ARCHITECT PLLC



225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS AUTHORIZED UNDER THE SIGNATURE OF THE ARCHITECT, TO SEAL, REUSE, REPRODUCE, ALTER, REPRODUCE, TRANSMIT, OR IN ANY MANNER TO DISSEMINATE OR TO ATTEMPT TO DISSEMINATE, IN ANY MANNER, ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS STATEMENT IS PLACED HEREIN AS REQUIRED BY LAW.

PROJECT NORTH

Revision

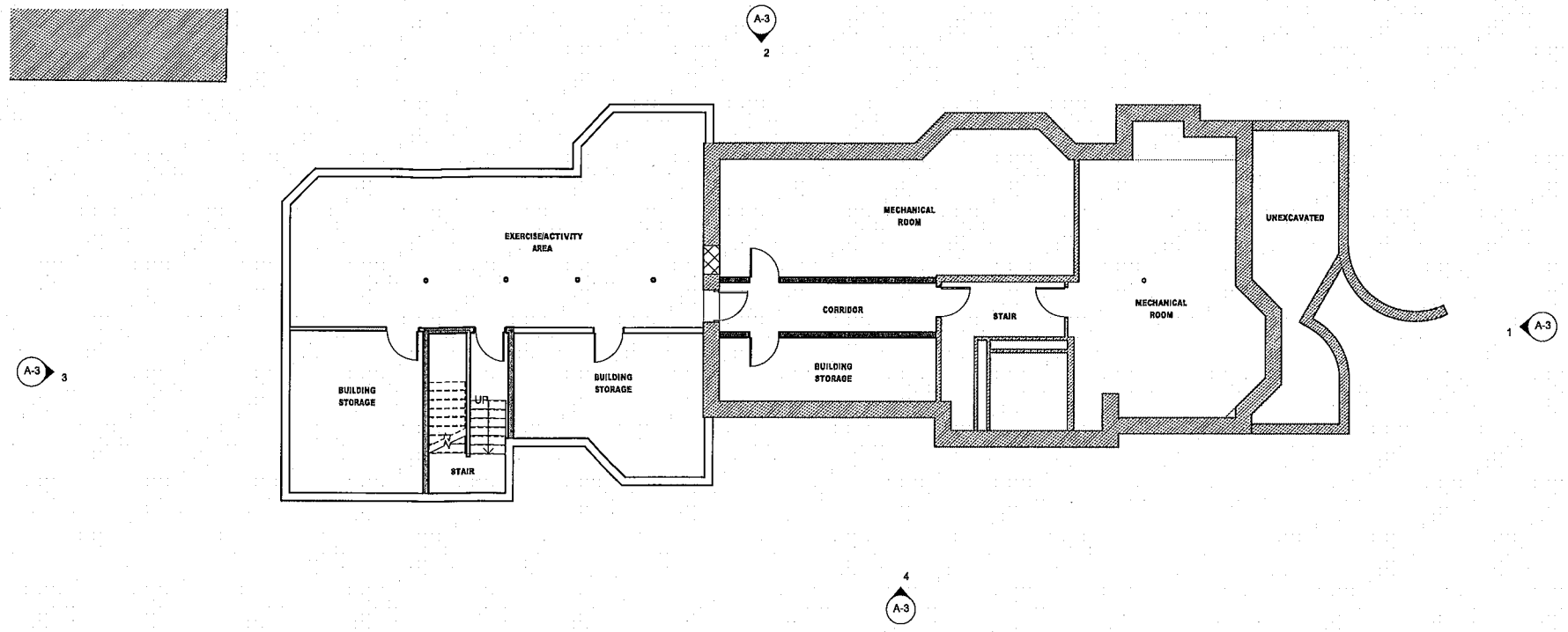
No Date

DATE: 4/3/23 SCALE: 1/16" = 1'-0"
DRAWN BY: JRM JOB No. xxxxxx

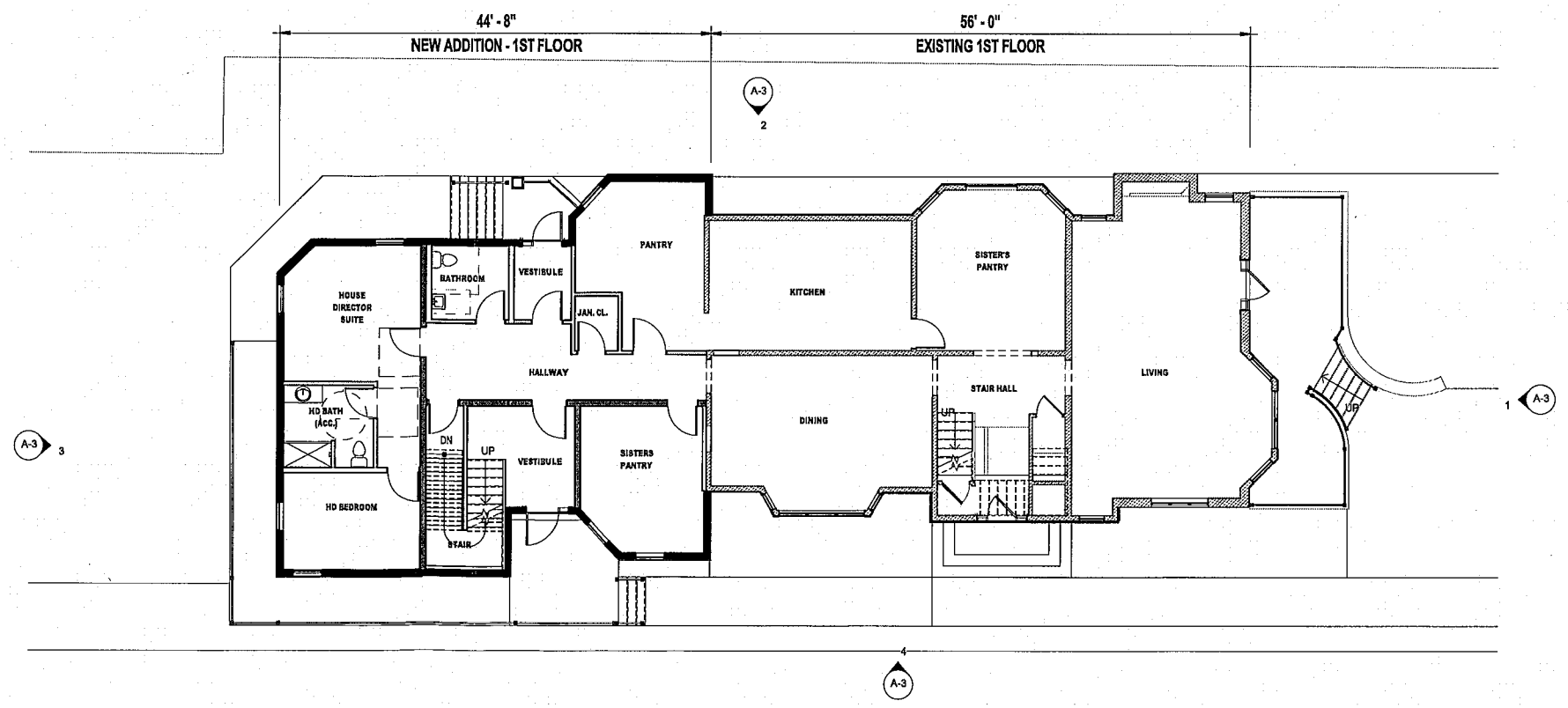
DRAWING DESCRIPTION
SITE MAP AND PHOTO KEY

SHEET NUMBER

G-2



2 PROPOSED BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
ADDITION AND RENOVATIONS TO:
208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
DMA
DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
IF A VIOLATION OF THE LAW FOR ANY PERSON, UNDER ACTING UNDER THE DIRECTION
ALSO, THE ARCHITECT PROFESSIONAL SHALL APPROVE THESE PLANS AND THE NOTATION
A DESCRIPTION OF THE VIOLATION, THIS STATEMENT IS PLACED HEREIN AS REQUIRED
BY LAW.

