

Agenda
 City of Syracuse Board of Zoning Appeals
 Thursday, January 11th, 2024
 1:00 p.m.
 Common Council Chambers

- I. Call Meeting to Order
- II. Adoption of the September 14th, 2023, Minutes (SK, RJ, MC, KG) Page 3
- III. Adoption of the December 7th, 2023, Minutes (SK, RJ, MC, MS) Page 4
- IV. Public Hearings
- 1) V-23-19 Page 9
An Area Variance - to allow for less than 30% of the front façade on the ground floor to be made up of windows, doorways, or openings and to allow the structure to encroach into the front setback.
 1638 West Genesee Street
 Victoria, Daniel, and Samuel Okhman, (Owners/Applicants)
 Zone District, MX-1.
- 2) V-23-20 Page 38
An Area Variance - to allow a 0-foot rear setback on the original parcel as a result from a companion Resubdivision application.
 1024-1124 Court Street
 Adam Driscoll of Home Leasing (Applicant)
 Zone District, MX-2.
- 3) V-23-21 Page 93
An Area Variance - to allow a 0-foot rear setback on the proposed Chapel property as a result from the companion Resubdivision application.
 1024-1124 Court Street
 Adam Driscoll of Home Leasing (Applicant)
 Zone District, MX-2.
- 4) V-23-23 Page 148
An Area Variance - to allow for a 5-foot setback rather than a 0-foot setback for all six proposed buildings; to allow for ground floor residential dwelling units to not be 3-feet above grade for all six proposed buildings; and to allow building one to exceed 180-feet in length.
 301-11 E. Taylor Street
 Syracuse Housing Authority (Owner)
 Hord Coplan Macht (Applicant)
 Zone District, MX-2

V. Other Business

1) V-22-22

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Use Variance – A Time Extension Request for an approved Use Variance, approved January 5th 2023, to establish a multi-unit dwelling containing four units on a property situated at 362-66 Richmond Ave.

Terri Lockett of Greater Syracuse Land Bank (Applicant)

R2, Zone District

VI. Adjourn

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, September 14, 2023
1:00 p.m.
Common Council Chamber

I. Meeting called to order at 1:11 p.m.

Members Present

Mr. Stewart Koenig, Chairman	Yes
Mr. Michael Stanton	No
Mr. Michael Cheslik	Yes
Ms. Honora Spillane	No
Ms. Karen Gillette	Yes
Mr. Ronald O. Jennings	Yes

Staff Present

Mr. Jake Dishaw	Yes
Mrs. Meira Hertzberg	Yes
Mr. Cristian Toellner	Yes
Mr. Patrick Voorheis	Yes
Mr. Zhitong Wu	Yes
Mr. Nate Pan	Yes

II. Approval of Minutes

A motion to approve the August 3rd meeting minutes was made by Mr. Michael Cheslik and seconded by Ms. Karen Gillette. The motion carried unanimously.

III. Discussion

1.) V-23-12

An Area Variance - request to waive side setback on property to build a garage.
123 Wood Avenue
Ms. Patrona Jones-Rowser (Owner/applicant)
Zoned R3

The applicant Ms. Patrona Jones-Rowser was present to argue in favor of granting the area variance. No public comments were made in support of granting the variance. No public comments were made in opposition to granting the variance. Discussion was held between the applicant and the board about the option to extend only 2 feet into the side setback rather than the entire 4-foot setback. The applicant indicated they would be able to construct their garage with only 2-foot encroachment. A motion was made by Mr. Ronald O. Jennings to conditionally approve the variance application, on the condition that the applicant encroaches only 2 feet into the required side setback instead of 4 feet. The motion was seconded by Mr. Michael Cheslik. The motion carried unanimously.

IV. Adjourn

A motion to approve was made by Mr. Stewart Koenig and seconded by Mr. Ronald O. Jennings. The motion carried unanimously. Meeting called to adjourn at 1:32 pm.

Minutes
City of Syracuse
Board of Zoning Appeals
Thursday, December 7, 2023
1:00 p.m.
Common Council Chamber

I. Meeting called to order at 1:05 p.m.

Members Present

Mr. Stewart Koenig, Chairman	Yes
Mr. Michael Stanton	Yes
Mr. Michael Cheslik	Yes
Ms. Honora Spillane	No
Ms. Karen Gillette	No
Mr. Ronald O. Jennings	Yes

Staff Present

Mr. Jake Dishaw	No
Mrs. Meira Hertzberg	Yes
Mr. Cristian Toellner	No
Mr. Patrick Voorheis	Yes
Mr. Zhitong Wu	Yes
Mr. Nate Pan	Yes

II. Approval of Minutes

The present members of the Board of Zoning Appeals were unable to approve the September 14th meeting minutes due to the absence of sufficient members present to make a quorum to vote on the minutes. The approval of the September 14th meeting minutes was held up to the next meeting.

III. Approval of Resolution

1.) V-23-12

An Area Variance - request to waive side setback on property to build a garage.

123 Wood Avenue

Ms. Patrona Jones-Rowser (Owner/applicant)

Zoned R3

The present members of the Board of Zoning Appeals were unable to approve the September 14th meeting minutes due to the absence of sufficient members present to make a quorum to vote on the resolution. The approval of the resolution for V-23-12 was held up to the next meeting.

IV. Discussion

1.) V-23-15

Area Variance - request to waive requirements of building façade orientation, transparency, and building length on property to build a 29-unit apartment building.

304-326 Delaware Street

Ms. Elisa Morales (Owner/Applicant)

Zoned R5

Mr. Michael Malda, the architect from Holmes King Kallquist & Associates, was present to introduce the requested area variance. Discussion was held between the applicant and the Board about the justification of granting the area variance.

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For the variance to waive transparency requirements, Mr. Malda claimed that the windows on the building were enlarged to the maximum extent, but still unable to meet transparency requirements in ReZone and not violate the Energy Conservation Construction Code of New York State. Mr. Malda confirmed to the Board that the proposed windows on the building would be able to allow enough light for residents in the building to carry out daily activities.

For the variance to waive building length requirements, Mr. Malda claimed that the proposed 3-story building can be redesigned into a 4-story building to meet the building length requirements. However, in consideration of the characteristics of the nearby El Buen Pastor Seventh-Day Adventist Church and to promote pedestrian friendliness in the local area, a 3-story, albeit longer, better mitigates its impact on local neighborhood's characteristics.

Board members then asked the applicant a series of questions pertaining to the details of the project to ascertain its potential impact on the neighborhood.

No public comments were made in support of granting the variance. No public comments were made in opposition to granting the variance.

2.) V-23-16

Area Variance - request to waive requirements of building façade orientation and transparency on property to build a 6-unit apartment building.

222-26 Delaware Street

Ms. Elisa Morales (Owner/Applicant)

Zoned R5

Mr. Michael Malda, the architect from Holmes King Kallquist & Associates, was present to introduce the requested area variance. Discussion was held between the applicant and the Board about the justification of granting the area variance.

For variance to waive requirements of building façade orientation, Mr. Malda claimed that the project site is at the intersection of Kellogg Street and Delaware Street where the two streets are not perpendicular to each other, which makes the façade of proposed building difficult to be parallel with Kellogg Street. Mr. Malda also elaborated that there will be a patio with angles on the exterior façade facing Kellogg Street to parallel with the street in order to mitigate the impact of waiving requirements of building façade orientation.

For the variance to waive transparency requirements, Mr. Malda claimed that all windows on the building façade were enlarged to the maximum extent, however, there are still difficulties in having bigger windows facing Kellogg Street. Mr. Malda confirmed with Commr. Stanton that the windows meet the transparency requirements if one includes the windows on all facades as a whole. Mr. Malda also mentioned that the size of the windows was designed to be consistent in the context of existing residential structures in the neighborhood.

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Board members then asked the applicant a series of questions pertaining to the details of the project to ascertain its potential impact on the neighborhood.

One public comment was made in support of granting the variance. Mr. Michael Harris is in favor of granting the variance but expressed concerns regarding impact on his own property, situated at 321 Kellogg St., which sits adjacent to the site. Mr. Harris owns the property at 321 Kellogg Street adjacent to the project site, and he is worried about the potential impacts and inconvenience: the height of the building casting a shadow on his property, vehicle traffic and location of the dumpster. Mr. Malda explained that the dumpster would be 10 feet away from Mr. Harris's property and completely enclosed and landscaped; the parking lot was designed so the cars to face the nearby woods eliminating glare into Mr. Harris's property. There is ample open space and landscaping between the two structures. Mr. Michael Malda also demonstrated that Mr. Harris's property should be able to get a fair amount of sunlight based on the proposed building orientation.

No public comment was made in opposition to granting the variance.

3.) V-23-17

Area Variance - request to waive requirements of building façade orientation on the property to build a 7-unit apartment building.

406-12 Delaware Street

Ms. Elisa Morales (Owner/Applicant)

Zoned R5

Mr. Michael Malda, the architect from Holmes King Kallquist & Associates, was present to introduce the requested area variance. Discussion was held between the applicant and the Board about the justification of granting the area variance.

For the variance to waive requirements of building façade orientation, Mr. Malda explained that the neighboring properties also are not parallel to Delaware Street. If the new La Liga structure paralleled Delaware Street it would be disruptive to the flow of existing structures. By setting the new building at an angle, it blends into the neighborhood.

Board members then asked the applicant a series of questions pertaining to the details of the project to ascertain its potential impact on the neighborhood.

No public comments were made in support of granting the variance. No public comments were made in opposition to granting the variance.

After all the variance applications were discussed, a motion was made by Commr. Stanton to approve the variance application for V-23-15. The motion was seconded by Commr. Jennings. The motion carried unanimously.

A motion was made by Commr. Cheslik to approve the variance application for V-23-16. The motion was seconded by Commr. Jennings. The motion carried unanimously.

A motion was made by Commr. Stanton to approve the variance application for V-23-17. The motion was seconded by Commr. Cheslik. The motion carried unanimously.

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V. Adjourn

A motion to approve was made by Commr. Jennings and seconded by Commr. Cheslik. The motion carried unanimously. Meeting called to adjourn at 2:05 pm.

DRAFT

FOR PUBLICATION SUNDAY December 31st, 2023

PUBLIC NOTICE
CITY OF SYRACUSE
BOARD OF ZONING APPEALS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on **Thursday, January 11th, 2024**, at 1:00 P.M. in the Common Council Chambers, City Hall, 233 E. Washington St., to consider in full or in part, the following applications. *Please note this is not necessarily the order in which they will be heard.*

1. **Application V-23-18**, for an Area Variance to allow the installation of a 120-foot-tall steeple on St. Patrick's Church, which would exceed the maximum 50-foot height allowed. The property is situated at 216 N. Lowell Avenue. Applicant is Chris White, Zone District, R5.
2. **Application V-23-19**, for an Area Variance to allow for less than 30% of the front façade on the ground floor to be made up of windows, doorways, or openings and to allow the structure to encroach into the front setback. Property situated at 1638 W. Genesee Street. The owners/applicants are Victoria, Daniel, and Samuel Okhman, Zone District, MX-1.
3. **Application V-23-20**, for an Area Variance to allow a 0-foot rear setback on the original parcel of property situated at 1024-1124 Court St. & Grant Blvd. as a result from companion resubdivision application. The applicant is Adam Driscoll of Home Leasing, LLC, Zone District, MX-2.
4. **Application V-23-21**, for an Area Variance to allow a 0-foot rear setback on the proposed Chapel property as a result from the companion resubdivision application. Property is situated at 1024-1124 Court St. & Grant Blvd. The applicant is Adam Driscoll of Home Leasing, LLC, Zone District, MX-2.
5. **Application V-23-23**, for an Area Variance to allow for: a five (5) foot setback rather than a zero-foot setback for all six (6) proposed buildings; to allow for ground floor residential dwelling units to not be three (3) feet above grade for all six (6) proposed buildings; and to allow building one (1) to exceed 180 feet on property situated at 301-11 E. Taylor Street. The owner is Syracuse Housing Authority and applicant is Hord Coplan Macht, Zone District, MX-2.

The above proposals will be open for inspection 72-hours prior to the public hearing at the Office of Zoning Administration, or on-line at [Board of Zoning Appeals \(BZA\) Meetings – City of Syracuse](#). Persons wishing to comment on an application may do so in person or by attorney at the public hearing. Written comments may be filed at the public hearing, mailed, or emailed to the Office of Zoning Administration at 300 S State Street, Suite 700, Syracuse, NY 13202, or Zoning@syr.gov.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>V-23-19</i>	<i>Staff Report – January 11th, 2024</i>
<i>Application Type:</i>	Area Variance
<i>Summary of Proposed Action:</i>	Applicants are proposing to convert a former dental office to a multi-unit dwelling structure, containing 7 apartment units. They are seeking an Area Variance to have less than 30% of their front façade be made up of windows, doorways, or openings, and to allow the structure to encroach into the front setback.
<i>Project Address:</i>	1638 W. Genesee Street, Syracuse, New York 13204
<i>Owner/Applicant</i>	Victoria, Daniel, and Samuel Okhman (Owners and Applicants)
<i>Zoning Violations</i>	The proposed project would violate ReZone Article 2.18, Section 2.18A(2)a.1., which states that the ground-floor level of multi-unit dwelling structures shall be made up of a minimum of 30% windows, doorways, or openings. The proposed project also violates ReZone Article 2.7, Section 2.7B, which states the minimum front setback in an MX-1 Zone District shall be 20 feet. The existing structure is 11 feet back from the front property line.
<i>Existing Zone District:</i>	Urban Neighborhood, MX-1 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the North lie within a Low Density Residential, R2 Zone District. Properties to the South, West, and East, lie within an Urban Core, MX-1 Zone District.
<i>Companion Application(s)</i>	SP-23-14, a special use permit to allow for multi-unit residential in an MX-1 Zone District. Conditionally approved by the City Planning Commission on 12/11/2023.
<i>Scope of Work:</i>	Scope of work includes interior renovations to convert former dental offices into multi-dwelling units. The proposal will not change the exterior façade and site improvements will include changing asphalt pavement to green space in the back yard of the building.
<i>Staff Analysis:</i>	<u>Pros:</u> The proposed plans are aligned with the intent of the Urban Neighborhood, MX-1 Zone District. <u>Cons:</u> Zoning Staff has determined there are no potential negative impacts from the proposal.
<i>Zoning Procedural History:</i>	1638 West Genesee St: - R-23-69 Resubdivision, combine two lots 1638 & 1640 W Genesee St, withdrawn on 11/28/2023. - AS-05-21 Sign Waiver to allow one 5'x 5' and height of 6', ground sign Installation, approved on 5/11/2005. - C-1574 Conditional Use, permit 2 non-res. physicians' offices and three apartments in a Res. A zone, waiving uses perm. and density, approved on 3/17/1958. 1640 West Genesee St: - SP-97-28 Special Use Permit for Transitional Parking area of 14 vehicles, approved on 10/6/1997

V-23-19

<i>Summary of Zoning History:</i>	The existing building on 1638 W Genesee St. previously was a dental office with a basement and 2 upper stories, which were apartments. A Sign waiver was conditionally approved to permit a ground sign in the front setback facing W Genesee St in 2005. In 1997, the adjacent parcel 1640 W Genesee St was converted to a transitional parking lot for the tenants of 1638 W Genesee St through the approval of a Special Use Permit. It remains valid for proposed multi-unit dwelling use being proposed.
<i>Code Enforcement History:</i>	See attached
<i>Summary of Changes:</i>	Not a continued application
<i>Property Characteristics:</i>	The subject property is regular in shape, with 52 feet of frontage on West Genesee Street, and a lot depth of 132 feet.
<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-l, m and n.

Applicant Submittals: The application submitted the following in support of the proposed project:

- Area Variance Application
- Short Environmental Assessment Form Part 1
- Site Photographs
- Property Survey; Dussing Land Surveying, LLC. Dated 07/03/2023. Scale 1"=30'. James M. Dussing Sr. License No. 050692.
- Site Plan: Sheet No. S-1. Proposed Renovation For: Okhman Group LLC. 1638 West Genesee St. Syracuse, N.Y. 13204.
- Lower Level Plan. Sheet No. A-1. Proposed Renovations for: Okhman Group LLC. 1638 West Genesee St. Syracuse, N.Y. 13204. Dated 08/01/2023.
- First Floor Plan. Sheet No. A-2. Proposed Renovations for: Okhman Group LLC. 1638 West Genesee St. Syracuse, N.Y. 13204. Dated 08/01/2023.
- Second Floor Plan. Sheet No. A-3. Proposed Renovations for: Okhman Group LLC. 1638 West Genesee St. Syracuse, N.Y. 13204. Dated 08/01/2023.
- Third Floor Plan. Sheet No. A-4. Proposed Renovations for: Okhman Group LLC. 1638 West Genesee St. Syracuse, N.Y. 13204. Dated 08/01/2023.

Attachments:

Area Variance Application

Applicant Submittals

Short Environmental Assessment Form Part 2 & Part 3

Code Enforcement History

IPS Comments from City Departments

V-23-19

Context Maps:

Figure 1. Zone District of Subject Property

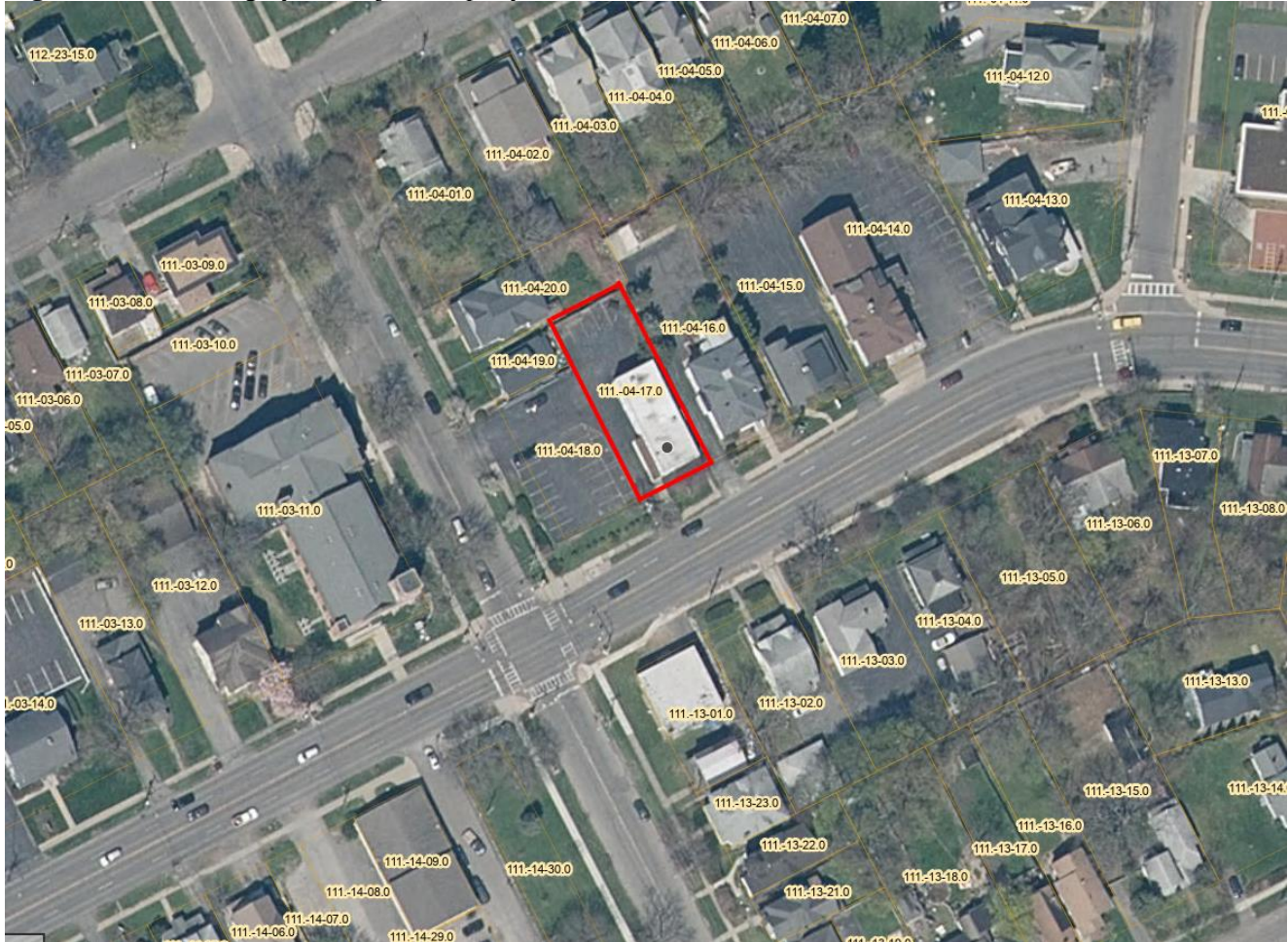


Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

V-23-19

Figure 2. Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Variance Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-
8640 Email:
zoning@syr.gov.net

For Office Use Only

Zoning District: MX-1 _____
Application-Number: V-23-19
Date: ___12/6/2023_____

Variance Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Okhman Group LLC	
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1638 West Genesee St	
Lot numbers: Part of 3	Block number: 32
Lot size (sq. ft.) 6,864 & 5,650	
Current use of property: Dental Office	Proposed: Multi-Family Apt. Building
Current number of dwelling units (if applicable): N/A	Proposed: 7
Current hours of operation (if applicable): N/A	Proposed: Continuous Use
Current onsite parking (if applicable): 15 Spots	Proposed: 8 Spots
Zoning (base and any overlay) of property: MX-1	
Companion zoning applications (if applicable, list any related zoning applications): Special Use Permit, Adjustment Application	
Project construction (check all that apply): <input type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes	
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance	
Nature and extent of variance requested (attach additional pages if necessary): We are looking for an area variance to address the transparency requirements for a multi-unit dwelling. As proposed, the intent is for no exterior alterations to the building. This will help to keep the character of the neighborhood without imposing any adverse effects. Also, we are looking for an area variance to address the setback requirement. This is not a new construction, and the building stands at the same setback as the rest of the street. It also meets the setback requirement from the sidewalk to building but not from the property line to building.	

Variance Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.	
Print owner's name: <u>Okhman Group, LLC</u>	
Signature: <u>Victoria Okhman, Daniel Okhman, Samuel Okhman</u>	Date: <u>11/28/23</u>
Mailing address: <u>113 Shore Ave Syracuse, NY 13209</u>	
Print authorized agent's name:	Date:
Signature:	
Mailing address:	
The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney. Faxed or photocopied signatures will not be accepted.	

Variance Application



Syracuse, NY 13202 Phone: (315) 448-8640

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

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

Transparency: There will be no negative or undesirable change to the neighborhood as the exterior structure will remain in its original form.

Setback: There will be no negative or undesirable change to the neighborhood as the exterior structure will remain in its original form.

2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

Transparency: Essentially, no other feasible alternatives are present to pursue given the floor plan, placement of headers & removal of structural beams, and energy efficiency of the building.

Additionally, there may be a negative impact on tenant privacy, noise level, and security given facing a busy main street.

Setback: There are no feasible alternatives as the building will not be moved, or the property line adjusted.

3. Substantiality

Describe whether the requested area variance is substantial.

Transparency: Per the ordinance, the floor level asks for 30% transparency. Currently it stands at 22%. For the second floor, the ordinance is 15%. Currently this stands at 11%

Setback: Per the ordinance, the building should be 20ft setback. Currently, the building is 10ft setback from the property line, and 25ft from the sidewalk.

4. Adverse Effect

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

Transparency: This will not have an adverse effect on the physical or environmental conditions on the neighborhood as the exterior of the building will not be changed.

Setback: This will not have an adverse effect on the physical or environmental conditions on the neighborhood as nothing will be changed.

Variance Application



Syracuse, NY 13202 Phone: (315) 448-8640

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700

5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Transparency: This was not a self-created difficulty, as this is the original construction of the building.

Setback: This was not a self-created difficulty, as this is the original construction of the building.

Email: zoning@syr.gov.net

Required Submittal Sheet

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please submit one copy of each of the following:

- APPLICATION** – filled out completely, dated, and signed by property owner as instructed.
- DENIAL OF PERMIT** – provided by the City of Syracuse Central Permit Office at 315-4488600.
- STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)** – Short Environmental Assessment Form (SEAF) Part One filled out to the best of your ability, dated, and signed.
- PHOTOGRAPHS (COLOR) of the PROJECT SITE** – keyed to a property survey or site plan.
- PHOTOGRAPHS (COLOR) of the STREETScape** – including properties adjacent to and across the street from the project site, labeled with addresses and keyed to a property survey or site plan.
- APPLICATION FEE** – \$25 for Area Variance and Use Variance issued to the Commissioner of Finance.

Please submit three full sized and one no larger than 11x17" of all of the plans listed below (all plans must include a title block with author, date, scale, and the Property Tax Assessment address, and must be an accurate graphic representation of all pertinent information that can be correctly interpreted by any person without additional explanation. Plans do not need to be stamped by a licensed professional unless noted below):

- AS BUILT PROPERTY SURVEY(S)** of all involved properties illustrating boundaries and current conditions including structures, fencing, parking surface, and retaining walls (signed and stamped by a licensed surveyor)
- SITE PLAN(S)** illustrating site alterations and post project conditions that are/will be different from the as built property survey including:
 - Zoning (density, setbacks, bldg. and parking surface coverage, screening) and onsite parking requirements
 - Demolitions and post demolition conditions
 - Structures
 - Parking areas including surface type, dimensioned spaces, number of spaces, traffic patterns, and coverage
 - Loading dock and delivery areas
 - Dumpsters and/or trash receptacles
 - Landscaping including type, height, and number of plantings
 - Screening including parking, dumpsters, and site
 - Fencing including type and height
 - Lighting including structure heights and luminaries wattage
 - Ground signs

Variance Application



Syracuse, NY 13202 Phone: (315) 448-8640

Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700

- Street rights-of-way conditions, existing and proposed, including curb cuts, driveways, sidewalks, and plantings
- Encroachments, existing or proposed, into the City rights-of-way including stairs, signs, and awning

FLOOR PLANS for new construction, additions, and change of zoning use/building occupancies with square footages and all applicable layouts (e.g., customer areas, kitchens, bathrooms, bedrooms, etc.) clearly labeled for land uses.

- EXTERIOR BUILDING ELEVATIONS** with all dimensions, materials, and colors clearly illustrated and noted. (Schematics or color renderings can be submitted in addition to elevation drawings, if available.)

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: 1638 West Genesee St.			
Project Location (describe, and attach a location map): 1638 West Genesee St. Syracuse NY 13204			
Brief Description of Proposed Action: Conversion and remodeling of existing building into apartments.			
Name of Applicant or Sponsor: OKhman Group LLC / Daniel OKhman		Telephone: 315-530-2387	
Address: 113 Shore Ave		E-Mail: okhmangroup@gmail.com	
City/PO: Syracuse		State: NY	Zip Code: 13209
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"/>
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			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			12514 sq ft acres 0.284 acres 12514 sq ft acres
4. Check all land uses that occur on, are adjoining or near the proposed action: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
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)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
gutter re-directing to established public run-off.		
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 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: <u>Oxman Group LLC / Dan Oxman</u> Date: <u>10/11/23</u>		
Signature:  Title: <u>managing partner</u>		







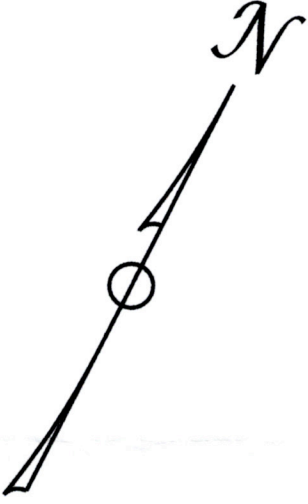




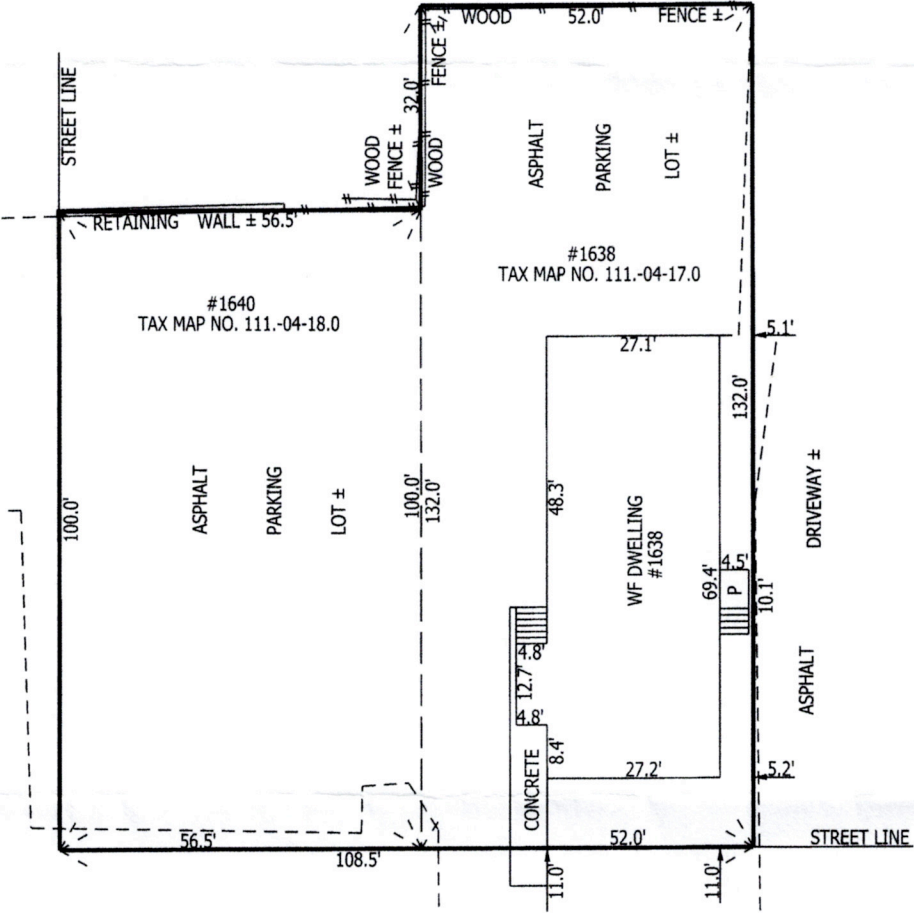


NO ABSTRACT PROVIDED AT TIME OF SURVEY.

SUBJECT TO EASEMENTS, ROWS, RESTRICTIONS & EXCEPTIONS OF RECORD WHICH AN UPDATED ABSTRACT WOULD SHOW.

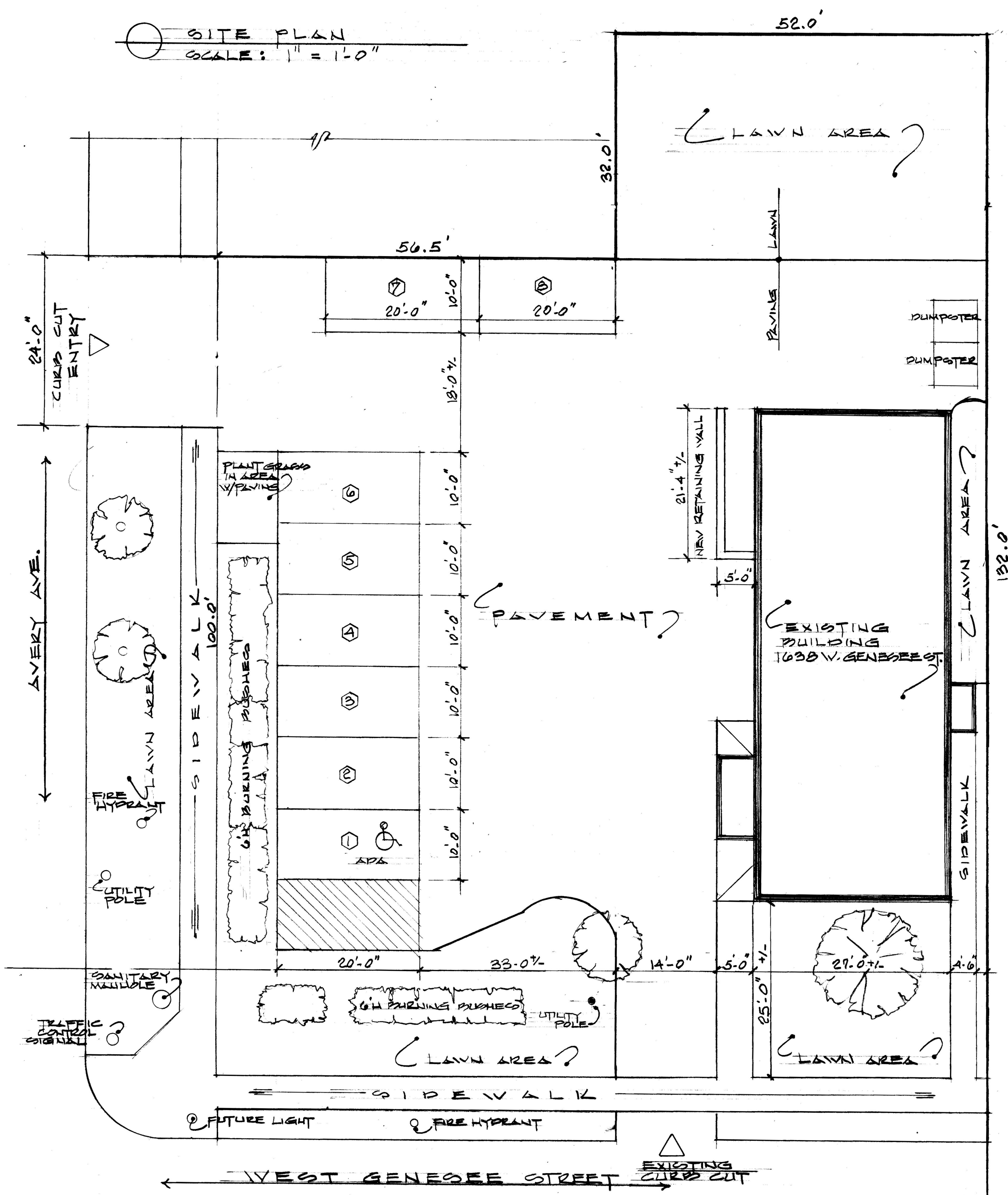


MILTON AVENUE



WEST GENESEE STREET

<p>CERTIFIED TO</p> <p><i>[Signature]</i></p>	<p>LOCATION SURVEY FOR: 1638 AND 1640 WEST GENESEE STREET</p>		
<p>PROPERTY CORNERS NOT SET IN THIS SURVEY UNLESS SHOWN.</p> <p>THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.</p> <p><i>[Signature]</i></p> <p>N.Y.S. LICENSED LAND SURVEYOR NO. 050692</p>	<p>LOT: PART OF 3</p> <p>CITY OF SYRACUSE</p>	<p>TRACT: BLOCK NO. 32 - FORMERLY TOWN OF GEDDES</p> <p>COUNTY OF ONONDAGA</p>	<p>STATE OF NEW YORK</p>
	<p>DUSSING LAND SURVEYING, LLC</p> <p>JAMES M. DUSSING SR. LIC. NO. 050692</p> <p>SYRACUSE, NEW YORK</p> <p>PHONE: 315-256-5372</p>		<p>DATE: 7/3/23</p> <p>SCALE: 1" = 30'</p> <p>FILE NO.: 23-553</p>



SITE PLAN
SCALE: 1" = 1'-0"

SHEET NO.
5-1
OF 1

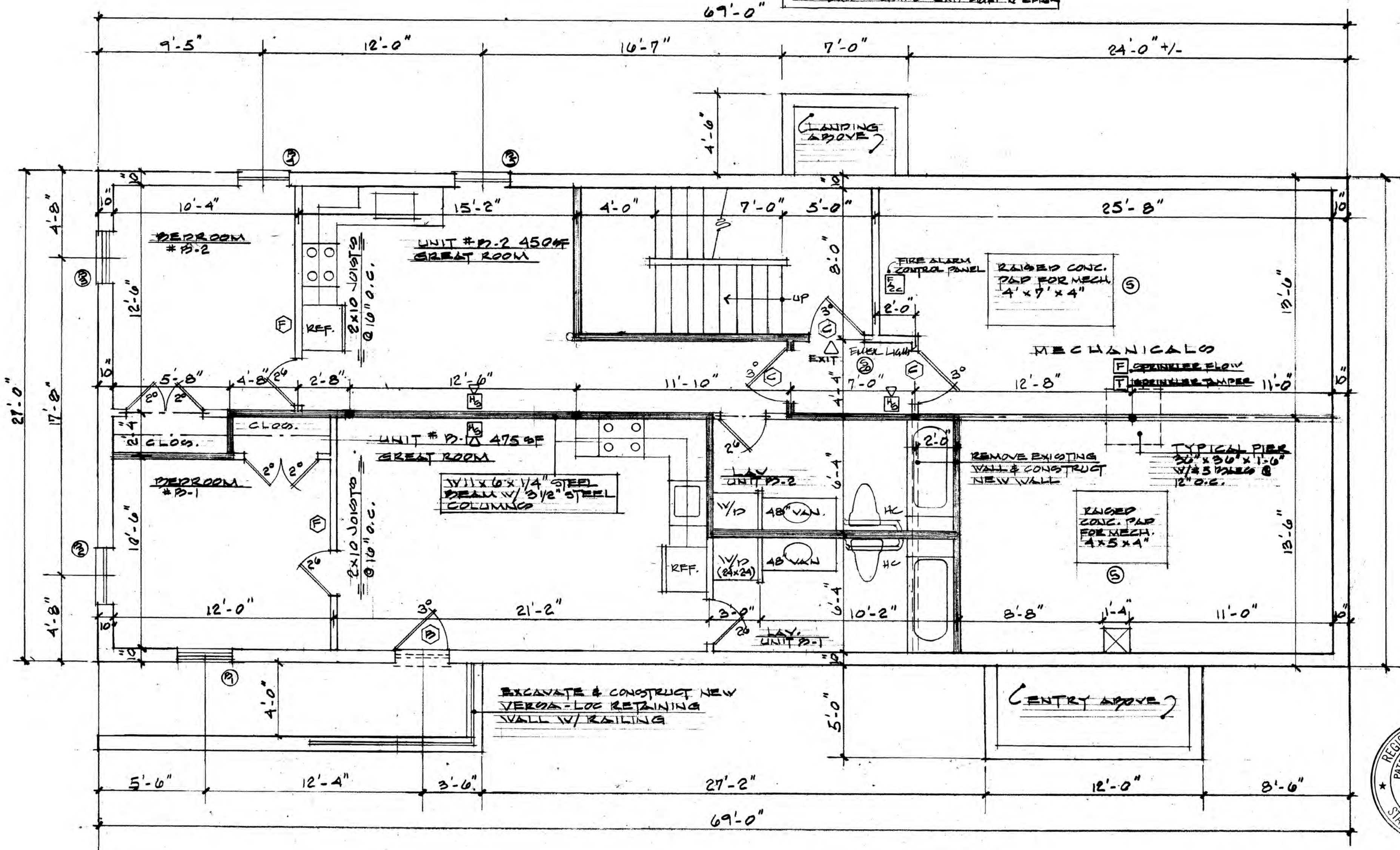
DESIGNS & DRAWINGS BY:
GREG ARDO
1358 BELLEVUE AVE.
SYRACUSE, N.Y. 13219
(315) 794-0570
gardo@live.com
11/11/23

PROPOSED RENOVATION FOR:
OKUMAN GROUP LLC.
1638 WEST GENESEE ST.
SYRACUSE, N.Y. 13204

SHEET NO.
5-1
OF 1

FIRE SUPPRESSION LEGEND	
⑤	SMOKE DETECTOR
②	SMOKE/CO DETECTOR
P	PULL STATION
H	HORN / STROBE
F	FUTURE HORN / STROBE OR STROBE
ALL EXITS = LIGHTED EXIT LIGHTS	

SHEET NO. **A-1**
OF 1



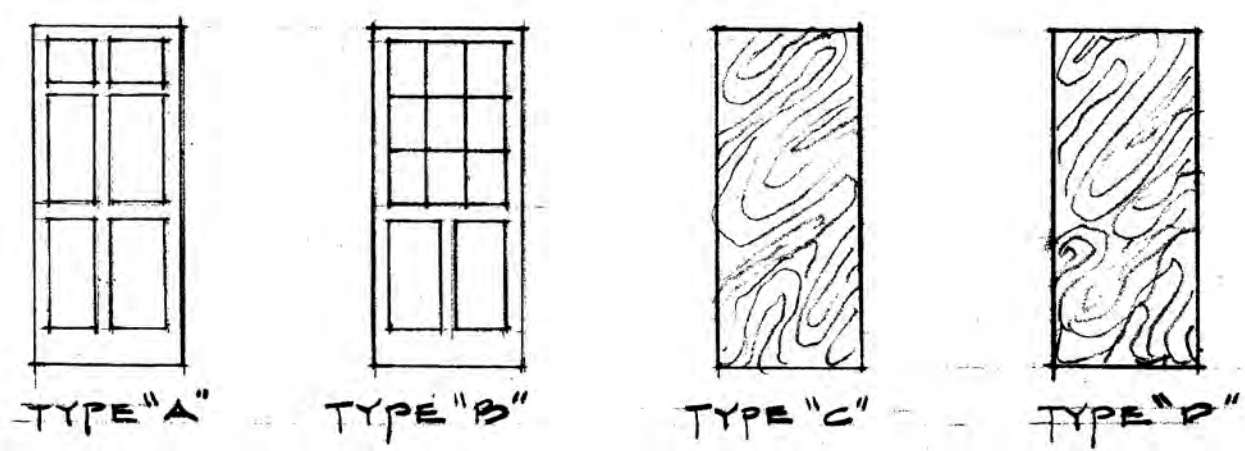
DESIGNING & DRAWINGS BY:
GRB ARPO
 4358 BELLEVUE AVE.
 SYRACUSE, N.Y. 13219
 (315) 794-0576 gabdo@live.com

PROPOSED RENOVATIONS FOR:
OKMAN GROUP LLC.
 1638 WEST GENESSEE ST.
 SYRACUSE, N.Y. 13204



① LOWER LEVEL (2-UNITS)
 A-1 SCALE: 1/4" = 1'-0"

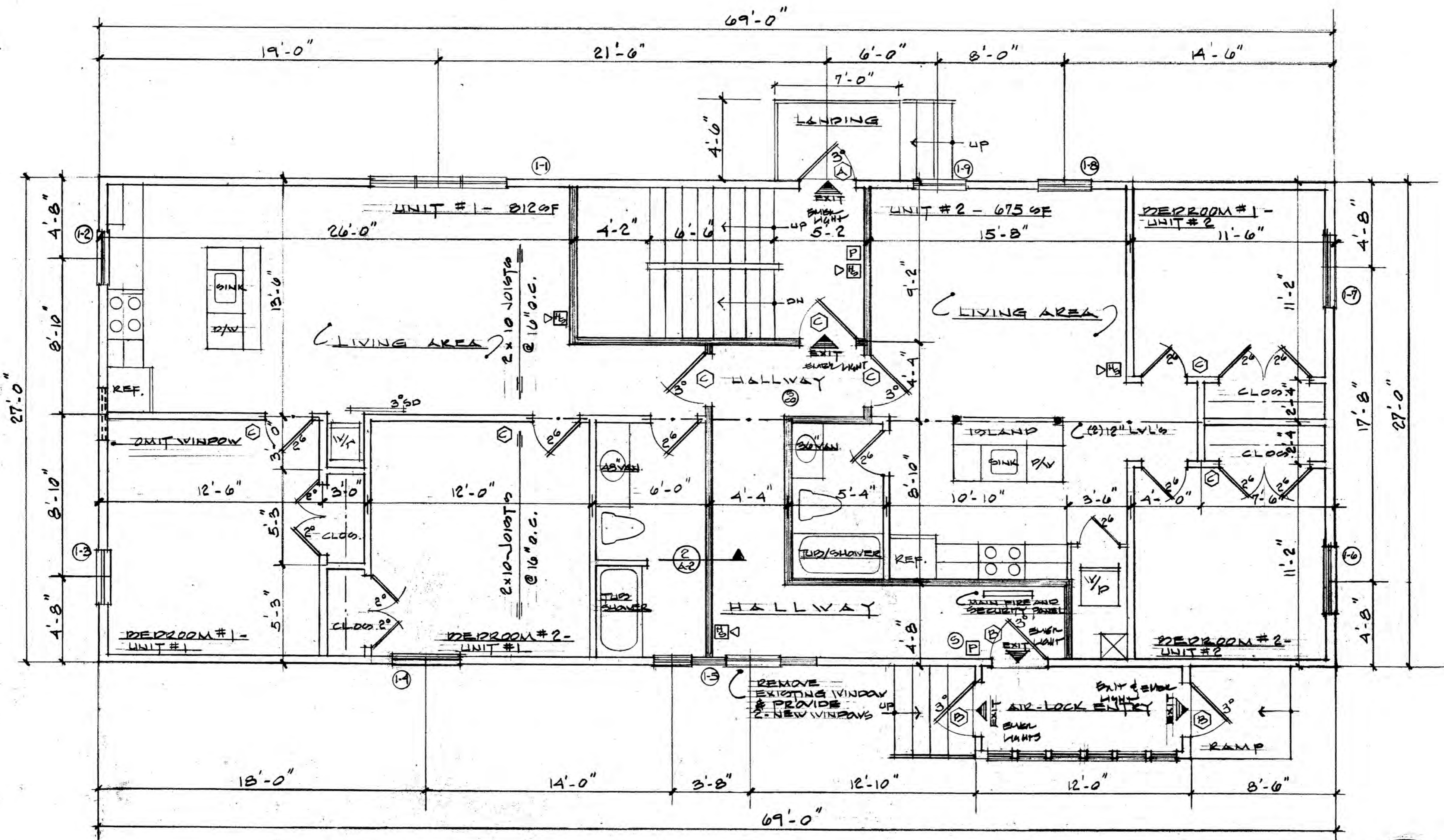
NOTE: ALL MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGN BUILT BY OTHERS W/ LICENSES



