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August 19, 2019

VIA HAND DELIVERY

Stewart Koenig, Chairman
Syracuse Board of Zoning Appeals
Department of Zoning
201 East Washington Street, Room 500
Syracuse, NY 13202

Re: *1081 South Salina Street*

Dear Chairman Koenig:

We represent Salina 1st, LLC (the "Applicant") concerning its application to the City of Syracuse Board of Zoning Appeals (the "Board") for an interpretation related to its Project Site Review Application to construct two buildings (the "Project") on property located at 1081 South Salina Street (the "Property"). The Zoning Administrator cannot advance the aforementioned Project Site Review Application in its current form because it is not clear whether the uses proposed for the Project are permissible under the current zoning for the Property. This letter is the Applicant's request for an interpretation from the Board of Zoning Appeals as to whether the uses proposed for the Project are permissible under the current zoning for the Property and/or an appeal from the decision of the Zoning Administrator.

We request that the Board of Zoning Appeals (the "Board") schedule a public hearing for this application at its next regularly scheduled meeting and that it be heard by the Board on September 12, 2019. Attached for your reference, is the Project Site Review Application dated June 4, 2019 (Attachment A), a follow-up letter submitted by the Applicant providing additional information concerning the proposed uses dated July 25, 2019 (Attachment B) and Supplemental Floor Plans indicating square footage for retail and office levels of the mixed-use building and the interior layout of the proposed building to be located on the northern edge of the Property (Attachment C).

Property Description

The Property is currently vacant and underutilized. The land to the east, across South Salina Street, is used as a parking lot. The New Jerusalem Missionary Baptist Church is located to the south of the Property. The Project will not disrupt the church's operations and the developer has included representatives of the church from the early stages of the Project. Across Montgomery Street to the east is a community center that

provides programming for children. A dilapidated retail building is located to north of the Property. The nearest residential use is a building serving people with special needs located at the corner of Montgomery Street and Burt Street.

The Project promotes the intensive development of 1081 South Salina Street by proposing a plan to provide a mixture of residential, retail, service and office/laboratory uses. The Project will create a local business area on a currently vacant lot providing goods and services to the public through the proposed retail space, new residential units and skilled jobs through the office and lab operations. None of the uses proposed for the Property are hazardous, obnoxious or a nuisance to the current uses adjacent to this district. The Project consists of two connected buildings; the "Main Building" is on the South Salina Street side of the site and is connected on its northeast end to the "North Building" which is located on the north side of the site and abuts both South Salina Street and Montgomery Street.

The Main Building will be five stories tall and shall include retail space for rent on the ground floor, office space on the second and third floors and sixteen (16) mixed income one and two bedroom apartments on the fourth and fifth floors. The North Building will include a dental laboratory, offices for JHP Industrial Supply Co., Inc. and offices for E. Smith Contractors (ESC) and SGTR. JHP and ESC/SGTR will both have administrative office spaces in the North Building as well as storage for materials and equipment that are used in their daily operations. There will not be intensive construction operations or equipment storage and/or use in the space. JHP will have limited on-site inventory to meet its New York State requirements for inventory controls. Deliveries are projected to not exceed one per day using 24-28 foot panel trucks and will utilize the proposed loading dock.

Current Zoning

The Property is zoned Local Business District, Class A (Zoning Rules and Regulations, B-III-2). The purpose and intent for this district is to provide areas "which permit the intensive development of land for mixed residential, retail, service and certain industrial uses." The statement of purpose and intent goes on to emphasize that "frequent access" of the non-residential uses is contemplated so long as the commercial and industrial uses "have operating characteristics of such a degree so as not to be considered hazardous, obnoxious, deleterious or a nuisance to the uses permitted in and adjacent to this district, or to the public that this district is intended to serve." (Zoning Rules and Regulations, B-III-2(1)). Permitted uses include retail and service stores (B-III-2 (2)(a)), offices (B-III-2 (2)(b)), apartment houses (B-III-2 (3)(a)) and certain types of light industrial uses (B-III-2 (3)(i)-(p)).

The Zoning Rules and Regulations lists several light industrial uses as permitted in this zone at (B-III-2 (3)(i)-(p)), including, carpenter shops, cabinet making, cigar

manufacturers, tinsmiths, plumbing, steam and hot water fitting and tailor shops so long as no more than five people are "engaged in the manufacturing" at each shop. It appears from the language employed that additional employees may be present so long as their daily tasks are primarily administrative or retail oriented in nature.

Basis for Interpretation

The City of Syracuse Zoning Rules and Regulations states that the Board of Zoning Appeals "shall decide any question involving the interpretation of the zoning ordinances." (Zoning Rules and Regulations, A-II-5(3); see also, City Law Section 81-b(2)). A City's board of zoning appeals is afforded "broad discretion" when interpreting a municipality's code or determining whether to grant a variance. Matter of Campaign for Buffalo History Architecture & Culture, Inc. v Zoning Bd. of Appeals of City of Buffalo, 2019 NY Slip Op 05443 (4th Dept., July 5, 2019). As early as 1925, New York Courts expressed the importance of boards of zoning appeals as follows:

"The creation of a board of appeals, with discretionary powers to meet specific cases of hardship or specific instances of improper classification, is not to destroy zoning as a policy, but to save it. The property of citizens cannot and ought not to be placed within a strait-jacket. Not only may there be grievous injury caused by the immediate act of zoning, but time itself works changes which require adjustment. What might be reasonable today might not be reasonable tomorrow." People v. Kerner, 125 Misc. 526, 533 (Sup. Ct., Oneida Co., 1925).

The Project shall consist of three distinct yet harmonious uses: (1) retail space for rent on the first floor of the Main Building; (2) office, storage and laboratory uses on the second and third floors of the Main Building, as well as in the North Building; and (3) residential apartment units on the fourth and fifth floors of the Main Building. There is no dispute as to whether the proposed residential and office space in the Main Building is permissible. However, the North Building will contain a laboratory where dentures and crowns are created as well as limited indoor storage space for other owner occupant tenants whose businesses include industrial supplies and acting as a general contractor.

The Applicant asserts that the dental laboratory used for the production of crowns and dentures is not an industrial use in the sense contemplated by the code. It is true that objects shall be fashioned from raw materials in the proposed laboratory, however, the same is true of a restaurant, eye glasses store or any number of low intensity uses that are not considered to be industrial. The use proposed is no more intensive than any other office use. There are no impacts to neighbors in terms of noise, light, dust, odor or traffic. The business will be entirely contained inside the building. The production of these crowns and dentures is a high-tech and low impact operation that has more in

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common with 3D printing than any type of heavy industry. A detailed description of the process is included in the attached letter addressed to the Zoning Administrator.

The remaining space in the North Building will be used for offices and storage. JHP and ESC/SGTR will both have administrative office spaces in the north building as well as storage for some materials and light equipment that are used in their daily operations. There will not be intensive construction operations or equipment storage and/or use in the space. JHP will have limited on-site inventory to meet its New York State requirements for inventory controls. Deliveries are projected to not exceed one per day using a 24-28 foot panel truck and will utilize the proposed loading dock. The items stored on site will all be stored inside, as opposed to at an outdoor yard. Similar to the dental laboratory, these uses will not have any significant impact on the neighbors in terms of noise, light, dust, odor or traffic. Carpenter shops, cabinet making, plumbing, steam and hot water fitting are permitted uses as of right. The Applicant asserts that a general contractor's business is generally described by this list, or in the alternative is equivalent to it.

Conclusion

1. The Applicant requests that the proposed dental laboratory be deemed to be either an office use permitted by the Section B-III-2 (2)(b) or a permitted light industrial use pursuant to Section B-III-2 (3)(i) of the Zoning Rules and Regulations.
2. The Applicant requests that the proposed remaining uses for the North Building be deemed to either be an office use or as permitted uses as of right akin to carpenter shops, cabinet making, plumbing, steam and hot water fitting, pursuant to Section B-III-2 (3)(i) of the Zoning Rules and Regulations.

Thank you for your courtesy and consideration

Sincerely,

BOND, SCHOENECK & KING, PLLC



Brody D. Smith

Enclosures

ATTACHMENT A

City of Syracuse Zoning Administration

Application for ☒ PROJECT SITE REVIEW ☐ SITE PLAN REVIEW-LAKEFRONT DISTRICT

City Hall Commons * Room 101 * 201 E. Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For Office Use: Filing Date: 6/13/2019 Case Number: PR-19-11 Zoning District: BA

LIST ALL PROPERTIES INVOLVED IN YOUR PROJECT:

1081 South Salina Street

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

Section:	<u>094</u>	Block:	<u>19</u>	Lot:	<u>14.1</u>
Section:	<u></u>	Block:	<u></u>	Lot:	<u></u>
Section:	<u></u>	Block:	<u></u>	Lot:	<u></u>

PROJECT INFORMATION:

Existing Use

Proposed Use

<input checked="" type="checkbox"/> New Construction	<u>Vacant Commercial</u>	<u>Commercial/Residential/Light Indust.</u>
<input type="checkbox"/> New Addition	<u></u>	<u></u>
<input type="checkbox"/> Exterior Alteration	<u></u>	<u></u>
<input type="checkbox"/> Demolition	<u></u>	<u></u>

PLEASE DESCRIBE ALL ASPECTS OF YOUR PROJECT IN DETAIL:

See attached.