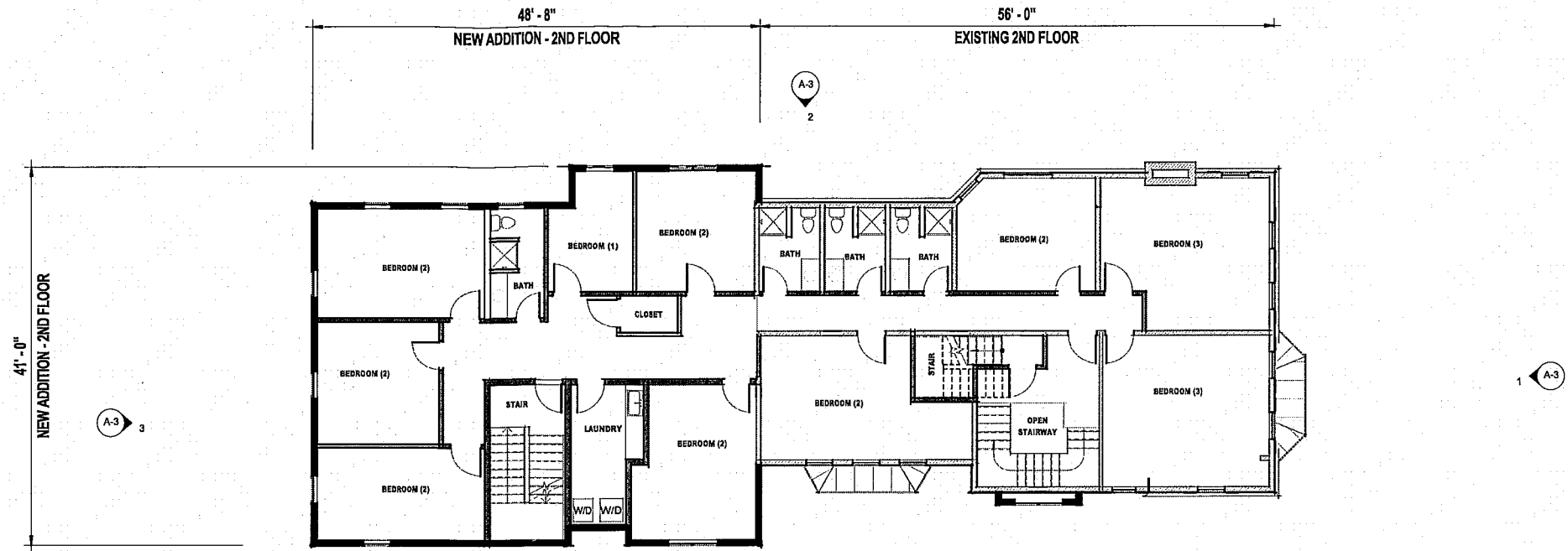
PROJECT NORTH

Revision	
No	Date

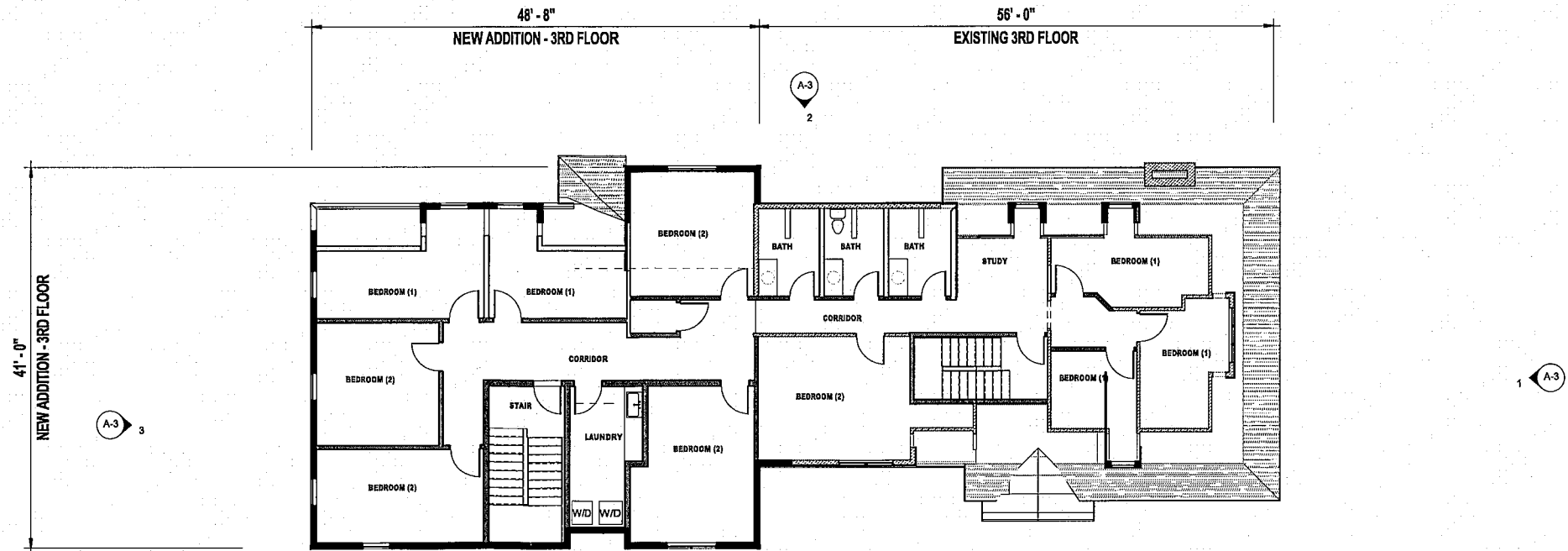
DATE 4/3/23	SCALE 1/8" = 1'-0"
DRAWN BY JRM	JOB No. XXXXXX

DRAWING DESCRIPTION
**BASEMENT AND
1ST FLOOR PLANS**

SHEET NUMBER
A-1



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
DANIEL MANNING
ARCHITECT P.L.L.C.
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204