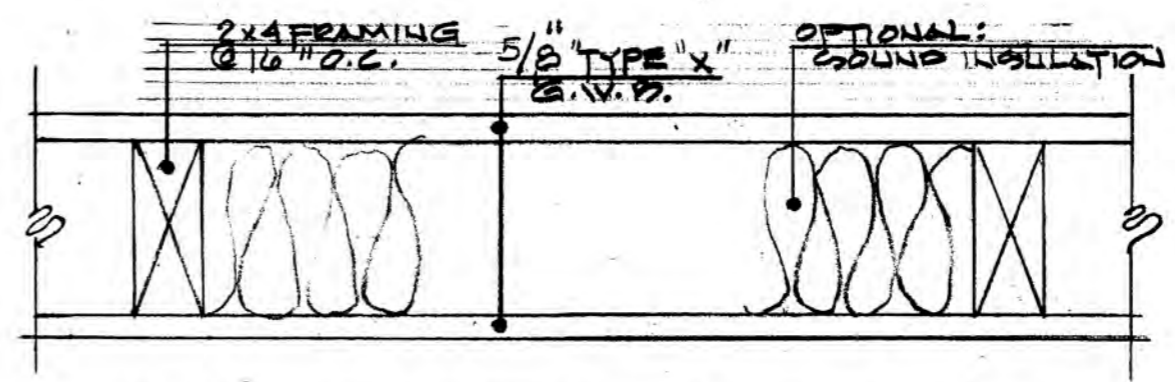
DOOR SCHEDULE

SHEET NO. **A-1**
OF 1

SHEET NO. A-2 OF 4



1 FIRST FLOOR PLAN (2-UNITS)
 SCALE: 1/4" = 1'-0"



2 FIRE WALL DETAIL (UL305)
 SCALE: 3/8" = 1'-0"
 TYPICAL FOR ALL



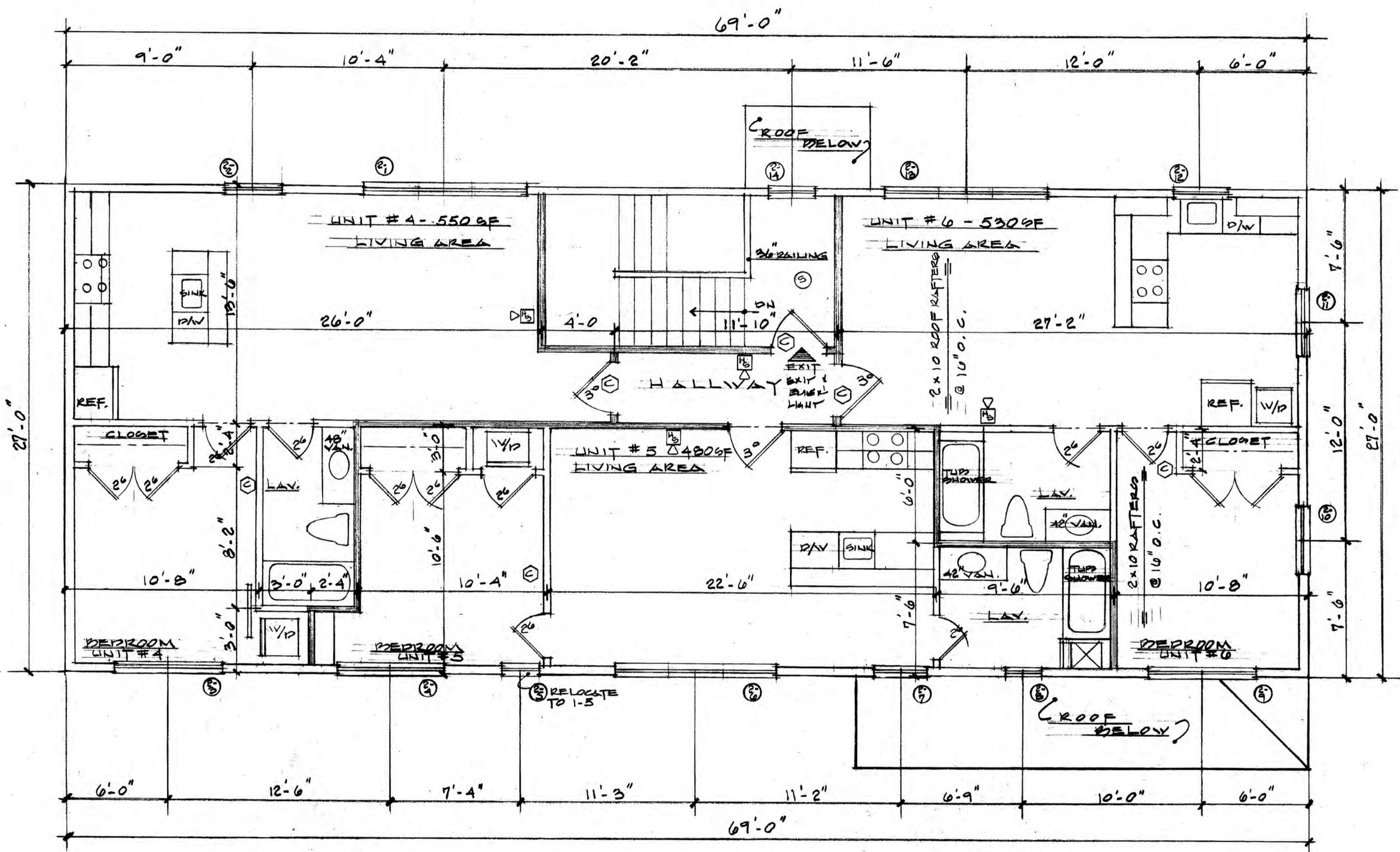
John 10/11/2023

DESIGNS & DRAWINGS BY:
 GREG GABDO
 4958 BELLEVUE AVE.
 SYRACUSE, N.Y. 13219
 (315) 774-0570 gabdo@live.com

PROPOSED RENOVATIONS FOR:
 OLHMAN GROUP L.L.C.
 1688 WEST GENESEE ST.
 SYRACUSE, N.Y. 13204

SHEET NO. A-2 OF 4

SHEET NO. **A-3**
OF 1



① SECOND FLOOR PLAN (3-UNITS)
 A-3 SCALE: 1/4" = 1'-0"



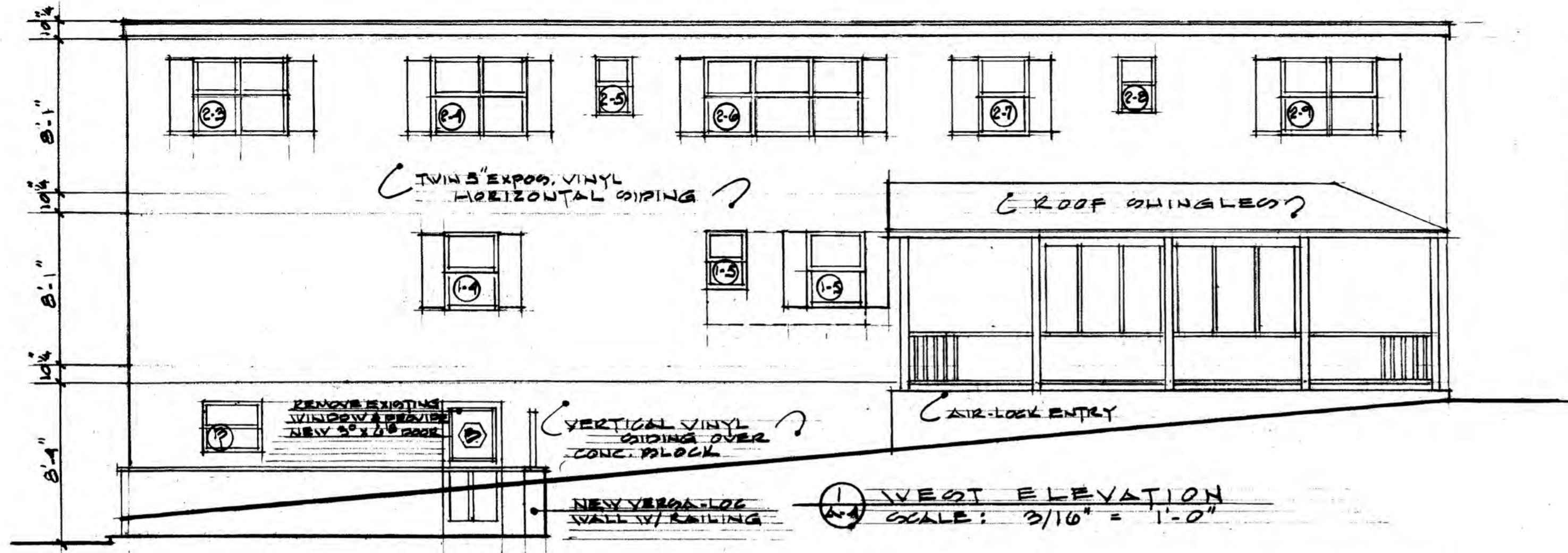
PLM
 10/11/2027

DESIGN & DRAWINGS BY:
 GREG ARPO 7/17/25
 4358 BELLEVUE AVE. 7/29/23
 COYRACUCOE, N.Y. 13219
 (315) 794-0576 gabdo@live.com

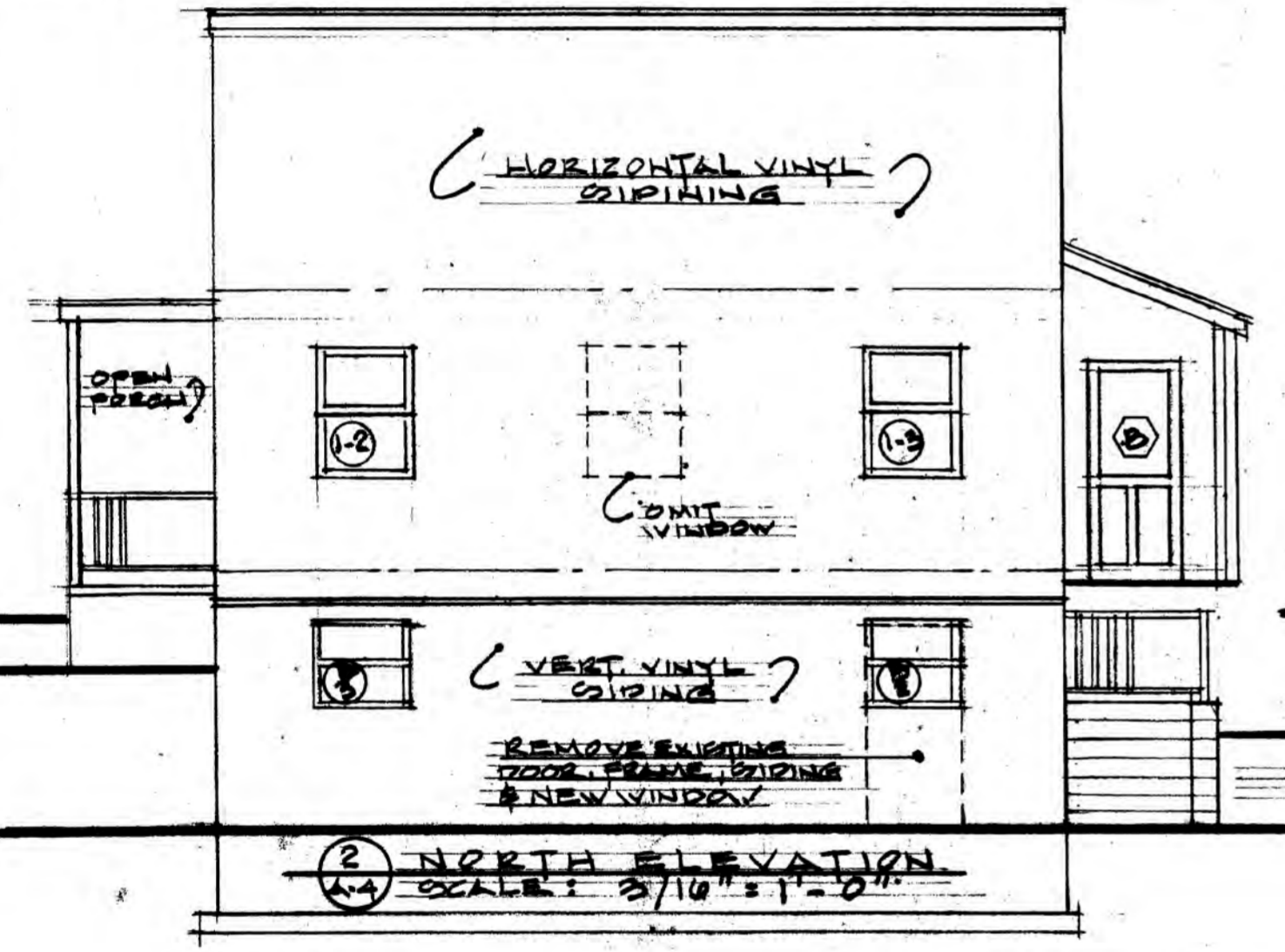
PROPOSED RENOVATIONS FOR:
 OKHMAN GROUP LLC.
 1638 WEST GENESSEE ST.
 COYRACUCOE N.Y. 13204

SHEET NO. **A-3**
 OF 1

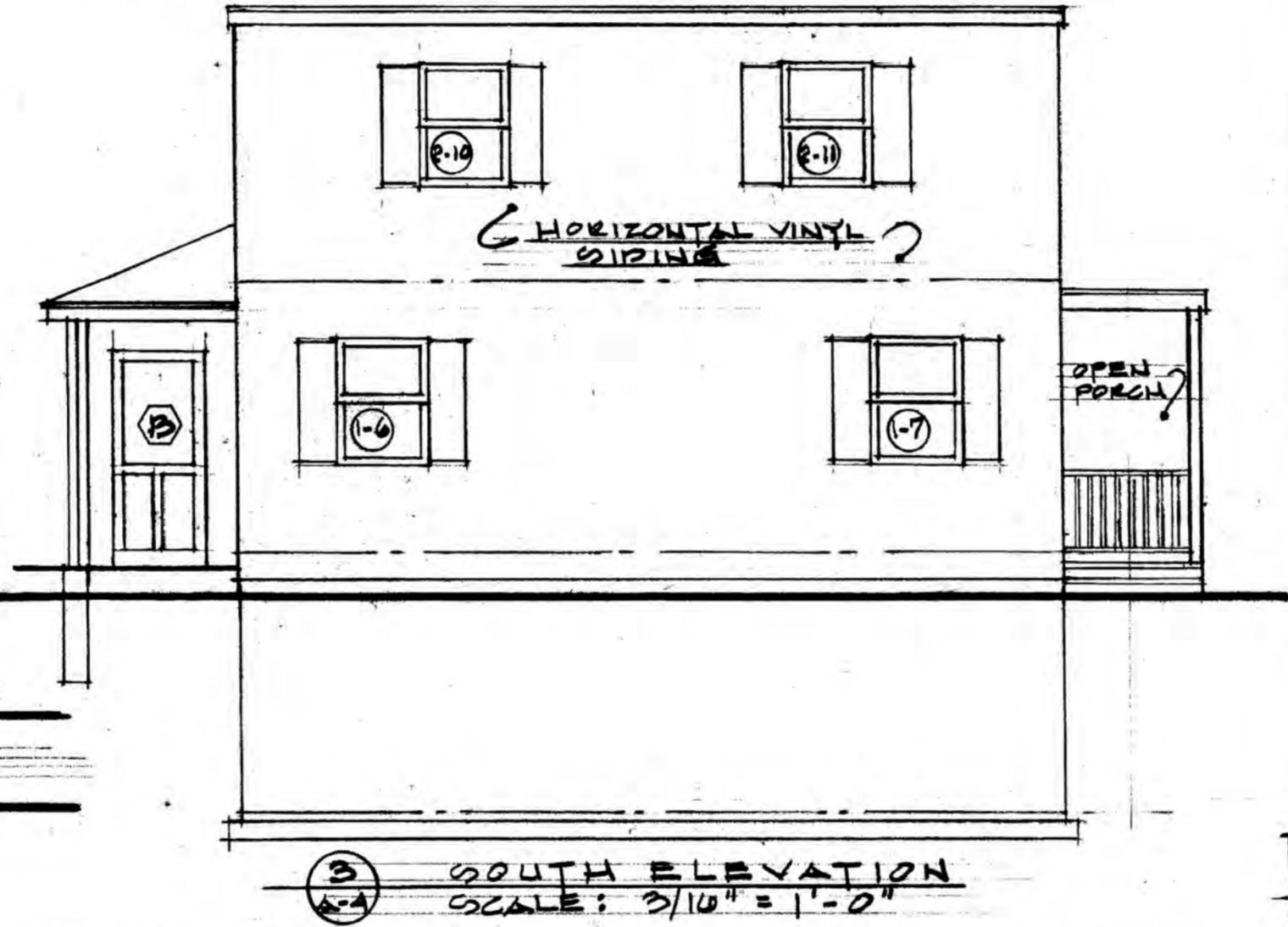
SHEET NO. **A-4**
OF 1



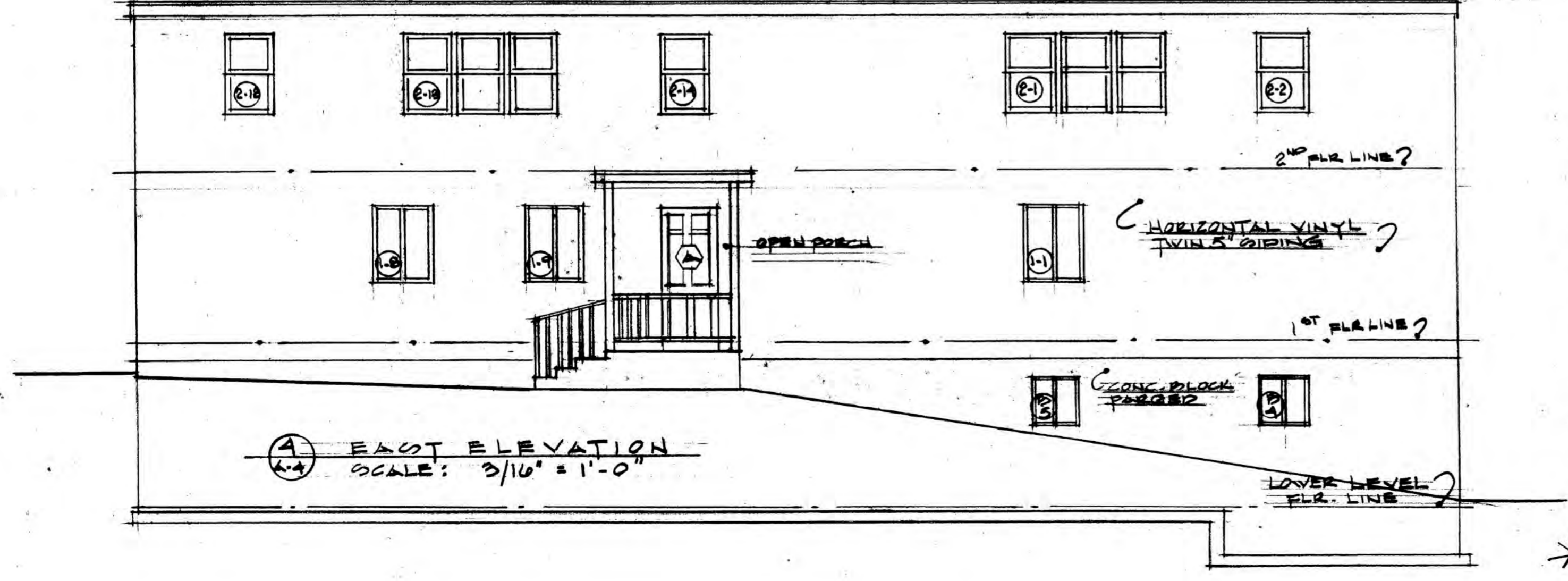
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



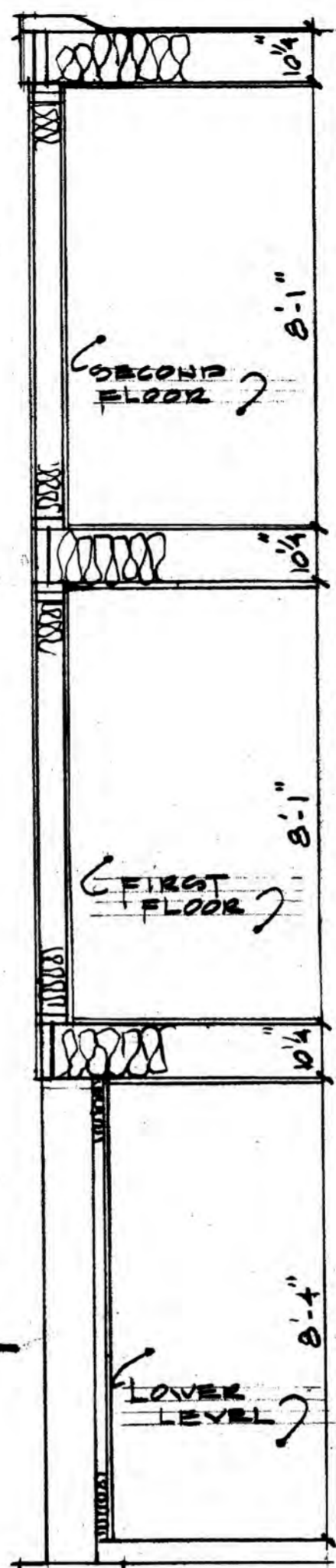
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



5 WALL SECTION
SCALE: 3/8" = 1'-0"

EXISTING
BUILT-UP ROOFING
2x10 @ 16" O.C.
R-42+ INSULATION
1/2" TYPE "X" GIBS CLING
2x4 @ 16" O.C. V/R-21
MIN. INSULATION
5/8" GIBS TYPE "X"
TWIN 5" VINYL
HORIZONTAL SIDING

EXISTING
3/4" DIA. 1x6 T & S
SUB-FLOORING
2x10 FLOOR JOISTS
@ 16" O.C.
SOUND INSULATION
5/8" TYPE "X" GIBS CLING
2x4 @ 16" O.C. V/R-21
MIN. INSULATION
1/2" G.I.V.P.
TWIN 5" VINYL
HORIZONTAL SIDING

EXISTING
3/4" DIA. 1x6 T & S SUB-FLOORING
2x10 FLOOR JOISTS
@ 16" O.C.
SOUND INSULATION
5/8" TYPE "X" GIBS CLING
1/2" CONC. BLOCK
2x2 FURRING W/ RIGID INSULATION-R-15



EXISTING WINDOW SCHEDULE

1	36x30
2	36x30 (REMOVE EXISTING DOOR)
3	36x30
4	36x30
5	36x30
1-1	36x48
2	36x48
3	36x48
4	36x48
5	24x36 & 36x48 (REMOVED EXISTING WINDOW)
6	36x48
7	36x48
8	36x48
9	36x48
10	36x48
11	36x48
12	36x48
13	36x48
14	36x48

* GENERAL WINDOW NOTE: EACH UNIT TO HAVE MIN. ONE EGRESSABLE WINDOW

DESIGNS & DRAWINGS BY:
GREG ARNO
435 BELLEVUE AVE.
SYRACUSE, N.Y. 13219
(315) 794-0570 gabbo@live.com

PROPOSED RENOVATIONS FOR:
DUPAN GROUP LLC.
163 WEST GENESEE ST.
SYRACUSE, N.Y.

SHEET NO. **A-4**
OF 1

Agency Use Only [If applicable]

Project:	V-23-19
Date:	1/11/2024

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:	V-23-19
Date:	1/11/2024

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Board of Zoning Appeals	1/11/2024
_____ Name of Lead Agency	_____ Date
Stewart Koenig	Chairman
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse

Parcel History

01/01/1900 - 01/04/2024

Tax Map #: 111.-04-17.0

Owners: Okhman Group, LLC

Zoning: MX-1

Address	Date	Transaction	Transaction Type	Status	Description
1638 Genesee St W	03/17/58	Project	Conditional Use	Approved	C-1574 Cond. use to permit 2 non-res. physicians offices and three apartments in a Res. A zone, waiving uses perm. and density.
1638 Genesee St W	05/11/05	Project	Sign Waiver	Approved with	AS-05-21 WAIVER OF AREA
1638 Genesee St W	09/21/17	Completed Complaint	Pot Holes in Road	Completed	2017-17867 pothole
1638 Genesee St W	03/19/18	Completed Complaint	Sewer Back Up	Completed	2018-07073 b/u
1638 Genesee St W	04/02/18	Completed Complaint	Sewer Back Up	Completed	2018-08710 bu again, requesting lfush truck
1638 Genesee St W	04/03/18	Completed Complaint	Jet Lateral/Main	Completed	2018-08874 flush for tues
1638 Genesee St W	07/12/18	Permit Application	Misc.(deck, fence,ramp)	Issued	34861 84 feet of stockade fence
1638 Genesee St W	07/26/18	Inspection	Inspector Notification	In Progress	
1638 Genesee St W	08/13/18	Inspection	Progress Inspection	Pass	
1638 Genesee St W	08/14/18	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	34861 84 feet of stockade fence Certificate of Completion #34861
1638 Genesee St W	05/08/19	Completed Complaint	Sewer Back Up	Completed	2019-11323 BU
1638 Genesee St W	10/24/22	Inspection	Complaint Inspection	Fail	
1638 Genesee St W	10/24/22	Violation	Section 105.2 Building Permits	Closed	
1638 Genesee St W	11/09/22	Inspection	Complaint Re-Inspection	In Progress	
1638 Genesee St W	12/07/22	Inspection	Complaint Re-Inspection	No Progress	
1638 Genesee St W	01/06/23	Inspection	Complaint Re-Inspection	No Progress	
1638 Genesee St W	05/25/23	Inspection	Complaint Re-Inspection	N/A	
1638 Genesee St W	06/16/23	Completed Complaint	Property Maintenance-Ext	Completed	2022-09383
1638 Genesee St W	10/17/23	Permit Application	Com. Reno/Rem/Chg Occ	In Review	50003 Interior renovation - Creating 7 apartments

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1638 Genesee St W	10/17/23	Project	Resubdivision	Withdrawn	R-23-69 Combine two lots (1640 & 1638 W Genesee St) into a new lot. 1638 W Genesee St will be constituted to a 7-units apartment 1640 W Genesee St is an existing parking lot and is proposed to be used for the apartment. Require a Special Use Permit to change office use to 7-units apartment on MX-1 zoned district. Total area: 12514 sqft
1638 Genesee St W	11/15/23	Project	SP - Other	Active	SP-23-14 Convert existing office use to a 7 units apartment, Parking lot and interior renovation involoved. Maintian the same exterior facade.
1638 Genesee St W	12/06/23	Project	Variance (Area)	Active	V-23-19 Area Variance for window transprancy on frontage facade facing the W Genesee St, setback. pursaun tRezone, Art. 2, Sec.2.18 (2) a & Art 2 Sec 2.7 B
1638 Genesee St W	12/15/23	Permit Application	Site Work	In Review	50383 site work

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Daniel Okhman

From: , Zoning Planner

Date: 01/04/2024

Re: Variance (Area) V-23-19
1638 Genesee St W, Syracuse, 13204

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or [Zoning@syr.gov.net](mailto:Zoning@syr.gov) as soon as possible.

Please contact the , Syracuse Zoning Office at (315) 448-8640 or Zoning@syr.gov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	12/06/2023		
Zoning Planner	Pending	12/06/2023		
Zoning Administrator	Pending	12/06/2023		
DPW Street Repair - Zoning	Pending	12/06/2023		
DPW Commissioner - Zoning	Pending	12/06/2023		
DPW Sewers - Zoning	Internal Review Complete	12/06/2023	Vinny Esposito	No sewer or drainage issues with façade work. Any site work will require a separate permit.
DPW Sidewalks - Zoning	Pending	12/06/2023		
DPW Traffic Control-Zoning	Internal Review Complete	01/02/2024	Charles Gafrancesco	No sidewalk obstructions or street closures will be allowed as part of this work. If work is going to effect the safe passage of vehicular or pedestrian traffic in the ROW an MUTCD compliant WZTP must be submitted and approved.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>V-23-20</u>	<i>Staff Report – January 11th, 2024</i>
<i>Application Type:</i>	Area Variance
<i>Summary of Proposed Action:</i>	Applicants are seeking relief regarding their rear setback requirement. Applicants are seeking to have their rear setback be 0 feet as the result of a Resubdivision. The goal of the project on the new Lot B is to convert the existing buildings on the Maria Regina Campus, into affordable senior apartments.
<i>Project Address:</i>	1024-1124 Court Street, Syracuse, New York 13208
<i>Owner/Applicant</i>	Mark Congel (Owner) Adam Driscoll, Home Leasing LLC. (Applicant)
<i>Zoning Violations</i>	The proposed project would violate ReZone Article 2.8, Section 2.8 B, which states the required rear setback in MX-2 districts be a minimum of 20 feet or 15% of lot depth, whichever is greater. The required setback in this instance would be 78 feet. Applicants are seeking a 0-foot setback.
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the North lie within a Low Density Residential, R2 Zone District, and Urban Neighborhood, MX-1 Zone District. Properties to the South also lie within a Low Density Residential, R2 Zone District, and the neighboring property to the West lies in a High Density Residential, R5 Zone District.
<i>Companion Application(s)</i>	SR-23-07: For Major Site Plan Review on the property situated at 1024-1124 Court Street for the purpose of redeveloping the former St. Anthony’s Convent and Maria Regina College into a 185-unit senior affordable housing apartment complex, pursuant to the City of Syracuse Subdivision Regulations, as amended. R-23-75: For a Resubdivision to divide one parcel on property situated at 1024-1124 Court Steet into two parcels, for the purpose to separate the historic chapel onto one parcel and keep the Maria Regina College Complex buildings on another parcel to be redeveloped into affordable housing units, pursuant to the City of Syracuse Subdivision Regulations, as amended.
<i>Scope of Work:</i>	The proposed redevelopment includes demolition of the existing solarium attached to St. Anthony’s Convent and one-story brick garage near Kirkpatrick St, construction of 185 affordable apartments, reconfiguration of 96 parking spots and on-site traffic circulation, replacement of sidewalk pavement, renovation of building exterior facades and implementation of a new landscaping plan.
<i>Staff Analysis:</i>	<u>Pros:</u> <ul style="list-style-type: none"> - The proposed project conforms to the purpose of Neighborhood Center, MX-2 Zone District. - The proposed redevelopment will create affordable housing options while reusing the vacant property, preserves a Nationally Registered Site and Buildings, and provides community amenities. <u>Cons:</u> <ul style="list-style-type: none"> - Zoning staff has determined there are no cons associated with the proposed project.

V-23-20

Zoning Procedural History:	<p>1024-1124 Court St & Grant Blvd:</p> <ul style="list-style-type: none"> - Z-2018 Project Review for multi-building development for Maria Regina College, approved on 1/26/1972. - Z-2019 Project Review for multi-building development for Maria Regina College with area waivers, approved on 10/19/1972. - R-89-10 Resubdivision to combine multiple lots to form 5 new lots, approved on 5/2/1989. - Z-2388 Zone Change from RB-1 to RC, approved on 5/2/1989. - SP-89-13 Special Use Permit for offices of a religious and educational institution, approved on 5/2/1989. - SP-89-19 Special Use Permit for office of religious educational institution, approved on 7/10/1989. - SP-89-26 Special Use Permit for a geriatric day care center in the basement, approved on 8/22/1989. - SP-92-33 Special Use Permit for an adult day care facility, approved on 12/21/1992. - SD-93-36 Waiver for screening device regulations to erect fence in front yard, approved on 9/21/1993. - R-98-11 Resubdivision to combine 104-110 Michael Avenue and 1100-1124 Court Street in to one lot, approved on 7/6/1998. - R-98-21 Resubdivision to combine multiple lots into 1 new lot, approved on 11/2/1998. - AS-99-45 Sign Waiver for one ground sign, approved on 8/11/1999. - SD-01-30 Permission for a ground sign to encroach into public right-of-way, approved on 10/29/2001. - SP-02-32 Special Use Permit modification for care home expansion and ground sign addition, approved on 10/28/2002. - SP-06-06 Special Use Permit for an adult day care center, medical clinic and religious offices, approved on 3/20/2006. - R-15-14 Resubdivision to combine 11 properties into 4 new lots, approved on 4/8/2015.
Summary of Zoning History:	<p>In 1972, the Maria Regina College first occupied this property with the development of multiple buildings. In 1989, the property was resubdivided and changed its zone district from residential district class B-1 to residential district class C. In the same year, there were multiple special use permits approved for establishing offices and day care facilities on this property. In 1998, the property again was resubdivided to form new lots and there were permissions granted for signage and its encroachment into the public right-of-way from 1999 to 2001. In 2002, a special use permit modification was granted for expanding the care home and adding one ground sign. In 2006, a special use permit was granted for the use of the day care center, medical clinic, and religious offices on the property. And the most recent resubdivision happened in 2015 to combine 11 properties into 4 new lots.</p>
Code Enforcement History:	<p>See attached code enforcement history. The property has been left vacant since 2020 and all the violations are related to the deterioration of the existing structures due to vacancy.</p>
Summary of Changes:	<p>Not a continued application</p>
Property Characteristics:	<p>The proposed property is irregular in shape with 820.43 feet of frontage on Grant Blvd, 235.10 feet on Kirkpatrick St and 757.8 feet on Court St.</p>
SEQR Determination:	<p>Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.</p>

V-23-20**Onondaga County
Planning Board
Referral:**

The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n.

Applicant Submittals: The application submitted the following in support of the proposed project:

- Area Variance Application
- Durable Power of Attorney Form
- CPC Lead Agency Declaration Letter
- BZA Consent to Lead Agency Letter
- Full Environmental Assessment Form Part 1
- EAF Mapper Summary Report
- Existing Conditions Photos Plan; Dated December 2023. Sheet No. C100 Prepared by LaBella Associates
- ALTA/NSPS Land Title Survey (Sheet VT100); Prepared by Costich Engineering, Land Surveying & Landscape Architecture D.P.C.; Scale: 1" = 40'; Dated: 9/23/2022.
- Lot 15D 1024-1124 Court Street, Grant Boulevard & Kirkpatrick Street Re-subdivision Map (Sheet VS100); Prepared by Costich Engineering, Land Surveying & Landscape Architecture D.P.C.; Scale: 1" = 50'; Dated: 10/09/2023.
- Rendered Subdivision Plan; Drawing Number: C200 Prepared by LaBella Associates; Scale 1"=40'
- Letters of support from: Access CNY, Washington Square Task Force, Senator John W. Mannion, Syracuse Northeast Community Center, Saint Marianne Cope Shrine & Museum, Home Leasing, and Syracuse Housing Authority.

Attachments:

Area Variance Application

Applicant Submittals

Full Environmental Assessment Form Part 2 & Part 3

Declaration of Lead Agency Letter

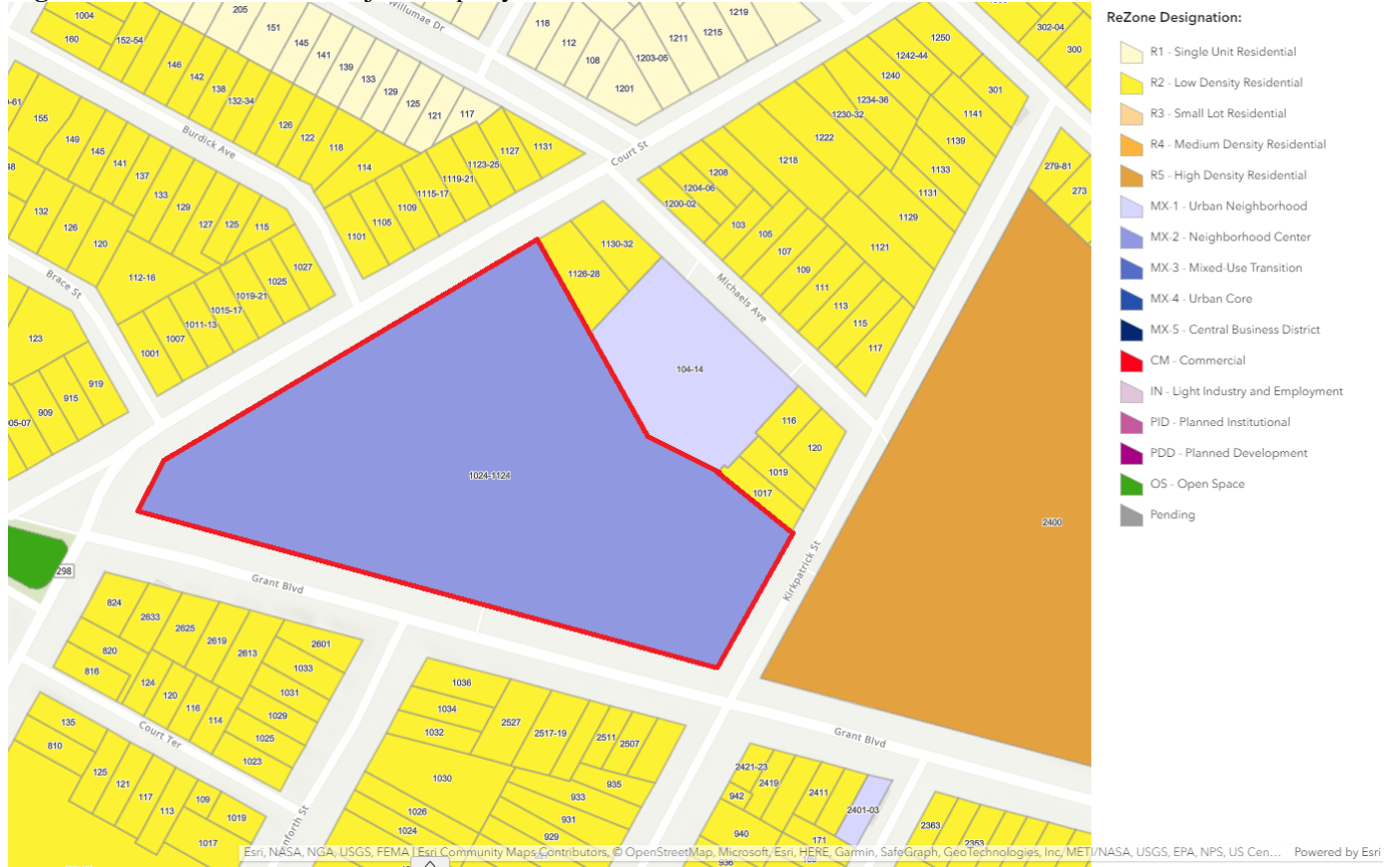
Code Enforcement History

IPS Comments from City Departments

Context Maps:

V-23-20

Figure 1. Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

V-23-20

Figure 2. Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Variance Application



For Office Use Only

Zoning District: _____
 Application Number: V- _____ - _____
 Date: _____

Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Variance Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Maria Regina Apartments		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1024-1124 Court St. & Grant Blvd. (T.A.# 006-10-01.6) Proposed Lot B		
Lot numbers: 15D	Block number: 101	Lot size (sq. ft.) +/- 323,300 sf
Current use of property: Professional Building (vacant)	Proposed: Residential	
Current number of dwelling units (if applicable): N/A	Proposed: 181	
Current hours of operation (if applicable): N/A	Proposed: 24/7	
Current onsite parking (if applicable): 112	Proposed: 96	
Zoning (base and any overlay) of property: MX-2 - Neighborhood Center		
Companion zoning applications (if applicable, list any related zoning applications): Maria Regina Apartments - Area Variance request for zero rear setback on proposed new parcel (proposed lot B)		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): <p>The proposed project seeks to subdivide the existing parcel into two parcels as a means to separate the existing chapel from the campus being developed for affordable housing. The subdivision will require rear yard setback variances for both the proposed chapel parcel and the remaining lands. These variances will help ensure the existing structures will remain on site and prevent unnecessary character changes to the area.</p> <p>Proposed Lot B (remaining lands of original parcel) Rear Setback - requesting 0' where 78' is required.</p>		

Variance Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name:

MARK CONGEL

Signature:

Mark Congel

Date:

12/12/23

Mailing address:

4 Clinton St. Suite 102, Syracuse, NY 13202

Print authorized agent's name:

Date:

12-12-23

Signature:

Adam Driscoll

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Variance Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Area Variance Test

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf for more information).

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

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

The proposed variance will not cause an undesirable change in the character of the neighborhood as the variance will allow the chapel to remain in use as originally intended. The proposed variance will not be a detriment to nearby properties due to the fact the proposed subdivision occurs on properties that have already been developed together.

2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

The benefit of the proposed variance cannot be achieved by other means due to the proximity of the existing buildings on the campus besides demolition of the existing historical Franciscan Academy building or the chapel.

3. Substantiality

Describe whether the requested area variance is substantial.

While the variance is substantial, zero feet where 78' is required, the original placement of the buildings prohibits the subdivision of the chapel from the existing campus by other means besides demolition of the existing historical Motherhouse building.

4. Adverse Effect

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

The proposed variance will not have an adverse affect or impact on the physical environmental conditions in the neighborhood or district as the proposed variance will allow the buildings on the existing campus to remain intact and will allow the chapel to remain as a place of worship, as intended.

5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The alleged difficulty requiring the proposed variance was not self created, as the existing buildings were built in 1896 (Motherhouse/convent) and 1949-1950 (Motherhouse Chapel).

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Rich Pascarella of 75 S. Clinton Ave, Ste 700, Rochester NY [Address], authorize Home Leasing LLC of 4 Clinton Sq Ste 102, Syracuse, NY [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

_____ (A) Real property : Zoning Approvals for _____

at Address: _____

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may **not** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

[Signature]
Signature of Principal

11/28/23
Date

Richard Pasarella
Name Printed

4 Claman Sp. Ste 162 Syracuse NY 13202
Address

315-423-9140
Telephone Number

State/Commonwealth of New York
County of Onondaga

Joseph Richer

On this 29 day of November, 2023, before me, Richard Pasarella, personally appeared Richard Pasarella, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Joseph Richer
Signature of Notary

(Seal, if any)

My commission expires: 2027

JOSEPH E. RICHER
Notary Public, State of New York
Certificate filed in Onondaga Co.
No. 01R10095136
Commission Expires July 7, 2027



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

12/5/2023

ADDRESS ON EXHIBIT A

Re: Maria Regina Gardens
 City of Syracuse City Planning Commission
 Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“CPC”) has before it a proposed project to be owned by Home Leasing (or another entity to be formed) that consists of: (A)(i) the acquisition of an interest in 7.42 acres of real property consisting of one parcel improved by six (6) buildings collectively totaling approximately 91,300 SF comprising of the four-story Maria Regina Center and the attached three-story school library (“*Maria Regina Center*”); a series of three (3) connected buildings consisting of the five-story Novitiate’s wing and Sister’s wing (“*Jolentia Convent*”), the four-story motherhouse (“*St. Anthony’s Convent*”) and the Marianne Cope Shrine Facility (“*Chapel*”); and the three-story academy building (“*Franciscan Center*”) (collectively, the “**Buildings**”), all located at 1024-1124 Court Street (tax map no. 006.-10-01.6) in the City of Syracuse, New York, (ii) the re-development and interior renovation of the Buildings, except for the Chapel which is posited to be subdivided into a separate parcel, to provide for: (a) 181 affordable apartments for people aged 62 years and older comprised of studio and one-bedroom dwelling units; (b) a community center on site available to the residents and the public; (c) Building upgrades including, but not limited to, HVAC, plumbing and electrical systems, acquisition and installation of furniture, fixtures and equipment; and (d) “Site Improvements” including redeveloped parking lots, a new drop off loop, sidewalks, landscaping, new utility connections and associated stormwater management systems (the Building and Site Improvements, collectively the “*Project Facility*”).

Based on a preliminary review of the Full Environmental Assessment Form Part 1 (enclosed), the CPC anticipates that the Project Facility constitutes an Unlisted action as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

By resolution, the CPC will declare its intent to act as “Lead Agency” for the environmental review of the Project Facility on December 11, 2023. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Cristian Toellner at CToellner@syr.gov.

While the Lead Agency designation process is underway, the CPC will begin its environmental review of the Project Facility. Assuming the consensus is reached on the CPC’s role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
 One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
 Office 315 448 8640 zoning@syr.gov www.syr.gov



Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact me at (315) 448-8261 or CToellner@syr.gov.

Respectfully,

Steven Kulick, Chairperson
300 S State St, Suite 700
Syracuse, NY 13202

EXHIBIT A

ADDRESSES

City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov	New York State Historic Preservation Office 1 Delaware Ave. N. Cohoes, NY 12047 Attn: Robyn Sedgwick, Historic Site Restoration Coordinator Robyn.sedgwick@parks.ny.gov
City of Syracuse Board of Zoning Appeals 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Stewart Koenig, Chairperson Zoning@syr.gov	New York State Homes & Community Renewal 535 Washington St., Suite 105 Buffalo, NY 14203 Attn: Lenny Skrill, Assistant Commissioner Leonard.skrill@hcr.ny.gov
City of Syracuse Landmark Preservation Board 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Julia Hafftko-Marshall, Chairperson SLPB@syr.gov	New York State Department of Transportation 333 E. Washington Street Syracuse, NY Attn: David P. Smith, PE, Regional Director David.smith@dot.ny.gov
New York State Department of Conservation, Region 7 615 Erie Blvd. West Syracuse, NY 13204 Attn: Matthew Kazmierski, Environmental Program Specialist II Matthew.kazmierski@dec.ny.gov	



Consent to Lead Agency Designation

The Board of Zoning Appeals concurs with the City of Syracuse City Planning Commission assumption of Lead Agency status for the coordinated environmental review of the Maria Regina Gardens Redevelopment Project.

Date: December 7, 2023

By: 

Name: Stewart Koenig

Title: Chair, BZA

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Maria Regina Gardens		
Project Location (describe, and attach a general location map): 1024-1124 Court Street and Grant Boulevard, Syracuse, NY 13208, Onondaga County, NY (SBL: 006.-10-0.16)		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of the acquisition and re-development of the campus that formerly housed St. Anthony's Convent and Maria Regina College located at the northeast corner of Court Street and Grant Boulevard, in a residential neighborhood within the City of Syracuse. The existing campus covers approx. 7.42 acres and contains 6 buildings totaling approx. 91,300 sq. ft. Home Leasing proposes to re-develop the existing buildings, with the exception of the chapel, into a community for people aged 62 and older. The existing chapel will be subdivided from the rest of the property. As such, the project area is approx. 7.1 acres. The project will consist of approximately 181 affordable apartments, all of which will be studio and one-bedroom units. Additionally, a community center will be available on site to residents and the public. Site improvements will include redeveloped parking lots, a new drop off loop, sidewalks, landscaping, new utility connections and associated stormwater management. The proposed ground disturbance is +/-2.7 acres.		
Name of Applicant/Sponsor: Jenifer Higgins, Development Manager, Home Leasing	Telephone: 585-262-6210	
	E-Mail: jeniferhi@homeleasing.net	
Address: 75 S. Clinton Avenue, Suite 700		
City/PO: Rochester	State: NY	Zip Code: 14604
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): The Kimberly at Grant Blvd, LLC	Telephone:	
	E-Mail:	
Address: 4 Clinton Sq, Suite 102		
City/PO: Syracuse	State: NY	Zip Code: 13202

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision, site plan approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area variance	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Landmark Preservation Board approval (recommendation)	
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES permit, SHPO, HFA 4% bond NYSDOT - Access Permit	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Onondoga Lake Watershed - Enhanced Phosphorus Removal _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

MX-2 - Neighborhood Center

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

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

If Yes,

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

C.4. Existing community services.

a. In what school district is the project site located? Syracuse CSD

b. What police or other public protection forces serve the project site?

Northside Community Police, Syracuse Police Department North District

c. Which fire protection and emergency medical services serve the project site?

Syracuse Fire Station 2, American Medical Response of CNY, Upstate Emergency Room

d. What parks serve the project site?

Schiller Park, Washington Square Park, DeMong Park, Union Park

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Affordable apartment community for seniors

b. a. Total acreage of the site of the proposed action? +/- 7.4 acres

b. Total acreage to be physically disturbed? +/- 2.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 7.4 acres

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

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

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

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Separate the existing chapel from proposed apartment development

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

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum +/-0.3 acres Maximum +/-7.1 acres

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

i. If No, anticipated period of construction: 30 months

ii. If Yes:

• Total number of phases anticipated _____

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

• Anticipated completion date of final phase _____ month _____ year

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

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	181	_____	_____	_____
At completion of all phases	181	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:
 i. What is the purpose of the excavation or dredging? Asphalt parking lot, Geothermal (vertical) _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): TBD _____
 • Over what duration of time? TBD _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 TBD. Excavated soil will be trucked off site. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ TBD acres
 vi. What is the maximum area to be worked at any one time? _____ ~~TB~~ acres
 vii. What would be the maximum depth of excavation or dredging? _____ TBD feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
 N/A _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:
 i. Total anticipated water usage/demand per day: _____ 22,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:
 • Name of district or service area: City of Syracuse Water Department
 • Does the existing public water supply have capacity to serve the proposal? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No
 • Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:
 i. Total anticipated liquid waste generation per day: _____ 22,000 gallons/day
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater (22,000 gpd)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:
 • Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
 • Name of district: City of Syracuse
 • Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

____ Square feet or ____ acres (impervious surface)

____ Square feet or ____ acres (parcel size)

ii. Describe types of new point sources. The reconfiguration of pavement and sidewalk areas will lead to an overall reduction in impervious coverage for the parcel.