OWNER INFORMATION:

Name(s): Syracuse Industrial Development Agency

Mailing Address: 201 E. Washington Street, Syracuse

Zip: 13202 Daytime phone: 315-473-3275

Home phone:

E-mail:

APPLICANT INFORMATION:

(Copy of contract to purchase must be included with application)

☒ Contract Purchaser(s) ☐ Tenant ☐ Co-Applicant ☐ Other (please state):
Name(s):
Mailing Address:
Zip: Home phone: Day Phone:
E-mail:

REPRESENTATIVE INFORMATION:

(Only if involved in this application)

☒ Attorney ☐ Architect ☐ Contractor ☐ Other
Name(s):
Mailing Address:
Zip: Telephone: E-mail:

SIGNAGE INFORMATION:

Size and location of all existing AND proposed signage (use additional sheet if necessary)

A sign plan is required, see attachment.

(Wall, Ground, Projecting, Window)

Size <input type="text"/>	Location <input type="text"/>	Type <input type="text"/>
Size <input type="text"/>	Location <input type="text"/>	Type <input type="text"/>
Size <input type="text"/>	Location <input type="text"/>	Type <input type="text"/>

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.

Signature of CURRENT PROPERTY OWNER
(or owner's LEGAL representative)

Date

6/4/19

PRINT NAME OF PROPERTY OWNER

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

FOR STAFF USE ONLY

REFERRAL NEEDED

☐ ONONDAGA COUNTY PLANNING BOARD ☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant) ☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

Required Submittals

(Before an application can be considered complete, the following **must** be provided)

A title block with author, date, scale, and address of subject property must be on **ALL** plans listed below including property surveys. If original plans are larger than 11x17 then a reduced copy must also be submitted with application.

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

- ☒ **APPLICATION** (completed, dated, and signed by **property owner**)
- ☒ **PROPERTY SURVEY(s)** of all properties involved in the project (Drawn to scale and signed by a licensed surveyor) **We cannot accept a survey that has been reduced, faxed or scanned.**
- ☒ **SITE PLAN** (Drawn to scale) **Three (3) full size copies and one (1) reduced 11x17**
 - a) Location of existing or proposed building
 - b) Location and dimensioned parking areas including type of parking surface, curb cuts and all driveways
 - c) Location and dimensioned areas of landscaping indicating type, height, and number of plantings
 - d) Location of dumpsters and/or trash receptacles indicating type of screening to be installed
 - e) Proposed overall site screening and landscaping
 - f) Location, type, and height of fencing
 - g) Location of lighting, including height of structures, and wattage of luminaries
 - h) Location of loading dock/areas
 - i) Location and dimensioned areas to be used by delivery vehicles
 - j) Location of all ground signage
- ☒ **FLOOR PLANS (needed for New Construction and Additions)** Plans do not have to be drawn by a licensed architect, but must be drawn to scale and labeled with dimensions. If any floor plans are not drawn to scale with dimensions they **WILL NOT** be accepted.
- ☒ **STATE ENVIRONMENTAL QUALITY REVIEW ACT ASSESSMENT FORM –Part One** filled out completely and signed by Applicant or Owner.
- ☒ **EXTERIOR ELEVATIONS** -Must be drawn to scale, labeled with dimensions, and include material notes on the elevations). **Schematic, photo shop, or color renderings will NOT be accepted.**
 - a) Exterior Elevations with all dimensions clearly indicated for all exterior elements
 - b) Building materials and colors. Please include **THREE** sets of color catalogue cuts or manufacturer's reference that can be photocopied (**not life size samples or real materials**). Elevation drawings must indicate materials, color, and location of each.
- ☒ **SPECIFICATIONS** (color material catalogue cuts of proposed alterations/additions.)
- ☒ **PHOTOGRAPHS (COLOR 35mm or digital)** of **existing structure or project site** (these should be keyed to elevations and/or floor plans or site plan/survey)
- ☒ **PHOTOGRAPHS (COLOR 35mm or digital)** of **existing streetscape** including properties adjacent to, and across the street from, project site (**labeled with addresses**).

☒ **MAP** (keyed to streetscape photographs)

☒ **EXTERIOR SIGNAGE DRAWINGS** (Photos may be used to show existing locations)

- a) Type (ground/wall/window/projecting)
- b) Size (exact dimensions including height from grade to top of sign example)
- c) Location(s) – (see attached sign plan sample)
 - i. Exact placement must be included for ground signs – measurements from structure to sign location and distance from sign to property line. (not sidewalk)
 - ii. For wall signs, the distance from the top of sign to roofline , from ground to bottom of sign and measurement from side of building to the side of the sign– see attached

05/2014

Short Environmental Assessment Form

Part 1 - Project Information

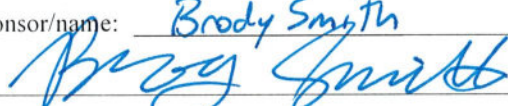
Instructions for Completing

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: South Salina Street Project			
Project Location (describe, and attach a location map): 1081 South Salina Street, Syracuse, Onondaga County			
Brief Description of Proposed Action: The proposed project involves the construction of a five-story, mixed use (commercial and residential) building and an additional commercial building on vacant land at 1081 S. Salina St. Plans for the five-story mixed use building include retail space for rent on the ground floor, office space on the second and third floors and 16 mixed income one and two bedroom apartments on the fourth and fifth floors. The additional commercial building will include a dental laboratory, headquarters offices for JPH Industrial Supply Co., Inc., E. Smith Contractors, LLC, and SGTR LLC and additional storage space. The project includes a total of 70 parking spaces with 3 accessible spaces, 1 loading dock and 1 loading area. Green space will be maintained and/or created within the project area, including an approximately 4,500 square foot pocket park on South Salina Street that will be for the use of the occupants of the project. The installation of green roofs and bio-retention areas will be utilized in stormwater management. Solar panels will be installed to generate energy to be shared with the local community. The project has received funding through Regional Economic Development Council.			
Name of Applicant or Sponsor: Salina 1st LLC		Telephone: 202-462-4904 E-Mail:	
Address: 1341 H Street NE			
City/PO: Washington		State: DC	Zip Code: 20002
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 checked="" type="checkbox"/>	YES <input 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: Regional Economic Development Council NYSERDA		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		<2 acres	
b. Total acreage to be physically disturbed? _____		<2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		<2 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 checked="" type="checkbox"/> Commercial <input 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			

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

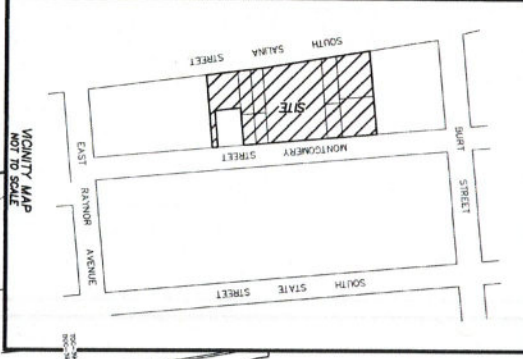
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<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? If Yes, describe:	NO	YES
	<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? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The site is undergoing a remedial program under the Brownfield Cleanup Program (Site ID C734140)		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brody Smith</u> Date: <u>6/4/19</u>		
Signature: <u></u> Title: <u>Attorney</u>		