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PROJECT NORTH

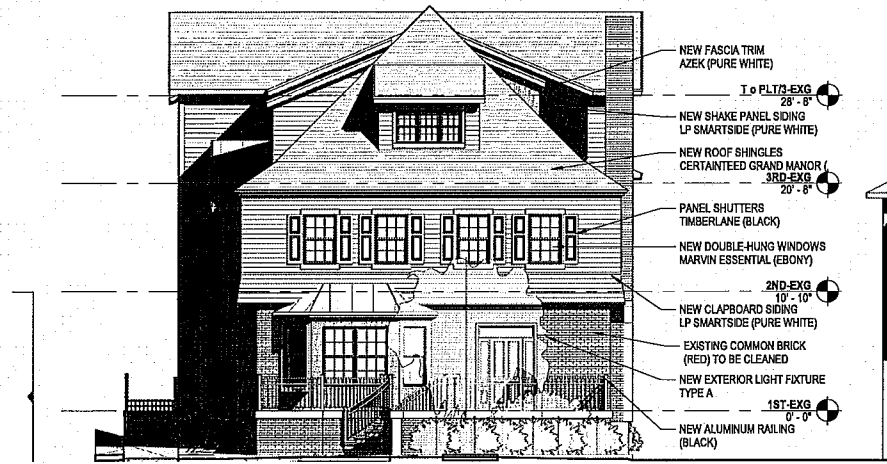
Revision	
No	Date

DATE 4/3/23	SCALE 1/8" = 1'-0"
DRAWN BY JRM	JOB No. XXXXXX

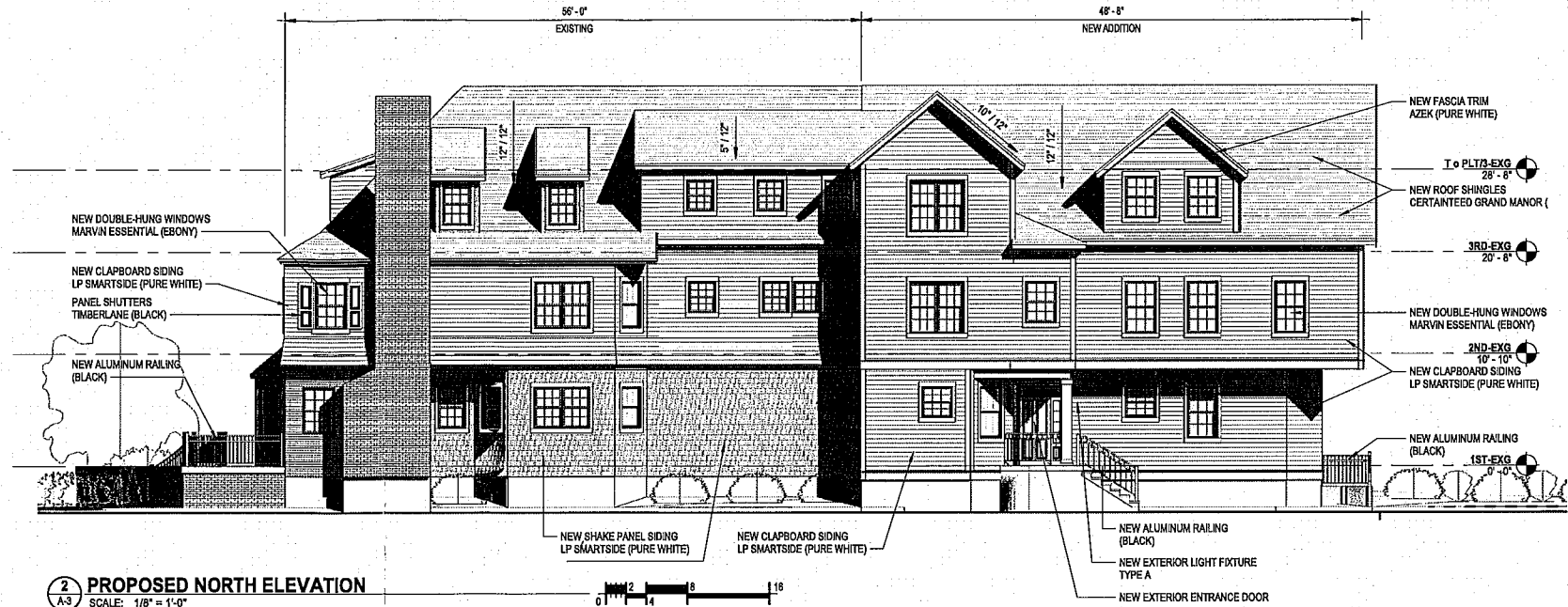
DRAWING DESCRIPTION
2ND AND 3RD
FLOOR PLANS

SHEET NUMBER

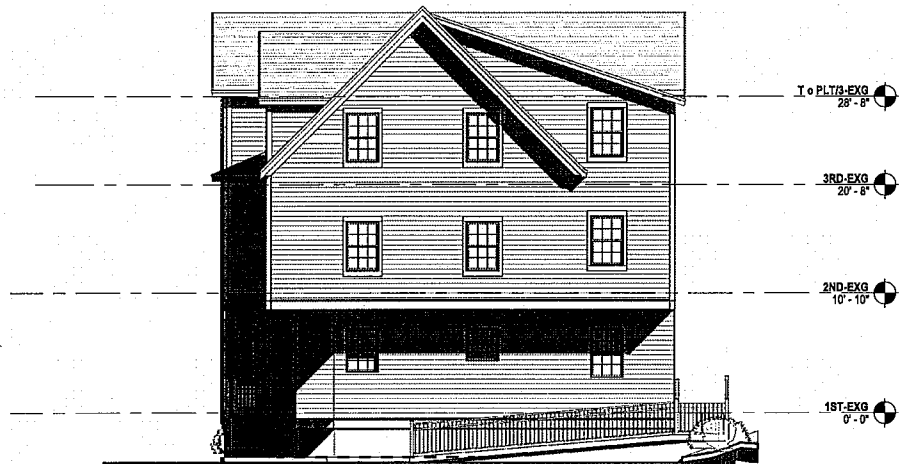
A-2



1 PROPOSED EAST ELEVATION (WALNUT PLACE)
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
DANIEL MANNING
ARCHITECT PLLC

225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

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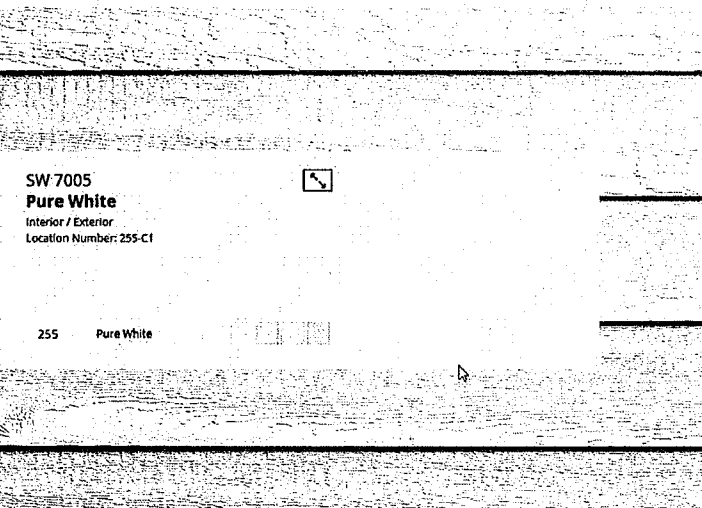
PROJECT NORTH

Revision	
No	Date

DATE 4/3/23	SCALE 1/8" = 1'-0"
DRAWN BY JRM	JOB No. XXXXXX

DRAWING DESCRIPTION
BUILDING ELEVATIONS

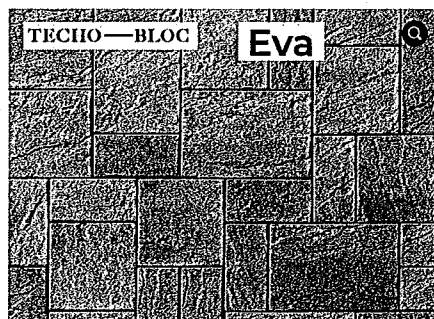
SHEET NUMBER
A-3



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

255 Pure White

SIDING



PAVER (SITE)

Color Description: SHALE GREY



Texture: SLATE



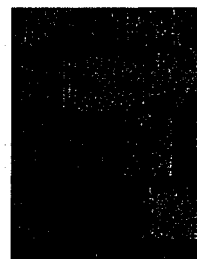
Item Size Description: 60MM

60MM
SIZES INCLUDED
2 3/8" X 8 3/4" X 3/8"
2 3/8" X 8 3/4" X 3/4"
2 3/8" X 8 3/4" X 13/16"