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

Storm sewer will be connected to the existing roadway storm system via the existing lateral.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

Gas generator (TBD)

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

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

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No
 If Yes:
 i. Estimate methane generation in tons/year (metric): _____
 ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No
 If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No
 see note below
 If Yes:
 i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
 ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
 N/A
 iii. Parking spaces: Existing 112 Proposed 96 Net increase/decrease -16
 iv. Does the proposed action include any shared use parking? Yes No
 v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
 No changes
 vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No
 vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No
 viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No
 If Yes:
 i. Estimate annual electricity demand during operation of the proposed action: _____
 TBD
 ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
 Rooftop solar, local grid
 iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.
 i. During Construction:
 • Monday - Friday: 7am-9pm
 • Saturday: 7am-9pm
 • Sunday: none
 • Holidays: none
 ii. During Operations: Community Center hours: TBD
 • Monday - Friday: 24/7/365
 • Saturday: 24/7/365
 • Sunday: 24/7/365
 • Holidays: 24/7/365

D.2.j. The site was previously occupied by a daycare, a convent and sisters wings which housed approximately 75 sisters. The daycare was closed in 2014, and the site has been vacant since the Sisters sold it in 2015. It is anticipated that traffic generated from the new development will be greater than the existing abandoned use, but not greater than the previous use.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><i>i.</i> Provide details including sources, time of day and duration: Construction and demolition activities may exceed existing ambient noise levels for limited periods of time. It is also anticipated that additional noise from vehicle traffic at the site may occasionally exceed existing ambient noise levels for short periods of time once the apartments are operational.</p>
<p><i>ii.</i> Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><i>i.</i> Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Fixtures will be downward cast and dark sky compliant.</p>
<p><i>ii.</i> Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Product(s) to be stored _____</p> <p><i>ii.</i> Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p><i>iii.</i> Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe proposed treatment(s): _____</p>
<p><i>ii.</i> Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ TBD tons per _____ TBD (unit of time) <p><i>ii.</i> Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: TBD. Recycle demolition materials to the greatest extent possible. • Operation: _____ Recycling bins located in community spaces <p><i>iii.</i> Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Non-hazardous materials will be disposed of by a local waste management company • Operation: _____ Regular recycling pickup weekly

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

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

Forest Agriculture Aquatic Other (specify): Educational

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.97	3.93	-0.04
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn/shrub scrub</u>	3.07	3.11	+0.04

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>i.</i> If Yes: explain: _____</p>
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p><i>i.</i> Identify Facilities: The 3 Little Bears (daycare center), Francis House (hospice care), Magnarelli Community Center, Marcia Street Group home, Grant Jr. High School (temporarily closed)</p>
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p><i>ii.</i> Dam's existing hazard classification: _____</p> <p><i>iii.</i> Provide date and summarize results of last inspection: _____ _____</p>
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p><i>ii.</i> Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____</p> <p><i>iii.</i> Describe any development constraints due to the prior solid waste activities: _____</p>
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____</p>
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): 8710278, 8710710</p> <p><input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____</p> <p><input type="checkbox"/> Neither database</p> <p><i>ii.</i> If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p><i>iii.</i> Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p><i>iv.</i> If yes to (i), (ii) or (iii) above, describe current status of site(s): Spill 8710278 was closed on 1/19/1989. Spill 8710710 was closed on 9/15/1988. _____ _____</p>

v. Is the project site subject to an institutional control limiting property uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 										
E.2. Natural Resources On or Near Project Site										
a. What is the average depth to bedrock on the project site? _____ +/- >6.5 feet										
b. Are there bedrock outcroppings on the project site? _____ %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %										
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Ontario loam</td> <td style="width: 20%; text-align: right;">+/-75 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Howard gravelly fine sandy loam</td> <td style="text-align: right;">+/-19 %</td> <td></td> </tr> <tr> <td>Ovid silt loam</td> <td style="text-align: right;">+/-6 %</td> <td></td> </tr> </table>		Ontario loam	+/-75 %		Howard gravelly fine sandy loam	+/-19 %		Ovid silt loam	+/-6 %	
Ontario loam	+/-75 %									
Howard gravelly fine sandy loam	+/-19 %									
Ovid silt loam	+/-6 %									
d. What is the average depth to the water table on the project site? Average: +/-5.0 feet										
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 30%; text-align: right;">+/-94 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">+/-6 % of site</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	+/-94 % of site		<input type="checkbox"/> Moderately Well Drained:	_____ % of site		<input checked="" type="checkbox"/> Poorly Drained	+/-6 % of site	
<input checked="" type="checkbox"/> Well Drained:	+/-94 % of site									
<input type="checkbox"/> Moderately Well Drained:	_____ % of site									
<input checked="" type="checkbox"/> Poorly Drained	+/-6 % of site									
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 30%; text-align: right;">10 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	10 % of site		<input type="checkbox"/> 10-15%:	_____ % of site		<input type="checkbox"/> 15% or greater:	_____ % of site	
<input checked="" type="checkbox"/> 0-10%:	10 % of site									
<input type="checkbox"/> 10-15%:	_____ % of site									
<input type="checkbox"/> 15% or greater:	_____ % of site									
g. Are there any unique geologic features on the project site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes, describe: _____ _____										
h. Surface water features.										
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.										
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 										
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____										
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 										

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

Squirrels	Songbirds	Crows
Hawks	Chipmunks	Racoons

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

USFWS: NLEB. The project will disturb <0.1 acres of trees. The Applicant has received a concurrence letter of "No Effect" for the Northern Long Eared Bat.

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: _____ SHPO consultation is ongoing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: <u>Eligible property: 2719 Grant Boulevard, Eligible property: Grant Middle School, St. Anthony Convent and Convent School</u>	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Identify resource: <u>Assumption Cemetery, Woodlawn Cemetery & Mausoleums, Onondaga Lakefront</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Cemeteries, local lake</u>	
iii. Distance between project and resource: _____ +/- 0.5 - 1 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

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

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

G. Verification

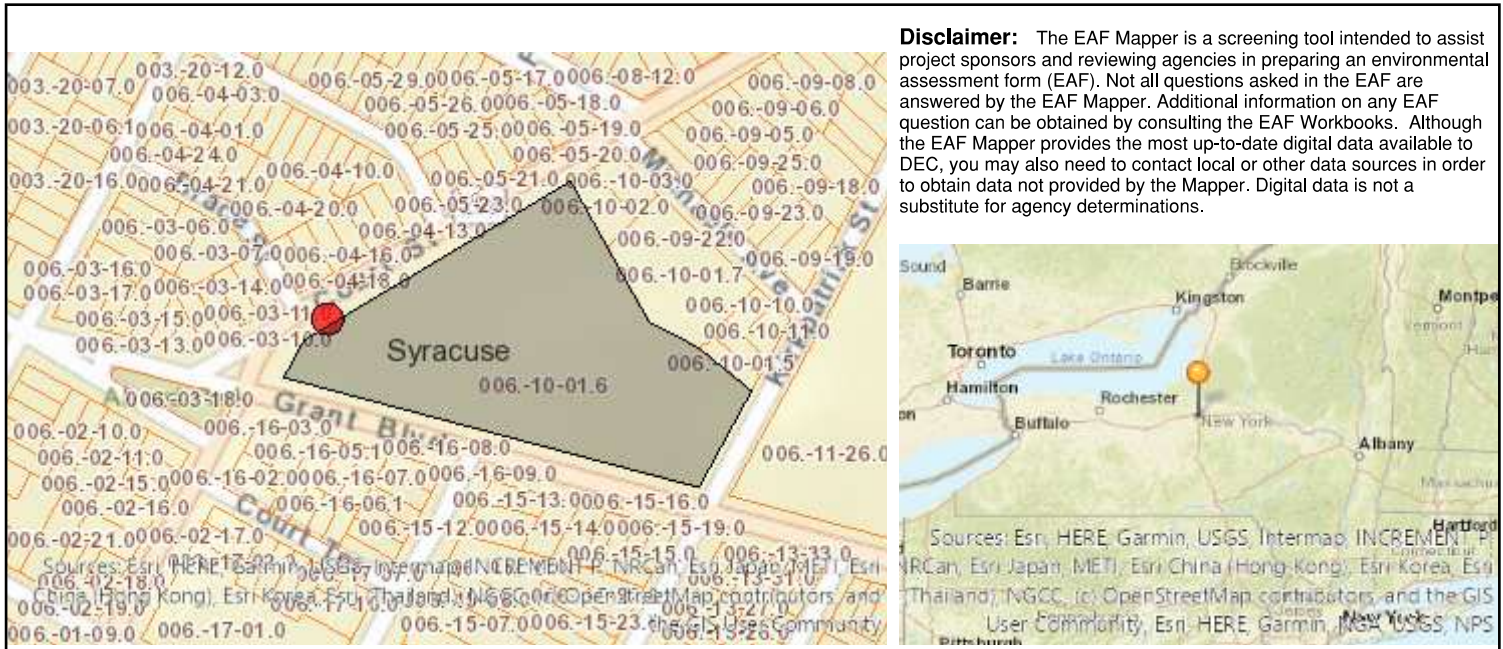
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Adam Driscoll Date 11/28/23

Signature Adam Driscoll Title Owner's rep

EAF Mapper Summary Report

Thursday, November 16, 2023 12:20 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:2719 Grant Boulevard, Eligible property:Grant Middle School, St. Anthony Convent and Convent School
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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HOME LEASING
75 SOUTH CLINTON AVE, SUITE 700
ROCHESTER, NY 14604

HOME LEASING
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

MARIA REGINA APARTMENTS
2500 GRANT STREET
SYRACUSE, NY 13208

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2212978

DRAWN BY: BER

REVIEWED BY: DB

ISSUED FOR: REVIEW

DATE: DECEMBER 2023

DRAWING NAME:

**EXISTING CONDITIONS
PHOTOS PLAN**

DRAWING NUMBER:

C100



PHOTO S1

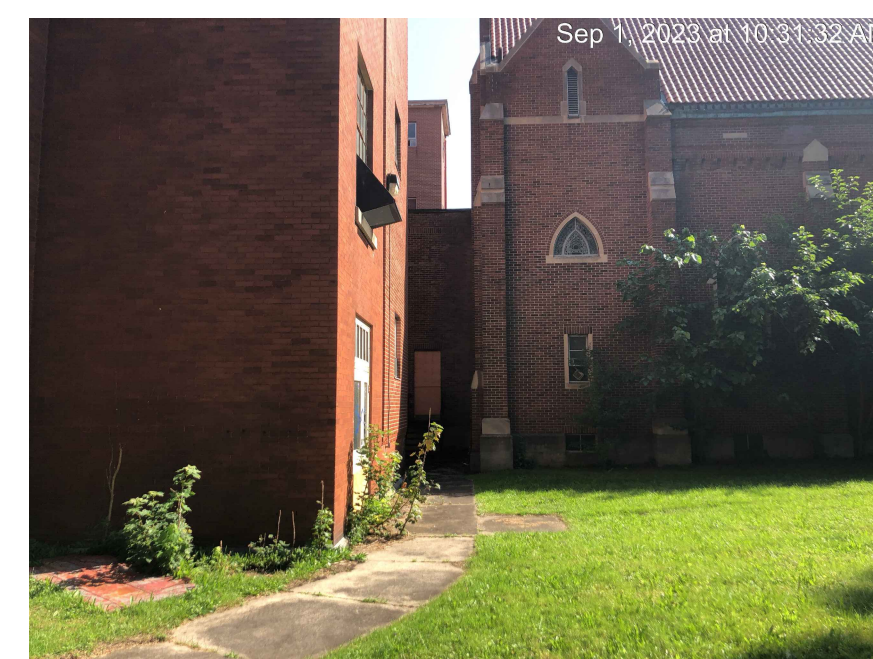


PHOTO S2



PHOTO S3



PHOTO S4



PHOTO R1

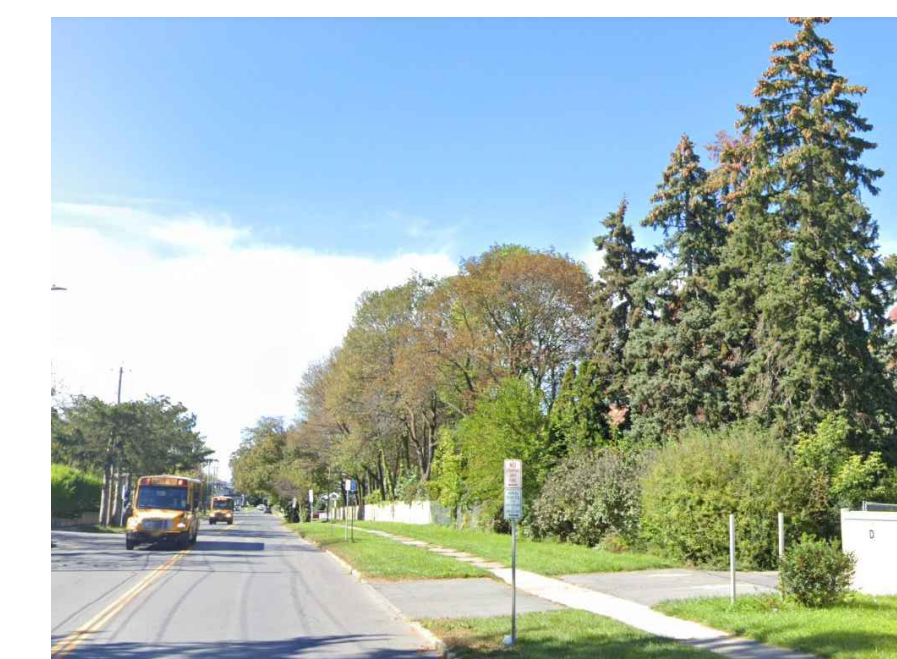
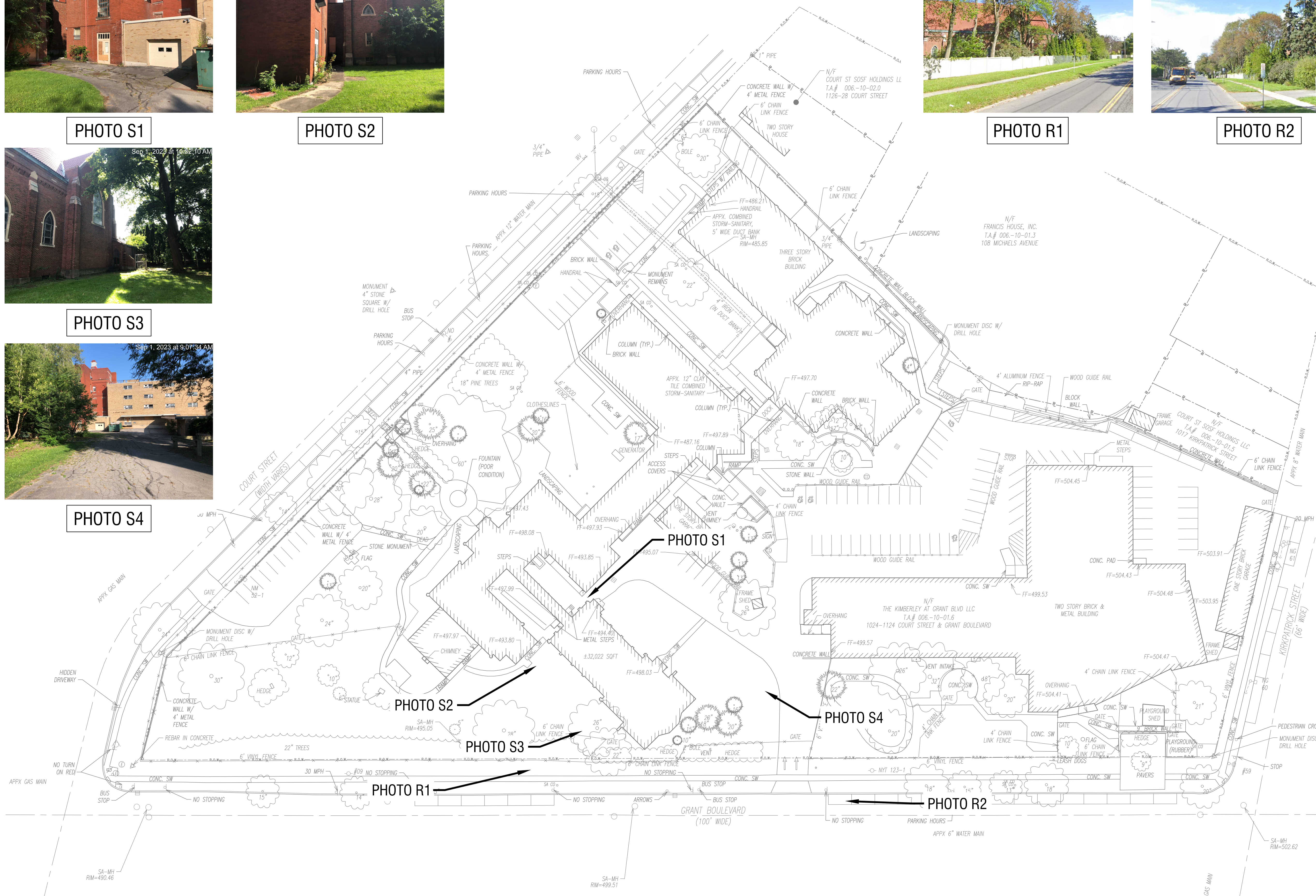
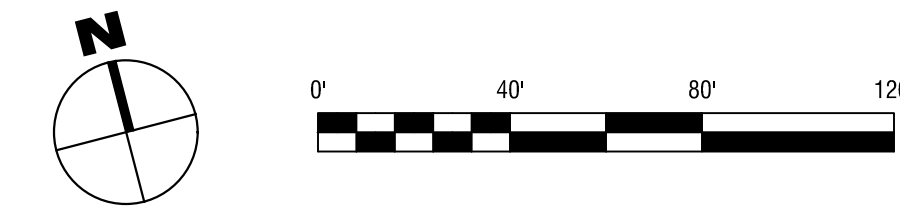


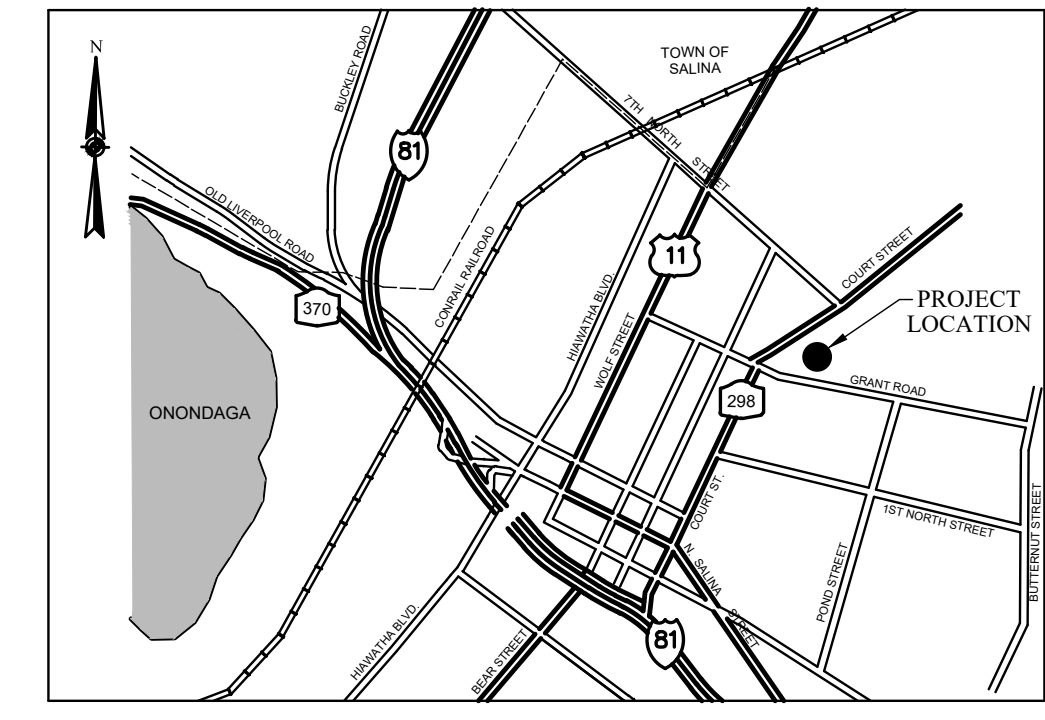
PHOTO R2



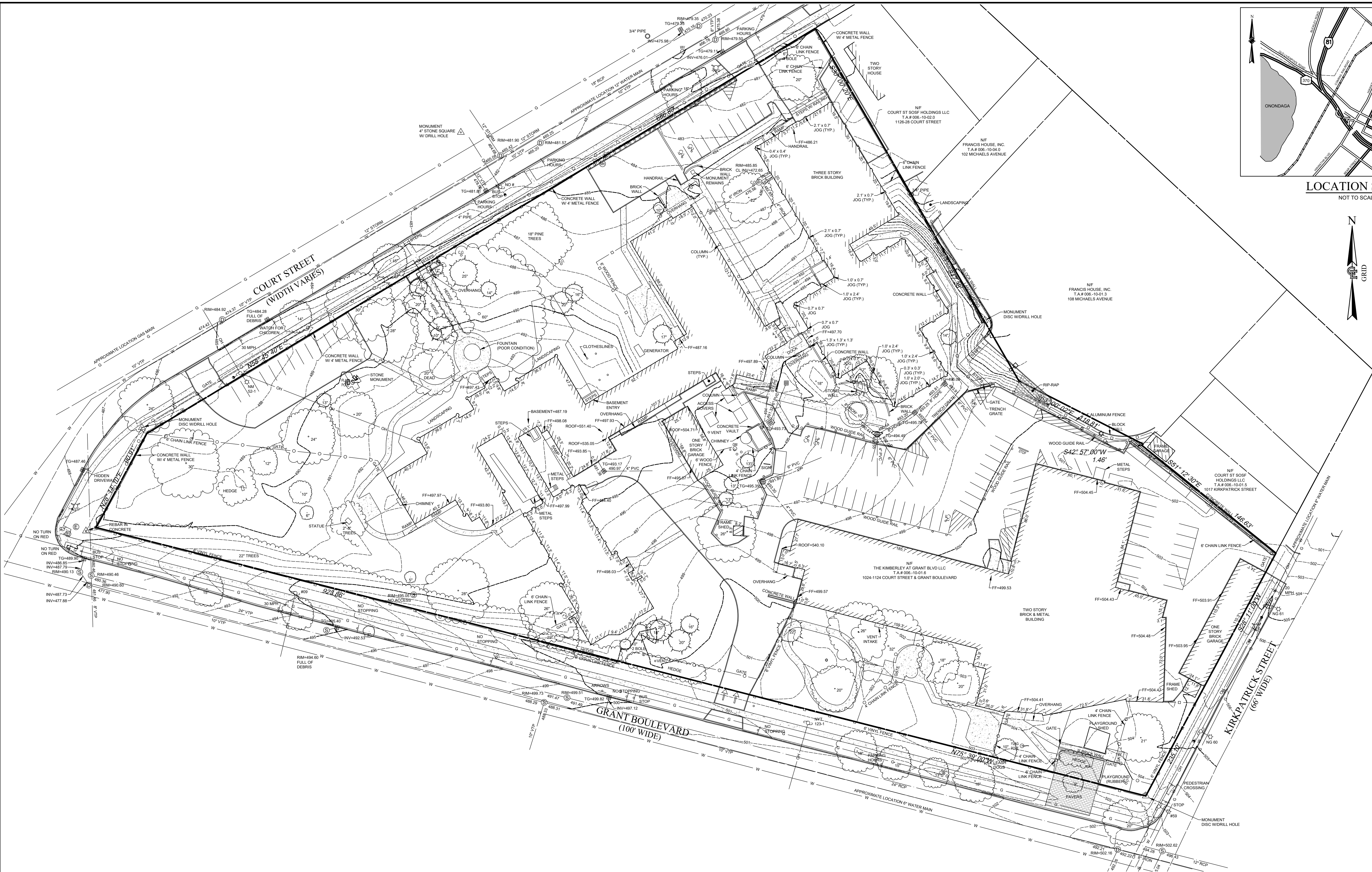
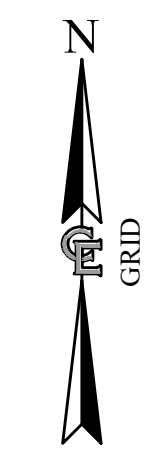
EXISTING CONDITIONS PHOTOS PLAN
SCALE: 1" = 40'



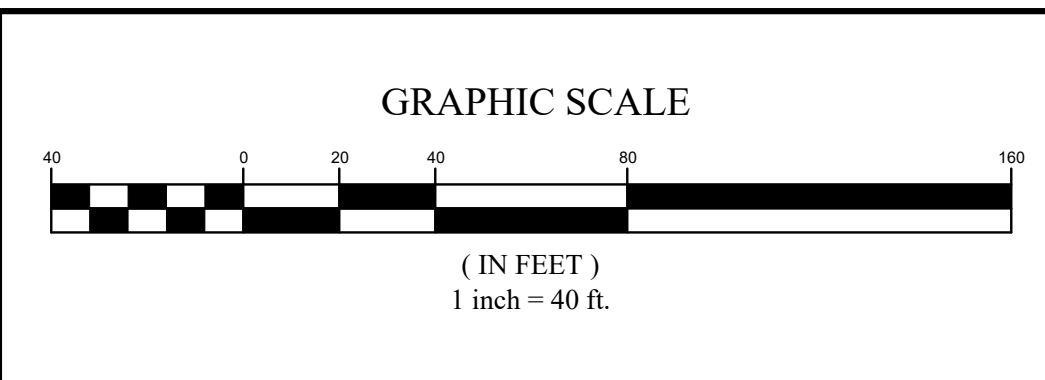
19/11/2023 10:41:30 AM - C:\p\2212978 - C:\p\2212978 - CampusDrawings\Civil\101 EXISTING CONDITIONS AND PHOTO PLAN.dwg



LOCATION SKETCH
NOT TO SCALE



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

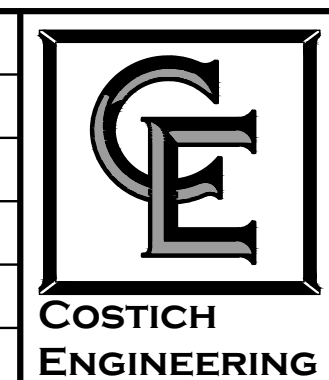


NO.	DATE	REVISION	BY	CHKD.	APVLS.
1	12/8/2023	UPDATE ABSTRACT OF TITLE REFERENCE	GMS	DTH	

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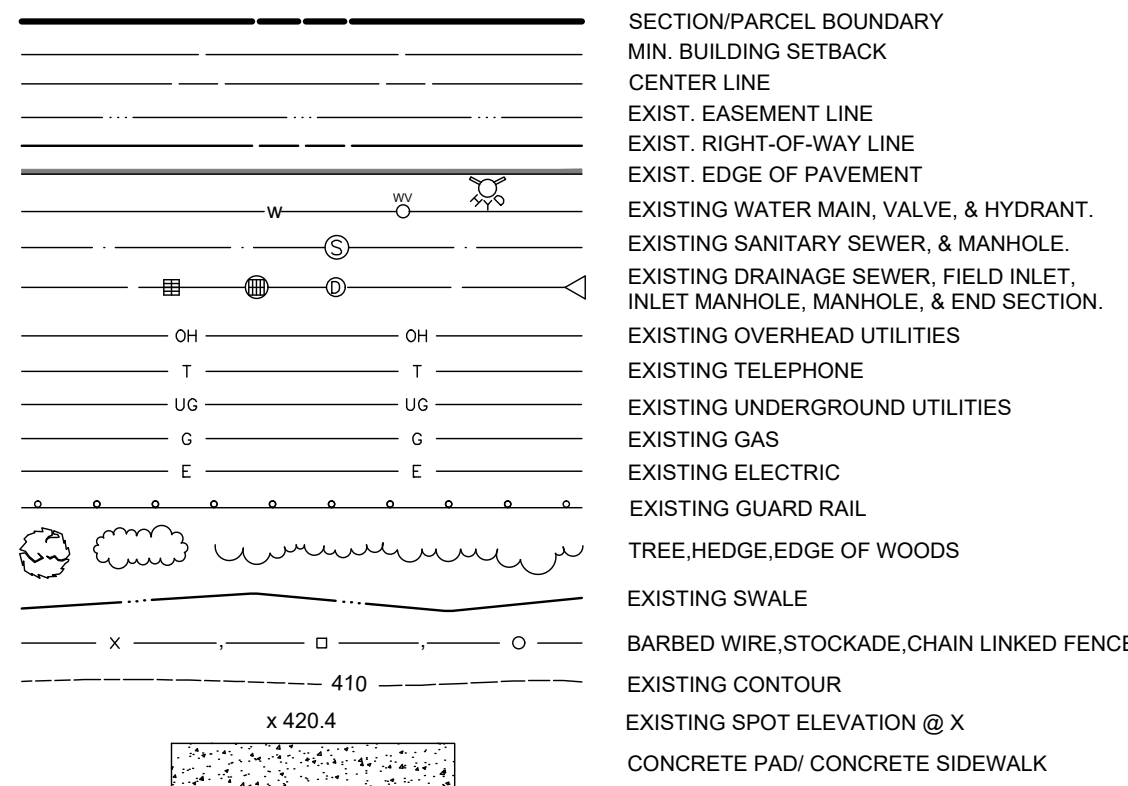
PROJECT MANAGER: D.T.H.
DRAWN BY: G.M.S.
BOUNDARY: D.T.H.
TOPBASE: G.L.R.
DATE: 9/23/2022
SCALE: 1"=40'



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

TITLE OF PROJECT: 1024-1124 COURT STREET & GRANT BOULEVARD
TITLE OF DRAWING: ALTA/NSPS LAND TITLE SURVEY
LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT: LABELLA ASSOCIATES
300 STATE STREET - SUITE 201
ROCHESTER, NEW YORK 14614
DWG. # 8740
VT100
SHEET 1 OF 2

LINE LEGEND



SYMBOL LEGEND

Table with two columns of symbols and their corresponding descriptions, including drainage manholes, electric manholes, catch basins, and various utility poles.

PARCEL DESCRIPTION

PER ABSTRACT
ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 15C OF THE MICHAELS TRACT AS SHOWN ON A RE-SUBDIVISION PLAN FILED ON DECEMBER 2, 1998 AS MAP #8717 IN THE ONONDAGA CLERK'S OFFICE...

EASEMENT NOTES

PER REF. #2
12. EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

GENERAL NOTES

- 1. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
3. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE THAT THE SITE IS OR WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.

UTILITY INFORMATION

Table with columns for utility name, contact number, and status (e.g., CITY OF SYRACUSE WTR, GAS SECURE INTEGRATION LLC).

SITE DATA

- 1. EXISTING ZONING: RC - RESIDENTIAL
2. BULK REQUIREMENTS:
MIN. LOT AREA (SF) N/A
MAX LOT COVERAGE 25%
MIN. LOT WIDTH (FT) 40-50

REFERENCES

- 1. MAP ENTITLED "SUBDIVISION OF LOT 15C MICHAELS TRACT", PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
2. ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.

SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022 VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT
NORTH SYRACUSE CORS STATION
-LATITUDE: 43-07-74858 (N) NAD 83 (CORS)
-LONGITUDE: 076-08-29.77296 (W)
-ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORS)

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, 13, 14, 16, 17, AND 18 OF TABLE A HEREOF.

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 16, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok, N.Y.S. L.S. No. 050449 Date: 12/8/2023

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36067C0209F, Community Panel No. 360595, City of Syracuse, which bears an effective date of 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

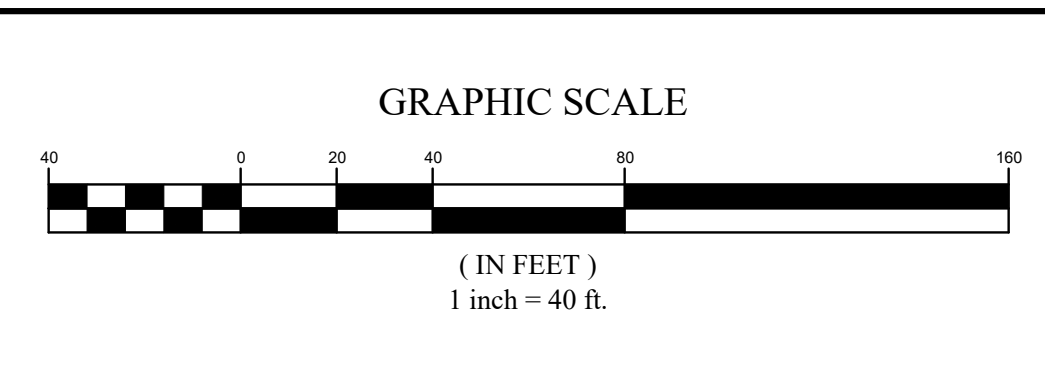
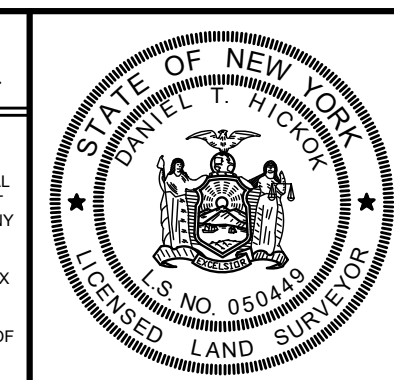
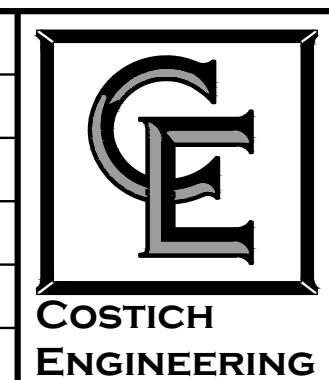


Table with columns for NO., DATE, REVISION, BY, CHKD., APVLS. Row 1: 1, 12/8/2023, UPDATE ABSTRACT OF TITLE REFERENCE, GMS, DTH.

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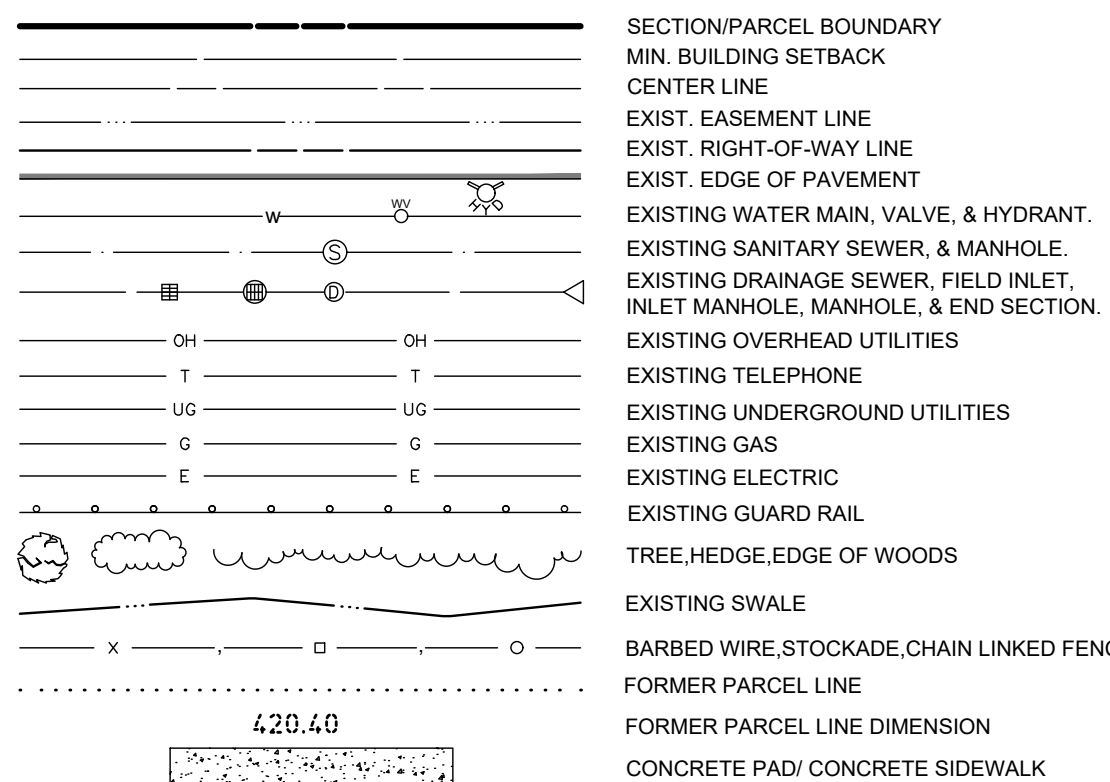
PROJECT MANAGER D.T.H.
DRAWN BY G.M.S.
BOUNDARY D.T.H.
TOPOBASE G.L.R.
DATE 9/23/2022
SCALE 1"=40'



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT 1024-1124 COURT STREET & GRANT BOULEVARD
TITLE OF DRAWING ALTA/NSPS LAND TITLE SURVEY
LOCATION OF PROJECT TAX PARCEL NO. 006-10-01.6
CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT LABELLA ASSOCIATES
300 STATE STREET - SUITE 201
ROCHESTER, NEW YORK 14614
DWG # 8740
VT100
SHEET 2 OF 2

LINE LEGEND

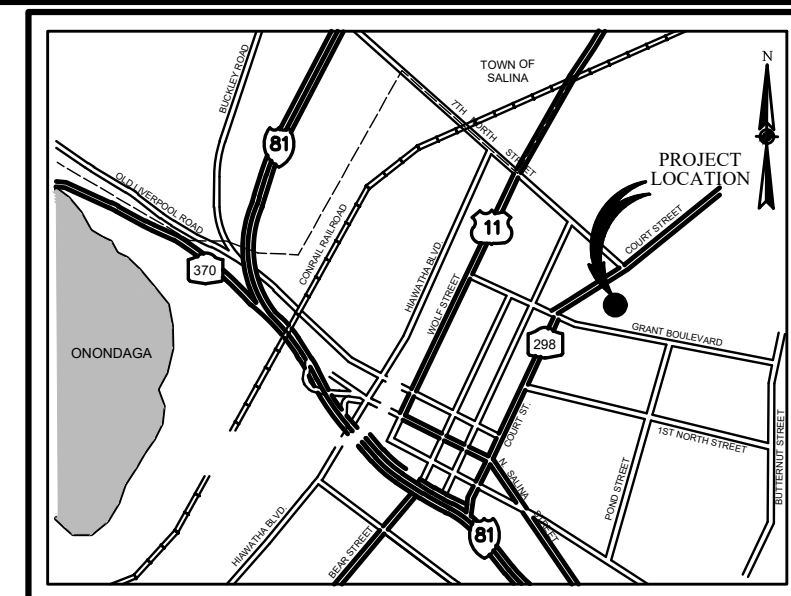


EASEMENT NOTES

PER REF. #2
12. EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

REFERENCES

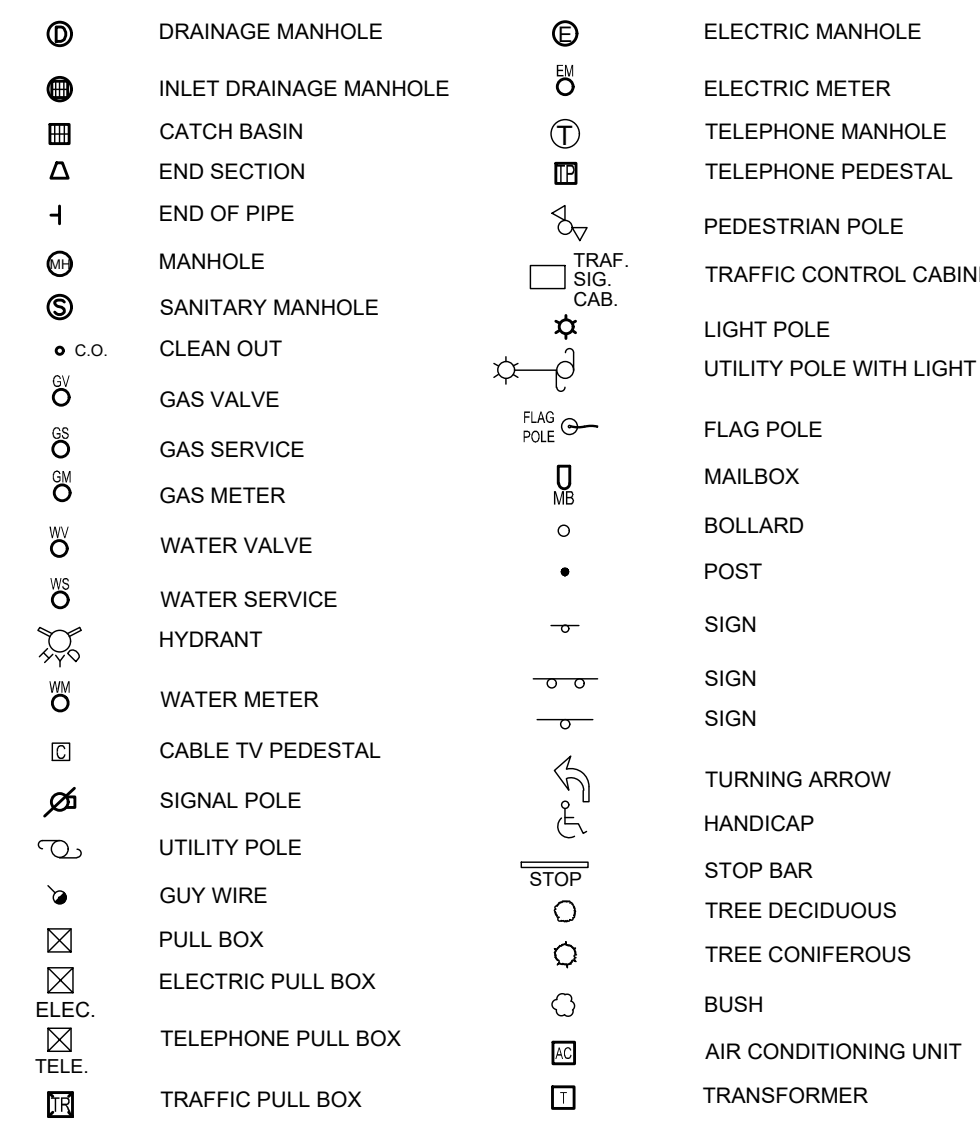
- 1. MAP ENTITLED 'SUBDIVISION OF LOT 15C MICHAELS TRACT', PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
2. ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.
3. ABSTRACT BY STEWART TITLE INSURANCE COMPANY, CERTIFICATE NO. 81169013, DATED JULY 28, 2021.



LOCATION SKETCH

NOT TO SCALE

SYMBOL LEGEND



SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022 VERTICAL DATA OBTAINED THROUGH NYSDOT CORRS NETWORK REFERENCED TO THE FOLLOWING MONUMENT
NORTH SYRACUSE CORRS STATION
-LATITUDE: 43-07-07.74858 (N) NAD 83 (CORRS)
-LONGITUDE: 075-08-29.77296 (W)
-ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORRS)
2. HORIZONTAL DATA PER REFERENCE NO. 1.

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 16, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok, N.Y.S. L.S., No. 050449 Date: 11-27-2023

SITE DATA

- 1. EXISTING ZONING: RC - RESIDENTIAL
2. BULK REQUIREMENTS:
MIN. LOT AREA (SF) N/A
MAX LOT COVERAGE 25%
MIN. LOT WIDTH (FT) 40-50
MAX. BUILDING HEIGHT (FT) 36
MIN. FRONT YARD SETBACK (FT) 30
MIN. SIDE YARD SETBACK (FT) 20
MIN. REAR YARD SETBACK (FT) 20 FT OR 15% OF DEPTH

APPROVALS

BY: _____ DATE _____
CITY PLANNING COMMISSION
BY: _____ DATE _____
COUNTY HEALTH DEPARTMENT
BY: _____ DATE _____
ASSESSMENT OFFICE
BY: _____ DATE _____
FINANCE OFFICE
BY: _____ DATE _____
ENGINEERING OFFICE

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36067C0209F Community Panel No. 360595, City of Syracuse, which bears an effective date of 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

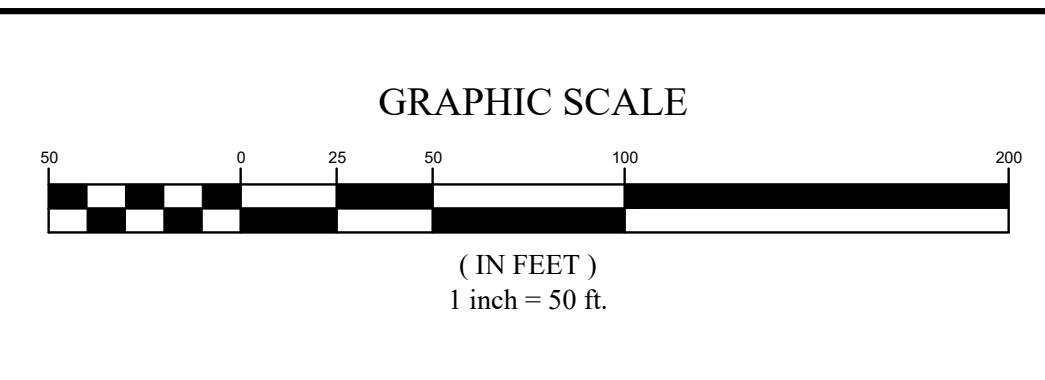
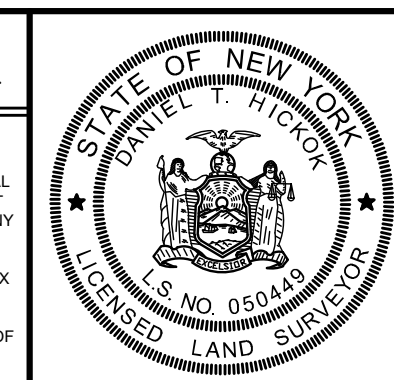
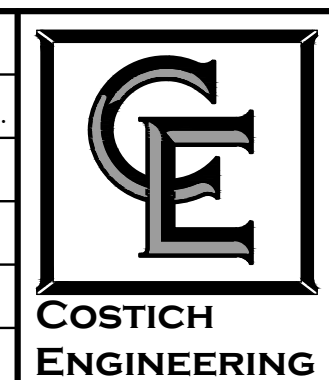


Table with columns for NO., DATE, REVISION, GMS, DTH, BY, CHWD, APVLS.

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PROJECT MANAGER D.T.H.
DRAWN BY G.M.S./D.T.H.
BOUNDARY D.T.H.
TOPOGRAHE G.L.R.
DATE 10/09/2023
SCALE 1"=50'



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: LOT 15D 1024-1124 COURT STREET, GRANT BOULEVARD & KIRKPATRICK STREET RE-SUBDIVISION MAP
LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT: LABELLA ASSOCIATES 300 STATE STREET - SUITE 201 ROCHESTER, NEW YORK 14614
DWG # 8740 VS100 SHEET 1 OF 1



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ZONING INFORMATION

CODE APPLIED: REZONE SYRACUSE A CITYWIDE ZONING UPDATE, ZONING ORDINANCE MARCH 2023
 WEBSITE: [HTTPS://WWW.SYR.GOV/FILES/SHAREDASSETS/PUBLIC/V1/2-DEPARTMENTS/PLANNING/DOCUMENTS/REZONE-SYRACUSE-ORDINANCE_MARCH-2023.PDF](https://www.syr.gov/files/sharedassets/public/v1/2-departments/planning/documents/rezone-syracuse-ordinance_march-2023.pdf)
 CLASSIFICATION: MX-2 NEIGHBORHOOD CENTER

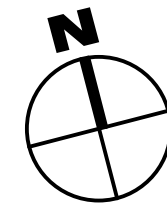
SETBACKS/COVERAGE

	REQUIRED	EXISTING	PROPOSED
PARCEL B - FRONT	0	7.7'	24.5'
PARCEL B - SIDE	10'	17.3'	17.3'
PARCEL B - REAR	78.2'	N/A	0
PARCEL A - FRONT	0	N/A	7.7'
PARCEL A - SIDE	10'	N/A	20'
PARCEL A - REAR	30.7'	N/A	0
PARCEL B - LOT COVERAGE	80% MAX	55.7%	55.8%
PARCEL A - LOT COVERAGE	80% MAX	N/A	42.5%

- NOTE:
- REAR SETBACK REQUIREMENTS ARE BASED ON PROPOSED CONDITIONS WITH SETBACK BEING 15% OF LARGEST LOT DEPTH OR 20', WHATEVER IS GREATER
 - EXISTING CONDITIONS ASSUMES NO REAR SETBACK, FRONT SETBACKS FROM COURT STREET, GRANT BOULEVARD, AND KIRKPATRICK STREET.
 - EXISTING CONDITIONS ARE BASED ON NON-SUBDIVIDED PARCEL



1 RENDERED SUBDIVISION PLAN
 C200 SCALE: 1" = 40'



NO.	DATE	DESCRIPTION

PROJECT NUMBER: _____

DRAWN BY: _____

REVIEWED BY: _____

ISSUED FOR: _____

DATE: _____

DRAWING NAME: _____

**RENDERED
 SUBDIVISION
 PLAN**

DRAWING NUMBER: _____

C200



1603 Court Street
Syracuse, NY 13208

6520 Basile Rowe
East Syracuse, NY 13057

6666 Manlius Center Road
East Syracuse, NY 13057

Phone: 315-455-7591

August, 22, 2022

To Whom it May Concern,

AccessCNY is pleased to support the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard. Neighborhood residents may recognize the property by many names, including the Gingerbread Campus, the Franciscan Academy, and the Wilson Care Center.