1081 South Salina Street Project Details Attachment

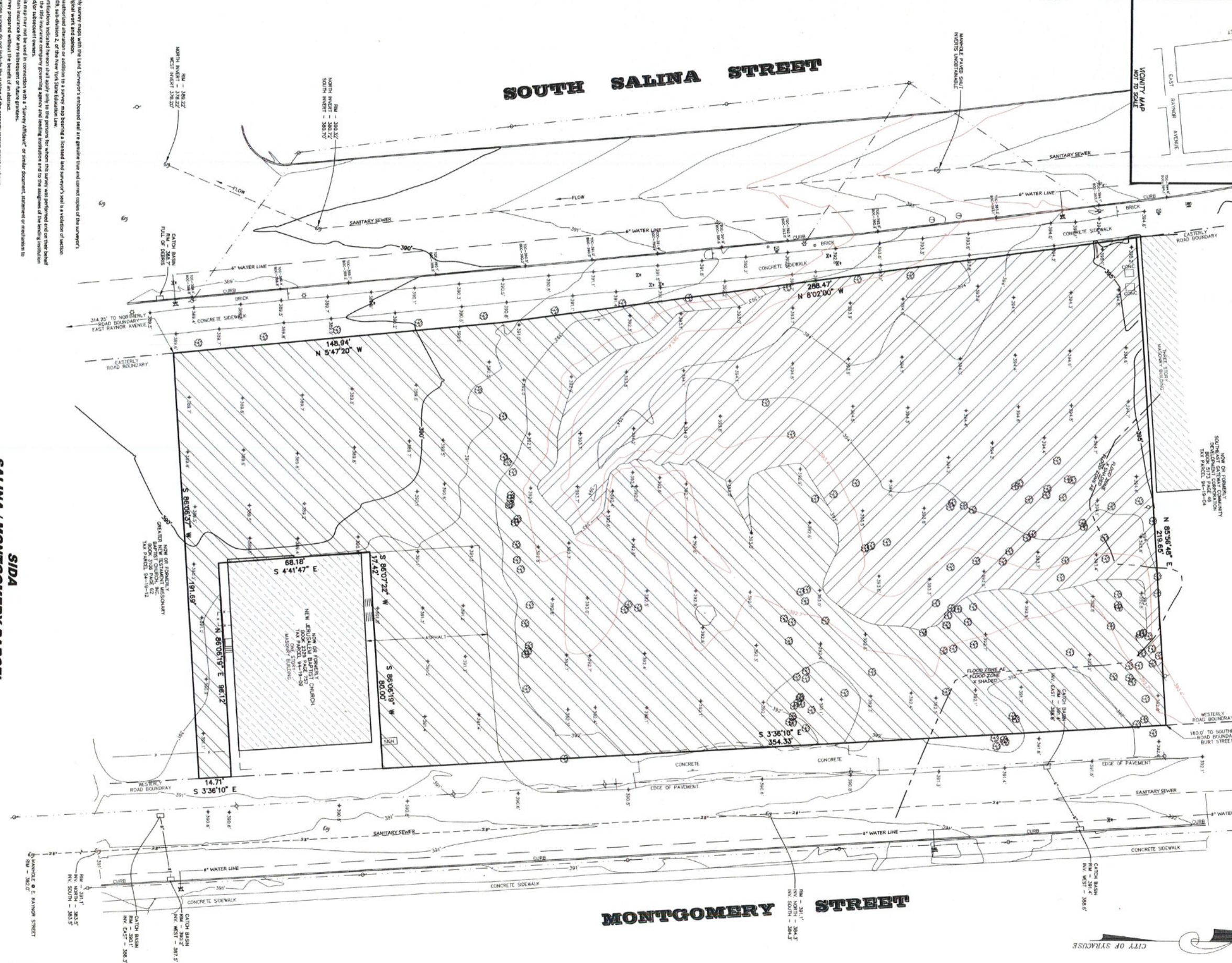
The proposed project involves the construction of a five-story, mixed use (commercial and residential) building and an additional commercial building on vacant land at 1081 S. Salina St. Plans for the five-story mixed use building include retail space for rent on the ground floor, office space on the second and third floors and 16 mixed income one and two bedroom apartments on the fourth and fifth floors. The additional commercial building will include a dental laboratory, headquarters offices for JPH Industrial Supply Co., Inc., E. Smith Contractors, LLC, and SGTR LLC and additional storage space. The project includes a total of 70 parking spaces with 3 accessible spaces, 1 loading dock and 1 loading area. Green space will be maintained and/or created within the project area, including an approximately 4,500 square foot pocket park on South Salina Street that will be for the use of the occupants of the project. The installation of green roofs and bio-retention areas will be utilized in stormwater management. Solar panels will be installed to generate energy to be shared with the local community. The project has received funding through Regional Economic Development Council.

This is a development project that will create jobs and serve the local and regional communities. The project is located in a severely depressed area of Syracuse which currently has little development and a scarcity of local job training and opportunities. This will be a project that will help further the planning and revitalization goals of the city and will not only create viable light manufacturing space, retail and office space, but also contribute to the community development of the south side of the City. As part of this development, the Applicant is focused on the following goals:

- creating jobs through existing businesses that will occupy the development project, thereby creating jobs for the community in which it will reside;
- creating workforce development training through its incubator space during the project and into the implementation stage;
- providing well-paying jobs for skilled workers;
- bringing green roof and stormwater retention facilities, small park areas to be used as adjuncts to neighborhood retail uses and roof-top solar sources; and
- bringing alternative energy sources and jobs to the area.



- LEGEND**
- FENCE
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - HYDRANT
 - LIGHT POLE
 - SIGN
 - GAS VALVE
 - OVERHEAD UTILITY LINES
 - TELEPHONE MANHOLE
 - TRAFFIC MANHOLE
 - TREE
 - SPOT ELEVATION
 - TOP OF CURB
 - BOTTOM OF CURB
- AREA AFFECTED BY FLOOD ZONE X-SHADOW
- AREA AFFECTED BY FLOOD ZONE AE



SALINA / MONTGOMERY PARCEL

No.	DATE	DESCRIPTION	BY

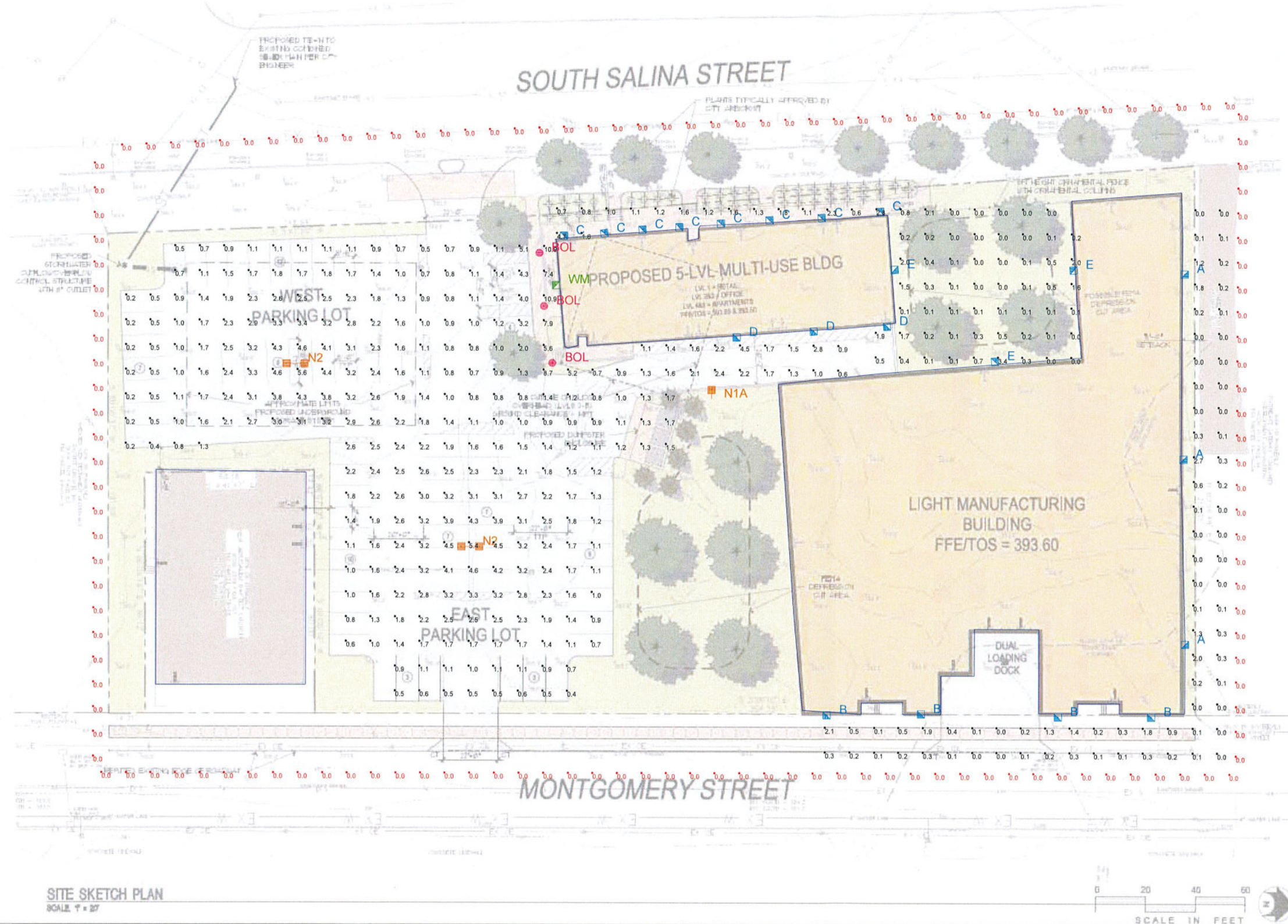
TEPPER
LAND SURVEYORS
116 SALINA STREET, SUITE 6
LYONS, NY 13093
315-451-3333
www.tepperland.com

PROFESSIONAL SURVEY ON THE SALINA LOT AS SHOWN ON FIELD MAP NO. 12912, FIELD NOVEMBER 10, 2018

KNOWN AS NO. 1081 SOUTH SALINA STREET,
CITY OF SYRACUSE, COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 18 JAN 2018 MAP DATE: 06 FEB 2018 SCALE: DRAWN 8/11
REVISIONS: 1-2017 (DRAWING NO. 19-07)

ILLUMINANCE CALCULATION TABLE
SPACES FOR 40 EMPLOYEES DURING MAX CAPACITY OF ONE PERIOD: 40 EMPLOYEES / 4 EMPLOYEES/SPACE = 10 PARKING SPACES
NOTES: THIS SITE SKETCH PLAN SHOWS A TOTAL OF 70 PARKING SPACES PROVIDED PROPOSED 5-LEVEL BUILDING WITH 1000000 SQUARE FEET



SITE SKETCH PLAN
SCALE 1" = 20'