GRAND MANOR® COLOR PALETTE

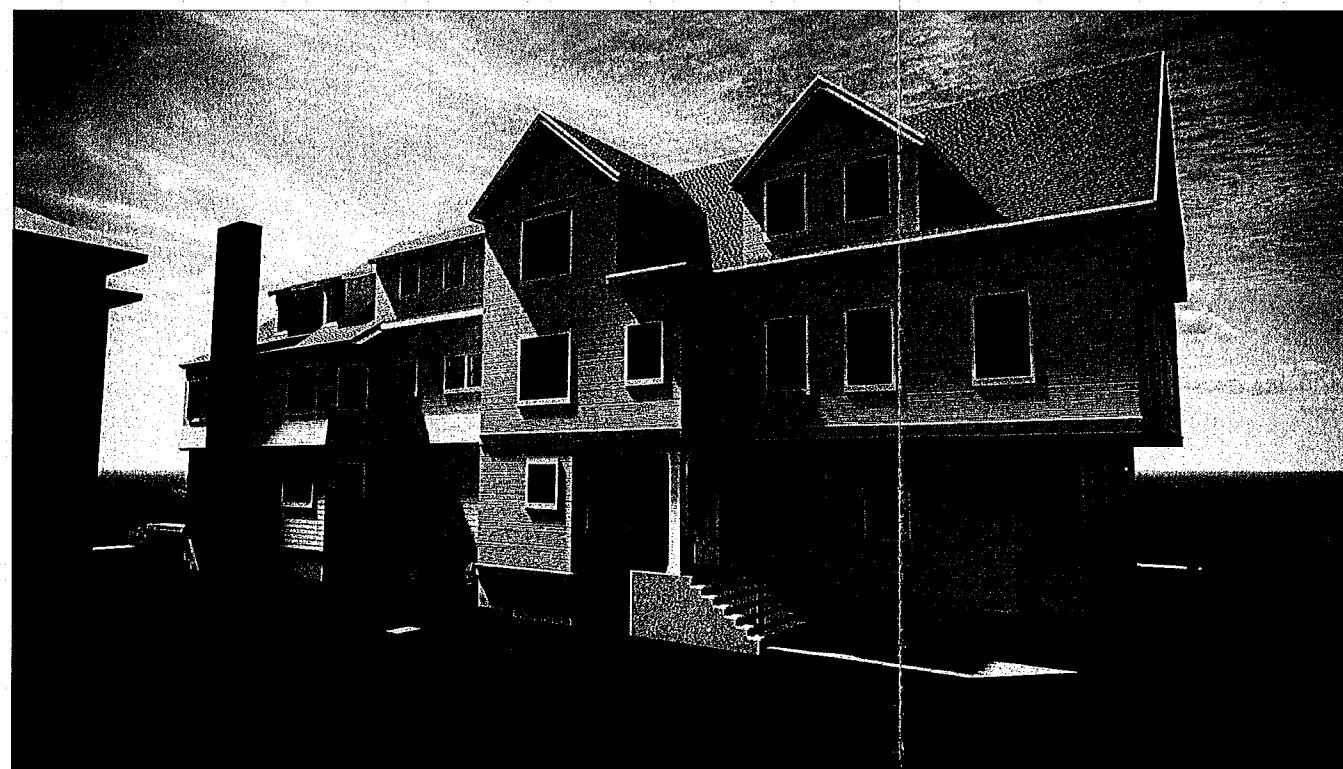


Black Pearl

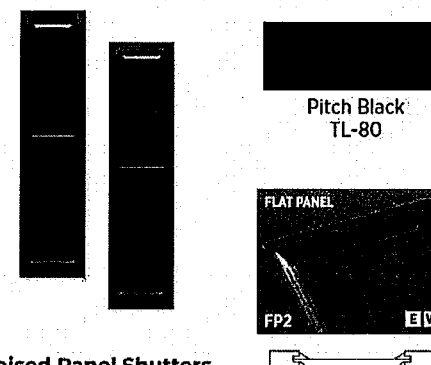


Stonegate Gray

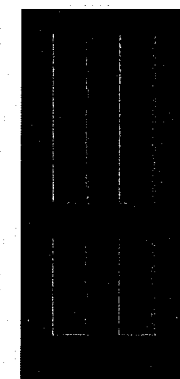
ROOF SHINGLES



TIMBERLANE Panel Shutter Profiles



Raised Panel Shutters
SHUTTERS



Smooth-Star®
S980

4 Panel Square Top

THERMA TRU
DOORS

DOORS

MARVIN



Exterior Finish

Ebony

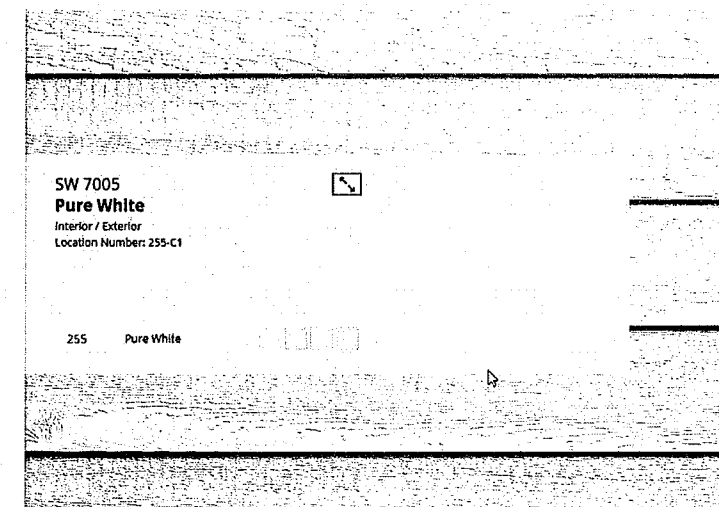
Exterior View

Essential Double Hung

The Essential™ Double Hung window, made of Ultrax® fiberglass, offers a classic look with simplified design. Top and bottom sash tilt and remove for easy cleaning and streamlined options offer the right level of customization.

- Fiberglass interior and exterior
- Fits openings up to 4' wide by 6.5' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit into existing window openings

WINDOWS



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

255 Pure White

SIDING

TRIM

AZEK TRIM FINISHES AND OPTIONS

AZEK offers a wide variety of trim board sizes and options to provide installers, builders and architects the perfect solution for any project or jobsite. All our trim options are made from rot-resistant engineered polymer and are backed by a lifetime limited warranty.

- **Moisture-resistant**
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.
- **Unprecedented durability**
Flexible and durable cellular PVC prevents jobsite breakage and delivers long-lasting protection for homeowners.
- **Rot-resistant**
Say goodbye to splitting, splintering, and rotting caused by consistent exposure to the elements.

Finish Options

SMOOTH WOODGRAIN



PROJECT: ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT: **PHI SIGMA SIGMA**

DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

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PROJECT NORTH

Revision	
No	Date

DATE 4/2/23	SCALE
DRAWN BY JRM	JOB No. XXXXX

DRAWING DESCRIPTION
EXTERIOR MATERIALS

SHEET NUMBER
A-4

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Addition and Renovations to 208 Walnut Place (Phi Sigma Sigma)			
Project Location (describe, and attach a location map): 208 Walnut Place, Syracuse NY			
Brief Description of Proposed Action: New addition and renovation of an existing 2 1/2 story residential (student housing - sorority) structure and site improvements			
Name of Applicant or Sponsor: Jared McCormick		Telephone: 607 345-7050 E-Mail: jmccormick@dma-pllc.com	
Address: 225 Wilkinson Street, Suite 104			
City/PO: Syracuse		State: NY	Zip Code: 13204
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Syracuse			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .44 acres			
b. Total acreage to be physically disturbed? _____ .21 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .21 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. a. 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?</p> <p>b. 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?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

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

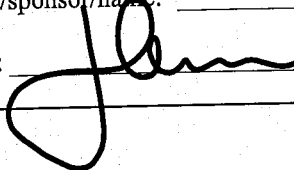
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Applicant/sponsor/name: Jared McCormick Date: 4/3/23

Signature:  Title: Project architect

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

049-07-01.0
049-07-03.0
049-07-04.0
049-07-06.0
049-07-05.0
Walnut Pl
Syracuse
Ottawa Montreal
Toronto
Detroit
Cleveland
Pittsburgh
Philadelphia
New York
Albany
Boston
Providence
Washington

Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

PROJECT TEAM:

OWNER:

WILLIAM A. OSUCHOWSKI
300 EUCLID AVENUE, SUITE 12
SYRACUSE, NY 13209

ARCHITECT:

DMA DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
WWW.DANIELMANNING-ARCHITECT.COM
(315) 424-0141



DRAWING INDEX:

DRAWING INDEX (ZONING)				
No.	SHEET NAME	DATE	REV.	REV. DATE
G-1	COVERSHEET	4/3/23		
G-2	SITE MAP AND PHOTO KEY	4/3/23		
L1-0	SITE PLANS	03/24/23		
A-1	BASEMENT AND 1ST FLOOR PLANS	03/24/23		
A-2	2ND AND 3RD FLOOR PLANS	03/24/23		
A-3	BUILDING ELEVATIONS	03/24/23		
A-4	EXTERIOR MATERIALS	03/24/23		

DRAWING ISSUE LOG:

PROJECT PLAN REVIEW APPLICATION APRIL 3, 2023

PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
DANIEL MANNING
ARCHITECT PLLC

225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, TO PREPARE, REPRODUCE, OR ALTER ANY ARCHITECTURAL DRAWING WITHOUT THE SIGNATURE AND SEAL OF A LICENSED PROFESSIONAL ARCHITECT. THE ALTERED PROFESSIONAL SEAL AND THE NOTATION SHALL BE PLACED IN THE MARGIN OF THE DRAWING. A DESCRIPTION OF THE ALTERATION, THE STATEMENT IS PLACED HEREIN AS REQUIRED.