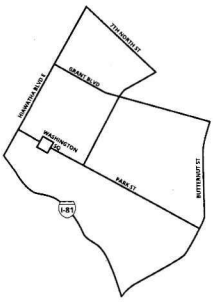
The 7.5-acre site has been vacant since 2014 and its condition is rapidly declining. Home Leasing is proposing the rehabilitation of five buildings to make space for affordable senior housing, ages 55+ and commercial spaces. Across the five buildings, the site has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. The studio and one-bedroom apartments would be available to households ranging from 30% of the area median income up to 80% of the area median income. The community would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health who will be providing support services to approximately 12 people with developmental disabilities and 44 frail seniors, respectively.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities that are located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. This site has been explored by numerous developers, including out of state firms, but none have been able to determine a feasible project. However, Home Leasing seems to have a credible path forward to transform this site into an asset for the community. It is likely that if this development does not proceed, the site will continue to deteriorate. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

AccessCNY fully supports this project and encourages your support for the proposal. Please feel free to contact me if you have any questions at 315-410-3316 or by email at Paul.Joslyn@AccessCNY.org

Thank you,

Paul Joslyn
Executive Director



Washington Square Task Force

514 TURTLE ST, SYRACUSE, NY 13208

September 8, 2022

To Whom it May Concern,

Washington Square Task Force is pleased to support the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard. Neighborhood residents may recognize the property by many names, including the Gingerbread Campus, the Franciscan Academy, and the Wilson Care Center.

The 7.5-acre site has been vacant since 2014 and its condition is rapidly declining. Home Leasing is proposing the rehabilitation of five buildings to make space for affordable senior housing, ages 55+ and commercial spaces. Across the five buildings, the site has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. The studio and one-bedroom apartments would be available to households ranging from 30% of the area median income up to 80% of the area median income. The community would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health who will be providing support services to approximately 12 people with developmental disabilities and 44 frail seniors, respectively.

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The Washington Square Task Force fully supports this project and encourages your support for the proposal. Please feel free to contact us if you have any questions.

Thank you,

John G. Meyer
Facilitator

Reverend Jeff Stonecipher
Facilitator

THE SENATE
STATE OF NEW YORK



SENATOR JOHN W. MANNION
50TH DISTRICT

ALBANY OFFICE
814 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
PHONE 518-455-3511

E-MAIL
mannion@nysenate.gov

DISTRICT OFFICE
STATE OFFICE BUILDING – ROOM 800
333 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202
PHONE 315-428-7632
FAX 315-472-4157

Syracuse Mayor Ben Walsh
203 City Hall
233 E. Washington St.
Syracuse, New York 13202-1473

September 9, 2022

RE: Support for Home Leasing's Redevelopment of the Maria Regina Campus

Dear Mayor Walsh:

I am writing in support of the proposal by Home Leasing to redevelop the former Maria Regina Campus at 2500 Grant Boulevard. This historic site on the Northside of Syracuse has changed ownership and purpose many times over the years, but has been vacant and deteriorating since 2014. Thoughtful redevelopment of this property could bring many benefits to the neighborhood and the City of Syracuse as a whole.

Home Leasing is proposing the rehabilitation of five buildings on the 7.5-acre site to create affordable senior housing and commercial spaces. This property has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. These apartments would be available to households ranging from 30% to 80% of the area median income. The residents there would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health, who will be providing support services to approximately 12 people with developmental disabilities and 44 seniors, respectively. This proposal would include all the necessities to make the campus a safe and vibrant community.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. Many developers have expressed interest in redeveloping this site, but none have chosen to move forward with a project, citing feasibility concerns. However, Home Leasing has a viable plan to transform this site into an asset for the community. They have a commitment to service, sustainability, transparency, and prioritizing community needs, having become the first real estate company in New York State to become a Certified Benefit Corporation in 2017. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

I am proud to support Home Leasing in this endeavor, and I appreciate your consideration.

Sincerely,

John W. Mannion
New York State Senator
50th Senatorial District

THE SENATE
STATE OF NEW YORK



SENATOR JOHN W. MANNION
50TH DISTRICT

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333 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202
PHONE 315-428-7632
FAX 315-472-4157

September 15, 2022

Empire State Development
Attention: Allison Argust
625 Broadway
Albany, NY 12245

RE: Support for the City of Syracuse and Home Leasing's Redevelopment of the Maria Regina Campus

Dear Ms. Argust:

I am writing in support of the proposal by the City of Syracuse, in partnership with Home Leasing, to redevelop the former Maria Regina Campus at 2500 Grant Boulevard. This historic site on the Northside of Syracuse has changed ownership and purpose many times over the years, but has been vacant and deteriorating since 2014. Thoughtful redevelopment of this property could bring many benefits to the neighborhood and the City of Syracuse as a whole.

The City of Syracuse plans to move forward with a proposal from Home Leasing to rehabilitate five buildings on the 7.5-acre site to create affordable senior housing and commercial spaces. This property has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. These apartments would be available to households ranging from 30% to 80% of the area median income. The residents there would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health, who will be providing support services to approximately 12 people with developmental disabilities and 44 seniors, respectively. This proposal would include all the necessities to make the campus a safe and vibrant community.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. Many developers have expressed interest in redeveloping this site, but none have chosen to pursue a project, citing feasibility concerns. However, Home Leasing has a viable plan to transform this site into an asset for the community. They have a commitment to service, sustainability, transparency, and prioritizing community needs, having become the first real estate company in New York State to become a Certified Benefit Corporation in 2017. As such, they are a valuable partner in developing this site and contributing to the City of Syracuse's goals to revitalize the community for both residents and businesses.

I am proud to support the City of Syracuse and Home Leasing in this endeavor, and I appreciate your consideration.

Sincerely,

John W. Mannion
New York State Senator
50th Senatorial District



September 22, 2022

To Whom it May Concern:

I am writing in strong support of the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard. Neighborhood residents may recognize the property by many names, including the Gingerbread Campus, the Franciscan Academy, and the Wilson Care Center.

The 7.5-acre site has been vacant since 2014 and its condition is rapidly declining. Home Leasing is proposing the rehabilitation of five buildings to make space for affordable senior housing, ages 55+ and commercial spaces. Across the five buildings, the site has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. The studio and one-bedroom apartments would be available to households ranging from 30% of the area median income up to 80% of the area median income. The community would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY, one of our frequent and trusted partners, and Nascentia Health who will be providing support services to approximately 12 people with developmental disabilities and 44 frail seniors, respectively.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities that are located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. This site has been explored by numerous developers, including out of state firms, but none have been able to determine a feasible project. However, Home Leasing seems to have a credible path forward to transform this site into an asset for the community. It is likely that if this development does not proceed, the site will continue to deteriorate. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

This project also aligns with Syracuse Northeast Community Center's mission to engage, grow, and connect neighbors in ways by connecting them with essential services that promote individuals, families, and the entire community.

Syracuse Northeast Community Center fully supports this project and encourages your support for the proposal. Please feel free to contact me at 315-472-6343 or bfay@snccsyr.org if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Fay", with a long horizontal flourish extending to the right.

Brian Fay, Executive Director



September 28, 2022

To Whom it May Concern,

I am writing in support the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard.

We are a sponsored ministry of the Sisters of St. Francis of the Neumann Communities who called this campus (we call it the Court Street campus) home since 1860. These buildings were once a foundation of this community and a comfort to its residents.

It was only eight years ago that, after much scrutiny by the Sisters and professionals, a decision was made to sell the entire Court Street campus. The eight years since have left their mark, through exposure, neglect and vandalism. Throughout the campus, windows are broken, paint is peeling, and the buildings are open to animals and the elements. There is trash at every turn and evidence of people living and camping in the premises.

Still, the care and craftsmanship put into these buildings shines forth in the beautiful woodwork and old doors, the solid terrazzo floors, the long, velvet drapes in the old auditorium, and the great stained glass windows in the chapel, including the Rosette window rising above the pipe organ that still remains.

So many of us from around the community of Syracuse remember our time on the old campus. Oh, the stories we can tell:

Attending St. Anthony's School, and living in the communities around the campus. Praying in the peace of the chapel, or sending our children to learn and play at the Gingerbread preschool. Going to Maria Regina College for classes, and shopping at the Nunbetter Chocolate Shop. Reading in the library or visiting the adult daycare. Walking through the museum in honor of Saint Marianne Cope, and, of course, spending time with the Sisters.

Older memories, still, from the Sisters themselves: taking their final vows in the chapel, storing their trunks in neat rows in the basement of the motherhouse, and the harmonies of daily life lived on the campus. The day that Saint Marianne Cope's remains were brought home to the chapel and the Sisters quietly lined the street, holding glowing candles to mark the return of their beloved Mother Marianne.

The campus was a bustling community – full of life and laughter and people, with sacred spaces, quiet gardens and the sound of children playing on the playground.

Surrounded on one side by the Grant middle school, on the other by homes and residences and backing up to the Francis House home for the dying, another of the sponsored ministries of the Sisters of St. Francis of the Neumann Communities, the Court Street campus remains at the heart of a neighborhood that remembers it with much love and affection.

The potential purchase offer for the entire property by Home Leasing, Inc., a development company out of Rochester, can bring this campus back to life. Adam Driscoll and his group propose a residential use of the buildings that will include affordable senior housing; studio and one-bedroom apartments, shared community spaces and other residential amenities. Their vision for the Court Street campus includes collaboration with several local agencies, including AccessCNY and Nascentia, to sponsor apartments and services for residents in the neighborhood.

Home Leasing has a proven record of their ability to rejuvenate and renovate properties throughout New York State (<https://www.homeleasing.net/our-communities>). They have also renovated and repurposed the St. Anthony's parish campus on W. Colvin Street in Syracuse.

The Saint Marianne Cope Museum fully supports this project and encourages your support for the proposal. Please feel free to contact me if you have any questions at 315-883-5516 or by email at kbanderson@saintmarianne.org.

Thank you,



Kristin Barrett-Anderson
Director



1603 Court Street
Syracuse, NY 13208

6520 Basile Rowe
East Syracuse, NY 13057

6666 Manlius Center Road
East Syracuse, NY 13057

Phone: 315-455-7591

March 2, 2023

Honorable Senator Chuck Schumer, United States Senate
100 South Clinton Street, Room 841
Syracuse, NY 13261

Honorable Senator Kirsten Gillibrand, United States Senate
James Hanley Federal Building
100 South Clinton Street, Room 1470
Syracuse, NY 13261

Honorable Congressman Brandon Williams, United States Congress
The Galleries of Syracuse/Suite #706
440 South Warren Street
Syracuse, NY 13202

Dear Senator Schumer, Senator Gillibrand, and Congressman Williams,

AccessCNY is writing in support of City of Syracuse's request for federal funding for the Maria Regina campus redevelopment project.

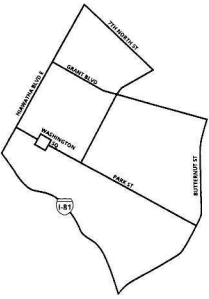
The 7.5-acre campus is a large, historic landmark in the Washington Square neighborhood that has been vacant since 2014. The project will rehabilitate and transform the campus into an attractive, affordable senior housing community for residents aged 55+. The 185 studio and one-bedroom apartments would be available to households ranging from 30% to 80% of the area median income. This project will provide quality housing with community gathering spaces, onsite laundry, outdoor gardens, and fulltime onsite community leaders and maintenance staff, all within walking distance of amenities.

AccessCNY has secured funding through the Office for Persons with Developmental Disabilities to provide support services to 12 seniors with intellectual/developmental disabilities. Additionally, there will be office spaces for Nascentia Health who will be providing support services to 48 frail seniors. Together, our organizations will provide support services to a total of 60 seniors to help them continue living independently.

AccessCNY fully supports the City's request to secure federal funding for this priority development project. It is a substantial undertaking, and the federal funding will be a significant help to providing much-needed affordable senior housing in the City of Syracuse.

Sincerely,

Sue Schultz
Chief Operating Officer



Washington Square Task Force

514 TURTLE ST, SYRACUSE, NY 13208

March 2, 2023

Honorable Senator Chuck Schumer, United States Senate
100 South Clinton Street, Room 841
Syracuse, NY 13261

Honorable Senator Kirsten Gillibrand, United States Senate
James Hanley Federal Building
100 South Clinton Street, Room 1470
Syracuse, NY 13261

Honorable Congressman Brandon Williams, United States Congress
The Galleries of Syracuse/Suite #706
440 South Warren Street
Syracuse, NY 13202

Dear Senator Schumer, Senator Gillibrand, and Congressman Williams,

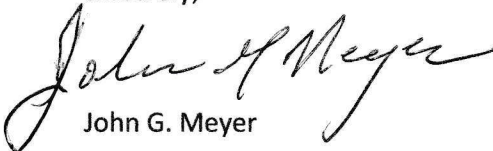
Washington Square Task Force is writing in support of City of Syracuse's request for federal funding for the Maria Regina campus redevelopment project.

The 7.5-acre campus is a large, historic landmark in the Washington Square neighborhood that has been vacant since 2014. The project will rehabilitate and transform the campus into an attractive, affordable senior housing community for residents aged 55+, with numerous resident amenities. The 185 studio and one-bedroom apartments would be available to households ranging from 30% to 80% of the area median income. Additionally, there will be office spaces for AccessCNY and Nascentia Health who will be providing support services to people with developmental disabilities and frail seniors, respectively.

Currently, our neighborhood is blighted by the site with its overgrown shrubbery, dilapidated fence and sidewalk, and quickly deteriorating buildings. Projects to reimagine the campus have been explored by numerous developers, none have successful until now. Finally, there is a credible path forward to transform this site into an asset for the community.

The Washington Square Task Force fully supports the City's request to secure federal funding for this priority development project. It is a substantial undertaking, and the federal funding will be a significant help to remedy a long-vacant and blighted property in our neighborhood.

Sincerely,


John G. Meyer


Reverend Jeff Stonecipher

March 13, 2023

Honorable Congressman Brandon Williams, United States Congress
The Galleries of Syracuse/Suite #706
440 South Warren Street
Syracuse, NY 13202

Dear Congressman Williams,

I am writing in support of City of Syracuse's request for federal funding to support the Resurgent Neighborhood Initiative (RNI) New Home Construction.

The Resurgent Neighborhoods Initiative is a critical step in addressing the long-term disinvestment in Syracuse's critical neighborhood corridors, and the significant gap between need and availability of affordable housing in the City. The project itself is needed to stabilize neighborhoods that have suffered from decades of disinvestment, much of which can be traced back to the redlining practices of the 1940's and 50's. By focusing on neighborhoods that still possess a level of owner-occupied homes and small businesses, RNI can turn around the direction of the slow transition towards blight they have experienced to date.

The project itself is needed to stabilize neighborhoods that have suffered from decades of disinvestment, much of which can be traced back to the redlining practices of the 1940's and 50's. By focusing on neighborhoods that still possess a level of owner-occupied homes and small businesses, RNI can turn around the direction of the slow transition towards blight they have experienced to date.

I support the City's request to secure federal funding for this critical infrastructure that will help to improve the stability of and growth opportunities for our community.

Sincerely,



Bret C. Garwood
Chief Executive Officer



April 14, 2023

New York State Homes & Community Renewal
38-40 State Street., Hampton Plaza
Albany, NY 12207

RE: Home Leasing, LLC – Maria Regina Gardens

To whom It may concern,

After following HUD Procurement Regulations as a result of a competitive request for proposal for developments wanting project based vouchers, the Maria Regina Gardens project was approved by the Syracuse Housing Authority to receive 8 project based vouchers. The Syracuse Housing Authority is fully supportive of the plan to rehabilitate this property and looks forward to expanding the base of affordable housing available in the City of Syracuse.

Feel free to contact me at the contact information below should you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Killory', is written over a large, faint, orange watermark of the SHA logo.

William Killory

Chief Financial Officer
Syracuse Housing Authority
516 Burt Street
Syracuse, NY 13202
Ph: (315) 470 – 4330
wkillory@syrhousing.org

cc: Home Leasing, LLC

516 Burt Street / Syracuse, New York 13202 / PH 315.475.6181 / FAX 315.470.4203 / www.syracusehousing.org

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City of Syracuse

Parcel History

01/01/1900 - 01/04/2024

Tax Map #: 006.-10-01.6

Owners: The Kimberly At Grant Blvd LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	04/21/16	Completed Complaint	Trash/Debris-Private, Occ	Completed	2016-09475 Trash and debris on premises
1024-1124 Court St & Grant Blvd	04/21/16	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	05/31/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-14033 over growth-SEE OPEN CASE
1024-1124 Court St & Grant Blvd	06/17/16	Completed Complaint	Property Maintenance-Ext	Completed	2016-16646 Overgrowth, and Trash & Debris
1024-1124 Court St & Grant Blvd	06/17/16	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	09/28/16	Permit Application	Public Assembly	Issued	PC-0831-16 Parade on 10-22-2016 from 9am - 11am starting at 1024 Court Street for "Walk in the Footsteps of Saint Marianne"
1024-1124 Court St & Grant Blvd	10/04/16	Permit	Public Assembly	Open	PC-0831-16 Parade on 10-22-2016 from 9am - 11am starting at 1024 Court Street for "Walk in the Footsteps of Saint Marianne" Expires 10/04/2017
1024-1124 Court St & Grant Blvd	12/17/16	Complaint	Sidewalk Condition	Needs Review	2016-34342 Sidewalk snow & ice covered. Never shoveled last year and continuing this year! Dangerous for walkers.
1024-1124 Court St & Grant Blvd	01/26/17	Completed Complaint	Sidewalk Condition	Completed	2017-00077 sidewalk on court st side is snow/ice covered - the only sidewalk from 600 block court st to 1200 block of court st that is not clear!!
1024-1124 Court St & Grant Blvd	02/13/17	Completed Complaint	Sidewalk Condition	Completed	2017-03333 unshoveled sidewalk all season; why is this property always given a pass?
1024-1124 Court St & Grant Blvd	05/31/17	Complaint	Fire Alarm	Open	2017-14636 alarm activation system left in trouble
1024-1124 Court St & Grant Blvd	06/01/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/05/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/16/17	Inspection	Progress Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/23/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/27/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/29/17	Inspection	Progress Inspection	In Progress	
1024-1124 Court St & Grant Blvd	07/05/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	07/07/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	07/14/17	Inspection	Progress Inspection	In Progress	
1024-1124 Court St & Grant Blvd	07/25/17	Inspection	Progress Inspection	No Progress	
1024-1124 Court St & Grant Blvd	01/13/18	Complaint	Sidewalk-need snow removd	Needs Review	2018-01014 unshoveled - yet again!
1024-1124 Court St & Grant Blvd	03/10/18	Complaint	Sidewalk-need snow removd	Needs Review	2018-06509 unshoveled
1024-1124 Court St & Grant Blvd	06/08/18	Completed Complaint	Overgrown Veg - Public	Completed	2018-16715 Property is overgrown; mowing is minimal - city side near curb is left untouched; trimming is never done; skunks live in overgrowth; litter is accumulating; especially on Court St. side; shame on owner!
1024-1124 Court St & Grant Blvd	06/08/18	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	09/19/18	Completed Complaint	Fire Alarm	Completed	2018-28632 see weekly : panel indicated several connection issues and smoke trips, suspect that the system has had a major technical issue. Generator running.
1024-1124 Court St & Grant Blvd	09/21/18	Completed Complaint	Fire Alarm	Completed	2017-22709 unable to reset alarm system
1024-1124 Court St & Grant Blvd	10/15/18	Inspection	Complaint Inspection	N/A	
1024-1124 Court St & Grant Blvd	10/23/18	Completed Complaint	Property Maintenance-Ext	Completed	2017-13601 trash & debris; grass uncut; overgrowth; fences down; property going downhill fast;owner doesn't live here so doesn't care how it looks.
1024-1124 Court St & Grant Blvd	01/04/19	Permit Application	Sprinkler	Issued	36578 Sprinkler- Drain system at corner of Grant & Court
1024-1124 Court St & Grant Blvd	01/07/19	Inspection	Inspector Notification	In Progress	
1024-1124 Court St & Grant Blvd	01/07/19	Inspection	Sprinkler Inspection	Pass	
1024-1124 Court St & Grant Blvd	01/17/19	Completed Permit	Sprinkler	Certificate Issued	36578 Sprinkler- Drain system at corner of Grant & Court Certificate of Completion #36578
1024-1124 Court St & Grant Blvd	02/23/19	Complaint	Sidewalk Condition	Needs Review	2019-03835 Unshoveled in spots; sheets of ice; disgracefull
1024-1124 Court St & Grant Blvd	06/18/19	Completed Complaint	Property Maintenance-Ext	Completed	2019-16734 overgrowth; litter throughout
1024-1124 Court St & Grant Blvd	07/16/19	Inspection	Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	07/16/19	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1024-1124 Court St & Grant Blvd	08/29/19	Violation	2015 IMPC - Section 308.1 Accumulation	Closed	
1024-1124 Court St & Grant Blvd	08/29/19	Violation	2015 IPMC Section 302.4 Weeds	Closed	
1024-1124 Court St & Grant Blvd	08/29/19	Violation	2015 IPMC Section 302.7 Accessory Structures	Closed	
1024-1124 Court St & Grant Blvd	09/06/19	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	09/20/19	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	10/04/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	10/18/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	11/04/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	11/18/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/09/19	Inspection	BAA - 1st Ticket Plea	Default	
1024-1124 Court St & Grant Blvd	12/09/19	Inspection	BAA - Complaint Re- Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/17/19	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/30/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	01/13/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	01/27/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	02/10/20	Completed Complaint	Sidewalk Condition	Completed	2016-34461 sidewalk snow & ice covered and not shoveled last year and continuing this year. Inspector should get out of his car and walk the entire sidewalk - it is dangerous!!!
1024-1124 Court St & Grant Blvd	02/10/20	Completed Complaint	Complaint Reqst - General	Completed	2017-00873 Snow covered and slippery walking conditions continue this season; owers should be ashamed to have the property in this condition and city should be ashamed to let this go like they have since it is a prime walking area for school kids and neighbors.
1024-1124 Court St & Grant Blvd	02/10/20	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	02/13/20	Inspection	Complaint Inspection	No Progress	
1024-1124 Court St & Grant Blvd	02/25/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/02/20	Completed Complaint	Property Maintenance-Ext	Completed	2020-03565 Fence down at Kimberly PropertyLocation: 2600-2652 Grant Blvd, Syracuse, New York, 13208 E MAIL ADDRESS SUBMITTED
1024-1124 Court St & Grant Blvd	03/11/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/25/20	Inspection	Complaint Inspection	N/A	
1024-1124 Court St & Grant Blvd	03/26/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/09/20	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/07/20	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/11/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	06/12/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	07/21/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	07/23/20	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
1024-1124 Court St & Grant Blvd	08/21/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	09/03/20	Inspection	Vacant Property - Routine Inspection	In Progress	
1024-1124 Court St & Grant Blvd	09/14/20	Inspection	Vacant Property - Routine Inspection	In Progress	
1024-1124 Court St & Grant Blvd	10/02/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	11/03/20	Completed Complaint	Vacant House	Completed	2019-19672
1024-1124 Court St & Grant Blvd	11/03/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	12/21/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/21/20	Violation	SPCC - Section 27-72(c) - Fences	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	01/04/21	Completed Complaint	Property Maintenance-Ext	Completed	2020-26826 Fence damage
1024-1124 Court St & Grant Blvd	01/04/21	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	03/10/21	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1024-1124 Court St & Grant Blvd	03/10/21	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/25/21	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	04/08/21	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	04/19/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	05/13/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	05/26/21	Completed Complaint	Overgrowth: Private, Occ	Completed	2021-14053 Overgrowth
1024-1124 Court St & Grant Blvd	05/26/21	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	06/03/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	06/24/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	07/16/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/06/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/27/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/17/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	10/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	10/29/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	11/18/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	12/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	12/29/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	01/19/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	02/09/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	03/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	03/10/22	Complaint	Vacant House	Open	V2022-0029 Exterior violations
1024-1124 Court St & Grant Blvd	03/10/22	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	03/10/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/16/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	03/23/22	Completed Complaint	Vacant House	Completed	V2021-0234 Exterior violations
1024-1124 Court St & Grant Blvd	03/25/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	04/01/22	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	04/14/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/20/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/20/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1024-1124 Court St & Grant Blvd	04/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	04/27/22	Inspection	Complaint Re-Inspection	No Progress	
1024-1124 Court St & Grant Blvd	05/05/22	Inspection	Complaint Re-Inspection	No Progress	
1024-1124 Court St & Grant Blvd	05/11/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	05/12/22	Completed Complaint	Property Maintenance- Ext	Completed	2022-02909 Trash and debris all over
1024-1124 Court St & Grant Blvd	05/12/22	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	06/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	06/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	07/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/03/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/24/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/29/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	09/29/22	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Open	
1024-1124 Court St & Grant Blvd	09/29/22	Violation	2020 PMCNYS - Section 304.19 - Gates	Open	
1024-1124 Court St & Grant Blvd	10/06/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	10/14/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	10/25/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	11/14/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	12/05/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	12/27/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 304.7 - Roofs and Drainage	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	04/27/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Complaint	Vacant House	Open	V2023-0605 Seasonal inspection
1024-1124 Court St & Grant Blvd	04/27/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/27/23	Inspection	Vacant Property - Routine Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/08/23	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/09/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
1024-1124 Court St & Grant Blvd	05/18/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	06/15/23	Inspection	Vacant Property - Routine Inspection	No Progress	
1024-1124 Court St & Grant Blvd	06/30/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	07/03/23	Inspection	Vacant Property - Routine Inspection	<None>	
1024-1124 Court St & Grant Blvd	08/04/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/29/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/15/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/27/23	Project	Site Plan Review	Active	SR-23-07 Redevelopment of all buildings of the St. Anthony's Convent and Maria Regina College Complex, expect for the Chapel, into a 62 and older community. There will be 185 affordable apartments and site improvements will include new parking arrangements, new sidewalks, landscaping, utility connections and associated stormwater management.
1024-1124 Court St & Grant Blvd	10/20/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	11/10/23	Inspection	Complaint Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	11/28/23	Project	Resubdivision	Active	R-23-75 Divide one parcel at 1024-1124 Court St into two parcels. The primary parcel will have the Maria Regina College Complex buildings to be redeveloped into affordable housing units and the other parcel will be to retain the chapel as an assembly use.
1024-1124 Court St & Grant Blvd	12/15/23	Project	Variance (Area)	Active	V-23-20 Proposed new Lot B (remaining lands of original parcel) is requesting a rear setback of 0' where 78' is required due to the resubdivision (R-23-75) that will separate the Chapel off.
1024-1124 Court St & Grant Blvd	12/15/23	Project	Variance (Area)	Active	V-23-21 Proposed new Lot A (Chapel parcel) is requesting a 0' rear setback where 30' is required due to a resubdivision (R-23-75) that will divide the chapel from the original property.
1024-1124 Court St & Grant Blvd	12/22/23	Inspection	Complaint Inspection	<None>	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: The Kimberly At Grant Blvd LLC

From: Pat Voorheis, Zoning Planner

Date: 01/04/2024

Re: Variance (Area) V-23-20
1024-1124 Court St & Grant Blvd, Syracuse, 13208

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Pat Voorheis Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or Zoning@syrgov.net as soon as possible.

Please contact the Pat Voorheis, Syracuse Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	12/15/2023		
Zoning Planner	Pending	12/15/2023		
Zoning Administrator	Pending	12/15/2023		
DPW Street Repair - Zoning	Pending	12/15/2023		
DPW Commissioner - Zoning	Pending	12/15/2023		
DPW Sewers - Zoning	Internal Review Complete	12/18/2023	Vinny Esposito	Utility services must be separate for the buildings and there can be no adverse drainage effects from one property to the other.
DPW Sidewalks - Zoning	Pending	12/15/2023		
DPW Traffic Control- Zoning	Internal Review Complete	12/19/2023	Charles Gafrancesco	No concern.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<u>V-23-21</u>	<i>Staff Report – January 11th, 2024</i>
<i>Application Type:</i>	Area Variance
<i>Summary of Proposed Action:</i>	Applicants are seeking relief regarding their rear setback requirement. Applicants are seeking to have their rear setback be 0 feet as the result of a Resubdivision. The goal of the project on the new Lot A is to redevelop the existing Chapel on the Maria Regina Campus, so the Chapel can be used again.
<i>Project Address:</i>	1024-1124 Court Street, Syracuse, New York 13208
<i>Owner/Applicant</i>	Mark Congel (Owner) Adam Driscoll, Home Leasing LLC. (Applicant)
<i>Zoning Violations</i>	The proposed project would violate ReZone Article 2.8, Section 2.8 B, which states the required rear setback in MX-2 districts be a minimum of 20 feet or 15% of lot depth, whichever is greater. The required setback in this instance would be 30 feet. Applicants are seeking a 0 foot setback.
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The neighboring properties to the North lie within a Low Density Residential, R2 Zone District, and Urban Neighborhood, MX-1 Zone District. Properties to the South also lie within a Low Density Residential, R2 Zone District, and the neighboring property to the West lies in a High Density Residential, R5 Zone District.
<i>Companion Application(s)</i>	SR-23-07: For Major Site Plan Review on the property situated at 1024-1124 Court Street for the purpose of redeveloping the former St. Anthony’s Convent and Maria Regina College into a 185-unit senior affordable housing apartment complex, pursuant to the City of Syracuse Subdivision Regulations, as amended. R-23-75: For a Resubdivision to divide one parcel on property situated at 1024-1124 Court Steet into two parcels, for the purpose to separate the historic chapel onto one parcel and keep the Maria Regina College Complex buildings on another parcel, to be redeveloped into affordable housing units, pursuant to the City of Syracuse Subdivision Regulations, as amended.
<i>Scope of Work:</i>	The proposed redevelopment includes demolition of the existing solarium attached to St. Anthony’s Convent and a one-story brick garage near Kirkpatrick St, construction of 185 affordable apartments, reconfiguration of 96 parking spots and on-site traffic circulation, replacement of sidewalk pavement, renovation of building exterior facades and implementation of a new landscaping plan.
<i>Staff Analysis:</i>	<u>Pros:</u> <ul style="list-style-type: none"> - The proposed project conforms to the purpose of Neighborhood Center, MX-2 Zone District. - The proposed redevelopment will create affordable housing options while reusing the vacant property, preserves a Nationally Registered Site and Buildings, and provides community amenities. <u>Cons:</u> <ul style="list-style-type: none"> - Zoning staff has determined there are no cons associated with the proposed project.

V-23-21

<i>Zoning Procedural History:</i>	<p>1024-1124 Court St & Grant Blvd:</p> <ul style="list-style-type: none"> - Z-2018 Project Review for multi-building development for Maria Regina College, approved on 1/26/1972. - Z-2019 Project Review for multi-building development for Maria Regina College with area waivers, approved on 10/19/1972. - R-89-10 Resubdivision to combine multiple lots to form 5 new lots, approved on 5/2/1989. - Z-2388 Zone Change from RB-1 to RC, approved on 5/2/1989. - SP-89-13 Special Use Permit for offices of a religious and educational institution, approved on 5/2/1989. - SP-89-19 Special Use Permit for office of religious educational institution, approved on 7/10/1989. - SP-89-26 Special Use Permit for a geriatric day care center in the basement, approved on 8/22/1989. - SP-92-33 Special Use Permit for an adult day care facility, approved on 12/21/1992. - SD-93-36 Waiver for screening device regulations to erect fence in front yard, approved on 9/21/1993. - R-98-11 Resubdivision to combine 104-110 Michael Avenue and 1100-1124 Court Street in to one lot, approved on 7/6/1998. - R-98-21 Resubdivision to combine multiple lots into 1 new lot, approved on 11/2/1998. - AS-99-45 Sign Waiver for one ground sign, approved on 8/11/1999. - SD-01-30 Permission for a ground sign to encroach into public right-of-way, approved on 10/29/2001. - SP-02-32 Special Use Permit modification for care home expansion and ground sign addition, approved on 10/28/2002. - SP-06-06 Special Use Permit for an adult day care center, medical clinic and religious offices, approved on 3/20/2006. - R-15-14 Resubdivision to combine 11 properties into 4 new lots, approved on 4/8/2015.
<i>Summary of Zoning History:</i>	<p>In 1972, the Maria Regina College first occupied this property with the development of multiple buildings. In 1989, the property was resubdivided and changed its zone district from residential district class B-1 to residential district class C. In the same year, there were multiple special use permits approved for establishing offices and day care facilities on this property. In 1998, the property again experienced resubdivision to form new lots and there were permissions granted for signage and its encroachment into the public right-of-way from 1999 to 2001. In 2002, a special use permit modification was granted for expanding the care home and adding one ground sign. In 2006, a special use permit was granted for the use of the day care center, medical clinic, and religious offices on the property. And the most recent resubdivision happened in 2015 to combine 11 properties into 4 new lots.</p>
<i>Code Enforcement History:</i>	<p>See attached code enforcement history. The property has been left vacant since 2020 and all the violations are related to the deterioration of the existing structures due to vacancy.</p>
<i>Summary of Changes:</i>	<p>Not a continued application</p>
<i>Property Characteristics:</i>	<p>The proposed property is irregular in shape with 820.43 feet of frontage on Grant Blvd, 235.10 feet on Kirkpatrick St and 757.8 feet on Court St.</p>

V-23-21

<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	The proposal does not meet the referral criteria for Onondaga County Planning Board pursuant to GML §239-1, m and n.

Applicant Submittals: The application submitted the following in support of the proposed project:

- Area Variance Application
- Durable Power of Attorney Form
- CPC Lead Agency Declaration Letter
- BZA Consent to Lead Agency Letter
- Full Environmental Assessment Form Part 1
- EAF Mapper Summary Report
- Existing Conditions Photos Plan; Dated December 2023. Sheet No. C100 Prepared by LaBella Associates
- ALTA/NSPS Land Title Survey (Sheet VT100); Prepared by Costich Engineering, Land Surveying & Landscape Architecture D.P.C.; Scale: 1" = 40'; Dated: 9/23/2022.
- Lot 15D 1024-1124 Court Street, Grant Boulevard & Kirkpatrick Street Re-subdivision Map (Sheet VS100); Prepared by Costich Engineering, Land Surveying & Landscape Architecture D.P.C.; Scale: 1" = 50'; Dated: 10/09/2023.
- Rendered Subdivision Plan; Drawing Number: C200 Prepared by LaBella Associates; Scale 1"=40'
- Letters of support from: Access CNY, Washington Square Task Force, Senator John W. Mannion, Syracuse Northeast Community Center, Saint Marianne Cope Shrine & Museum, Home Leasing, and Syracuse Housing Authority.

Attachments:

Area Variance Application

Applicant Submittals

Full Environmental Assessment Form Part 2 & Part 3

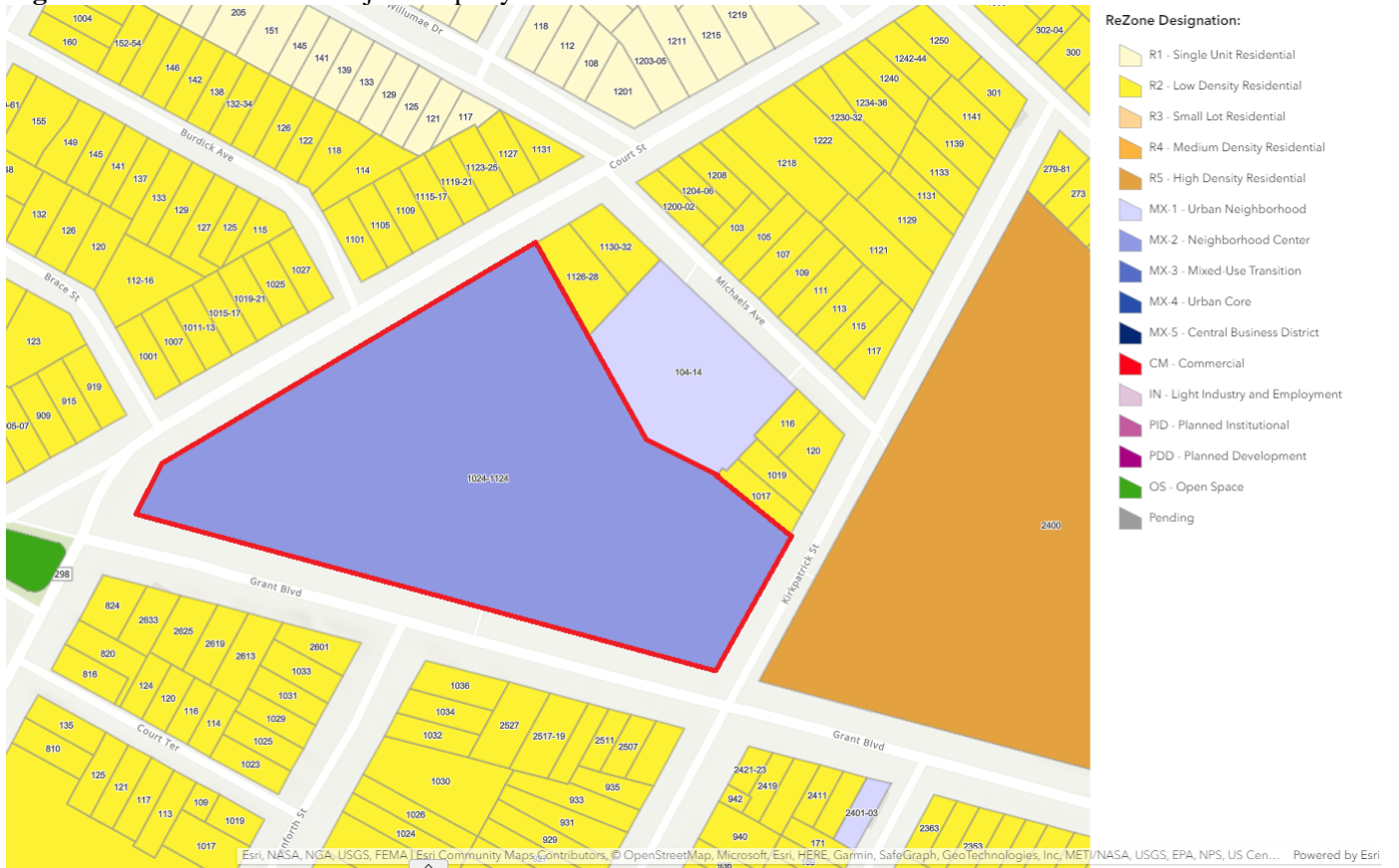
Code Enforcement History

IPS Comments from City Departments

V-23-21

Context Maps:

Figure 1. Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

V-23-21

Figure 2. Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Variance Application



For Office Use Only

Zoning District: _____
 Application Number: V- _____ - _____
 Date: _____

Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Variance Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: Maria Regina Apartments		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 1024-1124 Court St. & Grant Blvd. (T.A.# 006-10-01.6) Proposed Lot A		
Lot numbers: 15D	Block number: 101	Lot size (sq. ft.) +/- 323,300 sf
Current use of property: Professional Building (vacant)	Proposed: Church	
Current number of dwelling units (if applicable): N/A	Proposed: 0	
Current hours of operation (if applicable): N/A	Proposed: 24/7	
Current onsite parking (if applicable): 112	Proposed: 14 (shared)	
Zoning (base and any overlay) of property: MX-2 - Neighborhood Center		
Companion zoning applications (if applicable, list any related zoning applications): Maria Regina Apartments - Area Variance request for zero rear setback on remaining lands (proposed lot A)		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input checked="" type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): <p>The proposed project seeks to subdivide the existing parcel into two parcels as a means to separate the existing chapel from the campus being developed for affordable housing. The subdivision will require rear yard setback variances for both the proposed chapel parcel and the remaining lands. These variances will help ensure the existing structures will remain on site and prevent unnecessary character changes to the area.</p> <p>Proposed Lot A (remaining lands of original parcel) Rear Setback - requesting 0' where 30' is required.</p>		

Variance Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name:

MARK CONGEL

Signature:

Mark Congel

Date:

12/12/23

Mailing address:

4 Clinton St. Suite 102, Syracuse, NY 13202

Print authorized agent's name:

Date:

12-12-23

Signature:

Adam Driscoll

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Variance Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Area Variance Test

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf for more information).

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

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

The proposed variance will not cause an undesirable change in the character of the neighborhood as the variance will allow the chapel to remain in use as originally intended. The proposed variance will not be a detriment to nearby properties due to the fact the proposed subdivision occurs on properties that have already been developed together.

2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

The benefit of the proposed variance cannot be achieved by other means due to the proximity of the existing buildings on the campus besides demolition of the existing historical Franciscan Academy building or the chapel.

3. Substantiality

Describe whether the requested area variance is substantial.

While the variance is substantial, zero feet where 30' is required, the original placement of the buildings prohibits the subdivision of the chapel from the existing campus by other means besides demolition of the existing historical motherhouse building or the chapel.

4. Adverse Effect

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

The proposed variance will not have an adverse affect or impact on the physical environmental conditions in the neighborhood or district as the proposed variance will allow the buildings on the existing campus to remain intact and will allow the chapel to remain as a place of worship, as intended.

5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The alleged difficulty requiring the proposed variance was not self created, as the existing buildings were built in 1896 (Motherhouse/convent) and 1949-1950 (Motherhouse Chapel).

DURABLE POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself.

This power of attorney does not authorize the agent to make medical and health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is entitled to reasonable compensation unless you state otherwise in the Special Instructions.

This form provides for the designation of one agent.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I, Rich Pascarella of 75 S. Clinton Ave, Ste 700, Rochester NY [Address], authorize Home Leasing LLC of 4 Clinton Sq Ste 102, Syracuse, NY [Address], as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects:

_____ (A) Real property : Zoning Approvals for _____

at Address: _____

LIMITATION ON AGENT'S AUTHORITY

An agent that is not my ancestor, spouse, or descendant may **not** use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

EFFECTIVE DATE

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

TERMINATION

Until Zoning Approval for the above-referenced address/project is final.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT

[Signature]
Signature of Principal

11/28/23
Date

Richard Pasarella
Name Printed

4 Claman Sp. Ste 162 Syracuse NY 13202
Address

315-423-9140
Telephone Number

State/Commonwealth of New York
County of Onondaga

Joseph Richer

On this 29 day of November, 2023, before me, Richard Pasarella, personally appeared Richard Pasarella, personally known to me or who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged to me that he/she executed the same and that by his/her signature on this instrument the person executed this instrument.

NOTARY

Joseph Richer
Signature of Notary

(Seal, if any)

My commission expires: 2027

JOSEPH E. RICHER
Notary Public, State of New York
Certificate filed in Onondaga Co.
No. 01R10095136
Commission Expires July 7, 2027



Office of Zoning Administration

MAYOR, BEN WALSH • ZONING ADMINISTRATOR, JAKE DISHAW

12/5/2023

ADDRESS ON EXHIBIT A

Re: Maria Regina Gardens
 City of Syracuse City Planning Commission
 Notice of Intent to Act as Lead Agency for Coordinated SEQRA Review

Ladies and Gentlemen,

The City of Syracuse City Planning Commission (“CPC”) has before it a proposed project to be owned by Home Leasing (or another entity to be formed) that consists of: (A)(i) the acquisition of an interest in 7.42 acres of real property consisting of one parcel improved by six (6) buildings collectively totaling approximately 91,300 SF comprising of the four-story Maria Regina Center and the attached three-story school library (“*Maria Regina Center*”); a series of three (3) connected buildings consisting of the five-story Novitiate’s wing and Sister’s wing (“*Jolentia Convent*”), the four-story motherhouse (“*St. Anthony’s Convent*”) and the Marianne Cope Shrine Facility (“*Chapel*”); and the three-story academy building (“*Franciscan Center*”) (collectively, the “**Buildings**”), all located at 1024-1124 Court Street (tax map no. 006.-10-01.6) in the City of Syracuse, New York, (ii) the re-development and interior renovation of the Buildings, except for the Chapel which is posited to be subdivided into a separate parcel, to provide for: (a) 181 affordable apartments for people aged 62 years and older comprised of studio and one-bedroom dwelling units; (b) a community center on site available to the residents and the public; (c) Building upgrades including, but not limited to, HVAC, plumbing and electrical systems, acquisition and installation of furniture, fixtures and equipment; and (d) “Site Improvements” including redeveloped parking lots, a new drop off loop, sidewalks, landscaping, new utility connections and associated stormwater management systems (the Building and Site Improvements, collectively the “*Project Facility*”).

Based on a preliminary review of the Full Environmental Assessment Form Part 1 (enclosed), the CPC anticipates that the Project Facility constitutes an Unlisted action as defined by the New York State Environmental Quality Review Act (“SEQRA”). As an addressee of this letter, your agency has been identified as one of the potentially involved agencies for this coordinated SEQRA review.

By resolution, the CPC will declare its intent to act as “Lead Agency” for the environmental review of the Project Facility on December 11, 2023. Since the Lead Agency must be designated by agreement among the involved agencies, the CPC requests your agreement regarding CPC’s assumption of the Lead Agency role for the SEQRA review of the Project Facility.

Please indicate your agreement to the foregoing by responding in writing as soon as possible. Enclosed for your convenience you will find a Consent to Lead Agency Designation; if possible, please countersign or email a pdf of the attached consent to Cristian Toellner at CToellner@syr.gov.

While the Lead Agency designation process is underway, the CPC will begin its environmental review of the Project Facility. Assuming the consensus is reached on the CPC’s role as the Lead Agency, it anticipates making a determination of significance promptly thereafter.

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration
 One Park Place, 300 S State St, Suite 700 Syracuse, N.Y. 13202
 Office 315 448 8640 zoning@syr.gov www.syr.gov



Thank you for your attention to this matter. If you have any questions regarding correspondence, please do not hesitate to contact me at (315) 448-8261 or CToellner@syr.gov.