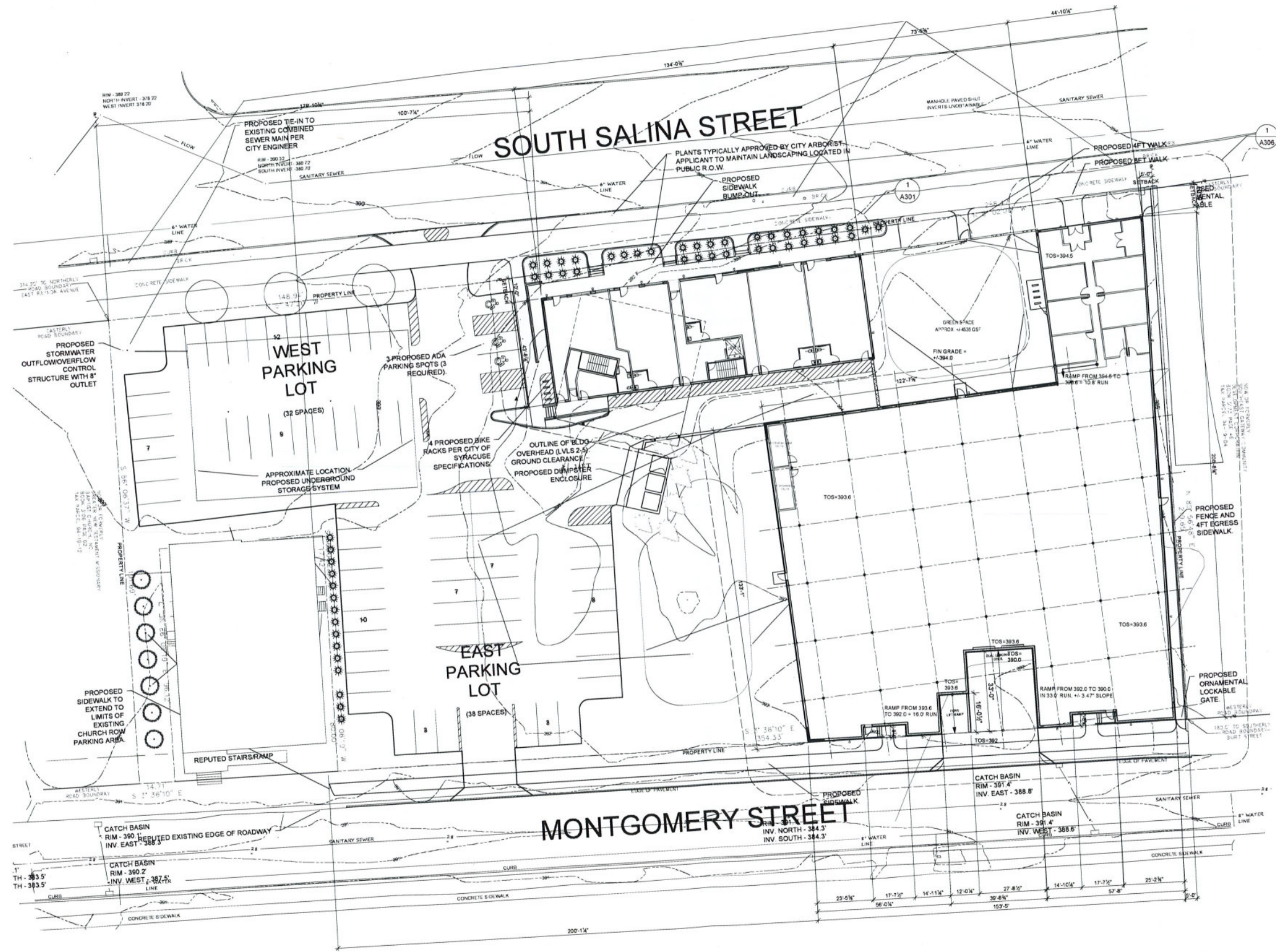
Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	3	BOL	SINGLE	0.950	TRC-1-T5-16L-35-40K-BOLLARD @ 3.5' MTG.HT	17
	1	WM	SINGLE	0.950	NV-W-T4-16L-1-40K-WM @ 18' MTG.HT	56
	1	N1A	SINGLE	0.950	NV-1-T5-32L-1-40K-SINGLE @ 20' MTG.HT	106
	2	N2	BACK-BACK	0.950	NV-1-T5-32L-1-40K-TWIN @ 20' MTG.HT	106
	3	A	SINGLE	0.950	WPM-L8-750-OPTIONS-DIM-UNV @ 8' MTG.HT	11.29
	4	B	SINGLE	0.950	WPM-L8-750-OPTIONS-DIM-UNV @ 9' MTG.HT	11.29
	8	C	SINGLE	0.950	WPM-L8-750-OPTIONS-DIM-UNV @ 9' MTG.HT	11.29
	3	D	SINGLE	0.950	WPM-L8-750-OPTIONS-DIM-UNV @ 8' MTG.HT	11.29
	3	E	SINGLE	0.950	WPM-L8-750-OPTIONS-DIM-UNV @ 8' MTG.HT	11.29

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC	Illuminance	Fc	0.50	4.7	0.0	N.A.	N.A.
SPILL	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
WHOLE LOT	Illuminance	Fc	1.98	10.9	0.2	9.90	54.50

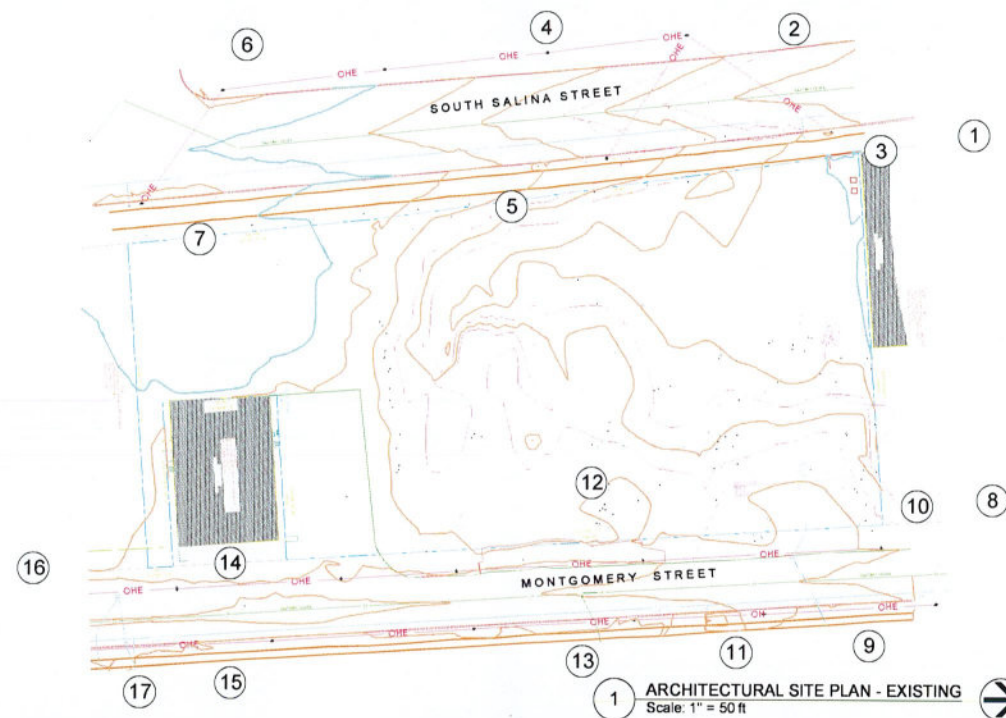
SOUTH SALINAS
NLS LIGHTING
REV 2
5/21/19



IT IS A VIOLATION OF NY STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

2 ARCH SITE PLAN - NEW
A201 Scale: 1" = 20' ➔

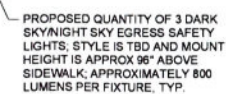
DRAWING AND DESIGN BY NORMAN SMITH ARCHITECTURE		DATE	NO.	REVISION	DATE	NO.	REVISION
SALINA 151 LLC 1081 South Salina Street Syracuse, NY		03.25.18	1	ISSUED FOR PERMIT	03.25.18	1	ISSUED FOR PERMIT
ARCH SITE PLAN-NEW		03.25.18	2	ISSUED FOR PERMIT	03.25.18	2	ISSUED FOR PERMIT
NORMAN SMITH ARCHITECTURE 1341 H ST. NE, WDC 20002-4606 T 202 462 5880 www.normansmitharchitecture.com		03.25.18	3	ISSUED FOR PERMIT	03.25.18	3	ISSUED FOR PERMIT
PROJECT NO. 1803-01		03.25.18	4	ISSUED FOR PERMIT	03.25.18	4	ISSUED FOR PERMIT
PROJECT NAME: SALINA 151 LLC		03.25.18	5	ISSUED FOR PERMIT	03.25.18	5	ISSUED FOR PERMIT
PROJECT ADDRESS: 1081 SOUTH SALINA STREET, SYRACUSE, NY		03.25.18	6	ISSUED FOR PERMIT	03.25.18	6	ISSUED FOR PERMIT
PROJECT TYPE: ARCHITECTURAL		03.25.18	7	ISSUED FOR PERMIT	03.25.18	7	ISSUED FOR PERMIT
PROJECT PHASE: PRELIMINARY		03.25.18	8	ISSUED FOR PERMIT	03.25.18	8	ISSUED FOR PERMIT
PROJECT STATUS: IN PROGRESS		03.25.18	9	ISSUED FOR PERMIT	03.25.18	9	ISSUED FOR PERMIT
PROJECT OWNER: SALINA 151 LLC		03.25.18	10	ISSUED FOR PERMIT	03.25.18	10	ISSUED FOR PERMIT
PROJECT CONTACT: NORMAN SMITH ARCHITECTURE		03.25.18	11	ISSUED FOR PERMIT	03.25.18	11	ISSUED FOR PERMIT
PROJECT PHONE: 202 462 5880		03.25.18	12	ISSUED FOR PERMIT	03.25.18	12	ISSUED FOR PERMIT
PROJECT EMAIL: info@normansmitharchitecture.com		03.25.18	13	ISSUED FOR PERMIT	03.25.18	13	ISSUED FOR PERMIT
PROJECT WEBSITE: www.normansmitharchitecture.com		03.25.18	14	ISSUED FOR PERMIT	03.25.18	14	ISSUED FOR PERMIT
PROJECT SOCIAL MEDIA: @normansmitharch		03.25.18	15	ISSUED FOR PERMIT	03.25.18	15	ISSUED FOR PERMIT
PROJECT NOTES: SEE ARCHITECTURAL RECORDS FOR DETAILS		03.25.18	16	ISSUED FOR PERMIT	03.25.18	16	ISSUED FOR PERMIT
PROJECT COMMENTS: SEE ARCHITECTURAL RECORDS FOR DETAILS		03.25.18	17	ISSUED FOR PERMIT	03.25.18	17	ISSUED FOR PERMIT
PROJECT REVISIONS: SEE ARCHITECTURAL RECORDS FOR DETAILS		03.25.18	18	ISSUED FOR PERMIT	03.25.18	18	ISSUED FOR PERMIT
PROJECT APPROVALS: SEE ARCHITECTURAL RECORDS FOR DETAILS		03.25.18	19	ISSUED FOR PERMIT	03.25.18	19	ISSUED FOR PERMIT
PROJECT SIGNATURE: SEE ARCHITECTURAL RECORDS FOR DETAILS		03.25.18	20	ISSUED FOR PERMIT	03.25.18	20	ISSUED FOR PERMIT