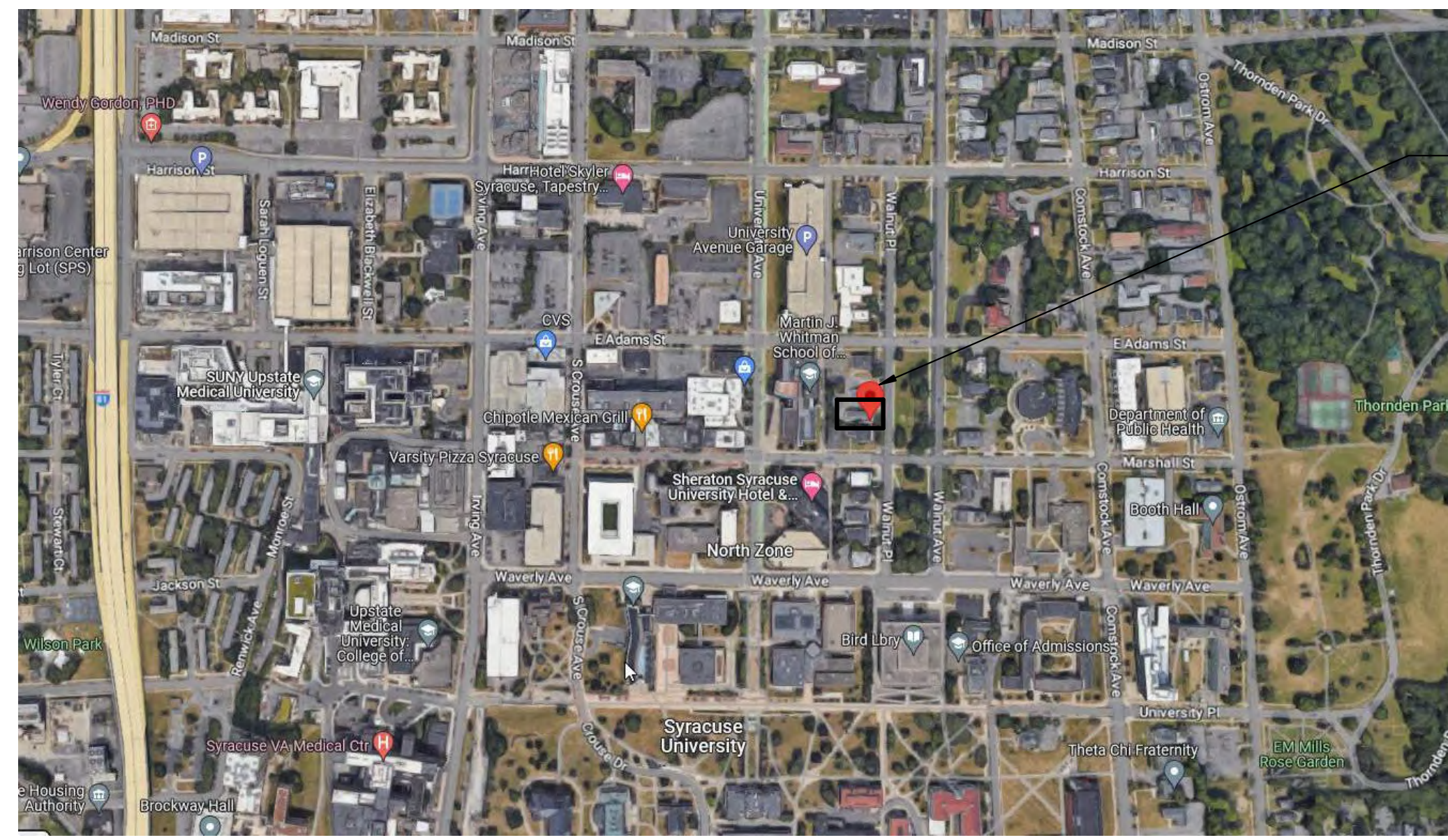
PROJECT NORTH

Revision
No Date

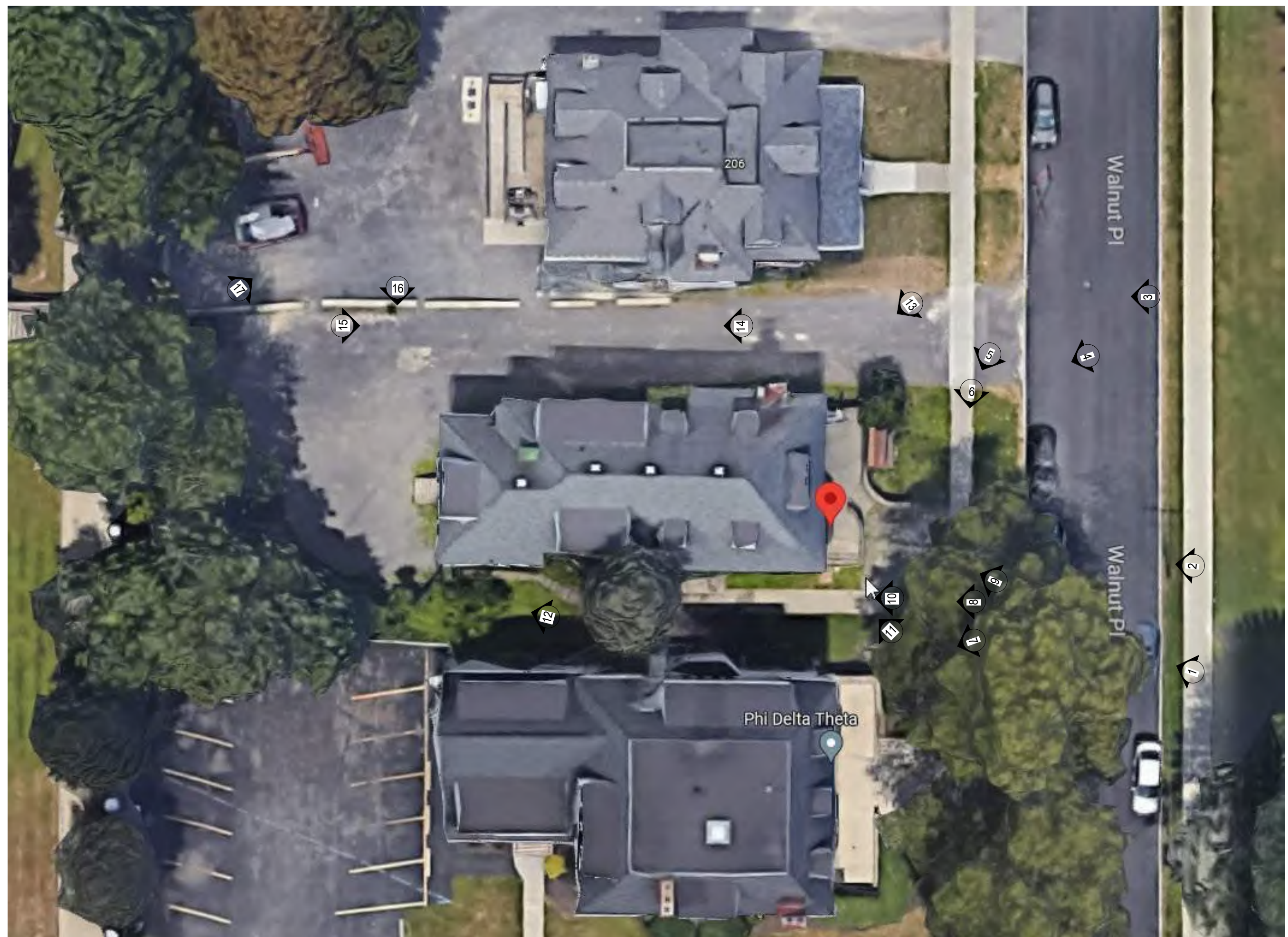
DATE 4/3/23	SCALE
DRAWN BY JRM	JOB No. xxxxx

DRAWING DESCRIPTION
COVERSHEET

SHEET NUMBER
G-1



PROJECT LOCATION
208 WALNUT PLACE



SITE PHOTO MAP



PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:



DANIEL MANNING
ARCHITECT PLLC
225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
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PROJECT NORTH