Respectfully,

Steven Kulick, Chairperson
300 S State St, Suite 700
Syracuse, NY 13202

EXHIBIT A

ADDRESSES

<p>City of Syracuse Planning Commission 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Steven Kulick, Chairperson Zoning@syr.gov</p>	<p>New York State Historic Preservation Office 1 Delaware Ave. N. Cohoes, NY 12047 Attn: Robyn Sedgwick, Historic Site Restoration Coordinator Robyn.sedgwick@parks.ny.gov</p>
<p>City of Syracuse Board of Zoning Appeals 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Stewart Koenig, Chairperson Zoning@syr.gov</p>	<p>New York State Homes & Community Renewal 535 Washington St., Suite 105 Buffalo, NY 14203 Attn: Lenny Skrill, Assistant Commissioner Leonard.skrill@hcr.ny.gov</p>
<p>City of Syracuse Landmark Preservation Board 300 S State St., Suite 700 Syracuse, NY 13202 Attn: Julia Hafftko-Marshall, Chairperson SLPB@syr.gov</p>	<p>New York State Department of Transportation 333 E. Washington Street Syracuse, NY Attn: David P. Smith, PE, Regional Director David.smith@dot.ny.gov</p>
<p>New York State Department of Conservation, Region 7 615 Erie Blvd. West Syracuse, NY 13204 Attn: Matthew Kazmierski, Environmental Program Specialist II Matthew.kazmierski@dec.ny.gov</p>	



Consent to Lead Agency Designation

The Board of Zoning Appeals concurs with the City of Syracuse City Planning Commission assumption of Lead Agency status for the coordinated environmental review of the Maria Regina Gardens Redevelopment Project.

Date: December 7, 2023

By: 

Name: Stewart Koenig

Title: Chair, BZA

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Maria Regina Gardens		
Project Location (describe, and attach a general location map): 1024-1124 Court Street and Grant Boulevard, Syracuse, NY 13208, Onondaga County, NY (SBL: 006.-10-0.16)		
Brief Description of Proposed Action (include purpose or need): The proposed action consists of the acquisition and re-development of the campus that formerly housed St. Anthony's Convent and Maria Regina College located at the northeast corner of Court Street and Grant Boulevard, in a residential neighborhood within the City of Syracuse. The existing campus covers approx. 7.42 acres and contains 6 buildings totaling approx. 91,300 sq. ft. Home Leasing proposes to re-develop the existing buildings, with the exception of the chapel, into a community for people aged 62 and older. The existing chapel will be subdivided from the rest of the property. As such, the project area is approx. 7.1 acres. The project will consist of approximately 181 affordable apartments, all of which will be studio and one-bedroom units. Additionally, a community center will be available on site to residents and the public. Site improvements will include redeveloped parking lots, a new drop off loop, sidewalks, landscaping, new utility connections and associated stormwater management. The proposed ground disturbance is +/-2.7 acres.		
Name of Applicant/Sponsor: Jenifer Higgins, Development Manager, Home Leasing	Telephone: 585-262-6210	
	E-Mail: jeniferhi@homeleasing.net	
Address: 75 S. Clinton Avenue, Suite 700		
City/PO: Rochester	State: NY	Zip Code: 14604
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): The Kimberly at Grant Blvd, LLC	Telephone:	
	E-Mail:	
Address: 4 Clinton Sq, Suite 102		
City/PO: Syracuse	State: NY	Zip Code: 13202

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision, site plan approval	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Area variance	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Landmark Preservation Board approval (recommendation)	
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SPDES permit, SHPO, HFA 4% bond NYSDOT - Access Permit	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Onondoga Lake Watershed - Enhanced Phosphorus Removal _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

MX-2 - Neighborhood Center

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

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

If Yes,

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

C.4. Existing community services.

a. In what school district is the project site located? Syracuse CSD

b. What police or other public protection forces serve the project site?
Northside Community Police, Syracuse Police Department North District

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Station 2, American Medical Response of CNY, Upstate Emergency Room

d. What parks serve the project site?
Schiller Park, Washington Square Park, DeMong Park, Union Park

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Affordable apartment community for seniors

b. a. Total acreage of the site of the proposed action? +/- 7.4 acres

b. Total acreage to be physically disturbed? +/- 2.7 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? +/- 7.4 acres

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

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

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

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

Separate the existing chapel from proposed apartment development

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

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum +/-0.3 acres Maximum +/-7.1 acres

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

i. If No, anticipated period of construction: 30 months

ii. If Yes:

• Total number of phases anticipated _____

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

• Anticipated completion date of final phase _____ month _____ year

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

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	181	_____	_____	_____
At completion of all phases	181	_____	_____	_____

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

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

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

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

D.2. Project Operations

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

i. What is the purpose of the excavation or dredging? Asphalt parking lot, Geothermal (vertical) _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): TBD _____
 • Over what duration of time? TBD _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 TBD. Excavated soil will be trucked off site. _____
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ TBD acres
 vi. What is the maximum area to be worked at any one time? _____ ~~TB~~ acres
 vii. What would be the maximum depth of excavation or dredging? _____ TBD feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
 N/A _____

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

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:
 i. Total anticipated water usage/demand per day: _____ 22,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:
 • Name of district or service area: City of Syracuse Water Department
 • Does the existing public water supply have capacity to serve the proposal? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No
 • Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If, Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:
 i. Total anticipated liquid waste generation per day: _____ 22,000 gallons/day
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater (22,000 gpd)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:
 • Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
 • Name of district: City of Syracuse
 • Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

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

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

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

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

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

____+ Square feet or ____+ acres (impervious surface)

_____ Square feet or ____7+ acres (parcel size)

- ii. Describe types of new point sources. The reconfiguration of pavement and sidewalk areas will lead to an overall reduction in impervious coverage for the parcel.

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

Storm sewer will be connected to the existing roadway storm system via the existing lateral.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

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

Gas generator (TBD)

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

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

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>		
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No see note below</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ N/A</p> <p>iii. Parking spaces: Existing <u>112</u> Proposed <u>96</u> Net increase/decrease <u>-16</u></p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: No changes</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ TBD</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Rooftop solar, local grid</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am-9pm</u> • Saturday: <u>7am-9pm</u> • Sunday: <u>none</u> • Holidays: <u>none</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations: Community Center hours: TBD</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7/365</u> • Saturday: <u>24/7/365</u> • Sunday: <u>24/7/365</u> • Holidays: <u>24/7/365</u> </td> </tr> </table>	<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am-9pm</u> • Saturday: <u>7am-9pm</u> • Sunday: <u>none</u> • Holidays: <u>none</u> 	<p>ii. During Operations: Community Center hours: TBD</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7/365</u> • Saturday: <u>24/7/365</u> • Sunday: <u>24/7/365</u> • Holidays: <u>24/7/365</u>
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7am-9pm</u> • Saturday: <u>7am-9pm</u> • Sunday: <u>none</u> • Holidays: <u>none</u> 	<p>ii. During Operations: Community Center hours: TBD</p> <ul style="list-style-type: none"> • Monday - Friday: <u>24/7/365</u> • Saturday: <u>24/7/365</u> • Sunday: <u>24/7/365</u> • Holidays: <u>24/7/365</u> 	

D.2.j. The site was previously occupied by a daycare, a convent and sisters wings which housed approximately 75 sisters. The daycare was closed in 2014, and the site has been vacant since the Sisters sold it in 2015. It is anticipated that traffic generated from the new development will be greater than the existing abandoned use, but not greater than the previous use.

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><i>i.</i> Provide details including sources, time of day and duration: Construction and demolition activities may exceed existing ambient noise levels for limited periods of time. It is also anticipated that additional noise from vehicle traffic at the site may occasionally exceed existing ambient noise levels for short periods of time once the apartments are operational.</p>
<p><i>ii.</i> Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><i>i.</i> Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Fixtures will be downward cast and dark sky compliant.</p>
<p><i>ii.</i> Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Product(s) to be stored _____</p> <p><i>ii.</i> Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p><i>iii.</i> Generally, describe the proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe proposed treatment(s): _____</p>
<p><i>ii.</i> Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ TBD (unit of time) • Operation : _____ TBD tons per _____ TBD (unit of time) <p><i>ii.</i> Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: TBD. Recycle demolition materials to the greatest extent possible. • Operation: _____ Recycling bins located in community spaces <p><i>iii.</i> Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ Non-hazardous materials will be disposed of by a local waste management company • Operation: _____ Regular recycling pickup weekly

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Educational

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.97	3.93	-0.04
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn/shrub scrub</u>	3.07	3.11	+0.04

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No

If Yes,

i. Identify Facilities:

The 3 Little Bears (daycare center), Francis House (hospice care), Magnarelli Community Center, Marcia Street Group home, Grant Jr. High School (temporarily closed)

e. Does the project site contain an existing dam? Yes No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No

If Yes:

i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No

Yes – Spills Incidents database Provide DEC ID number(s): 8710278, 8710710

Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Spill 8710278 was closed on 1/19/1989. Spill 8710710 was closed on 9/15/1988.

v. Is the project site subject to an institutional control limiting property uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 										
E.2. Natural Resources On or Near Project Site										
a. What is the average depth to bedrock on the project site? _____ +/- >6.5 feet										
b. Are there bedrock outcroppings on the project site? _____ %	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %										
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Ontario loam</td> <td style="width: 20%; text-align: right;">+/-75 %</td> <td style="width: 20%;"></td> </tr> <tr> <td>Howard gravelly fine sandy loam</td> <td style="text-align: right;">+/-19 %</td> <td></td> </tr> <tr> <td>Ovid silt loam</td> <td style="text-align: right;">+/-6 %</td> <td></td> </tr> </table>		Ontario loam	+/-75 %		Howard gravelly fine sandy loam	+/-19 %		Ovid silt loam	+/-6 %	
Ontario loam	+/-75 %									
Howard gravelly fine sandy loam	+/-19 %									
Ovid silt loam	+/-6 %									
d. What is the average depth to the water table on the project site? Average: +/-5.0 feet										
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 30%; text-align: right;">+/-94 % of site</td> <td style="width: 40%;"></td> </tr> <tr> <td><input type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">+/-6 % of site</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	+/-94 % of site		<input type="checkbox"/> Moderately Well Drained:	_____ % of site		<input checked="" type="checkbox"/> Poorly Drained	+/-6 % of site	
<input checked="" type="checkbox"/> Well Drained:	+/-94 % of site									
<input type="checkbox"/> Moderately Well Drained:	_____ % of site									
<input checked="" type="checkbox"/> Poorly Drained	+/-6 % of site									
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 30%; text-align: right;">10 % of site</td> <td style="width: 30%;"></td> </tr> <tr> <td><input type="checkbox"/> 10-15%:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> <tr> <td><input type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	10 % of site		<input type="checkbox"/> 10-15%:	_____ % of site		<input type="checkbox"/> 15% or greater:	_____ % of site	
<input checked="" type="checkbox"/> 0-10%:	10 % of site									
<input type="checkbox"/> 10-15%:	_____ % of site									
<input type="checkbox"/> 15% or greater:	_____ % of site									
g. Are there any unique geologic features on the project site? _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes, describe: _____										
h. Surface water features.										
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
ii. Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.										
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 										
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
If yes, name of impaired water body/bodies and basis for listing as impaired: _____										
i. Is the project site in a designated Floodway? _____										
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
j. Is the project site in the 100-year Floodplain? _____										
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
k. Is the project site in the 500-year Floodplain? _____										
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? _____										
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										
If Yes:										
i. Name of aquifer: _____										

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Squirrels _____</td> <td style="border: none;">Songbirds _____</td> <td style="border: none;">Crows _____</td> </tr> <tr> <td style="border: none;">Hawks _____</td> <td style="border: none;">Chipmunks _____</td> <td style="border: none;">Racoons _____</td> </tr> </table>	Squirrels _____	Songbirds _____	Crows _____	Hawks _____	Chipmunks _____	Racoons _____	
Squirrels _____	Songbirds _____	Crows _____					
Hawks _____	Chipmunks _____	Racoons _____					
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 							
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>							
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>							
<p>USFWS: NLEB. The project will disturb <0.1 acres of trees. The Applicant has received a concurrence letter of "No Effect" for the Northern Long Eared Bat.</p>							
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>							
<p>E.3. Designated Public Resources On or Near Project Site</p>							
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>							
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>							
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>							
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>							

- e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No
 If Yes: SHPO consultation is ongoing
i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District
ii. Name: Eligible property: 2719 Grant Boulevard, Eligible property: Grant Middle School, St. Anthony Convent and Convent School
iii. Brief description of attributes on which listing is based: _____

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

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

If Yes:

- i.* Describe possible resource(s): _____
ii. Basis for identification: _____

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

If Yes:

- i.* Identify resource: Assumption Cemetery, Woodlawn Cemetery & Mausoleums, Onondaga Lakefront
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Cemeteries, local lake
iii. Distance between project and resource: +/-0.5 - 1 miles.

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

If Yes:

- i.* Identify the name of the river and its designation: _____
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

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

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

G. Verification

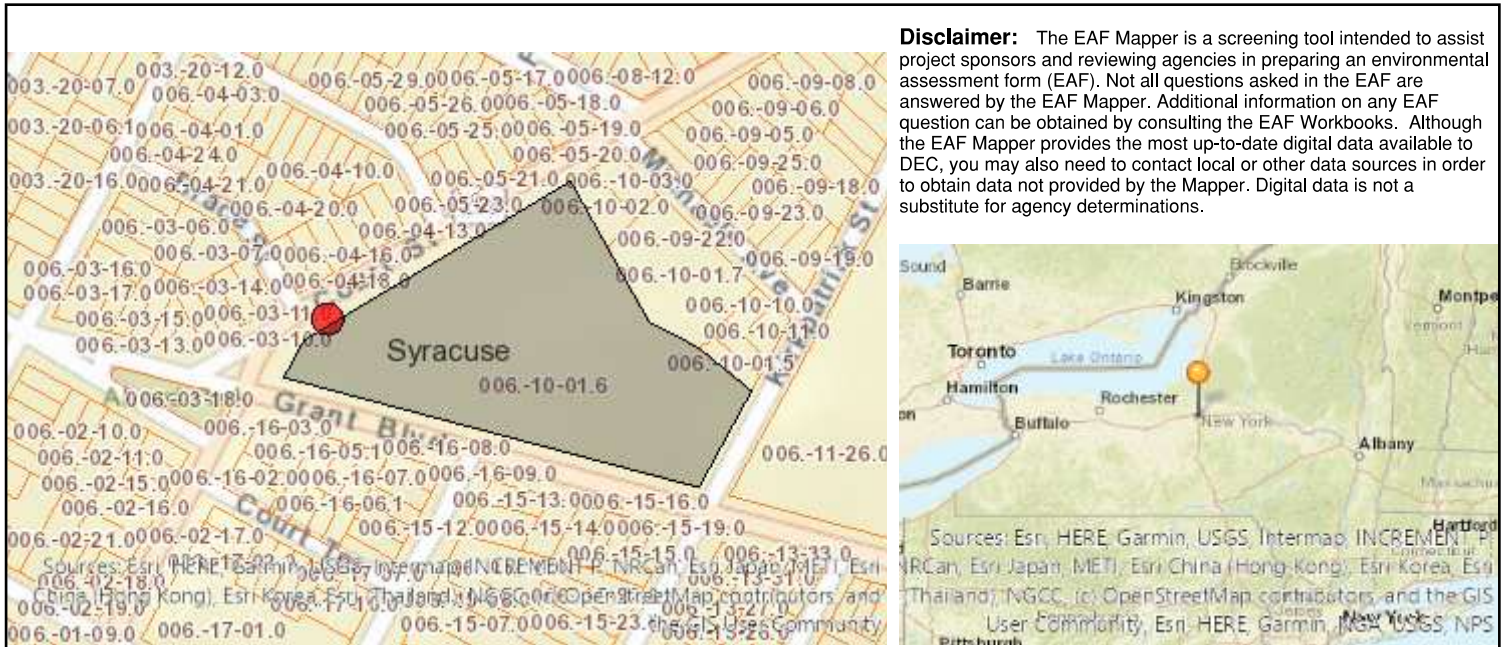
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Adam Driscoll Date 11/28/23

Signature Adam Driscoll Title Owner's rep

EAF Mapper Summary Report

Thursday, November 16, 2023 12:20 PM



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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No

E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:2719 Grant Boulevard, Eligible property:Grant Middle School, St. Anthony Convent and Convent School
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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HOME LEASING
75 SOUTH CLINTON AVE, SUITE 700
ROCHESTER, NY 14604

HOME LEASING
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

MARIA REGINA APARTMENTS
2500 GRANT STREET
SYRACUSE, NY 13208

NO.	DATE	DESCRIPTION
Revisions		

PROJECT NUMBER: 2212978

DRAWN BY: BER
REVIEWED BY: DB

ISSUED FOR: REVIEW

DATE: DECEMBER 2023

DRAWING NAME:

**EXISTING CONDITIONS
PHOTOS PLAN**

DRAWING NUMBER:

C100



PHOTO S1

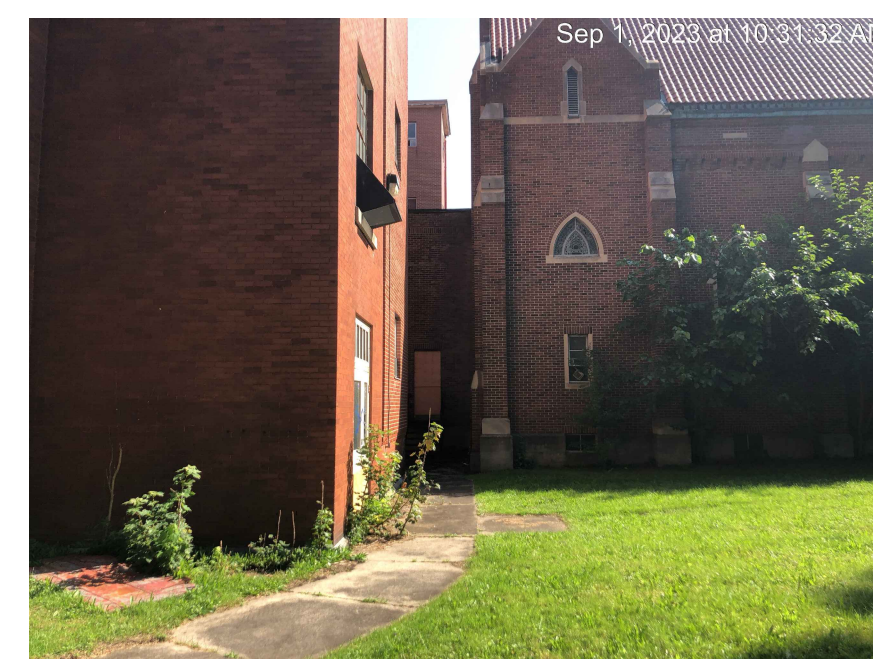


PHOTO S2



PHOTO S3



PHOTO S4



PHOTO R1

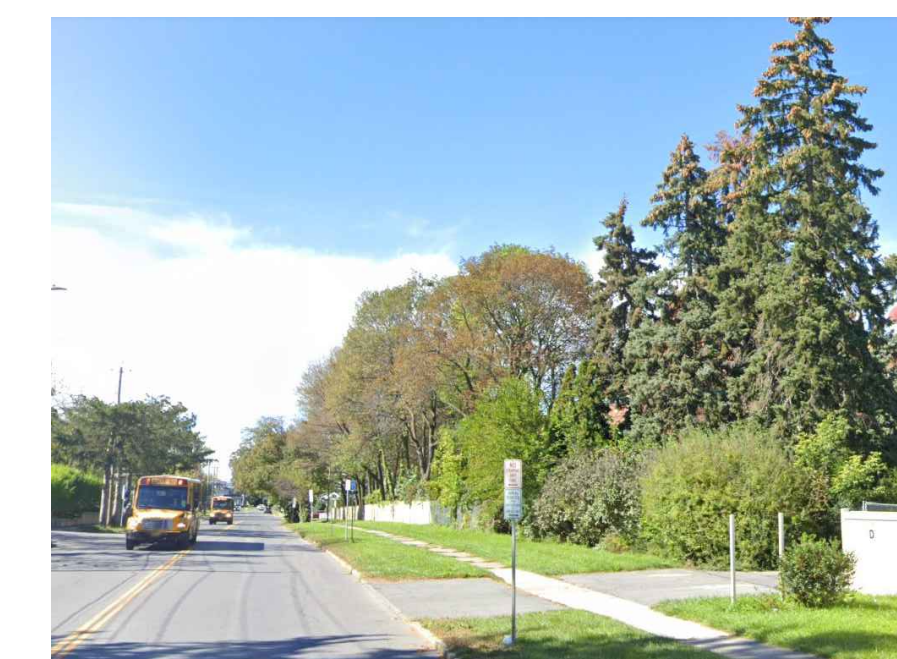
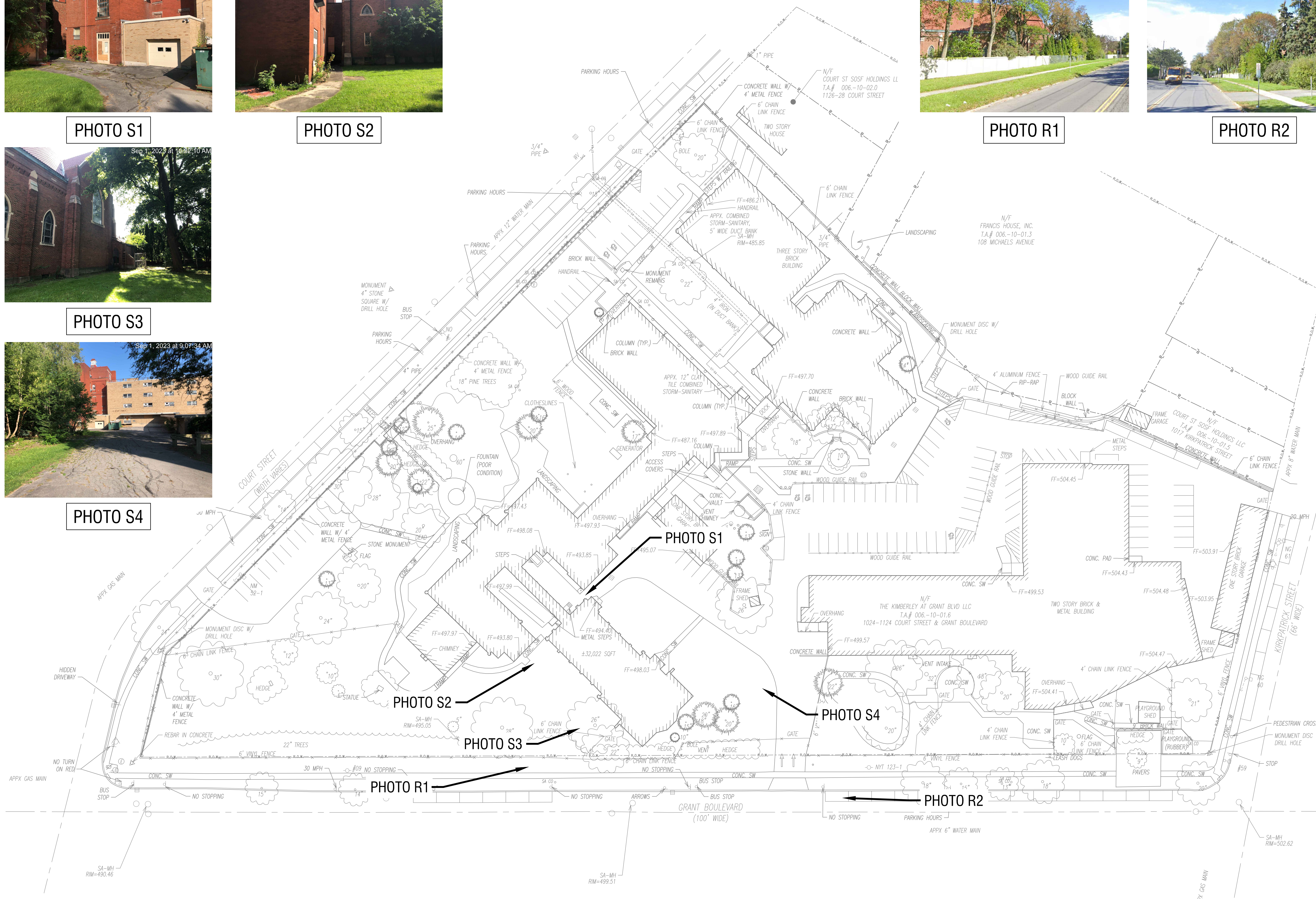
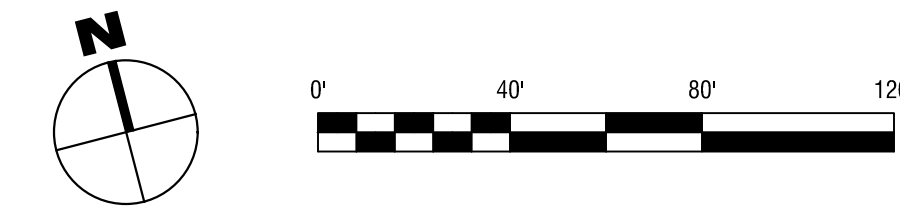


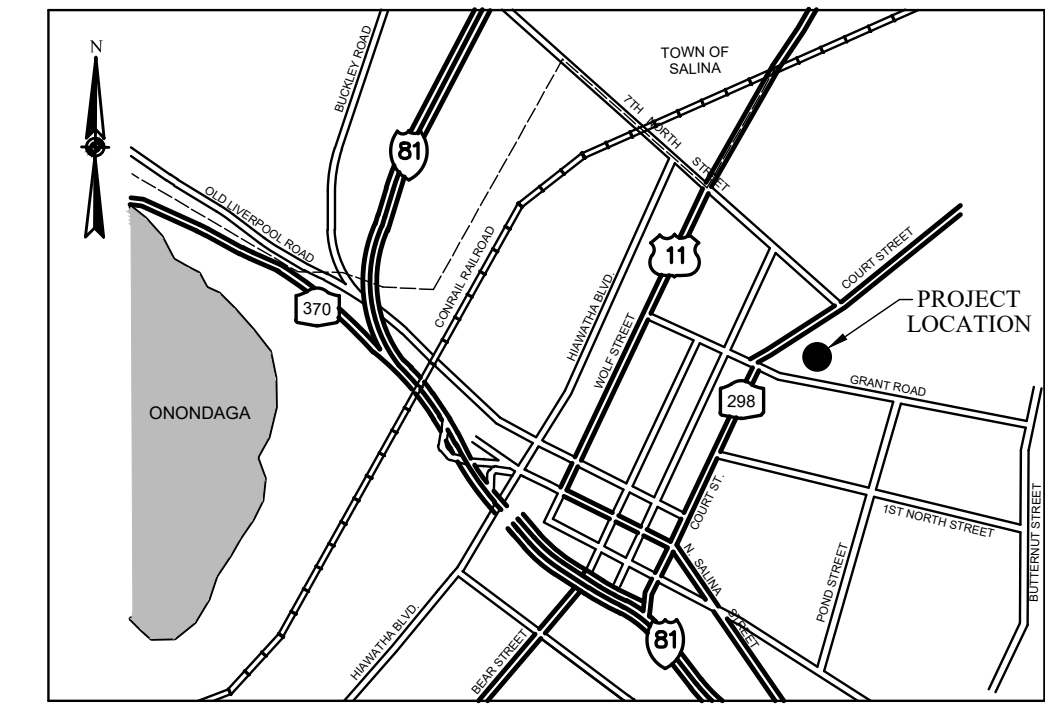
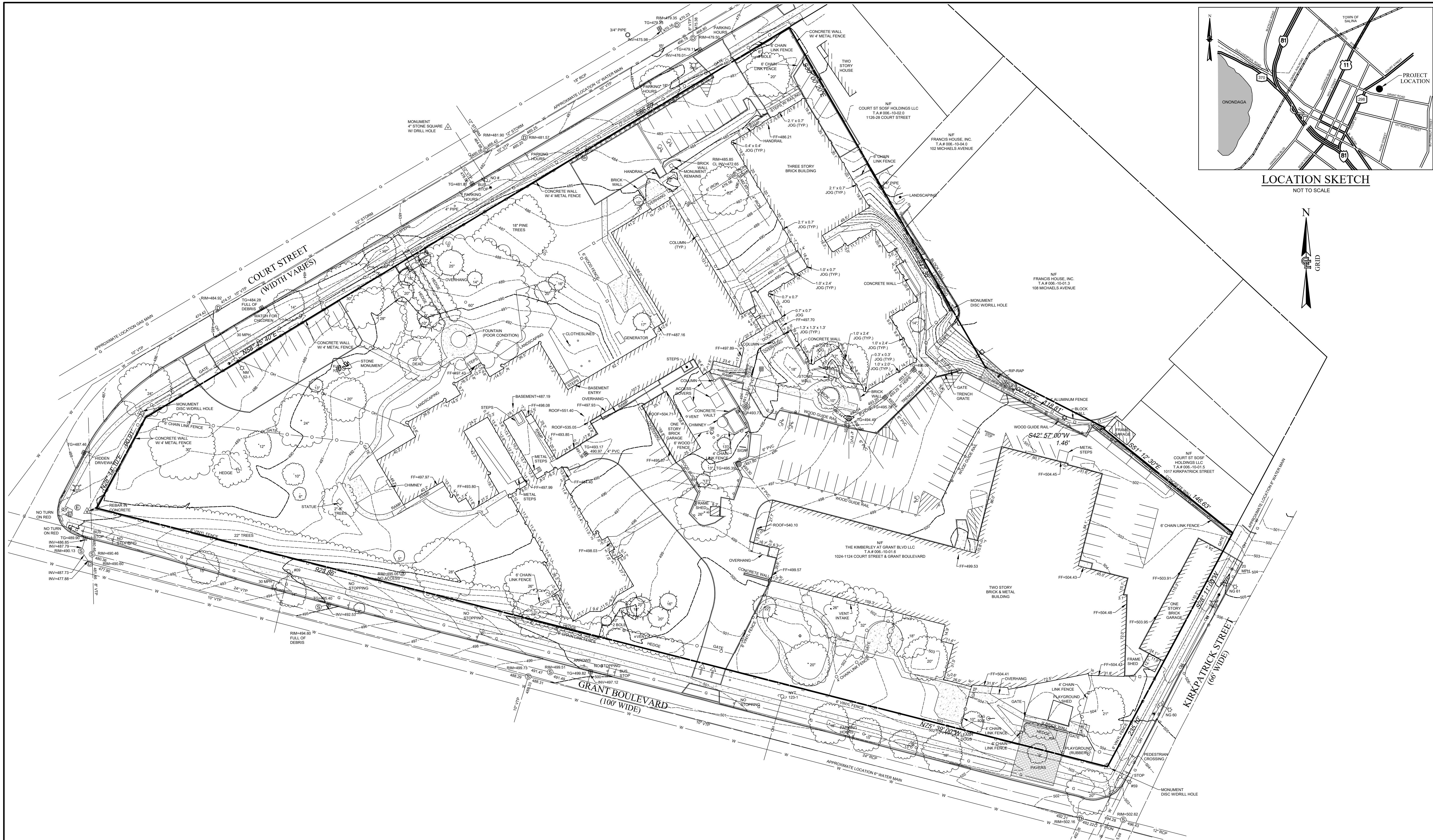
PHOTO R2



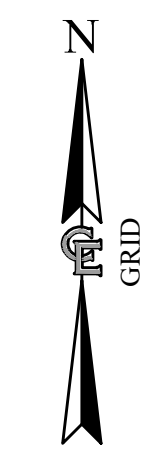
R:\14612023\14612023-12978 - Gingerbread Campus Drawings\Civil\101 EXISTING CONDITIONS AND PHOTO PLAN.dwg

EXISTING CONDITIONS PHOTOS PLAN
SCALE: 1" = 40'

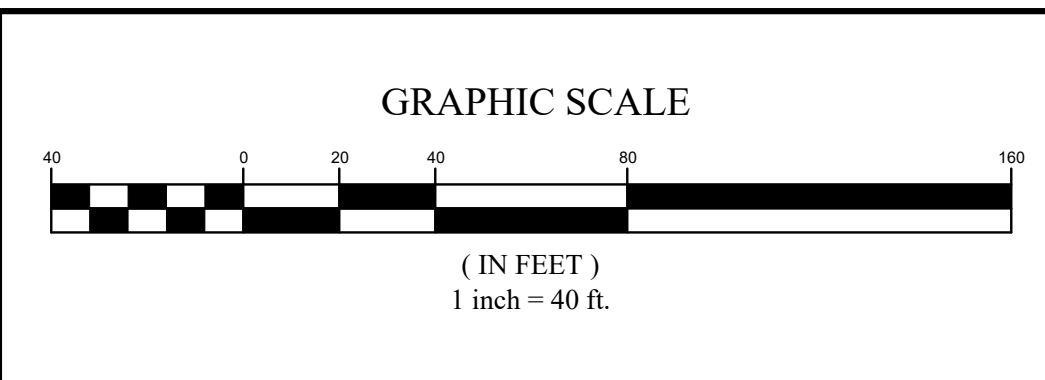




LOCATION SKETCH
NOT TO SCALE



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

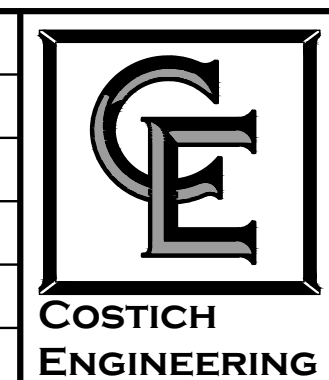


NO.	DATE	REVISION	BY	CHKD.	APVLS.
1	12/8/2023	UPDATE ABSTRACT OF TITLE REFERENCE	GMS	DTH	

COPYRIGHT © 2022 COSTICH ENGINEERING, D.P.C.
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



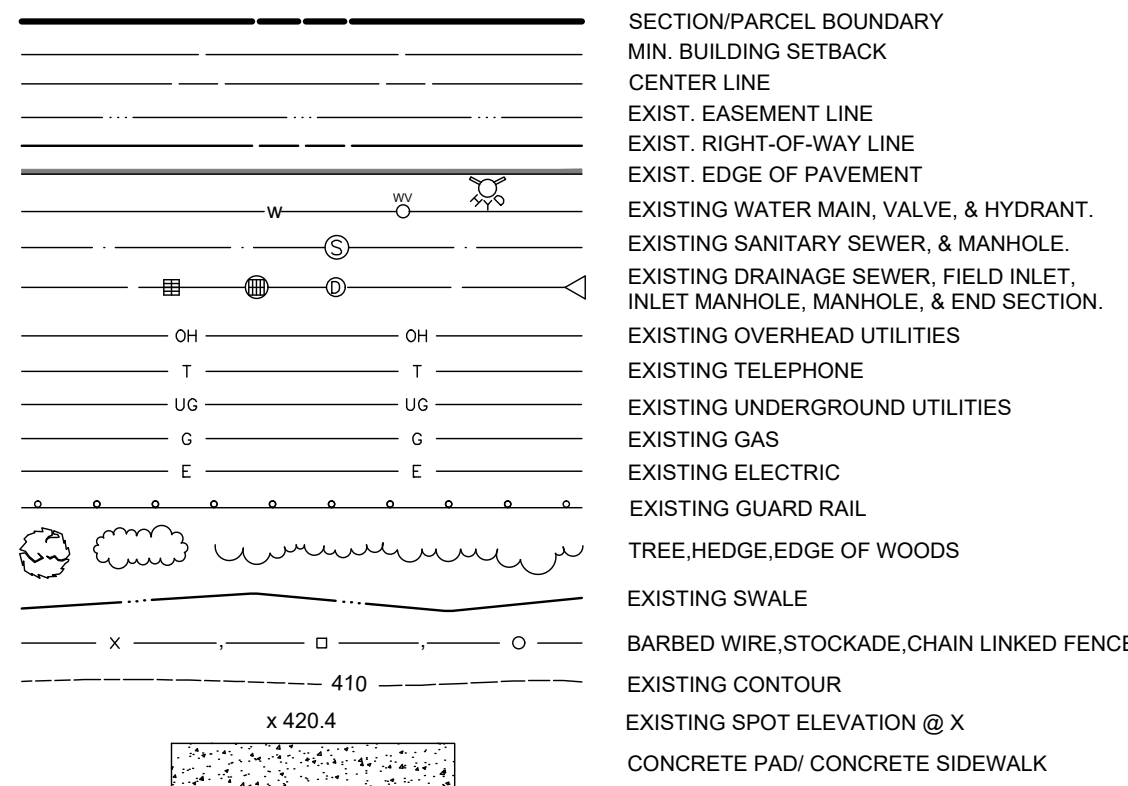
PROJECT MANAGER: D.T.H.
 DRAWN BY: G.M.S.
 BOUNDARY: D.T.H.
 TOPBASE: G.L.R.
 DATE: 9/23/2022
 SCALE: 1"=40'



- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

TITLE OF PROJECT: 1024-1124 COURT STREET & GRANT BOULEVARD
 TITLE OF DRAWING: ALTA/NSPS LAND TITLE SURVEY
 LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
 CLIENT: LABELLA ASSOCIATES 217 LAKE AVENUE ROCHESTER, NY 14608 (585) 458-3020
 DWG.# 8740
 VT100
 SHEET 1 OF 2

LINE LEGEND



PARCEL DESCRIPTION

PER ABSTRACT
ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF SYRACUSE, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 15C OF THE MICHAELS TRACT AS SHOWN ON A RE-SUBDIVISION PLAN FILED ON DECEMBER 2, 1998 AS MAP #8717 IN THE ONONDAGA CLERK'S OFFICE...

EASEMENT NOTES

PER REF. #2
12. EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

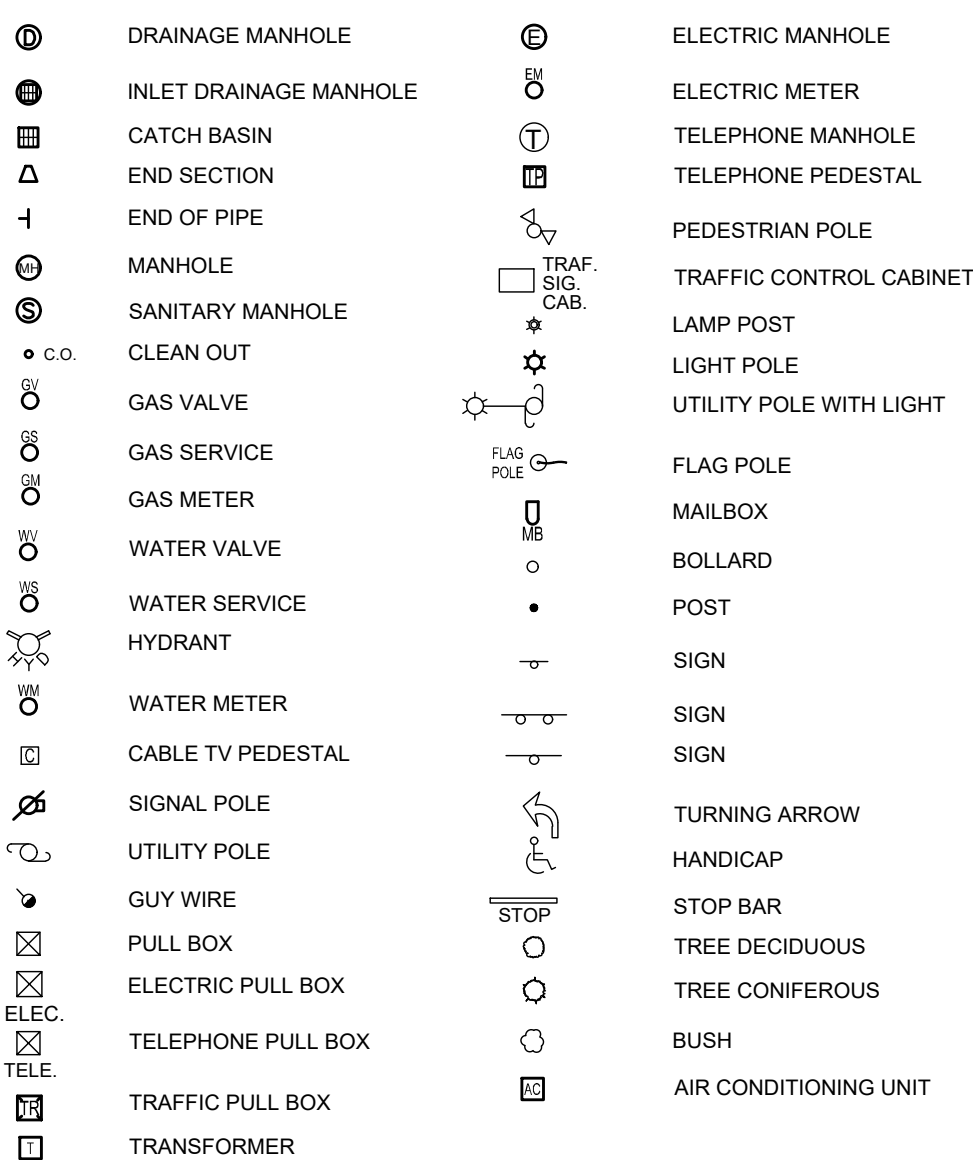
GENERAL NOTES

- 1. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
2. AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.

UTILITY INFORMATION

Table with 3 columns: Utility Name, Contact Info, Status. Includes City of Syracuse WTR, Gas Secure Integration LLC, National Grid, etc.

SYMBOL LEGEND



SITE DATA

- 1. EXISTING ZONING: RC - RESIDENTIAL
2. BULK REQUIREMENTS:
MIN. LOT AREA (SF) N/A
MAX LOT COVERAGE 25%

REFERENCES

- 1. MAP ENTITLED "SUBDIVISION OF LOT 15C MICHAELS TRACT", PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
2. ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.

SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022 VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT
NORTH SYRACUSE CORS STATION
-LATITUDE: 43-07.74858 (N) NAD 83 (CORS)
-LONGITUDE: 076-08-29.77296 (W)
-ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORS)

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, 13, 14, 16, 17, AND 18 OF TABLE A HEREOF.

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 16, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok, N.Y.S. L.S. No. 050449 Date: 12/8/2023

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36067C0209F, Community Panel No. 360595, City of Syracuse, which bears an effective date of 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

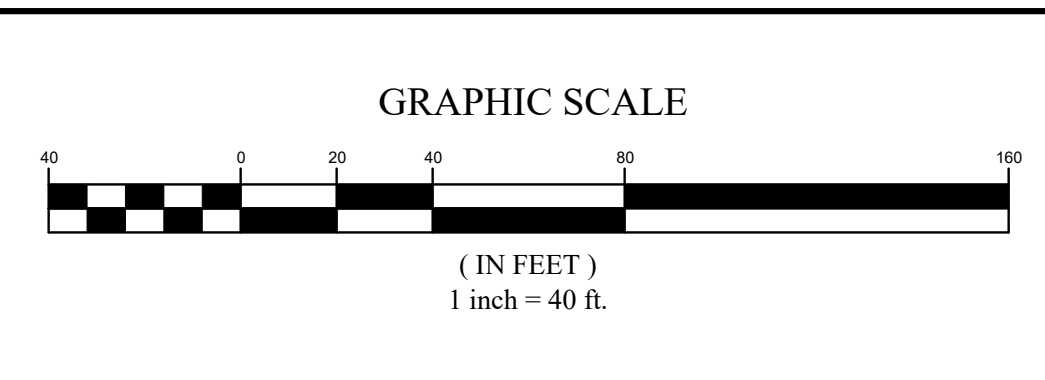
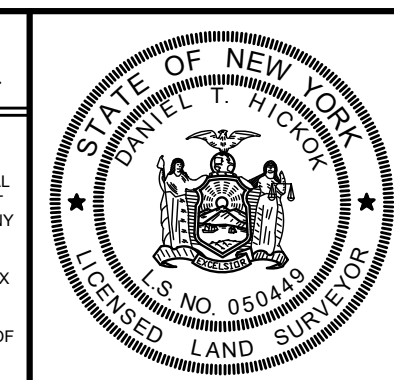
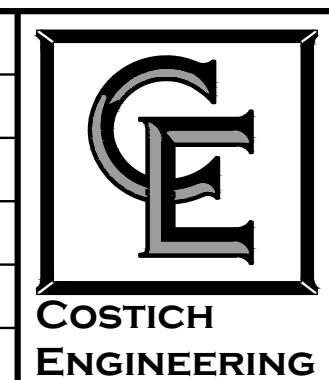


Table with columns: NO., DATE, REVISION, BY, CHKD., APVLS.

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.



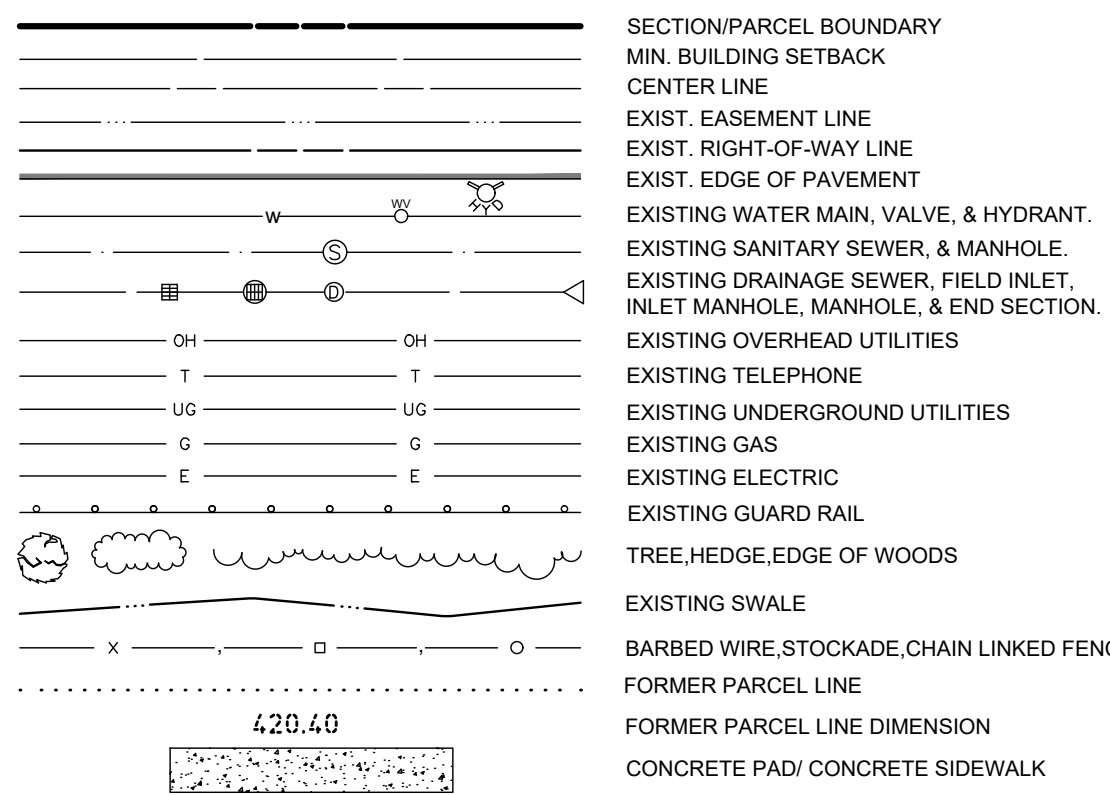
PROJECT MANAGER D.T.H.
DRAWN BY G.M.S.
BOUNDARY D.T.H.
TOPOBASE G.L.R.
DATE 9/23/2022
SCALE 1"=40'



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT 1024-1124 COURT STREET & GRANT BOULEVARD
TITLE OF DRAWING ALTA/NSPS LAND TITLE SURVEY
LOCATION OF PROJECT TAX PARCEL NO. 006-10-01.6 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT LABELLA ASSOCIATES 300 STATE STREET - SUITE 201 ROCHESTER, NEW YORK 14614 DWG # 8740 VT100 SHEET 2 OF 2

LINE LEGEND

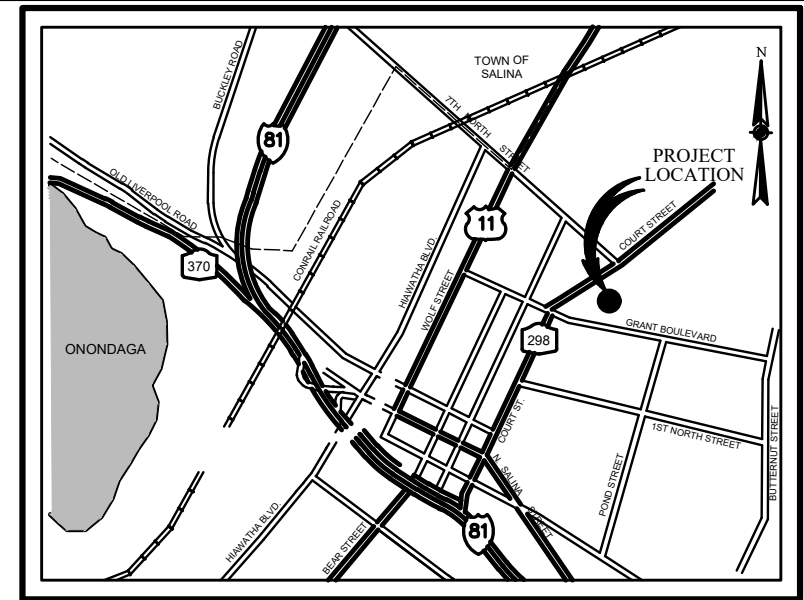


EASEMENT NOTES

PER REF. #2
12. EASEMENT TO TIME WARNER ENTERTAINMENT FILED IN LIBER 4530 PAGE 230. EASEMENT IS BLANKET AND NATURE FOR AN EASEMENT AND RIGHT-OF-WAY THROUGH ALL THAT TRACT OR PARCEL OF LAND AS IS INDICATED IN LIBER 2501 ON PAGE 1039.