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Project No.	Project Name	Project Address	Project City	Project State	Project Zip	Project Phone	Project Email	Project Website	Project Description	Project Status	Project Date	Project Time	Project Location	Project Notes	Project Comments	Project Actions
A210	SALINA IS LLC 1081 South Salina Street Syracuse, NY	13411 ST. JOE 202 462 6880 www.normansmitharchitecture.com	NY	13202	13202	315.462.6880	normansmitharchitecture.com	www.normansmitharchitecture.com	Norman Smith Architecture 1081 South Salina Street Syracuse, NY 13202 315.462.6880 normansmitharchitecture.com	Completed	03/25/19	10:00 AM	1081 South Salina Street Syracuse, NY 13202	Project Status: Completed Project Date: 03/25/19 Project Time: 10:00 AM Project Location: 1081 South Salina Street Syracuse, NY 13202 Project Notes: Project completed on 03/25/19 at 10:00 AM. Project Comments: Project completed on 03/25/19 at 10:00 AM. Project Actions: Project completed on 03/25/19 at 10:00 AM.		
A210	VICINITY STREETSCAPES	1081 South Salina Street Syracuse, NY	NY	13202	13202	315.462.6880	normansmitharchitecture.com	www.normansmitharchitecture.com	Norman Smith Architecture 1081 South Salina Street Syracuse, NY 13202 315.462.6880 normansmitharchitecture.com	Completed	03/25/19	10:00 AM	1081 South Salina Street Syracuse, NY 13202	Project Status: Completed Project Date: 03/25/19 Project Time: 10:00 AM Project Location: 1081 South Salina Street Syracuse, NY 13202 Project Notes: Project completed on 03/25/19 at 10:00 AM. Project Comments: Project completed on 03/25/19 at 10:00 AM. Project Actions: Project completed on 03/25/19 at 10:00 AM.		

PROPOSED QUANTITY OF 8 DARK SKY/NIGHT
SKY, DOWNWARD DIRECTED LIGHTS; STYLE IS
TBD AND MOUNT HEIGHT ON PIERS IS APPROX
108" ABOVE SIDEWALK; APPROXIMATELY 800
LUMENS PER FIXTURE, TYP.



ACCESS AISLE = $\pm 145'$

OUTLINE OF BLDG ABV, CLEARANCE
FROM ACCESS AISLE TO U/S OF
BLDG ABV = +/- 14'

ADJACENT LIGHT MANUF BLDG

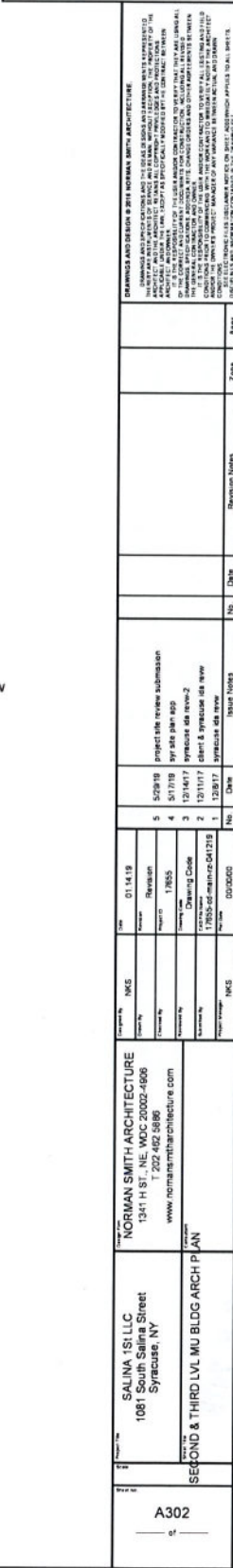
ELEC/DATA/COMM
132 SF

DRAWINGS AND DESIGN © 2011 NORMAN SMITH ARCHITECTURE.

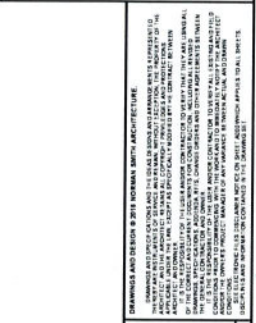
[illegible]

A301

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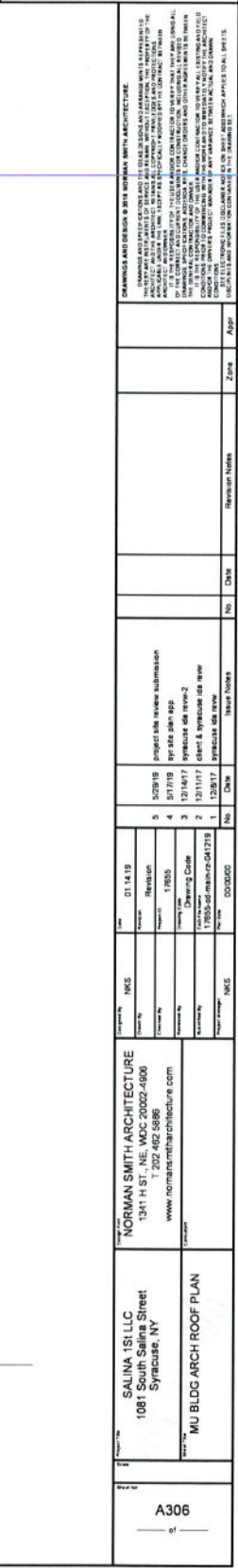
The diagram illustrates a two-dimensional lattice structure. A central point is labeled 'i'. A bond connecting point 'i' to a point 'j' is labeled 'ij'. A bond connecting point 'i' to a point 'i+1' is labeled 'i,i+1'.