Revision	
No	Date

DATE 4/3/23	SCALE 1/16" = 1'-0"
DRAWN BY JRM	JOB No. XXXXX

DRAWING DESCRIPTION
SITE MAP AND
PHOTO KEY

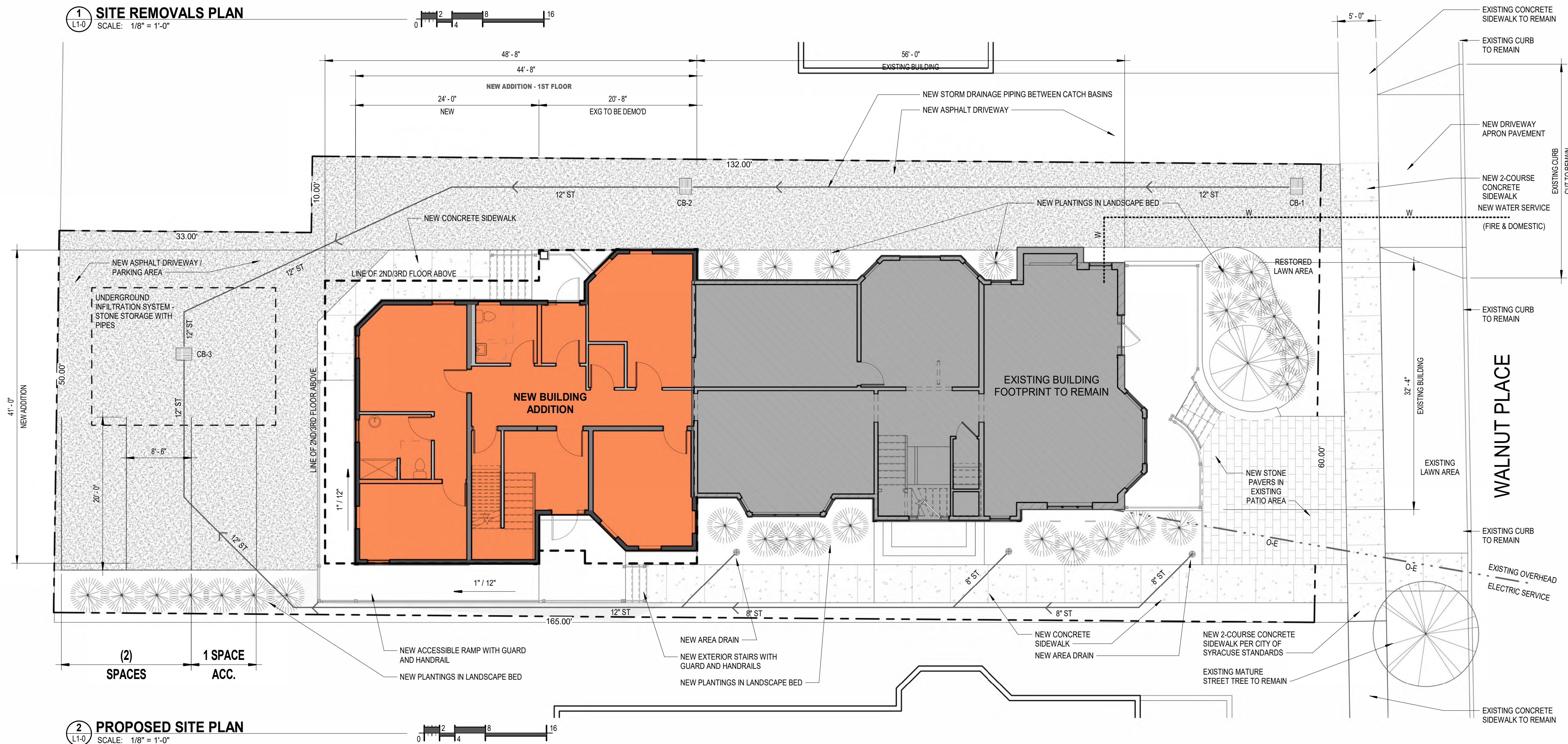
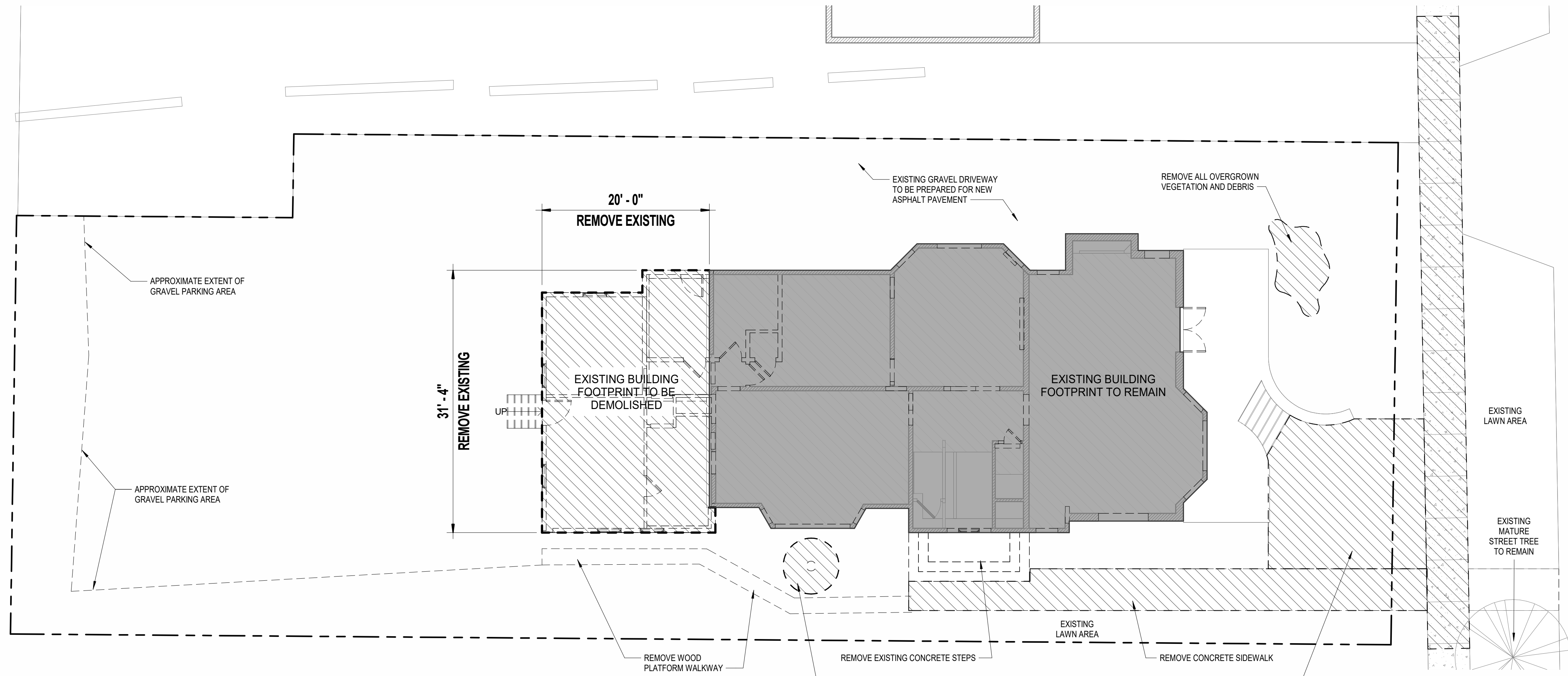
SHEET NUMBER
G-2

GENERAL ZONING SUMMARY

TAX MAP ID: 049.07-04.0
 ADDRESS: 208 WALNUT PLACE SYRACUSE, NY
 ZONING DISTRICT: SYRACUSE UNIVERSITY PLANNED INSTITUTIONAL DISTRICT SUB-DISTRICT 7
 REQUIREMENTS: **SETBACKS**
 ALL SETBACKS, SIDE AND REAR, SHALL BE FOUND TO BE APPROPRIATE BY THE CITY PLANNING COMMISSION. FRONT YARD SHALL 10' MINIMUM FROM THE RIGHT-OF-WAY
COVERAGE
 LAND COVERAGE IN SUB-DISTRICT 7 IS 45% WITH A MAXIMUM OF 60% WITHIN INDIVIDUAL BLOCKS

GENERAL SITE PLAN NOTES

1. SURVEY TAKEN FROM PLAN ENTITLED "LOCATION SURVEY ON PART OF LOT No. 11 - BLOCK No. 376 OF "HIGHLANDS OF SYRACUSE", DATED 3/6/2020 BY JRL LAND SURVEYING, PLLC - (315) 263-9261
2. VERIFY LAYOUT WITH ARCHITECT PRIOR TO CONSTRUCTION AND NOTIFY IMMEDIATELY ANY DISCREPANCIES OR ISSUES THAT MAY PREVENT PROPOSED WORK FROM BEING LAWFULLY INSTALLED
3. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CALL "DIG SAFELY" AT LEAST TWO DAYS PRIOR TO START OF ANY SITE DISTURBANCES
4. ALL DEBRIS FROM THE SITE SHALL BE LEGALLY DISPOSED OF
5. A R.O.W. PERMIT SHALL BE OBTAINED FROM THE CITY OF SYRACUSE DEPARTMENT OF PUBLIC WORKS (DPW) FOR ANY ALTERATIONS OR WORK TO BE PERFORMED TO PUBLIC ROADS AND/OR WORK WITHIN THE PUBLIC RIGHT OF WAY (R.O.W.)



PROJECT: ADDITION AND RENOVATIONS TO:
208 WALNUT PLACE - PHI SIGMA SIGMA
 208 WALNUT PLACE
 SYRACUSE, NEW YORK

ARCHITECT: **JMA**
 DANIEL MANNING ARCHITECT PLLC
 225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OF ART OR INFRASTRUCTURE. THE ARCHITECT'S DESIGN SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ALTERATION. THIS STATEMENT IS PLACED HEREIN AS REQUIRED.