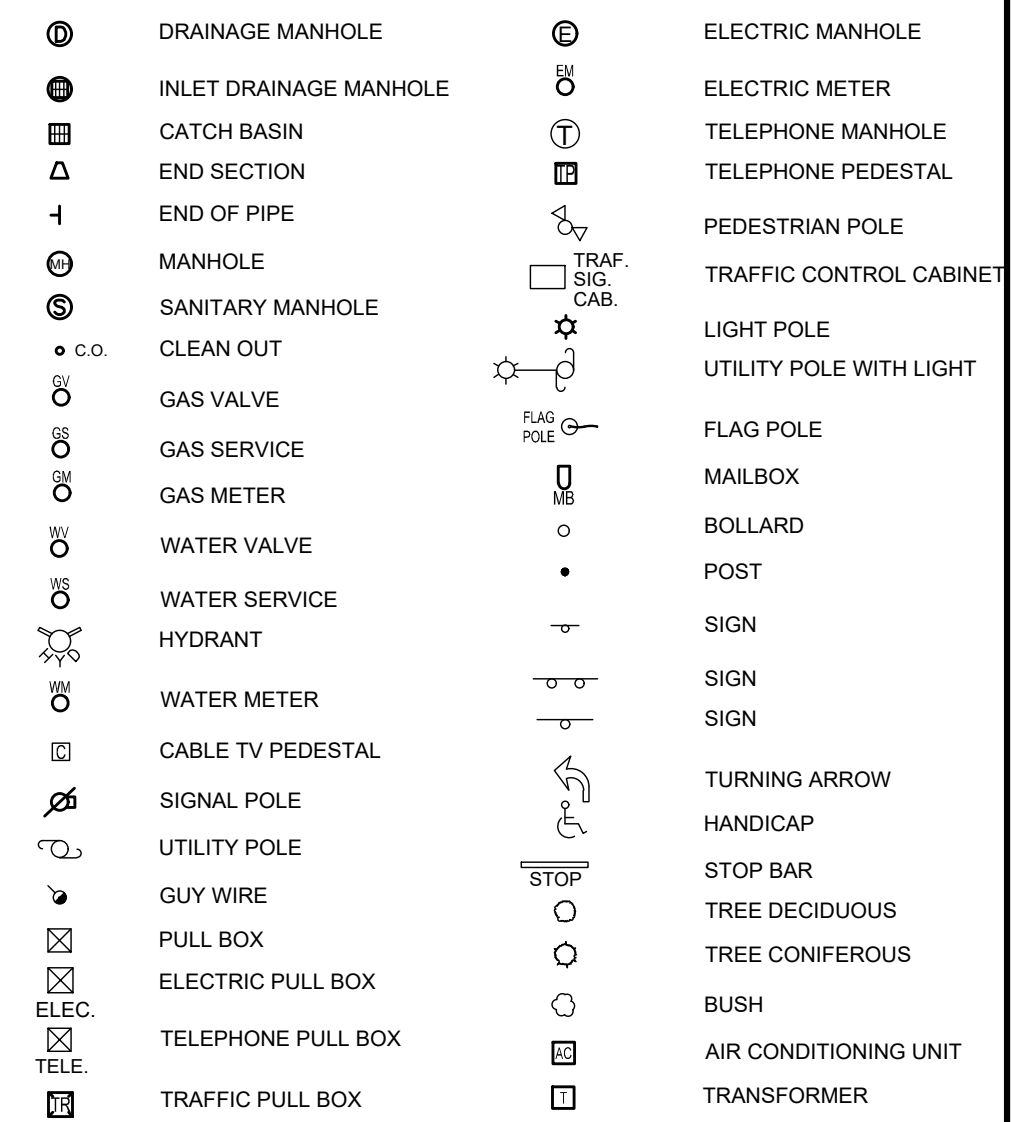
REFERENCES

- 1. MAP ENTITLED 'SUBDIVISION OF LOT 15C MICHAELS TRACT', PREPARED BY C.T. MALE ASSOCIATES, HAVING PROJECT NO. 12.2594, DATED 2/4/15, AND IS ON FILE AT THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12039.
2. ABSTRACT BY CHICAGO TITLE INSURANCE COMPANY, ABSTRACT NO. 1517-00029, DATED JULY 8, 2015.
3. ABSTRACT BY STEWART TITLE INSURANCE COMPANY, CERTIFICATE NO. 81169013, DATED JULY 28, 2021.



LOCATION SKETCH NOT TO SCALE

SYMBOL LEGEND



SURVEY NOTES

- 1. TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/29/2022. VERTICAL DATA OBTAINED THROUGH NYSDOT CORRS NETWORK REFERENCED TO THE FOLLOWING MONUMENT
NORTH SYRACUSE CORRS STATION
-LATITUDE: 43-07-07.74858 (N) NAD 83 (CORRS)
-LONGITUDE: 075-08-29.77296 (W)
-ELLIP HEIGHT: 98.589 METERS NAVD 88 (CORRS)
2. HORIZONTAL DATA PER REFERENCE NO. 1.

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON SEPTEMBER 16, 2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: Daniel T. Hickok, N.Y.S. L.S., No. 050449 Date: 11-27-2023

SITE DATA

- 1. EXISTING ZONING: RC - RESIDENTIAL
2. BULK REQUIREMENTS:
MIN. LOT AREA (SF) N/A
MAX LOT COVERAGE 25%
MIN. LOT WIDTH (FT) 40-50
MAX. BUILDING HEIGHT (FT) 36
MIN. FRONT YARD SETBACK (FT) 30
MIN. SIDE YARD SETBACK (FT) 20
MIN. REAR YARD SETBACK (FT) 20 FT OR 15% OF DEPTH

APPROVALS

Approval signature lines for City Planning Commission, County Health Department, Assessment Office, Finance Office, and Engineering Office.

FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map No. 36067C0209F Community Panel No. 360595, City of Syracuse, which bears an effective date of 11/4/2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

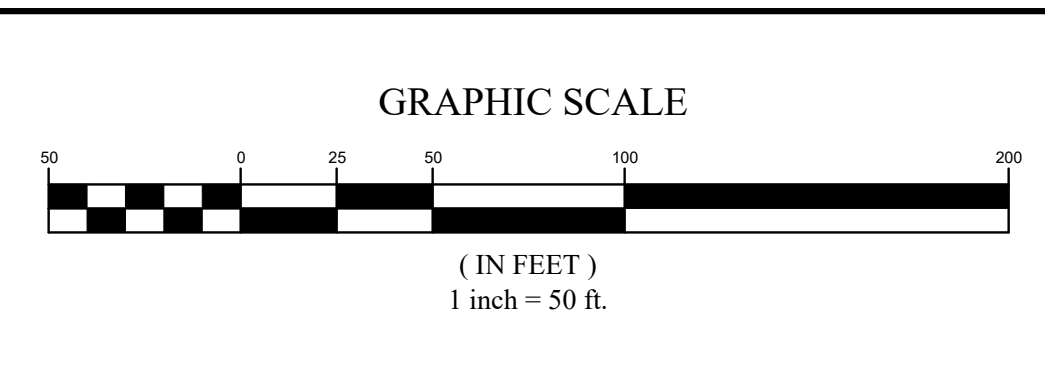
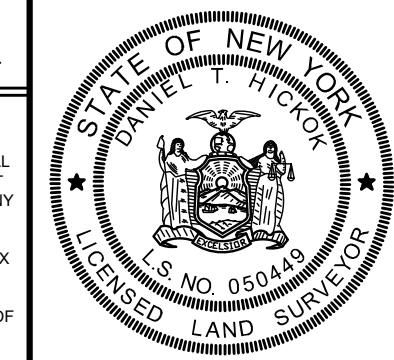
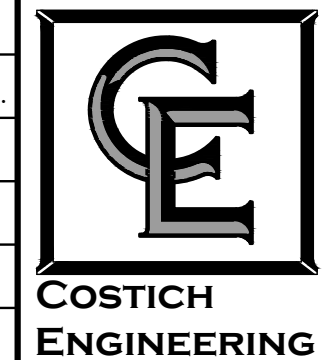


Table with columns for NO., DATE, REVISION, GMS, DTH, BY, CHWD, and APVLS.

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PROJECT MANAGER D.T.H.
DRAWN BY G.M.S./D.T.H.
BOUNDARY D.T.H.
TOPOGRAHY G.L.R.
DATE 10/09/2023
SCALE 1"=50'



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
217 LAKE AVENUE
ROCHESTER, NY 14608
(585) 458-3020

TITLE OF PROJECT: LOT 15D 1024-1124 COURT STREET, GRANT BOULEVARD & KIRKPATRICK STREET RE-SUBDIVISION MAP
LOCATION OF PROJECT: TAX PARCEL NO. 006-10-01.6 PART OF BLOCK 101, CITY OF SYRACUSE, COUNTY OF ONONDAGA, STATE OF NEW YORK
CLIENT: LABELLA ASSOCIATES 300 STATE STREET - SUITE 201 ROCHESTER, NEW YORK 14614
DWG # 8740 VS100 SHEET 1 OF 1



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLI TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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ZONING INFORMATION

CODE APPLIED: REZONE SYRACUSE A CITYWIDE ZONING UPDATE, ZONING ORDINANCE MARCH 2023
 WEBSITE: [HTTPS://WWW.SYR.GOV/FILES/SHAREDASSETS/PUBLIC/V1/2-DEPARTMENTS/PLANNING/DOCUMENTS/REZONE-SYRACUSE-ORDINANCE_MARCH-2023.PDF](https://www.syr.gov/files/sharedassets/public/v1/2-departments/planning/documents/rezone-syracuse-ordinance_march-2023.pdf)
 CLASSIFICATION: MX-2 NEIGHBORHOOD CENTER

SETBACKS/COVERAGE

	REQUIRED	EXISTING	PROPOSED
PARCEL B - FRONT	0	7.7'	24.5'
PARCEL B - SIDE	10'	17.3'	17.3'
PARCEL B - REAR	78.2'	N/A	0
PARCEL A - FRONT	0	N/A	7.7'
PARCEL A - SIDE	10'	N/A	20'
PARCEL A - REAR	30.7'	N/A	0
PARCEL B - LOT COVERAGE	80% MAX	55.7%	55.8%
PARCEL A - LOT COVERAGE	80% MAX	N/A	42.5%

- NOTE:
- REAR SETBACK REQUIREMENTS ARE BASED ON PROPOSED CONDITIONS WITH SETBACK BEING 15% OF LARGEST LOT DEPTH OR 20', WHATEVER IS GREATER
 - EXISTING CONDITIONS ASSUMES NO REAR SETBACK, FRONT SETBACKS FROM COURT STREET, GRANT BOULEVARD, AND KIRKPATRICK STREET.
 - EXISTING CONDITIONS ARE BASED ON NON-SUBDIVIDED PARCEL



NO.	DATE	DESCRIPTION

PROJECT NUMBER: _____

DRAWN BY: _____

REVIEWED BY: _____

ISSUED FOR: _____

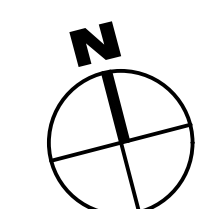
DATE: _____

DRAWING NAME: _____

**RENDERED
SUBDIVISION
PLAN**

DRAWING NUMBER: _____

C200





1603 Court Street
Syracuse, NY 13208

6520 Basile Rowe
East Syracuse, NY 13057

6666 Manlius Center Road
East Syracuse, NY 13057

Phone: 315-455-7591

August, 22, 2022

To Whom it May Concern,

AccessCNY is pleased to support the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard. Neighborhood residents may recognize the property by many names, including the Gingerbread Campus, the Franciscan Academy, and the Wilson Care Center.

The 7.5-acre site has been vacant since 2014 and its condition is rapidly declining. Home Leasing is proposing the rehabilitation of five buildings to make space for affordable senior housing, ages 55+ and commercial spaces. Across the five buildings, the site has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. The studio and one-bedroom apartments would be available to households ranging from 30% of the area median income up to 80% of the area median income. The community would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health who will be providing support services to approximately 12 people with developmental disabilities and 44 frail seniors, respectively.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities that are located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. This site has been explored by numerous developers, including out of state firms, but none have been able to determine a feasible project. However, Home Leasing seems to have a credible path forward to transform this site into an asset for the community. It is likely that if this development does not proceed, the site will continue to deteriorate. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

AccessCNY fully supports this project and encourages your support for the proposal. Please feel free to contact me if you have any questions at 315-410-3316 or by email at Paul.Joslyn@AccessCNY.org

Thank you,

Paul Joslyn
Executive Director



Washington Square Task Force

514 TURTLE ST, SYRACUSE, NY 13208

September 8, 2022

To Whom it May Concern,

Washington Square Task Force is pleased to support the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard. Neighborhood residents may recognize the property by many names, including the Gingerbread Campus, the Franciscan Academy, and the Wilson Care Center.

The 7.5-acre site has been vacant since 2014 and its condition is rapidly declining. Home Leasing is proposing the rehabilitation of five buildings to make space for affordable senior housing, ages 55+ and commercial spaces. Across the five buildings, the site has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. The studio and one-bedroom apartments would be available to households ranging from 30% of the area median income up to 80% of the area median income. The community would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health who will be providing support services to approximately 12 people with developmental disabilities and 44 frail seniors, respectively.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities that are located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. This site has been explored by numerous developers, including out of state firms, but none have been able to determine a feasible project. However, Home Leasing seems to have a credible path forward to transform this site into an asset for the community. It is likely that if this development does not proceed, the site will continue to deteriorate. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

The Washington Square Task Force fully supports this project and encourages your support for the proposal. Please feel free to contact us if you have any questions.

Thank you,

John G. Meyer
Facilitator

Reverend Jeff Stonecipher
Facilitator

THE SENATE
STATE OF NEW YORK



SENATOR JOHN W. MANNION
50TH DISTRICT

ALBANY OFFICE
814 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
PHONE 518-455-3511

E-MAIL
mannion@nysenate.gov

DISTRICT OFFICE
STATE OFFICE BUILDING – ROOM 800
333 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202
PHONE 315-428-7632
FAX 315-472-4157

Syracuse Mayor Ben Walsh
203 City Hall
233 E. Washington St.
Syracuse, New York 13202-1473

September 9, 2022

RE: Support for Home Leasing's Redevelopment of the Maria Regina Campus

Dear Mayor Walsh:

I am writing in support of the proposal by Home Leasing to redevelop the former Maria Regina Campus at 2500 Grant Boulevard. This historic site on the Northside of Syracuse has changed ownership and purpose many times over the years, but has been vacant and deteriorating since 2014. Thoughtful redevelopment of this property could bring many benefits to the neighborhood and the City of Syracuse as a whole.

Home Leasing is proposing the rehabilitation of five buildings on the 7.5-acre site to create affordable senior housing and commercial spaces. This property has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. These apartments would be available to households ranging from 30% to 80% of the area median income. The residents there would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health, who will be providing support services to approximately 12 people with developmental disabilities and 44 seniors, respectively. This proposal would include all the necessities to make the campus a safe and vibrant community.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. Many developers have expressed interest in redeveloping this site, but none have chosen to move forward with a project, citing feasibility concerns. However, Home Leasing has a viable plan to transform this site into an asset for the community. They have a commitment to service, sustainability, transparency, and prioritizing community needs, having become the first real estate company in New York State to become a Certified Benefit Corporation in 2017. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

I am proud to support Home Leasing in this endeavor, and I appreciate your consideration.

Sincerely,

John W. Mannion
New York State Senator
50th Senatorial District

THE SENATE
STATE OF NEW YORK



SENATOR JOHN W. MANNION
50TH DISTRICT

ALBANY OFFICE
814 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
PHONE 518-455-3511

E-MAIL
mannion@nysenate.gov

DISTRICT OFFICE
STATE OFFICE BUILDING – ROOM 800
333 EAST WASHINGTON STREET
SYRACUSE, NEW YORK 13202
PHONE 315-428-7632
FAX 315-472-4157

September 15, 2022

Empire State Development
Attention: Allison Argust
625 Broadway
Albany, NY 12245

RE: Support for the City of Syracuse and Home Leasing's Redevelopment of the Maria Regina Campus

Dear Ms. Argust:

I am writing in support of the proposal by the City of Syracuse, in partnership with Home Leasing, to redevelop the former Maria Regina Campus at 2500 Grant Boulevard. This historic site on the Northside of Syracuse has changed ownership and purpose many times over the years, but has been vacant and deteriorating since 2014. Thoughtful redevelopment of this property could bring many benefits to the neighborhood and the City of Syracuse as a whole.

The City of Syracuse plans to move forward with a proposal from Home Leasing to rehabilitate five buildings on the 7.5-acre site to create affordable senior housing and commercial spaces. This property has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. These apartments would be available to households ranging from 30% to 80% of the area median income. The residents there would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY and Nascentia Health, who will be providing support services to approximately 12 people with developmental disabilities and 44 seniors, respectively. This proposal would include all the necessities to make the campus a safe and vibrant community.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. Many developers have expressed interest in redeveloping this site, but none have chosen to pursue a project, citing feasibility concerns. However, Home Leasing has a viable plan to transform this site into an asset for the community. They have a commitment to service, sustainability, transparency, and prioritizing community needs, having become the first real estate company in New York State to become a Certified Benefit Corporation in 2017. As such, they are a valuable partner in developing this site and contributing to the City of Syracuse's goals to revitalize the community for both residents and businesses.

I am proud to support the City of Syracuse and Home Leasing in this endeavor, and I appreciate your consideration.

Sincerely,

John W. Mannion
New York State Senator
50th Senatorial District



September 22, 2022

To Whom it May Concern:

I am writing in strong support of the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard. Neighborhood residents may recognize the property by many names, including the Gingerbread Campus, the Franciscan Academy, and the Wilson Care Center.

The 7.5-acre site has been vacant since 2014 and its condition is rapidly declining. Home Leasing is proposing the rehabilitation of five buildings to make space for affordable senior housing, ages 55+ and commercial spaces. Across the five buildings, the site has the potential for approximately 168 studio and one-bedroom apartments, shared community spaces, office spaces, and other residential amenities. The studio and one-bedroom apartments would be available to households ranging from 30% of the area median income up to 80% of the area median income. The community would have full-time property management and maintenance staff on site. Additionally, there will be office spaces for Access CNY, one of our frequent and trusted partners, and Nascentia Health who will be providing support services to approximately 12 people with developmental disabilities and 44 frail seniors, respectively.

This project is aligned with the City of Syracuse's 2040 Comprehensive Plan by providing quality, affordable housing opportunities that are located within walking distance of amenities. Currently, the neighborhood is blighted by the site with its overgrown shrubbery, abundance of debris, dilapidated fences, and unattended sidewalks that lie within the boundary of the property. This site has been explored by numerous developers, including out of state firms, but none have been able to determine a feasible project. However, Home Leasing seems to have a credible path forward to transform this site into an asset for the community. It is likely that if this development does not proceed, the site will continue to deteriorate. We believe that Home Leasing can play an integral role in revitalizing the neighborhood by restoring the charm of the five buildings.

This project also aligns with Syracuse Northeast Community Center's mission to engage, grow, and connect neighbors in ways by connecting them with essential services that promote individuals, families, and the entire community.

Syracuse Northeast Community Center fully supports this project and encourages your support for the proposal. Please feel free to contact me at 315-472-6343 or bfay@snccsyr.org if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Fay", with a long horizontal flourish extending to the right.

Brian Fay, Executive Director



September 28, 2022

To Whom it May Concern,

I am writing in support the proposal by Home Leasing for the redevelopment of the Maria Regina Campus, located at 2500 Grant Boulevard.

We are a sponsored ministry of the Sisters of St. Francis of the Neumann Communities who called this campus (we call it the Court Street campus) home since 1860. These buildings were once a foundation of this community and a comfort to its residents.

It was only eight years ago that, after much scrutiny by the Sisters and professionals, a decision was made to sell the entire Court Street campus. The eight years since have left their mark, through exposure, neglect and vandalism. Throughout the campus, windows are broken, paint is peeling, and the buildings are open to animals and the elements. There is trash at every turn and evidence of people living and camping in the premises.

Still, the care and craftsmanship put into these buildings shines forth in the beautiful woodwork and old doors, the solid terrazzo floors, the long, velvet drapes in the old auditorium, and the great stained glass windows in the chapel, including the Rosette window rising above the pipe organ that still remains.

So many of us from around the community of Syracuse remember our time on the old campus. Oh, the stories we can tell:

Attending St. Anthony's School, and living in the communities around the campus. Praying in the peace of the chapel, or sending our children to learn and play at the Gingerbread preschool. Going to Maria Regina College for classes, and shopping at the Nunbetter Chocolate Shop. Reading in the library or visiting the adult daycare. Walking through the museum in honor of Saint Marianne Cope, and, of course, spending time with the Sisters.

Older memories, still, from the Sisters themselves: taking their final vows in the chapel, storing their trunks in neat rows in the basement of the motherhouse, and the harmonies of daily life lived on the campus. The day that Saint Marianne Cope's remains were brought home to the chapel and the Sisters quietly lined the street, holding glowing candles to mark the return of their beloved Mother Marianne.

The campus was a bustling community – full of life and laughter and people, with sacred spaces, quiet gardens and the sound of children playing on the playground.

Surrounded on one side by the Grant middle school, on the other by homes and residences and backing up to the Francis House home for the dying, another of the sponsored ministries of the Sisters of St. Francis of the Neumann Communities, the Court Street campus remains at the heart of a neighborhood that remembers it with much love and affection.

The potential purchase offer for the entire property by Home Leasing, Inc., a development company out of Rochester, can bring this campus back to life. Adam Driscoll and his group propose a residential use of the buildings that will include affordable senior housing; studio and one-bedroom apartments, shared community spaces and other residential amenities. Their vision for the Court Street campus includes collaboration with several local agencies, including AccessCNY and Nascentia, to sponsor apartments and services for residents in the neighborhood.

Home Leasing has a proven record of their ability to rejuvenate and renovate properties throughout New York State (<https://www.homeleasing.net/our-communities>). They have also renovated and repurposed the St. Anthony's parish campus on W. Colvin Street in Syracuse.

The Saint Marianne Cope Museum fully supports this project and encourages your support for the proposal. Please feel free to contact me if you have any questions at 315-883-5516 or by email at kbanderson@saintmarianne.org.

Thank you,



Kristin Barrett-Anderson
Director



1603 Court Street
Syracuse, NY 13208

6520 Basile Rowe
East Syracuse, NY 13057

6666 Manlius Center Road
East Syracuse, NY 13057

Phone: 315-455-7591

March 2, 2023

Honorable Senator Chuck Schumer, United States Senate
100 South Clinton Street, Room 841
Syracuse, NY 13261

Honorable Senator Kirsten Gillibrand, United States Senate
James Hanley Federal Building
100 South Clinton Street, Room 1470
Syracuse, NY 13261

Honorable Congressman Brandon Williams, United States Congress
The Galleries of Syracuse/Suite #706
440 South Warren Street
Syracuse, NY 13202

Dear Senator Schumer, Senator Gillibrand, and Congressman Williams,

AccessCNY is writing in support of City of Syracuse's request for federal funding for the Maria Regina campus redevelopment project.

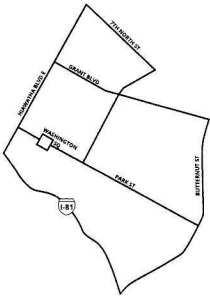
The 7.5-acre campus is a large, historic landmark in the Washington Square neighborhood that has been vacant since 2014. The project will rehabilitate and transform the campus into an attractive, affordable senior housing community for residents aged 55+. The 185 studio and one-bedroom apartments would be available to households ranging from 30% to 80% of the area median income. This project will provide quality housing with community gathering spaces, onsite laundry, outdoor gardens, and fulltime onsite community leaders and maintenance staff, all within walking distance of amenities.

AccessCNY has secured funding through the Office for Persons with Developmental Disabilities to provide support services to 12 seniors with intellectual/developmental disabilities. Additionally, there will be office spaces for Nascentia Health who will be providing support services to 48 frail seniors. Together, our organizations will provide support services to a total of 60 seniors to help them continue living independently.

AccessCNY fully supports the City's request to secure federal funding for this priority development project. It is a substantial undertaking, and the federal funding will be a significant help to providing much-needed affordable senior housing in the City of Syracuse.

Sincerely,

Sue Schultz
Chief Operating Officer



Washington Square Task Force

514 TURTLE ST, SYRACUSE, NY 13208

March 2, 2023

Honorable Senator Chuck Schumer, United States Senate
100 South Clinton Street, Room 841
Syracuse, NY 13261

Honorable Senator Kirsten Gillibrand, United States Senate
James Hanley Federal Building
100 South Clinton Street, Room 1470
Syracuse, NY 13261

Honorable Congressman Brandon Williams, United States Congress
The Galleries of Syracuse/Suite #706
440 South Warren Street
Syracuse, NY 13202

Dear Senator Schumer, Senator Gillibrand, and Congressman Williams,

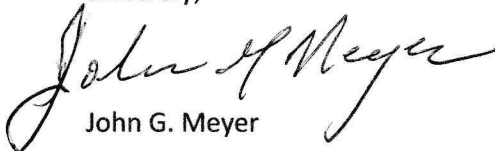
Washington Square Task Force is writing in support of City of Syracuse's request for federal funding for the Maria Regina campus redevelopment project.

The 7.5-acre campus is a large, historic landmark in the Washington Square neighborhood that has been vacant since 2014. The project will rehabilitate and transform the campus into an attractive, affordable senior housing community for residents aged 55+, with numerous resident amenities. The 185 studio and one-bedroom apartments would be available to households ranging from 30% to 80% of the area median income. Additionally, there will be office spaces for AccessCNY and Nascentia Health who will be providing support services to people with developmental disabilities and frail seniors, respectively.

Currently, our neighborhood is blighted by the site with its overgrown shrubbery, dilapidated fence and sidewalk, and quickly deteriorating buildings. Projects to reimagine the campus have been explored by numerous developers, none have successful until now. Finally, there is a credible path forward to transform this site into an asset for the community.

The Washington Square Task Force fully supports the City's request to secure federal funding for this priority development project. It is a substantial undertaking, and the federal funding will be a significant help to remedy a long-vacant and blighted property in our neighborhood.

Sincerely,


John G. Meyer


Reverend Jeff Stonecipher

March 13, 2023

Honorable Congressman Brandon Williams, United States Congress
The Galleries of Syracuse/Suite #706
440 South Warren Street
Syracuse, NY 13202

Dear Congressman Williams,

I am writing in support of City of Syracuse's request for federal funding to support the Resurgent Neighborhood Initiative (RNI) New Home Construction.

The Resurgent Neighborhoods Initiative is a critical step in addressing the long-term disinvestment in Syracuse's critical neighborhood corridors, and the significant gap between need and availability of affordable housing in the City. The project itself is needed to stabilize neighborhoods that have suffered from decades of disinvestment, much of which can be traced back to the redlining practices of the 1940's and 50's. By focusing on neighborhoods that still possess a level of owner-occupied homes and small businesses, RNI can turn around the direction of the slow transition towards blight they have experienced to date.

The project itself is needed to stabilize neighborhoods that have suffered from decades of disinvestment, much of which can be traced back to the redlining practices of the 1940's and 50's. By focusing on neighborhoods that still possess a level of owner-occupied homes and small businesses, RNI can turn around the direction of the slow transition towards blight they have experienced to date.

I support the City's request to secure federal funding for this critical infrastructure that will help to improve the stability of and growth opportunities for our community.

Sincerely,



Bret C. Garwood
Chief Executive Officer



April 14, 2023

New York State Homes & Community Renewal
38-40 State Street., Hampton Plaza
Albany, NY 12207

RE: Home Leasing, LLC – Maria Regina Gardens

To whom It may concern,

After following HUD Procurement Regulations as a result of a competitive request for proposal for developments wanting project based vouchers, the Maria Regina Gardens project was approved by the Syracuse Housing Authority to receive 8 project based vouchers. The Syracuse Housing Authority is fully supportive of the plan to rehabilitate this property and looks forward to expanding the base of affordable housing available in the City of Syracuse.

Feel free to contact me at the contact information below should you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Killory', is written over a large, faint, orange watermark of the SHA logo.

William Killory

Chief Financial Officer
Syracuse Housing Authority
516 Burt Street
Syracuse, NY 13202
Ph: (315) 470 – 4330
wkillory@syrhousing.org

cc: Home Leasing, LLC

516 Burt Street / Syracuse, New York 13202 / PH 315.475.6181 / FAX 315.470.4203 / www.syracusehousing.org

We are an equal opportunity housing provider. We do not discriminate on the basis of race, color, national origin, religion, sex, family status or disability. This document is available in an alternate, accessible format upon request. Proveemos la igualdad de oportunidades de acceso a vivienda. No discriminamos en base de raza, color, nacionalidad, religión, sexo, estado civil o discapacidad. Este documento se encuentra disponible en un formato accesible a su pedido.



City of Syracuse

Parcel History

01/01/1900 - 01/04/2024

Tax Map #: 006.-10-01.6

Owners: The Kimberly At Grant Blvd LLC

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	04/21/16	Completed Complaint	Trash/Debris-Private, Occ	Completed	2016-09475 Trash and debris on premises
1024-1124 Court St & Grant Blvd	04/21/16	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	05/31/16	Completed Complaint	Overgrowth: Private, Occ	Completed	2016-14033 over growth-SEE OPEN CASE
1024-1124 Court St & Grant Blvd	06/17/16	Completed Complaint	Property Maintenance-Ext	Completed	2016-16646 Overgrowth, and Trash & Debris
1024-1124 Court St & Grant Blvd	06/17/16	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	09/28/16	Permit Application	Public Assembly	Issued	PC-0831-16 Parade on 10-22-2016 from 9am - 11am starting at 1024 Court Street for "Walk in the Footsteps of Saint Marianne"
1024-1124 Court St & Grant Blvd	10/04/16	Permit	Public Assembly	Open	PC-0831-16 Parade on 10-22-2016 from 9am - 11am starting at 1024 Court Street for "Walk in the Footsteps of Saint Marianne" Expires 10/04/2017
1024-1124 Court St & Grant Blvd	12/17/16	Complaint	Sidewalk Condition	Needs Review	2016-34342 Sidewalk snow & ice covered. Never shoveled last year and continuing this year! Dangerous for walkers.
1024-1124 Court St & Grant Blvd	01/26/17	Completed Complaint	Sidewalk Condition	Completed	2017-00077 sidewalk on court st side is snow/ice covered - the only sidewalk from 600 block court st to 1200 block of court st that is not clear!!
1024-1124 Court St & Grant Blvd	02/13/17	Completed Complaint	Sidewalk Condition	Completed	2017-03333 unshoveled sidewalk all season; why is this property always given a pass?
1024-1124 Court St & Grant Blvd	05/31/17	Complaint	Fire Alarm	Open	2017-14636 alarm activation system left in trouble
1024-1124 Court St & Grant Blvd	06/01/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/05/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/16/17	Inspection	Progress Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/23/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/27/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	06/29/17	Inspection	Progress Inspection	In Progress	
1024-1124 Court St & Grant Blvd	07/05/17	Inspection	Complaint Inspection	In Progress	
1024-1124 Court St & Grant Blvd	07/07/17	Inspection	Progress Inspection	In Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	07/14/17	Inspection	Progress Inspection	In Progress	
1024-1124 Court St & Grant Blvd	07/25/17	Inspection	Progress Inspection	No Progress	
1024-1124 Court St & Grant Blvd	01/13/18	Complaint	Sidewalk-need snow removd	Needs Review	2018-01014 unshoveled - yet again!
1024-1124 Court St & Grant Blvd	03/10/18	Complaint	Sidewalk-need snow removd	Needs Review	2018-06509 unshoveled
1024-1124 Court St & Grant Blvd	06/08/18	Completed Complaint	Overgrown Veg - Public	Completed	2018-16715 Property is overgrown; mowing is minimal - city side near curb is left untouched; trimming is never done; skunks live in overgrowth; litter is accumulating; especially on Court St. side; shame on owner!
1024-1124 Court St & Grant Blvd	06/08/18	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	09/19/18	Completed Complaint	Fire Alarm	Completed	2018-28632 see weekly : panel indicated several connection issues and smoke trips, suspect that the system has had a major technical issue. Generator running.
1024-1124 Court St & Grant Blvd	09/21/18	Completed Complaint	Fire Alarm	Completed	2017-22709 unable to reset alarm system
1024-1124 Court St & Grant Blvd	10/15/18	Inspection	Complaint Inspection	N/A	
1024-1124 Court St & Grant Blvd	10/23/18	Completed Complaint	Property Maintenance-Ext	Completed	2017-13601 trash & debris; grass uncut; overgrowth; fences down; property going downhill fast;owner doesn't live here so doesn't care how it looks.
1024-1124 Court St & Grant Blvd	01/04/19	Permit Application	Sprinkler	Issued	36578 Sprinkler- Drain system at corner of Grant & Court
1024-1124 Court St & Grant Blvd	01/07/19	Inspection	Inspector Notification	In Progress	
1024-1124 Court St & Grant Blvd	01/07/19	Inspection	Sprinkler Inspection	Pass	
1024-1124 Court St & Grant Blvd	01/17/19	Completed Permit	Sprinkler	Certificate Issued	36578 Sprinkler- Drain system at corner of Grant & Court Certificate of Completion #36578
1024-1124 Court St & Grant Blvd	02/23/19	Complaint	Sidewalk Condition	Needs Review	2019-03835 Unshoveled in spots; sheets of ice; disgracefull
1024-1124 Court St & Grant Blvd	06/18/19	Completed Complaint	Property Maintenance-Ext	Completed	2019-16734 overgrowth; litter throughout
1024-1124 Court St & Grant Blvd	07/16/19	Inspection	Complaint Inspection	Fail	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	07/16/19	Violation	SPCC - Section 27-32 (d) Protective coating for wood surfaces	Closed	
1024-1124 Court St & Grant Blvd	08/29/19	Violation	2015 IMPC - Section 308.1 Accumulation	Closed	
1024-1124 Court St & Grant Blvd	08/29/19	Violation	2015 IPMC Section 302.4 Weeds	Closed	
1024-1124 Court St & Grant Blvd	08/29/19	Violation	2015 IPMC Section 302.7 Accessory Structures	Closed	
1024-1124 Court St & Grant Blvd	09/06/19	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	09/20/19	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	10/04/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	10/18/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	11/04/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	11/18/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/09/19	Inspection	BAA - 1st Ticket Plea	Default	
1024-1124 Court St & Grant Blvd	12/09/19	Inspection	BAA - Complaint Re- Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/17/19	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/30/19	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	01/13/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	01/27/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	02/10/20	Completed Complaint	Sidewalk Condition	Completed	2016-34461 sidewalk snow & ice covered and not shoveled last year and continuing this year. Inspector should get out of his car and walk the entire sidewalk - it is dangerous!!!
1024-1124 Court St & Grant Blvd	02/10/20	Completed Complaint	Complaint Reqst - General	Completed	2017-00873 Snow covered and slippery walking conditions continue this season; owers should be ashamed to have the property in this condition and city should be ashamed to let this go like they have since it is a prime walking area for school kids and neighbors.
1024-1124 Court St & Grant Blvd	02/10/20	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	02/13/20	Inspection	Complaint Inspection	No Progress	
1024-1124 Court St & Grant Blvd	02/25/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/02/20	Completed Complaint	Property Maintenance-Ext	Completed	2020-03565 Fence down at Kimberly PropertyLocation: 2600-2652 Grant Blvd, Syracuse, New York, 13208 E MAIL ADDRESS SUBMITTED
1024-1124 Court St & Grant Blvd	03/11/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/25/20	Inspection	Complaint Inspection	N/A	
1024-1124 Court St & Grant Blvd	03/26/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/09/20	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/07/20	Inspection	Complaint Re-Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/11/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	06/12/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	07/21/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	07/23/20	Inspection	BAA - Default 30 Day Deadline	Ticket Paid	
1024-1124 Court St & Grant Blvd	08/21/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	09/03/20	Inspection	Vacant Property - Routine Inspection	In Progress	
1024-1124 Court St & Grant Blvd	09/14/20	Inspection	Vacant Property - Routine Inspection	In Progress	
1024-1124 Court St & Grant Blvd	10/02/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	11/03/20	Completed Complaint	Vacant House	Completed	2019-19672
1024-1124 Court St & Grant Blvd	11/03/20	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	12/21/20	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	12/21/20	Violation	SPCC - Section 27-72(c) - Fences	Closed	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	01/04/21	Completed Complaint	Property Maintenance-Ext	Completed	2020-26826 Fence damage
1024-1124 Court St & Grant Blvd	01/04/21	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	03/10/21	Violation	SPCC - Section 27-31 (c) Structural members	Closed	
1024-1124 Court St & Grant Blvd	03/10/21	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/25/21	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	04/08/21	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	04/19/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	05/13/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	05/26/21	Completed Complaint	Overgrowth: Private, Occ	Completed	2021-14053 Overgrowth
1024-1124 Court St & Grant Blvd	05/26/21	Inspection	Complaint Inspection	Pass	
1024-1124 Court St & Grant Blvd	06/03/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	06/24/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	07/16/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/06/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/27/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/17/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	10/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	10/29/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	11/18/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	12/08/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	12/29/21	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	01/19/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	02/09/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	03/02/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	03/10/22	Complaint	Vacant House	Open	V2022-0029 Exterior violations
1024-1124 Court St & Grant Blvd	03/10/22	Inspection	Vacant Property - Routine Inspection	Pass	
1024-1124 Court St & Grant Blvd	03/10/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	03/16/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	03/23/22	Completed Complaint	Vacant House	Completed	V2021-0234 Exterior violations
1024-1124 Court St & Grant Blvd	03/25/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	04/01/22	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	04/14/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/20/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/20/22	Violation	SPCC - Section 27-72 (e) -Trash & Debris	Closed	
1024-1124 Court St & Grant Blvd	04/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	04/27/22	Inspection	Complaint Re-Inspection	No Progress	
1024-1124 Court St & Grant Blvd	05/05/22	Inspection	Complaint Re-Inspection	No Progress	
1024-1124 Court St & Grant Blvd	05/11/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	05/12/22	Completed Complaint	Property Maintenance- Ext	Completed	2022-02909 Trash and debris all over
1024-1124 Court St & Grant Blvd	05/12/22	Inspection	Complaint Re-Inspection	Pass	
1024-1124 Court St & Grant Blvd	06/01/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	06/22/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	07/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/03/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/24/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/13/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/29/22	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	09/29/22	Violation	2020 PMCNYS - Section 304.13 - Window, skylight, and door frames	Open	
1024-1124 Court St & Grant Blvd	09/29/22	Violation	2020 PMCNYS - Section 304.19 - Gates	Open	
1024-1124 Court St & Grant Blvd	10/06/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	10/14/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	10/25/22	Inspection	Complaint Re-Inspection	In Progress	
1024-1124 Court St & Grant Blvd	11/14/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	12/05/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	12/27/22	Inspection	Vacant Property - Routine Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 304.2 - Protective Treatment	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 304.7 - Roofs and Drainage	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 304.6 - Exterior Walls	Open	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	04/27/23	Violation	SPCC - Section 27-116 (E) - Vacant Property Registry	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Complaint	Vacant House	Open	V2023-0605 Seasonal inspection
1024-1124 Court St & Grant Blvd	04/27/23	Violation	SPCC - Section 27-72 (f) - Overgrowth	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Violation	2020 PMCNYS - Section 308.1 - Accumulation of rubbish or garbage	Open	
1024-1124 Court St & Grant Blvd	04/27/23	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	04/27/23	Inspection	Vacant Property - Routine Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/08/23	Inspection	Complaint Inspection	Fail	
1024-1124 Court St & Grant Blvd	05/09/23	Periodic Inspection	Vacant Property Registry	VPR - Due	
1024-1124 Court St & Grant Blvd	05/18/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	06/15/23	Inspection	Vacant Property - Routine Inspection	No Progress	
1024-1124 Court St & Grant Blvd	06/30/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	07/03/23	Inspection	Vacant Property - Routine Inspection	<None>	
1024-1124 Court St & Grant Blvd	08/04/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	08/29/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/15/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	09/27/23	Project	Site Plan Review	Active	SR-23-07 Redevelopment of all buildings of the St. Anthony's Convent and Maria Regina College Complex, expect for the Chapel, into a 62 and older community. There will be 185 affordable apartments and site improvements will include new parking arrangements, new sidewalks, landscaping, utility connections and associated stormwater management.
1024-1124 Court St & Grant Blvd	10/20/23	Inspection	Complaint Inspection	Vacant & Secured	
1024-1124 Court St & Grant Blvd	11/10/23	Inspection	Complaint Inspection	Vacant & Secured	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
1024-1124 Court St & Grant Blvd	11/28/23	Project	Resubdivision	Active	R-23-75 Divide one parcel at 1024-1124 Court St into two parcels. The primary parcel will have the Maria Regina College Complex buildings to be redeveloped into affordable housing units and the other parcel will be to retain the chapel as an assembly use.
1024-1124 Court St & Grant Blvd	12/15/23	Project	Variance (Area)	Active	V-23-20 Proposed new Lot B (remaining lands of original parcel) is requesting a rear setback of 0' where 78' is required due to the resubdivision (R-23-75) that will separate the Chapel off.
1024-1124 Court St & Grant Blvd	12/15/23	Project	Variance (Area)	Active	V-23-21 Proposed new Lot A (Chapel parcel) is requesting a 0' rear setback where 30' is required due to a resubdivision (R-23-75) that will divide the chapel from the original property.
1024-1124 Court St & Grant Blvd	12/22/23	Inspection	Complaint Inspection	<None>	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: The Kimberly At Grant Blvd LLC

From: Pat Voorheis, Zoning Planner

Date: 01/04/2024

Re: Variance (Area) V-23-21
1024-1124 Court St & Grant Blvd, Syracuse, 13208

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Pat Voorheis Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or Zoning@syrgov.net as soon as possible.

Please contact the Pat Voorheis, Syracuse Zoning Office at (315) 448-8640 or Zoning@syrgov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	12/15/2023		
Zoning Planner	Pending	12/15/2023		
Zoning Administrator	Pending	12/15/2023		
DPW Street Repair - Zoning	Pending	12/15/2023		
DPW Commissioner - Zoning	Pending	12/15/2023		
DPW Sewers - Zoning	Internal Review Complete	12/18/2023	Vinny Esposito	Utility services must be separate for the buildings and there can be no adverse drainage effects from one property to the other.
DPW Sidewalks - Zoning	Pending	12/15/2023		
DPW Traffic Control- Zoning	Internal Review Complete	12/19/2023	Charles Gafrancesco	No concern.



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>V-23-23</i>	<i>Staff Report – January 11th, 2024</i>
<i>Application Type:</i>	Area Variance
<i>Summary of Proposed Action:</i>	Applicants are seeking relief in regard to the front setback to have a 5-foot setback line, the ground floor residential units to not be 3-feet above grade, and to exceed a building length of 180 feet. The project will demolish the existing apartment complex at Angelou Terrace and redevelop the site into 133 mixed-income and affordable dwelling units across 6 new buildings.
<i>Project Address:</i>	301-11 E. Taylor Street (Tax Map no. 095.-08-01.0)
<i>Owner/Applicant</i>	William Simmons, Executive Director, Syracuse Housing Authority (Owner) Michael Saunders, Vice President, McCormack Baron Salazar (Applicant/Project Sponsor)
<i>Zoning Violations</i>	The proposed project is seeking area variances from the Board of Zoning Appeals to violate the following Zoning Ordinances: 1) ReZone, Art. 4, Sec. 4.6D.(4)a. – maximum length of an multi-unit building shall be 180 feet. Building 1 would exceed the maximum allowable building length. 2) ReZone, Art. 4, Sec. 4.6D.(2)a. – exterior entrance to ground-floor units shall be raised a minimum of three feet above the grade of the sidewalk. Buildings 1-6 are proposed to be 6 inches above grade of the sidewalk. 3) ReZone, Art. 4, Sec. 4.6D.(2)b. –where site constraints prevent units from being raised at least three feet above grade, the required setbacks shall be at least nine feet;. Building 2-6 are proposed to be setback five feet from the ROW. 4) ReZone, Art. 2, Sec. 2.8B. – Facades along the public realm will have zero setbacks. The proposed project site has a build-to line of 5feet.
<i>Existing Zone District:</i>	Neighborhood Center, MX-2 Zone District
<i>Surrounding Zone Districts:</i>	The Zone Districts of the neighboring properties are: to the north are in the Central Business District, MX-5 Zone District, to the south are Light Industry and Employment, IN Zone District, and Neighborhood Center, MX-2 Zone District. To the west are Open Space, OS Zone District, Central Business District, MX-5 Zone District, and Mixed-Use Transition, MX-3 Zone District. To the east is Neighborhood Center, MX-2 Zone District.
<i>Companion Application(s)</i>	MaSPR-23-07 (Major Site Plan Review): Demolish existing apartment complex at Angelou Terrace and redevelop the site into 133 mixed-income and affordable dwelling units across 6 new buildings. R-23-70 (Resubdivision): Divide one lot (301-11 E. Taylor St & S. State St) into three lots. Lot 1 will be developed into a multi-unit dwelling community named East Adams Phase I. Lot 2 is for establishing a new street. Lot 3 is for a future development.