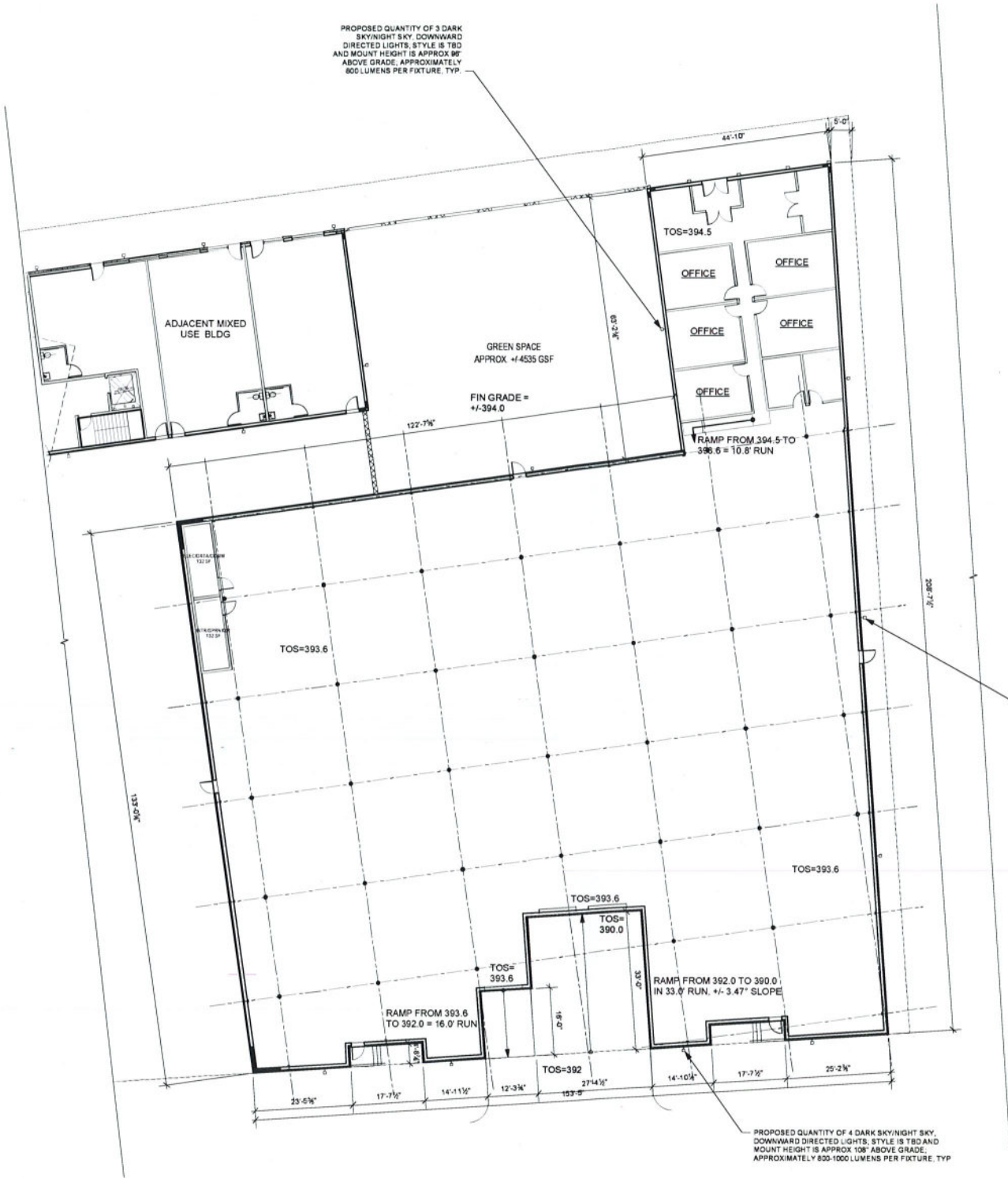
No.	Date	Report on Values	Score	Agent

[illegible]

<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> Project Name </div> <div> NORMAN SMITH ARCHITECTURE 1341 H ST., NE, MDC 20002-4900 T 202 462 5880 www.normansmitharchitecture.com </div> </div>	<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> Contract No. </div> <div> NMS </div> </div>
	<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> Contract No. </div> <div> NMS </div> </div>
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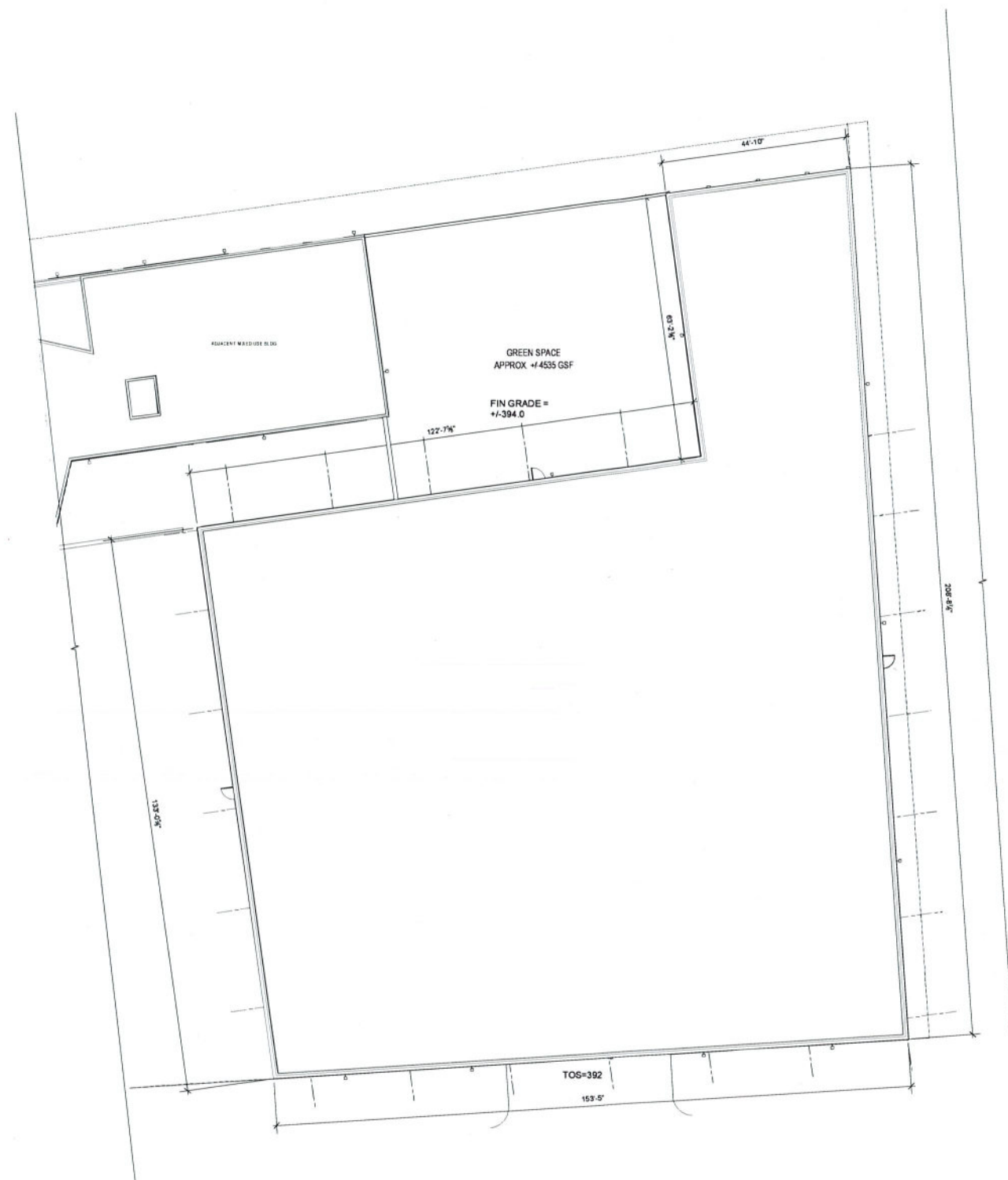
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1 FIRST/GRADE LIGHT MANUF BLDG ARCH FLOOR PLAN
A307 Scale: 1/16" = 1'-0"
LIGHT MANUFACTURING - LEVEL 1 APPROX 23395 GSF

DRAWINGS AND DESIGN © 2014 NORMAN SMITH ARCHITECTURE		Project No. Review Submission		Revision	
NORMAN SMITH ARCHITECTURE 134' H ST. NE. WDC 20002-4806 T 202 452 5880 www.normansmitharchitecture.com		5/17/19		1/18/19	
SALINA 1S1 LLC 1081 South Salina Street Syracuse, NY		12/14/17		12/14/17	
FIRE TOND LVL LT MANUF BLDG ARCH PLAN		12/14/17		12/14/17	
A307		12/14/17		12/14/17	

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1 FIRST/GRADE LIGHT MANUF BLDG ARCH ROOF PLAN
A308 Scale: 1/16" = 1'-0"



Sheet No.		A308		Date		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev		01/14/19		Rev			
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100



PROPOSED QUANTITY OF 8 DARK SKY/NIGHT SKY, DOWNWARD DIRECTED LIGHTS; STYLE IS TBO AND MOUNT HEIGHT ON PIERS IS APPROX 108" ABOVE SIDEWALK; APPROXIMATELY 800 LUMENS PER FIXTURE, TYP.

[illegible]

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1 FULL SITE EAST ELEVATION
A502 Scale: 1/16" = 1'-0"

TRENWYTH VERASTONE GROUND FACE MASONRY UNITS, COLOR: CHIANTI, SEE A530
ON THE EAST SIDE OF THE MIXED USE BUILDING: PROPOSED QUANTITY OF 3 DARK SKY/NIGHT SKY EGRESS SAFETY LIGHTS; STYLE IS TBD AND MOUNT HEIGHT IS APPROX 96" ABOVE SIDEWALK; APPROXIMATELY 800 LUMENS PER FIXTURE, TYP.

ON THE MONTGOMERY STREET SIDE, LIGHT MANUFACTURING BLDG: PROPOSED QUANTITY OF 4 DARK SKY/NIGHT SKY, DOWNWARD DIRECTED LIGHTS; STYLE IS TBD AND MOUNT HEIGHT IS APPROX 108" ABOVE GRADE, APPROXIMATELY 800-1000 LUMENS PER FIXTURE, TYP.

METL-SPAN INSULATED CONCEALED FASTENER METAL WALL PANELS, CF 7.2 INSUL-RIB INSULATED METAL PANEL AND CI STRIATED METAL PANEL; FOR COLORS SEE A530
PROPOSED BUILDING LETTERING OF 24" SIZE, ATTACHED ON BUILDING CLADDING; FINAL WORDING IS TBD

SALINA ISI LLC 1081 South Salina Street Syracuse, NY		NORMAN SMITH ARCHITECTURE 1341 1 ST . NE, MDC 2002-1606 1 202 452 5680 WWW.NORMANSMITHARCHITECTURE.COM		DATE		NO.		SHEET NO.	
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METL-SPAN INSULATED CONCEALED FASTENER METAL WALL PANELS

METL-SPAN INSULATED METAL PANELS (IMPS) CONSIST OF TWO SINGLE-SKIN METAL FACINGS AND A FACTORY-FOAMED-IN-PLACE CORE. THE FOAM INSULATION IS MADE OF NON-CHLOROFLOUROCARBON (NON-CFC) POLYURETHANE FOAM. IMPS ARE SEALED TO EACH OTHER AT THE SIDE LAPS AND TO THE SUBSTRUCTURE AT ALL PERIMETER BOUNDARIES, WHICH MAKE THEM THE IDEAL CHOICE WHEN A CONTINUOUS AIR BARRIER IS REQUIRED. THESE CONCEALED-CLIP FASTENED PANELS ELIMINATE THERMAL SHORT CIRCUITS AND PROVIDE SUPERB AIR AND VAPOR CONTROL.