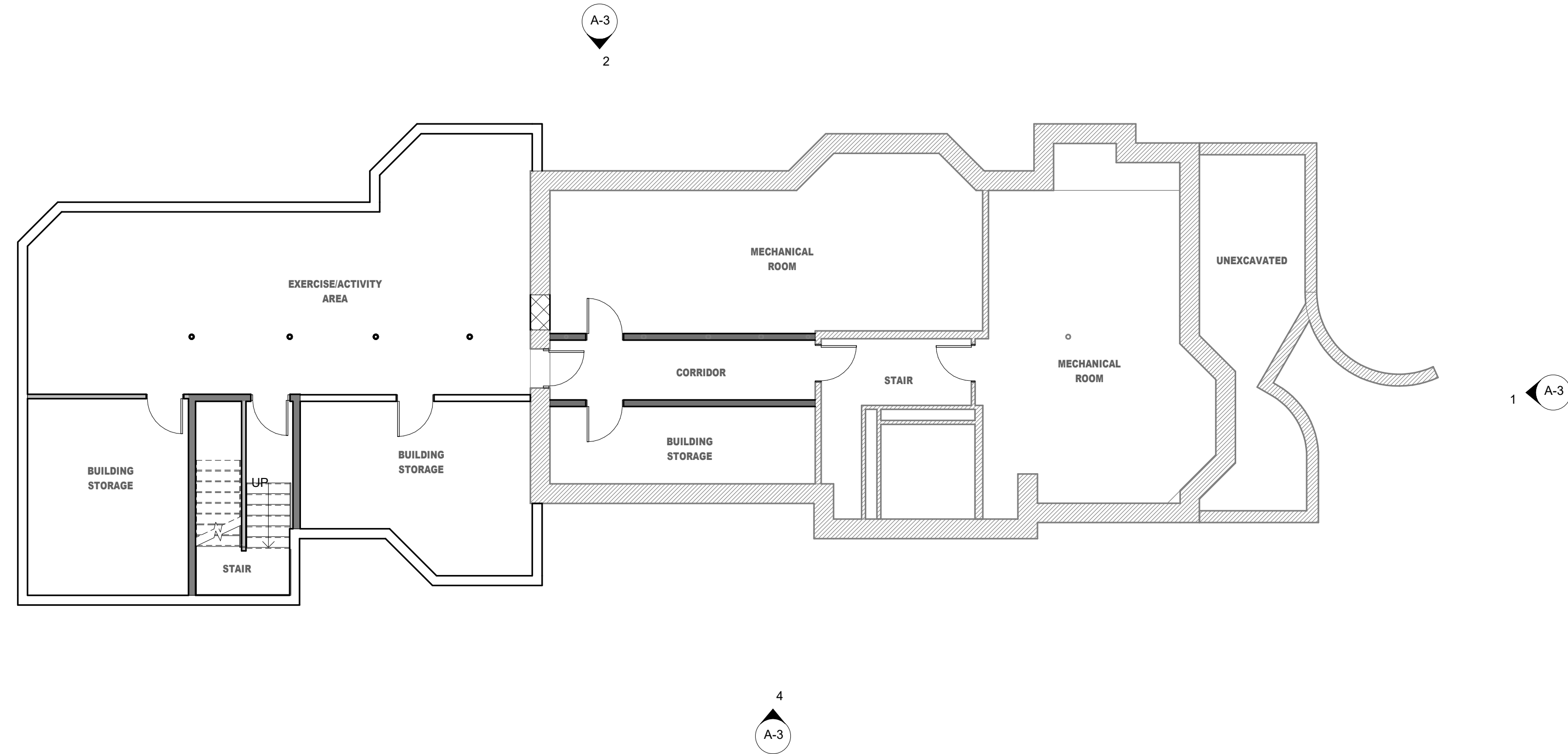
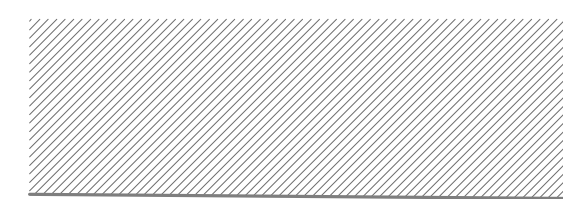
PROJECT NORTH

Revision	
No.	Date

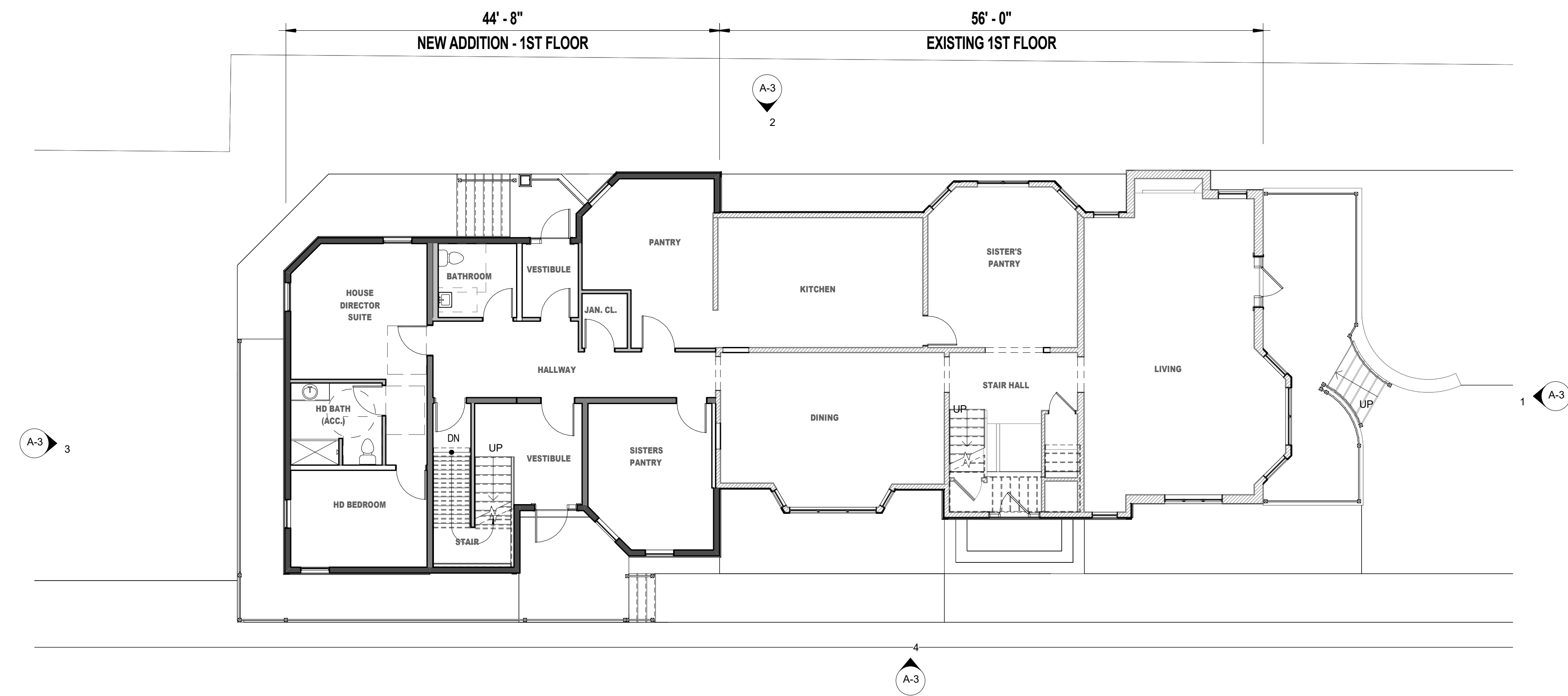
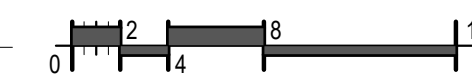
DATE: 4/3/23
 DRAWN BY: JRM
 SCALE: 1/8" = 1'-0"
 JOB No.: xxxxx

DRAWING DESCRIPTION
SITE PLANS

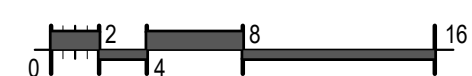
SHEET NUMBER
L1-0



2 PROPOSED BASEMENT LEVEL PLAN
A-1 SCALE: 1/8" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
A-1 SCALE: 1/8" = 1'-0"



PROJECT:
ADDITION AND RENOVATIONS TO:
208 WALNUT PLACE - PHI SIGMA SIGMA
208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
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DANIEL MANNING
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225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
A PROFESSIONAL ARCHITECT HAS REVIEWED AND APPROVED THIS DOCUMENT FOR THE PROVISION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER THIS DOCUMENT IN ANY WAY. ALTERED: THE ALTERING PROFESSIONAL SHALL PRINT HIS/HER/SEA, AND THE NOTATION OF A LICENSED ARCHITECT OR ENGINEER TO ALTER THIS DOCUMENT IN ANY WAY. A DESCRIPTION OF THE ALTERATION, THIS STATEMENT BE PLACED HEREIN AS REQUIRED BY LAW.