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Scope of Work:	<p>Completely demolish six (6) existing buildings with 25 dwelling units (“<i>Angelou Terrace</i>”) in order to redevelop the new Lot 1 after the concurrent resubdivision divides the current parcel into three new lots. The redevelopment will consist of: (a) 158,620 gross square feet (GSF) of mixed-income residential space containing 133 dwelling-units, one of which will be an efficiency unit and the rest a mix of one, two, three, and four-bedroom dwelling units; (b) 63 dwelling units will be replacements for the existing Syracuse Housing Authority (SHA) units, there will be 54 Low-Income Housing Tax Credit (LIHTC) dwelling units reserved for households earning up to 80 percent of the Area Median Income, and the remaining 15 dwelling units will be unrestricted/market rate units; (c) the proposed units would be located in one (1) four-story multifamily, mixed-use building (“<i>Building 1</i>”), one (1) three-story multi-family, mixed-use building (“<i>Building 2</i>”), and four (4) two-story town homes (“<i>Buildings 2-6</i>”), and (d) “<i>Site Improvements</i>” that would include an internal surface parking lot outfitted with several playgrounds, landscaping, sidewalks, new utility connections and associated stormwater management systems.</p>
Staff Analysis:	<p>Pros:</p> <ul style="list-style-type: none"> • This project proposal is the first phase of a 12-phase project to redevelop the entire East Adams Street Neighborhood, formerly the historic 15th ward, which conforms with the intent of the MX-2 Zone District. • Public amenities, improved public infrastructure such as sidewalks, landscaping and a new road will be built to service the project site and improve the urban character of the East Adams neighborhood. • Among added density that will provide more affordable housing in the 6-building apartment complex, there will be one-to-one housing replacements for the existing SHA units, in other words there is a guaranteed spot of those living in McKinnley Manor if they choose. • Mixed-income housing will be available to more people to live close to the Central Business District. • The proposed project supports the strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, The Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040. <p>Cons:</p> <ul style="list-style-type: none"> • Staff has determined there are no potential negative impacts from the proposal and all Zoning Violations subject to area variances are appropriate.
Zoning Procedural History:	<p>12/04/1935 C-0029 Specific use for dry cleaning business Denied 04/03/1940 C-0095 Specific use for dry cleaning business Approved 02/04/1942 C-0122 Specific use to operate a wastepaper business Denied 12/11/1942 C-0139 Conditional use to operate a waste materials business Denied 09/01/1943 C-0147 Conditional use to operate a wastepaper business Approved 08/01/1951 C-0786 Conditional use to operate a junk yard Withdrawn 10/25/1956 C-1425 Conditional use to operate a warehouse Approved 03/22/1988 Z-2368 Multi-building review (SHA – 18 buildings, 75 units) Approved</p>
Summary of Zoning History:	<p>The earliest recorded land use of the subject property was a dry-cleaning business which eventually became a wastepaper business and then a warehouse. After the warehouse land use went vacant, SHA proposed an affordable housing cul-de-sac consisting of 18 building with 75 units, formally known as McKinnley Manor.</p>

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<i>Code Enforcement History:</i>	See attached code enforcement history. There has been an open Code violation whereby the property owner has not applied to obtain a new certificate of compliance which is required for owners of multi-dwelling units. This is likely because of the plans to redevelop the property into the proposed actions mentioned in this application.
<i>Summary of Changes:</i>	Not a continued application
<i>Property Characteristics:</i>	The subject property is currently 11.068 acres. After the resubdivision, Lot 1 will be a regularly shaped lot of 3.041 acres with 310.39 feet of frontage along South State Street, 382.35 feet of frontage along East Adams Street, 330.47 feet of frontage along South Townsend Street, and 411.94 of frontage along the new proposed street.
<i>SEQR Determination:</i>	Pursuant to the New York State Environmental Quality Review Regulations, the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-1, m and n, the proposal was reviewed by the Onondaga County Planning Board with no opposition.

Applicant Submittals: The application submitted the following in support of the proposed project:

- Area Variance Application
- Durable Power of Attorney Form
- CPC Lead Agency Declaration Letter
- BZA Consent to Lead Agency Letter
- Full Environmental Assessment Form Part 1
- EAF Mapper Summary Report
- Site Photographs
- ALTA/NSPS Land Title Survey Judge Langston C. McKinney Manor, Block A & B, East Adams – Phase I. Prepared by Bryant Associates, Dated 10/16/2023.
- Existing Conditions, Site Plan, (Sheets C-101-103), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=20'
- Landscaping plan, Planting Plan (Sheets L-100-106), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=20'
- East Adams Townhomes Floor Plans and Exterior Elevations (Sheets A-2.00 to A-4.00) East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 3/32"=1'
- Landscaping plan, Planting Plan (Sheets L-100-106), East Adams I – Building 1, prepared by Hord Coplan Macht, Inc.; dated: 9/11/2023; Scale 1"=20'

Attachments:

Area Variance Application

Applicant Submittals

Full Environmental Assessment Form Part 2 & Part 3

Intent of Lead Agency Letter

Code Enforcement History

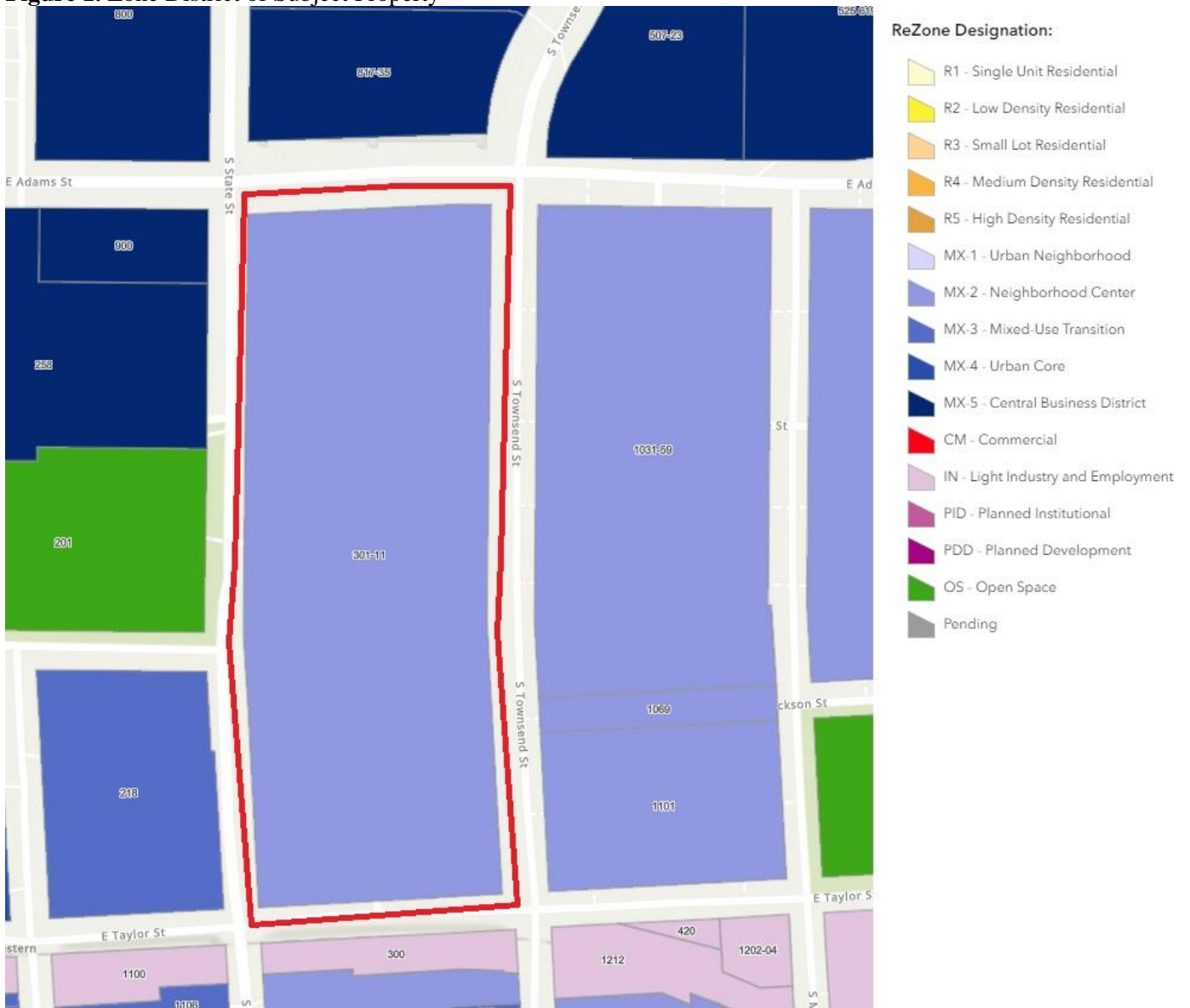
IPS Comments from City Departments

OCPB Comments

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Context Maps:

Figure 1. Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

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Figure 2. Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Variance Application



For Office Use Only

Zoning District: MX-2
 Application Number: V-23 - 23
 Date: 12/28/23

Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Variance Application

*This application may be emailed, or mailed, or delivered in person to the Syracuse Office of Zoning Administration. Do not bind application materials. Faxed submissions will not be processed. **Email submissions must be packaged together in a single PDF with all applicable materials, please call if you want to discuss another electronic delivery method.** If you wish to discuss the application with a member of our staff, please call ahead for an appointment.*

General Project Information

Business/project name: East Adams Phase I		
Street address (as listed in the Syracuse Department of Tax Assessment property tax records): 100-124 Angelou Terrace (301-11 E. Taylor St., Tax map ID: 095-08-01.0)		
Lot numbers:	Block number:	Lot size (sq. ft.) 125,385 sf
Current use of property: Multi-unit Residential	Proposed: Multi-unit Residential	
Current number of dwelling units (if applicable): 26	Proposed: 133 units	
Current hours of operation (if applicable):	Proposed:	
Current onsite parking (if applicable): 55	Proposed: 88	
Zoning (base and any overlay) of property: MX-2		
Companion zoning applications (if applicable, list any related zoning applications): Major Site Plan Review (R-23-07); Resubdivision (R-23-70)		
Project construction (check all that apply): <input checked="" type="checkbox"/> Demolition (full or partial) <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Exterior alterations <input type="checkbox"/> Site changes		
Variance requested (check one and cite the section of the Zoning Ordinance that a variance is requested): <input type="checkbox"/> Use variance <input checked="" type="checkbox"/> Area variance		
Nature and extent of variance requested (attach additional pages if necessary): <p>This project is requesting the following variances to the development standards to align with the East Adams Street Neighborhood Transformation Plan:</p> <p>Art. 2.8(B). MX-2 Neighborhood Center District: Dimensional Standards - The applicant proposes a sketch plan review to establish a new build-to-line establishing a minimum 5' setback from the R.O.W. to accommodate landscaped buffers, front porches, and enhanced sidewalks. (Buildings 1 through 6)</p> <p>Art. 4.6(D)(2)a&b. Ground Floor Residential Units - A variance is requested to allow residential units on the ground floor of each building beyond the exceptions noted given the setbacks provided from the R.O.W. and the goal to maximize barrier-free entry to all dwelling units. (Buildings 1 through 6)</p> <p>Art. 4.6(D)(4)a. Massing and Horizontal Articulation - A variance is requested to permit the overall building length to exceed 180'. The current design reflects the goals of the East Adams Street Neighborhood Transformation Plan to maximize the number of affordable units while maintaining open space for recreation, stormwater management, and surface parking. The overall length of the north and east wings of Building 1 are 308'-1" and 197'-7", respectively, however, the building elevations provide horizontal and vertical articulation similar to those outlined in Art. 4.6(C)(6) and (D)(4)b to provide variation in perceived building scale, length, and definition.</p>		

Variance Application



Office of Zoning Administration
One Park Place, 300 S State St,
Suite 700
Syracuse, NY 13202
Phone: (315) 448-8640
Email: zoning@syrgov.net

Owner/Owner's Agent Certification

By signing this application below, I, as the owner of the property under review give my endorsement of this application.

Print owner's name: *William Simmons*

Signature: *Will Simmons*

Date: *12/27/2023*

Mailing address: *516 Burr St Syracuse NY 13202*

Print authorized agent's name:

Date:

Signature:

Mailing address:

The names, addresses, and signatures of all owners of the property are required. Please attach additional sheets as needed. **If a property owner designates an authorized agent as a legal representative to apply on their behalf or to present the project at the City Planning Commission, please attach an executed power of attorney.** Faxed or photocopied signatures will not be accepted.

Variance Application



Office of Zoning Administration
 One Park Place, 300 S State St,
 Suite 700
 Syracuse, NY 13202
 Phone: (315) 448-8640
 Email: zoning@syr.gov.net

Area Variance Test

An Area Variance is permission to build in a portion of the property that is otherwise restricted by the Zoning Rules and Regulations, as amended. New York State law requires applicants to prove that the potential benefit of an Area Variance will outweigh any burden to community health, safety, and welfare through a five-part balancing test (see https://www.dos.ny.gov/lg/publications/Zoning_Board_of_Appeals.pdf for more information).

Briefly describe below how an Area Variance would affect the community using the following five tests and attach all supporting materials.

1. Neighborhood Character

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

The requested variances to not result in an undesirable change in neighborhood character. The East Adams Neighborhood Transformation Plan calls for variation in residential building typologies to provide a diversity of housing types. The existing neighborhood provides substantial green space and relief from the adjacent R.O.W. - the proposed setbacks maintain some level of relief from the highly traveled East Adams Street, S State Street, and Townsend Street.

2. Feasibility of Alternatives

Describe whether the benefit sought by the applicant can be achieved by some other method that will be feasible for the applicant to pursue, other than an area variance.

Buildings with ground level units could have a more significant setback at all areas facing the public R.O.W. however this would impact areas identified for stormwater management, parking, and recreation throughout the site.

3. Substantiality

Describe whether the requested area variance is substantial.

No, the requested variances do not have a substantial impact on the neighborhood context.

4. Adverse Effect

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

No, the requested variances will not have an adverse effect on the physical or environmental condition of the neighborhood.

5. Self-Created Difficulty

Describe whether an alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The variances requested are intended to support the outcomes of the East Adams Transformation Plan.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: East Adams Redevelopment - Phase 1		
Project Location (describe, and attach a general location map): 301-11 East Taylor Street, Syracuse, NY, 13202 (Tax Map # 95-08-01)		
Brief Description of Proposed Action (include purpose or need): The Proposed Project would demolish the site's existing 63 units of Syracuse Housing Authority (SHA) housing to allow the construction of 158,620 gross-square-feet (gsf) of new mixed-income residential development containing 133 units of multifamily housing. The 133 units would comprise one efficiency unit and mix of one-, two-, three-, and four-bedroom units. 63 of the proposed units would be replacements for the existing SHA units. The remaining 69 units would be Low-Income Housing Tax Credit (LIHTC) units (reserved for households earning up to 80 percent of the Area Median Income). The proposed residential units would be located across two (one three-story and one four-story) multifamily residential buildings and four groupings of townhomes. The four-story building would contain residential amenities and office space for resident support services. Accessory surface parking would be provided. The project would support the vision set forth in strategic plans developed by the City of Syracuse, including the City of Syracuse Five-Year Consolidated Plan, the East Adams Street Neighborhood Transformation Plan, the Syracuse Housing Plan, and the City of Syracuse Consolidated Plan 2040.		
Name of Applicant/Sponsor: East Adam Phase 1, LP (c/o McCormack Baron Salazar)	Telephone: 202-820-0460, 347-986-0387	
	E-Mail: allyson.carpenter@mccormackbaron.com ray_rybak@yahoo.com	
Address: 100 N. Broadway St. #100		
City/PO: St. Louis	State: MO	Zip Code: 63102
Project Contact (if not same as sponsor; give name and title/role): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Planning Commission	
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City of Syracuse	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse Housing Authority City of Syracuse Central Permit Office	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT (E Adams Street), NYSHCR (Affordable Housing Financing), NYSDEC (SWPPP)	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	HUD	
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

East Adams Transformation Plan (published by the Syracuse Housing Authority in September 2016) _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 The Project Site is within an MX-2 "Neighborhood Center" zoning district.

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

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

If Yes,

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

C.4. Existing community services.

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

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

c. Which fire protection and emergency medical services serve the project site?
Syracuse Fire Department (Station 1)

d. What parks serve the project site?
Roesler Park (~530 feet), Wilson Park (~1,100 feet)

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Affordable multifamily housing with supportive services for residents.

b. a. Total acreage of the site of the proposed action? 3.52 acres
 b. Total acreage to be physically disturbed? 3.52 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.52 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % ~450% of floor area Units: 133 prop. - 63 ex. = 70 net

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

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

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

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

i. If No, anticipated period of construction: ~15 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	133
At completion of all phases	_____	_____	_____	133

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

i. Total number of structures 6
 ii. Dimensions (in feet) of largest proposed structure: ~46 height; ~170 width; and ~307 length
 iii. Approximate extent of building space to be heated or cooled: ~ 165,000 square feet

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

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

D.2. Project Operations

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

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

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

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

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

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

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

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

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:
 i. Total anticipated water usage/demand per day: _____ ~30,500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:
 • Name of district or service area: City of Syracuse Department of Water
 • Does the existing public water supply have capacity to serve the proposal? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No
 • Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
 • Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____

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

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

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:
 i. Total anticipated liquid waste generation per day: _____ ~30,500 gallons/day
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastewater (assumes that the sanitary wastewater is equal to the water demand)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:
 • Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
 • Name of district: Onondaga County District
 • Does the existing wastewater treatment plant have capacity to serve the project? Yes No
 • Is the project site in the existing district? Yes No
 • Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will a line extension within an existing district be necessary to serve the project? Yes No

If Yes:

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

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

If Yes:

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

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

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

Wastewater would be directed to the Metropolitan Syracuse Wastewater Treatment Plant, where wastewater would be treated and recycled by the Onondaga County Department of Water.

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

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.89 acres (impervious surface)

_____ Square feet or 3.52 acres (parcel size)

- ii. Describe types of new point sources. Stormwater would infiltrate or would be discharged into the City is Syracuse's sewer system in accordance with underlying regulations.

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

Stormwater would infiltrate or be collected into subsurface drainage systems where it will be temporarily stored and treated prior to release in the City's sewer system in the surrounding street network. Treatment and pre-treatment will be handled through a series of NYSDEC-approved practices.

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

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

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

If Yes, identify:

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

Private passenger vehicles and delivery vehicles (i.e., USPS, UPS, DHL, and Amazon)

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

Power generators

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

Emergency power generators (only used during emergencies and testing). Buildings will use electric-powered heat and hot water systems.

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

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

During the temporary construction stage, emissions would be released by equipment that is typical of new construction, such as generators, excavators, concrete mixer trucks, and concrete pump trucks.

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

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of _____ to _____.

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

iii. Parking spaces: Existing 56 Proposed 88+5 ADA=93 Net increase/decrease +37

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

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

Existing road work and new road work will be performed under a separate submission.

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: Generally 7AM-5PM
- Saturday: Generally 7AM-5PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><i>i.</i> Provide details including sources, time of day and duration:</p> <p>Construction equipment will generate additional noise during periods of construction. New noise sources will comply with the Syracuse Noise Control Ordinance.</p>	
<p><i>ii.</i> Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p><i>i.</i> Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>New lighting will be designed in accordance with City of Syracuse standards.</p>	
<p><i>ii.</i> Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Product(s) to be stored _____</p> <p><i>ii.</i> Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p><i>iii.</i> Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p><i>ii.</i> Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p><i>i.</i> Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p><i>ii.</i> Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p><i>iii.</i> Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): Institutional and Community Facilities

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.69	1.89	+0.2
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Landscape</u>	1.83	1.63	-0.2

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>						
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities:</p> <p>Central Technical Vocational School, SUNY Upstate Medical Hospital, SUNY Upstate Childcare Center, and Syracuse University.</p>						
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>						
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>						
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</p> <p>Per Phase I ESA, the Project Site was a junk yard until 1961. Several off-site locations were determined to pose a potential environmental risk to the Project Site.</p>						
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><input type="checkbox"/> Yes – Spills Incidents database</td> <td>Provide DEC ID number(s): _____</td> </tr> <tr> <td><input type="checkbox"/> Yes – Environmental Site Remediation database</td> <td>Provide DEC ID number(s): _____</td> </tr> <tr> <td colspan="2"><input type="checkbox"/> Neither database</td> </tr> </table> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): 734140, C734144, C734140, C734144A, E734086</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</p> <p>The status is listed as completed for all sites within 2,000 feet of the project.</p>	<input type="checkbox"/> Yes – Spills Incidents database	Provide DEC ID number(s): _____	<input type="checkbox"/> Yes – Environmental Site Remediation database	Provide DEC ID number(s): _____	<input type="checkbox"/> Neither database	
<input type="checkbox"/> Yes – Spills Incidents database	Provide DEC ID number(s): _____					
<input type="checkbox"/> Yes – Environmental Site Remediation database	Provide DEC ID number(s): _____					
<input type="checkbox"/> Neither database						

v. Is the project site subject to an institutional control limiting property uses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ _____ _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? <small>According to the geotechnical report completed by CME Associates, Inc. on 12/06/22, borings went down to 80+ feet and did not encounter bedrock. Borings were performed on 11/18/22.</small>	
b. Are there bedrock outcroppings on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
Urban (Ub) _____	100 %
_____	_____ %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ ~8 feet	
e. Drainage status of project site soils:	
<input checked="" type="checkbox"/> Well Drained: _____	100 % of site
<input type="checkbox"/> Moderately Well Drained: _____	_____ % of site
<input type="checkbox"/> Poorly Drained _____	_____ % of site
f. Approximate proportion of proposed action site with slopes:	
<input checked="" type="checkbox"/> 0-10%: _____	100 % of site
<input type="checkbox"/> 10-15%: _____	_____ % of site
<input type="checkbox"/> 15% or greater: _____	_____ % of site
g. Are there any unique geologic features on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, describe: _____ _____	
h. Surface water features.	
<i>i.</i> Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>ii.</i> Do any wetlands or other waterbodies adjoin the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
<i>iii.</i> Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>iv.</i> For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
j. Is the project site in the 100-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
k. Is the project site in the 500-year Floodplain?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

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

If Yes:

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

ii. Name: _____

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

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

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

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

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

If Yes:

i. Identify resource: Multiple resources within the City of Syracuse, the nearest being Central Technical HS (~600ft)

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): S/NR-listed Beaux Arts and Classical Revival high school.

iii. Distance between project and resource: _____ 0.11 miles.

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

If Yes:

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

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

F. Additional Information

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

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

G. Verification

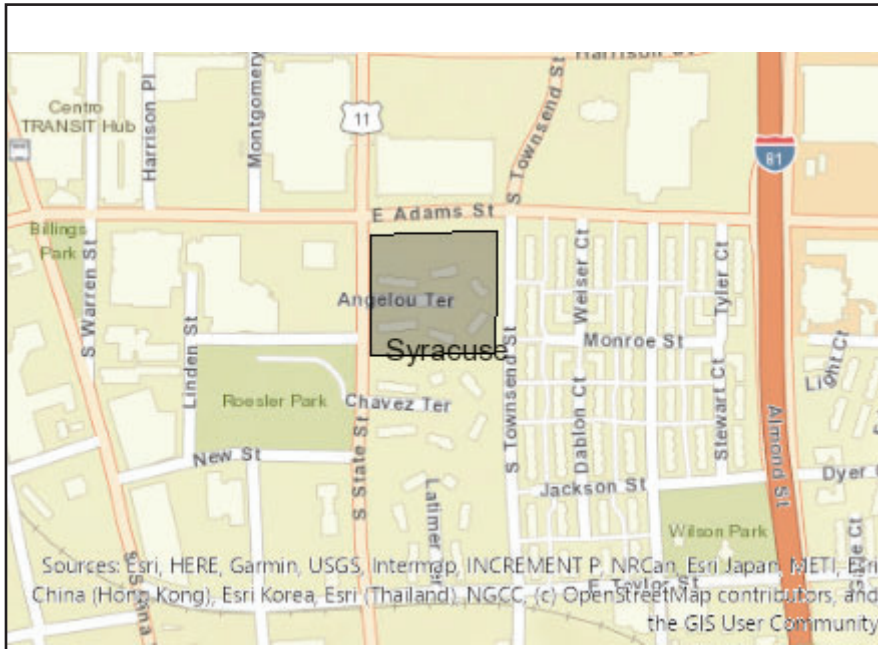
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Allyson Carpenter - East Adams Phase I, L.P. Date 17 November 2023

Signature _____ Title _____

EAF Mapper Summary Report

Thursday, November 16, 2023 9:40 AM



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.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	734140, C734144, C734140, C734144A, E734086
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

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

December 7, 2023

Syracuse City Planning Commission
One Park Place
300 S State St., Suite 700
Syracuse, NY 13202

Subject: East Adams Redevelopment Phase I – Area Zoning Variance Application

To the Zoning Administrator:

The East Adams Redevelopment will be presented to the City Planning Commission in the form of a Major Site Plan Review on December 11, 2023. On behalf of the applicant, McCormack Baron Salazar, this letter is to provide context for the area variance application that will be presented as a part of this application and review by the Board of Zoning Appeals.

1. Art. 2.8(B) MX-2 Neighborhood Center District: Dimensional Standards
 - The MX-2 District requires a zero-setback condition on the principal structure. A variance will be requested for each building in the East Adams Phase I Redevelopment to establish a new build-to line. The current design reflects the guidance East Adams Street Neighborhood Transformation Plan developed in partnership with McCormack Baron Salazar and the Syracuse Housing Authority (applicant) and the City of Syracuse. Current McKinney Manor and Pioneer Homes residents emphasize a desire to maintain a setback from all ROW to provide relief from S State, S Townsend, and East Adams Streets, which experience high volumes of traffic. A 5' minimum setback is proposed around the entire site facing existing and proposed ROW to accommodate landscaped buffers, front porches, and enhanced sidewalks.
2. Art. 4.6(D)(2)a & b. Ground Floor Residential Units
 - A variance will be requested to allow dwelling units on the first floor beyond the exceptions noted in consideration of the design recommendations below.
 - i. Building 1 contains ground floor units along East Adams St. None of the units have exterior entrances. The building setback provided varies between 10'-6" and 25'-0" from the ROW at this façade to provide a landscape buffer between the units and the street.
 - ii. Building 2 contains ground floor units. None of the units have exterior entrances. Per the variance requested in Item #1, the building will have a minimum 5' setback facing State St and East Adams St. The demographics of the residents in this

building include non-elderly disabled residents. The rear entrance of the building facing the parking lot is barrier-free, providing a fully-accessible entrance without the need for an exterior ramp. A 6" to 1'-0" elevation change is currently provided between the finish floor elevation and the adjacent sidewalk in the ROW under this condition. Elevating the building 3'-0" as recommended by exception A would create an unnecessary barrier to the residents. The design team has studied the addition of an exterior ramp at the front entrance to increase the elevation change, however, this would be required on the front and rear of the building and would eliminate the barrier-free entrance facing the parking lot.

- iii. Buildings 3, 4, 5, and 6 are two-story townhome units with occupiable space on the ground floor. The buildings are setback a minimum of 5' from the ROW (see Item #1) to provide a short walkway and small entrance patio with a landscape green buffer between the face of the building and the sidewalk. The units are also designed with a rear entrance at grade to provide barrier-free access to the surface parking lot. Elevating the units would require stairs at the front and rear entrances of the units. This enhances the pedestrian experience along Townsend St, S State St, and the new extension of Monroe St.

3. Art. 4.6(D)(4)a. Massing and Horizontal Articulation

- The current design reflects the goals of the East Adams Street Neighborhood Transformation Plan to maximize the number of affordable units while maintaining open space for recreation, stormwater management, and surface parking. The overall length of the north and east wings of Building 1 are 308'-1" and 197'-7", respectively. The building elevations provide horizontal and vertical articulation similar to those outlined in Art. 4.6(C)(6) and (D)(4)b to provide variation in perceived building scale, length, and definition.

The team looks forward to discussing these area variances with the Board of Zoning Appeals at the January 11, 2024 meeting.

Kind regards,

Hord Coplan Macht



Matt Flament, AIA
Associate





SITE CONTEXT

OWNER
East Adams Phase I LLP
c/o McCormack Baron Salazar Development
100 N. Broadway St, Suite 100 St. Louis, MO 63102
p. 314.425.0750

ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St, Suite 1200 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

Ashley McGraw Architects, D.P.C.
125 E. Jefferson St. 15th Floor Syracuse, NY 13202
p. 315.425.1814

CIVIL ENGINEERS
Bryant Associates
108 W. Jefferson St, Suite 400 Syracuse, NY 13202
p. 315.741.3053 f. 315.474.2834

LANDSCAPE ARCHITECT
Appel Osborne Landscape Architecture
102 W Division St, Suite 100 Syracuse, NY 13204
p. 315.476.1022

MEP ENGINEER
FS Engineering, D.P.C.
721 E. Genesee St. Syracuse, NY 13210
p. 315.471.4013

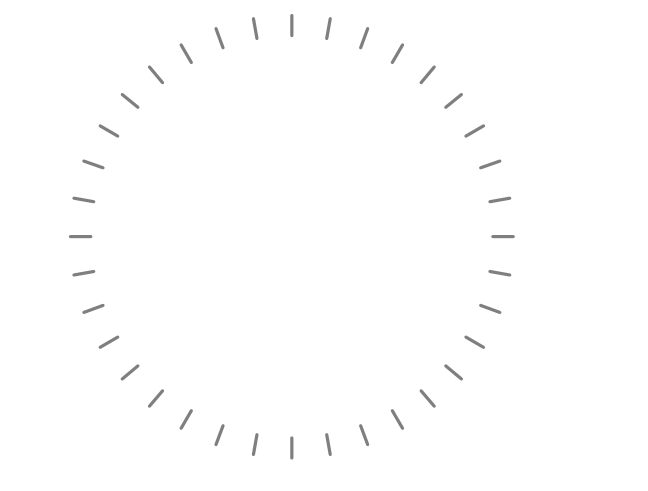
STRUCTURAL ENGINEER
Palucci Engineering P.C.
225 Greenfield Parkway Liverpool, NY 13088
p. 315.472.1264 f. 315.478.6819

McCORMACK BARON SALAZAR
DEVELOPMENT, INC.
EAST ADAMS I

SYRACUSE, NY

hord | coplan | macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN



PROFESSIONAL CERTIFICATION: CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: EXPIRATION DATE:

no.	date	revision

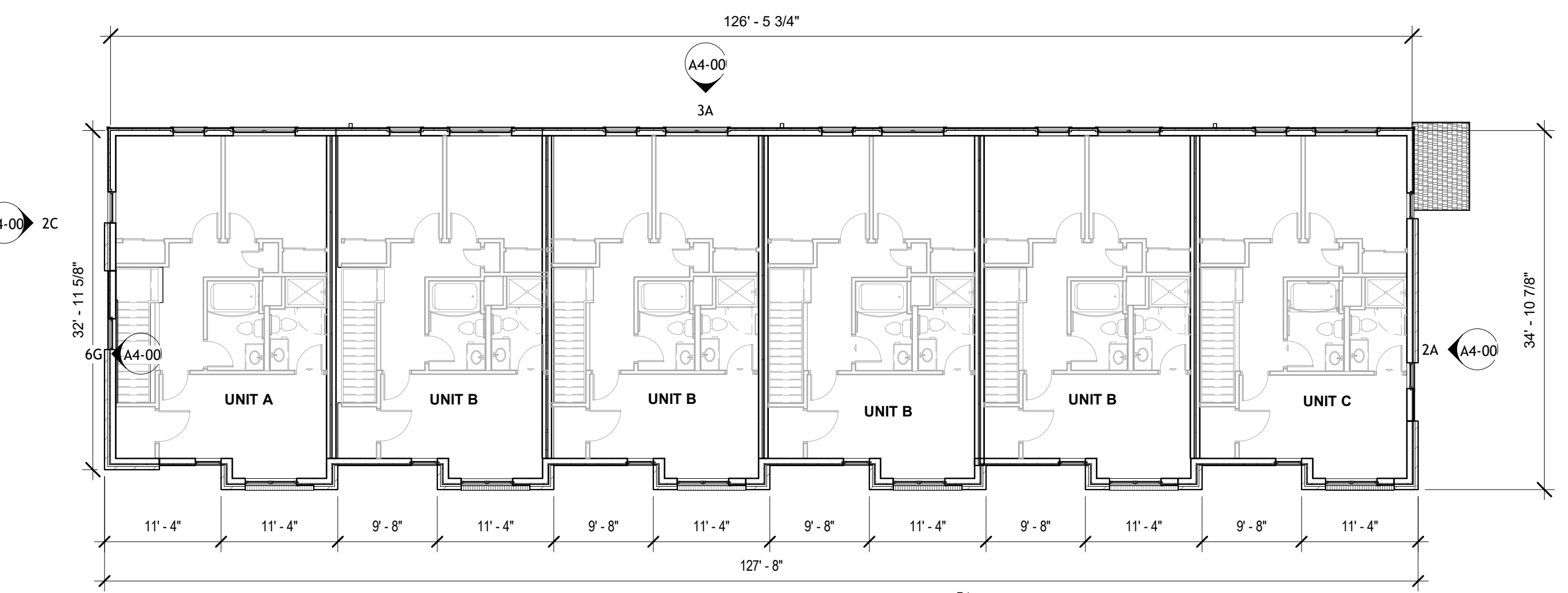
Project Name
EAST ADAMS I
Project Number
222197.00
Date
09.11.2023

Scale
3/32" = 1'-0"
Drawing
OVERALL FLOOR PLANS

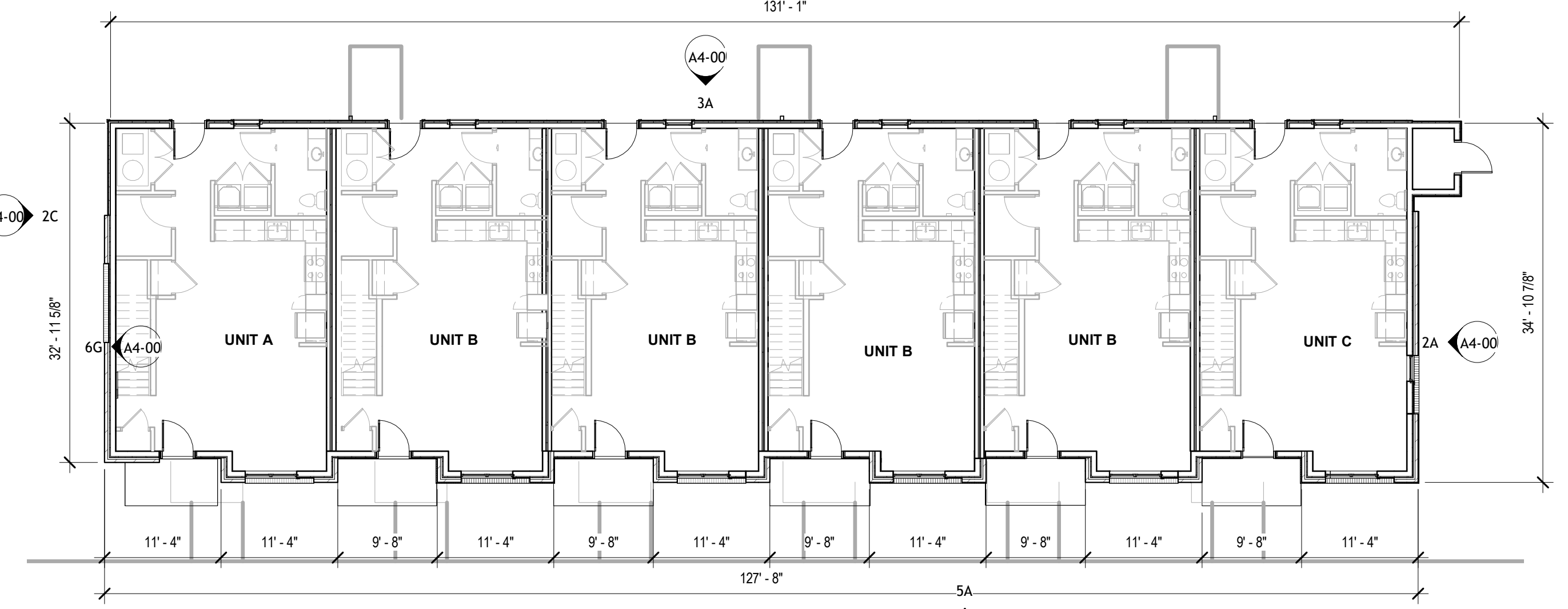
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NOT FOR CONSTRUCTION
HCR APPLICATION

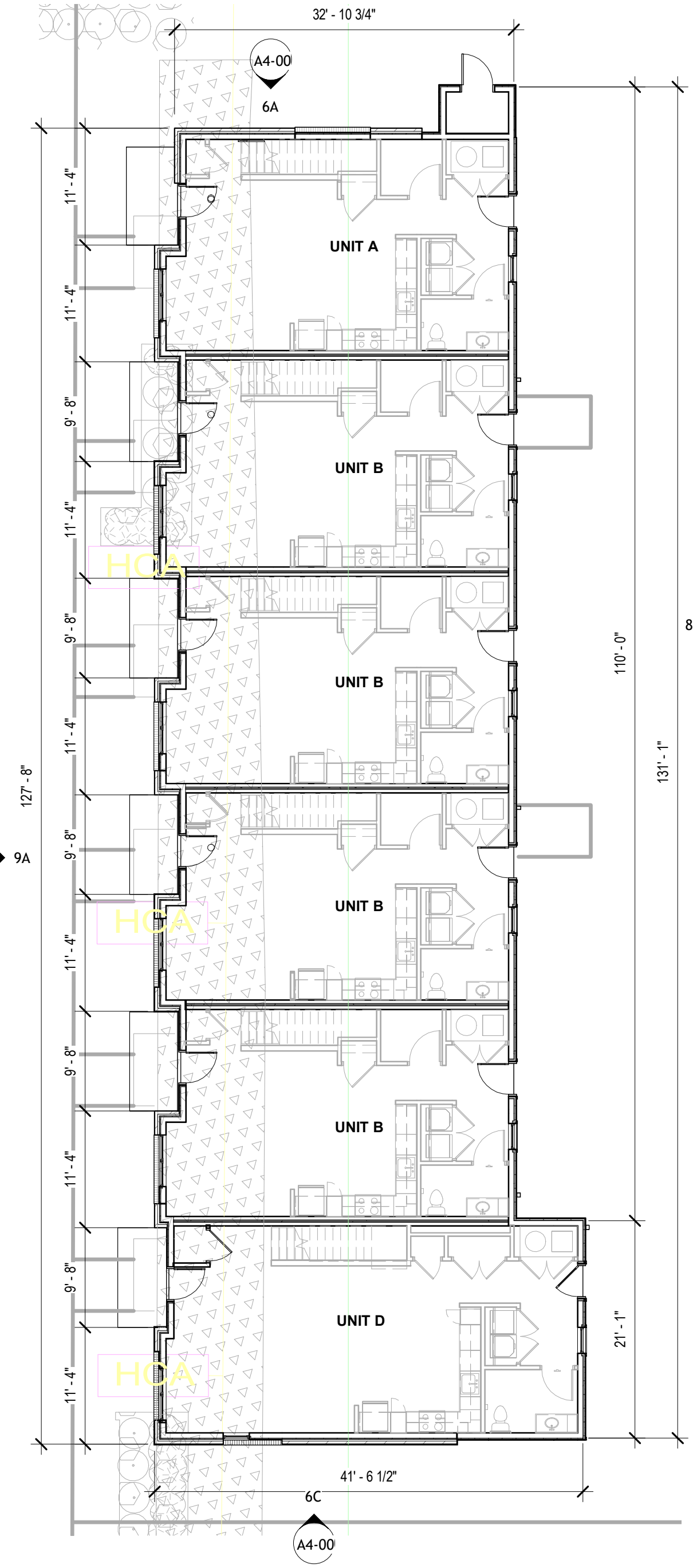
© Hord Coplan Macht, Inc.



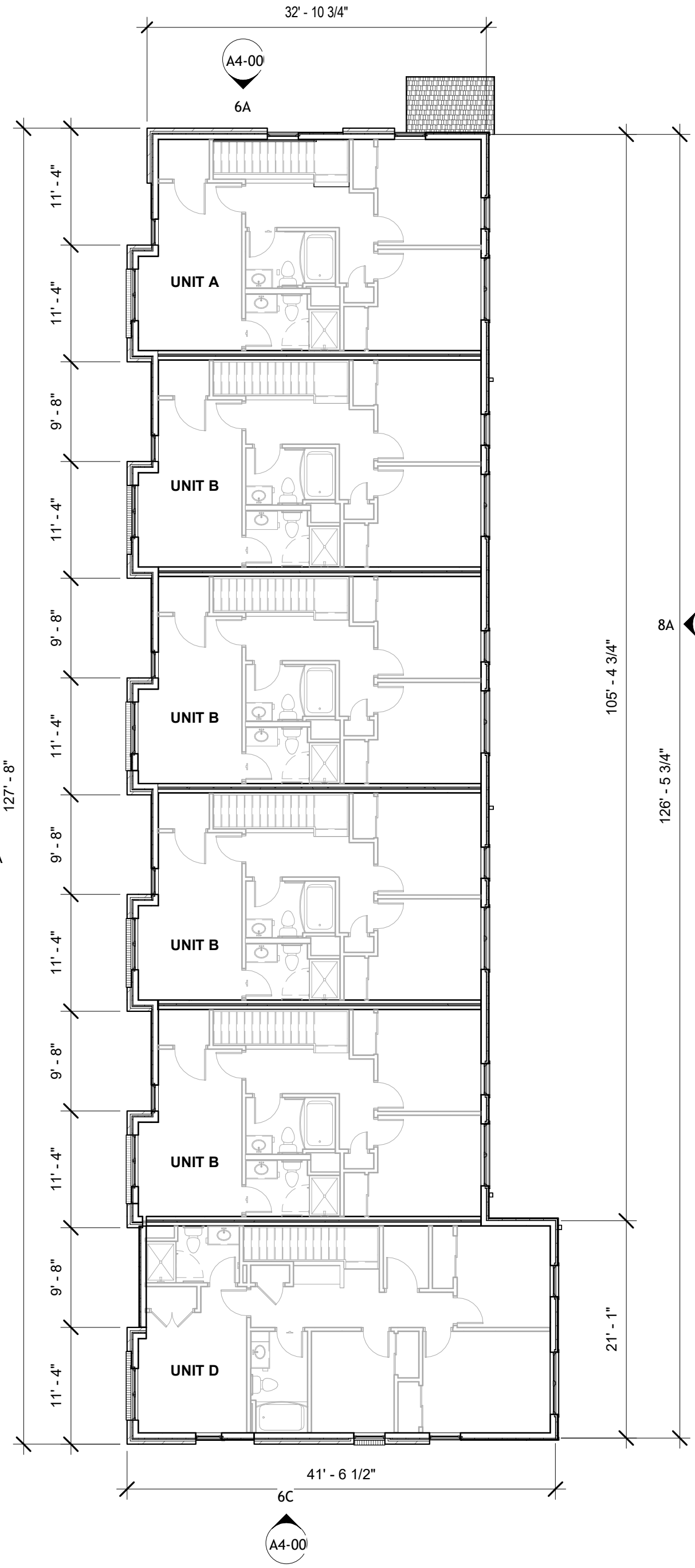
2A BUILDING 5 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



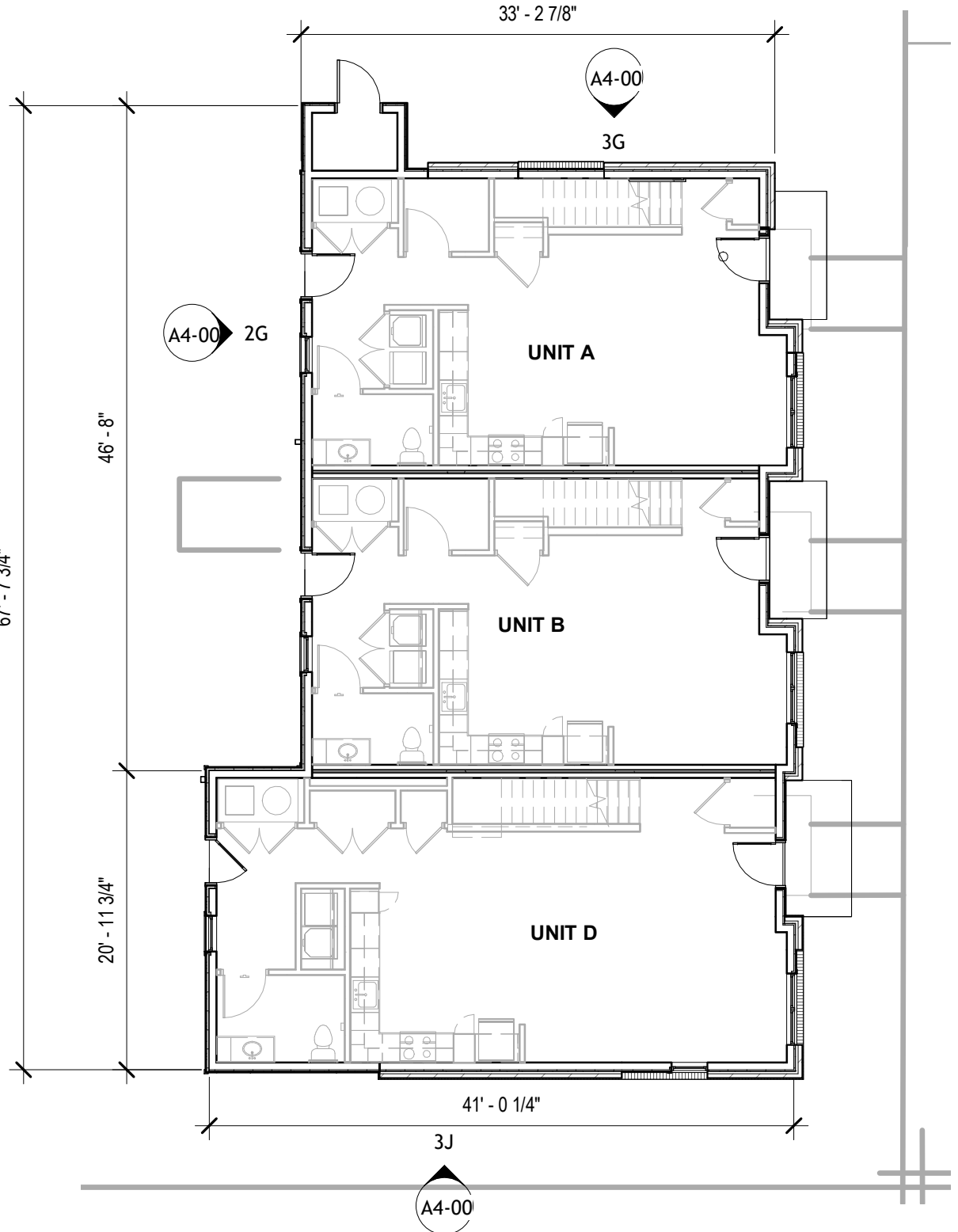
4A BUILDING 5 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



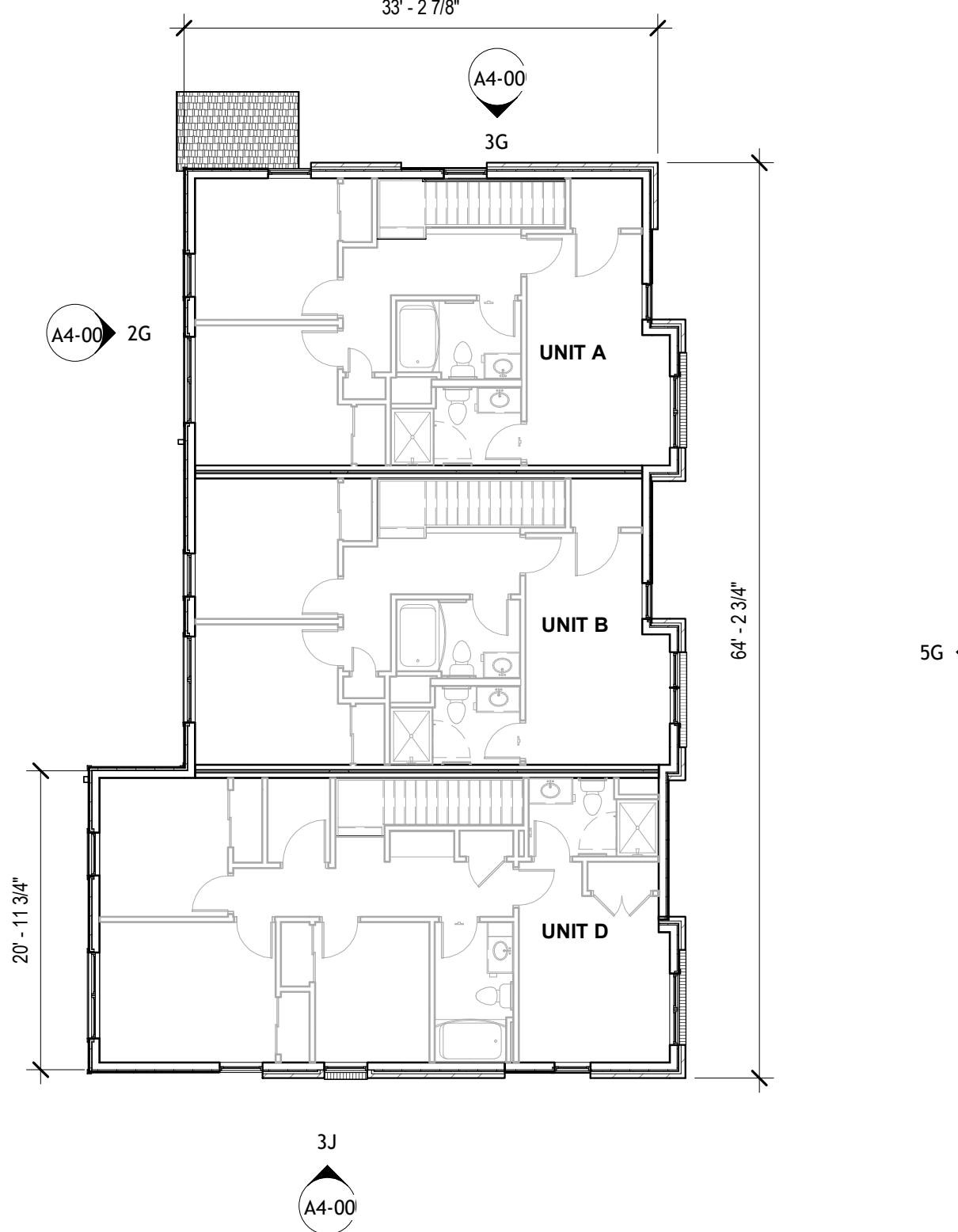
9A BUILDING 3 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