EXTERIOR FACE: G-90 GALVANIZED OR A2-50 ALUMINUM-ZINC COATED STEEL IN 26, 24 OR 22 GA.
INTERIOR FACE: G-90 GALVANIZED OR A2-50 ALUMINUM-ZINC COATED STEEL IN 26, 24 OR 22 GA.
JOINT: OFFSET DOUBLE TONGUE-AND-GROOVE WITH EXTENDED METAL SHELF FOR POSITIVE FACE FASTENING
FOAM CORE: FOAMED-IN-PLACE, NON-CFC & ZERO ODP POLYURETHANE, FM CLASS 1 APPROVAL



CF 7.2 INSUL-RIB
INSULATED METAL WALL PANEL

The CF 7.2 Insul-Rib insulated metal panel provides a traditional 7.2 rib panel with a polyurethane insulated core. With a built-in rib profile, this panel creates a unique architectural or industrial image. The 7.2 Insul-Rib panel can be installed both vertically and horizontally, allowing for flexible flexibility with design.

PRODUCT SPECIFICATIONS

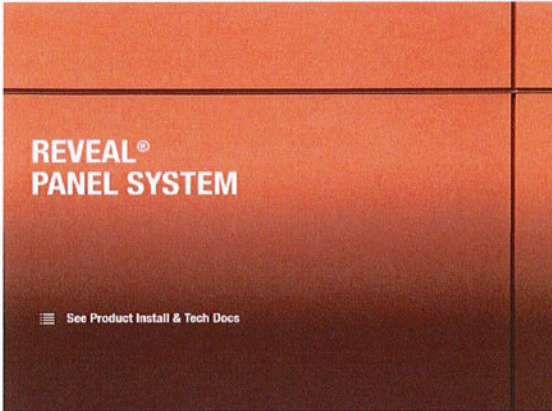
PROPERTY	UNIT	VALUE
WEIGHT	lb/ft ²	12.5 (typical) (varies with steel thickness and foam density)
THICKNESS	in.	1.5 (typical) (varies with steel thickness and foam density)
LENGTH	ft.	12 (typical) (varies with steel thickness and foam density)
WIDTH	ft.	4 (typical) (varies with steel thickness and foam density)
EXTERIOR FINISH		Galvalume, Galvalume Plus, or AIA-50 Aluminum-Zinc Coated Steel (varies with steel thickness and foam density)
INTERIOR FINISH		Galvalume, Galvalume Plus, or AIA-50 Aluminum-Zinc Coated Steel (varies with steel thickness and foam density)
INSULATION		Polyurethane (varies with steel thickness and foam density)

DESIGN FEATURES & BENEFITS

- Available in many colors
- Available in many profiles
- Available in many lengths
- Available in many widths
- Available in many thicknesses
- Available in many materials
- Available in many finishes
- Available in many profiles
- Available in many lengths
- Available in many widths
- Available in many thicknesses
- Available in many materials
- Available in many finishes

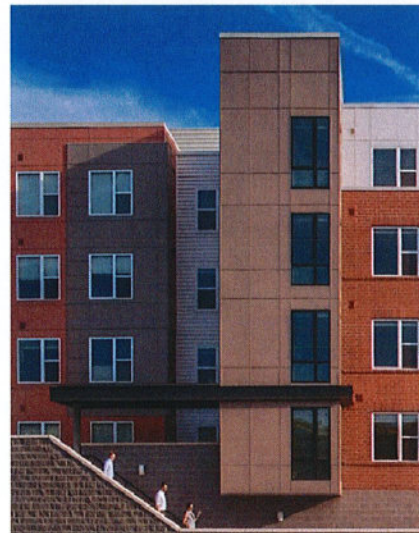
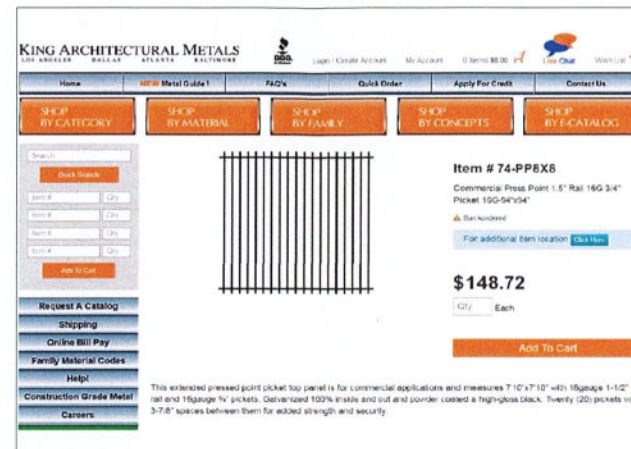
Metl-Span Performance Building
1720 Lakeside Drive, Suite 101, Lakewood, CO 80401 (303) 971-4000 (303) 971-4001 (303) 971-4002 (303) 971-4003 (303) 971-4004 (303) 971-4005 (303) 971-4006 (303) 971-4007 (303) 971-4008 (303) 971-4009 (303) 971-4010 (303) 971-4011 (303) 971-4012 (303) 971-4013 (303) 971-4014 (303) 971-4015 (303) 971-4016 (303) 971-4017 (303) 971-4018 (303) 971-4019 (303) 971-4020 (303) 971-4021 (303) 971-4022 (303) 971-4023 (303) 971-4024 (303) 971-4025 (303) 971-4026 (303) 971-4027 (303) 971-4028 (303) 971-4029 (303) 971-4030 (303) 971-4031 (303) 971-4032 (303) 971-4033 (303) 971-4034 (303) 971-4035 (303) 971-4036 (303) 971-4037 (303) 971-4038 (303) 971-4039 (303) 971-4040 (303) 971-4041 (303) 971-4042 (303) 971-4043 (303) 971-4044 (303) 971-4045 (303) 971-4046 (303) 971-4047 (303) 971-4048 (303) 971-4049 (303) 971-4050 (303) 971-4051 (303) 971-4052 (303) 971-4053 (303) 971-4054 (303) 971-4055 (303) 971-4056 (303) 971-4057 (303) 971-4058 (303) 971-4059 (303) 971-4060 (303) 971-4061 (303) 971-4062 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- JAMES HARDIE PANELS ARE A SINGLE-FAÇED, CELLULOSE FIBER REINFORCED CEMENT (FIBER-CEMENT) EXTERIOR WALL COVERING. PANELS HAVE A FLAME-SPREAD INDEX OF 0 OR LESS AND A SMOKE-DEVELOPED INDEX OF 5 OR LESS, AND ARE CLASSIFIED AS NONCOMBUSTIBLE.
- 7/16" THICK, COMMERCIAL GRADE PANELS
- NOMINAL 4" X 8" PANELS WITH 1/2" JOINT
- PANELS CAN BE CUT ON SITE TO DESIRED SIZE
- CLEANER LOOK WITH FEWER FASTENERS (APPROX. 14-21 PER 4" X 8" PANEL)
- PANELS AVAILABLE WITH COLORPLUS® TECHNOLOGY
- HORIZONTAL OR VERTICAL APPLICATION



REVEAL® PANEL SYSTEM

☰ See Product Install & Tech Docs

[illegible][illegible]

ATTACHMENT B

July 25, 2019

VIA HAND DELIVERY

Ms. Heather Lamendola
Zoning Administrator
City Planning Commission
City Hall Commons, Room 212
201 E. Washington Street
Syracuse, NY 13202-1426

Re: *1081 South Salina Street*

Dear Heather:

We represent Salina 1st, LLC concerning its application for site plan approval to build two buildings on property located at 1081 South Salina Street (the "Project"). We previously submitted a site plan application on June 6, 2019 and were subsequently informed that additional information about the proposed use was required. This letter is a response to that request.

The Project promotes the intensive development of 1081 South Salina Street by proposing a plan to provide a mixture of residential, retail, service and office/laboratory uses. The Project will create a local business area on a currently vacant lot providing goods and services to the public through the proposed retail space, new residential units and skilled jobs through the office and lab operations. None of the uses proposed for the Property are hazardous, obnoxious or a nuisance to the current uses adjacent to this district.

The Project consists of two connected buildings; the Main building is on the South Salina Street side of the site and is connected on its NE end to the North building which is located to the north side of the site and abuts both South Salina Street and Montgomery Street. Apartment houses, retail and service stores, offices and certain types of light industrial uses are permitted in areas zoned Local Business District Class A. The Project shall consist of three distinct yet harmonious uses: (1) retail space for rent on the first floor of the Main Building; (2) office, storage and laboratory uses on the second and third floors of the Main Building, as well as in the North Building; and (3) residential apartment units on the fourth and fifth floors of the Main Building.