PROJECT NORTH

Revision	
No	Date

DATE 4/3/23	SCALE 1/8" = 1'-0"
DRAWN BY JRM	JOB No. xxxxxx

DRAWING DESCRIPTION
BASEMENT AND
1ST FLOOR PLANS

SHEET NUMBER
A-1



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT:
ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:
JMA
DANIEL MANNING
ARCHITECT PLLC

225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204
A PROFESSIONAL ARCHITECT HAS REVIEWED THIS DOCUMENT FOR CONFORMANCE WITH THE PROFESSIONAL STANDARDS OF THE ARCHITECTURE PROFESSION IN THE STATE OF NEW YORK. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE DESIGN FOR ANY PARTICULAR PURPOSE. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED IS COMPLETE, ACCURATE, OR UP-TO-DATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. A DESCRIPTION OF THE ALTERNATION, THIS STATEMENT IS PLACED HEREIN AS REQUIRED BY LAW.

PROJECT NORTH

Revision	
No	Date

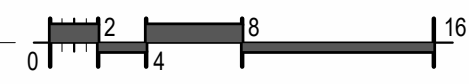
DATE 4/3/23	SCALE 1/8" = 1'-0"
DRAWN BY JRM	JOB No. xxxxx

DRAWING DESCRIPTION
2ND AND 3RD
FLOOR PLANS

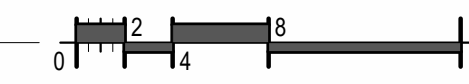
SHEET NUMBER
A-2



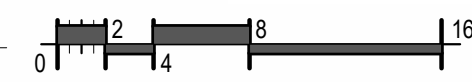
1 PROPOSED EAST ELEVATION (WALNUT PLACE)
SCALE: 1/8" = 1'-0"



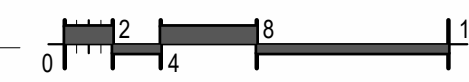
2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROJECT: ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:

DANIEL MANNING
ARCHITECT PLLC

225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204

BY SIGNING THIS DOCUMENT, THE ARCHITECT AND THE CLIENT AGREE TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR OMISSIONS CAUSED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK SHOWN HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR OMISSIONS CAUSED BY THE CLIENT OR ANY OTHER PARTY.

PROJECT NORTH

Revision	
No	Date

DATE	SCALE
4/3/23	1/8" = 1'-0"
DRAWN BY	JOB No.
JRM	xxxxx

DRAWING DESCRIPTION
BUILDING ELEVATIONS

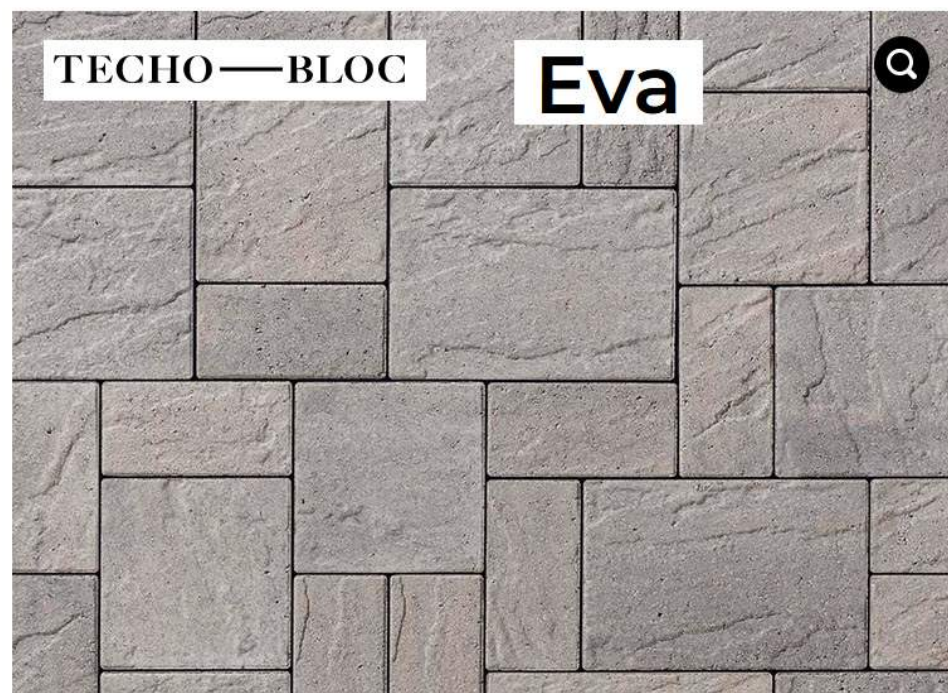
SHEET NUMBER
A-3



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

255 Pure White

SIDING



PAVER (SITE)

Color Description: SHALE GREY

CHESTNUT BROWN CHAMPLAIN GREY SHALE GREY SANDLEWOOD

Texture: SLATE

SLATE

Item Size Description: 60MM

60MM

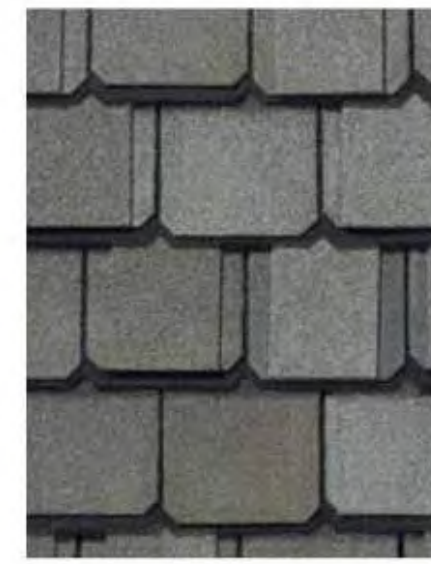
SIZES INCLUDED

- 2 3/8 X 8 3/4 X 4 3/8
- 2 3/8 X 8 3/4 X 8 3/4
- 2 3/8 X 8 3/4 X 13 3/16

GRAND MANOR® COLOR PALETTE



Black Pearl
ROOF SHINGLES



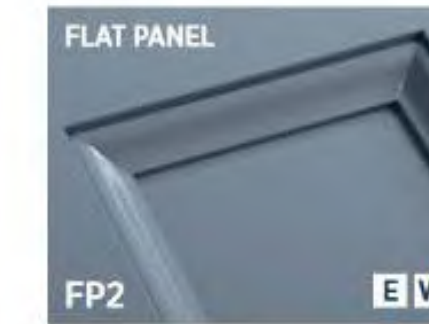
Stonegate Gray



TIMBERLANE Panel Shutter Profiles



Pitch Black
TL-80



FLAT PANEL
FP2 EW

Raised Panel Shutters

SHUTTERS



Smooth-Star®
S960

4 Panel Square Top



DOORS

MARVIN



Exterior Finish

Espresso

Exterior View

Essential Double Hung

The Essential™ Double Hung window, made of Ultrax® fiberglass, offers a classic look with simplified design. Top and bottom sash tilt and remove for easy cleaning and streamlined options offer the right level of customization.

- Fiberglass interior and exterior
- Fits openings up to 4' wide by 6.5' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit into existing window openings

WINDOWS



SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

255 Pure White

SIDING

TRIM

AZEK TRIM FINISHES AND OPTIONS

AZEK offers a wide variety of trim board sizes and options to provide installers, builders and architects the perfect solution for any project or jobsite. All our trim options are made from rot-resistant engineered polymer and are backed by a lifetime limited warranty.

- Moisture-resistant**
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.
- Unprecedented durability**
Flexible and durable cellular PVC prevents jobsite breakage and delivers long-lasting protection for homeowners.
- Rot-resistant**
Say goodbye to splitting, splintering, and rotting caused by consistent exposure to the elements.

Finish Options



PROJECT: ADDITION AND RENOVATIONS TO:

208 WALNUT PLACE - PHI SIGMA SIGMA

208 WALNUT PLACE
SYRACUSE, NEW YORK

ARCHITECT:

DANIEL MANNING
ARCHITECT PLLC

225 WILKINSON STREET, SUITE 104 - SYRACUSE, NEW YORK 13204



PROJECT NORTH

Revision	
No	Date

DATE 4/3/23	SCALE
DRAWN BY JRM	JOB No. xxxxx

DRAWING DESCRIPTION
EXTERIOR MATERIALS

SHEET NUMBER
A-4