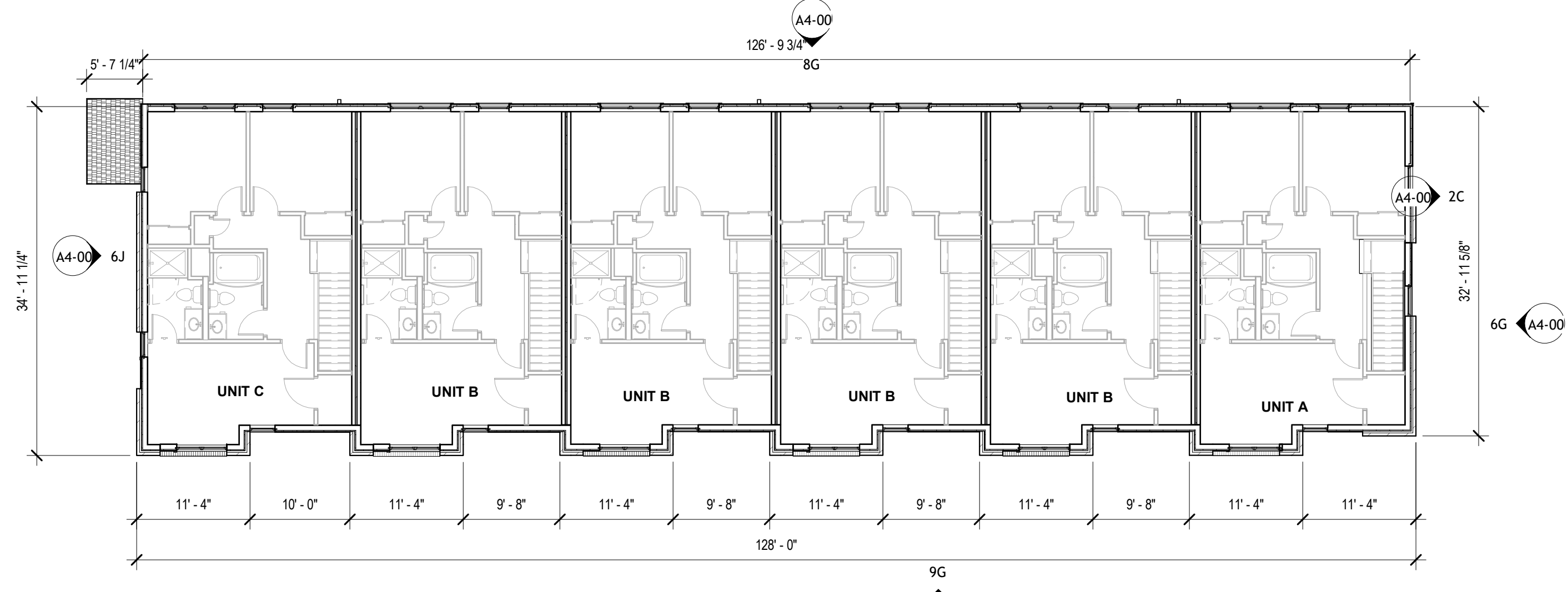
9D BUILDING 3 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



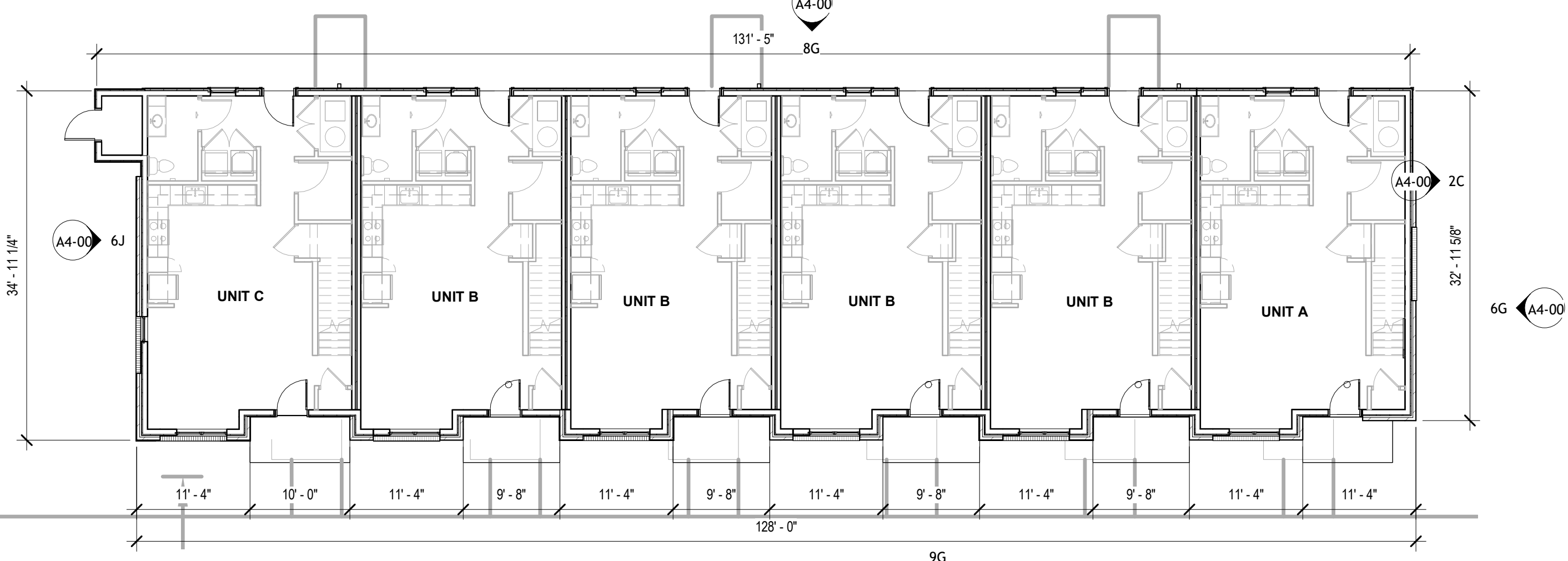
4G BUILDING 6 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



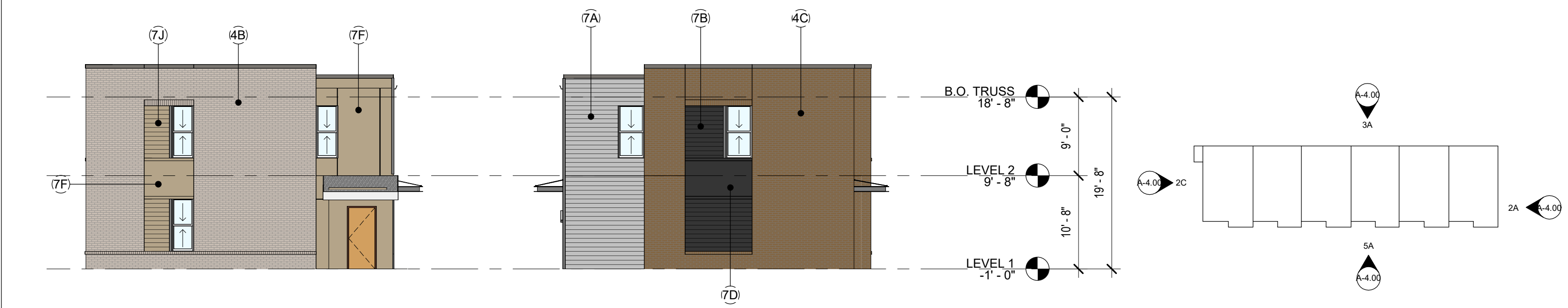
4K BUILDING 6 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



7G BUILDING 4 - LEVEL 2 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



9G BUILDING 4 - LEVEL 1 OVERALL FLOOR PLAN
00-00-01A-2.00 3/32" = 1'-0"



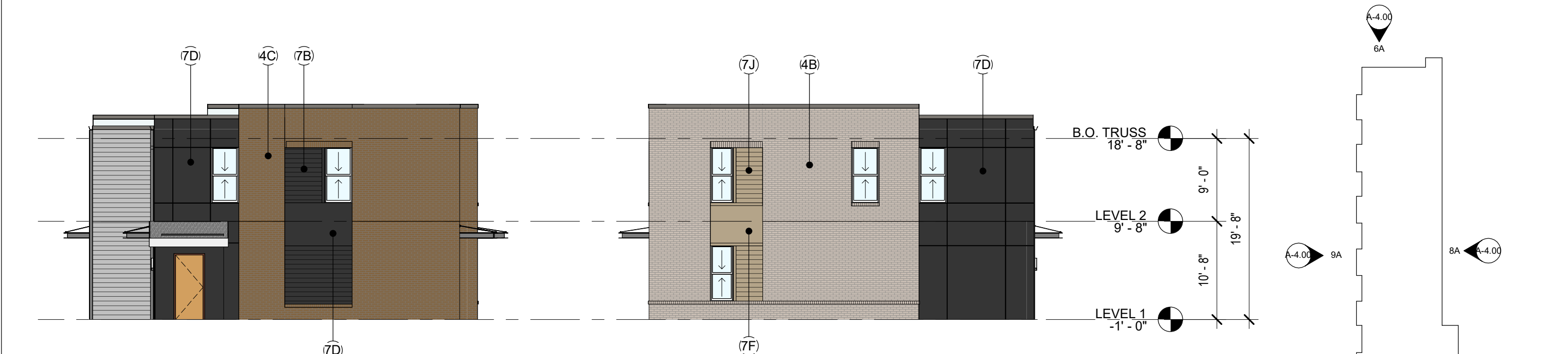
2A BUILDING 5 - EAST ELEVATION - COLOR
2C BUILDING 5 - WEST ELEVATION - COLOR



3A BUILDING 5 - NORTH ELEVATION - COLOR



5A BUILDING 5 - SOUTH ELEVATION - COLOR



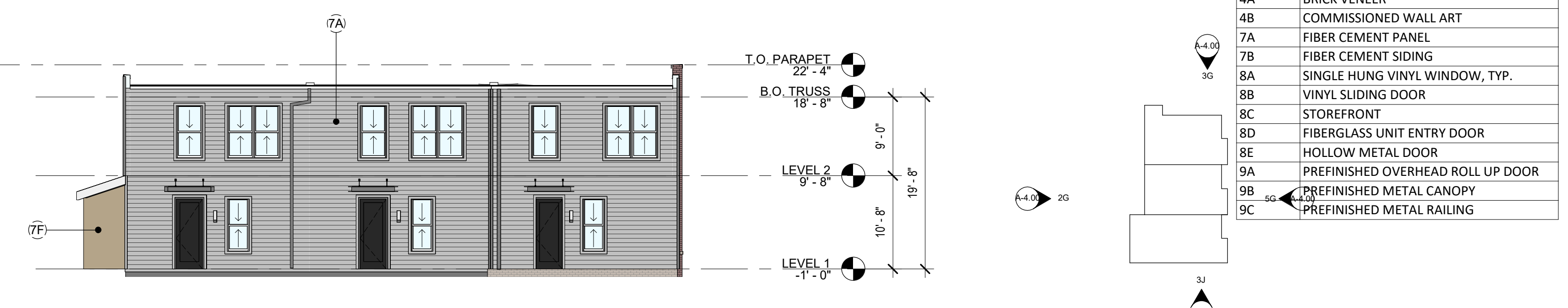
6A BUILDING 3 - NORTH ELEVATION - COLOR
6C BUILDING 3 - SOUTH ELEVATION - COLOR



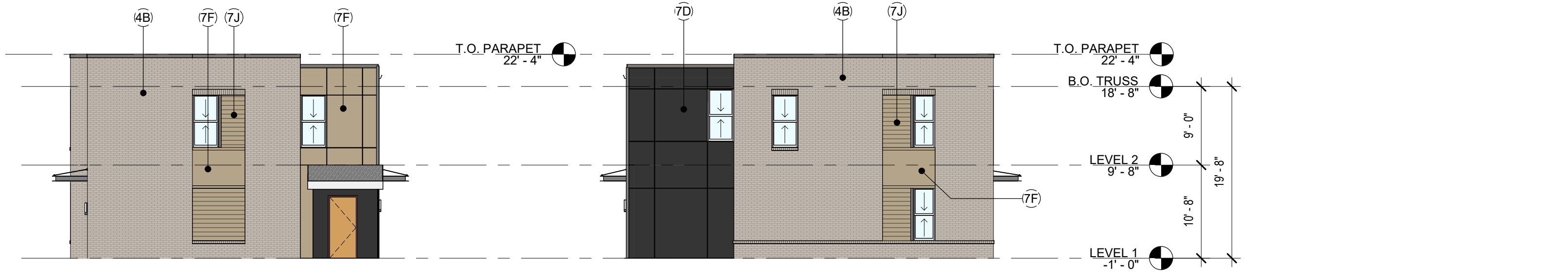
8A BUILDING 3 - EAST ELEVATION - COLOR



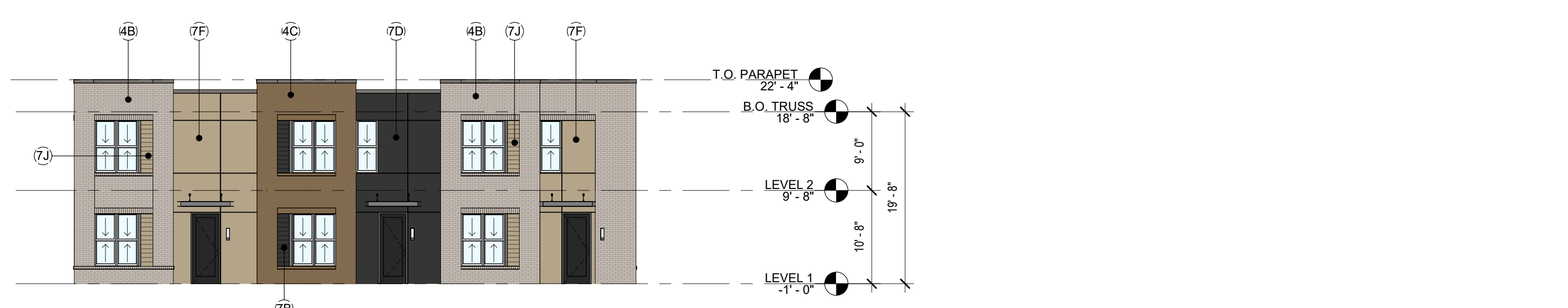
9A BUILDING 3 - WEST ELEVATION - COLOR



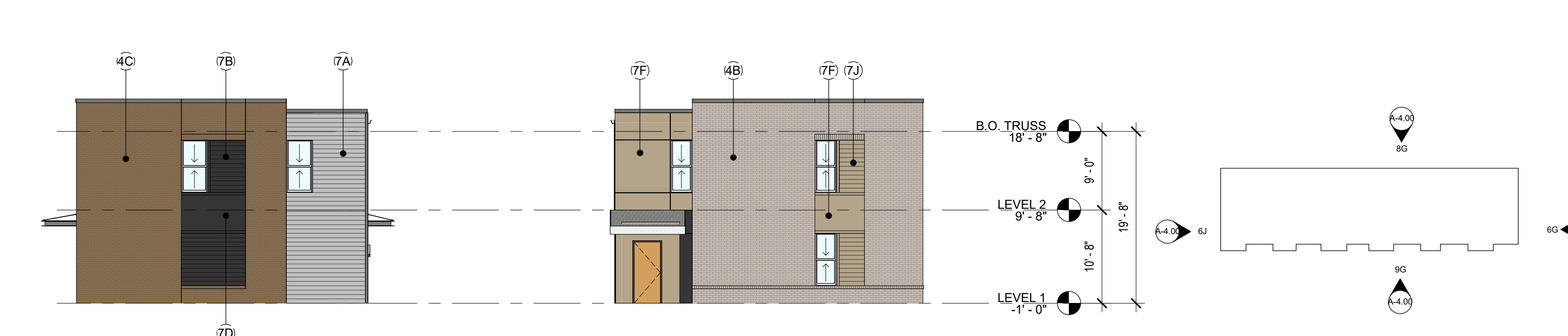
2G BUILDING 6 - WEST ELEVATION - COLOR



3G BUILDING 6 - NORTH ELEVATION - COLOR
3J BUILDING 6 - SOUTH ELEVATION - COLOR



5G BUILDING 6 - EAST ELEVATION - COLOR



6G BUILDING 4 - EAST ELEVATION - COLOR
6J BUILDING 4 - WEST ELEVATION - COLOR



8G BUILDING 4 - NORTH ELEVATION - COLOR



9G BUILDING 4 - SOUTH ELEVATION - COLOR

TAG	DESCRIPTION
4A	BRICK VENEER
4B	COMMISSIONED WALL ART
7A	FIBER CEMENT PANEL
7B	FIBER CEMENT SIDING
8A	SINGLE HUNG VINYL WINDOW, TYP.
8B	VINYL SLIDING DOOR
9C	STOREFRONT
9D	FIBERGLASS UNIT ENTRY DOOR
9E	HOLLOW METAL DOOR
9A	PREFINISHED OVERHEAD ROLL UP DOOR
9B	PREFINISHED METAL CANOPY
9C	PREFINISHED METAL RAILING

OWNER
 East Adams Phase I LLP
 c/o McCormack Baron Salazar Development
 100 N. Broadway St, Suite 100 St. Louis, MO 63102
 p. 314.425.0750

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STRUCTURAL ENGINEER
Palucci Engineering P.C.
 225 Greenfield Parkway Liverpool, NY 13088
 p. 315.472.1264 f. 315.478.6819

McCORMACK BARON SALAZAR DEVELOPMENT, INC.
EAST ADAMS I
 SYRACUSE, NY

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ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 INTERIOR DESIGN

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: EXPIRATION DATE:

no. date revision

Project Name
EAST ADAMS I

Project Number
222197.00

Date
09.11.2023

Scale
3/32" = 1'-0"

Drawing
EXTERIOR ELEVATIONS

A-4.00

NOT FOR CONSTRUCTION

HCR APPLICATION

10/25/2023 10:38:48 AM
 A:\2023\202310\202310\East Adams\202310 - East Adams I\Drawings\0202.H

© Hord Coplan Macht, Inc.

City of Syracuse

Parcel History

01/01/1900 - 01/04/2024

Tax Map #: 095.-08-01.0

Owners: Syr Housing Authority

Zoning: MX-2

Address	Date	Transaction	Transaction Type	Status	Description
301-11 Taylor St E & State St S	12/04/35	Project	Conditional Use	Denied	C-0029 Specific use for a dry cleaning business. aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	04/03/40	Project	Conditional Use	Approved	C-0095 Specific use for a dry cleaning business. aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	02/04/42	Project	Conditional Use	Denied	C-0122 Specific use to operate a waste paper business. aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	12/11/42	Project	Conditional Use	Denied	C-0139 Cond. use to operate a waste materials business in a Loc Bus A zone. aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	09/01/43	Project	Conditional Use	Approved	C-0147 Cond. use to operate a waste paper business in a Loc Bus A zone. aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	08/01/51	Project	Conditional Use	Withdrawn	C-0786 Cond. use to operate a junk yard. aka 307-25 Taylor St & State St S & Adams St E
301-11 Taylor St E & State St S	10/25/56	Project	Conditional Use	Approved	C-1425 Cond. use to operate a warehouse in a Loc Bus A zone. aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	03/22/88	Project	Zoning (Converted)	Approved	Z-2368 Multi-building review (SHA - 18 bldgs, 75 units) aka 307-25 Taylor St E & State St S
301-11 Taylor St E & State St S	07/08/13	Permit Application	Electric	Issued	11793 Electric
301-11 Taylor St E & State St S	07/08/13	Completed Permit	Electric	Certificate Issued	11793 Electric Certificate of Completion #11793
301-11 Taylor St E & State St S	01/06/14	Inspection	Final Inspection	Pass	
301-11 Taylor St E & State St S	09/22/16	Completed Complaint	Trash/Debris-Private, Occ	Completed	2016-27602 caller staes that 931ish from East Taylor to S. Townsend is trash everywhere.
301-11 Taylor St E & State St S	09/22/16	Inspection	Complaint Inspection	Pass	
301-11 Taylor St E & State St S	02/07/17	Periodic Inspection	C of C	Invalid - failed to	
301-11 Taylor St E & State St S	02/15/22	Complaint	Certificate of Compliance	Referred to BAA	2022-00902 C of C
301-11 Taylor St E & State St S	02/15/22	Violation	SPCC SEC. 27-15	Open	
301-11 Taylor St E & State St S	03/24/22	Inspection	Complaint Re-Inspection	No Progress	
301-11 Taylor St E & State St S	03/24/22	Inspection	Complaint Re-Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
301-11 Taylor St E & State St S	03/24/22	Violation	SPCC 27-43 (e) (1)(2)(3)(4) Certification	Closed	
301-11 Taylor St E & State St S	04/26/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	04/28/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	05/26/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	05/30/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	06/29/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	06/30/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	07/18/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	07/29/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	08/09/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	08/30/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	09/09/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	09/09/22	Violation	SPCC - Section 27-15 (a) (3) Discontinue occupancy	Open	
301-11 Taylor St E & State St S	09/09/22	Violation	SPCC - Section 27-15 (b) Multiple dwelling	Open	
301-11 Taylor St E & State St S	10/04/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	10/13/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	10/27/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	11/16/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	12/12/22	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	01/13/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	02/09/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	03/13/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	03/15/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	04/05/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	04/10/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	05/10/23	Inspection	Complaint Inspection	No Progress	

City of Syracuse
Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
301-11 Taylor St E & State St S	05/12/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	06/16/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	06/19/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	07/28/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	07/28/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	08/29/23	Completed Complaint	Smoke Alarm Certification	Completed	2022-00903 Smoke cert
301-11 Taylor St E & State St S	08/29/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	10/05/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	10/25/23	Project	Resubdivision	Active	R-23-70 The applicant proposes to split one lot into three, part of Phase I of 15th ward project and monore street action
301-11 Taylor St E & State St S	10/26/23	Project	Major Site Plan Review	Active	MaSPR-23-07 Demo existing residential buildings and redevelop 133 units across six (6) multi-unit residential buildings. Project also include Extending Monroe Street through site.
301-11 Taylor St E & State St S	11/01/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	11/22/23	Inspection	Complaint Inspection	No Progress	
301-11 Taylor St E & State St S	12/28/23	Project	Variance (Area)	Active	V-23-23 Part of Major Site Plan Review (MaSPR-23-07) to demolish angelou terrace and rebuild a 133 unit, 6-building affordable housing complex. This Area variance will be to violate Zoning dimensional standards with respect to ReZone Art. 2, Sec. 2.8(B) (setback from zero to 5 feet); Art. 4, Sec. 4.6(D)(2) a. & b. (groundfloor units in an MX-2 will not be 3 feet above grade); and Art. 4, Sec. 4.6(D)(4)a. (proposed building will exceed 180 feet).
301-11 Taylor St E & State St S	12/29/23	Inspection	BAA - 1st Ticket Plea	<None>	

Jake Dishaw
Zoning Administrator



300 South State St, Suite 700
Syracuse, NY 13202

OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Syr Housing Authority c/o James-Geddes
From: Pat Voorheis, Zoning Planner
Date: 01/04/2024
Re: Variance (Area) V-23-23
301-11 Taylor St E & State St S, Syracuse, 13202

The Departments and/or Boards below have reviewed your application and provided the following comments for your information and action as appropriate.

These comments will also be forwarded to the BZA for their consideration. Please modify the proposal and/or provide written comments as maybe necessary to address the comments and submit to Pat Voorheis Syracuse Zoning Office, Room 500, City Hall Commons, Syracuse, NY 13202, or [Zoning@syr.gov.net](mailto:Zoning@syr.gov) as soon as possible.

Please contact the Pat Voorheis, Syracuse Zoning Office at (315) 448-8640 or Zoning@syr.gov.net if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Board of Zoning Appeals	Pending	12/28/2023		
Zoning Planner	Pending	12/28/2023		
Zoning Administrator	Pending	12/28/2023		
DPW Street Repair - Zoning	Pending	12/28/2023		
DPW Commissioner - Zoning	Pending	12/28/2023		
DPW Sewers - Zoning	Internal Review Complete	12/28/2023	Vinny Esposito	Sewer invert elevations must be looked at closely to insure against the possibility of sewer back-ups during peak periods, especially in these ground floor units. Back water protection may be necessary.
DPW Sidewalks - Zoning	Pending	12/28/2023		
DPW Traffic Control-Zoning	Internal Review Complete	01/02/2024	Charles Gafrancesco	MUTCD compliant WZTP must be submitted if project is going to effect safe passage of vehicular or pedestrian traffic.- No sidewalk obstructions or street closures will be allowed as part of this work unless accompanied by MUTCD compliant detour.- Any deviation from the requirements explained in these comments may result in revocation of permits on site

OTHER BUSINESS

January 11th, 2024

V-22-22

362-66 Richmond Ave
Time Extension Request

On January 5th, 2023 the Board of Zoning Appeals approved a Use Variance (V-22-22), to establish a four-dwelling unit on the property situated at 362-66 Richmond Ave, RA Zone District.

- Per the resolution, all construction, improvements, and additions relating to the proposal were to be completed no later than January 5, 2024.
- On December 21st, 2023 the applicant submitted a **time extension request to January 5th, 2025.**
- The request states that the structural stabilization has been completed and the roof has been replaced. However, further renovations have not occurred due to awaiting the final loan execution from the City of Syracuse Home --APP monies program. All renovations will be finished by June 2024 upon the completion of loan execution.



December 21, 2023

City of Syracuse - Zoning
One Park Place, 7th Floor
300 S State St
Syracuse, NY 13202

Attn: Haohui (Nate) Pan, Plans Examiner

Re: 362-66 Richmond Ave Use Variance Extension (V-22-22)

Dear Zoning Board Members,

On January 5, 2023 the Syracuse Board of Zoning Appeals approved a use variance to establish a four-family dwelling by waiving uses permitted on the building situated at 362-66, 360.5, and 360 Richmond Avenue.

We sold the property to A Tiny Home for Good on 12/22/2022. Structural stabilizations have been completed and the roof has been replaced. Further renovations have not occurred because A Tiny Home for Good is waiting for loan execution from the City of Syracuse utilizing HOME-ARP monies. Once the loan is executed in early 2024, construction can continue with an expected completion date in June of 2024.

We respectfully request a one-year extension of the use variance approval to 01/05/2025 so that A Tiny Home for Good can complete the renovation and get the property leased to their future tenants.

Please let me know if you require any additional information or documentation to facilitate your review of this request. We appreciate your patience as we strive to put this property back in to productive use.

Sincerely,

A handwritten signature in black ink, appearing to read "Terri Lockett", is written over a horizontal line.

Terri Lockett
Program and Data Manager/Neighborhood Planner

BOARD OF ZONING APPEALS
CITY OF SYRACUSE, NEW YORK
DECISION

Application: V-22-22

Release Date: January 5, 2023

362-366, 360.5, 360 RICHMOND AVENUE

The undersigned hereby certifies that the attached is a true copy of a resolution introduced by Michael Cheslik and seconded by Michael Stanton on December 8, 2022 and voted on as follows:

AYES:	Koenig, Stanton, Cheslik, Spillane, Gillette, Jennings
NAYS:	None
ABSENT:	Petragnani
ABSTAIN:	None

Adopted by the Board on January 5, 2022.

Filed by the Board in the Office of Zoning Administration on January 5, 2022.



Daniel Kwasnowski, AICP
Syracuse Zoning Administrator

A RESOLUTION GRANTING A
USE VARIANCE
ON PROPERTY SITUATED AT
362-366, 360.5, and 360 RICHMOND AVENUE

- WHEREAS, an application for a Use Variance was duly filed with the Secretary of the Syracuse Board of Zoning Appeals by the Greater Syracuse Property Development Corporation, owner; and
- WHEREAS, the application V-22-22 requests a waiver of Part B, Section I, Article 3 of the Zoning Rules and Regulations, as amended, to establish a four-family dwelling by waiving uses permitted on property situated at 362-366, 360.5, and 360 Richmond Avenue, zoned Residential, Class A; and
- WHEREAS, per the New York State Environmental Quality Review Act, this use variance request, which does not exceed the thresholds in section 617.4 (Type I Actions), is an Unlisted Action; and
- WHEREAS, after due notice, the Board held a public hearing on December 8, 2022, at 1:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, to consider the application; and
- WHEREAS, at said hearings, the Board heard all those who desired to be heard and duly recorded their testimony; and
- WHEREAS, members of the Board viewed the property on or before December 8, 2022; and
- WHEREAS, the applicant wishes to establish a four-family dwelling situated at 362-366, 360.5, and 360 Richmond Avenue; and
- WHEREAS, the City Planning Commission is considering a companion Resubivision application (R-22-60) to combine three properties into one new lot; and
- WHEREAS, the 362-366 Richmond Avenue was acquired in 2015; 360.5 was acquired in 2021; and 360 Richmond Avenue was acquired in 2014; and
- WHEREAS, the property at 362-366 Richmond Avenue had been legal for a nonconforming multi-family dwelling with as many as five dwelling units going back to at least 1961, when the Local Business, Class A zoning, which permits multi-family dwellings, was changed to Residential, Class A, which permits single- and two-family dwellings; and
- WHEREAS, the property at 362-366 Richmond Avenue is vacant and has lost its nonconforming status; and
- WHEREAS, the Subdivision Map illustrates New Lot 362-66A with a two-story frame house at 362-366 Richmond Avenue that covers a large percentage of the lot and projects into the Richmond Avenue and Wall Street rights-of-way; undeveloped lots with asphalt and wood fencing at 360.5 and 360 Richmond Avenue; and existing rights-of-way conditions including sidewalks, curbing, and a Richmond Avenue curb cut; and
- WHEREAS, the Site Plan illustrates the existing two-story frame building with two vestibules and a lead walk from Richmond Avenue on the east side of the structure; an

existing stoop on the west side of the structure that projects into the Wall Street right-of-way; a front vestibule and porch that projects into the Richmond Avenue right-of-way and existing right-of-way conditions to remain including a Richmond Avenue curb cut; and

WHEREAS, the Proposed Foundation Plan illustrates a basement with furnaces; and

WHEREAS, the Proposed Elevation, 1st & 2nd Floor Plans - Option B illustrates a first floor with two dwelling units each with a kitchen, a bathroom, a living area/dining room, and one bedroom; and

WHEREAS, the Proposed Elevation, 1st & 2nd Floor Plans - Option B illustrates a second floor with two dwelling units including one dwelling unit with a kitchen, a bathroom, a living area, a laundry room, and one bedroom; and a second dwelling unit with a kitchen, a bathroom, a living area, and two bedrooms; and

WHEREAS, the Proposed Elevation, 1st & 2nd Floor Plans - Option B illustrates a front façade with symmetrical shuttered windows and a full front porch; and

WHEREAS, the application was referred to the Departments of Public Works and Engineering, the Division of City Planning, and the Onondaga County Planning Board for review and comment; and

WHEREAS, the Board considered all testimony and noted the facts related to the site, the configuration of the subject property, and the surrounding zoning and land uses; and

WHEREAS, the Board has further considered all of the following tests set forth by General City Law:

1. whether the property is incapable of earning a reasonable return on initial investment if used for any of the allowed uses in the district;
2. whether the property is being affected by unique, or at least highly uncommon circumstances;
3. whether the variance, if granted, will not alter the essential character of the neighborhood; and
4. whether the hardship is self-created;

NOW THEREFORE BE IT RESOLVED by the Syracuse Board of Zoning Appeals that the application V-22-22 for a Use Variance request to establish a four-family dwelling by waiving uses permitted on property situated at 362-366, 360.5, and 360 Richmond Avenue, owned by the Greater Syracuse Property Development Corporation, zoned Residential, Class A, pursuant to Part B, Section I, Article 3 of the Zoning Rules and Regulations, as amended is **GRANTED** based on the balancing tests set forth by General City Law as follows:

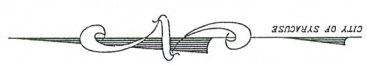
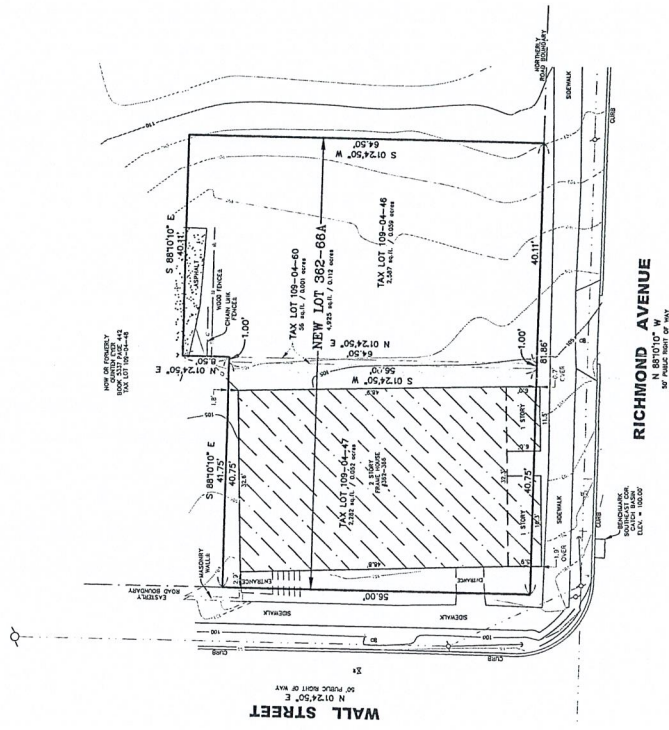
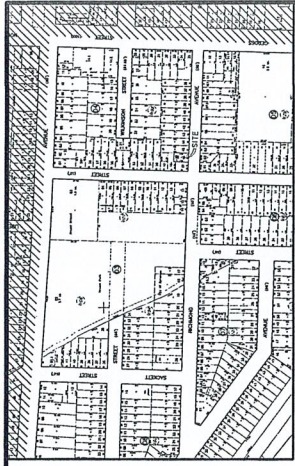
1. the property has been on the market for many years and it has been demonstrated that there is a significant hardship;
2. the property is unique;
3. a renovation of the long-existing multi-family property will be an improvement in the neighborhood; and
4. the project is not a self-created hardship;

BE IT FURTHER RESOLVED that said variance is approved subject to compliance with the following conditions:

1. All construction, improvements and additions relating to this proposal, including those activities required in order to comply with the conditions of this approval, shall be completed by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the Board of Zoning Appeals.
2. Improvements to the subject property and its use shall be substantially in accordance with the following submitted plans on file in the Syracuse Zoning Office entitled:
 - Richmond-Wall Subdivision: scale 1"=10', drawn by Lehr Land Surveyors, D.P.C., dated 07-12-2022;
 - Existing Site Plan (L1.0): scale 10-25-2022, drawn by Zausmer, Frisch, Scruton & Aggarwal Designers & Builders, revised 12-28-2022;
 - Proposed Foundation Plan (A1.0): scale ¼"=1'-0", drawn by Zausmer, Frisch, Scruton, & Aggarwal, Designers / Builders, revised 12-28-2022;
 - Proposed Elevation, 1st & 2nd Floor Plans – Option B (A1.2): scale ¼"=1'-0", drawn by Zausmer, Frisch, Scruton, & Aggarwal, Designers / Builders, revised 12-28-2022;
3. This approval does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities; and

BE IT FURTHER RESOLVED, that the Director of the Division of Code Enforcement is hereby authorized to issue the necessary permits and enforce the terms and conditions of this resolution.

BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this variance shall be subject to revocation.

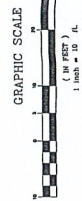


This map was prepared for the benefit of an abstractor. Locations shown do not include the setting of the property corners except as shown. Applications have been submitted for approval. Contours and elevations shown herein are based on assumed datum.

- LEGEND**
- UTILITY POLE - ○
 - GAS VALVE - ⊕
 - WATER VALVE - ⊖
 - SIGN - □
 - CLEAN OUT - ⊗
 - GUY WIRE - —
 - OVERHEAD WIRES - —

APPROVALS

NO.	DATE	DESCRIPTION	BY

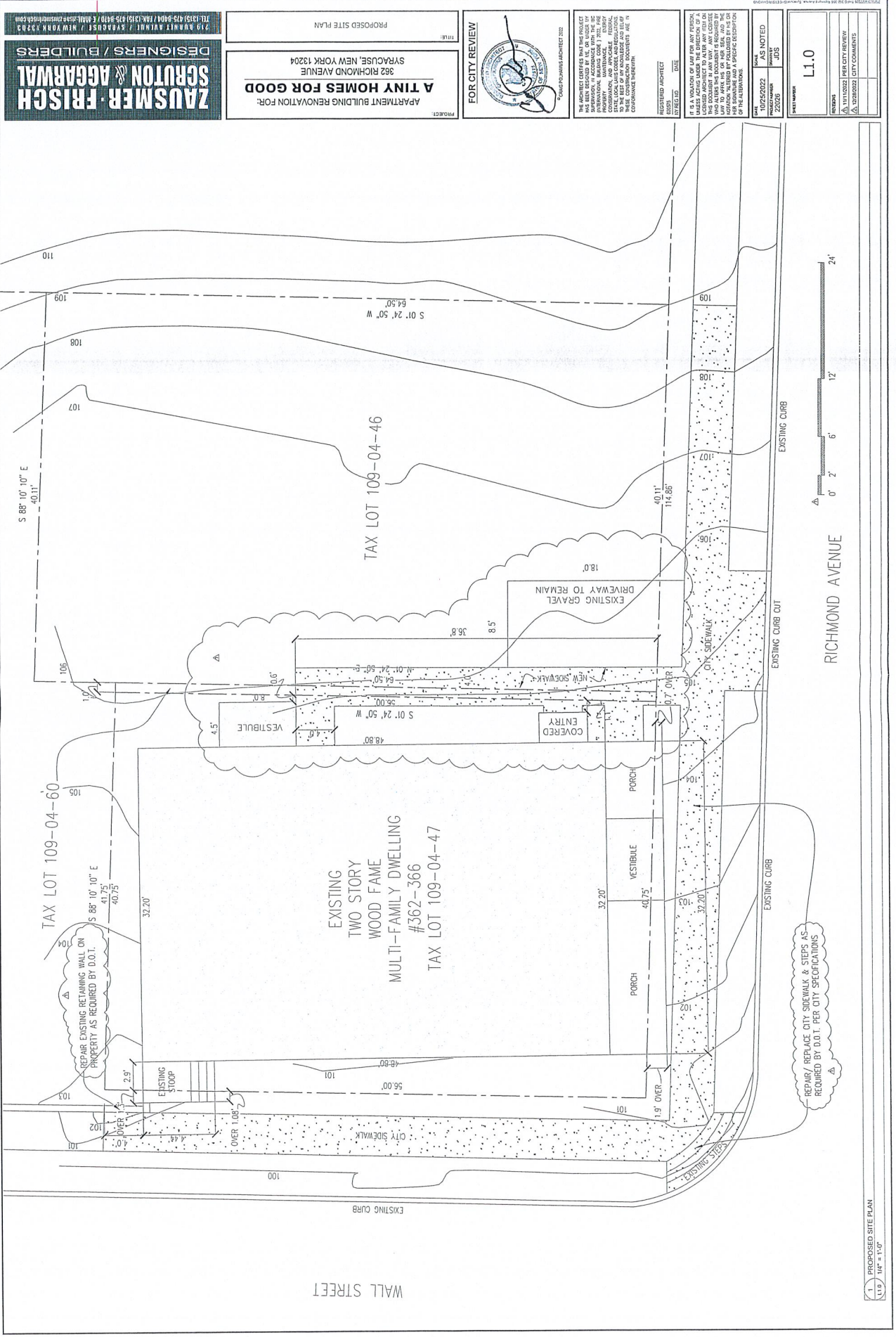


TEPPER
LAND SURVEYORS P.C.
118 MADISON STREET, SUITE 4
LYONSVILLE, NY 13355
518-353-7300
info@teppersurveyors.com

ADJUTANT GENERAL'S OFFICE
COUNTY CLERK
COUNTY OF SYRACUSE
DOUGLAS H. COPELAND
NOTARY PUBLIC
NOTARY NO. 12-15210

RICHMOND-WALL SUBDIVISION
PRELIMINARY PLAN

LOCATION SURVEY ON PART OF LOTS 22 AND 24 OF THE PERSON TRACT
TAX LOT 108-04-46
AS SHOWN AS N. 332-336 RICHMOND AVENUE CITY OF SYRACUSE
COUNTY OF SYRACUSE, NEW YORK STATE
2022 DATE: 13 JULY 2022 MAP DATE: 23 SEPT 2022 SCALE: 1"=100'
REVISION: 00



**ZAUSMER-FRISCH
SCRUTON & AGGARWAL**
DESIGNERS / BUILDERS
219 BURNIT AVENUE / SYRACUSE / NEW YORK 13203
TEL: (315) 475-9000 / FAX: (315) 475-9010 / E-MAIL: zfa@zfrsarch.com

PROJECT: APARTMENT BUILDING RENOVATION FOR: **A TINY HOMES FOR GOOD**
362 RICHMOND AVENUE
SYRACUSE, NEW YORK 13204
PROPOSED SITE PLAN

FOR CITY REVIEW
REGISTERED ARCHITECT
DATE: 11/14/2022
PROJECT NO: 220206
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF ZFAUSMER-FRISCH SCRUTON & AGGARWAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ZFAUSMER-FRISCH SCRUTON & AGGARWAL IS STRICTLY PROHIBITED. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	10/25/2022	AS NOTED
SCALE	1/4" = 1'-0"	PROJECT NO
PROJECT NO	220206	CITY COMMENTS
REVISION	11/14/2022	PER CITY REVIEW
REVISION	11/29/2022	CITY COMMENTS

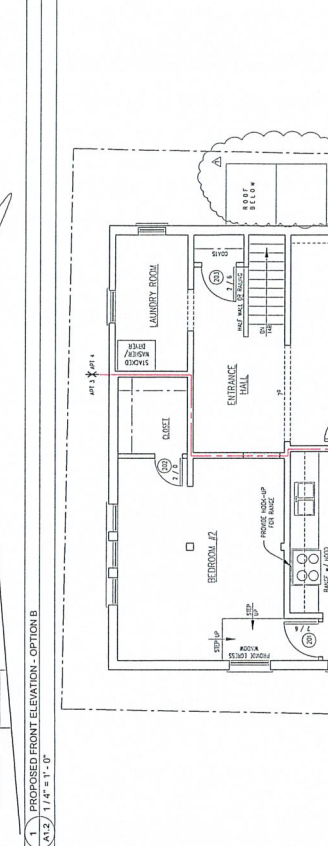
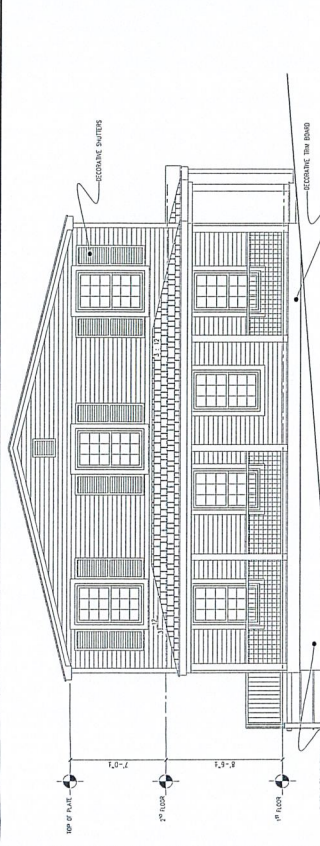
1. PROPOSED SITE PLAN
L1.0
1/4" = 1'-0"

ZAUSMER-FRISCH
SCRUTON & AGARWAL
 DESIGNERS / BUILDERS
 219 BUNNET AVENUE / SYRACUSE / NEW YORK 13203
 TEL: (315) 475-9041 / FAX: (315) 475-8471 / E-MAIL: zfrisch@scruton.com

A TINY HOMES FOR GOOD
 APARTMENT BUILDING RENOVATION FOR:
 362 RICHMOND AVENUE
 SYRACUSE, NEW YORK 13204

FOR CITY REVIEW
 REGISTERED ARCHITECT
 DATE: 10/24/2022
 PROJECT NUMBER: 2200000000
 SHEET NUMBER: A1.2

THE ARCHITECT CERTIFIES THAT THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF SYRACUSE, NEW YORK, ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS. THE ARCHITECT HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF SYRACUSE, NEW YORK, ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS. THE ARCHITECT HAS CONDUCTED A VISUAL ANALYSIS OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF SYRACUSE, NEW YORK, ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.

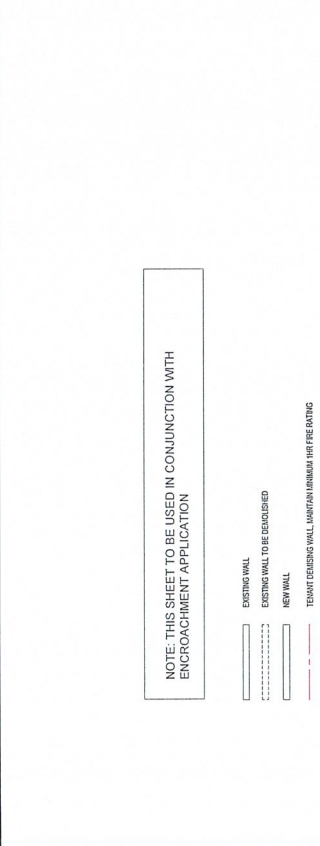


NOTE: THIS SHEET TO BE USED IN CONJUNCTION WITH ENCROACHMENT APPLICATION

APT 1: 874 SF
 APT 2: 699 SF
 TOTAL: 1,453 SF

APT 3: 860 SF
 APT 4: 729 SF
 TOTAL: 1,589 SF

1' PROPOSED SECOND FLOOR PLAN - OPTION B
 A1.2 1/4" = 1'-0"



NOTE: THIS SHEET TO BE USED IN CONJUNCTION WITH ENCROACHMENT APPLICATION

EXISTING WALL
 EXISTING WALL TO BE DEMOLISHED
 NEW WALL
 TENANT EXISTING WALL, UNLESS INDICATED OTHERWISE

2 PROPOSED FIRST FLOOR PLAN - OPTION B
 A1.2 1/4" = 1'-0"

NOTE: THIS SHEET TO BE USED IN CONJUNCTION WITH ENCROACHMENT APPLICATION

APT 1: 874 SF
 APT 2: 699 SF
 TOTAL: 1,453 SF

APT 3: 860 SF
 APT 4: 729 SF
 TOTAL: 1,589 SF

3 PROPOSED SECOND FLOOR PLAN - OPTION B
 A1.2 1/4" = 1'-0"