The North Building will include a dental laboratory, offices for JHP Industrial Supply Co., Inc. and offices for E. Smith Contractors (ESC) and SGTR. The dental laboratory will produce precision crowns and dentures for use in dental applications. The production of these crowns is a high-tech and low impact operation that is akin to 3d printing or similar operations in its impact. The process begins when a dentist makes an impression of a

Heather Lamendola
July 25, 2019
Page 2

person's mouth and then mails or delivers that impression to the laboratory. The laboratory accepts those deliveries, and all other materials used in the process from conventional mail services like the United States Postal Service, UPS and FedEx. It will not require deliveries from large trucks for any part of its laboratory operation.

After the impressions are disinfected and logged in, a batter of water and powder is used to make a "stone" model to work from. The excess pieces of stone are removed from the model with small drills similar to those used in a dentist's office. This equipment is not particularly loud and cannot be heard outside of the room where the work is being done. It does not require an industrial grade ventilation system and very little dust is produced. The dust that is produced is controlled with small portable suction devices.

A dye is eventually produced and scanned, before it is nested into a puck and seated. The final step involves staining and glazing the crown in order to make it match a person's existing teeth. The glaze is a fine porcelain material. The stain is painted on with a fine brush. After quality control inspections are performed, the completed crowns or dentures are shipped to the dentist from whom the order was placed.

Approximately 150 dentures or crowns will be produced a day to start, with that number eventually increasing over time. Initially, ten lab technicians will be employed by the laboratory with that number eventually increasing to thirty.

The equipment used to produce these products is essentially lab equipment rather than industrially scaled factors of production associated with a manufacturing use. The equipment includes computers, small "baking" devices approximately the size of a microwave oven, standard office equipment, small medical grade drills, impressions and molds.

JHP and ESC/SGTR will both have administrative office spaces in the north building as well as storage for materials and equipment that are used in their daily operations. There will not be intensive construction operations or equipment storage and/or use in the space. JHP will have limited on-site inventory to meet its New York State requirements for inventory controls. Deliveries are projected to not exceed one per day using 24-28 foot panel trucks and will utilize the proposed loading dock.

If you have any questions please call. Thank you.

Sincerely,

BOND, SCHOENECK & KING, PLLC



Brody D. Smith

ATTACHMENT C

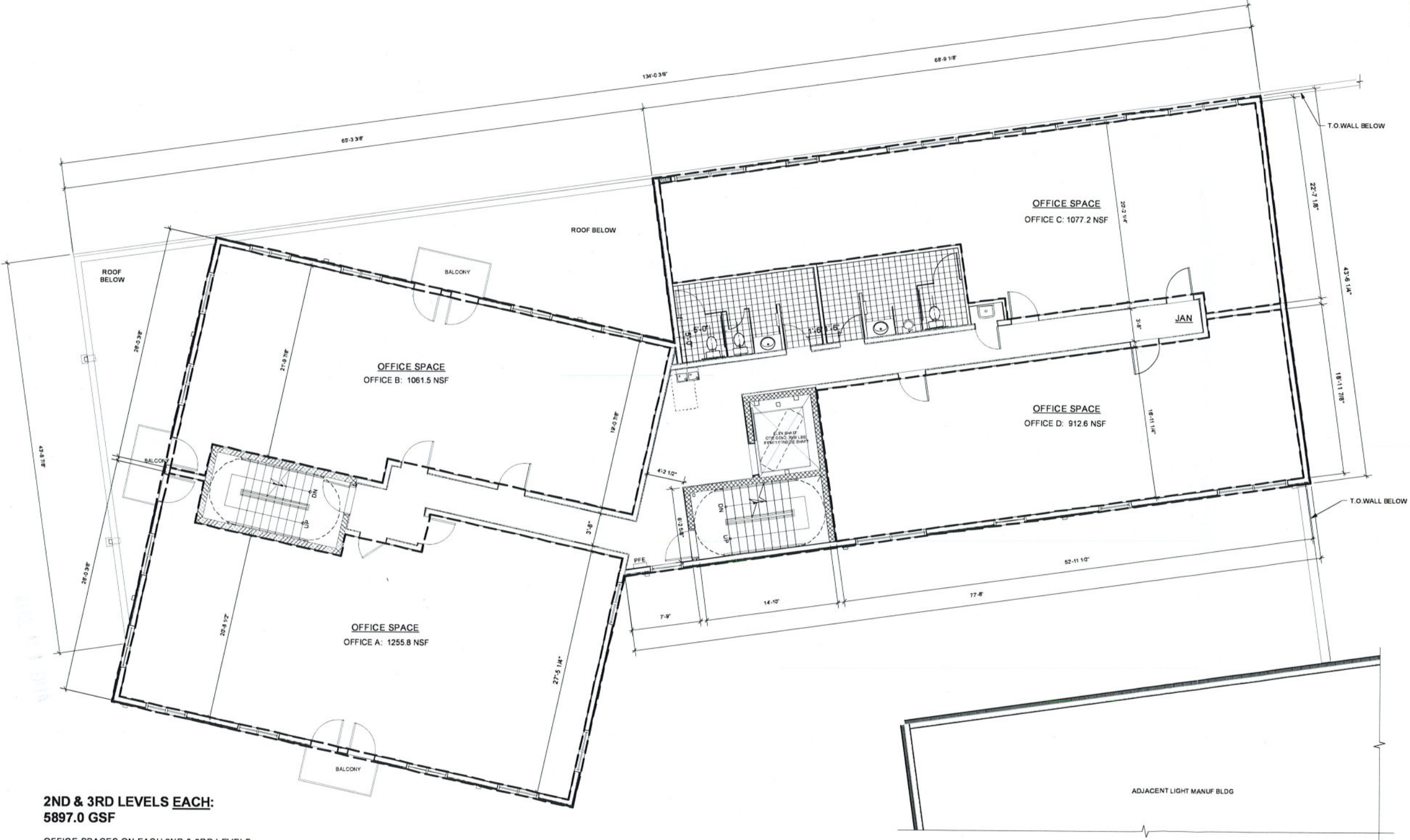
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1 FIRST/GRADE MIXED-USE BLDG ARCH FLOOR PLAN
Scale: 3/16" = 1'-0"
A301
RETAIL - LV. 1 APPROX 5875 GSF

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IT IS A VIOLATION OF NY STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

OFFICE SPACES
A: 1255.8 NSF
B: 1061.5 NSF
C: 1077.2 NSF
D: 912.6 NSF



2ND & 3RD LEVELS EACH:
5897.0 GSF

OFFICE SPACES ON EACH 2ND & 3RD LEVELS
A: 1255.8 NSF
B: 1061.5 NSF
C: 1077.2 NSF
D: 912.6 NSF

1
A302

SECOND & THIRD LEVEL MIXED-USE BLDG ARCH FLOOR PLAN

Scale: 3/16" = 1'-0"

OFFICE - LEVELS 2 & 3 APPROX 5883 GSF



SALINA ISI, LLC 1081 South Salina Street Syracuse, NY		NORMAN SMITH ARCHITECTURE 1341 H ST., NE, WDC 20002-4908 T 202 462 2888 www.normansmitharchitecture.com		7/19/19 01/14/19 Revision 17865		7/19/19 7/20/19 7/23/19 7/24/19 7/25/19 7/26/19 7/27/19 7/28/19 7/29/19 7/30/19 7/31/19 8/1/19 8/2/19 8/3/19 8/4/19 8/5/19 8/6/19 8/7/19 8/8/19 8/9/19 8/10/19 8/11/19 8/12/19 8/13/19 8/14/19 8/15/19 8/16/19 8/17/19 8/18/19 8/19/19 8/20/19 8/21/19 8/22/19 8/23/19 8/24/19 8/25/19 8/26/19 8/27/19 8/28/19 8/29/19 8/30/19 8/31/19 9/1/19 9/2/19 9/3/19 9/4/19 9/5/19 9/6/19 9/7/19 9/8/19 9/9/19 9/10/19 9/11/19 9/12/19 9/13/19 9/14/19 9/15/19 9/16/19 9/17/19 9/18/19 9/19/19 9/20/19 9/21/19 9/22/19 9/23/19 9/24/19 9/25/19 9/26/19 9/27/19 9/28/19 9/29/19 9/30/19 10/1/19 10/2/19 10/3/19 10/4/19 10/5/19 10/6/19 10/7/19 10/8/19 10/9/19 10/10/19 10/11/19 10/12/19 10/13/19 10/14/19 10/15/19 10/16/19 10/17/19 10/18/19 10/19/19 10/20/19 10/21/19 10/22/19 10/23/19 10/24/19 10/25/19 10/26/19 10/27/19 10/28/19 10/29/19 10/30/19 10/31/19 11/1/19 11/2/19 11/3/19 11/4/19 11/5/19 11/6/19 11/7/19 11/8/19 11/9/19 11/10/19 11/11/19 11/12/19 11/13/19 11/14/19 11/15/19 11/16/19 11/17/19 11/18/19 11/19/19 11/20/19 11/21/19 11/22/19 11/23/19 11/24/19 11/25/19 11/26/19 11/27/19 11/28/19 11/29/19 11/30/19 12/1/19 12/2/19 12/3/19 12/4/19 12/5/19 12/6/19 12/7/19 12/8/19 12/9/19 12/10/19 12/11/19 12/12/19 12/13/19 12/14/19 12/15/19 12/16/19 12/17/19 12/18/19 12/19/19 12/20/19 12/21/19 12/22/19 12/23/19 12/24/19 12/25/19 12/26/19 12/27/19 12/28/19 12/29/19 12/30/19 12/31/19	
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